

PERMANENT BUILDING COMMITTEE
Minutes – October 2, 2018

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, John Porter, and Nancy Rubenstein. Also present: Facilities Director William Barletta, Architect Joel Bargmann; Project Manager Neil Joyce; SHS Director Sally Hild, SHS President Katina Fontes, James Kelly, and Chris Morely.

The meeting was called to order at 7:30 p.m. at the DPW Conference Room.

Minutes The minutes of the September 12, 2018 meeting were approved.

Loring Parsonage Project Various issues presented by Chairman Melnick, the PBC Project Manager were discussed.

The accessible entrance to the Parsonage has a problem with grading in that there is a 12-inch vertical distance between the entrance walk and the driveway pavement within a horizontal distance of about five feet which does not meet ADA requirements. The Architect, Spencer Sullivan & Vogt (SSV), has been very slow to resolve the issue during the last two weeks.

There is large sugar maple adjacent to the handicap entrance and the contractor is concerned about cutting roots. In addition, the proposed brick walkway location will be placed over exposed tree roots and it is thought that over time the roots will push up bricks presenting a hazard. Again, SSV is slow to resolve. The Town's Tree Warden trimmed the tree last Friday in an effort to save the tree. It was suggested that an arborist be engaged to look at the roots after excavation and opine on the likely survival if the tree.

The Committee authorized Mr. Melnick to proceed with the engagement of the part-time On-Site Project Representative with hours based on the budget parameters after completing the solicitation process. Mr. Melnick noted that he has recently interviewed Mary Bulso and has determined that she is well qualified for the position and could work within budget.

Town Hall Project Architect Joel Bargmann informed the group that he is planning an initial meeting with a Massachusetts Architectural Access Board official, which will be rescheduled to include Facilities Director Bill Barletta, for the purpose of discussing the various schemes relative to accessibility concerns. It is believed that the Town could obtain a variance from the MAAB which would allow handicap access at the rear/main entry only with no use of the front entrance for anyone. This will be confirmed.

Project costs which must be included in the Community Preservation Committee (CPC) funding application will be largely dependent upon the scheme accommodating MAAB requirements. Therefore, the application will set forth a range of \$7.2M to \$7.6M. A legal opinion will be requested as to the eligibility of various project costs for CPA funding.

As to the question posed relative to the AUL (Activity and Use Limitation) on the Town Hall site, Project Manager Craig Blake explained that the impact and cost to the project would stem

from excess soil excavated. In addition to the cost of a Licensed Site Professional (LSP) to monitor the removal, there would be the cost of testing and appropriate disposal. Use of the excess soil on site would be dependent both upon the test results and final resting place of soil as impacted soil could be left within the AUL area if properly managed. It was also noted that the building renovation would require hazardous material removal of the asbestos containing theatre curtain on the second floor.

More information on the potential brick tie-in investigation will be obtained to determine the parameters. An email summary of the findings is preferred, rather than a full report. Mr. Blake was authorized to make the decision upon further discussion with the Architect and Mr. Porter.

Mr. Bargmann's intention going forward is to hold initial informational meetings with both the Historical Commission and the Historic Districts Commission. In these meetings two choices (Schemes 1 and 3) will be illustrated as dependent upon MAAB rulings. Mr. Melnick will be meeting with the Commission on Disability. Letters of project recommendations to the CPC will be solicited.

Meeting Schedule The next meeting will be called by the Chairs.

There being no further business, the meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Elaine L. Jones, Co-Chair