

PERMANENT BUILDING COMMITTEE

Minutes – August 6, 2019

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, John Porter and Nancy Rubenstein. Also present: Facilities Director William Barletta and Anuraj Shah.

The meeting was called to order at 7:35 p.m. at the DPW Engineering Conference Room.

Minutes The minutes of April 22, 2019 were held for input from BH+A.

Town Hall Project Present: BH+A Architect Joel Bargmann and Construction Monitoring Services (CMS) Project Manager Neil Joyce.

Mr. Bargmann reported that a meeting was held with the Town's Commission on Disability (COD) to review potential Massachusetts Architectural Access Board (MAAB) variance requests. It was made clear by the COD that it wants the front door to be accessible and therefore would not support a variance in this regard. The next step is to prepare an application to the MAAB prior to meeting with the Town's Historical Commission (HC) and Historic Districts Commission (HDC), which have differing positions on the accessibility of the front door issue, as it is intended that the decision of the MAAB will determine the permissible approach. Mr. Bargmann explained that the variance, if approved, would mean that the front door would be usable, but not accessible and would not necessarily require the lift from the front lobby to the meeting room. He also noted that if the variance is obtained, it does not have to be exercised.

Relative to the product to be used on the roof, Mr. Bargmann explained that both slate and porceline are 100-yr. products, but porceline is approximately \$40-\$50,000 less expensive and was recommended by an HDC member.

Loring Parsonage Project PBC Project Manager Michael Melnick reported that the Contractor closeout process has begun with the intent to verify the punch list on August 7. One of the issues is the bulkhead door which unnecessarily was coated with a spray foam which the Building Inspector wants to have painted over with a specialized product at an approximate cost of \$800.

Mr. Melnick noted that on July 22, he and Ms. Jones had met with the Town Manager to discuss the project's financial and status, inclusive of the following remaining portions with about \$60,000 in funding projected to be available: landscaping, inclusive of a brick walk from the parking lot to the main (rear) entry; technology infrastructure; construction of the trellis at the front of the ell's original portion; flooring material purchase, installation, and painting.

In regard to the flooring, Mr. Melnick reported that the HC has agreed that the plain unfinished flooring can be painted as opposed to the finish desired by the Sudbury Historical Society (SHS) representatives. Still under discussion are the remnants of flooring previously removed and stored in the Carding Mill building which most likely contain lead paint which neither the Health Director nor the Town Manager want to be used. Additionally, the amount of flooring available is insufficient. A meeting with the HC will be requested for resolution of this issue.

Other Projects Facilities Director William Barletta reported that the most recent discussion in regard to the Boston Post Road Fire Station involved enlarging the building in two stages. Mr. Barletta also reported that the Fairbank Community Center Task Force comprised of members of the occupant committees are making real progress and are working together toward a final plan which will include shared space.

Membership Interview The Committee welcomed Anuraj (Anu) Shah, a Concord Road, Sudbury resident who has expressed an interest in becoming a PBC member. Mr. Shah obtained a Master's Degree in Architecture in 2003 and since 2006 has accrued experience in the field of project management involved with residential design and construction which he described to the Committee. The Committee thanked Mr. Shah for the opportunity to meet with him and advised that he will be contacted when a decision has been made.

The Committee decided that as the search was just commencing, no decision will be made until further candidates have been identified and interviewed. Mr. Shah will be so advised by Ms. Jones and the position will be advertised on the Town's website.

Meeting Schedule The next meeting will be scheduled by the Chairs as appropriate.

There being no further business, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Elaine L. Jones