

PERMANENT BUILDING COMMITTEE
Minutes – August 14, 2018

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, John Porter and Joseph Sziabowski. Also present: Facilities Director William Barletta, Architect Joel Bargmann and Associate Hoda Apostol; Project Manager Neil Joyce; and Chris Morely.

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

Minutes The minutes of the May 31, June 6, and July 17, 2018 were approved.

Town Hall Project BH+A Architect Joel Bargmann and the Committee discussed the project and the accessibility issues involved in the two options under exploration by Mr. Bargmann. Both options include a handicapped accessible entry at the side rear vestibule off the Town Clerk's office which would house an elevator and restroom addition. Scheme 1 maintains existing floor levels and Scheme 2 levels out the lobby and ground floor meeting room.

While these schemes provide accessibility from the rear with only a 1 ½' rise, consideration must also be given to the front Town Hall access which contains a non-accessible entrance door 7" above the exterior platform. Possible solutions were discussed including an exterior ramp, the grant of an exemption from the MAAB, and lowering of the lobby floor. It was noted that the lobby floor in any case will undergo major renovation to make the restrooms accessible. It was also noted that an exterior level change may not be approved by the Town's Historic Districts Commission.

Mr. Bargmann explained that use of a VRF system (heat pump which would provide air flow and air conditioning) would eliminate the need for a boiler room, but room would be required for other mechanicals and a generator.

Under evaluation is a location for an accessible restroom on the second floor and how to handle the balcony access.

Committee members approved the Architect's request for the \$3,500 expenditure for a site survey providing boundary and partial topography information.

The load study previously performed years ago for the second floor will be provided to the Architect.

The hazardous material report under preparation will state that there was no testing for PCBs. Should later testing reveal PCBs, disposal methods available include bulk waste.

Loring Parsonage Project Mr. Melnick informed the group of his concern that the filed sub-bids due on August 15 will be much higher due to the construction climate and that some categories may not be bid. After discussion relative to processes available, such as rebidding the filed sub-bids, the consensus was to complete the entire bid process and then make a determination if necessary.

Meeting Schedule The next meeting will be held on Wednesday, September 5, 2018, at 7:30 p.m.

There being no further business, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Elaine L. Jones