

PERMANENT BUILDING COMMITTEE
Minutes – November 19, 2018

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, and Nancy Rubenstein.
Also present: Facilities Director William Barletta, Architect Joel Bargmann; Project Manager Neil Joyce; Chris Morely.

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

Minutes The minutes of the October 2, 2018 meeting were approved.

Town Hall Project Results of the estimates relating to the various architectural schemes under consideration were summarized as follows: Option 1, \$7M; Option 2 (Scheme 1A) with new front entry with LULA, \$7.26M; Option 3 involving lowering the lobby floor, \$7.35M.

Mr. Bargmann informed the group that, based on comments made at the walkthrough on November 15 with members of the Historical Commission and Historic Districts Commission, he has developed another alternate designed to make the front door and meeting room accessible to people with disabilities. This option includes a ramp from the driveway to the colonnaded porch but, instead of lowering the lobby floor, a step and landing is added to the colonnaded porch level at the front door. This would require a 10' slopes connector to the side ramp. Both ramps could be glassed in. With this scheme there would be a chair lift from the lobby to the meeting room. The second floor could be accessed by non-handicapped users while handicapped users would use the new entry off the parking lot to access the elevator. This would also allow the placement of the catering kitchen in the basement level accessible to the elevator. It was suggested that design consideration be given to roofing the entry ramp off the parking lot.

It was suggested that the scope of the vote for Town Hall design be reviewed for the possibility of inclusion of further design involving the whole of the parking lot to make it more cohesive, integrated, and landscaped. Mr. Bargmann indicated that it would be in the range of \$50 - \$75K for landscape design and Civil Engineering work on drainage and grade change.

It was decided that, prior to presentation to the Town Manager, members of the Historic Districts Commission, the Historical Commission, and the Commission on Disabilities be invited to a meeting in which the overall proposed final concept (Scheme 1A which incorporates the accessible front entry presented this evening) is presented for exploration and open discussion.

Loring Parsonage Project Mr. Melnick noted that the construction project is two-months old and problems are still emerging. Most recently it was discovered that the roof beam would need to be changed to get the existing ell up to the correct height. Mr. Melnick expressed his great appreciation to the assistance provided by Bill O'Rourke, the Town Engineer, who solved the drainage and the walkway relocation problem, the latter caused by the roots of the tree to be saved. As the gas company will not do any work until next summer, the trench will be dug later and in the meantime propane heat will be utilized. Most of the demolition is complete except for the ell end wall. While it is hopeful that the backfill, foundation and slab will be completed so that the ell wall can be constructed, interior work in the existing building can be continued throughout the winter.

Mr. Melnick noted that the Contractor appears to be two months off the original 180-day schedule to which several factors contributed including delay in receipt of reinforcing bars, tree roots, the loss of several sub-contractors, and Spencer, Sullivan & Vogt's (SSV) delays in review and response. An extension of one-month may have to be considered.

Regarding the problematic plan to increase the 200 amp electrical service to 400 amps requiring a new conduit when just over 200 amps are required for actual service, the Town's Electrical Inspector, who installed the original line, has suggested a remedy not requiring the 400 amp service.

It was suggested that SSV Principal Lynne Spencer and Architect Doug Manley be invited to attend a PBC meeting to discuss the various issues.

Meeting Schedule The next meeting will be held on Monday, December 3, 2018, at 7 p.m. The various groups involved with the Town Hall project will be invited to attend for the presentation of the proposed concept. Ms. Jones will arrange for a suitable meeting room and notify specifically invited attendees.

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

Respectfully submitted,

Elaine L. Jones