

## PERMANENT BUILDING COMMITTEE

Minutes – January 28, 2019

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

The meeting was called to order at 7:00 p.m. at the DPW Engineering Conference Room.

Minutes and Annual Town Report The minutes of November 19 and December 3, 2018 were approved together with the 2018 Annual Town Report submittal.

Town Hall Project It was noted that the Town Hall rehabilitation and renovation project would not proceed to Town Meeting due to lack of CPA funding available. BH+A is in the process of evaluating heating and cooling options and completing final design work. Due to the proposed building expansion beyond the present footprint, soil testing is planned within the Activity and Use Limitation (AUL) area implemented on the property in response to a previous underground oil tank leak.

A meeting is scheduled with the PBC and Architect Joel Bargmann on February 26, 2019 for BH+A to present the final design and associated cost estimate to the PBC.

Fairbank Community Center The Town Manager has submitted a funding article for design and construction of a new Fairbank Community Center after discussions with Park & Recreation and Senior Center staff. No dollar amount is specified in the article; however, an estimate which will provide the basis for the cost has been requested from the consultant firm last working on the project. This will be based upon a limited scope and cost defined by the Town Manager and will include accommodations for the Sudbury Public Schools administration.

Loring Parsonage Project Mr. Melnick provided an update on the project status apprising those attending of the conditions and problems discovered, as summarized below:

- The basic framing is complete; however, structural work is expected to be complete in early February which is 5 months into the 6-month contract, most likely requiring an extension to a mid-August substantial completion date;
- Carpentry and some HVAC and plumbing work has been performed;
- Demolition has revealed that the ell chimney has no foundation and is severely cracked requiring negotiations over a Change Order proposed by the Contractor;
- Conditions revealed also consist of sagging corners (as much as 8") not supported with a foundation and some rooms tilted as much as 8";
- Structural remedies were discussed relative to the flooring;
- Classic Construction has provided a \$45,000 cost for the delayed wood flooring;
- Two-inch layers of ice and water shield and shingles are intended for use on the 2" on 12-pitch slope on the dormer roof;
- Asbestos was just discovered underneath the attic flooring which will require removal and monitoring at an additional cost.

Mr. Melnick summarized the meeting he had arranged with the Town Manager and attended by Keith Furston and Sally Hild, representing the Sudbury Historical Society, at which he

distributed information relative to the revised completion cost estimate and available funding. The unanticipated conditions affecting costs and delays are projected to result in an unanticipated total project cost of approximately \$171,109 which includes a FY19 shortfall of \$63,000. To augment the project, the Town Manager intends to submit a Reserve Fund Transfer request to the FinCom and request further funding in her Town Meeting Capital Budget article. Mr. Hoover will also submit a grant request to the Energy Committee for applicable project costs.

Meeting Schedule The next meeting will be posted for Tuesday, February 26, at 7 p.m. in the DPW Conference Room.

There being no further business the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Elaine L. Jones, Co-Chair