

PERMANENT BUILDING COMMITTEE

Minutes – April 22, 2019

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

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

Minutes The minutes of February 22, 2019 were approved.

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

BH+A Architect Joel Bargmann updated the Committee on various approaches for accessibility illustrated by renderings of a proposed front entry ramp connecting to a raised platform level with the front door and a rear entry enclosed ramp off the parking lot. A meeting will be arranged for discussion with the Commission on Disability on the various Massachusetts Architectural Access Board (MAAB) variances to be requested which will require a letter of support from the Commission.

Relative to the existing Activity and Use Limitation (AUL) issued pursuant to tank leakage at the site and its impact on the Town Hall restoration project, Mr. Bargmann reported that the current investigation indicates the deepest part of the extended excavation is above the impact area. It was noted that the current estimate includes \$50,000 for this contingency and BH+A recommended maintaining this contingency amount given the potential unknown conditions that could be discovered.

Paint color analysis of the upper story walls will inform the choice of color to be used in renovation. Final selected paint color will require approval by the Historical Commission. It is intended that the upper hall design with the restored hanging fixtures will be augmented by pin dot lighting. Exterior finishes as presented in the entry renderings were discussed with the Committee suggesting the use of granite on the new rear ramp entryway lower wall extension which would be more in keeping with the existing building and would not be impacted by snow and salt as would the use of brick. It was suggested that snow guards (clips) should be included on the sloped rear entry roof design and hardware should be shown on the rear entry door which should have the capability for automatic opening. The ramp and entry window design includes full mullions on the exterior and interior. As it is intended that the 2nd floor auditorium and the meeting room below share the air conditioning system equipment on the rear flat roof, a pre-fabricated aluminum barrier with historic detail is planned.

A proposed project schedule was reviewed which sets forth a timeline for the Sudbury Historical Commission and the Sudbury Historic Districts Commission reviews, meetings with the Commission on Disability on MAAB variance requests, the 90% review, cost estimation, and meeting with the Board of Selectmen, all leading to finalization of construction documents projected in August.

Loring Parsonage Project Present: Co-Chair Michael Melnick.

Mr. Melnick updated the group as to the current progress, noting the following:

- National Grid has completed the separate gas connection to the Parsonage and after the inspection has been completed, the meter will be installed;
- Restoration of the hearths as recommended by the Historical Commission is pending reframing direction from the Architect;
- Carpet samples for the upper level have been obtained and, pending cost resolution, a Change Order will be executed;
- Paint colors are under review;
- Flooring issues, including leveling and materials, are being reviewed.

It is expected that the Town Manager's capital budget to be voted at the May Annual Town Meeting will include \$80,000 for the Parsonage project. These funds will not be available until FY20.

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

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

Respectfully submitted,

Elaine L. Jones