

CIAC - Capital Improvement Advisory Committee
Meeting Minutes
February 17, 2021
7:04 PM – 8:58 PM
VIA Zoom

Present: Jamie Gossels, Tom Travers, Susan Asbedian-Ciaffi, Sue Abrams, Matt Dallas, Will Kunkle

Note Michael Cooper arrived 7:10

Also Present: William Barletta (Director of Facilities) Janie Dretler (Select Board) John Whelan (Fire Chief)

Chairman Asbedian-Ciaffi, following acknowledgement of a quorum, called the meeting to order at 7:06PM.

Vote taken to call the meeting to order:

Asbedian-Ciaffi: Aye	Dallas: Aye	Gossels: Aye	Travers: Aye	Kunkle: Aye
Abrams: Aye	Note: Michael Cooper arrived at 7:10			

Item 1: Approval of Minutes of February 9, 2021 minutes.

Minutes of the February 2, 2021 meeting were approved as presented.

Asbedian-Ciaffi: Aye	Dallas: Aye	Gossels: Aye	Travers: Aye	Kunkle: Aye
Abrams: Aye	Note: Michael Cooper arrived at 7:10			

Item 2: Fire Station

Presenter: Chief Whelan

Estimated cost: \$4,300,000

Description:

Fire Station # 2 improvements project to be located at 550 Boston Post Road. This proposal would include funding for design and construction of new housing/living/office area adjacent to and connecting to the existing Fire Station. This Fire Station addition would allow an Advanced Support Ambulance to be stations in this facility, this would equal faster ALS medical care for the residents in this section of Sudbury. This project will also improve the living conditions for fire personnel during their assigned twenty-four hour shifts and provide some additional storage for our current fire equipment.

Chief Whelan has met with the Select Board and they agreed with a phased plan. The proposal could also shift phase 2 to address a renovation at Station 3, which was built just two years after Station 2 and is also in need of significant renovation too. The completion of Colebrook Crossing will have an impact on Station 3.

Discussion:

- Chief Whelan explained the need for space at Station 2 to house an advanced life support ambulance. Station 2 has the highest call volume due to the fact that route 20 has several over 55 communities, as well as the Avalon and Meadow Walk buildings.
- Costs:
 - The phased plan eliminates the need for relocation during construction, a savings in the overall project cost.
 - The estimate for phase 2 is \$6,835,000, bringing the cost of the project to an estimate \$11,135,000.
 - Comparisons with other towns that have recently built fire stations: final costs range from \$6.4 million to \$17.5 million, with most in the \$10.5-\$17.5 range.
 - Square foot cost for the 2,498 square foot building is \$1700, which the committee felt was very high. Chief Whelan is going to check the comparable projects for cost per square foot, including sleeping capacity. It was also noted that, because this is a municipal building, economy of scale is hard to reach. It also can't be compared to residential construction.
 - This is the same project that was brought before Town Meeting two years ago, with an increase of \$150,000 in the estimated cost.
 - It was suggested that doing all the architecture and design at once would save about \$35,000 (equal to the 14% escalation cost.) Getting all the building permits for the whole project (if possible) would also be a cost savings.

- The cost estimate for both phases was paid out of the fire budget. Engineering costs have been done specific to station 2 and underground infrastructure was funded by Meadow Walk. All these costs would have to be paid for by the town for station 3. The Colebrook Crossing project does not provide any of these funds.
- Chief Whelan warned against using value engineering to reduce initial construction costs that would require retro fitting systems or materials in the future. He cited the sprinkler pipes experience in the headquarters as an example.

Vote
Motion by Sue Abrams, seconded by Tom Travers, to recommend approval of the project for scope and need but reserve our recommendation regarding cost until we are provided the comparisons of cost per square foot of comparable recent fire station projects.

Abrams: Aye Asbedian-Ciaffi: Aye Dallas: Aye Gossels: Aye Travers: Aye
Cooper: Aye Kunkle: Aye

Motion to adjourn at 9:03 by Tom Travers, seconded by Will Kunkle.

Abrams: Aye Asbedian-Ciaffi: Aye Dallas: Aye Gossels: Aye Travers: Aye
Cooper: Aye Kunkle: Aye

Respectfully submitted,
Sue Abrams
Clerk