

CIAC - Capital Improvement Advisory Committee
Meeting Minutes
February 9, 2022
7:04 PM – 9:18 PM
Via Zoom

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

Note: Michael Cooper arrived 7:25

Also Present: William Barletta (Director of Facilities), Lynn Puorro (Sudbury TV), Kay Bell (Commission on Disability4

Chairman Asbedian-Ciaffi, following acknowledgement of a quorum, called the meeting to order at 7:03PM.

Vote taken to call the meeting to order:

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

Item 1: Approval of Minutes of August 30, 2021 and September 21, 2021.

Tom Travers moved, and Sue Abrams seconded the motion to approve the minutes of the February 3, 2022 CIAC meeting as presented.

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

Item 2: Review answers to Department Heads regarding capital projects/CIP forms

1. Fire Station

In response to the CIAC request for an update on the cost and any changes to the overall plan, Chief Whelan wrote *“The Design Development Phase Construction Cost Estimate, dated January 24, 2022, included a project construction cost of \$3,768,354 which is an approximate 20% increase in construction cost from the \$3,135,000 construction cost estimate included in the funded article. The current estimated total project cost for the Fire Station No. 2 Phase 1 project is \$5,223,189, which is an approximate 21% increase over the funded article’s total project cost of \$4,300,000. Based on the most current construction cost estimate available, the estimated project shortfall is \$923,189.”*

Questions/Discussion:

- With the increase in the cost, does the 2 phase process make sense, and should we revisit the option to tear down and do the whole project at once? Phased projects always cost more. What would be the benefits of staying with the 2 phase plan?
- What is driving the 20% increase in cost? Has changing the project to a single phase been costed out?
 Tearing down the building would require a significant cost to relocate during the construction.
 Can the new building be built beside the existing structure to avoid that transition cost?
- Will the flat roof continue from the housing rebuild phase to the phase 2? Does it affect the height needed for future trucks? Bill Barletta did not know for sure but assured the committee that the roof height will be adequate to accommodate the height of future trucks.
- The committee requested graphics of the current plan before the February 15 joint meeting and a presentation by Chief Whelan at the meeting to answer additional questions.

2. HVAC

Questions/Discussion:

- The project could be done over the summer, presuming availability of supplies.
- The Committee has no further questions on this item.

3. DPW

Trucks

- Dan Nason reports that these requests are on track with the replacement plan.
- There was a question regarding the mower-it is unclear if that is a truck with attachments or just the attachments, and if it attachments for an existing truck, are we losing the use of one truck? Dan has responded that this mower is an attachment to be attached to an existing truck.
- Bill agreed to get answers prior to the February 15 meeting.

Town Drainage

- There was a question about the engineering request from last year, and why this project, which only addresses two streets, is coming up now. Can it be broken down into smaller projects, which would allow the town to spread the work and costs over several years rather than using bonding the entire plan now to pay for it. Also, the committee asked if we could wait on this project to see what funding will be coming from the state and federal governments under the state and federal programs for infrastructure.
- Any questions that cannot be answered before February 15 will have to be addressed at that meeting.

Walkways

- The \$700,000 is for the walkways along Old Framingham Rd.; it doesn't include paving of the road. The question was asked whether there is a plan to pave Old Framingham Rd. Tom Travers noted that he would have to recuse himself on the item at the February 15th meeting because he lives off Old Framingham Road.

4. LS Chain link Fence

LS responded to the questions raised at the previous meeting and the committee had no additional questions.

5. Pool Filtration System

- This was removed from the Fairbank project and deferred to a different budget because it is a current need.
- In response to a question as to whether this would be appropriate for CPC funding Bill said that, while the CPC could be asked, the project probably would not meet the criteria. CPC could seek an opinion from Town Counsel.
- The committee had no more questions about this item.

6. Additional questions

- There was a discussion around additional items \$100,000 and over, being funded through free cash, that we have not reviewed. Tom questioned whether we would be asked to review these projects in order to have an opinion for Town Meeting. These items include:

- Land use engineering study for Sewataro (We have reviewed engineering studies in the past)
Questions included whether this would be discussed on the 15th, why are there two different items with 2 different costs?

- Fairbank audio-visual project
- ADA Transition Plan

This addresses items from the Transition Plan that need mitigation. For example, signage. The committee wanted to know if capital items would have to be funded as a result of the ADA transition plan.

- Architecture Doctor House Service

This is an on-call service that provides engineering services. Examples of how the services would be used include An air quality study or a space needs study. It would be more efficient than looking for a service each time an issue came up. Note: the ADA Transition Plan and this item are connected.

- **Several projects from last year have not been updated:**

- Culvert projects

Funds for engineering studies were appropriated last year. Why is there nothing in the budget this year.

- Wayside Inn Bridge
- Feeley Field

The funds for renovation of the lower field were expected to be requested this year. Where is that whole project In terms of completion?

- **CPC...will representatives be at the February 15 meeting**

There was a question about the \$500,000 for amenities and betterments of the BFRT.

There were other questions about the BFRT:

What are the betterments called out in the funding request?

There is no construction in the \$4K request. Can some of these items be deferred?

More details are needed, as well as an overall timeline and status report for phase 1.

Item 3: Prepare list of presentations CIAC requests for 2/15/22 joint meeting

Susan Ciaffi will prepare this list, along with additional questions for the presenters.

Item 4: Election of Committee chair, vice-chair and secretary

A motion was made by Tom Travers and seconded by Will Kunkle to table the selection of chair, vice-chair and secretary until after Town Meeting.

Dallas: Aye
Abrams: Aye

Kunkle: Aye
Travers: Aye

Asbedian-Ciaffi: Aye
Cooper: Aye

Gossels: Aye

Upcoming meeting dates:

February 15, 7:30 Joint meeting with FinCom and Select Board

February 17, 7:00 CIAC meeting

March 2, 7:00 CIAC meeting

March 8, 7:00 CIAC meeting...final report

Tom Travers made a motion, seconded by Sue Abrams, to adjourn the meeting at 9:18.

Dallas: Aye

Kunkle: Aye

Asbedian-Ciaffi: Aye

Gossels: Aye

Abrams: Aye

Travers: Aye

Cooper: Aye

Next Meeting: Tuesday, February 15 at 7:30PM joint meeting with Select Board and FinCom via Zoom.

Respectfully submitted,

Sue Abrams

Clerk