

CIAC - Capital Improvement Advisory Committee
Joint Meeting with Select Board and Finance Committee
Meeting Minutes
February 15, 2022
7:00 PM – 9:18 PM

Via Zoom

Meeting called to order at 7:20pm

In attendance: Michael Cooper, Matt Dallas, Jamie Gossels, Tom Travers, Susan Asbedian-Ciaffi; Will Kunkle joined at 7:30pm

Presentations and discussions began with the SPS HVAC and air conditioning units. Most of the school have some sort of HVAC or cooling, the air conditioning project will bring Noyes in line with the other schools. Question was asked if Noyes will need an electricity upgrade; the answer was yes.

There are two filtration systems for Atkinson pool: one for the dive well and one for the lap pool. The water quality is currently fine, however there is a concern about the availability of replacement parts for the system in the future. This project was originally part of the overall Fairbank Community Center project. Tom Travers asked why can't pool filtration be added as add alternatives to FCC bid for cost efficiencies; was not on the list because those items have to be taken in order. Finance Committee asked for an overall update on the status of the FCC project, puts and takes.

The ADA Transition Plan Recommendation will take millions of dollars to see through to completion, but the ask for this year is \$200,000 to address signage, wayfinding and bathroom access issues. It is a large list that will need to be prioritized and evaluated for CPC eligibility in the future. *

The On-Call Engineering & Architectural Services will allow the Town to have plans drawn up for midsize projects in a timely manner. Question asked if this kind of cost should be part of the operating budget. Since this is a new idea, it is brought up as a capital item but may be incorporated into the operating budget in the future. *

*- This two requests replace the \$50K to \$70K Miscellaneous Projects included in the Town Managers Capital budget in the past

The Bruce Freeman Rail Trail (BFRT) from the Concord line to north of route 20 is on track to have the design phase completed in June with construction to begin fall 2022. Sudbury has been awarded about \$12 million in MassDOT & FHWA funds, and the project will take around 2 years to complete. There are still some items the town is unsure will be included in the funding: Broadacres parking lot, Broadacres Pavilion, bathrooms, hydration station plumbing, electric charger station conduit (~\$300) and additional funding (\$200K) for construction oversight. There will be additional information available prior to Town Meeting. Jamie Gossels asked if the funding is not approved this Town Meeting are these projects that can be added to the rail trail at a later time; the answer was yes.

The first ¼ mile of the BFRT route 20 south to the Framingham border is most likely to be a Sudbury funded enterprise. Though Sudbury would not have MassDOT funds to help pay for the project, there would also not be a need for DOT oversight and extra costs associated with DOT required designs. Question was asked why Sudbury is pursuing funds for this part of the BFRT if Framingham has not

decided if they will connect to Sudbury. The answer was that funding is needed for data collection, coordination with the water district and data collection for the potential project.

The costs for Fire Station #2 Phase 1 have changed from \$4.3 million to \$5.3 million to \$5.8 million to \$5.2 million. The cost savings are due to a combination of: changing to a flat roof, use of a different HVAC system, using particle board in place of masonry board in some places, and having only one entry instead of two. The question of how the operating budget would be affected; the answer was that there would be a likely increase in electricity but a decrease in heating costs.

Town wide drainage needs to be addressed in order to avoid patch and repair of sink holes. The sink holes are a result of loss of sections of drainage pipes. It is not possible to know when or where a sinkhole may occur. Most of Goodman's Hill Road and parts of Pratt's Mill Road are in need of repair. In order to take advantage of economies of scale, it is requested to bid both projects at the same time. Will Kunkle asked if the pipe project was part of an asset management plan; the answer was yes, that inspections are planned to assess the need for future projects (recurring cost). Also, this project is on the ARPA list, which may help defray costs.

A motion will be made at Town Meeting to update the cost of the Old Framingham Road walkway project from \$500K to \$700K. This increase in cost is to cover the additional work of moving the roadway away from a wetland area in order to create the sidewalk, drainage work, and paving of the entire road while the walkway work is being done.

The Fairbanks Community Center(FCC) project is set to go to bid in the next four weeks and start construction in May 2022. The warrant items include AV equipment(\$300k) and FF&E (furniture, fixtures and equipment) (\$200K). Items in the AV category include televisions, speakers, microphones and monitors. The FCC will be wired for this equipment. Hybrid meetings were not part of the initial bid, but this equipment may be needed, particularly in renting out FCC rooms. Kitchen equipment is included in the FF&E. The feasibility study did not differentiate between a residential kitchen and a commercial kitchen. Also contributing to the need for FF&E funds is that it was initially thought that more of the furniture and fixtures of the old FCC would be reused. There was a question as to why the Town is being asked for funds now for AV and FF&E, even before the new Community Center is built, and can't some of these items be purchased at a later time. The answer was that yes, some of the AV and FF&E items could be plugged in to the FCC at a later date. Someone asked if the basketball court and outside lighting was included; the answer was yes. It was asked why the AV equipment did not go through the regular capital process to way against other town capital needs? There was a question regarding the 3.5% increase over budget. After Thursday, the Town should have two estimates and have better estimates on costs. Finance committee asked if equipment that SPS purchased for hybrid learning be incorporated/re used in the FCC. There may be a discussion to see if it is possible for SPS to share resources with the Community Center. It was determined that the boards and the public need a comprehensive update on the status of the Fairbanks Community Center.

CIAC adjourned meeting at 11:20pm.

Respectfully submitted,

Susan Asbedian-Ciaffi