

CIAC - Capital Improvement Advisory Committee
Meeting Minutes
February 8, 2023
7:02 PM – 8:54 PM
Silva Room

Present: Susan Asbedian-Ciaffi, Matt Dallas, Sue Abrams, Tom Travers, Peter Iovanella, Michael Cooper
Also Present: Sandra Duran(Director of Facilities, Lisa Saklad (approved by Select Board for open seat on the CIAC but not yet sworn in) Sudbury TV

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

Vote taken to call the meeting to order:

Dallas: Aye Asbedian-Ciaffi: Aye Travers: Aye Abrams: Aye Iovanella: Aye

Note: Committee member Cooper joined right after the meeting was officially called to order.

Item 1: Approval of meeting minutes from January 25, 2023

Motion to approve the minutes of the January 25, 2023 CIAC meeting by Tom Travers, seconded by Sue Abrams.

Dallas: Aye Asbedian-Ciaffi: Aye Travers: Aye Abrams: Aye Iovanella: Aye Cooper: Aye

Item 2: Review of CIP forms: Discussion and Questions

Atkinson Pool Indoor Dehumidification Equipment \$600,000

- The previous quote of \$540,000 has been increased to cover ancillary costs.
- Engineering work has been completed.
- The ongoing concern is why this was not included in the original planning, when the pool was deemed in good condition and did not need this kind of maintenance.
 - Director Duran noted that additional research has been done and resulted in identifying needs around an evaluation of pipes and valves (\$275,000), tiles and grout, and the deck. The pool is losing water because of these issues.
 - Procurement has not been determined. Director Duran is examining options.
 - At the request of the committee Director Duran gave an overview of anticipated needs for the pool. She noted that this needs assessment may not have been done previously and reminded the committee that it is an aging building and there has been deferred maintenance.
- Funding sources for this expense: There is no maintenance fund, but there is an enterprise fund. Some of the funding could, potentially come from ARPA funds not needed on the Fire Station 2 or Fairbank projects.
- The Permanent Building Committee is currently reviewing two large building funding requests...Atkinson pool and the highway garage roof.

• DPW Highway Garage Roof

\$400,000

- The estimated cost is based on a previous estimate of \$350,000 from a year ago.
- The 2003 roof will be put out to bid so there will be a secure number for town meeting.
- The town has already entered into an agreement with Eversource for the electricity generated by the solar panels to be installed on the new, metal roof.
- Putting off this project means that we lose our place in line with Eversource and it is unclear how that will affect our agreement and the town's electricity cost savings anticipated with the solar panels.

• Space Use and Facility Condition Study

\$300,000

- The \$300,000 will not cover an extensive study but will give sufficient information to be able to make space and funding decisions going forward.
- The scope of the study is an analysis of the functionality of existing space, identify future needs on a 20 year timeline, and project costs. This will allow for prioritization of repairs.
- The 2012 study is being reviewed. Director Duran noted that working spaces have changed since 2012, and space needs to be analyzed with this new lens. A 2005 space study was completed but it is unclear what

happened with the information. There was concern from committee members that this study will not “go anywhere,” and the \$300,000 is not sufficient to obtain all the needed information.

- **Fire HQ New Storage Building** **\$200,000**
There was no discussion around this item.

- **Curtis A/V and Assisted Listening** **\$160,000**
 - This includes new lights in the auditorium and meets ADA requirements for audio accessibility in the auditorium.
- **Curtis Health and Wellness Structure** **\$480,000 This has been approved by CPC and will be funded through their budget.**
There was no further discussion on this item.

- **DPW Building Office Space Renovation** **\$125,000**
 - This will address the need for additional space for the Board of Health (and Town Social worker), and the Conservation Commission. It is an internal space renovation-no additional space will be added to the building.

- **Fairbank Community Center Multi Use** **\$200,000 This has been approved by CPC and will be funded through their budget.**
There was no further discussion on this item.

- **Rolling Stock**
These requests were not discussed.

- **E1 Typhoon or equivalent** **\$1,020,000**
 - Replace Fire Eng 1. It was noted that delivery on a new vehicle will be between 24-36 months.

- **SPS interior Security Cameras** **\$310,000**
 - The \$310,000 represents the design cost and the quote to install the security cameras.
 - The security issues information is accessible by the police department where the dispatcher can access the video as needed. The schools can monitor 24/7.

- **SPS HVAC-Heating Capital Repairs and Replacement** **\$455,000**
 - Director Duran delayed the implementation of last year’s appropriation to include some of the appropriated funds from last year in order to maximize the cost savings by combining the porojects. Cranes and other equipment needs plus mobilization costs are needed to do the projects. By combining the projects the town can avoid the schools having to rent the equipment multiple times.
 - The project includes 3 units at Haynes and 6 units at Curtis. Three of the units at Curtis would be paid out of last year’s appropriation.
 - There will be an engineering study to ascertain current and upcoming needs.

- **LS Masonry Replacement and Repairs** **\$50,000**
 - This will be reviewed at the January 13 joint budget meeting. .

Sidewalks **\$50,000**
• This is also a multi year project that will exceed \$100,000 so it should be considered by the CIAC.

Discussion:

- The question of raising the limit for capital items was again raised so more of the maintenance items would be included in department budgets.
- Upcoming meeting dates:
 - February 13 on Zoom (Joint budget meeting with Finance Committee and Select Board)
 - February 15 on Zoom (CIAC meeting)

February 22 in person (meeting if needed)

- CIAC final recommendations to the Select Board are due on March 20.

Motion by Tom Travers and seconded by Sue Abrams to adjourn the meeting at 9:00.

Dallas: Aye Asbedian-Ciaffi: Aye Travers: Aye Abrams: Aye Cooper: Aye Iovanella: Aye

Next meeting, joint budget meeting with Finance Committee and Select Board, February 13, on Zoom

Respectfully submitted,
Sue Abrams
Clerk