

CIAC - Capital Improvement Advisory Committee

Meeting Minutes
February 10, 2025
6:19 PM – 8:04 PM
Zoom Meeting

Committee Members Present: Matt Dallas, Chair (MD); Ark Pang (AP), Lisa Saklad (LS); Tom Travers (TT), Richard Winer (RW), Susan Asbedian-Ciaffi (SAC)

Absent: Peter Iovanella

Others Present: Sandra Duran - Combined Facilities Director, Lisa Kouchakdjian - SelectBoard member and liaison, Kay Bell

Chairman Matt Dallas, after confirmation of a quorum, called the meeting to order at 6:19PM.

Vote taken to call the meeting to order:

LS-Aye TT-Aye AP-Aye RW-Aye MD-Aye SAC-Aye

Approval of minutes of December 16, 2024

Motion to approve the minutes of the December 16, 2024 CIAC meeting, motion to approve by Tom Travers, 2nd by Richard Weiner.

LS-Aye TT-Aye AP-Aye RW-Aye MD-Aye SAC-Aye

Presentation of Budget Book - Director Duran

Budget Book for FY2026 - Capital items for Annual 2025 Town Meeting

Tom Travers requested for Sandra to find out if the CIAC was going to be asked to opine on The Fire Headquarters roof study and the Goodnow Library Roof Study since both meet the present by-laws criteria if you look at these projects over two years.

SPS request for \$190K for project design to replace fire alarms for Curtis, Haynes, Loring and determine design and cost of a BDA (bidirectional amplifier) system for all schools \$190K.

SPS Capital Improvement Engineering Study has been done, but with the town's adaptation of the new Stretch Code, now a deeper dive is needed to determine replacement requirements for HVAC in each of the five schools. Engineering study is estimated to be \$152K.

Culvert Drainage and road construction, \$1M. Tom Travers asked if this is in excess of Chapter 90 funds Sudbury receives from the state? The CIAC would like to see the plan for FY 2026 and 2027 for which roads and culverts are going to be addressed. Why are walkways included when there is separate funding available for walkways? What coordination has been done with other entities in Town (Water District) so that we do not have to repave roads twice because of timing of other work.

6-wheel dump truck to replace a 2006 model \$382K, 15-year life cycle. Why do the costs decline in outlying years OY2029, OY2030?

Dump truck with plow and spreader, 10-year life cycle, \$146K. Same question as above.

DPW Emergency Operations Center \$187,500. Town needs to provide a 25% match of the \$500K grant. Why are they asking for more than \$125K? Funding to rehab/construct a facility to house Emergency Operations and bunk and break space for personnel, office and kitchen space. Original building was built in 1956. The total cost may be in the \$2M range; this \$500K is to get the Town started in the upgrading process and to determine if the FEMA funding is still available.

Engine 1 replacement - rolling stock \$725K. Emergency replacement request because Engine 1 did not pass inspection in October 2024, and the other reserve Engine is from 1997. It is 20 years old; life expectancy is 20 years. Tom Travers asked what is the time frame for fire truck delivery; Director Duran thought it might take as much as 18 months.

Haynes roof replacement design and oversight fees \$3,530,000. Estimates based on roof designer engineer estimate. Sudbury needs to have all the funding available for the repair in order to be eligible to receive MSBA funds through the Accelerated Repair program where the Town could receive 31% reimbursement.

Nixon roof partial replacement \$2,755,000. Sudbury has been invited into the MSBA program for this roof as well. Design is already complete. Tom Travers asked why the price of half of the Nixon roof costs 75% of the full Haynes roof. Sandra to get that information from the engineer.

Ambulance replacement \$500K. Present ambulance was purchased in 2015, has a life expectancy of 7 to 10 years, and has 73K miles. New ambulance replacements take around 30 months. Question as to whether ambulance receipts will cover the entire cost of the ambulance.

Atkinson pool renovation \$428,298 supplemental funds for additional HVAC design and installation of a thermal duct hard duct system to enhance indoor air quality. This scope of work was not included in the initial design study and the funding request of November 2024. The question was raised as to whether or not it is worth the Town's resources to continue to maintain the pool.

The drainage issue at Fairbank Community Center has been addressed. There is still remaining contingency (approx. \$700K). The acoustics issue will be addressed using some of the remaining contingency funds.

Possible CPA fund articles:

Hosmer House roof and exterior envelope.

Park and recreation multisport field.

Charrette for the Haskell field and Fairbank Community center to have synergies.

Capital Planning Bylaw Amendment

Proposal to change the CIAC bylaw to raise the ceiling of capital projects to be reviewed from \$100K total project cost to \$500K total project cost. Select Board member and liaison Lisa Kouchakdjian explained that the \$500K threshold was determined by Town Manager Andy Sheehan and his colleagues; this proposal has been presented to the Select Board. Lisa could not answer why this level was suggested. Matt Dallas will contact the Town Manager to determine how the revised threshold amount was determined.

Motion to adjourn: by Susan Asbedian-Ciaffi, 2nd by Tom Travers
Meeting adjourned at 8:04pm

Respectfully submitted,
Susan Asbedian-Ciaffi
CIAC, Clerk