

PERMANENT BUILDING COMMITTEE
Minutes – February 3, 2015

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake and William Braun. Also present: Facilities Director James Kelly.

The meeting was called to order at the Senior Center at 7:30 p.m.

Fairbank Community Center Master Plan: Present: Community Center Task Force Members Sarah Troiano, Richard Williamson, and Jack Ryan; BH+A Architect Joel Bargmann and Jennifer Pennel.

Mr. Bargmann distributed the base, mid-range, and enhanced plans, recalibrated based on the January 21 conversation, and elaborated on each. The base plan (40,470 s.f.), essentially a renovation of the existing building, increases space for Park & Recreation (P&Rec) and the Sr. Center programs and offices from the area to be vacated by the Sudbury Public Schools (SPS) with associated costs including a new heating system. The mid-range plan (49,600 s.f.) creates 38,490 s.f. of new space, adding a gymnasium which can also be used by seniors and more area for recreation including a fitness area and Teen Center. The enhanced plan (60,690 s.f.) adds 49,580 new square feet to the existing building and provides a full complement of facilities including a new therapy pool, enlarged locker rooms, and more program space. It was noted that the addition of the gym provides a gathering place for summer camp. Mr. Bargmann also discussed the operational analysis.

The group then discussed the Public Forum presentation to include: objective for the process; process overview including existing conditions study and public meetings and meetings with user groups leading to program development; consideration of accessibility issues; illustration of various room uses; listing of items not included for development; exploration of market factors and business plan. It was agreed that the three scenarios focusing on program rather than design should drive the conversation with current cost estimates and an escalation factor.

It was agreed that a Public Forum date of March 26 (7:30 p.m., Grange Hall) would be appropriate and would allow a PC/Task Force meeting to be held to discuss operational issues on March 3 (7:30 p.m., Sr. Center).

It was the consensus that no matter what the final building is, the Town will be operationally subsidizing the programs. While Ballard King may wish to attend the Public Forum, there is no necessity for its presence.

It was noted that the BH+A final report will be issued after the Public Forum.

Nixon MSBA Project Mr. Kelly reported that other than School Maintenance Director Joe Kupcezkie, Architect Baker Wohl, and OPM Skanska representative only one roofing contractor and no window contractors attended the pre-bid site visit. It is unknown at this time how many bid sets have been obtained, but it was clear that potential bidders should be contacted and provided information. It was recognized that there will need to be a one week extension of the bid due date.

A \$7,800 request from the Architect for an expedited design schedule involving an enlarged program and project cost to address structural design was denied based on insufficient justification for the fee increase.

Permanent borrowing will not take place until mid to late February; therefore, there may be some delay in bill payment unless an in-house borrowing takes place.

Police Headquarters Construction Project Mr. Melnick will attend an Historic Districts Committee (HDC) meeting to present siding and roof color samples for approval.

The Committee discussed the question of hiring a geo-technical engineer to investigate the issue of the soil fines and agreed that overall it would benefit project relations with the contractor. Mr. Melnick will contact geo-technical engineering firms and obtain a proposal. The potential scope was discussed. In the meantime, \$10,000 will be deducted from the soils portion of the Hutter requisition.

It is intended to obtain another price for waterproofing the boiler room floor which has been under discussion with the Architect.

Block installation is ongoing under the tented and heated portion of the building. The presence and location of recording thermostats will be checked and UTS will test a few cubes of mortar. Mr. Kelly will have the Clerk check the rebar placement and talk with him about upcoming proactive needs.

Minutes The minutes of January 7 were approved; the January 21 minutes were held. The 2014 Annual Town Report was approved for submittal.

Town Meeting The Committee held the Capital Account Warrant Article, which was submitted on behalf of the PBC at the direction of the Chairs in order to meet the submission deadline, for future discussion.

There being no further business, the meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Elaine L. Jones