

PERMANENT BUILDING COMMITTEE
Minutes – January 21, 2015

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake and Joseph Sziabowski. Also present for Fairbank Community Center Master Plan subject only: Community Center Task Force Members Jack Ryan, and Sarah Troiano, Greg George, Paul Griffin and Robert Haarde (late arrival); BH+A Architect Joel Bargmann; Selectmen Len Simon and Charles Woodard (until Sel. Haarde's arrival).

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

Fairbank Community Center Master Plan BH+A Architect Joel Bargmann presented a new Enhanced program at 59,310 gross s.f. based on discussions with the Council on Aging (COA) and Park and Recreation (P&R) Directors. This program includes expanded and shared fitness areas. In response to a question regarding the effect of one fitness room's location on the natural light currently available for the pool, Mr. Bargmann advised that natural light exposure could be created for the pool despite the fitness room location. He reported that P&R revenue information required for the operational plan was submitted to Ballard King today for inclusion in the proposed facilities business plan being prepared by Ballard King.

Mr. Bargmann informed the group that the blended cost reflecting new construction and renovation is \$300/s.f. The Base Program is expected to cost \$18M and the new Enhanced Program \$20M. This was in contrast to \$14M to rebuild the current substandard school wing and reuse the remaining areas. Overall, the Enhanced Program provides almost 2 ½ times the amount of current space used by the Seniors and P&R. It was noted that the value of adding a therapy pool would be determined by the revenue plan and that the increased P&R program area would enable additional summer camp revenue.

The key to any construction, however, is the permanent re-location of the Sudbury Public Schools (SPS) Administration and temporary relocation of the remaining building occupants. Selectman Simon noted that it might be viable to utilize the vacated Raytheon site for such temporary relocation.

The Public Forum format was briefly discussed and will be discussed further with a smaller group. Mr. Bargmann suggested that as the Ballard King report has not been finalized or reviewed, additional time is needed before the Public Forum is held. It was decided to cancel the posted and advertised February 11 Public Forum and propose a March date instead. March 19 was discussed as the tentative date. The next PBC/Task Force meeting will be held on Tuesday, February 3, at 7:30 p.m.

After Mr. Bargmann left and prior to the continuing PBC meeting, Selectman Haarde commented on the new Enhanced Program noting that the parking lots should be joined and the entrance should be relocated to the Teen Center location which is essentially, in his opinion, the focal point of the building. He opined that the Teen Center and Fitness area should shift to be adjacent to the Sr. Center and a new entrance with a lounge and an area for food and drink should be created.

The PBC Meeting was continued upon the departure of the Task Force.

MSBA Nixon Project Baker Wohl and Skanska have informed Mr. Blake that no filed sub-bidders are required as with a General Contractor qualified in metal windows, the glass and glazing component is included in that qualification, not as a separate trade.

Final design is just about concluded and the General Requirements documents, the so-called "front end" of the project manual, are in the process of review and revision as necessary by Ms. Jones. The Central Register notice publication date will be January 29 at which time the bid documents will be available.

Mr. Melnick reported that a contract for review of the Cafetorium roof load assessment was executed with LeMessurier Consultants with the services of a wood specialist for a total of \$9,200. This review resulted in the necessity to perform a structural repair at the Cafetorium stage area which was recently completed by Lewis Welding. Pursuant to a Change Order to the Baker Wohl contract in the amount of \$6,600, LeMessurier will be providing the project structural specifications in connection with the design of the girders for the window wall and repair of one failed column.

Police Headquarters Project The Contractor has acknowledged use of backfill material at the interior and exterior of the building foundations which includes a larger percentage of fines than specified. The use of this material was not previously observed by the Clerk of Works. At this point in time the material has frozen and it is unknown whether later compaction will rectify the problem. A question was posed as to the fill behind the retaining wall. It was also noted that installed concrete was not tested against the specification for entrained air during placement.

Various options were discussed to rectify the fines percentage situation including obtaining a geo-technical report and opinion or removing a portion of the material and compacting the remainder. The consensus of the group based on current assumptions was to suggest that the Contractor be put on notice to remove the unacceptable material.

Members agreed that the role of the Clerk of Works in these matters should be discussed with the OPM Neil Joyce to ensure that the Town's interests are being adequately protected during the construction.

Meeting Schedules The next PBC meeting will be held on February 3, at the conclusion of the joint meeting with the Fairbank Task Force.

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

Respectfully submitted,

Elaine Jones