

PERMANENT BUILDING COMMITTEE
Minutes – June 11, 2014

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

The meeting was convened in the DPW Conference Room at 7:30 p.m.

Fairbank Master Plan Project Present: BH+A Architect Thomas Scarlata. Also present: Dick Williamson, Sarah Triono, Jack Ryan, Greg George, Rick Johnson and Selectman Haarde.

Mr. Scarlata distributed drawings illustrating three options and cost comparisons for each, including a cost estimation for an additional option 1A.

Option 1, estimated at a total project cost of \$13,577,137, utilizes the existing building, replacing the flat roof (wing) and reinforcing the existing structure in that area. All areas are repurposed and a new area is added off the pool to the south containing a therapy pool, locker rooms and gymnasium. This area can be independently constructed. This option would result in loss of the outdoor basketball court.

Option 1A, estimated at a total project cost of \$14,662,328, involves removal and replacement of the existing Fairbank structure (wing), but utilizing the existing roof reinforced.

Option 2, estimated at \$16,588,864, and Option 3, estimated at \$325,041,734 (plus \$500,000 for each option), both involve demolishing the existing structure with the exception of the pool area, and adding lockers, a therapy pool and gymnasium to the south; however, Option 2 includes more program spaces for recreation and seniors.

Mr. Scarlata stated that the cost of a new roof for the existing pool is included in the projected costs. It was suggested that solar panel requirements be determined for roofs to be constructed and/or replaced.

The possibility of building an ice rink, originally suggested by Selectman Haarde, was briefly discussed. The cost would be approximately \$3M for a 200' X 100' rink with dedicated lockers and mechanical area. It was apparent that there is not enough land at the site to support a rink. Mr. Scarlata also noted that Town documents indicate that US Bureau of Outdoor Recreation (BOR) funding for the Haskell land precludes other than outdoor recreation at the site. It was noted that several rinks area required to make such a project economically feasible and even then it has proven to be difficult financially.

Mr. Scarlata opined that the addition of the therapy pool and gymnasium would be the best use of funds.

The next step in the project will be a marketing analysis/business plan which will determine staffing and operating costs, plus operating revenue based on programs proposed which are determined to be desired by all. A public meeting is intended in the fall.

Police Headquarters Project Mr. Melnick reported on the Sudbury Housing Authority (SHA) site meeting attended by the SHA Director, a State (DHCD) Engineer, Town Director of

Planning and Community Development, Police Chief, Facilities Director, and various SHA members. If allowed, the SHA indicated its desire for a permanent paved road with drainage, guard rail, lighting, and landscaping off Colonial Road as opposed to a temporary access while the Police Headquarters is under construction.

As this decision by the SHA is clearly beyond the finances and scope of the intended temporary access and the fact that a timely decision must be made so as not to further impact the construction documents and bid process, Mr. Melnick informed the SHA Director verbally that the offer to construct a temporary access is withdrawn. A letter will follow with the agreement of the PBC. It was noted that a message from a Colonial Road abutter stating that he had no objection to a temporary access had been received by the PBC.

Mr. Joyce will arrange a meeting with Mr. Melnick, Mr. Blake, and Mr. Carell, and himself for discussion of various operational and communication issues.

Drawings at 100% will be available for review by June 20. It is still the intention to have plans and specifications available on July 11 with filed sub-bids due August 12 and General Contractor bids due on August 21. This would mean the need for a Special Town Meeting on September 4, followed by an election on a debt exemption ballot question on September 9 in conjunction with the State Primary election.

Mr. Melnick noted several outstanding matters: three Change Order's; the credit backcharge for additional work required by the consultant involving Conservation Commission permitting; the enclosure of the Fire Station tight tanks; and the flow test.

Meeting Schedule The next meeting will be held on June 18 at 7:00 p.m. with Mr. Carell scheduled for 8:00 p.m. with the intention to discuss project phasing.

There being no further business, the meeting was adjourned at 10 p.m.

Respectfully submitted,

Elaine L. Jones