

PERMANENT BUILDING COMMITTEE
Minutes August 20, 2013

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, William Braun, Thomas Joyner, Gifford Perry and John Porter. Also present: Facilities Director James Kelly, and Fairbank Task Force member Jack Ryan.

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

Designer Services – Fairbank Community Center Complex Master Plan The Permanent Building Committee, acting as the Designer Selection Committee, reviewed the qualifications received pursuant to its Request for Qualifications (RFQ) for the Fairbank Community Center complex. The Master Plan will include the feasibility of using the existing structure components in a multigenerational community center with expanded programs. The fixed cost of the Master plan has been set at \$70,000 and is funded under Article 17 of the 2013 Annual Town Meeting in the amount of \$10,000, and grants and gifts in the amount of \$65,000 comprised of a \$30,000 grant from the Sudbury Foundation, \$17,500 from the Friends of Senior Citizens, \$14,500 from The Friends of Park and Recreation, \$1,500 from Sudbury Youth Basketball, \$1,500 from The Sudbury Swim Team.

Seven firms submitted proposals which were reviewed: Bargmann Hendrie + Archetype, Inc. (BH+A), 300 A St., Boston, MA; Catlin Architecture, 10 Granite St., Quincy, MA; Dore & Whittier Architects, Inc. (D&W), 260 Merrimac St., Suite 7, Newburyport, MA; Drummey Rosane Anderson, Inc. (DRA), 235 Bear Hill Rd., Waltham, MA; GMI Architects, 45 Newbury St., Suite 503, Boston, MA; Reinhardt Associates, 430 Main St., Agawam, MA.

While all firms possessed the minimum qualifications set forth in the RFQ, the following firms were not selected for interview:

- Catlin Architecture – 5-member firm including 2 MA registered architects and 2 drafters. Catlin Architecture has extensive experience with Senior Center design and employs Aquatic Design for the pool element. Recreation experience appears minimal and no operational planning consultant was noted.
- DRA – 25-member firm including 10 architects (8 MA registered). Experience appears to be primarily with schools or single purpose facilities.
- GMI – 7-member firm including 6 architects (2 MA registered). The firm's experience is not particularly relevant to the Fairbank project.
- OMR – 27-member firm including 24 architects (13 MA registered). The Principals' experience is mainly connected with schools of single purpose projects. However, due to the strength of its proposal, OMR is to be considered as an alternate, if required, for purposes of interview.

The following three firms (in alphabetical order) were chosen for interviews:

- BH+A – 35-member firm with 24 architects (17 MA registered). The firm's principals have years of experience in design of community, senior and aquatic facilities and with combination projects similar to Sudbury's. Ballard*King Associates would serve as the

firm's operational planner performing the market analysis and business planning portions of the project.

- D&W – 52-member firm with 14 architects (12 MA registered). The firm has extensively worked on school projects and master planning. The firm would be working with The Sports Management Group, Inc. for this project. The firm's strong proposal response has demonstrated that it understands Sudbury's project and has done preliminary investigation.
- Reinhardt Associates – 17-member firm with 3 MA registered architects with one being a code specialist. The firm presents a full in-house team with the addition of an outside structural engineer. Reinhardt has teamed with McCabe Enterprises for marketing and business planning. Reinhardt's experience, while not its **primary** experience, does include master planning, senior centers and recreational/aquatic facilities.

Comment [CB1]: I don't know what this means.

Mr. Melnick expressed appreciation for Task Force member Sara Troiano's review of the proposals and her input to the decision process, also that of Mr. Ryan and Mr. Kelly.

Ms. Jones and Mr. Kelly will contact the firms to be interviewed on September 10 at the Fairbank Community Center, Sudbury Pines Room. While the meeting will commence at 6:30 p.m., each firm in alphabetical order will be scheduled for interviews at 7, 8 and 9 p.m. Each firm will have a thirty-minute presentation period followed by a fifteen-minute question and answer period.

Relative to the inclusion of the Haskell Field in a proposal as a possible site for a new building to augment or replace the current Fairbank Community Center, Ms. Jones reported that she had obtained the Special Town Meeting vote taken in 1973 under Article 15 approving the purchase of the land now known as Haskell Field (28.8 a. +/-), and the 6/5/73 Deed conveying the land to the Town of Sudbury for "Park and Recreation Purposes" in accordance with the vote. A Project Agreement was executed between the Town and the Massachusetts Department of Natural Resources for assistance under the Federal Land & Water Conservation Fund Act approved by the U.S. Bureau of Outdoor Recreation consisting of \$90,207.60 for the acquisition of land by the Sudbury Parks and Recreation Department. Preliminary review of these documents does not indicate any impediment for use for park and recreation purposes other than activities must be open to the public including non-residents.

Nixon MSBA Roof Project Mr. Melnick reported that Silktown Roofing was substantially complete as of Friday. The replacement skylights will be installed this week. The reglazing of the remaining skylights has been completed. It was decided to contract with a waterproofing contractor to address replacement of the masonry caulking which shows at the vertical wall joints. This work will be done outside of the MSBA project but within the article funding.

Meeting Schedule The next meeting will be held on August 22, 2013 to shortlist the Owner's Project Manager for the Police Headquarters project. There being no further business, the meeting was adjourned at 9 p.m.

Respectfully submitted,
Elaine L. Jones