

PERMANENT BUILDING COMMITTEE
Minutes – January 16, 2014

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, William Braun, Gifford Perry, and John Porter.

The meeting was convened at the Thompson Room in the Flynn Building at 7:30 p.m.

It was noted that the Permanent Building Committee (PBC) scheduled meeting of December 17, 2013 was canceled because of the snowstorm. The design progress presentation by Architect Gregory Carell occurred at the Board of Selectmen's meeting on December 18, 2013 with Mr. Melnick, Mr. Braun, Mr. Kelly and Chief Scott Nix in attendance.

Minutes The minutes of November 26, December 2, 5, and 11, 2013 were approved as revised.

Police Headquarters Project Present: OPM Neil Joyce; Architect Gregory Carell. Mr. Melnick reported that the architectural and site components of the 60% cost estimate prepared by A.M. Fogarty & Associates (Estimator) were reviewed in detail with Mr. Carell on January 10 with Mr. Kelly, Mr. Perry, Mr. Braun, Chief Nix, and Mr. Joyce participating. The mechanical and electrical reviews will take place on January 20th with Chris Hildreth, P.E., and Maria McDonnell E.E. of RDK to be in attendance. Overall, the 60% estimate appears to be approximately \$400,000 over the target with most of the cost driven by the mechanical and electrical systems.

Subsequent to the January 10th review, a meeting with the Estimator and Mr. Carell took place with both parties informed by a cursory conversation between the Estimator and RDK and comments from the January 10 meeting, enabling further cost reductions in the 60% estimate. The storage shed and canopy are not included in the estimate but will be designed as an add alternate during the bidding phase.

The Board of Selectmen will be advised of the \$7.9 total project estimate at 60% design and which includes a 6% overall cost contingency. The following information will also be provided to the Board: value engineering is being performed as a function of the project; the \$7.5 target cost was based upon gross square feet without actual elements of construction; adherence to the new energy code and stormwater management requirements may also be adding to the cost. Mr. Porter noted that in his business experience, MEP costs have risen considerably since last year.

The Town Engineer has reviewed the current site drawings and has suggested revisions. It is the Committee's intent to have Mr. Murray of Places Associates and Mr. Place, the Town Engineer, confer prior to the Conservation Commission wetlands and stormwater management hearings and the Board of Selectmen site plan hearings.

It was also noted that documents are needed from RDK for submittal to NSTAR and National Grid for the purpose of obtaining energy rebates.

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The Committee briefly discussed the possibility of pre-qualifying contractors, noting pros and cons of doing so. This subject will be discussed further at a subsequent PBC meeting.

Meeting Schedules Mr. Joyce will send agendas to the consultants for all meetings which they are expected to attend.

The Town Forum will be held on January 23. Mr. Melnick and other PBC members will be meeting with the Design Review Board, Planning Board and the Sudbury Housing Authority prior to the Conservation Commission hearing on January 27 and the Board of Selectmen hearing on January 28, 2014. The Historic Districts Commission hearing is scheduled for February 6th.

The next Permanent Building Committee meeting will be scheduled by the Co-Chairs as needed.

There being no further business, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Elaine Jones