

PERMANENT BUILDING COMMITTEE
Minutes – May 8, 2014

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

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

Minutes The minutes of April 16 and April 24, 2014 were approved as amended. It was also noted that there was no PBC quorum present at the March 18, 2014 Public Forum; therefore, no business was discussed after the presentation. Three members of the PBC attended the Board of Selectmen's meeting prior to Annual Town Meeting on May 6, 2014, but did not participate. No PBC meeting was held prior to the Annual Town Meeting of May 7, 2014.

Police Headquarters Project Present: Architect Gregory Carell and Owner's Project Manager Neil Joyce.

Possible bid timing scenarios were discussed recognizing the need for a Special Town Meeting and a possible Special Town Election if the bids received are higher than the appropriation voted at the Annual Town Meeting. The legal requirements in the Selectmen's call for both will complicate the timing. The most likely date for a Special Town Election would be on September 9, 2014 as a State Primary Election will be held that date, although separate ballots would be required. It was noted that a Special Town Meeting date would also be preferable in September after school commences. A bidding schedule will be devised using these parameters.

In regard to the bidding documents, the alternates and scope must be finalized and drawing review and value engineering must be completed. The value engineering is almost complete with receipt of RDK's response to BLW 90% review comments. Mr. Joyce will need approximately 10-14 days for completion of the cost estimation requested from an electrical contractor.

Reduction in scope possibilities discussed included the following:

- Concrete to frame building redesign – not to be pursued. Mr. Carell opined that any construction savings will be lost in redesign costs;
- Ground face block interior walls (premium \$37,000) to steel stud framing unit with a hard drywall overlay – not to be pursued;
- Relocation of attic electrical closet (\$15,000 +/- savings) to the mechanical room or other space will be explored further. Although no flooring and hookups would be required, conduit to the attic would still be included for future use;
- Elimination of VCT in the mechanical room (possible \$5,000 savings) to be evaluated;
- Change from copper conductors to aluminum conductors (switch gear to panels). Mr. Joyner explained that torque and expansion of aluminum were issues at one time but are less of a problem now with the material. Mr. Joyce will have this change estimated and Mr. Carell will discuss the subject with RDK;
- Elimination of the bubblers which are not required in the building and the central vacuum system (\$4,500) were approved;

- Appliances (\$10,000) will be shifted to FF&E;
- Signage (\$5,000) and flagpole (\$3,000) will not be part of the contract for construction;
- Granite curbing supplied by the DPW to the contractor for installation will be evaluated for cost savings;
- Site work on the Fire Department property performed by the DPW including drainage regrading, installation of tight tanks, enlarging leaching field and septic system would produce approximately \$75,000 to \$100,000 in savings will be pursued further;
- Removal of landscaping from the contractor's scope and performed as a separate project possibly by the DPW after building completion might achieve an estimated \$25,000 in savings and will be pursued.

It was noted that the Sudbury Water District will be performing a water flow test in the next week.

The cost of design of an underground structure to enable elimination of the detention basin at the front of the Fire Department is \$2,420. Design and permitting is required. It was agreed to go forward with this approach and have the DPW install.

A meeting will be scheduled with DPW Director Place, Mr. Carell, Mr. Joyce, Mr. Murray, Mr. Kelly and several PBC members to discuss DPW site work parameters and scheduling.

Also to be scheduled is a meeting with the Sudbury Housing Authority to finalize the Colonial Road access issue. All information has previously been provided to the SHA Director.

Mr. Joyce informed the group that three firms submitted Commissioning Agent proposals in response to the RFP. The lowest priced proposal, \$26,100, was from a Connecticut firm, Consulting Engineering Services (CES). Under the CES proposal the three phases were as follows: \$4,700 design evaluation and recommendations re control sequences and specification changes; \$17,500 observation and monitoring during construction to make sure that the equipment works properly; \$3,900 one-year warranty period check and report. The contract was authorized pending further review by Mr. Melnick and Mr. Kelly. An appropriate Agreement will be provided by Town Counsel's office.

Mr. Carell provided information to the Committee regarding the process to be used by his office for distribution of plans and specifications to interested contractors. The work can be performed at minimal cost and is included in the contract price negotiated with him for the Phase III bidding and construction administration services.

It was noted that the work is progressing on the Architectural and OPM contract development for Phase III and also on the contract for construction documentation.

Fairbank Community Center Master Plan A meeting will be scheduled with BH+A for final Committee presentation.

Meeting Schedule The next meeting will be called by the Chairs as necessary.

There being no further business, the meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Elaine L. Jones