

## PERMANENT BUILDING COMMITTEE

Minutes – August 19, 2020

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, Jennifer Pincus, Nancy Rubenstein, and Anuraj Shah. Also present: Select Board members Janie Dretler and William Schineller, ICON Architecture representatives Ned Collier and Mark McKevitz and PBC candidates John Porter and John Kraemer .

The ZOOM meeting hosted by Select Board member Janie Dretler was called to order at 6:30 p.m. by Co-Chair Elaine Jones.

Fairbank Community Center Project Present: ICON Architecture presenters: Ned Collier, AIA, LEED, Principal, and Mark McKevitz, LEED, Project Designer. Attending: Select Board member Jennifer Roberts as a resident; Parks and Recreation Committee member Mara Huston.

Ned Collier and Mark McKevitz,,ICON Principal and Project Designer respectively, presented the Feasibility Study performed in 2019 working with Select Board members Janie Dretler and Jennifer Roberts together with representatives from the Senior Center/Council on Aging, Parks and Recreation and the Sudbury Public Schools. Included in the ICON presentation were graphics illustrating the consensus of the space need of the user groups, both shared and individual, together with the details of the need, gross and net sq. footage and costs. While the Study considered renovation of the existing building, it was determined that given the condition of the building and its systems, with the exception of the pool, new construction was the most appropriate and cost-effective course of action. The report concluded with a breakdown of estimated expenses projected for 2021 construction.

At the conclusion of the presentation, various questions and issues were presented by Permanent Building Committee (PBC) members as summarized below with responses.

- In response to a PBC inquiry, ICON stated the construction cost estimate included a new septic system.
- In response to a PBC inquiry, ICON stated the construction period, which would allow occupation of the building by the user groups, would take approximately sixteen months.
- In response to a PBC inquiry, Mr. Collier agreed that additional funding beyond the presented project budget would be appropriate to account for inflation costs incurred due to the incurred delay in the project schedule. ICON will confirm the amount of additional funding with their contracted Construction Cost Estimator and report back to the PBC..

Additional questions were asked concerning the detailed breakdown of the project construction cost estimate and it was determined that additional information from ICON would be required at a future PBC meeting.

At the conclusion of the question and answer period, Mr. Melnick complimented ICON's work on the well thought out plan layout presented.

Membership Interviews (Resumes of John Porter and John Kraemer had been made available to PBC members prior to the meeting for the purposes of interviews.)

Ms. Jones prefaced the interviews by stating that in March the Co-Chairs recommended to the Select Board the appointment of John Porter for PBC membership to fill a vacancy, noting that he had served on the PBC since 2013, and that coincidentally the resume of John Kraemer was received by the Select Board for the same position, resulting in no action taken.

Mr. Kraemer, a Project Manager employed by Tishman Construction Corporation and current Director of Mission Critical projects, indicated his interest in becoming a PBC member, describing his professional experiences and opinions in responding to various questions posed.

Mr. Porter, a Structural Engineer by profession employed by Simpson, Gumpertz & Heger, reiterated his interest in continuing to serve as a PBC member as he had for a number of years, citing his experience and credentials and responding to questions raised.

Upon conclusion of the interviews, Ms. Jones clarified that there exists one vacancy with two applicants and two reappointments of members Melnick and Rubenstein as opposed to there being three vacancies with four applicants as cited by a Select Board member. Ms. Jones also noted that there was an opportunity to appoint an Associate member. Mr. Blake further explained that the complexity of the appointment considerations was a result of the Sudbury Public School School Committee's PBC appointment that occurred without consultation with the PBC.

It was on motion by Mr. Blake, voted four to two in favor of recommending to the Select Board the appointment of John Porter to the Permanent Building Committee for a term to expire May 31, 2021, filling the unexpired term of former member William Braun.

Relative to the appointment of an Associate member, upon Mr. Blake's subsequent motion and Mr. Shah's amendment, it was voted five to one to appoint John Kraemer as an Associate member of the Permanent Building Committee for an indefinite term, subject to Mr. Kraemer not being appointed by the Board of Selectmen as a full member.

Although Mr. Kraemer had previously noted that he did not wish to serve if he was unable to be a voting member, he raised no objection to the vote for associate membership.

Meeting Schedule Members agreed to hold a ZOOM meeting on Thursday, August 27, 2020, at 7:00 p.m., for the principal purpose of discussion of the ICON Fairbank budget and project.

There being no further business the meeting was adjourned at 10:35 p.m.

Respectfully submitted,

Elaine L. Jones, Co-Chair  
Permanent Building Committee