

PERMANENT BUILDING COMMITTEE

Minutes – September 2, 2020

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, Jennifer Pincus, Nancy Rubenstein, and Anuraj Shah. Also present: Select Board Liaison William Schineller, Facilities Director William Barletta, Ned Collier (ICON), John Porter and John Kraemer.

The ZOOM meeting hosted by Facilities Director William Barletta was called to order at 7:00 p.m. by Co-Chair Elaine Jones.

Recording and Sudbury TV Presentation It was unanimously voted on motion to allow the August 27, 2020 meeting and the current meeting to be recorded and uploaded to Sudbury TV.

Fairbank Community Center Project Present: Ned Collier, ICON Architecture.

The following is a summary of the discussion, inquiries and responses presented during the meeting:

- 1) The construction subtotal cost of \$22,816,337 as presented by ICON is derived from five categories including the demolition, site work, and trade costs of \$18,070,275, with a range of \$515-\$525/ gsf costs.
- 2) Construction management fees and costs of \$2,577,629 at the conceptual stage of the project reflect an added contingency above \$525/gsf.
- 3) The construction cost average of \$525/gsf represents use of a blend of construction materials applicable to the conceptual design.
- 4) The pool does not represent a seismic issue being basically a stand-alone portion of the project with the timing of the restroom demolition to take place. However, the new construction will trigger a full MAAB handicap accessibility review which should not be a problem.
- 5) The ICON OPM cost of 3% is based on an “owner at risk” construction process with an OPM hired for 32 hrs/wk and a Clerk of the Works at a 40-hr. work week.
- 6) The ICON original project schedule included: hiring of an OPM, 4-6 wks. and the Designer 4-6 wks. with a 9-12 mo. design phase including design review; the bidding and contracting period of 6 – 8 weeks would be followed by a 16-month construction period and a 2-month demolition period; exterior spaces for parking lots and courts would entail 10 – 12 weeks. The overall schedule was determined to be 2 years, 9 months – 3 years, 2 months. Starting with a vote of approval in November 2020, ICON estimates a construction start date at the end of 2021 with cost escalation to begin at that time and noting that there is also escalation built into the trade costs. Mr. Blake, using the timeline presented in the Feasibility Study and a Nov. 2020 start date, placed the bidding period to commence in April of 2022 with construction commencing in June 2022.
- 7) As stated by Mr. Collier, in ICON’s opinion COVID-19’s effect, if any at the time of construction, could be limited by shift work and while there may be some material supply issues, they would be manageable.

8) Co-chair Melnick expressed a concern that due to the incurred project delay, i.e. delayed Town Meeting and Voting and the associated increased inflation costs, the proposed project construction estimate may be inadequate to build the Community Center as presented to Town Meeting.

9) As there is no flexibility in regard to changing the funding amount of the article at the Annual Town Meeting, the design would have to fit the amount; however, if the schematic design estimate differs, any decision in regard to downsizing would be made by the user groups and the Board of Selectmen.

The consensus reached at the end of the budget discussion was that given the flexibility in the conceptual design as presented to the Town, the project is believed to be constructible at the estimated \$28,832,000 total project cost. Therefore, it was on motion by Mr. Blake voted that no changes were necessary in the estimate and the Permanent Building Committee concluded that the project can be constructed at the price presented.

(Voted in favor 5 – 1)

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

There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Elaine L. Jones, Co-Chair