

## PERMANENT BUILDING COMMITTEE

Minutes – April 15, 2021

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, Nancy Rubenstein, Jennifer Pincus, Anuraj Shah and John Kraemer. Also present: Combined Facilities Director William Barletta; Town Manager Henry Hayes, Jr., Compass Project Management representatives - Project Principal Timothy Bonfatti, Project Executive Jeffrey D'Amico, and Project Manager Christopher Eberly.

The ZOOM meeting recorded for presentation on Sudbury TV hosted by Combined Facilities Director William Barletta was called to order at 6:55 p.m. by Co-Chair Elaine Jones.

Fairbank Community Center Project Co-Chair Elaine Jones stated that the purpose of the meeting was to interview three design firms determined to be most qualified for the project and to choose one for recommendation to the Town Manager as the Fairbank Community Center designer pending successful contact negotiations. The meeting was then turned over to Compass Project Management (Compass) to manage the virtual interview process which included a twenty-five-minute presentation and response to PBC-generated questions regarding consensus building and programming involved with multi-user facilities followed by a twenty-five minute question and answer period and a ten-minute interval between candidates.

Bargmann Hendries +Archetype, Inc. (BH+A) Present: Joel Bargmann, Principal; Thomas Scarlata, Principal; Steve Shetler, Project Manager; Rachael Young, Project Architect. Project Consultants: Chris Schaffner, Principal, The Green Engineer (sustainable consultant); Amy Archer, Project Engineer, PARE Corporation (traffic and parking consultant); John Wood, President, Allied Consulting Engineering Services (MEP/FP engineer); Kyle Zick, Principal, Kyle Zick Landscape Architecture (landscape architect); Jonathan Buhl, President, Foley Buhl Roberts & Associates (structural engineer); and John Kurich, PE, Bohler (civil engineer).

Mr. Bargmann noted in his introduction of team members that BH+A specializes in design of Senior Centers and pool and recreation facilities inclusive of other utilizations such as the office space for the Sudbury Public Schools. The importance of engaging the different users to fully understand the details of programming including schedules of use for multi-purpose areas and flexible program rooms, storage needs including secure kitchen food storage and noise aspect considerations were noted and illustrated by project examples.

Each team member then spoke specifically about the project with Rachael Young describing the successful completion of the Scituate Senior and Recreation Center which included forums and community outreach where multiple conversations morphed into consensus on the building campus including outdoor use. Amy Archer (PARE Corporation) spoke about the need for shared and unshared parking with the proper utilization considerations such as the hours of operation of the various building components. Low energy usage, integrated systems, and sustainability throughout the whole were stressed by others. Kyle Zick suggested that the landscape be reused as much as possible with shade parking availability and emphasized the importance of stormwater management on the site.

During the question and answer period, the following topics were discussed and the responses summarized:

Key to keeping to 14-month design schedule: Getting decisions promptly and wrapping into drawings, citing a previous project. For this project, design period could be compressed to allow c.149 bidding in January or getting the site package bidding under c.149A.

Ensuring exceptional architecture with an aggressive schedule and the size of the building proposed: Team work upfront to solve problems and make proactive dueling cost estimates plus exploration of inexpensive options.

Design with flexibility for the future: Examples provided included enclosure of a portion of an open area to achieve additional program space and additional space foreseen for adult daycare in the design.

Design with limitation of square footage agreed upon: Possibility of another approach zoning the components such as having the School Department utilizing a second story which may also provide opportunities for additional use (second floor track for indoor walking).

User group interface given limitations of COVID: Sandwich project provided as example where only one in-person meeting (discussion of finishes) was necessary to complete the design; on-line opportunities where technology enabled on-line posted programs and documents and video renderings.

Expeditious construction turn-around: Importance of flexible submittal schedules and ability to work strategically with the contractor.

Drummeys Rosane Anderson, Inc. (DRA) Present: Carl Franceschi, Principal; Courtney Southwick, Project Manager; Kenneth Best, Project Architect; David Warner, Landscape Architect; Warner Larson; Douglas Lajoie, PE, Consulting Engineering Services (CES).

Mr. Franceschi, noting his precious work with the PBC on the construction of the Loring and Curtis Schools with the MSBA's role, informed the group that DRA is known as other than school architects having designed every aspect of the Fairbank project as individual projects over its 98 years. Stressing consensus in programming and design considerations, he provided examples of projects with similar challenges including the Mildred Ave. Community Center with multi-users sharing areas and operating costs, the Worcester YMCA shared with a private pre-school, and used for after-school programs, and various other projects with different programs and differing use. For the Fairbank project it was suggested that with building on the current program there are different options for shared spaces as presented in the DRA submission and having a more compact plan helps with the budget and energy efficiency. An understanding of building new with access to the existing pool building was stated together with the importance of outdoor space use and landscaping. Noting the experience of its consultant CES with efficient energy systems, the importance of an efficient building envelope was also noted.

During the question and answer period, the following topics were presented and the responses summarized:

May construction commencement: Requires buy-in from the multiple users and is achievable.  
Cost control under different construction contracting (c.149,c.149A): Intention to think about the budget throughout the process utilizing an independent cost estimator; the current budget is believed to be achievable.

Considerations of interaction between identified user entities and other users: Need to understand users comfort with opportunities for internal crossing of paths.

Collection of information in a short-period with user groups given COVID: successful on-line allows collection of data interactively.

Flexibility for future needs: Customize but prepare for later by tempering over-customizing by discussion also noting the ability to rearrange infrastructure.

Consideration of adding second floor for School Administration: Could be investigated but the cost of stairs and elevator would have to be considered.

Continuity of team in whole project: Intention to have others looking at the project periodically stressing the experience of the firm with all project components.

Fennick McCredie Architectur (FM) Present: Deborah Fennick, Principal; Jon Richardson, Project Manager; Mellissa Vaillancourt, Project Architect; Gary Coccoluto, Natatorium Architect; Anita Simon, PE. Envelope Engineer, Wiss Janney Elstner (WJE); Tom Iskra, PE, Engineering Principal, BVH Integrated Services.

Deborah Fennick introduced the members of her team noting that Jon Richardson, although fairly new to the team has 20 years of experience, and Melissa Vaillancourt has been with FM for 8 years, Tom Iskra with BVH is a consultant with community center experience, and she herself has done mostly public work including multi-user facilities and had completed a pilot project for c.149A.

Melissa Vaillancourt stated that establishing trust with the users is important and she would use the initial work for totality but would confirm unique needs with different entities including use as a voting place and emergency center. Continuation and maintenance of consensus with clear objectives and outcomes and establishing a clear framework is essential citing the YWCA Central Mass project as a case study with its complexity of four departments with individual concerns and childcare needs.

Another team member noted that activity schedules are important in establishing the program citing his experience in Dover. Mr. Coccoluto mentioned his experience with natatorium and pool filtration systems and noted that locker rooms associated with the pool require wet and dry circulation making the location important.

At the conclusion of the presentation, Ms. Fennick noted that FM has made their initial observations which they have called the Villages, an option based on the programming information available in the ICON report. They have also thought about a more compact design called the Town Square, an option which would be explored if FM is chosen as the designer.

During the question and answer period, the following items were discussed and the responses summarized:

Flexibility for changes: An example of the Dover project where the role of the Council on Aging is changing with the times requiring more support areas and extension of senior programming space into the outdoors. Other changes are associated with fresh air/ventilation/energy needs which must be optimized and blended for flexibility.

Effect on FM Sudbury team with multiple projects in place: If the Dover project is approved it would be the intent to have Jon Richardson split his time as Project Manager.

Second story possibility: FM would look into that option for more efficiency.

Pool envelope concerns re budget: Issues presented in the Simpson Gumpertz report were noted including the need for a new roof and new assessments. Relocation of the locker rooms may require changes to the two building sides.

Project process in the first two months: Items noted included analysis of existing site, understanding to button up programming with consensus of program most important for framework, communication to obtain outcomes, determination of c.149/149A by the end of the schematic as it would be beneficial under 149A to have the Construction Manager on board early, and validation of pre-COVID assumptions.

Ability for communication given COVID: FM has FM Office programming with the availability to engage and record and which also allows visibility, surveys can be emailed and FM generally has the presentation skill set to accomplish decision making.

Upon the completion of all interviews, after a brief discussion by PBC members of the work required relative to the Atkinson Pool as defined by the Simpson Gumpertz report, the COMPASS team presented the results of the reference checks they had made on each of the firms noting that BH+A references were overwhelmingly positive, more so than the other two firms.

All present were polled to determine their initial impressions of each of the firms prior to the ranking by Committee members. The ranking process conducted by COMPASS resulted in a majority vote for BH+A followed by FM and DRA.

Therefore, it was on motion voted unanimously to recommend Bargmann Hendries + Archetype, Inc. (BH+A) to the Town Manager as the designer for the Fairbank Community Center contingent upon an appropriate scope of work and fee proposal not to exceed \$1.8M as reviewed by the Project Team members. [This upset limit was later confirmed in the minutes of February 18 as pertaining to a CM-R project designation with the intention for reduction under a DBB process.]

COMPASS will advise BH+A of the decision.

There being no further business, the meeting was adjourned at 11:20 p.m.

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

Respectfully submitted,

Elaine L. Jones