

PERMANENT BUILDING COMMITTEE

Minutes – May 13, 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; Compass Project Management representatives - Project Executive Jeffrey D’Amico, and Project Manager Christopher Eberly; Designer BH+A representatives – Principal Joel Bargmann, Project Manager Steve Shetler, and Pool Component Manager Tom Scarlata,

The ZOOM meeting hosted by Combined Facilities Director William Barletta was called to order at 6:30 p.m. by Co-Chair Elaine Jones.

Fairbank Community Center Project After announcing that the main purpose of the PBC meeting is to meet with Compass Project Management (CPM) and BH+A for presentation and discussion of the Fairbank Community Center project, Co-Chair Elaine Jones turned this portion of the meeting over to CPM Project Executive Jeffrey D’Amico.

Mr. D’Amico began the meeting with a discussion of the importance of maintaining an aggressive project schedule asserting the need for efficiency in order to complete the design by the end of the year with sufficient time for review. The present schedule indicates completion of the concept phase by the end of June, schematic design by the end of July, 50% design development by the end of August, completion of design development and permitting (Design Review and Planning Board Site Plan review) and development of construction documents September through December, finalization of contract documents in January, bidding at the beginning of February, with construction commencing in April. It was noted that PBC meetings two times/per month will be required in the process.

In connection with scheduling, Mr. Blake questioned CPM and BH+A in regard to their respective opinions as to whether the project should proceed under c.149 or c.149A. Both firms asserted their opinion that the project would be best constructed under c.149 (design, bid, build). The PBC discussed the two options and there were no contradictory opinions expressed during the discussion. Therefore, the PBC on motion by Mr. Blake unanimously voted that the Fairbank Community Center be constructed under c.149.

Cognizant of the desire for a public forum, it was concluded that the best time for holding such an event would be in early September when design development based on consensus would be sufficiently in progress to warrant solicitation of informed responses from the public.

Mr. Bargmann noted that BH+A has conceptual program alternatives under development and presented a chart (attached) illustrating the square footage in comparison with that presented in the ICON Feasibility Study, noting changes for consideration involving for example a need for a new employee’s office, additional restrooms, loading dock for delivery of school supplies, and the sizing for use of the gymnasium both for sports and voting. All items will be discussed with the user groups and undoubtedly trade-offs will be required.

Mr. Shetler presented the initial footprint concepts for four schemes summarized as follows (note: two- story concepts refer to Schools and Sr. Center placement only):

Scheme 1, prepared in accordance with the program square footage except for the gym; one-story, center main entrance with the Sr. Center portion close to Fairbank Rd. and Sudbury Public Schools (SPS) office at the rear with loading dock; pool (rear) and gym (front) have a separate entrance and drop-off; recreation offices at rear next to pool; most parking at the Haskell Field area

Scheme 2, two-story with SPS offices upstairs at the rear over the Sr. Center; multi-purpose rooms at front; recreation offices off parking lot next to gym at front of pool

Scheme 3, two-story building with Sr. Center below and SPS above; building spread out to provide for grassed area (Commons) in front of gym (located at rear next to pool); recreation offices in front of pool; Sr. Center below with SPS above

Scheme 4, two-story building with recreation offices and locker rooms adjoining pool; gym and Sr. Center at front; shared spaces at end, SPS above at front of building.

Comments included the following:

- one way to limit the necessity for a lengthy pool shutdown would be to place the locker rooms and restrooms between the pool and the gymnasium;
- the design needs to take into account space for future expansion;
- need to be able to compare the cost of an elevator and stairway versus efficiencies gained with a two-story concept;
- sustainability needs to be a design criteria;
- staging for kids prior to indoor program start needs consideration (outdoor bathrooms);
- consider whether outdoor space with a roof covering would economically preclude tent rentals currently employed by Park & Rec.

It is the intention to hold a meeting with the user groups on May 20, with the user groups to sent questions ahead of the meeting in regard to the schemes developed by BH+A.

Mr. Eberley updated the group on other project work:

- The initial survey field work is completed with the second part to be done later.
- The initial geotechnical borings have been completed.
- Test pits for the septic system will be done during the summer with borings up to 25'; a decision on use of a DPW backhoe to dig the test pits has not yet been made.
- The hazmat report has been received indicating most of the presence is in flooring and chalking in the 60's wing; abatement vs. disposal will be determined by a cost analysis by the design team.

Minutes The minutes of March 30 and April 6 were approved as written. The minutes of April 15 were approved with one minor correction.

Meeting Schedule The next meeting will be held on May 27, at 6:30 p.m. at which time the PBC will be expected to discuss the various concepts presented and provide the design team with guidance on which scheme should be developed further.

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There being no further business, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,
Elaine L. Jones