

PERMANENT BUILDING COMMITTEE

Minutes – August 12, 2021

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, Nancy Rubenstein, Ahnuraj Shah, Jennifer Pincus, Combined Facilities Director William Barletta. Also present: Town Manager Henry Hayes and Fire Chief John Whalen.

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 Present: Architects Joel Bargmann, David Spears and Tom Scarlata (BH+A) and Project Manager Christopher Eberly (Compass Project Management).

Mr. Eberly summarized the topics for the meeting: an overall project presentation transitioning to costs, engineering and an update on the project schedule and drawings.

Mr. Bargmann presented the 100% Schematic Design, dated July 20, 2021, previously forwarded and distributed to the PBC. The PBC had also previously received the preliminary project description document, dated July 19, 2021, which had formed the basis for the PM&C Schematic Design estimate, dated August 5, 2021. Additional specific changes in the estimating process regarded changes reflecting a supply chain issue in the siding material and gym roof trusses, and a change to the fitness room flooring decided by the working group. Other minor alterations were taken pre-estimate.

Based on the July 20, 2021 schematic design, the construction cost estimate is \$25,266,251 which is \$2,265,751 over the funded amount. Upon receipt of the estimate, the project team and cost estimators commenced value engineering to determine cost savings for consideration and the criteria for decision making. The Project Cost Reconciliation with Funded Amount listing developed in six categories was presented for discussion by the group. Responses pertaining to items for which questions were raised either for clarification or discussion follow:

- Category 1) Items that are likely non-controversial & acceptable for budget management #2, Maintain all existing switches, servers and IT head end ensures that all existing IT equipment can be moved, providing a cost savings on FF&E but not affecting the construction budget; #3, Convert 60% of concrete sidewalks to asphalt and substitute asphalt curb for granite curb in those locations means that use of the asphalt material and Cape Cods berms would result in an estimated savings of \$117,114.

- Category 2) Items that can be deferred for later installation #6, Eliminating electric charging stations providing cost savings of \$26,260 could be compensated by means of other funding making it a separate project (Town's Energy and Sustainability Committee), Mr. Melnick opined that there are other electrical issues which could also be looked at. #7, In regard to elimination of the exterior patio at the multipurpose space providing lawn only with a savings of \$17,913, it was noted that stone dust could be utilized instead of lawn. In regard to #8 elimination of lighting at 1 Basketball Court for a savings of \$39,390 it was noted that there was no requirement for lighting of basketball courts and #9 Defer 1 Basketball Court \$34,038 was self-explanatory.

- Category 3) Items that cannot be deferred for later installation that likely need to be deleted to meet budget #12, Mr. Bargmann informed the group that reduction of the building area by 2,006 s.f. producing a savings of \$531,353. The proposed reduction involved reducing the gymnasium square

footage as little as possible to enable the sports usage contemplated, changing the corridor sizes so that the narrowest corridor is now 8 ft. wide. #14 Reduce plumbing fixtures to code minimum is an option to be considered and will be studied.

- Category 4) Items of greater compromise that can be deferred for later installation Relative to #18, Defer Kitchen Equipment (\$164,125 savings) and fundraise instead and #19, Defer Kitchenette Equipment (\$4,202 savings) it was noted that #18 needs further program study and discussion and that current equipment can be utilized for #19. In regard to #20, Defer provisions & lighting at 2nd Basketball Court ((\$59,085 savings) and #21 defer 2nd Basketball Court (\$53,694 savings), it was confirmed that these savings would totally eliminate all basketball courts. Relative to #22 Defer sidewalks at Fairbank Road (\$46,983 savings), Mr. Bargmann noted that this has since been modified so that sidewalk construction would occur between the ends of the buildings which would be accessible from each of the two Haskell Field/Fairbank Rd. crosswalks thus reducing the potential savings. Both #23 Reduction of 8 parking spaces (\$10,420 savings) involving no change in stormwater management requirements at Fairbank and #24 Reduce parking lots by 33% equal to 48 parking spaces the same number as existing (\$297,208 savings plus reduction of infiltration area) were discussed at length. Mr. Blake suggested and Committee members concurred that BH+A map out parking requirements hourly and daily by the different user groups to demonstrate appropriateness of potential reduction and to provide to the Planning Board. Ms. Rubenstein noted also that the savings accrued by such findings would potentially offset losing an additional approximately 1,100 s.f. of building usage.

- Category 5) Items of greater compromise that cannot be deferred for later construction #25 Mr. Bargmann responded to Mr. Barletta's question stating that construction of the gymnasium could be made to accommodate later construction of the exterior door if eliminated at this time from the project for a \$3,766 savings. As to #26, the elimination of both exterior camp toilets near pool viewing (\$79,808 savings), it was noted that although port-a-potties are utilized in the current summer camp programs, this is a very important issue for the Park&Rec Director and it would be desirable if an area could at least be stubbed off for future accommodation. Regarding #27, no PBC member expressed agreement with removal of the pitched roof over the SPS second story for a savings of \$142,793 which would eliminate an important architectural feature. Regarding #29, the elimination of one operable partition at the recreation program room (\$44,077 savings), it was clarified that the partition would become a solid wall. In regard to #30, elimination of movable partition at the SPS conference room (\$27,238 savings) it was confirmed that all costs associated were considered. Mr. Eberly informed the group that relative to #31, reduction of overall kitchen size by 30% (\$8,444 savings) there were many programming decisions still to be made. Mr. Melnick recommended that a caterer's kitchen would provide all that was needed and would eliminate a lot of costs by avoiding the need for a grease trap and hood venting. Mr. Barletta noted consideration for its use as a kitchen for the shelter.

It was agreed that as many of the items on the Cost Reconciliation sheet pertained directly to the user groups, it should be presented to them for their input.

In response to Mr. Barletta's question about the absence of facilities space, Mr. Bargmann responded that the facilities components are to be redesigned near the pool viewing room. Relative to the question concerning sustainability features, Mr. Bargmann noted the exterior insulation providing a high-performance facade, triple-glazed windows, and the efficiency of the VRF electric heat pump;

he further stated the intention to incorporate as many sustainable features as possible. In regard to Sudbury TV accommodation, Mr. Bargmann responded that the broadcast ready multi-purpose room will be utilized by Sudbury TV. Other refinements such as reduction of FF&E will be considered as the design progresses.

Mr. Melnick noted his concern with the location of the generator and water service for the building which was pointed out on the plan, stating his recommendation that the generator be placed closer to the pool.

Fire Chief Whalen indicated that he was greatly concerned that with the current changes to the gymnasium, the available space for emergency shelter beds had been significantly reduced, most recently from 162 to 147. Mr. Bargmann will look into it and confer with the Chief, further noting later in the meeting that supplemental space is also available for such purpose perhaps with the ability to get to 200 beds.

Park & Recreation Director also informed the group of his concern and great disappointment that so much of the area under his Department had been included for changes and space reduction.

As to Mr. Blake's question as the accuracy of the cost estimate, Mr. Eberly responded that it was reflective of the market increase of 10% inflation in construction costs which is not expected to change in the near future. It was recognized, based on the recent cost estimate, that the program which the users would like to have cannot be constructed within the approved budget without program changes. It was also noted by the architect that the required changes should not be cause to affect the overall design element of the core building and that the current plan is fairly close to the elements of the ICON feasibility study.

The group was informed that the design contingency gets reduced at design development and construction documents, but that the design contingency budget of 10% is still a good number. Mr. Bargmann summarized that the schematic design cost estimate provides a roadmap to the successful completion of the project in accordance with the phasing plan in place.

In regard to design development it was noted that after several meetings with the users in the next week or so, a meeting would be set up with the PBC most likely before September 9. The scope of system commissioning is expected for discussion at the beginning of September. The goal is to complete design development at the end of October with updated construction cost estimates and construction documents at the end of December, allowing the drawings and bid package availability at the end of January/early February 2022. The prequalification process for filed subcontractors and contractor is expected to continue through January. April 22, 2022 is the projected start of construction which is expected to take 300 days allowing a June 2023 opening with the new building only ready for occupancy separated from the pool entrance, pool viewing and the pool. Temporary access to allow for occupancy and a switchover of utilities will be required. Demolition of the existing building is expected to take 40 days for completion at the end of August 2023. The pool is intended to be shut down in September and October 2023 and all work at that location to be completed by November 2023. It was noted that the pool shut down schedule may affect the swim team activities.

In regard to the previous request from Mr. Scarlata (BH+A) to allow a dye test expense relative to pool leak detection, it was unanimously voted to authorize BH+A to do a dye test in the diving well with an expense up to \$50 to be reimbursed. Relative to the pool complex, a request for a waiver will be made to the Fire Chief to exempt the deck area from the installation of a sprinkler system which, if granted, will provide a cost reduction.

An application to the Planning Board for site plan approval is intended for submittal on September 29 to facilitate site plan meetings/hearings on October 17, November 27, and possibly December 15. It will be desirable to have the user groups take an active role in getting the Planning Board approval.

In connection with survey requirements, it was noted that a second round of borings to more accurately define the site soil classification and potentially reduce foundation construction costs has been authorized after a meeting with Planning Board representatives. The survey at eight locations is expected to reveal ground improvements affecting septic and infill. Additionally, the good results of the hydrant flow test performed by the Water District has been forwarded to BH+A.

Fire Station No. 2 Project The Committee discussed an addition to the Owner's Project Management (OPM) Request for Qualifications relative to the on-site representative required to be hired by the Owner's Project Manager. The proposed addition, consisting of listing specific qualifications for the on-site representative, was not approved by the Committee as it was thought the vetting of the on-site representative would be best handled during the OPM candidate interviews. The Notice has been forwarded to the Central Register for publication and the applications are to be received on or before August 30 at the Office of the Facilities Director.

Meeting Schedule The next meeting will be scheduled by the Chairs upon receipt of information from Compass Project Management regarding the Fairbank Community Center progress.

There being no further business, the meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Elaine L. Jones