

## PERMANENT BUILDING COMMITTEE

Minutes – July 7, 2021

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, Nancy Rubenstein, Ahnuraj Shah, Jennifer Pincus, John Kraemer, Combined Facilities Director William Barletta.

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

Fairbank Community Center Project Present: Architects Joel Bargmann and Tom Scarlata (BH+A) and Project Manager Jeff D'Amico (Compass Project Management).

Mr. Bargmann presented slides of the three-dimensional massing of the new building illustrating changes needed for phasing, addressing adjacencies, and providing better placement to bring in site utilities at the Sr. Center/P&R side. The changes include the following: moving loading and deliveries area to avoid drop-off for busses and cars for P&R building area and camp; providing walkway from the road directly to the P& Rec controlled entry; direct access from the camp area to the recreation side providing safe visitor access and providing 60 parking spaces in that area; providing 80 parking spaces on the Sr. Center side with a better drop off and line-up area and with ten dedicated parking spaces for Sudbury Public Schools, and four HP areas which could be increased. Additionally it was noted that there is the ability to close off the access to the middle rooms from either the Sr. Center/SPS side or the Park&Rec side.

In discussion it was noted that the Water District would like to discuss placement of water meters. The present system is one meter with costs divided between departments based on some estimated allotment of water usage. Having a separate water meter for each user group would eliminate the need for estimating water usage but would require additional piping and space. Mr. Barletta will survey the user groups on their desire for continuing the one-meter system.

Several layouts of rooms including door locations on the Sr. Center/SPS side were discussed or under consideration as possibilities with all SPS offices on the second floor. The size of the multi-purpose room is still under consideration. Overall the total building size at this point is over the goal by 500 s.f. Several decisions are still to be made concerning but not limited to inclusion of a VRF heating/cooling system, choice of flat or sloped roof areas and consideration for eventual installation of solar panels.

Mr. D'Amico questioned whether the cost estimate should be done now given that the building organization is well received in general, only two or more weeks are needed for elevations, and sufficient engineering data has been developed. A general concurrence was received given the general layout determined, test pits in process, and the hydrant flow test to be accomplished by the Water District. Mr. Blake and Mr. Eberly will be discussing the issue of site plan application requirements with the Planning Board representative and the Planning Director.

The decision in regard to a drain-down of the pool is still being explored. Mr. Scarlata informed the group that no decision needs to be made at this time as he has a good sense of what needs to be done, but there will be a need to pinpoint the perceived leak in the diving well.

Fire Station No. 2 Project Present: Fire Chief John Whalen.

Mr. Melnick and Mr. Blake have met with Architect Todd Costa of Kaestle Boos Associates, Inc. (KBA) in regard to the fee proposal. A question raised by Mr. Shah in relation to the fee proposal scope for FF&E Owner's allowance was explained as the total being \$42,000 of which \$12,000 would be allotted to KB's assistance. Mr. Blake reported that it has been determined that there will be no construction within the 100-ft. wetlands buffer which simplifies the Conservation permitting going forward. Chief Whalen stated that he had no issues with the proposal. Mr. Blake will contact KBA as to the schedule for use in the Owner's Project Representative RFQ. Upon the conclusion of the discussion regarding scope presentation within the contract documents, it was unanimously voted to approve the submission of the contract as presented with Attachment A (KBA proposal) to KBA for execution.

Town Hall Project While the PBC has been informed that the Historic Districts Commission (HDC) is comfortable with moving forward with the hearing process, a meeting to discuss the project with the new Town Manager relative to changing municipal needs will be held prior to submitting the Certificate of Appropriateness Application to the HDC and restarting the required hearing(s).

Minutes It was on motion by Mr. Blake to accept the minutes of June 10 as amended by Mr. Kraemer and Ms. Pincus and the minutes of June 24 as amended by Ms. Pincus. The minutes of June 30 will be considered at the next meeting.

Meeting Schedule The next meeting will be held on Thursday, July 22, at 6:30 p.m. with BH+A to attend and Mr. Blake to host.

There being no further business to discuss the meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Elaine L. Jones