

## PERMANENT BUILDING COMMITTEE

Minutes – June 10, 2021

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, Nancy Rubenstein, Jennifer Pincus, Anuraj Shah and John Kraemer. Also present: 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 and Kyle Zyck, Landscape Architect. User group members present included Parks & Recreation (P&R) Director Dennis Mannone, and Council on Aging (COA) Chair Jeff Levine, and Acting Senior Center Director Ana Cristina Oliveira; Fire Chief John Whalen. Also present: Select Board member Janie Dretler and Town Manager Henry Hayes.

The ZOOM meeting hosted by PBC member Craig Blake was called to order at 6:30 p.m. by Co-Chair Elaine Jones.

Fairbank Community Center Project After announcing that the first item on the PBC meeting agenda 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 Manager Christopher Eberly.

Mr. Eberly noted that the user meeting held on June 4 resulted in some degree of consensus on the appropriate scheme resulting in an updated scheme and landscape approach for the PBC's vote this evening on the overall concept, with emphasis on concept as different from specific scheme. It is also expected that a meeting schedule will be affirmed.

BH+A Project Manager Steve Shetler noted that previously there were four schemes explored with a consensus on Option 3, but as that scheme was more expensive consolidation of the square footage was required. Several options related to Scheme 3 were pursued by the firm and discussed with the user groups. The scheme to be presented this evening resulting from the user group conversation is a two-story scheme with the Sudbury Public Schools (SPS) located on the second floor with one alternate layout and another with an angled south Senior Center (Sr. Ctr.) wing.

BH+A Landscape Engineer Kyle Zyck reviewed the topographic areas of the site with parking areas on both sides of the building: 100 spaces shared by SPS (30 rear of lot) and the Sr. Ctr. (70 front of lot) with a drop off area and access to the loading area; on the Parks and Recreation (P&R) side of the property 60 spaces separated from the basketball/pickle ball courts, day camp, and picnic area; all with additional parking capability at Haskell Field. There will also be room set aside for a future bike path along Fairbank Road. Mr. Bargmann noted that the heat element of asphalt paving for parking areas must also be a consideration in the design and the spacing of the outlets onto Fairbank Road need to consider travel speeds on the Road. Changes in the location of the loading dock and access are still to be refined. Also, Mr. Bargmann noted that future expansion of the Senior Center must also be a consideration.

In response to Mr. Melnick's concern about use of a second floor requiring the expense of an elevator, Mr. Bargmann noted that placing SPS on the first floor infringes on scarce lot space and although a two-story building comes with costs, it is thought that the cost of the additional footprint required with the "one story" option would offset that. Mr. Bargmann also noted that the cost estimate at the end of the schematic phase will include all such costs.

Mr. Bargmann noted that extras such as required bathrooms added 790 sf of new rooms but with the grossing factor that is not seen as a problem, adding that although the current concept is 140 sf over the ICON feasibility study budget, the trend is in the right direction to maintain the budget.

Although SPS representatives were unable to attend this meeting, it was reported that SPS is comfortable with the spacing and location as long as there are accessible parking spaces.

P&R Chair Mara Huston was unable to attend the meeting but sent an email setting forth some of her questions/concerns which Mr. Bargmann noted will be addressed in the plan progression. P&R Director Dennis Mannone was pleased with the conceptual plan including the site, but noted some logistical concerns to be addressed during subsequent design phases.

COA Chair Jeff Levine expressed his opinion that the size of the multi-purpose room was too small for the 90-seat (each side) needs of the Seniors He also expressed a concern that the layout showing the SPS entrance near the multi-purpose room results in too little storage space in that room. Mr. Bargmann stated his belief and experience with other Sr. Center designs that the multi-purpose room can seat 90 on each side, offering Mr. Levine an opportunity to tour these other facilities with him. Additionally, Mr. Levine was concerned about noise generated by P&R use of program rooms 1-3 (such as by kids during days when summer camp is indoors or school vacation programs are run during the day) while seniors use the fitness and arts and crafts rooms. Another concern he had was securing senior center spaces from anyone accessing the shared multi-purpose space and from kids and teens in the corridors.

Mr. Bargmann noted that although the gymnasium size has been increased from the undersized ICON plan, it was increased to accommodate basketball with a 3 ft. safety zone and room for bleachers and players. He noted that he would be working with the Fire Chief who noted a concern as to the storage space for the shelter.

Mr. Bargmann noted the goal for BH+A this evening is to have a concept chosen for BH+A development which will provide the opportunity to solve the secondary program issues. Mr. Eberly added that all issues will be examined in detail at this higher level.

The group then discussed the suggestion presented by Co-Chair Jones to approve the consensus solution presented this evening as the basis for schematic design. Mr. Kraemer noted his concerns with going forward at this time without knowing the full budgetary implications. Mr. Kraemer noted his concerns regarding going forward with option 3, primarily that option 3 was the 3<sup>rd</sup> most costly option at approximately \$2,542,000 in construction costs higher than option 1. Option 1 being closest to original design intent. Mr.

Kraemer also noted that when using a 2 story option, as shown in option 3, the flexibility to alter space sizing is much more constricted. Mr. Kraemer noted that this design team will be tasked with keeping the design for Option 3 in line with the original budget. Mr. Blake summarized the comments presented this evening adding that, given no major concerns were expressed, it was his belief that this concept should be approved at this time without further cost data. Ms. Pincus noted that there were contract provisions protecting the budgetary outcome. Mr. Shetler expressed his opinion that the cost metric will be more detailed with specificity if the concept goes forward with the ability to utilize more information gained such as septic and utilities. Mr. Shah and Ms. Pincus both noted that a lot more of the building would not be affected with further exploration of this concept.

It was then on motion by Craig Blake and seconded by Anuraj Shah voted 6 for and 1 against that the Permanent Building Committee approve the consensus plan as presented on June 10, 2021 by BH+A as the selected schematic concept

Mr. Eberly reported that the geo-technical report on the boring and foundations revealed a relatively low water table and groundwater should not impact the foundation design. Relative to the initial survey, one more field visit is required with information from the Water District.

The schedule through August was presented by Mr. Eberly noting that the completed schematic design would be presented at the PBC meeting of August 12 with the expectation that it would be sent to the Planning Board on August 25.

Meeting Schedule/Fire Station No. 2, Boston Post Road Members were polled as to their meeting date availability for either Tuesday or Wednesday, June 15 or 16, for possible discussion of the Fire Station No. 2, Phase 1 project with Chief Whalen and the Kaestle Boos architect. Ms. Jones will ascertain availability and contact the members accordingly.

Minutes The minutes of May 27 were accepted with one revision.

There being no further business, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Elaine L. Jones