

PERMANENT BUILDING COMMITTEE

Minutes – June 24, 2021

Present: Co-Chairs Michael Melnick (joined midway) and Elaine Jones, Craig Blake, Jennifer Pincus, and John Kraemer (left midway). 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; also present user group member Council on Aging (COA) Chair Jeff Levine.

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. Bargmann provided the group with the traffic engineering report prepared by consultant PARE Corporation recommending that based on their study in order to meet the parking demand for daily peak operations, the building would require up to 200 parking spaces with 134 to be provided on site with the remainder overflow parking at the Haskell Field parking area. Mr. Bargmann also noted that the additional spaces required at Haskell which will be needed for voting and special events including recreational, may need additional lighting at Haskell and indications for street crossings advising that, in the opinion of BH+A, a topographic plan indicating that an accessible route with the appropriate signalization will be needed for the Planning Board review.

Mr. Blake countered with his opinion that he did not believe a topographic survey at a cost of \$2,500 would be required given the lack of grading detail required to install a light pole or curb cut. He thought a sufficient level of plan information might be transferable from an existing aerial photograph of the Haskell parking lot.

A survey decision was not made during the meeting, but it was suggested that Samiotes should be contacted as to the cost of creating a plan without performing a topographic survey of the parking lot, and that Compass should reach out to the Planning Board to determine the minimum level of site plan information required for the Haskell side of Fairbank Rd.

As to the request for funding for a required hydrant flow test of the Fairbank Road fire hydrant pursuant to confirmation that the Sudbury Water District has not performed one and does not have that capability by Mr. Blake, it was on motion unanimously voted to authorize the PBC Project Managers to approve an expenditure of up to \$2,500 to have the test performed professionally by the project engineer (Bohler).

Mr. Shetler presented the 6/23/21 improved consensus plan using a reduced footprint with the gymnasium to the front of the pool with adjacent P&Rec offices off the parking lot, shared

spaces in the center area on both sides of the corridor, green space in the center front of the building, a relocated consolidated senior wing more to the front, and a loading dock with a pathway to the kitchen and access to the School Department second floor location by elevator.

Mr. Shetler noted that there has been a generally positive response from the user groups and individual meetings were held with several of them for a first view of the room specifics in order to refine the layouts, adjacencies, and access. Pending issues include testing capacities for use of the 2,500 s.f. divisible multi-purpose room. Good feedback for development has been received from P&Rec with regard to entrance and control, various use hours, and locker and changing rooms with the most concern. A meeting will be held with the Town Clerk regarding entrances and exits and flow during elections and with Fire Chief Whalen regarding needs for emergency shelter for a 200-bed goal given that 162 beds can be accommodated at present using the gym and other rooms with a possible pet shelter.

Mr. Bargmann presented exterior study elevations utilizing the same pitch for the pool integrated into the gym allowing natural light into the gym, a flat roof over the center portion of the building and a pitched room for the two-story Sr./SPS wing and the integration of indoors and outdoors with the use of larger doors to the common lawn area terrace. An illustration included the potential use of fiber cement shingles on the exterior.

The layout of the divisible multi-purpose room was discussed at length with Mr. Levine explaining the intended uses and his perception that the sizing of the separate areas, particularly the concert room for which a grand piano is intended, are inadequate for the intended COA needs. Mr. Bargmann suggested that the dividing wall could be located off-center to allow for a more flexible use of the space.

In regard to parking, Mr. Levine stated that he wished to check further with Council on Aging Director Debra Galloway in regard to Mr. Blake's suggestion that some of the handicap parking spaces laid out along the entrance curb could be non-handicap parking spaces to be used by Seniors since the number of handicap spaces provided are over the number required and may not all be utilized. Mr. Levine also stated that, if possible, he would like the plan to include an overhang for the bus drop-off area.

Discussion continued with Mr. Scarlata relative to the design team suggested drain-down of the pool which would provide opportunities for defining the pool renovation/repair scope but with an associated cost. It was noted by Mr. Blake that the project was based on a specific scope for the pool and, if the investigation revealed additional work required, project funding might not be available. Additionally, it was also mentioned that while an inventory would be desirable, there were no P&Rec funds available for addressing any encountered deficiencies. Mr. Scarlata was requested to review to pool repair budget against the known filter and pump house repairs and determine if there would be any excess budget to address additional pool deficiencies that may be encountered during a pool draw-down investigation.

Fire Station No. 2 PBC Project Manager Craig Blake reported that after the kickoff meeting on June 10 with the Fire Chief and Kaestle Boos architects, a proposal has been received for review at the next PBC meeting at which the draft Request for Proposal for the Owner's Project

Manager position is also planned for discussion. It was clarified that the project would include a connection to the existing National Development wastewater management system when the existing fire station and septic system is demolished prior to the construction of the new station. It was also noted that preparation of the plans for the two easements required for roadway access across the adjacent privately-owned National Development street would be completed by Kaestle Boos.

Minutes Review of the May 27 and June 10 minutes was deferred until the next meeting.

Other Matters The procedure for authorization of design scope cost change orders will be a matter to be discussed and finalized at the next meeting.

Meeting Schedule Ms. Jones will finalize the meeting schedule for the following week after receiving information pertaining to the availability of the members.

There being no further business, the meeting was adjourned at 8:53 p.m.

Respectfully submitted,

Elaine L. Jones