

PERMANENT BUILDING COMMITTEE

Minutes – September 9, 2021

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

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), Project Executive Jeffrey D’Amico (until 7:45 p.m.) and Project Manager Christopher Eberly (Compass Project Management).

After a summary of the Agenda topics by Project Executive Jeffrey D’Amico, Project Manager Christopher Eberly presented an updated list of Project Cost Reconciliation items dated September 9, 2021, for discussion, stating that as costs are continually going up value engineering will be required in the Design Development phase also.

In response to a question by Mr. Blake regarding the status of the stakeholder by-ins, it was noted that the staff has an understanding of the items and that avoidance of program room elimination was a primary goal in establishing recommendations.

As to the intention to reduce the capacity of the parking lots, Mr. Bargmann informed the group that while information has been solicited from the users, the results are not yet known and there is still an issue of potential Planning Board concerns.

While the listing was similar to that previously presented, several items were explored in greater detail and items affecting the Parks and Recreation areas were specifically noted as requested by Park & Rec Commission Chair Mara Huston.

In regard to the kitchen equipment deferral, Mr. Bargmann explained that it refers to stainless steel appliances only including the freezer and stove which can either be set forth as an add or deduct alternate or funded by donations. The stove hood, all required plumbing together with cabinetry will not be deferred.

Town Manager Henry Hayes suggested that the HVAC system should be looked at together with the reduction of shrubbery and that, in his opinion, a greater cost savings would be achieved by utilizing a flat roof for the Sr. Center/Sudbury Public Schools two-story portion. Facilities Director William Barletta expressed his agreement with Mr. Hayes in regard to the elimination of the sloped roof over that portion of the building. Mr. Blake expressed his concern that based on past Sudbury municipal building history, flat roofs are more susceptible to leaking over the long term and should be avoided if possible.

Mr. Bargmann stated that with the revised plans for the less expensive use of wood rather than steel for the building with the exception of the gymnasium but including the roof under discussion, it is his opinion that there would be no significant savings resulting from changing to a flat roof in that area and suggested that no final decision be made until the project is further

into the design process. He further noted that the gymnasium use would be better suited with a sloped roof.

With the end result of the value engineering being a cost overage of \$3,697, it was on motion by Mr. Blake, as clarified that the overage does not affect the owner's contingency, voted five to one to authorize BH+A to proceed with design development based on the schematic design with the understanding that the design proceed based on the Value Engineering list items one through three.

It was also noted that during the design development stage with costs rising it may be necessary to look at the construction contingency set forth in the budget.

Mr. Barletta informed the group that the Legislature is considering authorization of a grant relative to achieving a net zero building, wherein the building generates the same amount of energy as is used, but the process and details are as yet unknown. Mr. Melnick stated that it would be extremely difficult for the project to be "net zero" because of the high energy needs of heating the pool and the inability of constructing a solar system of sufficient size to offset the required energy needs. Mr. Bargmann confirmed. While gas fired equipment will be utilized, Mr. Blake suggested there might be other items which would perhaps qualify. Mr. D'Amico will look into potential Eversource possibilities and there is also the potential use of a new Mitsubishi water heater mentioned by Mr. Scarlata.

Mr. Bargmann assured Ms. Huston that the size of the gymnasium is large enough and the ceiling high enough for a full size basketball court with a 5' perimeter around the court and that three pickleball courts can be accommodated within the same footprint. Relative to the deferred pool filtration repair, the intention is to include the cost as a capital budget request. The pool tile will not be impacted by the cuts and a seamless epoxy durable floor will be utilized in the locker room rather than tile. In response to Mr. Kraemer, Mr. Bargmann confirmed that a wood framing structure is intended given the price of steel and the comparative cost and use of wood on other projects. In response to Select Board member Charles Russo, Mr. Bargmann stated that the roof changes to wood will have no effect on bearing capacity and that the sloped roof will provide a solar ready design for solar panel purchases and installation later by others.

Compass presented an updated project schedule, extended one month from the former schedule due to the just completed VE process. The group was in favor of a hard push to accommodate the Planning Board application to be made on October 21 rather than November 15 with Ms. Pincus confirming that the project is expected to be at 75% design development at that time. Mr. Blake reminded all present that clean decisions are critical in controlling costs given the tight budget we are working with and the monetary costs of delay. Mr. Eberly noted that the phasing decisions to be discussed at the next meeting may also have an effect on the costs.

Mr. Eberly summarized the contractor prequalification process required for this project under MGL Chapter 149, noting the items prescribed for application for the expected construction trades to be involved. Although the contractors are DCAMM certified, this process allows further in depth evaluation. The all-digital process will take place commencing in November 2021 and ending in January 2022. Upon the advice of Compass and upon a motion by Ms. Pincus, it was unanimously voted to contract directly with Project Dog as the procurement

manager for the prequalification process at a cost of \$550. Both Ms. Pincus and Mr. Blake will participate as the PBC members during the prequalification process.

Mr. Eberly informed the group that Weston & Sampson have completed the second round of borings which confirm the site's previous Class B status, further stating that although there might be a possibility for additional foundation savings, additional testing would cost too much given the low probability of these additional savings. Proposed future geotechnical investigations include performing eight (8) test pits (4 in septic system area and 4 in parking lot area). It had been previously thought that the DPW could perform the test pits at a savings to the Town but the Project Team has been recently notified that the DPW cannot provide an excavator and operator to perform the test pits. The DPW has provided the Project Team with the name of a contractor who could provide the service and said contractor has submitted a quote to perform the test pits, backfill and compact the test pits and repave the parking lot area excavated for the test pits. Mr. Blake requested that before the quote is accepted, the Project Team recognize that the test pit areas to be repaved will be excavated during the new facility construction and the repaving should be a temporary patch only.

At the close of discussion, it was voted unanimously to authorize PBC Project Managers Nancy Rubenstein and Jennifer Pincus to authorize an amount up to \$7,500 related to the paving costs dependent upon scope determination for the second round of borings. Mr. Blake deferred to Mr. Barletta's judgement concerning the adequacy of the repaving scope.

Fire Station No. 2 Project It was noted that of the seventeen requests for the Request for Qualifications documents, five proposals were submitted on August 30. The five companies submitting were: Colliers Project Leaders, CBI Consulting, LLC, CHA Companies, Atlantic Construction & Management, and Construction Monitoring Services, Inc.

Mr. Blake informed the Committee that he had explored the background of the \$4,300,000 budget developed by Kaestle Boos (project architect), who had prepared the budget without consultation with or presentation to the PBC. The budget total which was approved by the 2021 Annual Town Meeting contained the amount of \$157,000 for OPM services representing 5% of the construction costs and assumed 14 months of construction. Based on knowledge of standard fees charged by other OPMs, Mr. Blake informed the Committee that given the proposed project schedule (8 months design and 14 months construction), the project's OPM budget could be in the \$350,000 - \$375,000 range. The project's OPM budget (\$157,000) is obviously severely insufficient and that, in his opinion, the only way to cover the deficit, without dipping into contingency funding, is to shorten the design portion of the project and shorten the construction portion of the project to ten months.

Each candidate firm was rated as to Highly Advantageous (3 pts.), Advantageous (2 pts.), and Not Advantageous (1 pt.) with the result as follows: CHA and Construction Monitoring Services, Inc. (CMS) 17 points each, Colliers 14 points, CBI 12 points, and Atlantic 8 points. While both of the high ranking firms are suitable for the project, it was determined that a smaller local firm would be more appropriate for the project given the available project budget, also noting that CMS had previously worked with the Architect on another project and had previously worked successfully with the PBC on the Police Station and Town Hall projects. Therefore, it was on

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motion by Mr. Blake unanimously voted to select CMS as the Owner's Project Manager for the Fire Station No. 2 Phase 1 project and to enter into contractual negotiations for the project. Mr. Blake and Mr. Kraemer were approved by the Committee to conduct such negotiations.

Minutes The minutes of July 7 and August 26, 2021 were approved as drafted and the minutes of August 12, 2021 were approved as revised.

Meeting Schedules The meeting scheduled with Kaestle Boos to review the Fire Station design progress to be held on Tuesday, September 14 at 6:30 p.m. was rescheduled to 7 p.m. Mr. Blake noted that he and BH+A Architect Joel Bargmann will be meeting with the Town Manager to discuss the current plans for the Town Hall project on Tuesday, September 14 at 2:00 pm. The Fairbank project will be discussed at a future PBC meeting to be held on September 23 at 6:30 p.m.

There being no further business, the meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Elaine L. Jones