

PERMANENT BUILDING COMMITTEE
Minutes – September 14, 2021

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

The ZOOM meeting hosted by PBC member Craig Blake was called to order at 7:00 p.m. by Co-Chair Elaine Jones.

Fire Station No. 2 Project Present: Kaestle Boos Associates (KBA) architects Todd Costa and Kevin Witzell; Fire Chief John Whalen. Construction Monitoring Services representative Neil Joyce.

PBC Project Manager Craig Blake introduced the Kaestle Boos (KB) architects, noting that this evening's meeting is to allow all a preliminary look at the design and costs. Mr. Costa presented the floor plans notably unchanged from those presented at the Town Meeting. Mr. Witzell explained the usage of the various building elements including access to the equipment garage portion of the existing Fire Station which will remain and be reconnected to the new Phase 1 portion of the Fire Station. While the existing garage will remain in full use during the project, upon completion and occupancy of the new building (Phase 1), the existing garage will be demolished and expanded as Phase 2. Chief Whalen expects that the connection between the Phase 1 portion of the project and the existing equipment garage will remain for most likely ten years until Phase 2 is authorized by the Town. While the illustration of the new building shows a brick façade with a masonry type base, it was noted that a less expensive façade material such as hardie board may be necessary to keep the new construction within the approved budget.

Fire Chief Whalen stated that he had found nothing of concern in the design as presented by KBA at this point. Upon finding that KBA had only met with consultants to date on the project, it was suggested that KBA keep the Chief involved in both the ongoing design process and with regard to new Phase 1 furnishings.

Extensive discussion took place concerning the two separate corridors presented by KBA and intended for pedestrian connection from the completed new building with a finished perimeter (Phase 1) to the existing equipment garage given both potential seismic and code concerns. As a result KBA will study the possibility of utilizing a narrower corridor within the new building and one centrally located corridor connection to the existing garage building.

KBA informed the group that it is about 2 to 3 weeks from completing the required Schematic Design cost estimate. Concern over the schedule was countered by KBA stating its intention to make up the delay during design development. Upon further discussion, KBA will send information to the cost estimator at the end of the week which will enable value engineering earlier in the process. KBA also stated that a Schematic Project Narrative will be made available to the outside project cost estimator and that the Schematic Design Cost Estimate would be completed and forwarded to the Committee by October 8. It is the Committee's intention to review and discuss the cost estimate at the following PBC meeting (October 12, 2021). Electronic submission of drawings is desired throughout the project with the most recent to be forwarded to the Chief and PBC representative.

The site survey scope will include location of inverts for wastewater and storm drainage connections which were stubbed out as part of the adjacent National Development project. Chief Whalen noted

that he will provide KBA with information concerning utility and water connections already installed to the property line and that there will be no changes in signalization or curb cuts on the Boston Post Road. KBA was informed that easement areas will need definition in the survey in order to secure the two Easements required to provide access to the new Fire Station from the National Development entrance road located west of the new Fire Station.

Regarding the OPM contract, Mr. Blake reported that a fee proposal has been received from Construction Monitoring Services which is under review with negotiation to take place.

Fairbank Community Center Project PBC Project Representatives Jennifer Pincus and Nancy Rubenstein updated the PBC in regard to project issues raised stating that it is the intention of Mr. Bargmann to address energy concerns which have been raised by Select Board member Charlie Russo. Mr. Bargmann has spoken with P&Rec Commission Chairperson Mara Huston regarding her concerns regarding the design changes being made to the project and explained the value engineering process. It was reported that a good working session was held with all voices heard and protocol issues determined.

PBC Project Manager Ms. Rubenstein advised the Committee that she will be temporarily unavailable to continue her attendance at project meetings but may be available to attend PBC meetings.

Minutes The minutes of September 9 were held for review at the next meeting.

Meeting Schedules The next Fairbank project meeting will be held on Thursday, September 23, at 7 p.m. *. A meeting is also scheduled for Tuesday, October 12, at 7 p.m. at which the Fire Station No. 2 Phase 1 Project will be discussed with the Architect.

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

Respectfully submitted,

Elaine L. Jones

*The Fairbank project meeting was rescheduled to 6:30 p.m.