

PERMANENT BUILDING COMMITTEE  
Minutes – December 2, 2021

Present: Chair Elaine Jones, Craig Blake, Jennifer Pincus and Mark Sevier.

The ZOOM meeting was called to order at 7 p.m. by Chair Elaine Jones.

Fairbank Community Center Present: Project Manager Christopher Eberly and Project Executive Jeffrey D'Amico, Compass Project Management; BH+A Architect Joel Bargmann.

Mr. Eberly noted items relative to the project schedule including the following: construction documents and drawing review 80% planned for January 26, 2022 with bid documents to be completed by March 9 and available for qualified bidders on March 16 enabling bid award by May 6. Pending items include addressing comments from Commission on Disability (COD) which have not been received as of this date but are expected to include the pool locker room COD issues. A meeting has been set up with the IT departments to discuss security, camera placement, assistance, transitions and other appropriate items.

Use of spray foam insulation and the probable cost will be discussed with the Energy Committee. The cost of conduits to the roofs for future solar panel installation will not be known until the panel location has been determined and will be provided at that time. Mr. Sevier noted his opposition to placing conduits for future charging stations on site and at two spaces at the Haskell lot stating that given the need for parking spaces and the anticipation that there will be many stations located in the Town makes these sites unnecessary.

Mr. Blake commented that nothing related to interaction with the Water District on the water line issue is ready for discussion and in the case of a street location there will be a need to know the legal process for Water District construction of lines on Town property.

Mr. Bargmann discussed the window plans related to the pool and in regard to the options to address the Planning Board concerns. The windows at the interior corridor end of the pool building will be kept with possible additional lighting to be placed on the valence to be added in the corridor. Other options for additional exterior lighting include the pool viewing room exterior which was not looked upon as desirable by the Committee and another for the end exterior wall suggested by several Planning Board members. Three options for the latter were explored by BH+A with the difficulty presented by it being a single-width load bearing block wall. The first two options shown (one large window or three separate large windows) involved the need for bracing and new footings at the exterior. The third option deemed the best would be eight 2' by 8' single spaced windows which would not require footings or bracing but would require interior use of screens to mitigate reflection and there is a concern that the construction would be a potential disruption to the Pool schedule. At the interior, the scoreboard could be placed at the middle of the wall at the highest point which would not interfere with the window locations. The structural assessment of this option is ongoing and a cost estimation will be performed.

A potential savings which might offset the window cost at the pool, would be to remove the four proposed half-court basketball backboards in the gymnasium as the use of the half-courts may be limited due to the other proposed uses of the gymnasium. The in-ground stanchions for volleyball would remain in the 50' X 84' gymnasium. This would require approval of Park & Recreation.

After discussion with the Park & Recreation Director, it was decided to move the outdoor basketball court with conduits for lighting court to the building entrance and parallel to the street with existing bleachers to be placed at the end so as to enable use for a future secondary court to be placed next to the constructed court perpendicular to the street. Feedback from the SHA relative to the placement has been solicited in regard to the SHA housing on the adjoining property.

The location of the cedar fenced trash enclosure at the SPS/Sr. Center parking lot was discussed. The Committee explored a new location closer to the building and concluded the relocation which would shield the already landscaped equipment on the lawn would not be the best location due to the possibility of odors. It was concluded that placement at the rear corner closer to the tree bordered Hudson Rd. would be best if turned laterally taking up two spaces along the rear of the lot.

The SPS/Sr. Center parking lot entry/exit placement was discussed as best located where it currently has been located by the Civil Engineer rather than directly from the building's entrance as mentioned by the Planning Board. Its effect on Fairbank Road in relation to the Haskell entrance/exit and the crosswalk was discussed with Chief Nix who opined that the Traffic Engineer is the appropriate party to make the decision. Paths from parking lots to crosswalks and lighting will be noted on the plans before the Planning Board.

Signage locations will be provided to the Planning Board, but not the signage wording.

Audio-visual systems for which infrastructure will be provided are being explored and continue to evolve. Furniture plans are being developed for a starting point for discussion with the users. It is assumed that reuse of some furnishings will be required and new purchases including kitchen equipment if not funded under grant applications could be procured under M.G.L. c.30B after the construction award is known. As to furnishings, there will be additional meetings for refinement in order to establish a baseline standard of quality and determination of quantity.

BH+A will be providing information to Mr. Levine, the Council on Aging Chair, regarding the kitchen equipment needed for food preparation centering on use by the Seniors and the Emergency Shelter needs which will be included in the grant application under development by the Friends of Senior Citizens. Mr. Levine joined the meeting and expressed his frustration with what he perceives as the slow process of the FF&E determinations and the possibility of duplicative funding through ARPA. Ms. Pincus expressed her opinion that it should be assumed that FF&E would not be eligible for ARPA funding. In response, Mr. Eberly iterated the extensive process which has occurred to date including meetings with Mr. Levine and Sr. Center Director Debra Galloway. He also noted the FF&E's appropriate and customary placement in the whole of the building project design with the first step being the establishment of the base quantity at baseline level of quality and that it is intended to be separately bid. He also advised that the budget for FF&E has increased well above the initial funding level. It was also noted that BH+A will be accompanying Mr. Levine on a trip to the Scituate Sr. Center to look at furnishings.

Committee review of the December 2, 2021 Project Cost Reconciliation with Funded Amount charts as attached took place with confirmation that Section 3 Potential Additional Necessary Costs (Add Alternates) and Section 4 Additional Add Alternate Pricing Requested from Estimator were outside of the construction budget. Some of the line items will be referred to the Energy Committee and

others to Park & Recreation. Additionally a question was raised for response from BH+A as to whether a cost has been allocated for any painting of the Pool ceiling.

Mr. Blake suggested and Committee members agreed that consideration be given to all of the “Potential Additional Necessary Costs (Add Alternates)” items in Section 3 (items 9, 10, 11), and the elimination of items 19, 20, and 21 in Section 4 “Additional Add Alternate Pricing Requested from Estimator”.

The Section 1 items recommended by the project team were noted as having the ability to save a projected \$177,363 and reduce the overage to \$170,741 according to the PM&C cost estimate. It was noted that an additional sum for pool filtration is proposed as a capital item for ATM22.

It was on motion voted unanimously to approve the design development set contingent on the Permanent Building Committee approval of responses to the VE comments.

It was also on motion voted unanimously to transfer \$100,000 from the Owner’s Soft Cost Contingency to the construction budget and to consider further development as alternates of items 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 22.

Comments from Mr. LaHais, a Sudbury citizen watching the meeting, were made suggesting that questions concerning the project should be directed to all Sudbury citizens not just the user groups. In response it was stated that the three user groups involved in the project represent all the voters and act as conduits for others.

It was noted that the Prequalification meetings to be attended by PBC members Jennifer Pincus and Craig Blake will be posted by the Facilities Director and are currently scheduled for December 16, January 13, and January 27, all at 3 p.m. Mr. Scarlata will replace one BH+A representative on the Qualification team who has left the company. To date applications have been received from thirteen General Contractors and ninety trade responses. As only one of the trade responses was related to the elevator, in the absence of three responses, price negotiations may have to take place between the selected General Contractor and the Town.

Discussion continued as to project potential components for inclusion in funding requests for ARPA. It was suggested by Ms. Jones that water supply costs might be eligible although recognizing that the criteria for COVID-19 consideration is on water quality. Mr. Blake stated that even though the water pipe in question is asbestos-cement, there is no asbestos in the drinking water and as such, while he questioned its eligibility for funding, he expressed his willingness to add the water line to the list and have others make the eligibility decision as a portion of the funds have already been received.

Select Board Vice-Chair Janie Dretler stated her opinion that if the PBC does not submit items, it would be perceived as non-support of Town staff. She requested that the PBC submit items to the Select Board which will be reviewed by staff for eligibility and justification determination. It was noted that staff has already submitted items for evaluation related to the kitchen and outdoor basketball courts. Select Board Chair Jennifer Roberts informed the group that a State funding mechanism for sustainability may become available in addition to ARPA funding. She noted that the ARPA funding request list from Town staff inclusive of the Facilities Director included emergency shelter use for Board of Health administration of shots; provision of healthy food (kitchen) for shelter use, and it might be that triple-glazed windows and water infrastructure may qualify for funding.

Ms. Jones indicated her belief that reporting of fund expenditures would require justification for applicability. It was agreed that discussion would continue related to PBC submission.

Meeting Schedule The next regular ZOOM meeting is scheduled for Monday, December 13, at 3 p.m. principally to discuss the Fire Station design progress with the Architects although other items will be on the Agenda. A notice will also be posted for the regular ZOOM Thursday, December 16, at 7 p.m., principally to discuss the Fairbank Community Center. ARPA funding discussions will be included on both agendas.

There being no further business, the meeting was adjourned at 10 p.m.

Respectfully submitted,

Elaine L. Jones, Chair