

PERMANENT BUILDING COMMITTEE
Minutes – November 2, 2021

Present: Chair Elaine Jones, Craig Blake, Jennifer Pincus, and John Kraemer.

The ZOOM meeting was called to order at 2 p.m. by Chair Elaine Jones.

Fire Station No. 2 Present: Kaestle Boos Associates Architects Kevin Witzell and Todd Costa; Owner's Project Manager Neil Joyce (Construction Monitoring Services).

PBC Project Manager Craig Blake turned the meeting over to Mr. Joyce who presented the items in the Committee Update, dated November 2, 2021 which included the Project Overview, the Current Budget Projections, and the Next Steps.

Mr. Joyce summarized the project history from its original concept in 2016 which included a full project scope consisting of the demolition of the existing station and full construction of a new replacement station, including living quarters (Phase 1) and apparatus bay (Phase 2). The funding article passed at the October 2017 Town Meeting but failed at the December 2017 ballot resulting in a different approach which separated the project into two phases. Phase 1, the design and construction of the living/office space only at 3,526 GSF, was based on an updated 2016 feasibility study and a new 2017 schematic design. The \$4.3M Town Meeting article was passed at the Spring 2021 Annual Town Meeting based on a construction cost of \$3.135M and soft costs of \$1.165M with no need for a Proposition 2 ½ debt exclusion.

It was explained that the October 2021 schematic design scope (4,128 GSF) has generated an updated total project cost estimate of \$5.78M which reflects an estimated \$4.27M construction cost and an estimated \$1.5M in soft costs. The schematic design estimate results in a budget shortfall of approximately \$1.5M largely resulting from COVID-19 impacts on the supply chain, material availability, and continuing cost escalation.

Value engineering provides limited opportunities for cost reduction and it was noted that this relatively small project would most likely need a reduction of 30% in size to meet the existing budget. Value engineering efforts to bring the project back under budget will be severely limited due to the relative small scope and simplicity of the Phase 1 project.

Mr. Blake stated that the basic issue for tonight's meeting is to provide a consensus to the Town Manager on how to proceed with the basic question to be answered as to whether the vote restricts the project to the \$4.3 construction cost or just the development of a "new" station.

Four options were discussed: Option 1, Termination of the project; Option 2, Proceed with Design Development to 50% documents and re-evaluate; Option III, Proceed to design completion (100% construction documents) and re-evaluate; and Option IV, Complete the design and bid the project to obtain the actual cost of the Phase 1 project. It was also noted that potential changes in the building code would affect the documentation.

In response to the question of should the Town shelve the Phase 1 project and revisit the design and construction of the originally proposed combined Phase 1/Phase 2 Fire Station, Chief Whalen expressed the need for the Phase 1 project to proceed through design as in all likelihood both the Boston Post Road Station No. 2 and the North Road Station No. 3 will require expanded living

quarters before the apparatus/garage capacity is exceeded at Fire Station No. 2, given the rapid development of both areas of the Town. The Chief projected ten years between the need for expanded living quarters and the need for the replacement Station No. 2 apparatus garage (Phase 2). The Chief stated that his priority is to have accommodations for four firefighters at each station and dependent upon the call volume for North Sudbury Station No. 3, the additional staffing at North Sudbury may be needed in the very near future.

Committee members and Facilities Director Barletta voiced their preferences with Mr. Blake noting that basically the options other than stopping all together are basically the same with different stopping points. After discussion of the attributes of each option, it was on motion voted unanimously that the Permanent Building Committee recommend to the Town Manager that the Fire Station No. 2 project proceed to completion of design (100% Construction Documents) (Option III). Mr. Barletta agreed.

Clarity provided during the next design phase (Design Development) would determine whether allowances currently in the schematic design cost estimate for a \$63K fire pump and a \$20K stormwater infiltration gallery would be required.

In terms of the schedule, Mr. Joyce stated that meetings through January would be required as there are many value engineering items for the PBC to review prior to adoption. Mr. Blake noted that only the alternate 4-Pipe HVAC system (vs. the originally proposed VRF (Variable Refrigerant Flow) system) had been adopted and included in the final schematic design cost estimate. Prior to the next meeting, it was suggested that graphics of the exterior roof changes would be needed for the PBC to evaluate potential cost savings associated with a flat roof versus the sloped roof included in the schematic design cost estimate.

Meeting Schedule The next meeting will be held on Tuesday, November 16, at 3 p.m. at which time KBA Architects will present an update on the Fire Station No. 2 project among other agenda items to be scheduled.

There being no further business, the meeting was adjourned at 3 p.m.

Respectfully submitted,

Elaine L. Jones