

PERMANENT BUILDING COMMITTEE
Minutes – November 16, 2021

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

The ZOOM meeting was called to order at 3 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); Sudbury Fire Chief John Whalen.

PBC Project Manager Craig Blake stated the intention for the meeting is to evaluate several roofing profile and building exterior options and provide the Architect with guidance for proceeding with the Phase 1 design. Mr. Blake stated that the schematic design cost estimate for the project was approximately \$1.5M over the project budget.

Architect Kevin Witzell reviewed with the Committee several potential design options which would facilitate a lower construction cost from the original baseline which is a brick building with multi-sloped roof areas and a portico fronting the main entrance off the side street. One option included changing the brick to Hardie board siding. This option also included painted PVC roof and window trim. The savings associated with this option were estimated at \$40,000.

Other options involved use of flat roofs on the living/office (current project) with the intention to use a flat roof on the garage area when constructed in the future. The preferred roof orientation was formulated noting that potential mechanical equipment placement would be at the building's exterior lower roof area. It was acknowledged that not only would the use of a flat roof potentially save a projected \$44,000, it would also provide future solar opportunities as well as complimenting other Meadow Walk buildings in the area with its civic presence.

Upon conclusion of the discussion, it was on motion unanimously voted that Kaestle Boos Architects proceed with the design of Fire Station No. 2, Phase 1 utilizing a brick façade and a flat roof profile. When queried by Mr. Blake regarding the proposed project design direction, Town Manager Hayes attending by ZOOM noted his agreement with the way forward.

Mr. Witzell informed the group that the design of the approximately 3200 s.f. area of flat roof structure would be designed for solar loading and that the next steps would include utilities confirmation, landscape, and drainage.

In response to Mr. Sevier's statement relative to the importance of life-cycle costs with the lowest maintenance, it was noted that the Town-approved original project budget was for capital construction costs only but life-cycle costs are taken into consideration during the design process.

It was agreed to proceed on a two-week interval meeting schedule.

Fairbank Community Center Project Present: Compass Project Manager Christopher Eberly.

Project Manager Christopher Eberly advised that an update to the project web page has been submitted to be published.

Relative to the intent of a Select Board public information session, it was determined that Mr. Eberly would involve BH+A in development of a presentation including a general summary with an overview of the design development and noting its challenges. The session, optimally planned for a January Select Board forum, would also engage user group representatives: Fire Chief Whalen, Sr. Center Director Debra Galloway, Park and Recreation Director Dennis Mannone, and a representative from the Sudbury Public Schools Administration. The informational program would provide an opportunity for questions to be raised for clarification only. It was agreed that Mr. Eberly would host the session, steering the attendees away from unsolicited scope creep requests.

Mr. Eberly reported that the current focus with the user groups is on FF&E, technology and audio-visual equipment, costs for which have multiplied greatly over the \$500K budget. While some funds for furniture can be raised privately, compromises on other items such as audio-visual are being explored such as use of flexible wheeled stations with audio-visual equipment instead of providing audio-visual equipment in every room. In Mr. Eberly's opinion, the development of an accurate budget also requires understanding of the functionality required which is the goal.

Mr. Eberly informed the Committee that engagement with Eversource has taken place and a Memorandum of Understanding is expected to be developed. He also reported that a second Green Building Workshop on sustainability options will be held with the Town's Energy Committee. Mr. Sevier will be participating.

Mr. Eberly reported that the Zoning Board of Appeals granted the variance requested for the front yard setback distance of the emergency shelter storage and Recreation program rooms section of the proposed building.

Relative to the Site Plan process before the Planning Board, a response by BH+A to several issues was presented for discussion and consideration by the PBC with the intention for direction on those requiring design effort. Particular items were noted with responses as follows:

- Plantings at the gym/emergency shelter storage building portion facing Fairbank Rd: shrubs are proposed and are on the plan; trees are intended to line the pathway parallel to Fairbank Rd.
- Location of pickleball/basketball courts with noise factor possibly affecting the Sudbury Housing Authority development adjacent to the area: various placements to be discussed and determined by the Park and Recreation Director
- Placement of pedestrian crossings of Fairbank Rd.: approved where located
- Lighting on walkway between the Sr./SPS side and the Park&Rec side: not necessary as 3 street lights exist on the opposite side of Fairbank Rd. providing adequate lighting to the area
- Traffic pattern entrance and exit on Sr./SPS side: Police Chief Nix to be consulted for determination
- Future bike path amenities: none to be provided
- Water fountain at Sr./SPS side to be added: not approved
- Electric Vehicle Charging stations to be added: not approved

Additional discussion involved the potential for window placements requested by the Planning Board for the pool. It was recognized that the budget for pool related items had been limited to

\$35,000 making any major changes damaging to the project. Although it was noted that the rear of the pool is also the likely location for a potential future therapy pool, BH+A has been tasked to explore windows for this area of the building which appears to be a preferred location. The difficulty for that location involves structural elements of the wall with the possibility of weakening the sheer support and thus triggering a seismic code compliance upgrade. Mr. Shah thought that this was the only window location that would satisfy the Planning Board. Ms. Jones concurred that it was not worth pursuing the option to locate windows at the pool viewing room. It was noted that lighting upgrades for the pool area are not included in the Design Development documents, as they are no longer incentivized by Eversource.

Mr. Eberly reported that two estimates to be received this week will enable reconciliation and value engineering (VE) exploration next week. The cost estimates will include the cost of the newly designed replacement water line, the plan for which will be provided to Mr. Blake to discuss with the Water District to get their estimated cost for comparison. No cost has been established for removal of the existing line which contains asbestos, a hazardous material which requires removal under Federal guidelines.

As noted by Mr. Eberly, the reduction in site paving and built structure, at one acre less than the existing impervious area, allows for installation of a water quality structure vs. a water quantity infiltration system, providing a potential six figure cost savings. This is amenable to the DPW.

It was noted that the pre-qualification responses to be sent to Compass are due on December 1.

ARPA funding The consensus of the four members remaining (Mr. Shah left the meeting) is that there is nothing in the Fairbank and Fire Department No. 2 projects which meets criteria eligibility or justification for funding.

Minutes The minutes of October 28 and November 2 were approved.

Meetings Agendas will be posted for Tuesday, November 30 at 3 p.m. primarily for the Fire Station No. 2 project and for Thursday, December 2 at 7 p.m. primarily for the Fairbank Community Center project.

There being no further business, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Elaine Jones, Co-Chair