

## PERMANENT BUILDING COMMITTEE

Minutes – November 30, 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 Mechanical Engineer Thomas Wiltshire; Owner's Project Manager Neil Joyce (Construction Monitoring Services); Fire Chief John Whalen.

Mr. Witzell presented a new flat roof design with a higher middle mass and more detail of the extension for comment. Mr. Witzell further explained that cost reduction measures also include use of wood exterior bearing walls without the use of costly and scarce supply of structural steel which will not affect the building's life expectancy. This method is also thought to attract the interest of contractors looking for smaller contracts and, according to Mr. Sevier, is also better energy-wise. KBA will confirm that no engineered studs will be used. Much discussion took place in regard to the particulars of the construction, the sizing, and the prevention of moisture accumulation in the brick. KBA will be refining the plans, details and renderings to lessen the impact of the heavy overhang, to provide a better cantilevered parapet and also to add a more prominent entrance to the building. Chief Whalen stated that at this point his main concern with the flat roof was about the roof drains at the top and the potential for icing.

Mr. Wiltshire informed the group that it is intended to utilize three small HVAC rooftop units including two one-ton units to be placed on the rear lower roof with simple maintenance and controls. Each unit will connect via ductwork to the assigned zone. In total three zones/thermostats are intended. Zones are planned for bedrooms and corridors (Zone 1), internal rooms including the fitness rooms and mechanical rooms (Zone 2), and the watch room location affecting the kitchen/dayroom, front corridor, and other rooms fronting on the Boston Post Rd. side (Zone 3). Mr. Sevier suggested that wi-fi operational thermostats be considered. It was noted that the IT closet will require dedicated cooling. It was clarified that this system would only be operational for the Phase 1 project building portion as the apparatus bay will utilize a different HVAC system which will include boilers to be placed in the Phase 1 mechanical room. The mechanical room's main use is intended for future gas-fired boilers for Phase 2 radiant heat flooring in the apparatus section and could not accommodate equipment for an alternate type of heating system for Phase 1. Pros and cons of the use of other systems were discussed with Thomas Wiltshire after which there was a consensus to proceed on the use of the three roof-top units with additional details to be presented at a subsequent meeting.

Relative to Mr. Blake's question as to the status of stormwater management development, Mr. Witzell stated that work is in progress by the project's Civil Engineer to address the excess quantity of stormwater delivery to National Development's system. Mr. Blake stated his understanding that the agreement with National Development addressed all stormwater removal and that the Town's concern should center upon the quality of the water only. Mr. Witzell stated that this will be clarified and confirmed with the Civil Engineer.

It was agreed that the design approach was appropriate and discussion on details would continue at the next meeting scheduled for Monday, December 13 at 3 p.m.

Fairbank Community Center Present: Project Manager Christopher Eberly, Compass Project Management. PBC Member Anuraj Shah not present.

Mr. Eberly stated that goal of this meeting is to discuss reconciliation and Value Engineering (VE) relative to the latest cost estimate received with the intention for the Thursday meeting to review the overall project schedule, conduct a high level review of AV (audio-visual) and FF&E (furnishings, fixtures and equipment), discuss the Planning Board input inclusive of the pool, and vote on contingency transfers.

It was explained that the overall budget established for construction was \$23,000,500 with a construction contingency of 5% for change orders plus a budget of \$550,000 for FF&E with an owner's contingency of \$20,000. The recent BH+A estimate prepared by Miyakpda was \$23,144,481 with an overage in costs of \$143,981 while the COMPASS PM&C estimate was \$23,348,603 with an overage in costs of \$348,104 and a 6% design and contingency pricing. Included in the base estimates was \$109,000 to abate the asbestos-cement water line in conflict with the proposed building and \$25,520 for repairs to pool tiles. Not included in the estimates was the cost to install the replacement water main in Hudson Road.

Several VE savings were presented by COMPASS as follows:

- water quality structure reduced cost by \$89,100 and produced savings of \$71,989
- use of asphalt shingles acceptable for solar panel use rather than higher reflective shingles reduction by \$37,100 with a savings of \$47,144
- elimination of four area drains (3 at gym front, 1 at Senior side) in favor of dry well allowed by water table produced a savings of \$53,464
- elimination of one of the two outdoor drinking fountains enabled an estimated \$4,466 savings.

At the next meeting a recommendation will be made to accept these four changes and vote to transfer \$100,000 from the Owner's Contingency as requested by COMPASS.

Other potential cost saving items not recommended by COMPASS included the elimination of two outside camp toilets and a provision for translucent windows at the clerestory as discussed with Park and Recreation Director Dennis Mannone. Also discussed was the location of the court with Mr. Mannone approving of moving the court closer to the new building and further away from the adjacent residential housing.

Possible Planning Board considerations may include new windows in the pool end wall believed to add \$100,000 and involving a determination of the structural implications to the bearing wall, and the addition of lighting along the front of the Haskell Field estimated at \$95,800. The Planning Board design responses are due on December 8 and will be discussed at the Planning Board December 15 meeting.

Another necessary cost to the project is the Water District water main relocation roughly estimated at \$300,000 to \$400,000 with discussion to take place with the Water District. Mr. Blake expressed his opinion on the potential cost of abatement and removal of the water line recommended versus crushing and burying the portions not interfering with the placement of the new building foundation which Mr. Eberly does not believe can be done under DEP and Federal regulations. A hazardous material consultant will be hired under the design cost contingency funds in the budget in regard to the disposition of the water line. Mr. Blake asked to continue to be involved in the water main discussions with the Water District including placement of the new line and any available information will be forwarded to him.

A list of eleven potential additional add alternate items for pricing requested from the Estimator representing over \$1M were briefly discussed noting that some are expected to be removed after future discussion, particularly those with other funding avenues.

Concern was noted by Mr. Blake regarding value engineering aspects which may impact the project intent. Mr. Eberly responded that some of scope has actually been enlarged from the original proposed project, some can be refined using AV as an example, and some scope changes reflect user program changes.

Relative to the Prequalification process in which Mr. Blake and Ms. Pincus will be involved, Open Meeting Law rules will be looked into by Ms. Jones as it was not believed that there would be deliberations involved.

Commission on Disability Chair Kay Bell informed the group that its meeting at the Police Headquarters is to be televised with the ability to connect via teleconference as Mr. Blake stated he would attend if Ms. Pincus was unavailable at the time of the meeting. Mr. Eberly will be attending and presenting with BH+A Architect Tom Scarlata.

Solar Roof Project Facilities Director William Barletta informed the group that the Energy Committee's DPW solar roof project was approved by the Select Board and a Letter of Intent will be forwarded to Select Energy. The panels will be installed over the metal panel roof garage attached to the DPW headquarters building. Original plans have been provided to the company who will inspect prior to commencing with the project. Roof information and detail specifics will be forwarded to the PBC for input and advice.

ARPA Funding Discussion continued about a response to Select Board Chair Jennifer Roberts as drafted by Ms. Pincus and Mr. Blake relative to submittal of funding requests for the Fairbank Community Center and Fire Station No. 2 project elements. The Committee members present having reviewed the criteria for funding determined that no project elements met the funding criteria. Select Board Vice-Chair Janie Dretler informed the members that she is aware of other towns which have found applicable elements for their buildings and that the Board has received requests from several Boards and Committees and staff. She also informed the members that funds have already been received under the ARPA program and the remainder will be received in the coming year. The Select Board will be reviewing the submittals and qualifications will be reviewed. Ms. Jones stated that she believed justification for the use was a required element of the funding.

As further discussion was needed by PBC members as to what, if anything, qualifies for funding, it was on motion voted unanimously to table the draft response to the Select Board at this time with the intent to discuss the matter on the next Agenda.

Meetings The next meeting will be held on Thursday, December 2, 2021, at 7 p.m. to primarily discuss the Fairbank project followed by Monday, December 13, 2021 at 3 p.m. for discussion of the Fire Station and other matters.

There being no further business, the meeting was adjourned at 5:30 p.m.

Respectfully submitted,  
Elaine L. Jones, Chair