

PERMANENT BUILDING COMMITTEE

Minutes – October 12, 2021

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

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

Prior to commencement of the business items set forth on the agenda, Ms. Jones shared a message from Commission on Disability member Lisa Kouchakdjian on behalf of the Commission as follows:

“The Commission on Disability (COD) would like to share with the Permanent Building Committee that October is National Disability Awareness Month. The COD has purchased lapel pins of the Disability Flag to distribute to our community in pursuit of one of our goals: To educate. To raise the awareness of our friends and neighbors about the rights of those of us living with disabilities.

The Disability Flag represents all persons with disabilities and the challenges they face in advancing rights to inclusion. The beautiful colors of the flag – gold, silver, and bronze - reflect the medals awarded at the Paralympic games. Eros Recio, of Valencia, Spain, designed the flag in 2017 and it was presented to and accepted by the United Nations. Mr. Recio is a professional ballet dancer; the only one in the world with Down Syndrome. When the flag was given special recognition in Valencia, Mr. Recio asked that it be considered the Flag of Overcoming because the word “disability” can be so socially segregating.

So it is that the COD has provided the pins of the flag as a symbol of inclusion, solidarity, and freedom and asks that the PBC members wear the lapel pin of the Disability Flag, the Flag of Overcoming, during at least one of the PBC meetings in October.

The following are some facts about disabilities to add to everyone’s knowledge:

- In Massachusetts, approximately one in four adults is living with some disability.
 - 10% of them have mobility challenges
 - 11% of them have a disability that is brain-based that is not necessarily visible
 - 13.1% of all youth in the United States from the age of 3–22 have some form of disability. 80% of those disabilities are brain-based and not always visible.
- Disability crosses all aspects of society:
 - It knows no limits of age
 - It knows no limits of gender or sexual orientation
 - It knows no limits of race or culture
 - No limits of socio-economic status
 - No limits of religion
 - No limits of political persuasion or geography
- In fact, it is likely that each of us will experience at least a temporary period of disability in our lives whether through illness, accident, or other trauma.

The COD is hopeful that when such a challenge comes, our community will respond with compassion, inclusion, and solidarity.”

Ms. Jones stated that this week she would distribute the pins to the PBC members who do not already have them.

Fairbank Community Center Compass Project Management (CPM) Project Manager Christopher Eberly, BH+A Architect David Spears.

CPM Project Manager Chris Eberly began the project update by stating that there has been a change to the Planning Board meeting schedule which is now November 10 and that an application for a variance to the front yard set back requirements has been submitted to the Zoning Board of Appeals (ZBA) and will be heard on November 8. He noted that there are just a few remaining questions to be answered for the Select Board (SB) when the information becomes available and that the website will be updated for community education.

The Committee is in receipt of the presentation to the Select Board and expressed its appreciation to Mr. Eberly for his approach in addressing the issues presented by SB members particularly in regard to sustainability and including the use of stringent MA Stretch Energy Code requirements and the minimization of paving - all in connection with overlapping use challenges. Mr. Blake pointed out the importance of the understanding that although the building will be solar ready, there will be no solar system installation in this project.

The next issues to be discussed with the users are intended to advance the program for FF&E (furnishings, furniture and equipment) and audio visual with discussions on how the spaces are to be utilized in conjunction with technology incorporation such as needs for video presentations and assisted listening technology. Consultation with Sudbury TV is intended.

Architect David Spears stated that the focus will be on the flexibility of the spaces and the potential for future use of those spaces. While the more detailed review of intended program has resulted in some minor switches of room uses, it is not believed that any room size changes will be necessary.

Mr. Eberly reported that there will be two pre-application meetings to get feedback on the drawings prior to the Planning Board site plan hearing.

It was reported that the extra geotech field work has been completed under the costs allotted and the tests confirmed the existing soils will provide adequate support for the new building foundation. Contacts are being made with the utility companies for potential savings and also with the Water District regarding connections. A plan will be forwarded to Mr. Blake to provide to the Water District.

Ms. Pincus advised that it would be useful for both the ZBA and the Planning Board to have the building elevations provided. The ZBA application relates to the gym and shelter location being 11 ft. closer to the front property line than the regulatory setback. It is thought that with the ability to have a landscaped area and the fact that there are no direct abutters with the Haskell field parking being across the street, there should be no detriment found.

In response to Parks & Recreation (P&Rec) Commissioner Mara Huston's questions concerning the involvement of the Commission on Disability (COD) particularly in regard to technology and lighting in various rooms, Mr. Eberly stated that COD involvement would be toward the end of the design development phase. It was also noted that although meetings had been held with two COD members in regard to the changing rooms, the two members were acting outside of their COD membership role. Mr. Blake suggested that in addition to the Energy Committee workshop, a workshop should also be set up with the COD members who had already been sent plans. Mr. Spears stated that BH+A will also want to make sure that both MAAB and universal design concerns of the committees are being addressed.

Select Board member Janie Dretler stated that the SB would like to see ARPA funds utilized where possible for the second outdoor basketball court and for COVID costs related to construction. As it was noted by Mr. Eberly that nothing stood out as being eligible, it was agreed that the Town through the Town Manager would look into determining if any aspects of the Community Center construction would be eligible for ARPA funding.

Mr. Spears informed the group that the parking area layout adjacent to the Senior Center and Schools Department section of the building has been reconfigured allowing for more spaces. He also noted that other parking/drop off site locations are being revisited. It was noted that while there is no available information on the impervious threshold, there appears to be a significant reduction in impervious surface with the new parking layout.

Mr. Spears stated that the parking study being completed by BH+A with the assistance of a traffic consultant is still in process and should be available for the Planning Board submission. It was noted that the placement of the second basketball court would be in consideration of drainage needs and the adjacent parking lot expansion needs whether current or future. Ms. Huston stressed both the importance of the lighted basketball courts as they will be the only ones available in the Town and the contractual need to include them as an add alternate in the bidding process.

Grassed patio and courtyard areas outside of the gymnasium and the multi-purpose room were determined to add program space and also to be more accessible. Connective paving from the kitchen exterior to the semi-circle pavement area at the multipurpose room was suggested by Ms. Pincus and will be added. Access to the play areas behind the building and the potential use will be explored further.

Fire Station No. 2 PBC Project Manager Blake informed the Committee that the preliminary Schematic Design cost estimate received on Friday from Kaestle Boos Architects was incomplete but showed that the Fire Station building shown in the Schematic Design was significantly over budget and building design adjustments would be required to bring the project back within budget. The meeting with Kaestle Boos Architects to review the Schematic Design Cost Estimate scheduled for this evening will be postponed until the Schematic Design Cost Estimate can be verified as complete and options to bring the project back under budget can be developed for PBC consideration.

Minutes The minutes of September 23 and 28 were held for review at a following meeting.

Meeting Schedule The next meeting will be held on Tuesday, October 19, at 3 p.m. dependent upon the availability of Chief Whalen, Construction Monitoring Services OPM Neil Joyce and Kaestle Boos Architects related to the Fire Station. A regular meeting will be held on Thursday, October 28, at 7 p.m.

There being no further business, the meeting was adjourned at 9 p.m.

Respectfully submitted,

Elaine L. Jones, Chair