

PERMANENT BUILDING COMMITTEE

Minutes – September 23, 2021

Present: Co-Chair Elaine Jones, Craig Blake, Ahnuraj Shah, Jennifer Pincus, and John Kraemer.
Also present: Town Manager Henry Hayes.

The ZOOM meeting was called to order at 6:30 p.m. by Co-Chair Elaine Jones.

Ms. Jones commenced the meeting with the announcement of the death of Co-Chair and 43-year member Michael Melnick after which a moment of silence was held.

Fairbank Community Center Present: Architects Joel Bargmann, Rachel Young and David Spears (BH+A); Project Executive Jeffrey D'Amico (partial attendance) and Project Manager Christopher Eberly (Compass Project Management).

Mr. D'Amico informed the group that the user groups have been updated on the current project parameters and comments had been solicited on an updated floor plan presented to them. He noted that the agenda for this evening will include an initial discussion on phasing, design updates, and the schedule for meetings and roadmap for future design components.

Mr. Spears stated that the meeting tonight will focus on the project phasing approach enabling use of the existing building with minimum disruption for the users, providing safe access for the users throughout construction, and setting the parameters for the contractors in regard to restrictions necessary during the two phases, construction and demolition.

With the inability of use of the existing pool entrance, a draft plan illustrating access to the pool area through the existing building was shown. It was noted by Mr. Blake and confirmed by other members that the Committee itself would not have enough information about the effect of entry provisions on programs to make an informed decision. Compass responded that the plan presented was for information and solicitation of PBC comment prior to discussion with the users and that whatever the final plan provided, the access would be checked by both the Building Inspector and Fire Chief prior to obtaining final approval from the PBC.

During the project, i.e. construction of the new community center and tear down of the existing building, the pool work will involve constructing a new entry, a viewing room, repair of the pool filtration system and electrical room work.

While the Haskell parking lot will be utilized by user groups for access to the existing building during construction with a crossing signal, a designated portion of it will also be utilized for contractor employee parking in an area closer to the Fairbank/Hudson Rd. intersection with crossing currently proposed to the existing Fairbank property parking entrance. At the Committee's suggestion and preferred solution, signalization of two crossing areas accommodating users and contractor employees at the proposed access locations to the completed final building entrances, will be explored. It was confirmed that all construction materials storage and construction trailers will be located in the existing Fairbank parking area east of Fairbank Road.

Relative to the plan updates explained by Rachael Young, at the request of Park & Recreation, with small changes to the corridor and storage areas, the gym has been enlarged from the size

originally included in the Feasibility Study to allow for a bleacher area on one side moving the court location closer to the opposite side. It was noted that the adjoining corridor will act as a noise buffer between the P&Rec offices and conference rooms, but there could be other improvements to the gym wall if determined to be necessary. The location of the pantry and storage room on the other side of the gym will also provide a noise barrier. A moveable divider curtain with the capability of lowering and raising is contemplated for the gym to separate uses currently proposed for basketball and pickleball, but the location and the question of one or two dividers is for future discussion as the plans move forward and the number of courts and their uses are determined by P&Rec. There are also structural considerations for placement of the divider curtain(s).

In other P&Rec areas there is also continuing discussion in regard to dividers for the conference rooms. There have also been some changes to the pool locker rooms simplifying access. Accessibility considerations have been incorporated into the plan in that area and are to be discussed further with proponents.

The design of the preschool accommodations follow the MA licensing protocol in its size parameters to allow for future licensing considerations if so pursued by P&Rec. It has a second closet for a future restroom with appropriate plumbing provisions.

The Senior Center plans include enlarged office spaces and a reconfigured check-in counter. Provisions for meeting prescriptive regulations associated with future potential room use for an Early Alzheimers program, i.e. installation of water lines and drains, were included.

The second floor Sudbury Public Schools offices and rooms have been laid out and are under discussion with SPS. The space includes an air-conditioned room for IT servers complimenting the IT provisions in the first floor area below and providing for future programs plus Sudbury TV.

IT and FF&E are scheduled to be discussed with the users and will include accommodations for assisted listening device use.

Select Board member Janie Dretler provided a link to the American Rescue Plan Act (ARPA) program categories for which funding associated with pandemic relief is potentially available to the Town, citing her concern that we may be cutting corners which could be relieved by the additional grant funding. The Committee tasked Compass, with the aid of BH+A, to review the ARPA and determine what aspects, if any, of the new community center may be eligible for ARPA grant funding. Select Board Member Dretler stated that the Select Board was starting the process of prioritizing Town application for the available funding. Town Manager Hayes emphasized that the project design phase should continue on the present path with no pause or redirection to potentially attract more ARPA funding due to the uncertainties associated with the funding applicability and amount.

The schedule and decision points were presented by Mr. Eberly, noting that at the next team meeting on September 27, 50% drawings will be available and that sustainability and FF&E will be discussed at that time with technical matters to be discussed on October 12th. He noted that all test pits are complete allowing wrap-up of the geotechnical report. Future plans include:

preparation of the site plan application for discussion and for the potential application date of October 2; design development estimate in mid-November prior to Thanksgiving; start of the pre-qualification process on November 23. The ultimate pre-construction goal is to have construction bids for the community center in hand by April 15, 2022.

In regard to the project meeting of October 4, it is expected to include discussion of disability matters, review of the BH+A narrative relative to the sustainability issues presented by Select Board (SB) members in preparation for meeting with the SB, and review of the criteria relative to the American Rescue Plan Act to determine eligibility for funding. Mr. Blake emphasized that the project should proceed on its current path which includes a melding of long-term capital and sustainability considerations.

Fire Station No. 2 PBC Project Manager Blake informed the group that Kaestle Boos Associates (KBA) Architect Kevin Witzell had met with Fire Chief Whalen to review the schematic design and is evaluating suggestions relative to the access to the existing station.

A fee proposal had been received from Construction Monitoring Services (CMS) based on estimated project duration. Pursuant to the review by Mr. Blake and Mr. Kraemer, it was suggested that CMS resubmit a fee proposal based on components of both fixed periods and estimated monthly periods with the objective that if either or both of the design phase or the construction phase could be shortened, the financial exposure to the Town for procuring OPM services would be reduced.

Minutes The minutes of September 9 and 14, were unanimously approved as amended.

Meeting Schedules The next PBC meeting is scheduled for Tuesday, September 28, at 3 p.m. basically to discuss Fire Station OPM contracting. Mr. Barletta will post the Agenda. An evening meeting for discussion of the Fairbank project and the Fire Station project with KB in attendance is scheduled for October 12.

There being no further business, the meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Elaine L. Jones