

PERMANENT BUILDING COMMITTEE
Minutes – February 17, 2022

Present: Chair Elaine Jones, Craig Blake, Jennifer Pincus, Ahnu Shah, and Mark Sevier.
Also in attendance: Combined Facilities Director William Barletta.

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

Fairbank Community Center Present: Owner's Project Manager Christopher Eberly, Project Director Jeffrey D'Amico, and BH+A Architect Thomas Scarlata.

Mr. Eberly noted that in the 80% review for which reviewer comments were referred to BH+A on February 16, the general goal was to determine readiness for bidding in March and to account for all trade work required. In the process of the review it was determined that the insufficiency of the HVAC, electrical, and plumbing detail provided by Allied, affected various trades and requires more detailing especially relating to coordination. It was generally concluded by both Compass, who had met with Allied (MEP Engineer), and BH+A that the time remaining on the original schedule is insufficient for completion of this task and that at a minimum of an additional two weeks would be required.

Noting that design development drawing comments have not yet been presented in a plan for review and as the time will be short between obtaining the documents and bidding, both Mr. Barletta and Ms. Pincus expressed their desire to review the contract documents inclusive of plans at a physical meeting to insure that the PBC comments on the schematics and other issues have been addressed.

After discussion, it was the stated consensus of the PBC members with the concurrence of Compass to add an additional two weeks to the schedule prior to bidding.

It was noted that review with user groups and the Combined Facilities Director addressing concerns will continue and progress on drawings is expected. March 9 is the expected completion date for 100% construction documents.

Mr. D'Amico presented an overall schedule change recommended by Compass which would allow for submittal and shop drawing review prior to full contractor mobilization explaining that while this would extend the project construction completion schedule to the end of 2023, it would benefit implementation throughout the schedule and allow for anticipated supply chain issues.

The schedule presented assumes bid document availability in mid-March with award of contract in May, the 10" AC water main abatement and removal by the Town's General Contractor in the period June 7 through June 20, temporary access doors and ramps installation, and pool shutdown for temporary walls at the end of June. The new building would be expected to be substantially complete and allowing occupancy by mid-September 2023 with pool closing mid-August to September 1, 2023 for annual maintenance during which time the project work in the pool would be completed. The present intent is to allow a one-week turnaround to move into the new building and it is believed that the adjusted schedule accommodates a better timeframe to switch utilities and provides better pool accommodation.

The waterline abatement, considered non-traditional in consideration of the asbestos-cement piping and a short work time, will be presented to and require approval from the Department of

Environmental Planning (DEP). In response to Mr. Blake's concerns, Mr. Eberly assured that adequate time has been built into the schedule to allow for the process to take place. Depending on the Town's contractor's schedule intent, portions of the foundation could be done concurrently with the waterline removal. It was noted that a performance specification can be developed for the required abatement.

The 80% estimate provided by PMC to Compass indicates a total construction cost of \$23,642,736 which on face indicates an overage of \$538,539 but does not take into consideration additional value engineering, additional sources of funding available to the project and other reductions which may reduce the overage to approximately \$326,661.

Extensive discussion took place regarding the various elements presented for value engineering with the Committee concurring on most of the items. Various suggestions put forward will be presented to BH+A and the user groups and where appropriate COD representatives for concurrence and further discussion will take place at a future PBC meeting. This will also include the gymnasium requirements for pickleball use. Further discussion will take place at a future PBC meeting. There will also be a separate discussion involving IT decisions with the Town and School departments.

In regard to value engineering it was on motion unanimously voted to include the gas fireplace requested by the Council on Aging and to be funded by the Friends of Senior Citizens within the project parameters. There was unanimous consensus on inclusion of the waterline abatement within the property to be funded under ARPA in the General Contractor's scope.

Mr. Blake expressed his appreciation for the quality performance of Compass and BH+A in the contractor prequalification process which has been completed.

Compass reported that they will be hiring a testing and inspection consultant and a commissioning agent and will be discussing the process with the PBC at a later date.

Fire Station No. 2 Project Present: Kaestle Boos Architect Kevin Witzell and Construction Monitoring Services Owner's Project Manager Neil Joyce.

KBA Architect Kevin Witzell provided an update relative to design considerations including revised canopies which extend the roof over the two entrances with an added corner post, new arched windows at the Boston Post Rd. side of the building, establishment of actual duct sizes and progress on details. A meeting is intended in the next week to discuss finishes and colors with the Chief. In regard to the landscape plan, a large tree at the Boston Post Rd. area will be removed and an additional parking space has been added. Specifications are being developed and Ms. Jones will forward contract document forms and the 2017 General and Supplementary Conditions suitable for the project size once received from Town Counsel. Electronic bidding is intended. Chief Whalen has met with and responded to the Select Board, Finance Committee, and CIAC at a recent budget meeting.

The proposed schedule includes a meeting in March with the Planning Board and the Civil Engineer. The 90% cost estimate is expected April 1.

Still to be clarified is the stormwater discharge issue involving use of National Development resources and the development of metes and bounds required for the easement document to be presented to National Development for execution providing necessary for access to the Private Way.

Kay Bell, a member of the Commission on Disability attending the meeting, included in her request for building accessibility the possibility of the future employment of a firefighter with a prosthetic limb . Mr. Blake explained that the employment of a firefighter with such a disability is prohibited under State and Union rules. That said, relative to the firefighters' private bathrooms, Mr. Witzell stated that without significant additional cost the grab bars will remain on the bathroom walls, the sink is intended to be relocated, and the shower with its grab bar will be enlarged to better accommodate the bench seat. The Committee affirmed that all public spaces at the Fire Station would be accessible and that the private firefighter living area containing restrooms, bedrooms, kitchen, and fitness room would not. KBA will pursue the potential of making the kitchen accessible pursuant to Mr. Sevier's suggestion although it was noted that no firefighting personnel would be utilizing wheelchairs into the foreseeable future.

Town Hall Project Discussion of the Town Hall project was deferred.

Minutes The review of the January 13 and January 27 minutes and the 2021 Town Report submission was deferred to the next meeting.

Meeting Schedule The next scheduled meeting will be held on February 24 at 7 p.m.

There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Elaine L. Jones, Chair