

PERMANENT BUILDING COMMITTEE

Minutes – January 27, 2022

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

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 Joel Bargmann.

Mr. Eberly summarized the discussion topics for the meeting to include: schedule, bid management, budget projections, additional BH+A services, and the Planning Board site plan decision.

Relative to the schedule, the following information was provided:

- In the next week the 80% drawing review set will be available with review comments expected by February 11 in order to transition the drawing into full construction documents (CDs);
- The next estimate will be available on February 15 with reconciliation expected at the end of the week;
- The prequalification process will be complete in the next two weeks;
- The bid set will be available March 9 and ready for distribution to bidders by March 16.

Mr. D'Amico reviewed the Project Budget (Attachment A) noting both the current market impact on building construction and the project's complexity, while stressing the importance of bid management. The various aspects of the attached Project Budget Status Report (Attachment A) were presented noting project expenses to date, projected expenses, and possible shortfalls requiring management decisions.

It was noted that Builder's Risk insurance is included in the construction budget in the amount of \$50,000 which can be taken out of the Contractor's requirements and paid separately. Discussions will be undertaken with the Town's insurer as to the appropriate amount and cost.

Mr. D'Amico noted that the potential funding shortage, as of this date, equals \$697,207 which is predominantly related to additional cost of fixtures, furniture and equipment (FF&E). There is a Town Meeting article for Fairbank Community Center FF&E funding in addition to an article for Fairbank Community Center Audio-Visual equipment. Various other funding sources have been identified and are being pursued including grants and donations. He also noted that the use of deduct alternates would be the best approach to bidding the project.

Also, under consideration is the method of tracking/metering utility costs for gas, electricity and water so that each department's fair share can be accommodated within their individual budgets, noting it is especially important to accurately quantify water usage for the pool.

Additional design services proposals received from BH+A for work performed amounting to \$83,200 were summarized in the Additional Services chart (Attachment B) and discussed with an additional \$27,800 for testing and specifications for work relative to the existing building hazardous material consultant services. It was noted that some of the items necessary were not included in the initial Feasibility Study performed by ICON on which the budget approved by Town Meeting was based. Stating that in accordance with the fiduciary duty of the Committee to analyze all costs, Mr. Blake added that, in his review, all of the extra costs set forth had not been included in the BH+A original

proposal and that the PBC has an obligation to pay for extra services which have been required and appear to be reasonable. After discussion and confirmation by others including Combined Facilities Director Barletta that payment was appropriate, it was on motion by Mr. Blake voted unanimously that the Permanent Building Committee approves the additional services as presented in the amount of \$111,000 which includes \$83,000 for additional services performed by BH+A and \$27,800 for initial hazardous material consultant services.

It was reported that the recent Planning Board meeting decision includes a requirement for the southern end-wall windows in the pool building. A walk is planned determine the best route in connection with the Water District's waterline work from Babe Ruth Drive to Fairbank Road along Hudson Road which is still in the discussion stage. Regarding the Fairbank Community Center construction project, water main work will be divided into two phases. The capping of the 10" AC water main that traverses the property from Hudson Road to Fairbank Road and the installation of the new water main in Hudson Road will be performed by the Water District. The removal of the 10" AC pipe on the Fairbank property and the connection of the Fairbank Community Center water service to the Fairbank Road water main will be completed by the Fairbank Community Center contractor. The Town and the Water District are currently in discussion on funding the two phases.

Compass will be discussing finishes with the user groups, meeting with Sudbury TV to finalize infrastructure requirements, and will be reviewing drawings to be incorporated into the final set with a deadline of February 11.

Mr. Barletta informed the group that all updates to the website were posted and that he had met with the users and Sudbury TV. He is currently working to capture all of the questions and responses to insure that they are complete. Items requested were an updated locker room plan and a new 80% CD plan for presentation.

Fire Station No. 2 Project Present: Owner's Project Manager (OPM) Neil Joyce (Construction Monitoring Services, Inc.) and Kaestle Boos Associates, Inc. (KBA) Architect Kevin Witzell.

PBC Project Manager Craig Blake summarized the progress of the program originating from a \$4.3M design and construction article approved by Town Meeting based on the KBA feasibility study and noting that during the subsequent initial design work by KBA the project escalated to \$5.8M largely based upon inflationary costs. Since that time, working with KBA and the Fire Chief John Whalen, cost saving redesigns and measures have been incorporated resulting in a project reduction to \$5.2M at this time.

Architect Kevin Witzell reported that construction cost reduction has been facilitated by the redesign of the peaked roof to one which is flat, the use of wood bearing wall and truss systems instead of structural steel, removal of brick siding, and mechanical system changes. Both the Architect and the OPM expressed their opinions that costs seem to be flattening as the supply chain is improving and more predictable.

The revised 50% drawings presented and reviewed included a solar ready roof with new roof details with the exception of the entrance canopies which were not included in the estimate. Stormwater calculations are to be developed for Planning Board review and for consultation with National

Development. Relative to the existing building which will be in use during construction and afterward as the garage until it is replaced, Mr. Witzell believes that the existing Fire Station Equipment Garage is up to code with the exception of needing sprinklers which have been included within the most recent construction cost estimate.

After discussion on the project continuance and the necessity for more accurate information for presentation at the Town Meeting under the article for additional funding, it was on motion by Mr. Blake voted unanimously to authorize Kaestle Boos Architects to complete the construction documents inclusive of a 90% cost estimate prior to Town Meeting.

Other Business _ Mr. Blake, Project Manager for the Town Hall project, suggested a future agenda item to revisit the Town Hall design project in regard to intended use, particularly for the second floor.

Minutes The minutes of November 30, December 2, 13, and 16, 2021 as written were approved unanimously.

Meeting Schedule While a tentative meeting schedule was discussed, there was no decision made. The Chair will provide information at the appropriate time for posting future meetings.

There being no further business, the meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Elaine Jones, Chair