

PERMANENT BUILDING COMMITTEE
Minutes – February 24, 2022

Present: Chair Elaine Jones, Craig Blake, Jennifer Pincus, Anuraj Shah, John Kraemer 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, Compass Project Management; BH+A Architects Joel Bargmann and Thomas Scarlata.

Mr. Eberly presented a brief schedule update addressing current thoughts for discussion of the schedule recovery plan. The first page turn review is planned for next week with the intent to finalize the bid set on March 23 with the final review to allow release on March 30. Bid opening would take place on May 4 with the Notice to Proceed on May 30. Adjustments to the sequencing of the pool work allowing better timing for pool operation were presented and will be discussed with the Park and Recreation Director, although the final decision may be that of the Contractor. Proposed entrances and exits related to the construction phasing schedule were also presented.

The PMC estimate reconciliation with that of Miakoda took place with only a 0.74% difference. Both were determined by Compass to be conservative and within range. While Mr. Bargmann will ask Miakoda to look at the escalation and confer with PMC, the difference between the two estimates is thought to be not so great. With the project phasing requiring construction first and demolition second, the lead time for the contractors may pose more difficulties.

The Project Cost Reconciliation with Funded Amount dated February 24 (Attachment A) was reviewed. Extensive discussion revolved around cost saving options 5, 5A, or 5B involving toilet room and locker room electronic door openers all of which would be required to meet ADA and MAAB standards. All members present reached agreement on 5B at an estimated \$84,000 savings. While BH+A would prefer not to eliminate glass in the SPS office doors as they allow light to penetrate the interior spaces through the offices, the SPS preference for elimination was upheld given that offices were on the exterior of the building and would have light sources. Regarding the pool area, it was determined that the pool ceiling was not to be painted but painting the adjoining ceiling which contains exposed galvanized sprinkler piping was necessary in order to prevent corrosion. It was also noted that the graphic wall mural had been removed from scope. In regard to VE deduct options, it was the unanimous consensus that the listing, with the exception of the roof screens and wood paneling in the gymnasium which need further BH+A review, are acceptable; further, relative to the total project, that transfers from the project contingencies are approved. The vote with the transfers will enable the project to remain on budget.

In regard to discussion concerning construction estimate inclusion of items 17, 18, and 19, it was agreed that in consideration of the inclusion of the infrastructure for these items within the construction contract for items 17 and 18, it would be appropriate to remove these two items from the listing and have them owner supplied outside of the contract. Item 19 can be specified within the contract as a proprietary item.

It was noted by Mr. Eberly that the Friends of Senior Citizens have approved an electric fireplace rather than the gas fireplace previously envisioned.

The page turning process will be continuing with the involvement of Ms. Pincus and Mr. Blake.

Fire Station No. 2 Project PBC Project Manager Craig Blake stated that the Director of Planning has been requested to search for the drainage report from the Meadow Walk development Site Plan review process in order to confirm that the Meadow Walk storm drainage system was sized to accommodate projected storm drainage from the future Fire Station project to aid in the design by Samiotes.

It was noted that several members have questions as to the sizing of the office spaces and first aid room which will be presented to Kaestle Boos at the next meeting.

A meeting will be set up for review of finishes with the Chief and the Architect.

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

Minutes The minutes of January 13 and January 27 and the 2021 Town Report submission were approved unanimously.

Meeting Schedule The next scheduled meeting will be called by the Chair.

There being no further business, the meeting was adjourned at 9:18 p.m.

Respectfully submitted,

Elaine L. Jones, Chair