

## PERMANENT BUILDING COMMITTEE

Minutes – July 21, 2022

Present: Chair Elaine Jones, Craig Blake, Jennifer Pincus, and Mark Sevier. Also present: Combined Facilities Director Sandra Duran.

The meeting was called to order at 7 p.m.

Fairbank Community Center Project Present: Compass Project Management Project Executive Jeffrey D'Amico, Project Manager Christopher Eberly and BH+A Architect Thomas Scarlata.

Mr. Eberly presented a construction update for the month of July reporting that the hardscape has been removed and site work is beginning with the dust control now relatively under control with the water available on site. The Contractor's and OPM's trailers have been erected on site with parking across the street, however there has been a wait for power from Eversource due to the exceptionally hot weather.

The Compass Proposed Change Order (PCO) log was presented which tracks known and potential issues allowing preparation for resolution if required. Examples were provided including discrepancy on the building identification sign base with the specifications, conflicts in costs such as that relating to the crossing signal and depths of loam at the volleyball court site, and unknown costs such as the Town's desire for temporary lighting in back of the existing building for which they own only the wiring and light at the relocated door.

Rather than utilizing a door to be added the gymnasium for entrance to the building, the Combined Facilities Director has developed a compromise solution with no cost to the project involving use of an entrance to the building between the school wing and the Sr. Center entrance. This requires installation of a door opening device on the existing door in that location and the relocation of the generator to a parking area site until such time it can be placed on a trailer for emergency use by the Town elsewhere in another year.

Relative to the potential removal of the trees at the rear of the building discussed by the Planning Board, the cost is the responsibility of the Contractor to do so, but the Town has the discretion as to whether the six large pines should be removed.

A risk register has been developed by the OPM which sets forth items which may be encountered, the likelihood of them occurring, costs, and the timing involved. This allows for tracking, planning and also includes overage related to unit pricing and options available.

Mr. Eberly informed the Committee that they had met with the Town Departments on June 27 with a construction update and the draft Colantonio schedule is currently under review.

Camera surveillance at the site required for the Builder's Risk insurance is to be procured by the Owner, installed on the roof and potentially at the trailers, and connected to the Police monitoring system, thus avoiding the cost of a third party surveillance service, at a projected cost of less than \$20,000. Decisions are to be made in the Fall.

Mr. Eberly explained that lead times and availability for the owner procured items (IT and AV equipment, Kitchen equipment and FF&E) are ever changing, so a schedule was created to

identify timing for purchasing these items. It was noted that kitchen equipment is now partially funded through a grant by the Cummings Foundation. BH+A proposed that this purchase may be best rolled into the GC work for ease of coordination. A decision will be made once pricing is proposed by Colantonio. BH+A will be working with State certified furniture vendors directly in consultation with the users (Town and Sudbury Public Schools) to enable commitment of funds in October in order to secure a price with the vendors and hedge against inflation. This also applies to AV vendors and consultation with Sudbury TV for more hi-tech items.

Discussion ensued as to the testing requirements (two initial tests at the Town's expense for evaluation of each soil type) for the 5,800 c.y. of soil to be exported off site by Colantonio. After extensive discussion with input from Mr. Blake, a Civil Engineer by profession, it was determined with all in agreement to require testing only for nitrates, SVOC and petroleum, as the risk for herbicides/pesticides application is done in accordance with the manufacturer's guidance and the risk is regulatory exempted. It was also noted that it is unlikely that the site had previous agricultural use requiring the use of herbicide/pesticides.

Builder's Risk insurance has been procured by the Town at a cost of \$300,612 and will commence on July 14, 2022 for two years. It is expected that the insurer's agent will visit the site one time which is usually deferred to after the vertical construction commences which will allow time for the Town to install the appropriate cameras required.

As to invoice payment, upon review and acceptance by Ms. Duran and Ms. Pincus, the Interim Town Manager will authorize payment.

Ms. Duran and Mr. Scarlata will separately discuss the timing and other matters related to the equipment repair under the pool article with associated funding.

Fire Department No. 2 Project PBC Project Manager Craig Blake reported that at least 4 -5 file sub-bids in eleven categories were received and that most were at least 20% over the projected cost except for the five Fire Protection sub-bids which were in total 111% over and the six Plumbing sub-bids which were 75% over the projection. The General Contractor bids are due on July 28. The article was initially funded with \$4.3 M after which a Town Meeting article added \$950,000 and \$1M of ARPA funds were allocated to the project by the Select Board.

Mr. Blake will be investigating to determine whether a plan exists for the two access and construction easements required which cross into the National Development owned property.

Minutes No minutes were reviewed.

Fairbank Groundbreaking It was noted that both Ms. Jones and Ms. Pincus will be attending the groundbreaking celebration with Ms. Jones delivering a Fairbank history speech. Ms. Duran will be in charge of the event.

Meeting Schedule The next meeting is scheduled for Wednesday, August 3, 2022.

There being no further business, the meeting was adjourned at 8:37 p.m.

Respectfully submitted, Elaine L. Jones, Chair