

PERMANENT BUILDING COMMITTEE

Minutes – March 17, 2022

Present: Chair Elaine Jones, Craig Blake, Jennifer Pincus, Anuraj 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 informed the group that three page turn sessions have occurred since the last meeting: Phasing/Envelope, MEP/FP and Civil/Landscape all at the appropriate 95% level. Upgrading continues with the expectation for bid set completion by March 23 with Ms. Pincus to give the approval for final review by Compass prior to releasing to bidders by the end of the month, as indicated by the members.

A listing of five proprietary specification items were discussed, all involving maintaining compatibility with the systems currently utilized by the Town: camera system; access control system; basketball posts, backboards, goal and net; crossing signal system; and exterior bottle filler and drinking fountain. Mr. Eberly explained that the bottle filler and drinking fountain had been removed from the list as the product installed at Haskell field that the Town would like to match is not available on the state procurement list. Mr. Sevier questioned whether HVAC controls should also be deemed proprietary to which the Combined Facilities Director responded negatively in consideration of the many different systems in Town and School buildings. On motion by Mr. Shah the Committee voted unanimously to approve the four items presented as proprietary items. Accordingly Compass will work with the Town to develop a letter with the reasoning prior to the bid.

In regard to utilities, Mr. Barletta informed the members that electricity will be metered separately for each user group to enable each to pay their share.

Compass briefly explained the intent to solicit sub-consultant proposals for testing and inspection services and for HVAC commissioning services. Additionally, Compass proposed acceptance of construction phase geotechnical engineering services in the amount of \$24,000 to be performed by Weston and Sampson within the existing budget as an amendment to Compass's contract. It was on motion unanimously voted to approve to allow Compass to contract accordingly as presented with the geotechnical engineering services not to exceed \$24,000.

In order to allow the Park and Recreation Department the optimum time for pool use and other services, the project construction phasing time frame has been adjusted. The 3/17/22 revised project schedule proposed is attached hereto.

Compass cautioned that depending upon the budget even with the donations anticipated from the Friends of Senior Citizens and the Energy Committee, if the articles for FF&E and AV funding that are proposed for the Annual Town Meeting aren't passed, it may become necessary to seek additional Town funds through means of Special Fall Town Meeting with a revised plan and budget for those items.

In regard to value engineering item 5B previously chosen (reduce toilet room electronic door openers option 2; 1 at REC toilet, no door closer at either UCR, add openers at locker room 3 entry and pool entry, 2 at Senior, 1 at SPS), further investigation revealed that the decision to remove the closers would require MAAB review and approval. After proposing to the COD the option for less costly power assisted closers at both UCRs or a standard ADA/MAAB compliant closer at one UCR and a toilet room electronic door opener kit at one UCR, their request was to add the electronic kit at the one UCR. In regard to VE item 12 previously chosen (eliminate glass sidelights and glazed doors on the second level), BH+A feels strongly that glass sidelights be included, to allow daylight into the corridors, but will provide translucent film at the eye level midsection for privacy, with solid doors. Mr. Barletta has received approval from SPS for this approach. With minimal effect on the contingency, it was on motion by Ms. Pincus unanimously voted to approve the changes to previous decisions on VE items 5B in order to provide one additional bathroom kit at one UCR and on 12 in order to pursue glass sidelights only with doors to remain solid.

In regard to the estimate comparison discussed at a previous meeting, Compass indicated that the Miakoda and PM&C estimates are largely reconciled after Miakoda had made a correction.

With the noted volatility of inflation, Compass recommended four items within the project scope to be considered as deduct alternates acting as safety valves, noting that acceptance might serve to prevent delays, the need for rebidding, or the need to request additional funding. The four items, each avoiding multiple trades were, in order: 1) eliminate outdoor basketball chain link fence, \$43,700 savings based on estimate; 2) eliminate reception area counters and related millwork at the Rec and Senior entrances and the curved corridor bench, pursuing revised designs for these items in FF&E instead; 3) change gymnasium floor to synthetic sports flooring; and 4) change fitness room floor to synthetic sports flooring. In regard to the flooring consideration, it was noted that the change proposed as an alternate would be a decision which could not be changed after construction. After extensive discussion it was the consensus of the members to utilize the first two items only.

It was noted that the project's only options after indications from the sub-bids as to the bidding climate would be to 1) utilize the only source of funds being the project's design and construction contingencies, 2) redesign, or 3) obtain additional funding.

The Committee was informed that the now completed prequalification process involved a re-solicitation for the elevator contractor and one appeal regarding a determination that the contractor was not qualified, which was revisited and the original decision upheld.

The decision as to when to incorporate within the budget the donations noted in letters from the donors (\$130,000 for the Sr. Center and \$100,000 from the Energy Committee) was postponed for a future decision. ARPA funding was determined to be intended for application to the relocation of the water lines and abatement. The Water District will be locating, exposing, and cutting the waterline, and capping the pipe, with scheduling coordination by the Fairbank Contractor, who will be responsible for pipe excavation on the Fairbank site, removal and backfill.

It was determined that there would be no further meetings prior to the sub-bid process completion in late April, but that contract documents would need to be provided to the Town for review as soon as possible. A walk-through of the Fairbank building with potential bidders led by Compass will

take place on April 7 at 1 p.m. Although it was noted that the Select Board had desired a Question and Answer public session, no information had been provided.

Fire Station No. 2 Project Mr. Blake reported that, in his presence with Ms. Pincus, the Fire Chief and his assistant reviewed and made decisions on finishes with Kaestle Boos Architect Kevin Witzell at a March 8, 2022 meeting at the Police Station Conference Room.. KBA will also be meeting next Tuesday (March 22) with the Chief and the Town's IT Administrator.

As to the interface with National Development, Mr. Blake reported that there are still unanswered questions remaining that would involve design changes and which would require review of the National Development as-built drawings which have yet to be located. The Town's understanding was that National Development would install an electrical connection overhead for the Town but when the new station was to be constructed National Development would pay for underground service to an installed stub. The question is whether a stub was left for the electrical connection. There is already a stub for the water, sewer, and storm drains.

Minutes The minutes of February 17 and March 1 were unanimously approved as drafted.

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

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

Respectfully submitted,

Elaine L. Jones, Chair