

PERMANENT BUILDING COMMITTEE

Minutes – May 18, 2022

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

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

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

PBC Project Manager Craig Blake stated the purpose of the meeting is to discuss options to deal with the possibility and prevention of being over budget given the current bid climate by discussing options and voting on appropriate add alternates.

Mr. Joyce informed the group that due to the volatility in the market and the need for flexibility, the team has prepared three logical add alternates to the base bid for consideration which will not affect the design. Using estimated costs derived from the 90% project cost estimate, the items which can be removed from the base bid and deferred or purchased at a later date are in order:

- purchase by the owner of all appliances, \$25,000
- purchase by the owner of bunk room lockers, \$16,000, and
- repainting of the existing station interior, \$21,500.

Discussion ensued as to the order of the items and a possible addition of window treatments which was determined not to be of sufficient value to include. Upon conclusion of the discussion it was on motion by Mr. Blake voted unanimously to accept the Bid Add Alternates as proposed by Construction Monitoring Services in the order of the list being No. 1, owner purchase of all appliances, No. 2, owner purchase of bunk room lockers, and No. 3, repainting of the existing station, subject to the Fire Chief's approval.

Once the bids have come in, possible soft cost items not within the construction budget will be prepared by Mr. Joyce to be discussed and determined at a later date for deferment or purchase from other fund sources in order to add further flexibility during project construction. These with potential savings included: reuse of existing Fire Station furniture (\$10,000 - \$20,000); technology equipment changes (\$5,000 - \$10,000), moving and relocation of equipment by owner (savings unknown). Mr. Joyce also noted that savings might also result from the use of less paper copies of construction documents by the contractor as electronic versions are available and reduction in the testing budget pursuant to the actual needs.

Mr. Witzell was authorized to proceed with the electronic bidding process having received the Town Counsel provided front-end documents for completion. The following schedule as presented by Mr. Witzell is as follows: advertisement (preparation by Mr. Joyce) and availability of bid documents, mid-June; filed sub-bids due June 30; general contractor bids due July 14, potential date of award determination meeting, July 28; potential date of Notice to Award, August 1.

Mr. Witzell noted that the appropriate documents have been prepared for submittal for the Planning Board site plan determination meeting of May 25.

Ms. Jones repeated the previous meeting request for the plan required for development of the easements.

Fairbank Community Center Project Present: Compass Project Management Project Executive Jeffrey D'Amico and Project Manager Christopher Eberly. Also in attendance: BH+A Architects Joel Bargmann and Thomas Scarlata and BH+A Project Administrator Jeremy Tobin.

Mr. D'Amico summarized the meeting intent: discussion of the May 9 General Contractor bid results, budget issues, and the path forward either accepting the full amount of the lowest bid received including accepted deduct alternates or starting over with scope revisions. See attached May 17, 2022 Compass Project Management letter addressed to PBC Project Manager Jennifer Pincus for details.

Three General Contractor bids were received and of these Colantonio, Inc, a Holliston, MA contractor, was the lowest bidder at \$25,308,000, inclusive of deduct alternates. The two deduct alternates consisted of deletion of the fencing at the basketball court and deletion of the millwork proposed for the interior of the new building.

Mr. Shah and Mr. Blake presented arguments against rebidding with scope revisions which must be approved by the user groups noting that negotiation with the bidder prior to contract signing is not permitted by law. The given requirements of prequalification requiring extensive time, market saturation and expectation of higher pricing continuance especially in regard to fuel and materials were primary reasons not to pursue the project rebidding which would also require and result in a greatly diminished scope estimated at about \$2M for the users. It was also acknowledged that if the current project proceeds, at the end of the project the alternates deducted from the bid could be procured at a later time with other funding. The millwork deduct alternate (hall bench and two reception area desk components) were noted with the ability to procure these as furnishings. Mr. Blake solicited and received confirmation from Compass that the deduct alternates were appropriate.

Select Board member Janie Dretler requested a full financial report which would allow the Select Board to consider the possibility of future funding (ARPA) and cautioned that if there is a necessity for additional funding at a Fall Town Meeting, notification would need to be submitted prior to the end of July. After further discussion regarding soliciting additional funds at a later time, the Committee agreed to authorize Compass to prepare a budget summary that includes bid/contract price allocation of contingency and other soft costs to include a 5% contingency within an acceptable range for presentation to the Select Board.

At the conclusion of discussion it was voted relative to the construction of the Fairbank Community Center funded under Article 18 of the 2020 Annual Town Meeting, to recommend to the Select Board approval of the award of contract by the Town Manager to Colantonio, Inc. in the bid amount of \$25,308,000 inclusive of Deduct Alternate 1 relative to deletion of the basketball fencing and Deduct Alternate 2 relative to deletion of millwork, together with any contractual actions as may arise connected with the overall project.

Background information to be provided for the Select Board Agenda was approved as amended.

Relative to the Hudson Road water main project, it was noted that the removal of the line across the Town's Fairbank property was not listed on the schedule of values but is estimated to cost \$97,421. It is unclear how the actual costs will be identified as far as ARPA funded expenditures are concerned. Mr. Blake reported that the Water District had voted an allocation of \$100,000 at its Annual Meeting for the Hudson Rd water line work, which is a different amount than what is indicated in the MOU as the Water District contribution to the project. Mr. D'Amico pointed out that there are other costs associated with the project beyond design and construction, which may make up the difference. Mr. Blake, as the Water District Moderator, will follow-up on the process. Ms. Pincus noted that there has been no determination as to what happens to left over ARPA funds allocated to the water line which may not be used, noting that the Select Board could reallocate such funds to the project if they so desired.

PBC Appointment Matters Mr. Blake will write a recommendation to the Sudbury Public Schools for reappointment of Mr. Shah to the Permanent Building Committee.

Other Matters In regard to a request by a group of Curtis Middle School 8th graders expressing a desire to discuss with the PBC how to achieve locating solar panels on the Curtis School in conjunction with roof replacement, Mr. Sevier will advise the group in coordination with the Energy Committee.

Minutes No action was taken in regard to minutes review.

There being no further business, the meeting was adjourned at 9:54 p.m.

Respectfully submitted,

Elaine L. Jones, Chair