

## PBC Report 2022

Throughout the year, the Permanent Building Committee has maintained an aggressive schedule meeting eighteen times relative to the two active projects under its purview - the Fairbank Community Center (FCC) and the Boston Post Road Fire Station No. 2 Addition. Jennifer Pincus, an architect by profession, continues to be the PBC Project Manager for the FCC project. PBC member Nancy Rubenstein, a structural engineer by profession, served as the alternate PBC Project Manager until August and was replaced by Craig Blake, a former professional Civil Engineer and Licensed Site Professional. Mr. Blake also serves as the PBC Project Manager for the Fire Station project.

### Fairbank Community Center

Throughout the year, weekly FCC project team meetings were attended by the PBC Project Manager Jennifer Pincus, the Compass Project Management team of Christopher Eberly and Jeffrey D'Amico serving as the Owner's Project Managers (OPM), BH+A Architects Joel Bargmann and Thomas Scarlata, former Sudbury Facilities Manager Bill Barletta and upon his retirement at the end of May, Sandra Duran, and, since June, the construction team headed by General Contractor Colantonio, Inc. Many additional user group meetings were held between the project team and representatives of the Senior Center, Park & Recreation, the Sudbury Public Schools, and Chief Whalen of the Sudbury Fire Department.

The early months of 2022, as the project design phases began to wrap up, included the constant budget reconciliation and decision making as to cost saving revisions pursuant to the continuing price escalation of materials as determined by professional construction cost estimators employed by the PBC. Of particular importance was the pandemic-induced shortage and long lead times of materials and their resulting increased costs, requiring the PBC's vote on some final cost saving measures right up to issuing the project documents for bidding. The transition was made from drawing review, including document page turning sessions, to completion of full construction documents for bidding. Phasing of the existing Atkinson pool work was incorporated into the final design documents to allow optimization for pool use during the construction of the FCC. Permitting by the Planning Board with the requirement for additional windows at the rear of the Pool building was approved, as well as Conservation Commission's Wetlands Protection Act conditioned approval.

Upon completion of the General Contractor (GC) prequalification process, required by MA General Laws due to the estimated total project cost, distribution of the bid sets went forward with the determination of the base bid and deduct alternates to be employed. Three GC bids were received on May 9 with the lowest responsible bid from Colantonio, Inc. of Holliston, MA recommended to the Select Board (SB) for acceptance in the amount of \$25,308,000, inclusive of two deduct alternates for fencing at the basketball court and reception desks and corridor bench millwork. The deduct alternates were established so that this work could be funded outside of the GC contract if the GC bid exceeded the project construction budget. Separate budgets were also established for procurement of Furniture, Fixtures, and Equipment (FF&E) as well as AV and Technology needs. Though the received GC bid was over the construction budget, transfer of funds from contingencies and other line items provided sufficient project funding to allow the contract to be awarded with the two deduct alternates accepted by the Town. Construction testing and inspection services were also contracted in addition to funding a schedule extension of the OPM contract due to a small delay in issuing the bid documents. A Builder's

Risk insurance policy was procured by the Town as required for the entirety of the project at a cost of \$300,612, far exceeding the \$50,000 set forth in the original Feasibility Study budget.

Additional funding was provided for the project by SB approval of ARPA funding with the initial amount required to relocate a 10" diameter asbestos-cement Sudbury Water District waterline discovered crossing from Hudson Road to Fairbank Rd. through the Fairbank property in the proposed foundation location. The relocation cost was coupled with some cost sharing with the Sudbury Water District. Much needed additional ARPA funding in the amount of \$1.6M was approved by the SB in May, replenishing the contingency budget transferred at contract award. Approved Town Meeting SB articles put forth by Select Board members Dretler and Roberts for audio-visual needs in the amount of \$300,000 and FF&E in the amount of \$200,000 were added to the project budget in addition to \$100,000 of Energy Committee funding for energy saving upgrades, \$130,000 contributed by the Friends of the Sudbury Senior Citizens for a fireplace and patio with a trellis at the Senior Center, and a Cummings Foundation grant of \$100,000 for emergency shelter kitchen equipment. All of this funding came just before or just after bidding. Pool filtration funds in the amount of \$160,000 were also approved as a separate article at the May Town Meeting. Due to the efforts of State Representative Carmine Gentile at the end of the year, a State grant, in the amount of \$100,000, was received to defray some of the cost of basketball court fencing and lighting which had been deferred as a deduct alternate.

A groundbreaking celebration was held outdoors at Haskell Field on August 1 with speeches commemorating the event given by Select Board member Janie Dretler (who had chaired the original ICON Feasibility Study process allowing the Town Meeting funding vote to go forward), Interim Town Manager Maryanne Bilodeau, and PBC Chair Elaine Jones whose speech provided the audience with the Fairbank building history.

After an extended mobilization period to allow for early submittals on long lead items, construction was underway in June. Upon initiation of the foundation preparation, unfavorable soils containing debris from the original Atkinson Pool construction were discovered. The later discovery and damage to an unknown waterline pipe that provided fire protection to the building resulted in the flooding of the construction site. The project team and the GC ultimately negotiated a solution to the soils issue which allowed the halted construction to continue with direction but under protest with a Construction Change Directive (CCD). The CCD was not to exceed \$100,000 based on an agreed time and materials hourly amount to remove unsuitable material encountered below the pay line, and deal with material under negotiated pay terms. Necessary geotechnical engineering and geotechnical environmental services were also contracted to closely monitor the removal of these soils. In September the PBC also approved the hiring of NV5 as a subconsultant to Compass for the purposes of providing MEP (Mechanical, Electrical and Plumbing) Commissioning services.

As the project also involves parking for the FCC at the existing Haskell Field parking area which is across Fairbank Road, lighting improvements have been installed and safety measures for street crossings were incorporated in the design.

The project goes on with quality work being performed, and a one month schedule slippage due to the unsuitable soils encountered. Another substantial construction delay would have resulted from an extremely long lead time for electrical generator switchgear, but was averted by a PBC vote to fund an expedited order for this equipment that is crucial to maintaining the schedule. The project team and PBC continue to work to minimize any further delays.

In the meantime, progress includes working on desired procurement of FF&E and AV and satisfying the program needs of the user groups which will continue into 2023.

#### Fire Station No. 2 Addition

The Boston Post Road Fire Station No. 2 Addition project began the year with additional value engineering and continuing work with Owner's Project Manager Neil Joyce of Construction Monitoring Services, Inc., Kaestle Boos Architect Kevin Witzell, and Fire Chief Whalen to achieve the goal of adding the proposed living/headquarters building with certain refinements to the existing occupied garage and living quarters which will continue in operation. Numerous cost-reduction items including substitution of steel frame with wood frame, replacement of slope roof with flat roof, and utilization of a more cost-efficient HVAC system were included to maintain project budget. Design refinements continued throughout the process including provisions for the public area to accommodate disabled persons. Appropriate hearings were held to obtain site plan approval from the Planning Board, and a Special Permit was granted from the Zoning Board of Appeals based on recognizing the expanded project lot size as an existing non-conforming lot even with the adjacent Lot 6 parcel donated to the Town by National Development as part of the surrounding Meadow Walk development project. Approval was also received from the Conservation Commission relative to the Wetlands Protection Act.

Stormwater discharge into the National Development drainage system and wastewater discharge into the National Development sewer system as previously agreed requires the Town to enter in to an Access and Utility Easement with National Development. The Easement Agreement is currently under negotiation.

Article 24 at the May Town Meeting was approved for additional funding in the amount of \$995,000 to address a potential construction cost shortfall identified during the 90% project design phase. The Select Board also allocated an additional \$1M of ARPA funding to the project. Based on continued cost refinements, the project was bid in July and in August award was made to Construction Dynamics, Inc. for the bid amount of \$4,524,500. With the Notice to Proceed, on-site mobilization occurred at the job site in late October and in November foundation work commenced, continuing into December. In accordance with the Planning Board conditional Site Plan Approval, requiring all electrical service to the new building be installed below ground, the Committee approved the Eversource proposal to provide underground service in the amount of \$41,201, utilizing a portion of the project contingency to cover the budget shortfall.

A groundbreaking ceremony was held on December 7 in celebration of the project's commencement. Construction of the Fire Station No. 2 Addition will continue in 2023 with an anticipated construction completion in the Fall of 2023.