

PERMANENT BUILDING COMMITTEE
Minutes – February 9, 2023

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

The meeting was called to order at 7:30 p.m.

Atkinson Pool Work Mr. Blake informed the group that he, Ms. Duran, and Ms. Pincus were present at the Select Board meeting of February 7, and were advised that at the present time there are no funds available for recently identified pool repair needs which are now within the purview of the Permanent Building Committee and identified at approximately \$275,000. The only funding available for consideration would be from ARPA funding allocated to the current projects: \$1M allotted to the Fire Station No. 2 project, \$1.6 M allotted to the Fairbank Community Center project and required for the remainder of the project, and \$400,000 allotted to the waterline issue crossing the Fairbank property which is also required to be allotted to the Fairbank project. Therefore, release of a portion of the ARPA funding for the Fire Station No. 2 is intended for discussion later in the meeting.

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

Mr. Joyce provided a brief update on progress to date and future scheduling, as follows:

- good weather allowed the completion of under-slab utilities, waste lines and vapor barrier installation
- the slab was poured on grade and after curing will allow lumber and wood framing in the next 3-4 weeks to be followed by roofing and exterior walls.

Mr. Joyce reviewed the budget status to date with 15.4% of the construction completed. The total construction cost is \$4,524,500 and of the allotted contingency of \$546,000, \$15,000 has been spent, leaving a contingency balance of \$531,000 in ARPA funds. As this contingency balance is well over the 5% contingency amount believed to be sufficient for the project, there is \$233,500 which could be transferred and utilized for the pool project. Relative to the budget and expenses to date presented to the Committee, Mr. Witzell commented that, given his experience, he is comfortable that there is very little potential for major unexpected expenses to occur and that release of some of the ARPA funding which comprises the project's contingency would be appropriate.

Mr. Blake stated that the rationale for release of a portion of the ARPA funding is that no unsuitable soils have been found in the excavated portion of the property. With areas consisting only of the rear parking lot and storm drain retention system to be completed, he expressed his belief that these would present a minimal risk related to potential construction cost increases. Additionally, he stated his opinion that the only risk would involve pricing increases for building materials for the construction for which funds are available in the remaining contingency.

Mr. Joyce reported that the engineering approved switchgear and generator orders have been released to the vendor and to date there is no information relative to lead time issues which would affect completion of the project expected to be September 2023.

Mr. Sevier suggested that the funds for the Fire Station be left in place for later allocation and that the costs for the pool be derived from the Fairbank contingency, an article, or additional ARPA funding.

SB member Janie Dretler was recognized to speak and informed the group that there is no Town Meeting article for funding the emergency repairs. Ms. Dretler also took the opportunity to thank the Permanent Building Committee for its much-appreciated project work.

Further discussion of the release of a portion of the ARPA funded contingency to the Atkinson Pool project was tabled for discussion in the Fairbank Community Center portion of the meeting.

Fairbank Community Center Project Present: BH+A Architects Joel Bargmann and Thomas Scarlata. Also present: Vertex Owner's Project Manager Principle Jeff D'Amico and Project Manager Christopher Eberly.

Mr. Eberly commenced his construction progress monthly update including the schedule update by stating that the superstructure of the gymnasium is being erected in addition to the roof on Sudbury Public Schools (SPS) denoted as Area 3. Additionally, the roof sheathing on Area 2 has been completed along with the pouring of the concrete curbs for Area 3 locker rooms. The next work will include Area 3 framing and Area 2 roofing. The group was also informed that the Zoning Board of Appeals granted a variance for the dimensional change to the foundation setback and that non-suitable soils have been discovered during the excavation for the septic leaching field.

An extensive contingency funding status report indicated that a large portion of the initial contingency had to be allotted to close the sizeable construction bid gap. Following the bid opening in May 2022 with the addition of ARPA funding of \$1.6M the contingency was reduced to \$1,279,551, being 5% of construction. Present risks were noted for the current remaining fifteen months with \$592,552 in contingency funding available representing 2.3% of the total construction. An additional risk factor for additional costs related to conditions which might become apparent such as with the demolition of the existing building amounts to \$114,501.

Additional design services proposals were discussed for basketball lighting and fencing at \$4,480 and redesign of the currently proposed AV system to a more enhanced system to serve more program rooms at an estimated \$13,460. After discussion, it was on motion voted unanimously to recommend to the Interim Town Manager approval of a proposal from BH+A for basketball court lighting and fencing design at the proposed cost of \$4,480. Ms. Pincus informed the group that the CPC has submitted an Annual Town Meeting Consent Calendar article utilizing \$100,000 from the Community Preservation Act Fund for this project and this information was confirmed by Ms. Duran. It was not clear, however, that the ATM article funding would include design funding. On motion in a separate vote, the PBC voted to unanimously recommend to the Interim Town Manager approval of a proposal from BH+A for redesign of the AV system

proposed for enhancement in the amount of \$13,460, to be funded through ARPA funding allocated by the Select Board.

The following Change Proposal Orders (CPOs) from the Contractor to be paid from the owners project contingency budget for additional work were presented by Mr. Scarlata as information and further explained by Mr. Eberly and Mr. D'Amico for discussion and individual votes by Committee members:

- #7 - additional work involving relocation of the flag pole requiring replacement of the existing rotten flag pole with a new pole voted unanimously in the amount \$4,270.89;
- #8 - replacement material for the natatorium sills in the amount of \$540.59 voted unanimously;
- #11 - additional redesign and excavation at the access to the stepped SE corner of the pool in the amount of \$2,276.74 voted in favor with Mr. Sevier abstaining;
- #15 – cost of the previously approved screening of stockpiled unsuitable fill encountered to allow for disposal in the amount of \$12,798.96 unanimously voted;
- #19 – cost of plumbing material and labor for an additional grease trap vent in the amount of \$5,656.85 unanimously voted;
- #22 - site cleanup resulting from damage to previously unknown live fire sprinkler service in the amount of \$21,683.23 majority vote in favor with Mr. Sevier voting no;
- #25 - removal of existing concrete mass encountered at entrance to pool (time and materials tracked) necessary because of concrete's conflict with new foundation in the amount of \$1,121.53 unanimously voted;
- #29 – Redesigned reception desks cost in the amount of \$46,446.73. The redesigned reception desks were noted as a substantial cost saving from the original design that had been removed from the original project scope. The CPO was unanimously voted;
- #30 - Pool and lap pool testing by Weston & Sampson including valve check replacement after hours with Colantonio's supervision at \$100/hr. (liability issues) accommodating overall schedule and providing report on leakage in the amount of \$9,780.29 unanimously voted noting that drainage of the pool not scheduled at this time.

The group was informed that kitchen equipment cut from the original scope has not been pursued at this time but may be done at a later time.

Several other issues amounting to a range of \$65K to \$90K which may require later PBC action were discussed, including:

- During septic sand excavation sand was found to be not acceptable and may result in a sizeable increase in project cost for both removal and replacement with new sand.
- Geotech protest involving quantity and depth of unsuitable material encountered during foundation excavation is under discussion with Colantonio in several areas.
- Several other change proposals received are being reviewed by Vertex and if determined to be legitimate may require mediation.

Ms. Duran will be discussing the technology scope, including the length of support services, and budget of \$89,000 which is funded outside of the construction contract with the Technology Department as the proposed costs present a budget overage of \$35,869, some of which resulted from installation of the required security cameras. An outside company is intended to perform

the work and network switches have been approved for the Town. SPS will be included in the invoice. SNS, an outside consultant, will program the switches and another vendor will program the telephone system for which necessary locations of the required wall phones have been pre-determined. Wi-fi devices and associated service contracts including licensing are in process. It was unknown whether the licensing component will require payment out of the Fairbank contract or will be paid by the Departments.

While Vertex has engaged with Eversource, National Grid, and the Water District, Mr. Eberly noted that the one thing not discussed is the Town's fiber connection to the existing building. The process currently thought to be the most appropriate for operational matters is to bring the fiber in from the street to the new fiber location and keep the existing one in place on a temporary basis as this approach will shorten the down time of the move.

For information only, it was reported that the FF&E (Fixtures, Furnishings, and Equipment) budget which is outside of the construction budget has increased from the original \$494,000 to \$509,000 resulting from pre-school needs previously not considered. Defined quotations from Red-Thread, the FF&E vendor, are expected for review on February 10 with potential payment terms requiring a 50% deposit by a date certain. As it is unknown as to whether the proposal will include the costs for the additional requested filing cabinets, the PBC decided to postpone recommendation to the Town Manager until proposal review is completed. A separate meeting will be required for the review and vote.

Atkinson Pool Work continued discussion

It was determined that \$275,000 is the estimated cost for piping repair only. Upon an evaluation of funding sources, it was determined that \$233,000 representing a portion of the Fire Station No. 2 project ARPA funding is available for transfer to the Atkinson Pool repair project. After considerable discussion, it was on motion by Mr. Blake voted that, based on the consensus of the Permanent Building Committee, it is recommended to the Select Board that the sum of \$233,000 be returned from the Fire Station No. 2 ARPA allocation to the Select Board to partially fund the Atkinson Pool repair with the request that the Select Board allocate \$42,000 from the unallocated ARPA funding available in order to fully fund the Atkinson Pool repair projected at a cost of \$275,000, with the vote contingent upon the approval of the Fire Chief. The vote tally was 4 in favor with Mr. Sevier abstaining.

Minutes The minutes of January 10, 2023 were unanimously approved.

Meeting Schedule The next meeting will be held on February 26, 2023, at 5:00 p.m.

The meeting was adjourned at 12:05 a.m.

Respectfully submitted,

Elaine Jones, Co-Chair