

PERMANENT BUILDING COMMITTEE

Minutes – September 21, 2023

Present: Co-Chair Elaine Jones, Co-Chair Craig Blake, Jennifer Pincus, Ahnu Shah (until 9:20 p.m at the conclusion of the Fairbank project matter), and James Kelly. Also present: Combined Facilities Director Sandra Duran.

The meeting was called to order at 7:00 p.m.

Fire Station No. 2, Boston Post Rd. Project Present: Owner's Project Manager Neil Joyce, Kaestle Boos Architect Kevin Witzell,

Mr. Joyce was introduced by Mr. Blake and updated the Committee relative to the current status summarized as follows:

- plumbing fixtures and piping installed
- millwork and floor finishing progressing
- power is being pulled from street to enable permanent power
- trim painting occurring plus additional grouting and mortar work
- site work includes light pole bases and conduit and bollard installation, site driveway curb cut and installation of building entry slabs
- IT contractor providing services within the building and an exterior communications tower

In regard to the budget, Mr. Joyce noted that the project is 73.2% complete with expenditures of \$4,264,927 inclusive of two change orders totaling \$27, 343. These amounts leave a remaining contingency of \$165,157.

In regard to the schedule, while the building finishes remain on schedule, the emergency generator is in storage waiting for other parts with installation projected into October with provisions for permanent power by Eversource. Additionally, there is a delay in delivery of the building's glass front entrance. With these issues, Substantial Completion is projected for October 15, 2023.

Mr. Joyce presented proposed Change Order #3 which involves seven proposals for required additional work by the contractor as follows:

#16-R3	Added sprinkler heads in existing station	\$ 5,296.54
#17-R2	Added outlets in IT	\$ 1,407.05
#18-R2	Added concrete sidewalk	\$ 233.66
#19-R2	Pier changes	\$ 6,086.84
#21-R1	Outlet change at dryer	\$ 458.65
#22-R1	Appliance pedestals	\$ 1,601.13
#20-R1	Time extension	0.00
Total		\$15,083.87

The Committee agreed to leave the approval to Mr. Blake as the Town's Project Manager with the total proposed Change Order being \$15,083.87, which is below the \$25,000 approval limit Mr. Blake has as Project Manager. It was noted that execution of Change Order #3 would bring the total change orders to date to \$42,426.67.

In response to a question from Ms. Pincus involving solar power for lights and general power, Ms. Duran informed the group that this will not be part of the current building project and that the Town is prepared but requires procurement of a lease to move forward.

Architect Kevin Witzell ended this portion of the meeting by stating that the project has had good cooperative work with the contractors employed on the project.

Town Forum In regard to the Town Forum: Residents Shaping Sudbury's Future, sponsored by the Select Board to be held on Thursday, October 12, 2023 as a televised hybrid meeting at Town Hall between 7 p.m. and 8:30 p.m., Mr. Blake volunteered his attendance to represent the Permanent Building Committee. Mr. Kelly also volunteered to join Mr. Blake at the Town Forum.

Fairbank Community Center Present: OPM Christopher Eberly, Sr. Project Manager, Vertex, Inc. and Architect Thomas Scarlata, BH+A.

Mr. Eberly updated the group about the delays in work, including the provision of permanent power, coordination delay and drawing issue corrections, affecting the scheduled opening of the new building. These delays are attributed to both Eversource and Colantonio, the latter having previously agreed to an extension to the end of October based on a critical path which assumed permanent power by August 26. Mr. Eberly noted that the Town Manager had contacted Eversource with regard to delays but stated that as of 9/22, if there is no permanent power, the delay will have extended another four weeks. Eversource employees have had temperature related work restrictions and were affected by the four days of over 95-degree temperatures and this week's storm delay. Mr. Eberly cited the other delay issues which included Town signage approval, gym flooring acclimation, storefront, equipment startup, elevator inspection, ceilings, landscaping, and light poles. Prior to the move, occupancy permits must be issued by the Building Inspector with Fire and Police Department approval further complicated by the fire alarm testing being connected to the elevator needing permanent power from Eversource to connect the line. Sitework and planting delays have occurred due to being unable to get acceptable submittals for soil materials. Submittals have also been an issue with being able to get the septic system online.

User groups will be informed by Ms. Duran as to moving issues and potential General Contractor delays. In the meantime, moving RFPs have proceeded with a target move date in the middle of November or more likely after Thanksgiving. An addendum will likely be issued that extends the transition date up to three weeks. Vertex has attempted many work-around solutions but continues to run up against roadblocks.

Mr. Eberly presented several issues involving additional costs, noting his serious concern relative to the remaining budget recommending that the Committee not proceed with any non-critical change orders at this time.

One issue is that the drainage in front of the building retained water from the extensive rain plus the suspected over-compaction of the underlying soil and the contractor wants to install two drywells as a solution. Mr. Scarlata also noted that the Contractor has not yet provided the loam submittal. Mr. Blake, with a background in Civil Engineering, expressed his opinion that once

properly graded the problem will be eliminated and that, if found to be necessary, any drywells can be considered later in the Spring, an opinion to which others concurred.

Another issue involves an erroneous notation in the plan relating to the old storm line pipe outfall discharge which, without correction, will continue to cause flooding of the parking lot. After discussion, the Committee voted unanimously to authorize Civil Engineer Craig Blake to negotiate an agreement in connection with the drainage outfall pipe in the best interest of the Town with an upset limit of \$50,000.

Mr. Eberly explained that the next request is for added pathways to safely connect egress points to areas away from the building, in addition to addressing the transition from sidewalks at handicapped access points to the driveways and parking areas utilizing tactile warning strips. It was noted that some of the work items for this issue which originated in August have already been performed. The Contractor is also claiming costs for delay. Upon motion, it was voted unanimously to authorize Craig Blake to approve a fair and reasonable charge not to exceed \$55,000 for Change Proposal 102 related to egress sidewalks and tactile warning pads.

Relative to the intrusion necessary detection panel which was discussed in the summer months to be added to the security system to be procured and installed by the outside security system vendor, it was voted unanimously to approve an amount not to exceed \$7,354.38 for said purpose to be determined by PBC Project Manager Jennifer Pincus. It was noted that all wiring has been already provided.

The group was informed that in discussion with Police Chief Scott Nix and the users, a change expected to be in the range of \$30-\$40,000 was required to provide hardware allowing access from the exterior of the building through four doors: leading to the multi-purpose room from the front lawn; the Sr. lounge area from the pergola; the locker rooms corridor; and from the rear exit stair to the School Dept. It has been confirmed by Chief Nix that this could be completed after construction. On motion by Mr. Blake, it was unanimously voted to request BH+A to pursue pricing for work from Colantonio to be completed after substantial completion, to provide additional access to the interior as noted.

Other Matters

Ms. Duran noted that discussion is taking place regarding work which would continue in the pool area relative to the leaks in the diving well thought to be caused by cracks related to the skimmers. She also noted that an article has been submitted for the Special Town Meeting in regard to additional and separate work relative to the Atkinson Pool.

Select Board member Janie Dretler informed the Permanent Building Committee that the Board wishes confirmation that the Committee supports the Special Town Meeting article for Fairbank Community Center contingency funding for the completion of the Fairbank Community Center in the amount of \$900,000 submitted by the Town Manager. It was confirmed that any contingency funds not expended for the purpose intended would be returned to the Town. The report to be published in the Warrant was read for information and the Committee was advised that the funding source has not been determined at this time. It was agreed that the Committee

will state its support of the Article at the Special Town Meeting. A comment was made by Kevin LaHaise as to appreciation for the work done on the project and support of the Article.

The Committee members expressed their thanks to Jennifer Pincus for the public information she has provided for the Fairbank project on the Town's website.

Minutes The minutes of August 17, 2023, were approved unanimously.

There being no further business, the meeting was adjourned at 10:04 p.m.

Respectfully submitted,

Elaine L. Jones, Co-Chair