

## PERMANENT BUILDING COMMITTEE

Minutes – February 20, 2024

Present: Co-Chair Elaine Jones, Co-Chair Craig Blake, Jennifer Pincus,, 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 PBC Project Manager Craig Blake informed the Committee that the addition project is basically completed except for a few final issues, the principal one being the faulty mixing valve which is providing too hot water for the showers. Otherwise, the budget is being reconciled to include furnishings purchased by the Chief.

Minutes The minutes of January 17, 2024 were on motion approved unanimously.

Other Town Projects Combined Facilities Director Sandra Duran reported that the DPW roofing project has been advertised and the bids are to be received on March 6. Bids have been received for the Fire Station No. 3 roof and are being reviewed. Although the pricing is within the estimate, additional funding is required in the amount of \$85,000.

Meeting Schedule The next meeting will be held on Tuesday, March 12, 2024, at 7 p.m.

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

Mr. Eberly provided a construction update including photographs of the progress made in demolition of the existing building consisting of the Senior Center, gymnasium, and the Sudbury Public School wing noting that no unforeseen or major issues occurred. Framing is occurring in various parts of the Park and Recreation portion and pool relative to the entry way and viewing area.

Mr. Eberly noted that Colantonio's monthly report narrative provided an overview of scheduled activities including completion of demolition, debris removal, installation of storm drainage, site lighting, landscaping and plantings with the critical flow path determining the schedule. Colantonio is proposing a construction completion date of April 26, 2024, which represent a 45 day delay past the previously approved March 12 building completion date, with the basketball court and landscaping (seeding) by the end of May. After extensive discussion, it was the consensus of the Committee to accept the schedule as being fair and reasonable, recognizing that it would be beneficial to complete the Aquatics office as soon as possible and critical to complete all work affecting Park and Recreation areas before summer camp commences. It was noted however that the Town's Building Inspector must approve the building's readiness for occupancy, which may limit the use of the Aquatics Office until the rest of the building is approved for occupancy.

Colantonio's delay claim request for five additional days relative to the Eversource electric and gas service disconnect and equipment removal was presented, with Mr. Eberly informing the Committee that, while Eversource took extra days to remove the equipment, there was no resulting delay to the start of demolition. For that reason, the claim was denied.

Mr. Eberly provided background for the soil/drainage issue at the building's frontage along Fairbank Road noting involvement of the Town's Department of Public Works and a Civil Engineer in addressing the issue. The solution to resolve the issue involves the following additions: piping drainage from downspouts along the Park and Rec side of the new building, adding a manhole; two catch basins at the street; two drainage structures in the lawn area; perforated piping connecting the drainage structures; and piping from the downspouts to the structures in the lawn area. It was noted that the change involves the risk of a schedule issue and weather may also affect the critical path. Mr. Eberly noted that pricing will be requested from Colantonio and there may be equipment availability issues affecting the timing. Mr. Blake, noting that there would be concern for general conditions expense and schedule issues, suggested that as soon as the cost is known a timely acceptance would require a PBC meeting. Mr. Eberly informed the group that the anticipated cost provided from the Engineer was \$120,000, but he believed it would be more in the order of \$200,000 or over with General Conditions involvement and a projected two weeks of additional time. Mr. Kelly suggested that because of potential delay costs, he would prefer to see the proposal in two parts with the cost of each given that only one part needs acceleration and the usable area for the camp wouldn't be affected. With the Committee's agreement, Mr. Scarlata will proceed to word the bulletin in two parts.

Mr. Eberly provided a brief budgetary update reporting that the construction testing and inspections expense may not have enough remaining budget if additional testing is required, however the geotechnical/environmental category has used less of its budget than anticipated and can cover the increased cost of any additional testing as it is not anticipated that there will be a significant amount of soils export from this phase of the work. Committee members expressed approval of the approach.

The construction contingency information provided by Mr. Eberly noted a remaining contingency of \$1.142M. Pending and estimated PCO's include \$50,000 for the acoustical issue affecting the SPS offices which has been estimated and included, along with \$15,000 for lawn repair and \$215,000 drainage work, and \$80,000 for door hardware upgrades and other broader changes. Also included is a credit for the balance of asbestos containing material (ACM) unit prices. After these items are applied, \$487,541 is remaining as contingency.

After discussion of CP115R, Bulletin 106, electrical coordination and various other work in the program rooms supporting av and accommodating Sudbury TV in the building, it was on motion unanimously voted to authorize Jennifer Pincus to approve CP115R in the amount of \$25,453.85, pending confirmation of the mechanical design. It was noted that approval of this item will not affect the remaining contingency as it was included in the estimated and pending.

Issues flagged by Colantonio and discussed by the group involve the placement of concrete in lieu of asphalt to accommodate the bike rack, tactile warning strips at the curb cut, and the option to extend the concrete to the well-traveled adjacent pathway included in CO158.1 in the amount of \$27,031.67. After discussion regarding extension of the concrete in another area adjacent to the handicapped parking, which was deemed to be not feasible, and the consistency of the use of concrete throughout the project, it was on motion voted unanimously to accept CP158.1 in the amount of \$27,031.67. It was noted that the funding had been included in the estimated and pending for both options – the \$27,031.67 option (CP158.1) which included the concrete path,

and a \$13,802 option (CP158) for the bike rack and curb cut areas only. With the cost for CP158 put back into the contingency budget, the remaining contingency is at \$501,343.

Mr. Eberly noted a spread sheet developed by the users after moving in noting some items for which change is requested or require correction. The list with approximately 50 items is continuing to be developed and reviewed. Mt. Scarlata noted that the Town is taking care of some of the appropriate items directly and BH+A has issued bulletins to Colantonio for others.

In response to one of the items on the spreadsheet relative to acoustical treatment at SPS, BH+A has confirmed the complaints are legitimate and has developed some recommendations for correction which were discussed briefly and will require further discussion and work by BH+A. It was pointed out that Ms. Pincus had discovered that the drawings called for all partitions to be run to the underside of the deck but they were not built according to the drawings. Mr. Blake expressed his concern that the Town would end up paying for something twice with the corrective action but it was recognized that given the fact that it wasn't built according to the drawings poses the question as to who pays for the correction. Mr. Eberly noted that discussion with BH+A was still developing.

Mr. Eberly noted that the issue involving camera licensing was resolved and completed with the appreciated assistance of Mr. Pincus.

There being no further business, the meeting was adjourned at 9:02 p.m.

Respectfully submitted,

Elaine L. Jones, Co-Chair  
Permanent Building Committee