

## PERMANENT BUILDING COMMITTEE

Minutes – April 8, 2024

Present: Co-Chair Elaine Jones, Co-Chair Craig Blake, Jennifer Pincus,, Ahnu Shah, and James Kelly. Also present: Combined Facilities Director Sandra Duran.

The meeting was called to order at 5:30 p.m.

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

Mr. Eberly updated the members on progress to date inclusive of photographs of ongoing work. Elements of work on the east side affecting the critical path and the substantial completion date include building egress, final cleaning, drainage and site work.

Relative to the site work, Mr. Eberly informed the group that the presence of arsenic above the minimum limit has been discovered in the soils to be exported off site. The soils have now been segregated into four separate piles of approximately fifteen cubic yards each (approximately twenty tons each) for additional testing. The cost of removal if the additional testing confirms there is an issue is estimated at \$60/\$75 per ton which, dependent upon test results, may result in a cost of \$1,000-\$1,500 per pile for disposal.

Mr. Eberly explained that the previously funded geotechnical /environmental work committed \$151,753 for soils and trash removal and of this \$115,147 has been expended with \$36,606 remaining, which is inadequate for the work remaining, including DEP and disposal costs of contaminated soils. On his recommendation for additional funding, it was on motion by Ms. Pincus, seconded by Mr. Blake, voted unanimously to authorize Craig Blake as the soils liaison to negotiate up to \$50,000 to deal with the soils contamination issue inclusive of handling, office costs, and sample testing.

As all of the factors of remaining work affect the substantial completion date originally set at March 12 and then extended, due to earlier geo-tech considerations and the Eversource delay, to May 31 for sitework completion, extensive discussion took place regarding a revised date resulting from the 15 day extension for additional drainage scope, including the effect on general conditions and impact on Park and Recreation summer camp programs (which was noted starts in July requiring use of the parking lot). It was also noted that the opening of the building is now tied to the completion of the sitework due to egress path requirements. With these considerations in mind, it was unanimously voted on motion by Mr. Blake, seconded by Ms. Pincus to endorse June 21, 2024 as the substantial completion date for the project in its entirety.

Mr. Eberly presented the Project Budget Status Report, noting that it has not been updated but expects that when it is updated the remaining contingency will stand in the \$700k-800k range. He reported that the actual Wakefield moving costs were less than the committed \$69,000 and result in a balance of \$13,000. It was also noted that the final delivery of the furniture purchased from Red Thread is expected on May 2.

The Committee was updated on its previous vote allowing Mr. Blake to negotiate with the contractor on Change Order #185.1, as the contractor's revised pricing in the amount of

\$177,000 was more than the authorized amount for the additional scope of the east side drainage work. Negotiations resulted in a reduced scope which terminates the drainage piping just after it crosses the sidewalk, and the cost reduced to \$107,880.21 for completion in a 15-day period. The remainder of the work will be performed under a separate contract along with the center lawn and west side drainage work.

Extensive conversation took place concerning a revision of the walkway construction previously authorized by the PBC as a temporary egress path from the pool. With the decision to maintain this egress path, CP 183 proposes to add approximately 70 s.f. of additional asphalt walkway to connect the walkway in existence at the rear of the natatorium with the new paved area at the filter room for egress purposes, and a 400 s.f. (80 l.f.) extension in the other direction to the locker room exit door, in order to provide a continuous path for snowblowers. It was on motion by Jennifer Pincus, seconded by Craig Blake voted 4-1 to approve CP183 in the amount of \$22,811.18 for construction of an asphalt walkway for these connection purposes.

Change Proposal 155 to provide the Sudbury Public Schools (SPS) access control to the doorway by use of a pedestal with keypad (intercom) to be located at the exterior entrance in the amount of \$30,753.42, deemed to be a security issue, was unanimously voted on motion of Mr. Blake seconded by Ms. Jones.

Mr. Kelly left the meeting at this point.

Discussion continued relative to Change Proposal 143 for the installation of additional door hardware as recommended by Police Chief Nix and the Combined Facilities Director and previously denied by the PBC at its March 27 meeting in the amount of \$106,994.35 not inclusive of general conditions. Since that time Ms. Duran has received an estimate for the project in the amount of \$150,000. With this information and in consideration of the contract extension for the General Contractor, it was on motion by Mr. Shah, seconded by Ms. Pincus unanimously voted to authorize Mr. Blake, in Ms. Pincus' absence, to negotiate a proposal for additional specialty hardware per CP143 up to \$150,000. As an initial step, Mr. Eberly was authorized to go back to Colantonio, Inc. to discuss honoring the original proposal.

Meeting Schedule Availability for a potential meeting date of Tuesday, May 14 at 7 p.m. was discussed with Mr. Scarlata and Mr. Eberly available. Ms. Jones will check availability of members.

Minutes On motion by Mr. Shah, seconded by Mr. Blake, the minutes of March 12, 2024 were unanimously approved as submitted.

There being no project updates or further business the meeting was adjourned at 7:30 p.m.

Respectfully submitted.

Elaine L. Jones, Co-Chair  
Permanent Building Committee