

PERMANENT BUILDING COMMITTEE
Minutes – May 14 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 p.m.

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

Mr. Eberly presented a construction update indicating the paved recreation side parking lot, bike racks in place with concrete pad, walkway paths and entry to viewing room in place, parking lot light fixtures installed, water fountain installed, and lobby in place with finishes largely completed. Noted also was an issue involving a fitting in the outdoor toilet which caused flooding and necessitated a rebuild by the contractor. Mr. Blake expressed concern over the final pavement joint from the Community Center driveway to Fairbank Road which may not be finished appropriately and which Mr. Eberly stated he will review.

Mr. Eberly informed the group that there has been a persistent leak in the existing pool roof and its connection to the new FCC roof. The leak has damaged the ceiling tile and stained the wall of the pool viewing room. The Town's roofer is in the process of trying to determine the origin and make the required repairs.

Mr. Eberly also reported that there is some infrastructure work being performed in connection with Sudbury TV and AV requirements, as well as reworking of hardware on the exterior doors. Scheduling is in process with the Facilities Director.

PCO and Budget Update: Ongoing drainage infrastructure work assigned to Colantonio has been completed at a cost of \$107,000. The Colantonio work terminated the drainage at the limit of work as agreed, leaving a section for the Town to complete as a separately contracted project. Colantonio is now doing loaming.

Mr. Eberly reported on the soils testing for which PBC authorization was provided to Mr. Blake for soils retesting and disposal in the amount of up to \$50,000. Multiple sampling of the potentially impacted soil confirmed that the arsenic concentration in the excess soil was significantly below the regulatory standard allowing use of the soil to extend the slope at the rear of the building with a covering of additional loam with no adverse health impact to future users of the area. The added cost noted in CP199 for \$15,182.42, covers the moving and handling of the four soil piles for testing and the subsequent regrading to spread the soils on site. Additional payment to Weston & Sampson for sampling and soil analyses has not yet been billed but is not expected to be significantly beyond their contract authorization.

Mr. Eberly provided the PCO log update as of CO 22 as follows: 6 remain open, 9 are being tracked on a T&M basis, and there are another 4 potentials. After the transfer of \$900,000 into the budget from Town Meeting, with those estimates there is approximately \$592,000 in remaining contingency. Also, some budget categories when complete are expected to have balances which could be utilized for additional contingency.

In conjunction with the remaining work and removal of trailers, Colantonio is largely on schedule to turn the building over on time but the project completion time has not been established. Erosion control remains in place but will soon be removed in order to complete the loaming and seeding in the remaining areas. The concrete sidewalks have not yet received BH+A approval which is required for the Town's approval. The Fire alarm inspection has been performed. The crosswalk opening requires a curing period for the second coat of asphalt, as does the painting of the basketball court and the striping, which is expected for a mid-June schedule.

Relative to the barn door which has been delivered, Ms. Duran expressed safety concerns with the current vertical storage plans of the large heavy door. Colantonio will be directed to store the door securely.

Eversource came to disconnect temporary power according to Ms. Duran which will effectuate trailer removal and demobilization in general. Colantonio will move into the pool viewing area for their temporary office space.

With regard to the extended on-site OPM services, Mr. Eberly reported that Mr. Goddard has returned and will be working until 5/29 at which time Mr. Schworer will be available for 5/30 and 5/31 when minor landscaping will be occurring. Mr. Eberly explained that at that time, with relatively few items remaining, daily site presence will end but visits to the site in June will be made by him and Mr. Schworer as needed.

Mr. Eberly reported that the pool remains in use and that Colantonio had completed their work. Ms. Duran noted that Weston & Sampson has been working for her, assisting in dive well leak detection. She reported that divers were present on site 5-6 hours today for underwater exploration of the dive well but she has not yet received a report. Pressure testing of the lines are planned. It has not yet been determined whether there are continuing issues with the lap pool but the investigation continues with further testing including evaporation rate investigating. Some piping replacement has occurred and Ms. Duran noted that due to the age of the pool there are large sections of tile where there is no grout. She also noted that the scoreboard is to be installed tomorrow and the windows provide welcoming light to the area.

Still to be determined is the placement for installation of the outdoor benches and any ADA issues connected thereto.

Atkinson Pool Project At Mr. Blake's suggestion, Ms. Duran agreed to act as Chair of the project. Four design proposals were received for consideration for the project which includes repairs to the flat roof installed in 2012, replacement of the dehumidification unit, additional air conditioning to address interior humidity issues, structural analysis, and installation of a pool pac. The four firms included: Bargmann Hendrie + Archetype, Inc; KMA Design Studio; Sorenson Partners/Architect + Planners, Inc.; and SOCOTEC.

Ms. Duran explained the details of the project and her project goals:

- redesign of the HVAC system to better circulate airflow in the area and allow a new pool pac to work more efficiently
- actual testing of the pool surround to confirm the inspection of the substrate soundness

- grouting to produce waterproofing
- replacement of the skimmers in the dive well
- investigation of the degraded brick structure in the current boiler room which contains boilers, filtration, and a small fan
- structural review of the pool pac location
- evaluation of the sloped roofing for solar panel installation to be performed by a Structural Engineer.

The selection process to be employed by the PBC was determined. Each member and Ms. Duran expressed his or her opinion relative to the selection of each of the firms for interview based upon their proposals including but not limited to management, personnel, and experience.

After extensive review of each of the proposal details, a determination of those firms to be interviewed concluded with the selection of Bargmann Hendrie + Archetype, Inc., KMA Design Studio, and Sorenson Partners/Architect + Planners, Inc. Dependent upon confirmation of the date and time availability of the Police Department Conference Room, Ms. Duran will notify the PBC members and each of the firms and also will thank SOCOTEC for its submission.

There being no further business, the meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Elaine L. Jones, Co-Chair
Permanent Building Committee