

PERMANENT BUILDING COMMITTEE

Minutes – October 29, 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 by Mr. Blake at 7 p.m.

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

Mr. Eberly stated that the project wrap up has begun and reported the following;

- Woodall drainage work utilizing perforated pipe with downspout receptors leading to new drywells mostly complete and within budget including hydroseeding which will be checked in the Spring;
- handicapped parking completed by Woodall;
- ADA bench change order (added scope) to be performed by Woodall authorized in the amount of about \$9,000;
- Colantonio project change orders resolved other than the acoustical issues which Mr. Eberly has estimated at \$275,000 plus \$13,000 estimated for ceiling acoustical work above the movable partitions but are dependent upon scope and materials and the contractor to perform the work. After much discussion about the estimate, Mr. Scarlata agreed to do a quick estimate based on previous work by Colantonio, with a multiplier for work in an occupied space, and Mr. Eberly will revise his estimate upon review of the design proposal if warranted. A proposal will be requested of Colantonio as well;
- Colantonio to perform bulb planting and landscape punch list items and will come back next Spring for any needed tree work.

With no more change orders from Colantonio Mr. Eberly expects that there will be \$340,000 remaining in project budget.

Mr. Eberly also reported that building controls are in the process of being updated relative to commissioning and the punch list is being addressed.

Combined Facilities Director Update on Projects

In regard to the Fairbank Community Center (FCC) pool project the following items were noted by Ms. Duran:

- drawings for construction are completed to the 100% DD level;
- cost estimating is in process for design and construction;
- Discussions with Vertex to continue as the Owner's Project Manager for the pool project are in process;
- solar ready roof contracting in progress – the RFP has gone out with bids due in November.

Ms. Duran also informed the group that she is working with SOLECT in regard to the purchase power process for the whole FCC facility with the Agreement being finalized by Town Counsel.

Relative to the DPW roofing project, Ms. Duran noted that 95-97% of the metal roof is complete with the additional coating work dependent upon the temperature. The racking system for solar panels has been installed on the shingle roof with a NTP for the electrical component. A warranty inspection of the metal roof coating will be performed after the coating is complete and the solar racking system has been installed.

Ms. Duran is also working with Fire Chief John Whalen on design and construction of an outbuilding at the Hudson Rd. Fire Station. The programming is expected to include the site location.

Mr. Blake reported that the work at the Boston Post Rd. Fire Station No. 2 is complete with final invoice (retainage) to be paid to the General Contractor in the Spring after the landscaping is inspected and accepted. The OPM, CMS, will submit their final invoice when final Contractor retainage is released. The Town Manager will be informed about the remainder of the ARPA funding available for transfer based on the balances to be paid.

Minutes The minutes of October 1, 2024 were held for review at the next meeting.

Appointments Mr. Blake will contact the candidates for membership as to the date of availability to attend a Select Board meeting for PBC membership.

Meeting Schedule The next meeting will be held on Tuesday, November 19, at 7 p.m. upon confirmation of attendance by Mr. Scarlata and Mr. Eberly.

There being no further business, the meeting was adjourned by unanimous vote at 8:00 p.m.

Respectfully submitted,

Elaine L. Jones
Co-Chair, Permanent Building Committee