

## PERMANENT BUILDING COMMITTEE

Minutes – February 4, 2025

Present: Co-Chair Elaine Jones, Co-Chair Craig Blake, Jennifer Pincus, James Kelly, John Mann, and Kay Bell. Also present: Combined Facilities Director Sandra Duran.

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

Fairbank Community Center Project: Present BH+A Architect Thomas Scarlata.

Mr. Scarlata reported that the Audio-Visual contract work is generally complete, installed, and operational. An invoice has been forwarded for payment after a room-by-room inspection, and the users have been provided with operational information. Mr. Scarlata also noted that the cost for the additional video monitor has been reduced to \$18,000 from the original \$22,000. He also reported that the barn door hardware has been installed and the door is operational.

The acoustical remediation proposal by Colantonio, Inc. was discussed at length inclusive of the merits of bidding as opposed to the execution of a change order with Colantonio.

Mr. Scarlata noted the work of the acoustical consultant employed in determining the solution for the SPS offices and the Park&Rec Department offices where there were “open” ceilings, i.e. attic space not separated by walls. Facilities Director Sandra Duran noted that with the timing of the project critical for the two Departments, Colantonio is the most informed about the specifics of the situation and their sub-contractors are interested. It was noted that although the pricing includes the cost of general conditions, this would also be a similar cost if the project was bid. After discussion of the pros and cons, Mr. Blake noted that both BH+A’s and Vertex’s review concluded that Colantonio’s cost estimate had been developed with enough detail to determine that it was appropriate, realistic, and reasonable. Therefore, upon motion by Ms. Pincus, seconded by Mr. Blake, it was voted 5-1 to approve the Change Order to the Colantonio, Inc. contract in the amount of \$212,862.27 for acoustical remediation.

Ms. Pincus noted for information that there would be some outside costs to be taken from the \$265,141 expected budget remainder after accounting for Colantonio’s proposal and other known expenses. These would include: the \$50 retainage payment to Colantonio for the establishment of the front lawn in the spring; a potential \$6,000 site survey if there are issues with the grading in the spring; the additional Sudbury TV work estimated at roughly \$17,000 for the wiring work, with other work being self-performed by Sudbury TV, to allow broadcasting from multiple rooms; room darkening window shading; and dumpster fencing. Ms. Pincus also reported that Vertex suggests a contingency to the acoustic proposal of \$17,137 for work outside of Colantonio’s scope such as a possible fire watch and moving expenses. It was duly noted but not earmarked.

As to the scheduling of the acoustic work requiring vacating space, Ms. Duran reported that the least impacted time for the Park & Recreation Department phase is the last two weeks in June, then subsequently moving directly into a July schedule for completing both of the two-week phases for the Sudbury Public Schools.

In response to Ms. Bell’s concerns relative to the barn door revised hardware installation, Mr. Scarlata opined that the door would be functioning either fully closed or fully open and would

not present any problems due to wind. Ms. Duran wondered if opening the door would invite issues with the gym floor due to high humidity. Ms. Pincus noted that the intent of the design was to allow for evening use for movie screen viewing from the lawn. Mr. Scarlata was not concerned about the effects of humidity for short term operation of the door, noting that the air conditioning running overnight would temper any humidity gains from such use.

Atkinson Pool Projects: Ms. Duran informed the Committee that bids came in lower than expected for the roofing portion and that Titan Roofing was the low bidder at \$281,800. The contract will be executed upon recommendation by the Select Board to the Town Manager. Work is expected to take place between August 16 and November 16 to accommodate the Parks and Recreation program schedule with the least impact.

Ms. Duran also noted that thirty-four firms have expressed interest in the additional renovation work which involves grouting, tiling, mechanical room work, sand filter replacements, destratification fans, and HVAC refrigeration. The OPM will review the bid submissions for the Combined Facilities Director's award recommendation to the Town Manager.

Minutes The minutes of November 19, 2025 were held for the next meeting.

Annual Town Report It was on motion by Ms. Bell, seconded by Ms. Pincus, voted unanimously to accept the Permanent Building Committee Annual Town Report for submission. The Committee also expressed its appreciation to Mr. Blake for his effort in drafting the Report.

Meeting Schedule Although no meeting date was determined, it was noted that the next Agenda would include the FCC acoustic resolution and the Facilities Director's Atkinson Pool bids.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Elaine L. Jones, Co-Chair  
Permanent Building Committee