

PERMANENT BUILDING COMMITTEE
Minutes – January 13, 2022

Present: Chair Elaine Jones, Craig Blake, Jennifer Pincus, John Kraemer and Mark Sevier.

The ZOOM meeting was called to order at 7 p.m. by Chair Elaine Jones.

Fairbank Community Center Present: Owner's Project Manager Christopher Eberly, Project Director Jeffrey D'Amico, and BH+A Architect Joel Bargmann.

Mr. Eberly informed the Committee of the discussion with the Energy Committee on January 13 and three items the Committee suggested for inclusion in the design that they would consider funding: provisions for potential solar panels on a replaced pool roof with added insulation; upgrading to triple pane windows, and conduit for the EV charging stations. While the conduit for the charging stations was noted as approved and triple glazing is desired, much discussion centered on the design requirements and long-lead timing in order to provide structural and mechanical engineering additional services related to the roofing requirements for solar. Furthermore, Mr. D'Amico and Mr. Eberly reported that roofing costs are currently rising sharply, so it may be more prudent to pursue work on the pool roof at a later date when cost increases settle down. Therefore, it was determined not to pursue this approach within this project bid set. Ms. Pincus will advise the Energy Committee.

The Committee discussed at length the approach to the Planning Board's members expressed intent that the site plan decision includes windows at the end wall of the pool building. Both the PBC through Ms. Pincus and the Park and Recreation Commissioners have informed the Planning Board of the desire that the windows not be included and referenced the safety issue of resulting glare. Ms. Pincus commented that the windows would require light diffusing shades and it was noted that the potential cost for windows and shades would not be a consideration by the Planning Board. Ms. Jones informed the group that due to the timing of PBC meetings she had personally requested an opinion from Town Counsel (approved by the Town Manager) relative to the Planning Board's purview in regard to the requirement for windows at the rear of the building and that an answer had not as yet been provided. Mr. Bargmann noted that his team had already expended approximately 40 hours in pursuing this approach and recommended that the project proceed with the addition of the windows. Therefore, at the conclusion of the discussion, it was on motion by Mr. Blake unanimously voted to authorize BH+A to include rear wall windows and diffusing shades into the design documents contingent on Town Counsel's determination that the Planning Board has jurisdiction on the issue at hand. It was also noted that the windows if required would most likely be installed in the Fall of 2023 during the time of pool shutdown for other work.

Discussion continued concerning how to approach the various items in consideration for inclusion in the bid documents either within the project's base bid or as alternates or as separate bidding documents later in the project. It was noted that there is an expected donation for the Senior Center fireplace which will include the cost of the infrastructure and additional design services. The process of donations for specific items with the various potential aspects of the funding including how to handle excess, and the accounting/payment process itself were briefly discussed. At the conclusion of the discussion, it was on motion by Mr. Blake unanimously voted to accept the Compass Project Management memorandum dated January 12, 2022, attached hereto and made a part of the minutes, regarding inclusion of alternates in the base bid or not with the revision that the fireplace inclusion in

the base bid is subject to an agreement for additional funding from the Friends of the Senior Citizens organization.

Aspects of the project which are not to be included in the construction documents include Technology and FF&E inclusive of kitchen equipment (except the hood, which requires mechanical coordination and installation, and provisions for the freezer), both of which will be bid separately later in the project. Since there is currently a budget shortfall of \$400,000 for these items, the timing of these separate bids would allow a time period in which additional funding could be obtained including the possibility of a Fall Town Meeting should the spring Town Meeting articles fail. It was noted that some funding for kitchen equipment is also being explored from other sources. The project construction documents will include the mechanical systems in relation to the kitchen exhaust hood.

Mr. D'Amico informed the members that the drawing review set is expected to be available on January 27 with a mid-February estimate. These would be followed by 95% construction documents on or about February 23 with bid set completion expected on March 9, 2022 .

Mr. Eberly provided a brief update on the alternate plan developed for the pool changing rooms which he believed to be a good compromise solution and one which is achievable. He also reported that Park & Recreation Director Dennis Mannone has suggested removal of the bathing suit water extractor and associated plumbing which is not desired. This will also provide cost savings. Bench sizes were also desired to be increased in size by Park and Rec Commission Chair Mara Huston. When BH+A has made a few changes to the plan it will be provided to the Commission on Disability and in the meantime Ms. Pincus will advise the COD of the status. Within that section of the building, Mr. Barletta noted that the use of the Facilities storage closet in the hallway has been changed and has created a problem which he will address with BH+A Architect Rachel Young.

An extensive discussion took place concerning the removal of the Water District water main from the Fairbank property and the inclusion of the abatement and demolition of the line estimated at \$109,200 included in base bid. Mr. Blake suggested the inclusion of the cutting and capping of the main on both Hudson and Fairbank as part of our project with the Water District to do construction at a later time for Hudson Rd. portion. After a prior discussion with the Water District, Mr. Eberly reported that the initial thought is to request that the PBC approve the engineering by the Water District's consultant at a price of \$24,800 to be paid under the Town's project funds (design contingency) in order to bring forth a design and a cost estimate which will enable the Water District to bid and conduct oversight over the project. The schedule would then be discussed with the Town and Water District. Mr. Blake presented other possible scenarios relating to the schedule and the work to be performed by the parties including his preference for the Water District to do all the site work. This can be further discussed in meetings with the Water District. Upon the conclusion of the discussion it was on motion by Mr. Blake unanimously voted to accept the proposal by Environmental Partners for the design of the water main from Babe Ruth Dr. to Fairbank Rd. in an amount not to exceed \$24,800 to be expended from the Town's owner's project contingency.

Select Board Chair Jennifer Roberts inquired whether the cost estimate has been confirmed for the Select Board's upcoming decisions on priority inclusion for use of ARPA funds. The sum of \$400,000 had been set forth for potential funding if applicable for ARPA in the request solicited by

the Select Board. No definitive cost is available at this time and it was noted that if the project was included for priority inclusion, the decision would be reviewed by the Town’s consultant relative to ARPA funding appropriateness.

Fire Station No. 2 Project Manager Mr. Blake reported that the Value Engineered (VE) preliminary design development construction cost estimation based on refinements discussed at the last meeting with the Architects is approximately \$3.6M. This construction cost estimate, which may be revised based on near future discussions between the Architect and the project cost estimator, would result in the total project cost being reduced from the \$1.5M overage to approximately \$750,000 over the \$4,300,000 project budget. It was noted that this reduction partially results from the roofing refinement previously discussed and the enhancement of the design from schematic design to design development. In the next few weeks it is expected to have Kaestle Boos present the final Design Development (DD) cost estimate at a PBC meeting. The Town Meeting article for additional funding, which will require submittal by the Fire Chief by the January 31 deadline, can be constructed to utilize the wording “to see what sum” in the funding portion as the exact sum is unknown at this time.

Upcoming Items Minutes will be included in the Agenda for the next meeting Jennifer Pincus will be writing an update to the Fairbank project website in consultation with Mr. Eberly and the timing and format of the proposed information session to be held by the Select Board will be discussed with the Town Manager.

Meeting Schedule The next meeting will be held on Thursday, January 27, 2022, at 7:00 p.m.

There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Elaine L. Jones, Chair