

PERMANENT BUILDING COMMITTEE  
Minutes – December 16, 2021

Present: Chair Elaine Jones, Craig Blake, Jennifer Pincus 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 and Project Director Jeffrey D'Amico, BH+A Architects Rachael Young, Thomas Scarlata, Joel Bargmann and Erin Wu

After a brief introduction by Mr. Eberly as to the topics for this evening's discussion, Architect Rachael Young initiated a presentation of initial thoughts on floors, walls, and furnishings which have not yet been discussed with the user groups. She informed the group that durability and costs were considerations. An overview of the palette was illustrated which was in her opinion cohesive throughout the building yet in some areas special to each user.

As to the floor finishes for the gymnasium presented, Mr. Blake noted various problems with the floor coloration and contrast given potential uses for basketball, volleyball, and pickleball. After some discussion, it was agreed that Mr. Blake will forward pictures of other courts designed for similar uses which would be helpful in the design process.

An initial presentation will be held with user groups for discussion with a second meeting to be scheduled after they have had an opportunity to discuss among themselves. It was noted that furniture and equipment will not be included in the construction bidding, but will be a subsequent bid enabling selection to take place later in the project.

Noting that the Seniors wish to supplement the furnishings and equipment budget relative to the lounge, café, kitchen, and game room, BH+A has conducted a tour of another project which should be helpful. It was noted that the Council on Aging Chair Mr. Levine is currently pursuing a grant for kitchen equipment. Mr. Eberly also noted that priorities need to be set prior to the fund raising.

As to signage, Mr. Eberly noted that each room would have a name on the door with larger signage possibly including a map on the wall in the central corridor. This will be discussed with the users.

Status of the Planning Board site plan process was discussed. There are three main points under discussion: Stormwater – as requested, calculations will be submitted by the Civil Engineer to advance the Stormwater Permit decision; entryway into the Sr. Center parking lot – Chief Nix has deferred to the project engineer; addition of windows requiring shades and/or skylights to the pool given the conflict between Park and Recreation desire to prevent glare and those of several Planning Board members who want windows incorporated. The pool window conflict, if resulting in window additions particularly at the pool end wall, would greatly impact the budget and would most likely force scope reduction in other areas. Mr. Bargmann noted that not only would the addition of skylights be a structural issue and involve seismic codes, there would also be HVAC implications also. After extensive discussion, it was decided that Ms. Pincus would contact the Planning Board Chair and the Planning Director to discuss the issues. Park and Recreation Commission Chair Mara Huston expressed her concerns relative to safety issues pertaining to glare from windows and skylights and stated that a letter will be provided for submission to the Planning Board after the Park and Recreation Committee meeting in January. Mr. Bargmann informed the group that he is exploring an alternative to the end wall windows which would include placing a glazed store-front window in the outer wall and in the exterior door of the viewing room which, in his opinion, also would enhance the room allowing actual programs in addition to viewing purposes.

Ms. Huston informed the Committee that she is speaking with the Commission on Disability concerning locker rooms issues, hoping to find another way to solve problems in that regard.

Compass updates were provided as follows: meeting will take place with the Fire Chief regarding fire protection systems in the pool area and the emergency shelter needs, noting that there are approximately 176 beds for the shelter which require storage; the project website is ready to be updated regarding the approved design development elements, estimates, and potential alternates; discussion will take place regarding the format of the public information session to be held. As related to the waterline relocation issue under discussion with the Water District, Samiotes will be requested to provide a more definitive definition of the wooded area boundaries with a centerline of the trees to be shown on the plan by diameter.

Ms. Pincus informed the group that she expects to attend a green building workshop to be scheduled. Mr. Barletta will need additional design information including what roof areas would be applicable for solar installation in order to understand potential incentives or rebates from MASS SAVE. In order to accomplish solar panel installation, placement locations for empty conduits must be determined and would probably need to be installed during construction.

Potential additional services costs were noted with some funds available as contingencies: AV equipment in regard to IT equipment and services relative to transition from the old building; hazardous materials abatement including monitoring; development of specifications and monitoring for the water main noting that abatement and line severance cost would be included; reimbursables for special printing. Mr. D'Amico suggested that the alternates should be trimmed given the large volume (12) and the additional costs for the design team. It was noted that with the uncertainty of funding there is no way the design can be continually revised once a decision is made but the request received should be acknowledged as being heard.

Going forward, Compass will be publishing a list relative to drawings in order to solicit comments as an approach to determine corrections required and what items require further discussion. It was also noted that contractor prequalification sessions will be starting in the coming weeks and contract documents as modified will be forwarded to Town Counsel for review.

Minutes It was on motion unanimously voted to approve the amended minutes of November 16.

Fire Station No. 2 Having ascertained that both the Architects and Owner's Project Manager had the wrong date scheduled for the progress meeting which was to have taken place on December 13, a meeting will be scheduled in mid-January after the design development cost estimate has been received.

ARPA Funding It was determined that each member of the PBC would present their own list of potential items for possible ARPA funding to Ms. Jones who will then forward them to the SB Chair.

Meeting Schedule The next meeting will be called by the Chair at the appropriate time.

There being no further business, the meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Elaine L. Jones, Chair