

PERMANENT BUILDING COMMITTEE
Minutes – May 11, 2023

Present: Co-Chair Elaine Jones, Co-Chair Craig Blake, Jennifer Pincus, and Mark Sevier.

The meeting was called to order at 7:45 p.m.

Fire Station No. 2 Project: Present: Construction Monitoring Services OPM Neil Joyce and KBA Architect Kevin Witzell.

Mr. Joyce provided a photo report showing the progress made by general contractor Construction Dynamics which included progress in wood framing of the interior partitions, exterior cornice work and trim, the interior mechanical, electrical and plumbing rough-ins and interior door framing. The rough-in building inspection will take place on May 12. Exterior work is ongoing with the extension of the vapor barrier and seams, masonry block veneer, through-wall flashing and rigid insulation and the installation of rooftop air conditioning units. Interior work within will continue except for finishes. A report on expenses was also provided by Mr. Joyce. At the end of April the overall construction was 40.8% complete with one change order and there has been no change in the expected completion date.

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

Ms. Pincus informed the group that she had attended the Design Review Board meeting which discussed the main signage which was well received with the notification that a shield on the ground mounted lighting fixture would be required. As the parking directional signage was stated as not meeting the established criteria, it will come back to the Board in two weeks although it is unclear how to proceed without further clarification.

Mr. Eberly presented a construction update which included the following:

- entrance canopy constructed, majority of sheathing and many windows installed on two story section
- electrical and plumbing inspection of two story section occurred this week
- septic completely backfilled to grade
- drywall is in place on the second floor
- main roof and multi-purpose room roof in place with the gymnasium roof in progress
- ornamental stairway to the SPS second floor area is under construction
- 80% of the gymnasium framing complete with wall separation between the existing building
- toilet foundations occurring
- water pressure testing of windows scheduled for quality control
- some of the switchgear parts have been received with the rest expected timely.

Relative to the pool, Mr. Eberly noted that with the pool closure until July 8, pool draining has begun with a defined scope for piping replacement and code updates. While there has been no awareness of pool drainage issues with the initial flushing of chlorinated water and the continued high quantity, Ms. Duran, the Combined Facility Director, explained that contact has been made with the neighborhood including the adjacent neighbor, the Fire and Police Departments, and the

drainage is under constant monitoring by the Town. It was also noted that a catch basin is available. There are most likely four days required for the drainage.

The project completion timeline allowing the move to the new building is projected for the 17th of October for FF&E and the end of October into the first week of November 2023 for the actual move from the existing building which will allow the demolition to follow. Transition planning has begun with the users.

Mr. Eberly commented on the fence and lighting for the Fairbank multisport court approved for \$100,000 of Community Preservation Act (CPA) funding under Art. 46 of the Annual Town Meeting and the additional \$100,000 of State funding provided The Change Order (CO) proposal received from Colantonio is in the \$175,000 range with the CO to be finalized plus the funding transference process explored.

It was also reported that BH+A is working on the RFP (Request for Proposals) for the enhanced AV system approved at the Annual Town Meeting in the amount of \$200,000. The RFP is expected to go out in early June. Ms. Pincus explained that this will provide remote hybrid presentation availability for those persons unable to attend, help for the hearing challenged, and speech enhancement for the general public.

After presentation and discussion, the following Change Orders totaling \$8,366,51 were approved: CO 55 in the amount of \$5,230.28 for replacing the sprinkler piping in the pool filter and electrical rooms, due to deteriorated conditions of the pipe that was to remain, with new corrosion resistant piping; and CO 43 in the amount of \$3,136.23 to install a second set of pedestrian crossing traffic signal foundations.

DPW Roof Project Present: Combined Facilities Director Sandra Duran

The Proposal's Terms & Conditions are under review by Town Counsel and discussion with the Proposer..

Minutes The motions to approve the minutes of February 9, March 9, and April 13, 2023 as presented were voted unanimously.

Membership Mr. Sevier expressed his decision not to serve for an additional term and was thanked for his service. It was noted that Ms. Rubenstein has expressed her desire for reappointment. Ms. Jones and Mr. Blake will write any recommendations required.

Meeting Schedule: The next scheduled meeting will be held on Thursday, June 8, 2023, at 7:30 p.m. At this meeting, the recommendations will be made

There being no further business, the meeting was adjourned at 8:38 p.m.

Respectfully submitted,

Elaine L. Jones, Co-Chair