

Pepperell Building Committee

Meeting Minutes

Thursday, March 24, 2022

1.0 Call to order

The meeting was called to Order by Catherine Lundeen at 4:05 pm via ‘Go to Meeting.’

2.0 Attendees

2.1 Present

Catherine Lundeen, Brian Borneman, Taya Dixon Mullane, David Querze, David Scott, David Stairs, Andrew MacLean, Joe LoBuono

Project Team: Bryan Fors, Jeff McElravy, Brian Jarvis,

Public: Tony Beattie, Sandra Hartnett

2.2 Absent

Lea Gavrilov

3.0 Action Items

A. Tecton Schematic Design

a) Full programming needs of Fire, Police, PRCC and EMS at new facility

J. McElravy provided update on programming.

Site needs 2.9 acres, added into existing site needs outside area for K-9.

43,346 SF value engineered to 41,130 (5,146SF in outbuilding to reduce overall cost impact); 45,054 SF revised to reflect future programming needs plus 5,146SF in an outbuilding

Actual SF = 44,675SF equalling 40,150SF plus 4,525SF outbuilding

b) Site options – carry all options until cost estimating completed

Option 1. demo existing substation and construct new public safety building and new outbuilding serving PFD & PPD vehicles; provides PD parking and public parking; indoor 3 line, rifle range (looking at two options – modular range or stick built structure)

Option 2: renovate existing substation for use by PPD and PFD vehicles; new firing range at back of site; new public safety facility

Interior programming: Reviewed interior floor plans describing programming spaces

Exterior Elevations – Traditional clapboard siding with stone base & board and batten at the upper level. Gable end at main entrance facing roadway. Second access to communications access. Separate door for prisoner release door. More fenestration at one end for the break room on second floor.

Side elevation facing cemetery – same exterior cladding approach in front of building. At apparatus bays, 4 overhead doors and clapboards. At training tower, more robust material for cladding to support training needs.

Rear elevation – four apparatus bays, tower has training windows, at back of sally port – cladding consistent with front elevation.

At side elevation, upper level board and batten with lower level being clapboard with stone base.

Outbuilding Options: both building support the same program

New outbuilding -

Existing substation – painting and clean up on exterior if this option selected

Firearms range options

Basement level firing range underground. Would need to consider secondary egress stairway. Need to discuss with Building official in town. Is second egress required?

Stick built or modular stand alone building:

Park Street Substation Renovation

Identified wetlands delimitation line. One bay addition would be needed to park apparatus. 14x14 foot bay with higher height. Modifications with existing building to create bulk rooms, kitchen modification and add fire protection within the building. New one-bay addition has larger height with larger overhead door facing street.

Budget - not based on cost estimating. Need to send design documents to get actual cost estimate. Currently = \$35.6M - \$40.9M Based on current dollars/square foot. Need professional cost estimate for accurate opinion

New building 31.5 – 33.9M

Jersey Street reno - \$1-\$1.6M

New outbuilding - \$2.75 – 3.4M

Firearms range - \$1.25 – 1.75M

Park Street Reno - \$1.9M

Next Steps – send to cost estimator (Ann Fogerty). Request for design phase funding, and future public presentations, after CDs complete – second cost estimate; March 2023 full funding request for construction;

B. Jarvis – cost estimator will look at current market and cost escalation; while being priced, will look at areas where the design can be changed to reduced overall costs;

B. Fors – when will cost estimate be back?

J. McElravy – 3 week turn around.

B. Jarvis – includes construction contingency

T Dixon – Building elevations and roof line much more contextual to the surrounding neighborhood. Cost/SF is typically more than what the cost estimator will come back with; MEP and site decisions in next phase of design can affect costs and save dollars; next phase we will need to consider long term operational costs vs. larger investment now on more efficient systems

A. MacLean – how will the building currently perform?

J. McElravy – right now considering a high performing building envelope to keep costs for MEP down.

D. Scott – looks like an addition 1000 SF has been added? J. McElravy – some spaces are optimized and layouts modified and requires circulation; some is the thickness of walls.

4.0 Committee to vote to send schematic design to estimator

B. Borneman – motion to send 3/22/22 SD to cost estimator. D. Querze seconded. T Dixon Mullane – asked team to explain what comes from Cost estimator. J. McElravy – cost estimator looks at the hard construction costs. Hard costs – includes design contingency for things that are not known now; also includes escalation in cost of materials and labor; estimators keep track of market trends and attach an escalation factor. Working with Vertex will include the soft costs – design fees, OPM, FFE; cost of materials testing and inspections; communications equipment & towers. T, Dixon Mullane – the estimate comes back with line by line and you can make decisions about options and alternates.

T. Beattie – what is the cost of the cost estimator and how is it funded? J. McElravy - this is included in their contract that is already accounted for. T. Beattie – interested in using laminated wood beams to address climate friendly materials; J. McElravy – yes can consider that. Need confirm that the construction type allows it. T. Beattie – evaluating carbon footprint – will be have a carbon number for construction and operation of the building? J. McElravy – could get that. Can ask other sustainability people in office. T. Beattie – if 2-3 weeks for cost estimate, can we bring to town meeting? J. McElravy – this is at SD, and some towns do that, but now would be getting CD-based numbers. A. MacLean – one consideration the Committee made was that due to volatility in the construction market – did not want to take SD estimate to town meeting since the numbers will change. Mid-winter next year will have confidence in the cost. D. Stairs – cost estimator anticipates trends in the market – what is the trends now in costs; J. McElravy – currently costs are increasing; looking at how impacts to oil prices are affecting the industry. Supply chain issues are improving; looking at alternative equipment for hard to acquire items or ordering equipment early.

C. Lundeen - unanimously approved via roll call vote.

5.0 Public Relations

Presentation on April 20th to the public at 7:00pm; live and/or virtual. Provide information to the public about the public meeting. A. MacLean will look into locations for meeting with larger audience. Town meeting presentation on May 9th. A. MacLean – should update the website with the most up to date information. Can start promoting the meeting to the public. D. Querze – sharing exterior views will be helpful for the community. T. Dixon Mullane – asked for a brief description of the materials and design inspiration. C. Lundeen – ask Jordan to prepare a press release for every week until the meeting. 4/6/22 at 7:00pm meeting to review materials; then at 4/20/22 include cost estimate.

6.0 Acceptance of Minutes

Motion to accept the minutes of 2/23/22 by B. Borneman, seconded by D. Querze. Unanimously approved by the committee.

Need June 10th meeting minutes from A. MacLean.

8.0 Adjournment

B, Borneman motioned to adjourn. Seconded J. LoBuono, and unanimously approved by the committee. Meeting adjourned at 5:20 pm.