

Pepperell Building Committee

Meeting Minutes

Wednesday, April 28, 2022

1.0 Call to order

The meeting was called to Order by Andrew MacLean at 1:00pm via ‘Go to Meeting.’

2.0 Attendees

2.1 Present

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

Project Team: Brian Jarvis & Bryan Fors (vertex), Rebecca Hopkins & Jeff MacGilvary (tehton),

2.2 Absent

Lea Gavrilov, David Querze

3.0 Presentation

Andrew introduced the Committee and Team Members.

Rebecca presented program slides.

Bryan Fors presented budget slides.

Andrew presented financing slides.

Rebecca – current and anticipated cost control, supply chain, materials increases

Questions:

Dave Lavender, 19 Deerfield Drive – How many police stations have their own firing ranges?

D. Scott – some police stations go to gun ranges or have outdoor ranges. D. Lavender – can we charge other departments to use it? D. Scott – yes.

Dave Lavender - A lot of cost for a small town per homeowner on a fixed income. 2007 – 2019 Dedham and Revere, Foxborough - \$20M, Scituate \$19M. Medfield \$20M. What is the difference between these buildings and those that were built for less cost? J. MacGilvary – Worked on Foxborough which had favorable market conditions at that time; cost escalation has increased since that project was constructed. Past year and a half significant increase in costs

due to escalation. Experienced one project hold for a year that added \$5M to the project. D. Lavander – document developed by Johnson Roberts for Essex – these were escalated numbers. J. MacGilvary – current construction costs were applied to the Pepperell project on a cost/SF basis – for comparisons, be careful to compare construction costs vs. project costs. D. Lavander – information reflects construction costs only. B. Fors – Vertex working on Dedham \$55M TPC, \$45M construction. Milton \$720/SF currently. Cost will increase every year 2-3% without any change in the market due to labor wage increases for public projects.

Caroline Adhab, 19 Deerfield Dr - What did Rebecca mean by maintenance staff and building envelope? R. Hopkins – The project will consider if a high end system can be managed by the town staff to minimize operating costs, and at the same time work to meet the town’s goals for sustainability. Balance long term maintenance of the building with long term sustainability. C. Adhab – do not have a maintenance staff presently, are we expecting to have staff? A. MacLean – we have not determined staffing yet, and the design will dictate management. B. Fors – as get deeper into design, MEP will be discussed at length on how the building will be maintained. C. Adhab – Would recommend selling Shattuck School to offset costs, and would like to know more, and how it would happen? A. MacLean – scope of the future of Shattuck School is outside the scope of this project. C. Adhab - What is being presented and asked for at the Spring Town Meeting? A. MacLean – Full funding ask in May 2023; in May 2022 bringing forward design funding request. C. Adhab – When will the town need to finance a new ladder truck? B. Borneman – 25 years. C. Adhab – What are the other capital expenses that that would be needed in the next 3 – 5 years. A. MacLean – There was a tax override in 2019. Many capital investments (ie. vehicles) are now in operating budgets. Occasionally, the Town may request free cash if need to fund something specific. At Fall Town Meeting, the Town agreed to fund new ambulance; but Sen Kennedy secured an earmark to purchase the ambulance. B. Borneman noted the future need for a pumper truck, possibly funding a fire fighter assistance grant with a cash match from the Town. C. Adhab – Project discussed abutters, and a developer wants to build an apartment complex behind the VFW. What will be done to address visual and noise impacts to abutters. A. MacLean – land was recently sold and new owner plans to redevelop, and Town in communications with new owner. C. Adhab – recommends requiring not suing the Town due to disruption to residents because of public safety operations. R. Hopkins - strategies for neighbors can include landscape buffers to be provided on Lowell Road, do not anticipated traffic measures. During permitting process, the project will go before boards to address noise, light, etc. D. Scott – when we started the project, no firing range included in the project to replace the current outdoor firing range behind DPW building; new construction would be closer to the outdoor firing range to minimize impacts to neighbors; could possibly use it for fire alarms licensing assuming allowed under insurance.

4.0 Adjournment

Meeting adjourned by Andrew at 2:28 pm.