

CIAC - Capital Improvement Advisory Committee
Meeting Minutes DRAFT
September 12, 2017
7:00 PM – 9:35 PM
DPW Building Meeting Room

Present: Mark Howrey, Jim Kelly, Susan Abrams, Tom Travers, Joe Scanga, Michael Cooper
Susan Asbedian-Ciaffi, Jamie Gossels
Also Present: Jose Garcia Martin (Finance Committee), Stephanie Juriansz (SPS Early Childhood Administrator), Jean Nam (Parent volunteer, Play Sudbury Committee)

Chairman Mark Howrey, following acknowledgement of a quorum, called the meeting to order at 7:00PM.

Item 1. Potential Warrant Articles

A. Fire Station 2 Replacement

Presenter: Chief Miles

Estimated Cost: \$7,000,000

Chief Miles described the current needs of the Fire Department: more personnel, more apparatus, a place to put both. The current station was built in 1961 and designed for the needs of the town at that time. Currently the department responds to more than 2200 calls per year and frequently needs mutual aid from surrounding towns to cover Sudbury's calls. New development on route 20, commercial and residential, is expected to add about 360 calls per year, including about 232 new transports. Currently Station 2 does not house an ambulance, which is needed to service the southern part of the town and route 20. It is not large enough to house the newer, larger equipment. There is no accommodation for female firefighters, which, it is expected, will join the force at some point. Chief Miles pointed out that the proposed station will meet current needs and anticipated growth. It will house 2 engines, a pickup truck and an ATV. An ambulance will also be housed there in the future. The proposed design allows for 6 bays to provide for the future expansion of equipment.

Discussion:

- The original Form A was \$6,000,000. The additional \$1,000,000 in the most recent request includes the relocation costs of several hundred thousand dollars.
- A brick building is more expensive but Chief Miles pointed out that stations 2 and 3 are brick and have had no money spent on outside repairs at all since the buildings were built. The higher expense now was believed to be more cost effective over time in avoiding exterior repairs painting etc
- The roof in the drawings of the proposed building is metal, which costs about 3 times what shingles cost. Although the useful life of the metal roof is also 3 times that of asphalt, the cost has persuaded the committee looking at the proposed building to rethink the use of shingles instead of metal.
- There was a discussion about the most effective way to educate Town Meeting on the need for a new station, including the rationale for brick versus wood construction and metal versus asphalt roofing. The architects and the town boards involved in this project are still meeting to try and find ways to lower the cost of the project.
- The committee will need those more reliable numbers before we can vote. There was also a request for a maintenance cost analysis and a square foot cost of construction from other fire station projects in the state. It was acknowledged that each project is different but the committee would like some numbers to use as broad comparisons.

B. SPS Playground Modernization

Presenters: Stephanie Juriansz (SPS Early Childhood Administrator), Jean Nam (Parent volunteer, Play Sudbury Committee)

Estimated Cost: \$1,700,000 over 3 years

Jim Kelly reviewed the history of this project; it was amended last year to a request for funds for repair of existing structures and the cost of the larger project delayed until fall Town Meeting. The current playgrounds do not meet ADA guidelines. Massachusetts towns were required to meet those guidelines by 2014 but there was a 3 year grace period. That grace period has now run out. The CIAC suggested last year that CPA funds would be appropriate for the project. The Play Sudbury (PlaySudbury.org) committee, a volunteer group with support from some of the SPS administrators, has met with the CPC but has not gotten a definitive answer from them as the committee is looking at its available funding capacity.

Jean Nam provided a slide show with details of the costs and proposed plans. The largest item in the master plan is the poured in place surfacing, although there are several pieces of equipment that need replacement. The project is spread over three years, with playgrounds being modernized according to need:

- Summer 2018 \$725,000 for Haynes and Noyes
- Summer 2019 \$725,000 for Nixon and Loring
- Summer 2020 \$250,000 for Curtis

Discussion:

- The cost of maintenance for the poured in place surface was questioned. Currently the wood chips cost about \$26,000/year to maintain. Poured in Place surfaces have minimum maintenance, although over time some surfaces do need to be replaced due to ordinary wear and tear.
- There was a request for a cost estimate for doing the project in a more piecemeal manner over a longer time.
- Funding sources were discussed. Jean described some potential grant money, noting that most grants want to see evidence of the community contributing so if the Town Meeting agreed to cover the first year's costs that would help with possible grants that could be written this year but would not be funded in time for the first phase of the project. The estimated grant potential is about \$300,000. It was also noted that if the CPC would provide some of the funding that would strengthen the grant application and be more palatable to the Town Meeting.
- Cost estimates are directly from vendors so they are thought to be accurate as of the date they were provided. Installation is from providers approved by the vendor from whom the equipment is purchased so it isn't feasible to think of eliminating that cost and going with volunteers. There is also a 10% contingency built into the amount being requested.
- Funding is being requested in October in order to be able to install the playgrounds during the summer of 2018. Spring funding would mean waiting to begin the project until 2019.
- The importance of the School committee's support of this project was noted as very important to the CIAC's consideration, as well as the Town Meeting. There are several boards that need to weigh in on this project and the timing is very short. It was suggested that the CIAC consider the merits of the project and wait for the recommendation of funding until we have more input from the other boards. It was agreed that the safety issue is of utmost importance.

Item 2. Minutes

The minutes of the June 13, 2017 meeting and the September 5, 2017 meeting were unanimously approved as presented.

Item 3. Other Items

- There was a short discussion on the committee's general perspectives on the projects that have been presented over the past two meetings.
- Next meeting is Tuesday, September 19. Mark will try and have a draft of the committee's recommendations at that time.

Meeting adjourned at 9:35pm

Respectfully submitted,
Sue Abrams
Clerk