

Franklin School Building Committee

Minutes

December 14, 2009

Call to order: 6:05 p.m.

Mr. Mercer

Attendance: Mr. Feeley, Mr. Mason, Mr. Cafasso, Mrs. Mullen, Mrs. Sabolinski, Mr. Light, Mr. D'Angelo, Mr. Nutting, Mr. Mercer, Mr. Cameron, Mr. Goode, Mr. Nathan, and Ms. Collins. Mr. Leblanc and Mr. Halter arrived late. Mr. Allevato was not in attendance.

Minutes:

I recommend approval of the minutes from the July 15, 2009 School Building Committee Meeting as amended.

It was noted that the footing on the meeting minutes showed the incorrect date.

Motion: Mrs. Mullen

Second: Mr. Feeley

Approve: 13

General Business:

Over the course of the last few months, the Town has been working with the SBA on a document to procure an Owner's Project Manager (OPM) for the renovation of the High School. Mr. Mercer commented that this has been a long and painstaking process.

Mr. Nutting noted that there have been a lot of personnel changes at the SBA which has further drawn out the process. He also noted that we will have to go through this whole process again to procure an architect.

Mr. Mercer feels that between 25 and 30 companies will submit an application for the project. Submission date is December 16, 2009. Each submission will need to be reviewed to see that it is in compliance with the specifications – which will be time consuming. Mr. Mercer suggests putting together a sub-committee to review the submissions and come up with a short list of about 3 or 4 companies to be interviewed.

On January 13, 2010, the entire Committee will meet to interview each company. At that meeting, each company will be asked the exact same questions, per SBA guidelines. Mr. Mercer would like the Committee to put together a list of specific questions to ask. The questions need to be about what the SBA will fund and we have not found that out yet, although we do know what they will consider funding. It was also noted that the list of questions will be sent to the companies in advance.

Mr. Feeley made a motion to have the Chairman appoint a sub-committee to review applications and come up with a short list of companies.

Motion: Mr. Feeley

Second: Mr. Mason

Approve: 15

Mr. Mercer would like 4 or 5 members on this sub-committee and asked who would be available. Mr. D'Angelo, Ms. Collins, Mr. Halter, Mr. Cameron, and Mr. Feeley volunteered to form the committee. Mr. Nathan offered his assistance as well if it becomes needed.

Mr. Nathan stated his concern that a vote was never taken as to which construction method would be used – the CM at Risk Construction Delivery or the Design, Bid, Build method. Mr. Mercer stated that the Town decided to use the Design, Bid, Build method, feeling that it was the general consensus of the Committee to go that way. Mr. Mercer apologized for not taking a vote. Mr. Nutting said that if we decide to change the method, we would need to start the whole process over again which could set us back another six months but suggested if it is better to go the CM at Risk route, then it is worth starting all over. He also stated that he feels more comfortable using the way we know. He feels that the CM at Risk method is a new system, there is no financial benefit of using it, it is a long process and that many of the other projects in Town have gone very well using the traditional Design, Bid, Build method.

Mr. Feeley made a motion to move forward with the OPM services as submitted.

Motion: Mr. Feeley

Second: Mr. Mason

Approve: 14

Oppose: 1

Mr. Feeley made a motion to adjourn.

Motion: Mr. Feeley

Second: Mr. Mason

Approve: 15

Adjourn: 7:20 p.m.

Respectfully Submitted,

Maureen Barker