

Permanent Building Committee Meeting  
Minutes of Tuesday, August 26, 2014

**Call to Order:** PBC Chairman, Wayne Klocko, called the meeting to order at 5:30 p.m.

**Meeting Attendees**

**PBC members**

Wayne Klocko, Diane Jurmain, Craig Schultze, Patrick Sheehan, Jon Wine

**Ex-Officio members**

Chris Smith

**Other attendees**

Kim Borst (Secretary/PBC), Keith Edison (Police Chief), Richard Barrett (Fire Chief), Tim Bonfatti (Compass), Kevin Witzell (CDR Maguire), Brian Main (CPM)

**Construction Manager Interviews**

The purpose of the meeting was to conduct four, one hour interviews for the role of Construction Manager (CM) services for the new Police Station and rehabilitation of the existing Fire Station.

**5:30 pm - Consigli Construction**

Jon Wine asked members of PBC and community that are involved in the CM selection process to introduce themselves and then turned things over to Consigli. Consigli presented a handout to review during their presentation (see document A). Matt Consigli, VP of Consigli Construction, introduced his company and team. Team present at the meeting included Matt Consigli, Vice President; Dave Curry, Director of Estimating and Pre-Construction; Christian Riordan, Project Executive; Daniel Geary, Project Manager; and Bob Barry, Superintendent. Consigli pointed to their experience with similar types of projects such as the new Town of Chatham police station and town hall annex. They also highlighted their team chemistry and established relationships with the town of Millis, Compass, CDR Maguire and local subcontractors, as well as their experience with Chapter 149A projects. This project hits their "sweet spot" for average project size. Additionally, Consigli talked about their experience with working in and around occupied facilities and their over 350 self-performing craftsmen. Consigli presented an accelerated schedule option that proposed shaving 9 months off of the project timeline. They suggested benefits to this option would be that it would reduce general conditions costs as well as provide a shorter disruption to the town.

6:10 pm Pat Sheehan arrived.

**6:30 pm - Colantonio Inc.**

Jon Wine asked members of PBC and community that are involved in the CM selection process to introduce themselves and then turned things over to Colantonio. Colantonio presented two handouts to review during their presentation (see documents B & C). Francis Colantonio, President/Project Executive introduced the rest of his team which consisted of Chris Powers, Preconstruction Manager; John Hobson, Lead Project Manager; Mike McKeown, Assistant Project Manager; and Gary Sheridan Project Superintendent. Colantonio stressed that this is an important project for them because it is geographically perfect as all the team members are local and they have great relationships with local

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sub-contractors. They suggested self performing work along the way to help keep costs down by taking the level of mark-up out of the project. Colantonio emphasized that they differ from others because they don't just take the square foot construction cost, they physically prepare a sub-estimate for each item as if they were to self perform the work. Colantonio highlighted their experience with similar projects such as Westwood Police, Holliston Police and Canton Fire. Two schedule options were presented, option one was standard timeframe, option two would be to reduce from an 18 month project to a 13 month project. In order to operate under the condensed time frame, Colantonio offered the option of potentially relocating the police to a temporary location, possibly the old Middlesex Bank building on 109.

**7:30 pm - Boston Building & Bridge Corp.**

Jon Wine asked members of PBC and community that are involved in the CM selection process to introduce themselves and then turned things over to Boston Building & Bridge (BBB). BBB provided hand out to review during their presentation (see document D). Charlie Penta, President of Boston Building & Bridge, introduced his team - Harvey Eskenas, Project Manager; Tom Crawford, General Superintendent; and Milford Reynard, Director of Pre-Construction. Penta explained that during the pre-construction phase, they quantify everything to help control budget. BBB suggested building the two projects concurrently in order to improve efficiency. Standardizing materials, finishes and systems and constantly matching the design to the budget were also highlighted as ways to improve efficiency with the budget. BBB pointed to their experience working on the Cambridge police station. They spoke of their advantages such their extensive experience with Chapter 149A projects. Additionally, they stated that they only take on 4-6 projects at a time in order to give them all plenty of attention and they have their senior staff involved in every project. BBB highlighted the fact that they have a DCAM Average Project Rating of 95 on comparable projects. They said the timing works perfectly to start a new project.

**8:30 pm - Agostini Bacon Construction**

Jon Wine asked members of PBC and community that are involved in the CM selection process to introduce themselves and then turned things over to Agostini Bacon Construction. George Agostini, Chairman and CEO introduced his team - Kathleen Labouliere, Project Manager; Mark Lockwood, Site Supervisor; Steve Ahern, Chief Estimator; and Kerrie Puglia, Marketing Assistant. Mr. Agostini noted that his son is very interested in this project and would oversee it if they were to win the bid. Per Agostini, his son could not join him tonight for the presentation due to illness. Agostini spoke about his son's good rapport with the Fall River police chief after working on a police station project with them. He then turned it over to his team to discuss the services Agostini can offer. Pre-construction was discussed as the foundation for the project, they take schematics early on and price out, always looking for better, faster ways to build cost efficiently. Their focus will be on constructability and pricing. A value management log of each line item will be kept to help keep costs down. Agostini highlighted their extensive database of sub-contractors as well as their ability to provide well defined bid packages and detailed scope reviews. They also noted that they do have the ability to self perform work, they bid the same scope pack 1-2 days in advance and put in a sealed envelope to review alongside the other bids, the process is transparent. In order to keep costs down, some options that were outlined were to

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reduce the time frame by a month or two, reduce costs from sub contractors and get in ahead of time to find as many unforeseen conditions as possible. Agostini stated that there would be no problems with the project budget. They felt that this project is very straightforward.

**Deliberation**

The members of the PBC, Chief Barrett, Chief Edison, and ex-officio member Chris Smith discussed the four presentations. A CM Proposal Review Matrix (see document E) was provided by Compass Project Management to help compare bids. After deliberating, Wayne Klocko polled the participants to determine their perspective on each presentation.

After that discussion, the consensus of the selection committee was to approach Colantonio to determine whether or not they will reduce their cost proposal by \$300,000 exclusive of the construction contingency. The discussion continued and it was recommended that if the committee can't get them to agree to that price reduction, the committee approves the OPM to enter into negotiations with Agostini.

**Jon Wine made a motion as a member of the Construction Manager selection committee to authorize Compass to enter negotiations with Colantonio to reduce their fee by \$300,000, exclusive of the construction contingency. Failure to get agreement at that price will result in the selection committee entering negotiations with Agostini. The motion was seconded by Pat Sheehan, and passed unanimously.**

Chief Edison, Chief Barrett, Kevin Witzell, Brian Main, and Tim Bonfatti left the meeting.

**Library Business**

Wayne Klocko said that Pat Lancaster met with BW and Meadows last Friday. Meadows has agreed to replace front and back metal in its entirety as well as put expansion joints in both the metal roofing and metal gutter. They will do selective removal to see what is going on in fascia and soffit areas. SGH will supervise and review all specs. Work could potentially begin within the week.

**Personnel Guidelines**

Wayne Klocko passed out Town Personnel Guidelines packets to all board members. Board members reviewed and signed. Kim Borst to turn in signed forms at Town Hall.

**Meeting Minutes**

The meeting minutes from 7/29/14 were presented and reviewed. Diane Jurmain suggested a minor wording change.

**Craig Schultze made a motion to accept the minutes of 7/29/14 as amended. The motion was seconded by Diane Jurmain. The motion passed unanimously.**

**Invoice Approval**

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A bills payable schedule for Compass Project Management for services rendered in July 2014 was reviewed.

**Diane Jurmain made a motion to pay Compass Project management \$7,618.75 for services provided. The motion was seconded by Pat Sheehan and passed unanimously.**

A bills payable schedule for Oudens Ello Architecture, LLC for services rendered was reviewed.

**Pat Sheehan made a motion to pay Oudens Ello Architecture, LLC \$2,575.00 for services provided. The motion was seconded by Jon Wine and passed unanimously.**

A bills payable schedule for Simpson Gumpertz & Heger including two invoices for professional services was presented.

**Jon Wine made a motion to pay a total of \$5,538.32 for services provided. The motion was seconded by Craig Schultze and passed unanimously.**

A bill from CDR Maguire Inc. for professional services rendered was reviewed.

**Pat Sheehan made a motion to pay CDR Maguire Inc. for \$72,449.00 for services provided. The motion was seconded by Craig Schultz and passed unanimously.**

**Adjournment**

Pat Sheehan made a motion to adjourn at 11:05 pm. The motion was seconded by Jon Wine and passed unanimously.

The next PBC meeting will be held in the Local History Room at the Library on Thursday, September 11, 2014 starting at 6:00 pm.

Submitted by:

Kim Borst