

Permanent Building Committee Meeting
Minutes of Tuesday, December 17, 2013

Call to Order: PBC Chairman, Wayne Klocko, called the meeting to order at 6:05 pm.

Meeting Attendees

PBC members

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

Ex-Officio members

Charlie Vecchi

Other attendees

Karen Bouret (Secretary/PBC), Keith Edison (Police Chief), Rick Barrett (Fire Chief)

New Business:

Wayne Klocko explained that the purpose of the meeting was to conduct three one hour interviews for the role of Owner's Project Management services for the new Police Station and rehabilitation of the existing Fire Station.

6:00pm Daedalus

Diane Jurmain introduced Bill Gallagher from the Daedalus team. Bill talked about his firm's experience as well as his own and noted that the OPM's main responsibility is to act as watchdog to make sure the project is done on schedule and on budget. Bill noted that every project Daedalus has worked on was solved at a table and has never gone to litigation. Mr. Klocko noted that this will be a lengthy project moving from the Police building onto the Fire rehab sequentially and asked Mr. Gallagher's opinion of using the CM at Risk method. Mr. Gallagher said he feels that CM at Risk is the best option for this type of project especially due to the unforeseen conditions at the Fire Station. Mr. Gallagher noted that schematically making the existing Fire Station work is the biggest challenge for the project and getting all players on board early will be helpful. Mr. Gallagher noted that his firm would provide both an OPM and full-time clerk of the works, and noted that Daedalus has 20-25 clerks as well as 12-18 cost estimators on staff.

7:00pm CDR Maguire

Diane Jurmain introduced Kevin Weitzel, Architect and Project Manager. Mr. Weitzel talked about his background including his twenty-five years of experience as an architect, ten of which have been in Public Safety, and said he possesses strong administration skills. Tony DiLuzio, Vice President of Architecture Services for CDR Maguire, was delayed due to inclement weather and joined the meeting mid-interview. Tony said Kevin would be a full time project manager on site and said the firm's other services are a la carte which allows choosing the amount of time you purchase to best suit your needs. Although CDR Maguire conducted the feasibility study for the Police Fire project, Mr. Weitzel admitted that he is not as knowledgeable about the Fire portion as the Police portion.

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8:00pm Compass

Diane Jurmain introduced the Compass team: Tim Bonfatti, President, Jeff D'Amico, Project Manager, and Brian Main, Construction Site Manager. The team spoke about Compass's strong attention to detail and varied municipal experience backing up their claims with sample documents. Brian Main said they have done research on the project and asked questions about details he thought the estimator may have missed during the feasibility study. Mr. Main went on to say that the key for the existing Fire Station rehab is a strong structural evaluation and review. Tim Bonfatti said using a CM at Risk can shorten the schedule due to the sequencing of the project and the ability to pre order items. Mr. Bonfatti added that Compass has a proven reputation of anticipating and staying in front of issues.

Deliberation

The members of the PBC, Chief Barrett, Chief Edison, and ex-officio member Charlie Vecchi discussed the three interviews. After some deliberation, Wayne Klocko initiated a vote to choose a firm to enter negotiations with.

Diane Jurmain made a motion to enter negotiations with Compass Project Management first, then Daedalus, followed by CDR Maguire, for the role of Owner's Project Manager for the Police and Fire Station Project. The motion was seconded by Pat Sheehan, and passed unanimously.

Chief Edison and Chief Barrett left the meeting.

Library Business

Wayne Klocko briefed the attendees on his discussion with Matt Oudens regarding the water leak at the Library. Wayne noted that if the problem is determined to be a design issue OEA will be responsible for it while and installation problem would make BWC responsible. Mr. Klocko said the cause of the leak is still unknown at this time, but SGH will be contacted to make a final determination.

An invoice for Oudens Ello Architecture for services provided in December was presented.

Craig Schultze made a motion to approve payment of Oudens Ello's invoice in the amount of \$3,238.44. The motion was seconded by Jon Wine, and passed unanimously.

An invoice for Kenbar, Inc. for troubleshooting the lights in the courtyard that weren't working was presented.

Craig Schultze made a motion to approve payment of Kenbar's invoice in the amount of \$260.00. The motion was seconded by Pat Sheehan, and passed unanimously.

The next PBC meeting is scheduled for Tuesday, January 7, 2014, in room 229 at the VMB.

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A motion to adjourn at 9:50 pm was made by Wayne Klocko and seconded by Diane Jurmain.

Respectfully submitted by:

Karen Bouret