

MINUTES

UPTON LIBRARY FEASIBILITY COMMITTEE

Tuesday, February 24, 2015, 6:00 pm

Town Hall, ground floor conference room

In attendance:

Michelle Goodwin, Chairman; William Taylor, Vice-Chairman;
Fran Gustman, Secretary; Linda Arthur; Kelly McElreath; Steven Rakitin;
Alan Leslie Rosenfield, Esq.; John Robertson, Jr., Chair, Upton Library Trustees;
Matthew Bachtold, Library Director and Adjunct Member; Blythe Robinson, Town
Manager; and reporter Mike Gleason of the Milford Daily News

1. Call Meeting to Order / Review the Meeting Agenda. The meeting was called to order at 6:02 pm.
2. Approve Minutes. The minutes of February 17, 2015, were approved unanimously as amended.
3. Request for Qualifications (RFQ) for Owner's Project Manager (OPM)

3.1. Discussion - OPM candidate review - vote recommendation to Trustees

Kelly noted that P³ (referred to hereafter as P3) made the same presentation for the town hall project; DPI added more; and while Upton would be the first library project for Vertex, it is a known quantity.

Alan was more comfortable with DTI—it has the most experience with the MBLC application process.

Linda thought DTI made a good presentation; she also liked Vertex; but P3 seemed to give time-filling answers.

Bill had rated Vertex highest in ratings of the packets and it seemed most on point in the interviews. DTI has had a lot of library experience but doesn't have the bench strength of Vertex.

Fran liked DTI, although she was uncomfortable with DTI's defensiveness, and liked Vertex being a known factor.

Steve felt DTI has a lot of library experience. He had missed the interviews and asked about the follow-up on the Westwood Library ceiling problem. Kelly didn't like that DTI was not part of working to resolve the Westwood dispute and that the town went with a different forensic engineer. She remarked on the

defensiveness of the partner who insisted to Bill that he had filled out the right form.

Michelle noted that Shrewsbury and Woburn did not use DTI after the design phase—DTI was cut off from the construction phase on those projects.

Blythe added that we need diverse eyes on the project. Is the OPM able to be helpful to the architect? She would go with Vertex.

Kelly pointed out that the designer, not the OPM, needs library experience.

Alan felt that subjectively he had more of a comfort level with DTI.

Michelle felt that P3 was unprepared. He couldn't speak to the Upton project specifically.

Matthew liked P3 and liked the concept of 3 companies working together; he liked that P3 acknowledged the inclusion of Franklin in the packet to be a mistake and made no excuse. Matthew pointed out that DTI was very defensive and several times refused to accept mistakes as their own, such as not drilling enough to discover obstructions.

Blythe: When references are checked, questions should be asked about amicability in working with other contractors.

Michelle thought that P3's management style was forceful rather than collaborative. She is uncomfortable with the idea that there is no backup to the chief contact.

Blythe suggested we do individual rating sheets after we make a motion on which company to recommend as OPM.

John would like choices ranked for the Trustees and references checked.

A motion was seconded that we make Vertex our first choice for OPM and was passed, six in favor, one opposed.

A motion was seconded that we make DTI the second choice and it was passed unanimously.

A motion was seconded to make P3 the third choice, which was passed by a vote of five to two.

Matthew, Alan, and Kelly left at 6:44 pm for a meeting of the Building Program Work Group.

Kelly pointed out that she is a reference for Vertex.

Linda will call to check Vertex's references on Boyden Library and Dracut Town Hall.

Michelle said that the Town Hall Committee had checked other references for Vertex and they were favorable. If negotiations fall through on Vertex, we will do reference checks for DTI, including Westwood.

John cautioned that it was important to read between the lines when talking to references.

4. Audience Participation. None
5. Future Meeting Date: March 3, 2015, 6:00 pm, Town Hall, ground floor conference room,
6. Other topics not reasonably anticipated by the Chairman 48 hours in advance. None.
7. Adjournment. Motion to adjourn was seconded and passed unanimously at 6:48 pm.

Tasks:

Linda will call Boyden and Dracut Libraries to check Vertex's reference.

The members will have their individual ratings to Michelle by Friday.

Fran will send an email to the Board of Trustees saying that we voted, include the vote count, and saying that minutes will follow.

Submitted by:
Fran Gustman
Secretary, Upton Library Feasibility Committee
February 25, 2015