



TOWN OF FREETOWN POLICE SUB-COMMITTEE

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Meeting Minutes – May 11, 2017

A meeting of the Police Sub-Committee was held on Thursday, May 11, 2017, at the Council on Aging, 227 Chace Road, East Freetown. Present: Chairman Lisa Pacheco, Charles Sullivan, Paul Sadeck, Mark Fornaciari, Carlton Abbott and Mary Rezendes Brown. Absent: Jack Healey and Benjamin Levesque. Robert Jose has recused himself from choosing an architect and is also absent from this meeting. Also present: Taylor MacDonald and Rick Pomroy of Pomroy Associates (PA). The meeting was recorded by Mr. Sadeck and FREECAM.

The meeting was called to order at 7:00pm by Chairman Pacheco.

Chairman Pacheco informs the Committee that because of Mr. Jose's situation, due personal relationship with the owner of a firm that submitted a package, he has decided to recuse himself from the selection process. This is the same situation Mr. Jose had with the selection of the Owner's Project Manager, which he also recused himself from. She also notes that Sgt. Levesque and Mr. Healey are unable to attend tonight, but they've passed along their score sheets and input to Mr. Fornaciari and Mr. Sullivan, respectively.

Mr. MacDonald explains how PA likes to handle the selection process, giving their input at the end after the Committee shares their thoughts. He says they received 10 submissions, and there are a lot of good architects in there, many that they've seen before. Mr. MacDonald has a tally sheet that he'll keep track of rankings on as the Committee goes along. It's decided the Committee members will name their top four candidates and see if finalists can be determined from that.

Chairman Pacheco:	Compass Group Architecture (CGA), Tecton Architects, Jacunski Humes Architects (JHA), Drummey Rosane Anderson (DRA)
Chief Abbott:	Tecton, JHA, CDR Maguire, CGA
Sgt. Levesque:	Tecton, CGA, JHA, Allen Lieb Architects & Associates (Lieb)
Mr. Fornaciari:	Tecton, Lieb, JHA, CGA
Mrs. Rezendes Brown:	Tecton, JHA, CGA, CDR Maguire
Mr. Sadeck:	Tecton, CDR, CGA, JHA
Mr. Healey:	Tecton, CDR Maguire, CGA, JHA
Mr. Sullivan:	Tecton, JHA, Flansburgh, CGA

Chairman Pacheco notes CDR would be the 5th on her list, but she says recalling their past interview for the OPM position, it's hard to separate the two. Mr. Pomroy says that this would be a completely separate department of the company, so that should have no impact. Chief Abbott says Tecton, JHA and CDR were all tied on his score sheet for number 1. Mr. Fornaciari says all four of his choices were close and CDR was his 5th. Chairman Pacheco believes Mr. Healey's were all tied on his score sheet.

Mr. Sadeck has questions about CGA, as it appears they've been bought out by Kaestle Boos Architects (KBA). Mr. MacDonald says that's not exactly the situation, and describes KBA as CGA's partner, saying CGA would be using them as a consultant because they don't have Public Safety experience. He says any Public Safety project they list is from KBA. Chairman Pacheco says the architect that would be on the project from CGA was previously with KBA, so it still applies. Mr. MacDonald describes this bid as a joint venture, if CGA didn't enter a submission, he imagines KBA would have under their name.

Mr. MacDonald goes over the results on his tally sheet: Tecton and JHA both had the most votes, then CGA, then CDR. Mr. Pomroy says its clear Tecton is the number 1 finalist of the Committee. Discussion turns to whether the actual scores assigned to the submissions matter; Mr. Pomroy notes that with such a clear cut 4 named by the Committee, the scores don't really matter. Chairman Pacheco agrees, as all four would be equal going into the

interviews, previous scores thrown out. Mrs. Rezendes Brown asks if we should choose a 5th, in case one cannot interview; Mr. MacDonald doesn't think that's necessary.

Chief Abbott wants to hear what PA's input is, if they have experience with any of these firms. Chairman Pacheco asks if that information would be better learned after the interviews, giving the interviews a completely clean slate. Mrs. Rezendes Brown asks if PA has experience with any of these, Mr. MacDonald says they are in fact presently working with all four finalists: JHA in Lakeville, Tecton in Dighton, CDR in Brewster and KBA in Orleans, WellfLiebt and Sandwich (he notes they haven't worked with the CGA directly, just the KBA portion). The Committee would like to hear about the experiences.

Mr. Pomroy says PA has great relationships with all four firms, each different and unique in their own ways. They have the most experience with KBA, again mentioning that this is a joint submission with CGA, who they have not worked with yet. He describes the experiences with KBA as great and wonderful. PA is in design with Tecton in Dighton presently. He says the principle on the Dighton project is previously from KBA, Mr. MacDonald says he is great to work with. Mr. Pomroy says they've worked on 3 projects with JHA, in Marion, Norwell and now Lakeville, all great experiences. He says the lead for CDR is Mark Saccoccio. He notes that CDR is in the process of selling their architectural division, which will be taken over by Mr. Saccoccio. Mr. Pomroy says they first encountered Mr. Saccoccio on the Brewster project, which was another great experience. He notes that PA has had great experiences with all 4 firms, though again noting they have not worked with the CGA half of that submission. Mr. Pomroy says he likes that CGA has brought in experts like KBA to help. Mr. Sadeck asks if any of the CGA guys are working on the KBA projects, Mr. Pomroy says they are not, though Mr. MacDonald adds they have worked with some of them before. Mr. MacDonald says the 4 firms chosen by the Committee are the four primary firms for Public Safety buildings.

Chairman Pacheco was disappointed to see that more firms didn't do more background information about the Town. Mr. MacDonald also noted that most tended to skip right over that section. The Committee also speaks to other disappointments with the submissions.


Mr. MacDonald collects all of the score sheets from the Committee. Discussion ensues about which firms to schedule for which interview night. Mrs. Rezendes Brown asks if the firms will just be doing presentations or are these interviews. Mr. MacDonald explains how PA typically handles these, they will be providing score sheets and typical questions. He asks if the Committee wants to require what the firms come in with. Chairman Pacheco says she'd like to see what they come in with on their own. More discussion is held about the format and location of the interviews. As summed up by Mr. Pomroy, the Committee agrees with 30-minute presentations by the firms followed by 15 minutes of Q&A, with the firms managing their own time, then 15 minutes of deliberation by the Committee, to be held at the Library at Freetown Elementary. Mr. Pomroy holds a blind draw, deciding CGA would go first, then Tecton on the first, then CDR and JHA. PA will handle contacting all the firms, both the finalists and the ones not selected.

Mr. Pomroy says that when PA calls the firms, they can suggest that they talk more about certain areas, letting the firms know what the Committee was most interested or curious about. Mrs. Rezendes Brown says she was interested in the number of joint public safety buildings, though the Committee decides they aren't in favor of that for assorted reasons, especially given that we built a new fire station not long ago. Mr. Fornaciari speaks about a class he's been recently teaching in Acushnet, in the Community Room the Building Committee previously visited. He says it was wrong to cut down the size of the room, as it's just too small for the 21 people in the group, even though it was made for 40 people. Storage is also an issue in Acushnet. Mr. Pomroy, who will not be in attendance at the interviews on May 15, says he would recommend asking CGA specifics about the joint partnership with KBA. Mr. Sullivan wants to ask JHA about how much input the Lakeville Police gave, and how much of the design was their own. Chairman Pacheco suggests not asking a leading question, asking a more general question about their process. Mr. Sullivan notes that their design for the Lakeville station is not something he'd want to build.

Discussion turns to the recent presentation by Kelly Engineering. Chief Abbott says Detective Kelly visited the site Mr. Kelly spoke of, towards the intersection of Memorial Drive and Chace Road, after the recent rains, and found it to be extremely wet. Mr. Sadeck speaks to the need of a basement, Chairman Pacheco agrees. She also notes there is currently no plan for storm water management for the site, something that would be part of this project. She says a retention pond would solve this problem. Mr. Pomroy concurs, saying that can be dealt with in the design process.

At 7:40pm, motion (Sadeck/Sullivan) to adjourn, passed unanimously.

Respectfully Submitted,



Timm McIntosh, Senior Clerk
Recorded via Mr. Sadeck's recording

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