

Town of Freetown Building Committee

3 North Main St. | P.O. Box 438 | Assonet, MA 02702 | Phone: 508.644.2201

Meeting Minutes – December 14, 2016

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J. Brown

A meeting of the Freetown Building Committee was held on Wednesday, December 14, 2016 at the Council on Aging, 227 Chace Road, East Freetown. Present: Chairman Lisa Pacheco, Robert Jose, Jack Healey, Paul Deneault, Jacqueline Brown, Ben Levesque, Mark Fornaciari, Jeannette Tisdelle, Paul Lubin, Charles Sullivan, Kent Wilkins, Paul Sadeck, Gary Silvia. Also present: Police Chief Carlton Abbott. Mary Rezendes-Brown is absent from the meeting. The meeting was recorded by Mr. Sadeck, the Board of Selectmen's office and FREECAM.

The meeting was called to order at 6:00pm by Chairman Pacheco.

Chairman Pacheco reads a letter of recusal from Mr. Jose. Mr. Jose is recusing himself from the selection of an OPM, due to the possible appearance of a conflict of interest. He will stay tonight and observe.

Approve Minutes from September 28, 2016 and October 27, 2016

Mrs. Brown does not believe the minutes from 8/24 accurately reflect her statements at that meeting. Mrs. Brown says she specifically said that the July 13th posting was "not amended", which was left out of the meeting, which makes the minutes incorrect, as she says the agenda was amended within the 48 hours. Chairman Pacheco says the Committee voted and felt like it wasn't. Mrs. Brown would like an addendum added stating she disagreed with the minutes and state what she said. Chairman Pacheco says that is fine.

VOTE: Motion (Deneault/Lubin) to approve the September 28th minutes as presented, passed unanimously.

VOTE: Motion (Deneault/Jose) to approve the October 27th minutes, as presented, passed unanimously.

Discuss Recording Secretary Needs

Chairman Pacheco speaks to the need for a recordings secretary for this committee. She says this clerk would be paid for through the building/OPM process.

VOTE: Motion (Lubin/Deneault) to put a notice on the website that we're looking for a recording secretary for the duration of this process, passed unanimously.

Discuss Members for Police Station Sub-Committee

Selectman Pacheco says there are two avenues to go down now: continuing with creating a capital plan with the Building Committee and then the 3-year project of the new Police Station. The Police Station Sub-Committee will be ramping up after the holidays. She asks Building Committee members who just want to focus on the Building Committee let Mr. Healey or Ali Golz in the Selectmen's office know.

Discuss and Approve Owner's Project Manager (OPM) Candidates

The Building Committee has received proposals from the following firms: Architectural Consulting Group (ACG), BCC Construction Management, CDR Maguire, Compass Group Architecture (CGA), Construction Monitoring Services (CMS), NETCO Construction Project Managers, Pomroy Associates, Robinson Green Beretta Architects (RGB) and VERTEX.

The Committee briefly discusses their thoughts on assorted proposals, highlighting what they liked and didn't like about those received. Chairman Pacheco reminds the Committee that the hired OPM would be a team working on the project, this isn't about the architect yet. During the discussion, it is noted that some proposals didn't follow the form the Request for Proposals (RFP) laid out, that some firms lacked the recent experience the RFP requested, and that many of the firms have multiple projects currently in progress.

Polling the Committee members for the candidates listed in their individual top 3 or 4 lists, Chairman Pacheco determines that CDR, CGA, Pomroy, CMS, Vertex and ACG all appeared, with CDR, CGA and Pomroy all appearing on most lists.

The Committee intends on inviting four firms for interviews. CMS and ACG appeared on more lists than Vertex. Discussion turns to the Public Safety building experience ACG lists, which the Committee notes is longer than 10 years ago. Chairman Pacheco asks if the Committee is comfortable with inviting CDR, CGA and Pomroy, along with taking Vertex and ACG off the invite list. The committee agrees with that, adding CMS to the invited list.

VOTE: Motion (Fornaciari/Wilkins) to interview CDR, CGA, Pomroy and CMS, passed unanimously.

Chairman Pacheco urges the committee members to due their due diligence on these firms. The interviews will be held on January 23 and 25, pending the availability of the firms. Chairman Pacheco and Mr. Healey will work on scheduling these.

Chairman Pacheco recognizes the hard work Ali Golz and Timm McIntosh put in in the Selectman's office to put together these proposals for the Committee. Mr. Healey called it an amazing undertaking.

Motion (Fornaciari/Deneault) to adjourn at 6:43pm, passed unanimously.

Respectfully submitted,



Timm McIntosh, Senior Clerk