

Minutes of the Capital Building Committee of December 7, 2022. The meeting took place at the School Administration Building, One Gardners Neck Road, Swansea, Massachusetts.

Present were Derek Heim, Chairman, Marc Lapointe, William Anderson, James Carvalho, Chris Hajder, and Tom Blakey.

Absent were James Devol, John Hansen and John Salzillo. Robbie Alford II entered at 6:16 p.m. Chairman Heim opened the meeting at 6:04 p.m.

Mr. Carvalho **MOVED** to approve the minutes of October 13, 2022. Seconded by Mr. Anderson and so voted by majority. Heim, yes; Lapointe, yes; Anderson, yes; Carvalho, yes; Hajder, yes; Blakey, yes; Alford, absent; Devol, absent; Hansen, absent; Salzillo, absent.

Mr. Carvalho **MOVED** to approve the minutes of October 18, 2022. Seconded by Mr. Anderson and so voted by majority. Heim, yes; Lapointe, yes; Anderson, yes; Carvalho, yes; Hajder, yes; Blakey, abstained; Alford, absent; Devol, absent; Hansen, absent; Salzillo, absent.

The Committee discussed the scope of the Building Committee and the next steps to be taken for the Committee. Mrs. Aronstein stated that she received a call from Mr. Devol just before the meeting that he intends to resign from his position on the Capital Building Committee due to a potential conflict he may have should his firm have interest in proposing for the Owners Project Manager services.

Mrs. Aronstein said that the issue facing the Committee right now is selecting an Owners Project Manager (OPM) and that the Committee should decide whether the Town should hire one or two OPMs for the Town Hall and Highway Garage buildings. She said she asked Pomroy Associates who is the OPM for the Library project if it is common for an OPM firm to oversee two projects at once and they said that it was and that many communities do it that way to save funds.

Discussion continued regarding the requirements of an OPM by state law and the responsibilities of the firm.

There was brief discussion regarding architectural services and whether the Town would go for two architects when the time came to request qualifications for such firms. Mrs. Aronstein said building Highway Garages is niche work and some firms specialize in it so she would recommend two separate architects for those purposes.

At 6:16 p.m., Mr. Alford entered the room.

Discussion continued regarding the Board of Selectmen's need to make a decision on whether they agreed that the Capital Building Committee would serve as the sole Building Committee for the two projects.

There was discussion regarding specialization of architects.

Mr. Carvalho **MOVED** that the Request for Qualifications designate one Owners Project Manager for both building projects. Seconded by Mr. Alford and so voted by majority. Heim, yes; Lapointe, yes; Anderson, yes; Carvalho, yes; Hajder, yes; Blakey, yes; Alford, yes; Devol, absent; Hansen, absent; Salzillo, absent.

The Committee reviewed the proposed Request for Qualifications document, examining specifically the goals of the project. There was brief discussion on energy sustainability goals and LEED certification. The Committee agreed that LEED Certification drove up costs and should not be a requirement for the project.

Discussion continued regarding current building code which has sustainability goals built in and that the buildings would be energy efficient by mandate regardless of a Town's request for LEED certification.

There was discussion about laying out roadways and pathways onto the property and civil engineering needs.

There was discussion about the experience requested for proposers. The group agreed to leave the experience at 5 years and 7 years of construction management rather than increase it.

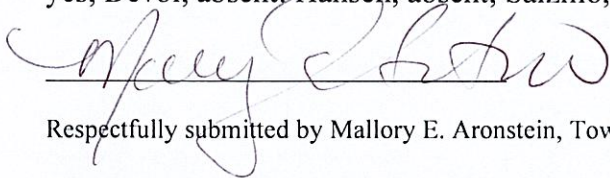
Discussion continued regarding contractual protections within the documents and whether legal action against a firm would be reported or verified. Mrs. Aronstein said proposers are required to submit any legal action naming the firm. Mr. Blakey discussed statutes of limitations on such claims.

Mr. Heim requested that the Selectmen provide the Committee with a proposed timeline for action. He also requested that the Selectmen review the Committee's proposed scope preferences and the vacancy facing the Committee.

Mrs. Aronstein notified the Committee that the appraisal came back for the Sousa Property and that she reached out to the family's attorney for conversations about acquiring the parcel. She said she was looking at the Annual Town Meeting for authorization to purchase if they agreed to sell.

Mr. Heim also requested that the Annex Property and its disposal or demolition be discussed as well.

At 7:00 p.m., Mr. Alford **MOVED** to adjourn the meeting. Seconded by Mr. Carvalho and so voted. Heim, yes; Lapointe, yes; Anderson, yes; Carvalho, yes; Hajder, yes; Blakey, yes; Alford, yes; Devol, absent; Hansen, absent; Salzillo, absent.



Respectfully submitted by Mallory E. Aronstein, Town Administrator

Documents:

Minutes of October 13, 2022

Minutes of October 18, 2022 (joint meeting with Selectmen)

Proposed Request for Proposals for Owners Project Manager