

Minutes
HIGHWAY GARAGE/FACILITY COMMITTEE
Tuesday, January 29, 2019 6:00 p.m.
Town Office 32 Main Street

Present: Walter Goodridge, chair; Hank Horstmann; Ken Ouimette; Ron Sweet, Peter Jeswald; Liv Wyatt

Others present: Joe Strzegowski, Phil Kantor, Tom Hutcheson

Goodridge called the meeting to order at 6:00 p.m.

Minutes

On a motion from Ouimette to Approve minutes of January 15, 2019 moved, Horstmann seconded

Public Comments

Joe: Procurement question settled, but if we don't want to split it, we need the argument. We'll cover that under the agenda items below.

Old Business

1) Review 2014 project

Goodridge offered thumb drives with the 100% design documents loaded. Can it be on the website? Hutcheson says yes.

Goodridge went over the 2014 OPM proposals and asked how the proposals were developed. Wyatt said there was a Request for Qualifications; Hutcheson has a copy.

Wyatt noted there was some discussion about whether we could use the plans. She has been talking with Macmillan, the designer. She has not got a solid response yet. She noted we chose Reinhardt after Weston & Sampson, who came in with a very high bid. There was some discussion of the role of the Owners Project Manager. Wyatt also said that MacMillan probably could not work independently from his firm (Caolo and Bieniek).

2) Consider alternatives for design and construction

Jeswald said that after looking at the plans, he found the 2014 project well-designed. The question remained that the Town did not vote it, based on cost, politics, and perhaps design as well. Hutcheson said it will cost more now than it would have then. Wyatt noted that the previous committee pared down the design as much as possible.

Goodridge brought up the possibility of the design-build process. Hutcheson said the project would have to be over \$5M. Wyatt described the construction manager at risk process; this also requires the project to be over \$5M.

Various designs were considered, including Butler buildings and modular buildings.

Various designs were considered, including Butler buildings and modular buildings. Goodridge discussed the need to explore the possibility of modular buildings. He will talk with Andrea Woods at the FRCOG. There are questions about how much ancillary work (mechanicals, etc.) could be done by a modular building company. There are also questions about the degree of involvement of professional architects and engineers in a modular building process.

Horstmann said he was in Greenfield and noticed a CAT rental place on Adams Road that rents equipment. It was a nice building. The building was built by Dole Brothers from Canada. It also had solar panels.

Ouimette talked with the FRCOG inspectors for building (Jim Hawkins) and plumbing (Andy French). BI said that if there's not an impervious floor (so it can be absorbed by the ground), you don't need any floor drains. For the maintenance building, both the maintenance bay and the wash bay have to drain into a tight tank. BI said he determines what a critical facility is, and he does not count Highway buildings as critical facilities.

Goodridge and Jeswald plan to visit other facilities. He also plans to visit Sunderland's public safety complex as a case study in how not to build a building. There were questions about energy efficiency, and Wyatt mentioned that there is a new energy code coming up.

New Business

1) Discuss desired presentation and proposal for Town Meeting

Goodridge said that we could make a request for hiring an OPM. Hutcheson said the first task of the OPM is to advise to the selection of a designer, and it doesn't make sense to wait until the next annual Town Meeting to fund that, so we should ask for both OPM and designer money at the same time.

Jeswald said a special Town Meeting in the fall might work. We can't make it any smaller, and no one wants anything bigger. We could ask for an OPM to help sort through the options. Others said the committee should identify alternative options before asking for OPM money. We have already identified that 1) it does not have to be built to critical facility standards, and 2) it does not need an oil separator if the floor is not impervious.

Strzegowski said we need someone to look at alternative construction methods such as modular construction. Wyatt said we need more understanding of modular buildings. Jeswald asked a company whether the cold storage building we requested could fit into their modular system, but has not yet heard back. Wyatt emphasized that public construction is substantially different from private construction. Sweet reminded the committee that the cost could be reduced by the Town doing some of the work, and cost savings could be realized relatively easily with that.

Regarding the question of doing the storage building first, it might be worth bringing to Town Meeting because it could save money. Goodridge said it was risky to build one building first; it might draw the question of what the bigger picture is, and the maintenance might not be built. There was discussion of various ways of bringing the issue to Town Meeting.

Kantor said the reasons for voting no in 2014 were varied, but a number of people seem to be in favor of splitting the project. In 2014, splitting the two projects would have resulted in an extra \$200,000 to \$400,000 dollars due to site preparation issues.

Jeswald proposed two articles, one for each project. Hutcheson agreed, with the caveat that we'd need good numbers for how much the cold-storage building would cost; the other article would be for an OPM and designer for the maintenance building.

2) Consider requesting assistance in developing and possibly advertising a Request for Qualifications (contingent on funding) for an Owner's Project Manager from the FRCOG prior to Town Meeting

Hutcheson said that we seem to have a path forward with two articles, so we don't need to advertise prior to Town Meeting.

Sweet will continue with pole buildings. Ouimette completed his assignment but will continue to look at different styles of building, as will Horstmann and Goodridge.

Items Not Anticipated 48 Hours in Advance of the Meeting

None.

Next Meeting

Tuesday, February 12, 2019

Adjourn

On a motion at 8 p.m. from Ouimette to adjourn, seconded by Jeswald, the vote was unanimous in favor.