TOWN OF DIGHTON
BOARDS OF SELECTMEN & POLICE STATION COMMITTEE
TUESDAY, 8 OCTOBER 2013 5:30 O'CLOCK PM
TOWN HALL HEARING ROOM

THIS MEETING WAS NOT AUDIO TAPED NOR VIDEO RECORDED.

Chairman Dean V. Cronin convened a joint meeting of the Board of Selectmen, all present, with the Police Station Building Committee, all present except absent Chairman Dennis Maguy.

All present rose and joined in the Pledge of Allegiance to the Flag.

On motions by Selectman Patrick W. Menges, the Board of Selectmen approved the minutes of its executive session with Owner's Project Manager candidate Richard Pomroy, of 27 September 2013; the Selectmen and Police Station Building Committee jointly approved the minutes of their joint public meeting of Tuesday, 1 October 2013; and the Board of Selectmen approve their minutes of their 3 October 2013 executive session with Mr. Pomroy.

The joint meeting then considered the parameters of the proposed police station building. Chairman Cronin stated that because the Selectmen and Building Committee on 1 October had found that Town had authorized $2 ½ million for the police station, $1/2 million more than had been discussed with Mr. Pomroy previously and because Mr. Pomroy had mistakenly thought that $300,000 would be needed to move the communications tower which will not be needed because our police antenna is on the Dighton Water District's Elm Street tank and need not be moved, a total of $800,000 had been in effect "found" and the new police station would not need to be downsized form its projected size, 7,200 square feet, as much (down to 4,100 square feet) as hand been anticipated. The unexpected $800,000 for the building will bring the building closer to the envisioned size than had been thought possible.

The joint committee then considered the Owner's Project Manager's recommendations concerning the Request for Quotes (RFO) for designer services. Selectman Cronin said that Mr. Pomroy is doing a new cost estimate because Feasibility Study Preparer Mr. Sacuccio's estimate is now more than one year old and therefore null and void. Mr. Pomroy will write the Designer RFP, "hash it out" with the building committee, and come up with what is feasible and practical. The Request for Proposals (RFP) for Designer Services will have to be posted in the Central Register; hopefully, Selectman Cronin said, Sacuccio will be one of them. He added that the building committee could expect to be having one more joint meeting with the Selectmen before designer services are engaged.

The Joint Committee and Board considered Owner's Project Manager initiatives for the proposed new police station building. Selectman Cronin said "we will sign Pomroy's [Pomroy Associates of East Bridgewater] contract probably next week [for OPM]."

In the next phase, "you'll know what kind/size building you're going to have," Selectman Cronin said.

Building Committee Member Joseph Pacheco elicited the possibility of a steel frame.

Building Committee Member James Howland elicited the disclosure that the Owner's Project Manager fee that Pomroy Associates expects to charge is $171,000.00, with a verbal pledge to pro rate the fee proportionally to any time saving in completion of the project.

Selectman Pires made a comment about "rates."

Selectman Cronin said that the police station project should have full time Clerk of the Works, because to have the Building Commissioner on site to "fill in gaps" when a part time Clerk of the Works were absent, would place him in a conflict of interest between that role as a construction supervisor and his office as the Town's building inspector. The price difference between a full time and part time building inspector is $20,000.00.

Chairman Cronin said that, "the Owner's Project Manager work will now proceed in four (4) phases:"

Phase I — RFP (Designer), $5,000.00. If at the end it can't be done and we don't accept tell than 6,500 square feet, "we're both out."

Phase II — [Architect (?)] $10-$15,000.00. If can't get it done, project ends, and "it's back to Town Meeting."

(The other two "phases" were not mentioned.) "For ten (10) years, he's [Richard Pomroy/Pomroy Associates] been on/under budget and on time. The Clerk of the Works will be on site whenever work is going on.

Selectman Cronin asked if there were any recommendations for the Request for Quotations for Designer Services. A discussion followed but produced no clear recommendations. Selectman Cronin said that, "We say to put the ad in the Gazette; the rest [of the designer hiring] is on him."

Committeeman Pacheco in answer to a question was told by Mr. Cronin, that according to the Attorney General, any donated services or materials do not go into the RFPs or RFQs for construction, materials, etc.

Building Committee Member Patrolman Shawn P. Cronin, Dighton Police Department, asked what certainty we have, that promised donations will be forthcoming. Mr. Howland said that we must have pledges of donations in writing.

Committeeman Paul Joly asked if we can solicit donations. Patrolman Cronin said "Wouldn't hurt." Selectmen Cronin said, "We need to know what they are going to donate before we write RFP/bids for construction. Patrolman Cronin asked when would be the best time solicit donations, and Mr. Howland answered, "after the design phase when we know what donations we can use," adding that we won't want a donated truckload of wooden 2"x4"s if we will be building a metal frame building.

Selectman Cronin said that the OPM fee should be a little more than the percentage of the project that is construction cost, according to the Attorney General. This is based on twenty-two (22) months. If Sacuccio came in, he's got 75% of the designer work done, and this would reduce the 22 months. If the project is less than 22 months, e.g. 15 months, in duration, Mr. Pomroy will reimburse the Town.

It was noted that the ethics commission could cite the Selectmen if the Selectmen solicit donations for the police station project. It would be better, if was agreed, if the Building Committee would do that. Committee Member Joseph Pacheco, who is also the Chairman of the Dighton Zoning Board of Appeals, said that the legality of one's soliciting of donations for the police station project depends on one's position – he could not; there con not be a conflict.

Pomroy Associates will meet regularly with the Police Station Building Committee: "It has to come from you people [Selectman Cronin said]..." At least twice a month Pomroy will meet with the Building Committee, more often if necessary.

With "the right people on board, we'll get a 7,100 square feet building: "You're closer Mr. Pomroy had said." ($800,000.00 closer; see ante.)

"You can't build a building just for today – it's got to last 50 years," said Joe Pacheco; "When will Gillie Lopes clear the land?" Annette Tweedy, Committee Member, asked. Selectman Cronin said "After the next phase, when we have the designer. The Conservation Commission must delineate the wetlands; G. Lopes will bid on site work prevailing wage, he can "cut something" (reduce price somehow). Mr. Pomroy will obtain (Bacon Act) prevailing wage figures (Fall River area?) for the job. The next meeting of the Selectmen and Police Station Building Committee will be on Tuesday, 22 October 2013 at 5:30 PM.

On a motion of James Howland, seconded by Paul Joly, the meeting was adjourned, at 6:22 PM.

Patrick W. Menges
Clerk of the Board of Selectmen