

TOWN OF DIGHTON
BOARDS OF SELECTMEN & POLICE STATION COMMITTEE
MONDAY, 23 SEPTEMBER 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 Subcommittee for Procurement of an Owner's Project Manager (OPM), both James Howland and Dennis Maguy, present, of the Police Station Building Committee, in the Hearings Room of Town hall at 5:54 PM on Monday, 23 September 2013, for the purpose of ranking from best to worst the three most favorable applicants for selection as a Project Manager for construction of a new police station, based on written proposals and interviews conducted on 17 September (See, minutes 17 September 2013).

Chairman Cronin led all in recitation of the pledge of allegiance of the flag.

On a motion of Selectman Menges, seconded by Selectman Pires, it was voted to correct the minutes of the 17 September 2013 meeting to reflect that the spelling "McGee" should have been, "Maguy", and that the reference to "lead" in the text should be an acronym "LEED (meaning unexplained), and to accept the minutes as thus corrected. Unanimous.

On a motion of Selectman Pires, seconded by Selectman Menges, it was voted by the Selectmen:

[See "Exhibit D" Certificate of Vote Re Highway Garage Activity Use Limitation]

The joint panel proceeded to ranking Police Station Project Manager applicants. The chair called upon each member to state his ranking.

Mr. Maguy: Pomroy Associates #1, Vertex #2, Netco #3. Mr. Maguy said, "Project Manager is Pomroy's thing," "Vertex doesn't work out," and cited Netco's refusal to serve as clerk of the works without extra compensation. Pomroy, he said, has done two or three police stations, Vertex has done mostly fire stations, and Netco had the "shakiest references" of all of the applicants.

Mr. Howland: Pomroy Associates #1, Vertex #2, Netco #3. Mr. Howland described Pomroy as "used to shoestring budgets," said that the majority of Vertex projects had been "higher end," and said of Netco, "I was not impressed by their presentation at all."

Mr. Pires said, "I have to agree with you (the previous rankers)." He said that they had done a lot of work to process these applications, and commended them. He said that he had found Pomroy Associates, "Friendly and approachable," Vertex, "not much to go

on,” and of Netco, “I was not impressed. When you asked him about the laws, he didn’t seem to be able to answer – he didn’t know.”

Chairman Cronin then called upon Selectman Menges. “It seems to be a foregone conclusion,” Selectmen Menges said. “I shall not vote – no need to take up the Board’s time. The decision is made.”

Selectman Pires said, “Well we would still like to hear your reasons – what you have to say.”

Selectman Menges said, “I am not so dismissive of Netco. Reading the proposals doesn’t help me since this is not my field; but in the course of preparing the minutes of the interviews several things stood out. All of the applicants said that minimizing costs depended on riding herd on the planning phase – to avoid costly change orders later, the plans must initially be as accurate as possible. Netco said several things. They admitted honestly that they had had a job finished late in West Tisbury. You say that they don’t know the laws, but Netco was the only applicant who specifically alluded to the new international building code that is going to take effect in the state next April or June; they knew about the new State Building Code – all public buildings will have renewable energy requirements. What if we get this station partly built and we were not ready for these new regulations?” Netco also stressed a written communications protocol, he said. Mr. Menges added that Netco representative was from a small town, Adams.

Selectman Menges said that he would support Netco’s bid for project manager but for the firm’s reluctance to serve as clerk of the works and requirement of extra compensation for that.

He said “I don’t know where that leaves me. Pomroy Associates had a smooth presentation.”

Selectman Cronin ranked Pomroy #1, Vertex #2, Netco #3. Chairman Cronin said that Vertex was more of a remodeling/restoration company, not a pure project manager firm. He said it would create a case of a contractor “evaluating another contractor”. He commented that Pomroy Associates had thirty (30) years of construction as a pure project manager firm, was willing to serve as clerk of the works, as mandated in the RFQ, and was “more suited to this Town.” Netco, Mr. Cronin noted, was “not willing to be clerk of the works unless we double the fee,” and this was not acceptable.

Mr. Howland said that Pomroy Associates did not “hand select certain pages out of the binder.” Mr. Maguy said that one contractor had commented of Pomroy, “One of the best RFQs they’ve ever seen.”

A digression occurred concerning a price range for negotiations with the project manager. On the advise of the Town Accountant, Selectman Cronin estimated that the price would range from a low 3.5% of the project at \$68,000 to a possible 4.5% at \$86,000 [Clerk’s notation – these figures may have been inaccurately recorded here and the Chair had a

separate slip accurately stating them.] He said that Selectmen will negotiate the price with a contractor to be chosen, in accordance with the ranking voted tonight.

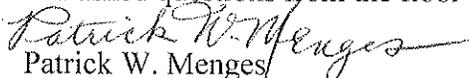
On a motion of Selectman Pires, seconded by Mr. Howland, the combined panel voted to rank:

Pomroy Associates No. 1
Vertex No. 2
Netco No. 3

For possible selection as project manager for the new police station. The call of the "ayes" being sufficient, the Chair did not call for "nays". Selectman Menges did not cast a vote upon this motion.

The Committee unanimously voted to adjourn without day at 6:48 PM.

Police Patrolman Shawn P. Cronin, who today was sworn in as the newest member of the Police Station Building Committee, attended this evening's proceedings as an observer and asked questions from the floor at certain parts of this proceeding.


Patrick W. Menges
Clerk of the Board of Selectmen