



TOWN OF SHREWSBURY

100 Maple Avenue
Shrewsbury, Massachusetts 01545-5338

MINUTES AUGUST 17, 2020

Important Notice: Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the **Police and Municipal Campus Building Committee** will be conducted via remote participation to the greatest extent possible. All meetings and hearings listed in the agenda will also be done so through remote participation. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the town's website, at www.shrewsburyma.gov/coronavirus. For this meeting, members of the public who wish to listen or watch the meeting may do so by dialing [1 216-772-0291] and entering the following pin: [486 362 826#]. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the town's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Present: Patrick Pitney, Kristen Las, Kevin Anderson, Patrick Collins, Maurice DePalo, Hollie Lucht, Justine Snyder

Absent: Keith Baldinger, Joseph Mauro,

Also Present: Matt Salad, Tecton Architects, Jeff McElravy, Tecton Architects, Neil Joyce, CMS, Inc.

1. Call to Order

Mr. Pitney called the meeting to order at 4:30pm and read the remote meeting script verbatim.

2. Approve Minutes of July 27, 2020

On a motion by Mr. DePalo, seconded by Ms. Las, on a roll call vote, Mr. DePalo – yes, Ms. Las – yes, Ms. Lucht – yes, Mr. Anderson – yes, Mr. Collins – yes, Mr. Pitney – yes, the Committee unanimously voted to approve the minutes of July 27, 2020.

3. Review and act on the following bill schedules and warrants:

Vendor/Expense/Item	Amount
None	

There were no bill schedules or warrants for approval by the Committee.

4. Hear Reports, review and act on the following matters:

a. Report from the Owner's Project Manager

Neil Joyce of CMS, Inc. stated that they are very close to finalizing the cost estimate for the Police Station and the estimate for site work associated with the Municipal Campus part of the project.

b. Report from the Architect

Matt Salad of Tecton Architects echoed the comments of Mr. Joyce and noted that they are working through the cost estimates for the Police Station. Mr. Salad shared his screen and gave a brief presentation on project delivery methods.

c. Discuss procurement methods including Design, Bid, Build, MGL Chapter 149, and Construction Manager at Risk, MGL Chapter 149A

The Committee discussed the difference between Design, Bid, Build and Construction Manager at Risk relating to the procurement of the project.

Mr. Collins and Mr. DePalo advised the Committee of the success the Town has had with Construction Manager at Risk on other projects, including the Beal Elementary School, Library, and Sherwood Middle School and noted that they are both advocates of the procurement method. Mr. Baldinger was not present at the meeting, but submitted comments that were read echoing the same sentiment in support of CM at Risk, highlighting the success of past and current projects.

The Committee discussed that a vote would occur after review of the cost estimate of which procurement method the Committee will establish for the Police and Municipal Campus project.

5. Potential presentation on Cost Estimate for Police Station

The cost estimate for the Police Station is not ready at this time.

6. Set date for next meeting

The Committee will meet again on Monday, August 24, 2020 at 4:30pm.

7. Adjourn

On a motion by Mr. DePalo, seconded by Ms. Las, on a roll call vote, Mr. DePalo – yes, Ms. Las – yes, Ms. Lucht – yes, Mr. Anderson – yes, Mr. Collins – yes, Mr. Pitney – yes, the Committee unanimously voted to adjourn at 5:14pm.

Tecton
ARCHITECTS

SHREWSBURY, MA

POLICE STATION & MUNICIPAL CAMPUS PROJECT

8.17.20

PROJECT DELIVERY METHODS

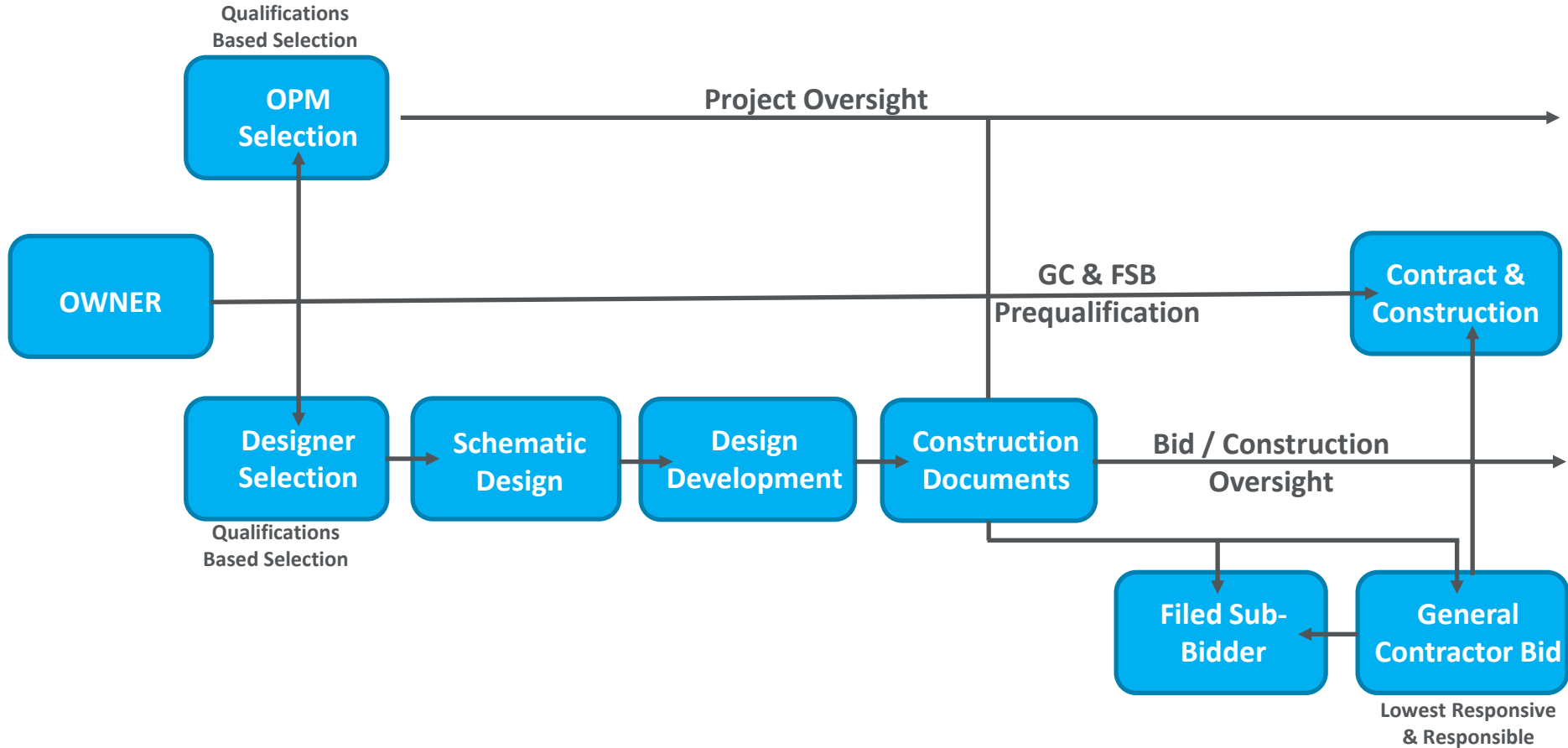
DESIGN / BID / BUILD

- Traditional Project Delivery Method
- Massachusetts General Law, ch. 149
- Requires separate solicitation of General Contractors & Filed Sub-Bidders
- Project over \$10m require pre-qualification of General Contractors and Filed Sub-Bidders
- General Contractor selects approved Responsible and Responsive Filed Sub-Bidders
- Contract is generally awarded to the Lowest Responsible and Responsive General Contractor

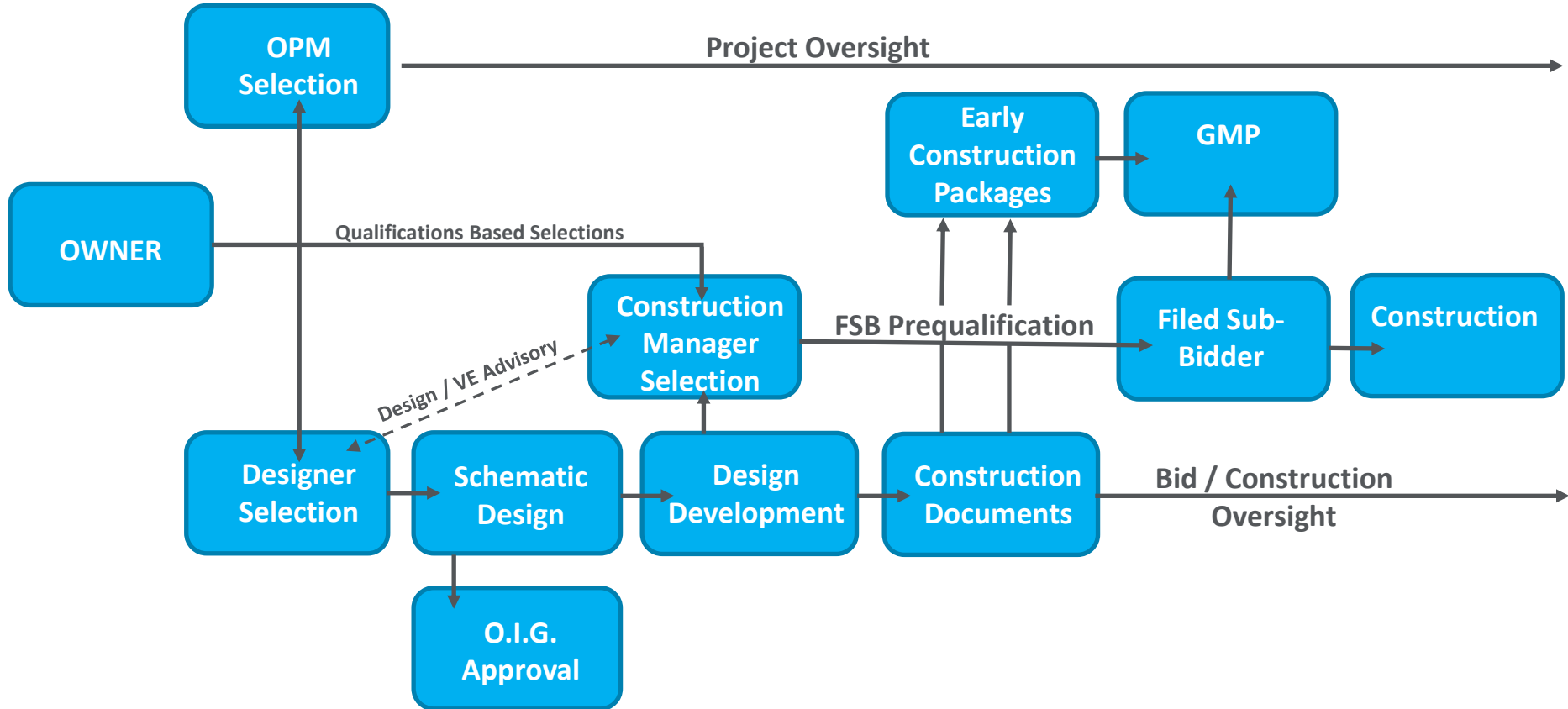
CONSTRUCTION MANAGER @ RISK

- Alternative Project Delivery Method
- Massachusetts General Law, ch. 149A
- Requires pre-approval from the Office of the Inspector General.
- Construction Manager selection is based on qualifications (similar to Designer & OPM selection). Fee is negotiated.
- Project over \$10m require pre-qualification of Filed Sub-Bidders
- CM coordinates with the Design Team and Owner during design, and after selecting FSBs set the Guaranteed Maximum Price (GMP)

DESIGN / BID / BUILD – m.g.l. Ch.149




Construction Manager At Risk– m.g.l. Ch.149A



CONSIDERATIONS...

- Upfront vs. Life-Cycle Costs
- Cost vs. Quality
- Schedule
- Technical Specifications
- Opportunities for Innovation and VE
- Cost of Design Changes
- Impact on Operations/Safety
- # of Contracts/Points of Accountability
- Owner's Resources
- Owner's Risk



**Which method meets
your overall project
needs and community
expectations?**

DESIGN / BID / BUILD



- Owner controls design, construction, quality
- Easier design changes before start of construction
- Design complete before construction award
- Construction cost fixed at contract award
- Low bid cost, maximum competition
- Ease of implementation



- Requires significant owner expertise/resources
- Shared responsibility for project delivery
- Owner at risk for design errors, unforeseen conditions, owner changes. (One contingency)
- Design and construction are sequential, may result in longer schedule
- Construction cost unknown until contract award
- No contractor input in design, planning or VE

CONSTRUCTION MANAGER @ RISK

- Transfer of responsibility for construction (and some risk) from owner to CM
- Construction cost known and fixed during construction (with exceptions)
- CM has total control of construction and subs
- Construction may start before design completion, reducing project schedule

- Reduced owner control of construction
- Design changes after construction begins are costly
- Potentially conflicting interests as both CM and contractor
- Owner & CM @ Risk firm each carry contingencies.
- Premium cost for Construction Manager (qualifications based) ~7.5% of Construction

NEXT STEPS

- Selection of Project Delivery Method
 - Design / Bid / Build
 - CM @ Risk
- Review of Police HQ Project Estimate
 - Approve & Set Project Budget
 - VE Suggestions if necessary
 - Other Board / Committee approvals for Town Meeting / Ballot
 - Community Outreach
- Tecton to provide costs for TH 2nd Floor Renovation / Addition
- Tecton to provide costs for COA Renovation / Addition
- Finalize Feasibility Study and issue final report

Tecton

ARCHITECTS

THANK YOU!