

MUNICIPAL BUILDING COMMITTEE
POLICE STATION PROJECT
MEETING MINUTES
7:00PM SUNDAY, FEBRUARY 8, 2015
YORK LIBRARY

Present: Charley Steedman, Jim Towle, Patrick Garon, and Wayne Martin.

Absent: Stephen Kosacz, William Masterson and Dick Bachelder.

Other Present: Town Manager Stephen H. Burns, Director of Public Works Dean Lessard, and Police Chief Doug Bracy.

Call to Order

Town Manager Stephen H. Burns called the meeting to order at 7:04PM.

A. Discussion and Selection of Committee Chair and Vice-Chair

Mr. Towle nominated Mr. Martin for Chair. Without objection, so ordered.

Mr. Towle nominated himself for Vice-Chair, seconded by Mr. Garon. Without objection, so ordered.

B. Three-Part Approach to Restarting the Project

Based on the premise that, because the chosen contractor has failed to deliver the project per out needs, it is therefore advisable to turn to the second-ranked contractor from that selection process. The second-ranked construction management firm is Ledgewood Construction.

Mr. Burns explained the three step approach that he recommended to the Board of Selectmen at their January 12th meeting; the Selectmen voted in favor of Mr. Burns' proposal. STEP 1: Board of Selectmen vote to authorize Ledgewood Construction to analyze plans, budgets, financial data, the cost estimate and all other public data to develop a clear understanding of projects and our current status. Ledgewood Construction has offered to do this as no cost to the Town. STEP 2: Board of Selectmen vote to initiate the process of hiring an Owner's Representative. This person or firm will guide and advise the Town through the remainder of this project. They would bring technical and professional expertise

with regard to construction management to the Town. Mr. Burns suggested that Steve Bradstreet, Senior Project Manager for Ransom Consulting, Inc. fill that position, as he already has knowledge of the projects. STEP 3: Upon completion of Steps 1 and 2, bring together Ledgewood Construction, the Owner's Representative and the Municipal Building Committee to work through the process of design revisions to see how best to deliver these projects within available budget limits.

The committee had further discussions regarding Ledgewood Construction's involvement in this project, as well as what their involvement was in the York High School Music Wing, also, the scope of a technical advisor to assist the owner's representative and LEED certification requirements.

C. Discussion on Separating Road and Building into Two Projects - Costs

Director of Public Works Dean Lessard discussed with the committee the possibility of separating the road and the building projects, and the Department of Public Works taking on the road project. Mr. Lessard said that he feels this project is very important to the town and therefore worth pulling his employees and equipment off of other projects to get the road done.

The committee expressed that they would like a notice to abutters letting them know that the committee has started public meetings that they are invited to join and when the project is going to start up again. Mr. Burns stated that he will have a draft of that letter for them to approve that their next meeting.

D. Update on Cost of Project

1. Plan Sets
2. Cost Estimate

All of the committee members were provided with the Planning Board approved plans and Cost Estimates from SMRT for both projects.

E. Discuss Site Visit to Old Police Station

Mr. Bracy offered to meet up with any available committee members at the current Police Station tomorrow night, or any time to give them a tour.

F. Meeting Schedule Going Forward

The committee wanted to wait until Ledgewood Construction gets back to the Town to schedule their next meeting. With space limited for 7:00PM TV time in the upcoming "budget season", the committee decided to hold their meetings on Sunday to avoid scheduling conflicts with other Boards and Committees.

G. Q & A

None

H. Public Comment

None

Adjourn

Moved by Mr. Steedman, seconded by Mr. Towle to adjourn the meeting at 9:17PM. Without objection, so ordered.

Respectfully Submitted,

Melissa M. Avery, Assistant to the Town Manager