

Permanent Building Committee
Walpole Library – Pinnacle Room
October 27, 2015
Minutes

PRESENT: Jack Conroy, Jack Fisher, Ted Case, Bernie Goba, David Wildnauer, Phil Wild, Cam Daley

ALSO PRESENT: Bryan Jarvis, Chief Bailey, Deputy Chief Mackenzie, Chief Carmichael, Lt. Zanghetti, Don Anderson, Cliff Snuffer, Jim Johnson, Tom Gregory

Mr. Conroy convened the meeting at 6:35 PM.

On a **motion** by Mr. Goba, **second** by Mr. Fisher, the Committee **voted (7-0)** to approve the minutes of September 14, 2015 meeting.

Mr. Goba indicated that Lieb Architects had listed his firm's name in their proposal without seeking his permission; that he has not had any contact with Lieb directly or indirectly for at least the last 18 months; and, that he had no interest in his firm nor in his being selected as the architect for the Police Station.

Selection of Architects for Interviews

Discussion ensued about which firms ought to be interviewed. Mr. Goba stated that he preferred to have all five firms interviewed with separate focus on police and fire designs. Mr. Fisher asked that the respondents be prepared to address specifically the twenty two elements identified in the RFQ. Mr. Jarvis explained that he will formulate interview questions using these elements as a basis.

Mr. Johnson stated that he would like to have police and fire chiefs on the interview panel subcommittee along with himself and Mr. Gregory.

Initial Reactions / Rankings (listed highest to lowest) from PBC Members:

Phil Wild – no comments.

Cam Daley – do not include Lieb.

Bernie Goba – Kaestle & Boos, Donham & Sweeney, Dimarinisi & Wolfe.

David Wildnauer – Donham & Sweeney, Demarinisi & Wolfe, Carrell Group, Kaestle & Boos, Lieb.

Jack Fisher – Kaestle & Boos, Dimarinisi & Wolfe, Donham & Sweeney, Lieb.

Ted Case – Lieb not worth bringing in.

Jack Conroy – Kaestle & Boos, Dimarinisi & Wolfe, Donham & Sweeney, Carrell Group; do not include Lieb.

Initial Reactions / Rankings (listed highest to lowest) from Police Chief and Deputy Chief:

Chief Carmichael – Kaestle & Boos, Donham & Sweeney, Carrell Group, Dimarinisi & Wolfe, Lieb.

Deputy Chief Mackenzie – Kaestle & Boos, Carrell Group, Donham & Sweeney, Dimarinisi & Wolfe, Lieb.

After some discussion, there was consensus among the Committee not to interview Lieb Architects.

Mr. Snuffer emphasized that we need to pick the designer based on the budget we have in place.

Subcommittee will include members of the PBC, except Mr. Fisher who will be out of town, along with Chief Carmichael, Chief Bailey, and Mr. Anderson. Mr. Conroy asked Chief Carmichael to try to get some background information about the architects from his counterparts at other towns. Mr. Jarvis presented information on the references he checked on all of the architects. Mr. Fisher stated that we should insist that the key personnel listed on the proposals should be the actual personnel assigned to the project.

Discussion on Budget

Mr. Jarvis referenced a draft budget he prepared (dated 10/27/2015) and explained what is currently being constructed for police stations on a per square footage basis. Based on current construction costs, Walpole's budget currently supports a building of between 12,000 and 13,000 square feet. Mr. Jarvis recommended looking at some of the recent stations built at this size. Chief Carmichael expressed his concerns for a building this size, given that the current station is only 11,000 square feet. Mr. Johnson explained that there will likely be time next spring and summer to find additional sources of revenue to support constructing a building that will meet the needs of the police department. Lt. Zanghetti referenced a spreadsheet he produced which outlined the existing problems at the current station.

There was a general discussion about possible options to cut costs. There was a specific discussion about keeping open the possibility of engaging with one architectural firm for both police station and fire station design for the purpose of cost savings. There was general agreement on this point. Mr. Fisher asked the Committee to keep an open mind to LEED certification. Mr. Anderson stated that an energy-star rating for the building will likely be less expensive than pursuing full LEED certification.

Update on Fire Station Design

Proposals are due Thursday, October 29th.

Next PBC meeting: Thursday, November 5th at 6:30 PM – Room 112.

Designer interviews will be scheduled for November 16th and November 18th at 6:30 PM in Room 112 in Town Hall.

The meeting adjourned at 7:50 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator