

January 21, 2021 Meeting of Public Safety Facility Building Committee

Present: Garrity, Chair, MacAloney, Healey, Lauter, Touchette, Smallwood, Kelly, Town-Murphy, Steve-Chief, LaChance, Deputy, Jones, Chief-HPD, Frey-DPW

Call to Order 1900 hrs.

Discuss KBA reference review by the Building Committee's review team, including the steps the reviewers took with the representatives of the Towns on the seven Public Safety projects that were reviewed. The reviews of KBA's work on all the Projects were positive. The overall messages from the Towns was: make sure KBA has the time it needs for our project; make sure police and fire go through every square foot of what is needed for their spaces; sufficient room s/b allocated for storage ; and the overall reviews of KBA's work was very positive. All the Town representatives indicated that they felt KBA did a good job on their projects. KBA was viewed as a premier outfit for use as a designer on Public Safety Complexes.

Discussion of the Construction Manager at Risk (CM at Risk) method for developing a public project vs. the conventional 100% Design/ lump sum bid method. CM at Risk is usually used on very large projects with aggressive time constraints and phasing requirements. Our project is relatively "clean" and will not require any special/aggressive scheduling requirements. On clean projects where you have a site and you are building an entirely new building, the conventional 100% Design and lump sum bid contracting method is usually considered to be less costly than following a CM at Risk method. KBA's familiarity with the requirements of our Project, since they performed the feasibility study, should make KBA well equipped to quickly and seamlessly proceed into the next design stages of the Project.

General discussion on other aspects of the mission, i.e. number of cells, flexibility in planning and the importance of the OPM working closely with police and fire to properly size the building, were also discussed as very important issues going forward.

Presently JR Frey serves as an OPM on the project and is qualified to do so, but his other work demands preclude him from continuing with this Project simultaneously with his other duties. Since JR Frey has been involved in the Project and will continue to be involved until an OPM firm is appointed, the Town and the Building Committee can proceed to take the step to vote to continue KBA to proceed into the design and construction oversight stages of the Project. The next steps will be to negotiate a fee with KBA to perform the design services that will be described in detail in a new design contract between the Town and KBA. The determination of a reasonable design fee for a building project is initially developed as a percentage of the overall estimated construction cost for the project, based on the type of building that is being designed. The more complicated the design is, the larger the fee tends to be and vice versa. In negotiating a fee with KBA, the fact that they have already been compensated for performing a Feasibility Study and a Schematic Design should be a consideration in the negotiation of a reasonable fee for the remainder of the design services that KBA will perform.

Motion: Moved and seconded: That the Public Safety Building Facility Committee vote that the Town of Hingham continue with the services of KBA relative to the design and construction phase of the Public Safety Building subject to the satisfactory negotiation for those services of the design contract between the Town of Hingham & KBA. Voted. Police and Fire concur.

RFQ for selecting an OPM status. Town Counsel is reviewing a proposed contract specifying the detailed services the OPM will be required to perform on this Project. The RFQ will be advertised in the State Central Register, as well as newspapers. There appears to be a lot of interest already for OPMs interested in our Project.

Motion: Moved and seconded: that the Building Committee recommend that the Town Administrator proceed to finalize and advertise the Request for Qualifications for the Owners Project Management Services for the new Public Safety Facility Project contemplated on Lincoln Street in Hingham.

Voted; Police and Fire concur.

BOS has developed an initial draft of a Warrant Article for the Annual Town Meeting that would request the authorization of funding for design and OPM services.. Chair will continue to confer with the Town Administrator and BOS on that Warrant Article.

Adjourned 2000 hrs.