



Town of East Lyme
 Board of Selectmen Ad-Hoc
 Public Safety Building Vision Committee
 July 11, 2019 @ 6:30 p.m.
 East Lyme EOC - 171 Boston Post Road

FILED
 July 18 20 19 AT 1:45 AM/PM
 (Handwritten signature)
 EAST LYME TOWN CLERK

Members Present: Mike Finkelstein, Kevin Seery, Dan Cunningham, Anne Santoro, Joe Barry, Mark Powers, Tony Buglione, Dan Price, Bill Cornelius, Chris Taylor

Also Present: Mark Nickerson

Excused: Lisa Picarazzi, Bill Weber, Paul Dagle

Vice Chair Dan Price called the meeting to order at 6:32 p.m. and led the Pledge of Allegiance.

3. Approval of Minutes: May 30, 2019

Motion made by Kevin Seery, 2nd by Dan Cunningham, Motion Passed 9-0-1, Dan Price abstained.

4. Review of Architect Bid Packages

Kevin Seery stated that the four architectural firms selected by the committee to move forward were received by the deadline of July 8th, 2019 at 4:00 p.m. All of the submissions were reviewed by committee members Paul Dagle, Chris Taylor, Mike Finkelstein and Kevin Seery, as they were the chosen representatives to hold the bidders question meeting which took place on June 20th, 2019. Kevin then passed a summary of the review out to all members (attachment A). He also stated that the full bid packages were available for review for anyone that would like to see them. Kevin reviewed the summary with all present. He noted that three of the bids included comparable periods of performance. With a project start date by the end of July 2019, completion would fall between late fall and the end of the year in 2020. The fourth bidder did not include this information in their bid package.

Kevin also relayed a message from Chairman Dagle as he was unable to attend tonight's meeting. Paul would like the committee to consider three very important factors prior to making a decision.

- 1) Qualifications & Experience
- 2) Cost
- 3) Estimated period of performance

Anne Santoro mentioned some important factors that she noted during her in depth interview with Silver/Petrucelli:

- 1) Their satellite office is located in New London, which is not only convenient, but will ultimately save money on travel expenses for the project.
- 2) She was also very impressed with the levels of "in house" services that they provide.
- 3) A large portion of work that they do is retrofitting of existing building.

Kevin agreed the individual review and reference checks done by the Architect Sub-Committee are important factors in this decision.

The committee considered all of the factors above and agreed on the two firms that were selected to move into the final round.

Kevin stated that there are some clarifying questions that need to be answered. Once that information has been obtained, we can move forward to the Board of Selectmen.



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
July 11, 2019 @ 6:30 p.m.
East Lyme EOC - 171 Boston Post Road

Chris Taylor stated that the top two are very strong reputable firms. Once the outstanding questions have been answered confirming that all aspects of our anticipated costs are covered, the decision must be made on cost. He stated that \$100K is a substantial savings that will help fill a small portion of the anticipated shortfall we are already up against.

Chief Finkelstein concurred that both finalists are top notch however, noted his concern with the hourly rates between the two and how one firm is factoring a considerably higher number of hours from the other. He would like to know why there is such a drastic difference there.

Mark Nickerson noted that the Board of Finance did state that if we still need the million dollars that they cut from our original request; we can go back. This needs to be done once and done right. He stated that the committee has his full support.

5. Recommendation to forward to Board of Selectman for Approval

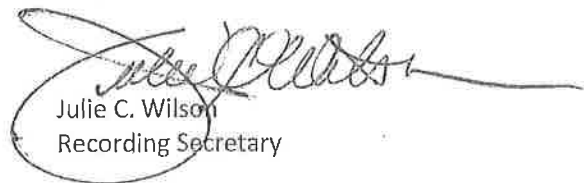
Joe Barry made a motion to select the firm of Silver/Petrucci, pending clarification with follow-up interviews, and forward the contract to the Board of Selectman for approval, Dan Price 2nd the motion. The motion passed 10-0-0.

6. Set Date for Next Meeting

Dan stated that the date for the next meeting will be tabled until we obtain the necessary information to move forward to the Board of Selectman.

Vice Chair Price requested a motion to adjourn, Kevin Seery made the motion, Tony Buglione 2nd the motion. The motion passed 10-0-0.

Respectfully submitted,


Julie C. Wilson
Recording Secretary

Four firms were invited to the bidder's conference on June 20, 2019 and asked to submit bids for their architectural and design services. All four submitted bids.

The bids were as follows:

- Jacunski Humes - \$245,000
 - Architectural - \$120,000
 - Site Planning - \$10,000
 - Engineering Services - \$60,000
 - Structural Engineering Services - \$30,000
 - \$D Design - \$10,000
 - Hardware - \$5,000
 - Cost Estimating - \$10,000

Deduct \$25,000 is design services are not going to be requested for cell blocks and prisoner processing.

Eighty week (80) time frame from the beginning of the space needs assessment to project completion. Roughly, end of 2020.

- Northeast Collaborative Architects - \$197,500 (\$225,000)
 - Needs assessment - \$5,000
 - Conceptual Design - \$16,500
 - Schematic Design - \$45,000
 - Construction Documents - \$70,000
 - Procurement Assistance - \$7,500
 - Permitting - \$1,500
 - Construction Administration - \$47,500
 - As-built drawings - \$2,500
 - Close out phase - \$1,500

Add \$27,500 to add design services for cellblocks and prisoner processing area. No completion date provided.

- Silver/Petrucci - \$85,100 (\$137,500)
 - Needs Assessment - \$7,550
 - Conceptual Design - \$11,850
 - Schematic Design - \$15,500
 - Construction Documents - \$29,000
 - Bidding - \$4,000
 - Construction Administration - \$15,850
 - As-built CAD Drawings - \$1,350

If all the alternates were added. Including the cells and prisoner processing area at \$20,000, the total cost would be the \$137,500. Late fall 2020 completion target.

- Tecton Architects - \$255,000
 - Needs Assessment - \$5,280
 - Conceptual Design - \$14,240
 - Schematic Design - \$88,000
 - Construction Documents/Bidding - \$88,000
 - Procurement - \$6,900
 - Permitting - \$3,300
 - Construction Administration - \$33,600
 - Close out - \$8,000
 - As-builts - \$5,660
 - Reimbursable allowance - \$2,500

Approximate 14 month schedule from start to finish – Late October/early November 2020