

PERMANENT BUILDING COMMITTEE
Minutes – May 6, 2013

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, William Braun, Gifford Perry and John Porter. Also present: Architect Greg Carell.

The meeting was called to order at 7:00 p.m. at the Lincoln-Sudbury Regional High School Auditorium

Police Headquarters Construction, ATM13, Article 16 Mr. Melnick described the background on which a decision to request design funds only under Article 16 was under consideration. The schematic project budget dated 3/24/13 prepared by The Carell Group had been released upon a records request. The Carell Group had updated the 2010 Blue Ribbon Study project budget only to extent of changing the construction costs based on a recent professional estimate prepared by A. M. Fogarty. Arguments presented by public comment suggest that the construction cost per sq. ft. for the proposed 14,540 sf. ft. headquarters was extremely high compared with a national data base and other Massachusetts comparative data cited. In fact, the schematic construction cost estimate was determined by A. M. Fogarty to be \$389.20 based on 14,500 s.f. inclusive of but not limited to general conditions, bonds and escalation with construction alone at \$308.74 s.f. This estimate was well below the numbers attributed to the Sudbury construction cost presented in the arguments. Further, it is clear that there is no indication of a valid comparison of data to support the argument that the per sq. ft. construction cost for the proposed Police Headquarters is high relative to comparable structures.

The Committee approved the PBC project cost budget update dated 4/19/2013 in the amount of \$7.5M together with the design phase and project development budget in the amount of \$627,000 both prepared by Mr. Melnick.

While acknowledging that it would be possible to obtain construction bids at the conclusion of a design and construction document phase based on an award subject to funding, it was the consensus of the Committee that this would not be desirable for various reasons among them: limitations on attracting and keeping bidders; timing problems in obtaining a Prop. 2 ½ debt exemption and the Town Meeting vote being in conflict with the statutory 30-day bid validity.

The Committee discussed its recommendation to be made to the Board of Selectmen concerning the Town Meeting approach to funding the project, the consensus being a recommendation to fund the whole project at \$7.5M.

The Committee moved its meeting to join the Board of Selectmen meeting at 7:10 p.m. Mr. Melnick presented the PBC position noting bidding restrictions and Mr. Blake provided a perspective on public bidding practices in response to some misconceptions put forth by Selectman Haarde. After consideration of the PBC position, the Board of Selectmen unanimously reiterated its position that the funding of the final design would be the most acceptable approach for a favorable vote.

The PBC adjourned its meeting at 7:40 p.m.

Respectfully submitted,

Elaine L. Jones