

PERMANENT BUILDING COMMITTEE

Minutes – May 23, 2024

Present: Combined Facilities Director Sandra Duran. Co-Chair Elaine Jones, Co-Chair Craig Blake, Jennifer Pincus and James Kelly.

The meeting was called to order at 3 p.m. at the Police Headquarters Conference Room. The meeting was held to prepare for and hold three interviews relative to the Designer selection for the Atkinson Pool Project, which in general is comprised of roofing, HVAC, and pool repair work. The three architectural firms interviewed are listed below in chronological order of interview:

Bargmann Hendrie + Archetype, Inc. (BH+A)

KMA Design Studio

Sorenson Partners/Architects + Planners, Inc.

Bargmann Hendrie + Archetype, Inc.

Interview commenced at 3:30 p.m. with BH+A Principal-In-Charge Thomas Scarlata accompanied by Allied Consulting Engineering Services President John Wood, P.E. Mr. Scarlata provided an overview of the various pool projects undertaken by BH+A which exhibited the major components comprising the Atkinson Pool Project, including the potential utilization of a suspended pool heating system in limited space and two options for filter systems.

Upon presentation completion, responses to questions were provided and major responses summarized as follows:

- most challenging aspect of the pool project: HVAC and limited space
- previous work with Allied on both large and small projects, some of which involving retrofitting and experience with both dehumidification and air changing
- operating schedule constraints: materials can be purchased in advance and pool work timing can accommodate ongoing use schedules
- schedule for project would most likely be 6/1 – 10/1

KMA Design Studio (KMA)

The interview with KMA Design Studio commenced at 4:30 p.m. with introductions. Present were: President and Principle-in-Charge Jeremy Philo, a MA registered architect based in Philadelphia; Project Manager Austin Ludwig, a MA registered Architect based in New Hampshire; and George A. Comatas, P.E. with Norian/Siani Engineering, Inc. of Concord, MA assigned as the Mechanical and Plumbing Engineer for the project; and several other team members via computer.

An overview of the firm was presented by Mr. Philo noting that the firm, while principally based out-of-state, has a long running history commencing in 1977 of public, Federal, and commercial work including YMCA and Sr. living centers pools, also noting that he is familiar with MGL

c.149. Specific pool projects were illustrated noting that KMA's experience had included repairs on a 37-yr.-old pool and that all of the firm's consultants have pool experience.

Upon presentation completion, responses to questions were provided and major responses summarized as follows:

- in regard to environmental control involving leaks, the firm would first explore what was previously done in regard to underground exploration
- most challenging aspect: dehumidification and leak tracing
- a peer review of documentation also conducted by construction administration personnel would be in place to assure completeness and accuracy of deliverables
- Mr. Ludwig (KMA Project Manager) has seven (7) years experience with public sector projects and has worked with KMA and the present consultants on both small and large projects for one year
- Mr. Philo described his relevant experience with a five-story building experiencing extreme moisture and mold, discovering that the building was incorrectly constructed
- estimated schedule for the project 12-16 weeks

In response to Mr. Blake's question relative to the requirement for presence of firm members in order to provide continuity in the construction process, Mr. Ludwig noted that although he was out of New Hampshire he would be available for all meetings.

Sorenson Partners/Architects + Planners, Inc.

The interview with Sorenson Partners/Architects + Planners, Inc. commenced at 5:30 p.m. with introductions. Present were: Sorenson Architect and Principal-in-Charge Maria Sorenson; Combined Energies, Inc. Mechanical Engineer & Project Manager President Mark Russell; BLW Engineers, Inc., Principal & Mechanical/Controls Engineer William Scanlon. Present virtually: CHA Consulting Chief Cost Estimator Delwyn Williamson; Veltas Engineers Senior Structural Designer and Engineer Kevin Poore.

Upon presentation completion including introductions to the project team, issues relative to the project components were noted including the needed replacement of the pool pac, repair of the pool system and finishes, assessment of the mechanical/boiler room and possible addition for equipment, and consideration of alternatives to chemical water treatments. Upon request of Mr. Blake, estimating experiences of CHA related to other projects were presented.

Responses to other questions were provided and major responses summarized as follows:

- quality control and coordination of final construction documents would be the responsibility of Ms. Sorenson
- the design team, specifically Combined Energies and BLW have extensive experience with similar pool projects
- MEP drawing coordination will be completed by Mr. Scanlon and Mr. Russell before shifting to Sorensen

- most challenging aspect: boiler room space and leak detection
- Sr. Architect of Sorenson Partners Paul Formano already involved in the project would serve as the successor to Ms. Sorenson if necessary
- project timing would involve 6 weeks, though 6 months for design would be ideal.

Upon conclusion of the interviews, deliberation on the design contract award recommendation commenced at 6:30 p.m.

After extension discussion and in keeping with PBC standards for selection, by a 3-1 vote the PBC Selection Committee recommended Sorenson for the Atkinson Pool Project based on responses to questions posed, project team experience and company construct. Ms. Duran expressed her concurrence with the decision and will notify Sorenson of their selection. Ms. Duran will initiate the fee negotiation phase by requesting a fee proposal exclusive of pool leak investigations and testing services which are already in process and almost complete.

Ms. Duran requested that the PBC continue working on the Atkinson Pool Project as it progresses. As the project will address roofing, HVAC, and pool issues, discussion centered upon whether construction should be handled separately and the timing of each. Ms. Duran noted that each of the categories comprising the project can be bid as separate construction projects and some in two phases.

It was noted that weather would determine roofing which most likely would indicate that the roofing work would need to be performed in the Spring of 2025. While HVAC issues could be addressed at the same time, pool work is generally affected by the use required by Parks and Recreation programs and the procurement of the new pool pac will also influence scheduling.

The meeting concluded at 7:30 p.m. without any further business discussion.

Respectfully submitted,

Elaine L. Jones, Co-Chair