

# **Police Station Project Updates**

## **August 2018**

In August a lot of progress has already been made on the project. The site work is almost complete.

The footings were poured as well as the walls. The utilities are being planned under the foundation.

Materials for the building are being procured through the state procurement process. Items with a long lead time

are being ordered. Weekly project meetings are held with the Project Management Team, Design Team and the

General Contractor.

Are we on time? Yes

Are we on budget? Yes

Next Steps: Work on the foundation is ongoing. Excavation for the under-slab drains and electrical

conduit is ongoing Coordination with National Grid, Columbia Gas and others is a priority.

## **July 2018**

On July 12 the Building Inspector held his kick off meeting with Contractors and Sub Contractors associated with this progress. Attendance was mandatory for those contractors involved in the Life Safety Systems.

Discussed was the project in general and specifically how the inspection process would go.

On July 18th the groundbreaking ceremony was held. The ceremony was well attended. The Committee wishes to thank the Board of Selectman, and Shanna Faro for their help in planning the ceremony.

The Committee also wishes to thank Senator Timilty for attending. Weekly project meetings are being held with the Project management team, design team and contractors.

Are we on time? Yes

Are we on budget? Yes

Next Steps: Progress will continue to be monitored through the Project Management team to confirm that we stay on schedule and on budget.

## **June 2018**

Members of the committee attended the Special Town Meeting where a citizen's petition was heard to stop the Police Station project at its current location. At the meeting, the article was defeated 127-34.

The project will move forward as planned.

On June 14th the Board of Selectman signed a Notice of intent to award a contract for the project.

The contract documents were sent to Page Building Construction of Stoughton, MA for their execution, as well as providing the insurance and bonding documents required.

On June 21st a kickoff meeting was held with all major stakeholders to iron out details for the project.

On June 21st the Designer Selection Committee met to discuss next steps moving forward and the presentation for the Conservation Commission on June 28th.

On June 21st, the Board of Selectman signed the contract for the General Contractor; Page Building Construction, Inc.

On June 28th members of the Designer Selection Committee met with the Conservation Commission.

The Project Management, Design and Engineering teams presented the project to the Conservation Commission.

They voted 3-0 in favor of the site plan.

Are we on time? Yes

Are we on budget? Yes

Next Steps: The Building Inspector will hold his own kickoff meeting with the General Contractor and all Sub-Contractors before the building permit will be issued.

## **May 2018**

The committee met to review the General Contractor Bids. The committee voted to take the contract and Addendum #1 together, because of that, the low bidder is Page Construction from Stoughton, MA.

The committee has held off on making a recommendation to the Board of Selectman to award the contract until the results of the Special Town Meeting.

What is the current status? The bidding is complete, there is an apparent low bidder. The project is being called into question by a citizens petition which will be heard at a Special Town Meeting on June 9th.

Are we on time? Yes

Are we on budget? Yes

Next Steps: If project moves forward, DSC will make a recommendation to the Board of Selectman to issue a contract to Page Construction.

## **April 2018**

The committee along with ACG, CBI and other stakeholders met in April to continue work on the project. The Civil Engineering Design Team worked to address comments made by the Conservation Commission's findings dated 3/15/18. The Project Management team met with the Chairman of the Conservation Commission to determine a resolution to the findings and will incorporate those suggestions made in conjunction with the Board of Selectmen through a series of NOI (Notice of Intent).

Over the last several months, the project plans were sent out for review to multiple departments including: Planning Board, Board of Health, Police Department, Fire Department, and the Building Inspector. Additionally, as required by the Planning Board, an engineering firm (Jacobs & Driscoll) not related to the project did a peer review. After satisfying all comments and questions by these entities, the project was unanimously approved by the Planning Board on April 5th.

**What is the current status?** The project documents are 100% complete and the project has gone out to bid.

Are we on time? Yes

Are we on budget? Yes

**Next Steps:** Bids are due on May 10. The committee will meet to review the bids.

## **March 2018**

The committee along with ACG and CBI met in March to continue work on the project. The Design Team appeared before the Conservation Commission where a positive determination for the RDA was given. The Design Team is working to address these comments. The project went before the Planning board on March 15th, to address the comments from the peer review engineer. These comments were discussed in this public forum and were addressed satisfactorily to the review engineer and the Planning Board. The hearing was continued to April 5th to get the review comments from the Building Inspector, Fire Department, Police Department and Board of Health.

**What is the current status?** The project is currently designed to about 80% with 100% expected by April 9th.

**Are we on time?** Yes

**Are we on budget?** Yes

**Next Steps:** The plans and specifications are expected to be 100% by April 9th. The project will go out to bid on April 11th.

## **February 2018**

The committee along with ACG and CBI met in February to discuss the project. The Design Team appeared before both the Conservation Commission and the Planning Board. There were several questions brought by both boards and the townspeople, the design team is working on addressing those concerns and will re-present to both Conservation and Planning in March.

**What is the current status?** The project is in the permitting phase and is being heard by both the Planning Board and the Conservation Commission.

**Are we on Time?** Yes

**Are we on Budget?** Yes

**Next Steps:** The Design team is adding additional requested details and completing additional engineering to present to the Planning Board and the Conservation Commission.

## **January 2018**

The committee along with ACG and CBI met to discuss the project. The Design Development phase has shown us much more detailed drawings. The building has a workable flow with no wasted space. The plans will be sent to a cost estimator to confirm we are still on budget. The final review with the planning board is scheduled for February. The team is also meeting with the Conservation Commission to get their sign off.

**What is the current status?** The Design team is working on tweaking the site plan. The drawings are being sent to a cost estimator for evaluation.

**Are we on Time?** Yes

**Are we on Budget?** Yes

**Next Steps:** The Design team is preparing for a final planning board review and a meeting with the Conservation Commission.

## **December 2017**

The committee met with ACG and CBI and the planning board to discuss the site plan

**What is the current status?** The design team is fully engulfed in the schematic design phase

**Are we on Time?** Yes

**Are we on Budget?** Yes

**Next Steps:** Move to the design development phase. Design team will take feedback from planning board and prepare for an additional review in January

## **November 2017**

The committee met with ACG and CBI to discuss the progress made with site work. The team spent 2 full days digging to find a location for the septic system. It was decided the site plan would go for an informal review with the planning board on December 14<sup>th</sup>. The gas line to the building was also discussed but requires more research.

**What is the current status?** The design team is moving to the design development phase.

**Are we on Time?** Yes

**Are we on Budget?** Yes

**Next Steps:** The team is preparing to meet with the planning board for an informal site plan review.

## **October 2017**

The committee along with ACG and the Design Team met to discuss progress. CBI provided a bubble diagram which is a proposed layout for the building. Along with Chief Martineau and Deputy Chief Bukunt locations were questioned and suggestions were made in terms of size and flow. CBI also updated the committee on the progress of the Civil engineers and the MEP team.

**What is the current status?** The design team is fully engulfed in the schematic design phase.

**Are we on Time?** Yes

**Are we on Budget?** Yes

**Next Steps:** Move to the design development phase. Site work will begin soon to determine where on site the building will sit as well as where the septic system will go.

## **September 2017**

The committee along with ACG met with the Design Team from CBI for a kick off meeting. The schedule and various phases of the project were discussed. The team has already started to interview stakeholders and is working on the building program. These meetings will continue.

**What is the current status?** The Design team has begun programming the building.

**Are we on Time?** Yes

**Are we on Budget?** Yes

**Next Steps:** Design development team will continue with the schematic design phase. Site work will begin soon to determine where on site the building will sit as well as where the septic system will go.

## **August 2017**

The committee along with ACG met several times with the preferred designer to negotiate contract terms.

**What is the current status?** We are negotiating with the preferred designer.

**Are we on Time?** Yes

**Are we on Budget?** Yes

**Next Steps:** Get Designer contract signed.

## **July 2017**

The committee along with ACG interviewed three firms for the position of Designer. With a vote of 4-1 the committee will proceed as CBI Consulting Inc from Boston as the Designer.

**What is the current status?** We have begun interviewing candidates for the designer.

**Are we on Time?** Yes

**Are we on Budget?** Yes

**Next Steps:** Conduct Final interviews and negotiate contract.

## **June 2017**

The committee along with ACG met to review the six candidates that submitted proposals. 3 of the 6 firms will be granted an initial interview in early July.

**What is the current status?** We have begun interviewing candidates for the designer.

**Are we on Time?** Yes

**Are we on Budget?** Yes

**Next Steps:** Conduct Final interviews and negotiate contract.

## **May 2017**

Town Counsel reviewed all documents and advertisements were run in the Central register with Designer Proposals being due in June.

**What is the current status?** We have begun the process of developing an RFQ/RFP for the Designer and working on a contract for same.

**Are we on Time?** Yes

**Are we on Budget?** Yes

**Next Steps:** Advertise and accept bids. Review and Schedule interviews

## **April 2017**

The committee and ACG met to discuss the Designer RFQ/RFP. ACG created a draft copy and sent it to Town Counsel Joe Lalli for review.

**What is the current status?** We have begun the process of developing an RFQ/RFP for the Designer and working on a contract for same.

**Are we on Time?** Yes

**Are we on Budget?** Yes

**Next Steps:** Advertise and accept bids. Review and Schedule interviews

## **March 2017**

The committee met with ACG and all members of the team for a kick off meeting.

**What is the current status?** A Project manager has been hired, we begin the process of looking for a Design Team.

**Are we on Time?** Yes

**Are we on Budget?** Yes

**Next Steps:** Develop an RFQ/RFP for the Design Team. Put together a contract for that Team.

## **January/February 2017**

The committee, ACG and Town Counsel met several times to discuss the contract for the OPM position. After much discussion and negotiation, ACG signed on as the OPM.

## **December 2016**

The committee met in December to debrief from the interviews and compare scoring rubrics for each Candidate. After much discussion, the Committee moved to enter into negotiations with Architectural Consulting Group (ACG) from New Bedford.

## **November 2016**

The committee met to review the proposals from the seven bidders. The committee decided to grant initial interviews to five candidates. Interviews took place over the last week of November.



## **September 2016**

The committee met with Town Counsel Joe Lalli to review the proposed contracts. Language was discussed and finalized. The advertisement for the Owners Project Manager will run on September 7<sup>th</sup> and September 14<sup>th</sup> with documents being available to bidders on September 20<sup>th</sup>.

## **August 2016**

The Committee met with Town Counsel Joe Lalli to discuss the rating system that will be published with the RFP for perspective candidates. The committee reviewed how each submission would be graded based on the published rubric. The committee and Town Counsel then began dialogue on the contract for the Owners Project Manager. Town Counsel will provide documents for the committee to review at the next meeting. The contract needs to be in the RFP when published.

## **July 2016**

On July 14<sup>th</sup> the committee met to discuss the Request for Qualifications and Proposals for the Project Manager. The committee created a draft of the document and forwarded it to Town Counsel.

## **May 2016**

Board of Selectman appoints the Designer Selection Committee and sets first meeting for the committee for May 12, 2016. At the meeting the BOS gave each member of the committee a binder that explained how to go about building in the State of Massachusetts. The first step is to select a Project Manager for the Project. The BOS suggested that we procure one project manager for the Police Station and later hire a project manager for the Fire Station.

## **March 2016**

[Appointment of the Designer Selection Committee](#)

## **October 2015**

[Adoption of Designer Selection Policies](#)

## **September 2015**

Vote! Town approves the article to fund the building of a Police Station at the Crowley School location and a Fire Station in its current spot.

