

DPW/BPD Building Committee

OPM Selection Subcommittee Meeting, January 9, 2018

DATE: January 25, 2022  
TIME: 2:43 PM

The meeting was called to order at 1:01 PM, in attendance were Roy Epstein, Bill Shea, Anne Marie Mahoney, Pat Goddard, Judith Ananian-Sarno, Assistant Chief Jamie MacIsaac. Member Fitzie Cowing joined following the call to order at 1:10 PM.

- It was reviewed that the subcommittee received four submissions for the OPM for the project.
- Member Bill Shea reviews his thoughts first. Beyond the strict scoring, he highlighted that Daedalus seemed to be the only team that has completed a renovation of a Police Department and DPW. Additionally they have experience with the town of Belmont and a record of minimal change orders. Bill pointed out that CBI was the only submitting group that objected to the contract, and submitted a lot of responses of “Not Applicable” in areas that the committee would like to have seen responses. Finally, CBI has no police experience. Vertex had police experience, but none with DPW, and had a higher rate of change orders than he would have liked to see. He also highlighted that CMS had a high rate of change orders as well.
- Following Bill’s opportunity to review his thoughts, Chair Roy Epstein requested we keep discussion strictly to the stated criteria on the scoring sheet. He pointed out that CBI and CMS didn’t address mitigation factors at all, and had scored them 1, and 0, on those criteria. He feels that knocks them out of contention. Roy feels that Daedalus submitted an excellent proposal.
- Judith felt that CMS and CBI did not present a strong enough response as it relates to community/neighborhood issues. She also pointed out that CBI included a section that referenced a project that was stated “to be completed in 2014”, which indicates a lack of attention to detail and care. She felt that a sloppy submission for OPM does not generate sufficient confidence to interview.
- Roy brings the group attention to item 8 on the scorecard, feeling that we should be particularly concerned with life cycle cost analysis, particularly as it relates to the BPD – even if the elevator is possible, is it worth it?
- Roy proposes bringing in at least two candidates for interviews.
  - Sub-question, asks if Daedalus can do design as well, both Ann-Marie and Bill state that they do not do design.
  - Sub-discussion, can we bring in a single candidate, or must we do two? It is determined by the group that two interviews at the very least are the best course of action.
- In determining whether to set up two or three interviews, group discusses the CBI proposal to change contract language. It is determined that they will be informed that there are to be no changes and asked if they still wish to bid. Further discussion determines that beyond the contract changes the group does not feel that they are worthy of an interview, based on the other criteria where the subcommittee felt they fell short.
- The proposal is made instead to only interview Daedalus and Vertex
  - Subdiscussion of criteria for the other two candidates being eliminated.
    - Lack of focus on community impact and mitigation of said impact
    - Lack of focus on life-cycle analysis
    - Change orders and lack of experience with Police/DPW

- It is determined that the issues with the bottom two candidates are large enough issues that could not be overcome in an interview process.
- Motion to invite Daedalus and Vertex to interview for OPM on January 22, 2017, unanimously approved.
- Subsequent discussion of responsibilities of sub-committee members for setting the interview meetings.
- Discussion of what we will be looking for from the OPM and next steps.
- Fitzie points out that the group should select interview questions prior to adjourning the meeting. Interview questions are submitted by each member and collected.
- Discussion of the timeline, and questions regarding whether or not the aggressive timeline is realistic.
- Discussion of the group goals for June town meeting.
- Motion to adjourn, seconded.
- Meeting adjourned