

Approved September 26, 2017

Mendon Police Station Building Committee Meeting
Mendon Town Hall
Mendon, MA 01756
Wednesday, September 13, 2017
7:00 p.m.

I. Call to Order

The meeting was called to order at 7:01 pm by Joe Cronin.

Building Committee Members Present:

Tim Aicardi, Joe Cronin, Don Morin, JP Parnas, Eric Peterson, Linda Thompson

Others Present:

Police Detective Don Blanchette

II. Approval of Meeting Minutes – September 7, 2017

MOTION: A motion was made by Linda Thompson, seconded by JP Parnas to accept the meeting minutes from September 7, 2017.

DISCUSSION: None.

VOTED: Unanimous.

III. Welcome

Joe Cronin welcomed Police Detective Don Blanchette to the meeting. Detective Blanchette performed the reference checks of the top three prospective OPM firms and was present to share his findings with the Committee.

IV. Review Open Action Items on Decision Action Log

1. Work with the abutter to the Town Hall campus to get the town and the neighbor's lawyers together to document an agreement whereby the neighbor will provide up to twenty-five feet along the south side of the town hall campus for a length as far back as needed for a second egress for the new police station.
– Chief Kurczy / BOS
 - Chief Kurczy was not present so no new information was provided.
2. Create a first draft of an RFQ for Designer Services for the Mendon Police Station using the Taft Library document as a template. – Joe Cronin
 - Joe Cronin has created a first draft and shared it with Don Morin for initial review. It will be shared with the full Committee for a full review in the next couple of weeks after Joe and Don complete their updates.

V. Review and Discuss Reference Checks for Top Three OPM Candidates

Police Detective Don Blanchette passed out copies of his reference check notes to the Committee members and walked them through his findings. He contacted three references for each of the top three prospective OPM candidates. A copy of his findings is attached here:



OPM Reference
Checks 9-13-2017.pdf

The Committee members read through the documentation provided by Detective Blanchette, and the Detective shared his comments to go along with the documentation. In general he felt like all the references were a little hesitant to share negative information about the OPM firms, but he was able to gain insight nonetheless. He stated that CDR Maguire had some financial issues years ago and was taken over by another firm. He added that two of the three CDR Maguire references went through multiple OPM's on the same project. One was on their third OPM, while the other was on their fourth. The changes from one OPM to another caused multiple delays to the project. With regards to Daedalus Projects and The Vertex Companies, he didn't get any real negative feedback for either. Those who used Daedalus commented how they would put a trailer on site and that the firm was present all the time. While both of these two firms got largely positive reviews, Detective Blanchette sensed that those who used Daedalus were more satisfied and he came away feeling that they would be his top choice if asked based on what he heard from all the references he spoke with.

Joe Cronin thanked Detective Blanchette for his work and opened the discussion up to the Committee. The Committee felt that there were too many OPM changes with CDR Maguire to consider them a top choice, and should therefore move forward with interviews of the other two firms, since both of them had nothing but positive reviews from their reference checks.

MOTION: A motion was made by Linda Thompson, seconded by JP Parnas to proceed with interviews of Daedalus Projects, Inc. and The Vertex Companies for the role of OPM on the new Mendon Police Station renovation/construction project based on the reference checks performed by Detective Don Blanchette.

DISCUSSION: None.

VOTED: Unanimous.

VI. Determine Plans for OPM Interviews; Finalize List of Interview Questions

Don distributed the list of OPM Interview questions to the Committee based on the discussion at the September 7th meeting. The list is attached here:



OPM Interview
Questions 9-8-17.doc

The Committee was happy with the initial list of questions, knowing that as the interviews progress other questions will naturally be asked. The Committee felt that a thirty minute interview would be sufficient for the firms, and that we should hold both of them on the same night. It was agreed that one would be held at 7pm and the other at 7:45pm as soon as it can be arranged.

VII. Items Not Reasonably Anticipated 48 Hours Prior to Meeting

None

VIII. Next Meeting Date, Time and Agenda

The Committee agreed to try to meet on Tuesday, September 26th at 6:45pm to prepare for a 7pm interview of one prospective OPM firm and a 7:45pm interview of the second prospective OPM firm. After the interviews, the Committee will select their top choice and will invite them for a presentation to the BOS on Monday, October 2nd.

IX. Adjournment

MOTION: A motion was made by Eric Peterson, seconded by Linda Thompson to adjourn the meeting.

DISCUSSION: None.

VOTED: Unanimous.

The meeting adjourned at 7:52 p.m.

Minutes by Don Morin