

# ***Randolph Village Fire Station Building Committee***

## ***Meeting Minutes***

April 7, 2016

### **I. Call to order**

Michael Hildenbrand called to order the regular meeting of the Randolph Village Fire Station Building Committee at 5:30 on April 07, 2016 at Randolph Town Office.

### **II. Roll call**

Michael Hildenbrand conducted a roll call. The following persons were present: Michael Hildenbrand, Wayne Warner, Chief Collette, Larry Thurston, and Bill Morgan. Trini Brassard arrived at approximately 7 pm. Also in attendance was Rob Favali from DuBois & King, Inc.

The following persons were absent: Matthew Fordham

### **III. Approval of minutes from last meeting**

The minutes of the March 31 minutes were reviewed and approved. 5-0-0

### **IV. New Business**

Rob Favali discussed the different process options and focused on the two versions of design build. The chair asked Mr. Favali to provide a summary after the meeting, which is included below.

Option A: Direct Design-Build (Consultants not involved)

1. Contract with Architect
2. Contract with Construction Manager or General Contractor (CM/GC)
3. CM/GC contracts with MEP D/B
4. MEP D/B establishes Owner's Project Requirements and design parameters in collaboration with Owner , Architect, and CM/GC
5. MEP D/B does both the design and build in compliance with step #4
6. Engineer of Record: MEP D/B Contractors

Option B: Performance Specification Design-Build (Consultants are involved)

1. Contract with Architect and MEP Consultants
2. Contract with Construction Manager or General Contractor (CM/GC)
3. MEP Consultants establish Owner's Project Requirements and design parameters in collaboration with Owner , Architect, and CM/GC
4. MEP Consultants develop Performance Narrative and Specification for MEP D/B Contractors to bid to GC/CM
5. GC/CM bids the Specifications and awards to lowest competent bidders

6. MEP D/B develops the final design and build in further collaboration with the Owner, Architect, and CM/GC.
7. Engineer of Record: MEP D/B Contractors (not the Consultants)

Some additional thoughts:

Pursue the Architect and CM/GC first. Once they are under contract with you, together you pursue the MEP D/B contractor.

If you go this route, and the MEP D/B companies are reputable, you can skip Option B and spend the money you would have spent on Option B on using a consultant for 3rd Party Review of the Schematic Design and MEP functional testing at the end of the project.

## **V. Old Business**

The committee reviewed the likes and dislikes from the previous meeting.

- a) Follow up discussions based on the Williamstown Fire station visit from the previous week.

Likes:

- Mats under the trucks for studded tires
- Hallway and passage way building doors
- High ceilings
- Networking throughout (internet)
- Meeting rooms
- General layout and functionality
- General mezzanine idea

Dislikes:

- Hose Dry Tower
- Pellet stove
- Only one access point to mezzanine
- Air handlers were high maintenance

## **VI. New business**

Request the selectboard to approve and move forward with an RFP for a consultant. The type of design build options were discussed. The committee agreed to move forward with Option B: Performance Specification Design-Build (Consultants are involved)

- a) Selectboard to approve RFP

b) M. Hildenbrand will prepare and present first floor layout options.

**VII. Adjournment**

Michael Hildenbrand adjourned the meeting at 7:50 pm.

Next meeting scheduled for 17<sup>th</sup> April, 2016

Minutes submitted by: Michael Hildenbrand