

Minutes

A Virtual Meeting of the Select Board

Thursday July 16, 2020, 6pm

Present were:

Dr. Dennis J. Teehan – Chair
Dimitria Sullivan Vice Chair
James A. MacDonald
Sarah E. MacDonald
Kevin R. Coughlin

Meeting brought to order at 6pm

Pledge of Allegiance

Dedham Citizens – Open Discussion

To comment, attendees should use the Raise Hand function to signal interest in speaking. Staff will unmute, and if possible, enable video of the attendee asking a question or providing a comment. If you have joined via the webinar, the Raise Hand function is located on the bottom of your Zoom screen. If you have dialed in, press *9 to Raise Your Hand. *This item is included to acknowledge that there may be matters not reasonably anticipated by the Chair that could be raised during the Public Comment period by other members of the Committee, by staff or others.

None.

Candidate Interviews – ZBA (Attorney Position)

Candidates - Jared Nokes, 17 Vincent Road
Tom Ryan

Mr. Nokes stated that he has served on the ZBA as an alternate from November 2013 till November 2019. Mr. Nokes went on to describe his work experience and informed the Board of his time living in Dedham.

Ms. Sullivan asked Mr. Nokes if he serves on any other Committees.

Mr. Nokes answered no.

Mr. Ryan read the following statement:

Dear members of the Dedham Select Board, the Town's zoning by-laws are approved by Town Meeting and are in effect the will of the people. The By-Laws are the playbook that sets the rules and regulations. Buildings and open spaces are community. They promote the general welfare and protect and protect the health and safety of our fellow citizens. Bylaws regulate commercial uses, residential uses, improvements, Conversions, and expansion of existing housing. The Building Inspector enforces the By-laws and the Zoning Board of appeals and ensures compliance. To serve on this Board is a tremendous opportunity to serve in a position that is an essential function of Town Governments. Serving on the Zoning Board of Appeals allows a person to truly impact the quality of life of each citizen Mr. Ryan informed the Board that he has been an Attorney for 30 years. Mr. Ryan added that he served as the as the First Assistant Register of deeds in Suffolk county for the last 18 years. Mr. Ryan continued, saying that he is familiar with all facets of real estate law and has extensive legal experience in Real Estate advancing. Mr. Ryan informed all that he served on the Dedham School Board for 15 years. Mr. Ryan stated that he is honored to be considered for this position.

Ms. Sullivan asked Mr. Ryan if he was currently serving on any other Boards or committees.

Mr. Ryan stated that he is currently serving on the Charter Review Committee.

Dr. Teehan stated that the Board will take the matter under advisement and will take a vote at the next Select Board meeting.

Discussion & Vote Re: Reduction of Quorum for 2020 Spring Town Meeting

Mr. Goodwin stated that Town Meeting will be held on August 10, 2020 and will be held at 6pm at the Dedham High School field. Mr. Goodwin stated that under the new law that was passed the Town can reduce the quorum to make sure as long as there are enough people present. Mr. Goodwin stated that Moderator Dan Driscoll concurs with the Select Board's recommendation to reduce the quorum to 140 (out of the 273 Town Meeting members).

Mr. McDonald informed all about the quorum rules and how they effect this Town Meeting.

Mr. Driscoll further explained how the quorum works and how this Quorum effects this Town Meeting.

Ms. MacDonald asked if Mr. Driscoll had reached the third petitioner who submitted citizen petition articles.

Mr. Driscoll stated that he has reached all three.

Mr. MacDonald moved that Town Meeting be held on August 10, 2020 have a required quorum of 140 Town Meeting members; Seconded by Ms. Sullivan.

On the Vote:

Ms. MacDonald - Yes
Dr. Teehan - Yes
Ms. Sullivan - Yes
Mr. Coughlin - Yes
Mr. MacDonald – Yes

Mr. Driscoll informed all that he is in favor of this and has sent a written communication to the Select Board stating his approval.

Discussion & Vote Re: Designate Town Manager as Awarding Authority for OPM

Mr. Goodwin stated that this a mere formality. Mr. Goodwin add that they have been working on hiring a new OPM for the Public Safety Building. Mr. Goodwin informed all that while going over the exact legal language of the RFQ, they noted that the Select Board was the awarding authority for the contract. Mr. Goodwin continued, saying that the BPCC finished their interviews today and have ranked top 4 finalists Mr. Goodwin added that he is asking the Board to authorize Mr. Goodwin to make the Selection based on the BPCC's rankings.

Ms. MacDonald moved that the Select Board designate the Town Manager as The Signatory Awarding Authority regarding the OPM; seconded by Mr. MacDonald.

On the Vote:

Ms. MacDonald - Yes
Dr. Teehan - Yes
Ms. Sullivan - Yes
Mr. Coughlin - Yes
Mr. MacDonald – Yes

Discussion & Vote Re: Public Safety Building Project Status Update

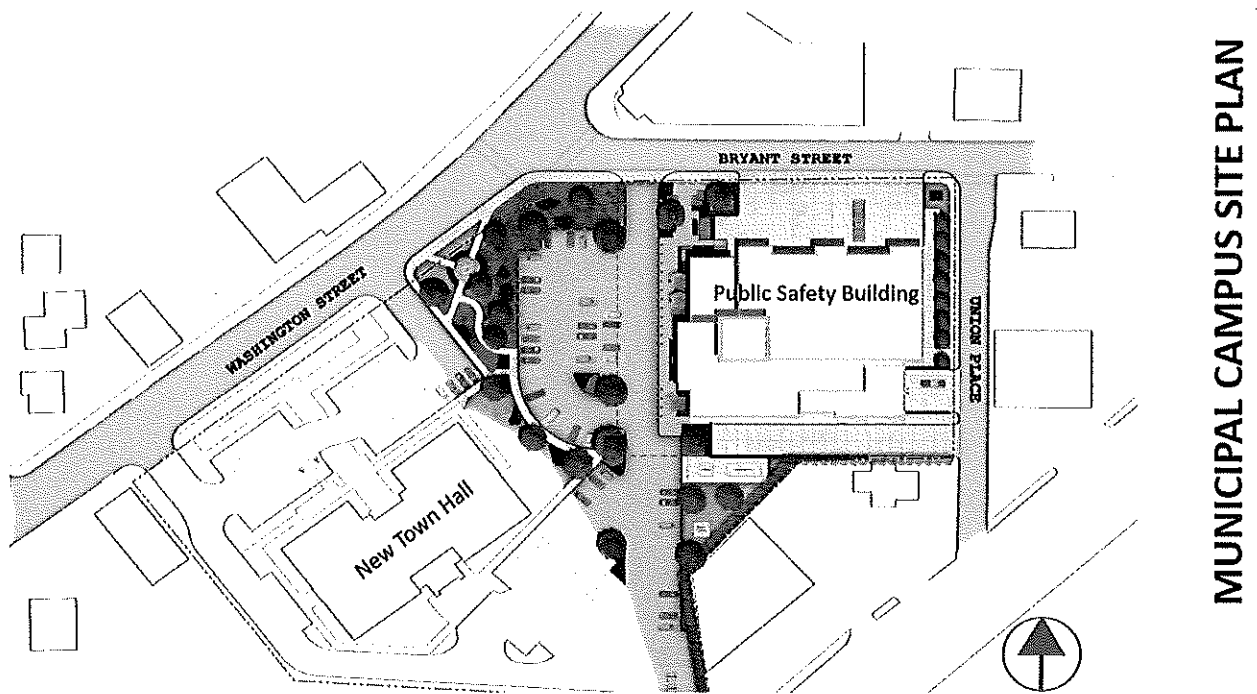
Mr. Goodwin gave an introduction/update regarding the Public Safety Building. Mr. Goodwin stated that the project is running behind because of the delays with the Ames Town Hall construction. Mr. Goodwin continued, saying that both the Police and Fire Stations are older buildings which causes health and safety issues. Mr. Goodwin informed all that the Architect, Dore & Whitier as well as the Construction Management firm, Commodore Builders. Mr.

Goodwin stated that it is no secret that the project has been delayed and with delays, the prices have gone up. Mr. Goodwin informed all that that we have a \$45 million budget that was approved by Town Meeting. Mr. Goodwin informed all that the project has been re-estimated, with Commodore and Dore & Whittier and is now over budget. Mr. Goodwin continued, saying that originally the project was about \$11.4 million dollars over budget. Mr. Goodwin stated that the BPCC will meet next week to finalize a list of value engineering, which will help us cut costs without sacrificing the usability of the space. Mr. Goodwin informed all that he wanted to come before the Board and the community to give a little overview.

Brad Dore, of Dore & Whittier gave the following presentation:

DEDHAM PUBLIC SAFETY FACILITY

Select Board Meeting 7/16/2020

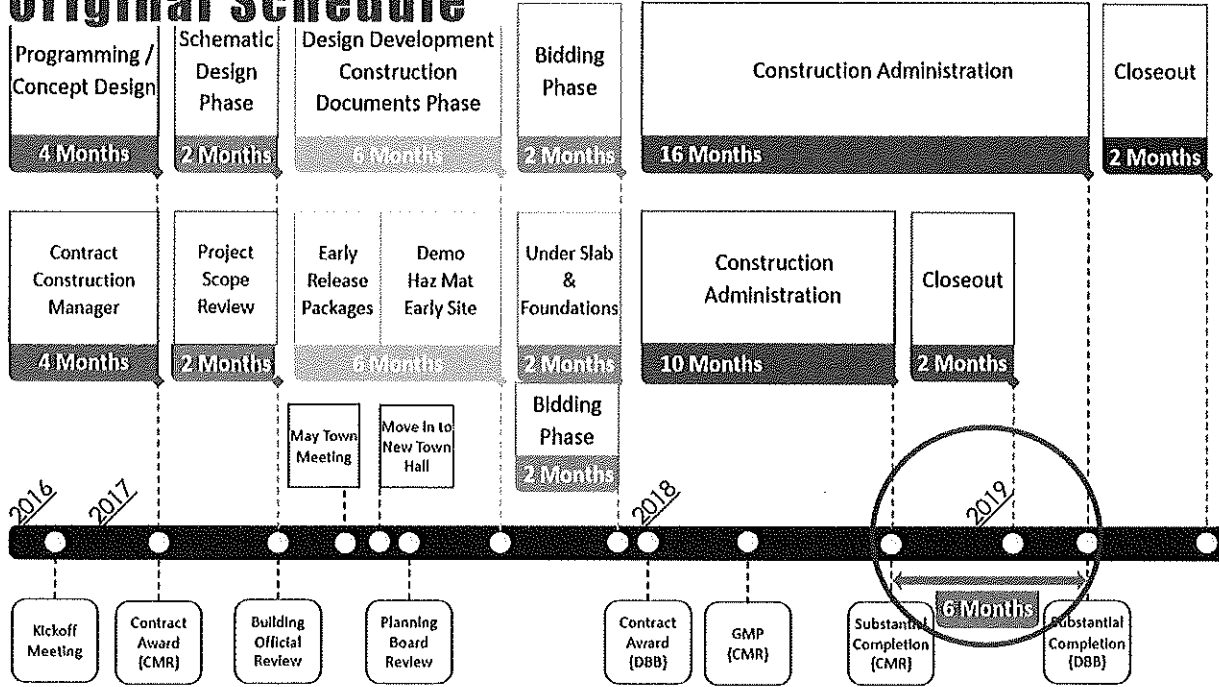


MUNICIPAL CAMPUS SITE PLAN

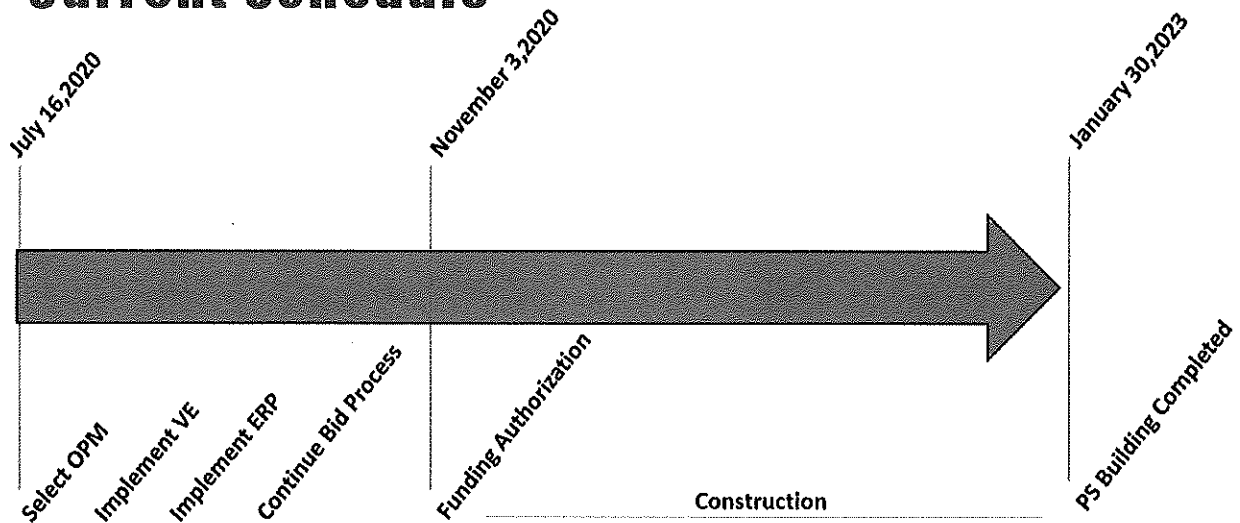
Agenda

- **Where we are today – Schedule**
- **Where we are today – Cost**
- **Pathway Forward – Proposed Approach**
 - **Process**
 - **Design**
 - **Construction**
 - **Funding**

Original Schedule



Current Schedule



COST – Project Budget Variance Analysis

DEDHAM PUBLIC SAFETY PROJECT Project Budget Variance Analysis July 16, 2020			
	Original Budget 3/18/18	Current Budget 6/10/20	Variance
CONSTRUCTION			
Construction (Direct)	30,053,299	36,864,797	6,811,498
Construction (Indirect)	4,036,083	5,346,826	1,310,743
TOTAL CONSTRUCTION	34,089,382	42,211,623	8,122,241
ADDITIONAL SCOPE ITEMS	2,321,568	2,427,312	105,744
(Utilities, dispatch, consoles)			
PROFESSIONAL SERVICES	5,630,180	7,071,903	1,441,723
(Design, OPM, Other Consulting)			
OTHER SOFT COSTS	997,500	1,500,655	503,155
CONTINGENCIES			
Owner Construction	1,092,328	2,231,947	1,139,619
Owner Discretionary	728,219	892,779	164,560
Total Owner Contingencies	1,820,547	3,124,725	1,304,178
TOTAL PROJECT COST	44,859,177.00	56,336,218.80	11,477,042
VE Under Consideration		(1,200,000)	
TOTAL PROJECT COST W/ VE		55,136,218.80	10,277,041.80

Commentary:

Direct Construction Cost increase primarily associated with escalation over 2+ years due to delay

Indirect Construction Cost increase associated with delivery method change (CMR includes contingencies and allowances)

Additional Scope Items cost increase associated with scope changes and escalation due to delay

Professional Services cost increase primarily associated with OPM change and delay

Other Soft Cost increase associated with increased budget for FFE/Technology which were undervalued in original budget

Contingencies cost increase associated with increased construction cost (multiplier) and were undervalued in original budget

Process – Proposed Approach

- Continue OPM Process
- Finalize Value Engineering (VE) Process
- Incorporate VE into project design → Bid Set Documents
- Implement Early Release Package(s)
- Continue Trade Contractor Pre-Qualification Process
- Complete Bid Process
- Evaluate "Plan B" options
- Town Meeting (11/3/20)

Proposed Approach (continued)

- **Continue OPM Selection Process**
 - Approach verified with Attorney General's office
 - Process is essentially complete
 - Ranking list provided to BOS 7/16/20
 - OPM required to complete bidding process
 - OPM required regardless of project option
 - Negotiate agreement with OPM by 7/31

Proposed Approach (continued)

- Finalize and Implement VE Process

Commodore Builders		Value Engineering		
DeKam Public Safety				
Item	Description	Proposed Value	Accepted	Rejected
1	Reduce Metal Panel Sub-Overhang (total qty or width by 50%)	(\$43,000)	(\$53,000)	
2	Generator Pre-manufactured Screen / Fencing S.O Metal Panel	(\$15,000)	(\$15,000)	
3	Remove Existing Foundation	(\$150,000)		(\$150,000)
4	Reduce Roof Screen by 50%	(\$50,000)	(\$50,000)	
5	Remove Roof Screen	(\$150,000)		(\$150,000)
6	Delete Applied Muntin & Glass Punched Windows S.O CIV at 30% of openings	(\$213,000)	(\$215,000)	
7	Delete 30% Fire Rated Interior Stairwells between Safety and app. Bay	(\$20,000)	(\$20,000)	
8	Delete Fire Rated Interior Stairwells at other	(\$35,000)	(\$35,000)	
9	Delete Linear Wood Panel Ceiling at Conference Room	(\$10,000)	(\$10,000)	
10	Remove Existing Fire Rated Interior Stairwells	(\$28,000)		(\$28,000)
11	Remove work Platform requirements at CIV Stairwells	(\$20,000)	(\$20,000)	
12	Raise Perimeter Foundation to Typical below of existing structure	(\$18,400)	(\$18,400)	
13	Reduce Existing Area - 1000 sq ft	(\$35,000)		(\$35,000)
14	Cast Stone S.O Granite at Facade	(\$20,000)	(\$20,000)	
15	ALSO Copper Scaffolding on motors and distribution equipment over 100 amps	(\$4,100)	(\$4,100)	
16	ALSO Copper Scaffolding on service and distribution equipment	(\$23,000)	(\$23,000)	
17	Remove Existing Fire Rated Interior Stairwells	(\$10,000)		(\$10,000)
18	Linoleum Flooring S.O Rubber Tile Floor (MTT-2)	(\$3,310)	(\$3,310)	
19	Reduce S.O Egress at Approach Bay	(\$1,900)	(\$1,900)	
20	Trade Panel Costs removed	(\$2,500)	(\$2,500)	
21	Apply Paint S.O VLSCT-2	(\$48,000)	(\$44,000)	
22	Remove SP-2 (no longer required)	(\$2,000)	(\$2,000)	
23	If Unbalanced Forensic is not required	(\$3,000)	(\$3,000)	
TOTALS		(\$1,830,132)	(\$1,202,132)	(\$628,000)

Proposed Approach (continued)

- Implement ERP – Demolition/Abatement
 - Required in all options
 - Schedule improvement (21 days)
 - Mitigates ongoing Pre-Construction Costs (10k/week)
 - Retains CM Project Team
 - Total Incremental Cost(risk) above Construction Cost – 139k/1.2M
- Implement ERP – Demolition/Abatement/GI & SOE design
 - Required in current option (Demolition/Abatement portion in all options)
 - Schedule improvement (70 days)
 - Mitigates ongoing Pre-Construction Costs (10k/week)
 - Retains CM Project Team
 - Total Incremental Cost(risk) above Construction Cost - 75k/1.3M

Proposed Approach (continued)

- **Continue Bidding Process**

- Approach verified with Attorney General's office
- 90% of Trade Contractors pre-qualifications completed
- Final determination to include new OPM
- Once VE is incorporated, bid documents can be made available
- Bid Trade Contractor scopes by 9/22/20
- CM to bid Non-Trade Contractor scopes by 9/28/20
- CM to provide GMP by 10/15/20
- **FIRM CONSTRUCTION PRICE IN HAND ON 10/15/20**

Proposed Approach (continued)

- **Evaluate "Plan B" Options (optional)**

- Direct D+W to review other on-site options (i.e., stand-alone)
- Develop/refine stand-alone building program(s)
- Develop stand-alone initial concept design(s)
- Provide high-level (\$/SF) estimate(s)

Questions



Town Manager's Report (including COVID Task Force(s) & Ames Updates)

- Currently working on back punching (completion list) with the architects
- Dedham joined a consortium with other entities in the MAPC
- The Town received \$340,000 in grants
- Mr. Goodwin stated that he met with the Finance and Warrant Committee this week
- Held Budget Hearings via Zoom

Action by SB: Approval of Minutes (4/16/2020 & 4/23/2020); Acceptance of Gifts; Approval of Drainlayers (Boston Pipe); Request from Dan O'Neil for Concert & Movie at Memorial Field (8/15/20)

Old/New Business*

Minutes

4-16-2020, 4-23-2020

Ms. MacDonald moved approval; Seconded by Mr. MacDonald.

On the Vote:

Ms. MacDonald - Yes
Dr. Teehan - Yes
Ms. Sullivan - Yes
Mr. Coughlin - Abstained
Mr. MacDonald – Yes

Drain Layer Applications

Boston Pipe Lining Company, West Bridgewater
Celtic Landscaping - Canton

Mr. MacDonald moved to take an item off the agenda; Seconded by Ms. Sullivan.

On the Vote:

Ms. MacDonald - Yes
Dr. Teehan - Yes
Ms. Sullivan - Yes
Mr. Coughlin - Yes
Mr. MacDonald – Yes

Mr. MacDonald moved approval of the 2 Drainlayer applications; Seconded by Mr. Coughlin.

On the Vote:

Ms. MacDonald - Yes
Dr. Teehan - Yes
Ms. Sullivan - Yes
Mr. Coughlin - Yes
Mr. MacDonald – Yes

Ms. Baker informed all that Dan O'Neill is seeking approval to hold a concert and movie night on August 15, 2020. Ms. Baker stated that she had forwarded the request to the Interim Director of Health, Bridget Sweet, who is skeptical that proper social distancing and face mask wearing mandates will not be followed. Ms. Baker stated that she is looking for direction from the Board.

Mr. MacDonald asked Ms. Baker if the Park and Rec Department has granted permission for the use of the land.

Ms. Baker answered that she had not heard back from Mr. O'Neill regarding going forward with the event. Ms. Baker stated that she could table this discussion and put it on the agenda for the next meeting, 7-30-2020.

Mr. MacDonald moved that this request be tabled; Seconded by Ms. Sullivan.

On the Vote:

Ms. MacDonald - Yes
Dr. Teehan - Yes
Ms. Sullivan - Yes
Mr. Coughlin - Yes
Mr. MacDonald – Yes

New/Old Business

Mr. MacDonald thanked Joe Flanagan and Mass Highway for answering questions at a recent Virtual Meeting hosted by Mass Highway, regarding the Ames Street – Bridge Street construction.

Ms. MacDonald stated that a while back, the Board had agreed and supported putting picnic tables in several locations. Ms. MacDonald stated that some of the tables have been moved, so Ms. MacDonald wants to make sure that we are meeting the public's needs.

Dr. Teehan stated that attended the Dedham Square Planning Committee meeting. Dr. Teehan and the committee were discussion the future of the Police Station. Dr. Teehan continued, saying that they are discussing the Select Board's goals and he hopes that will have them ready soon. Dr. Teehan asked what's the Town going to do with the Transfer Station. Dr. Teehan attended the last Finance Committee meeting and abdicated for funding for a social worker for the Police Department. Dr. Teehan added that the Finance Committee passed the measure 5-4.

Discussion took place regarding how the Old Town Hall is not a good space for the Public Safety Building.

Dr. Teehan asked the Police and Fire Chief what they thought about using the parcel of land at the old Transfer Station, for a new Police station.

Both Chiefs stated that the space would not work for several reasons.

Mr. MacDonald moved to adjourn; Seconded by Ms. MacDonald.

On the Vote:

Ms. MacDonald - Yes
Dr. Teehan - Yes
Ms. Sullivan - Yes
Mr. Coughlin - Yes
Mr. MacDonald – Yes

The meeting adjourned at 8:06pm

The next Meeting is scheduled for Thursday July 30, 2020. This is to certify that the above is a true and accurate record of the minutes of the Select Board Meeting held on July 16, 2020 which minutes were approved on January 4, 2021.

Dennis J. Teehan. – Chairman