

TOWN OF NORTHFIELD
EMERGENCY SERVICES FACILITY BUILDING COMMITTEE
WEDNESDAY, FEBRUARY 23, 2022, AT 3:00PM

MEETING MINUTES

Northfield ES Facility Committee
Committee Minutes of February 23, 2022

1. CALL TO ORDER AT 3:05PM
 - a. *Present: Stephen Seredynski; Andrea Llamas; Skip Dunnell; Mark Fortier; David Quinn; Heath Cummings; Kevin Connolly, Bernhard Porada, Alex Pirozhkov, Bee Jaque; Colliers Representatives Anthony DiLuzio, John Bates*
2. Tecton Architects Presentation – *Several members of Tecton presented their team members and approach to conducting the study and site analysis. The presentation confirmed the team could meet the early phase activities, has significant and relevant experience with similar projects. Highlighted topics presented;*
 - *500+ PS projects*
 - *Cost estimate at every phase*
 - *Go to the funding request with the Bid Number*
 - *Thorough documentation to justify the cost*
 - *Websites with FAQs tailored to community*
 - *Energy Efficiency*
 - *Sustainability*
3. Jacunski Humes Architects Presentation – *Brian Humes presented his firms qualifications and approach to the project. He presented a large number of completed projects over many years utilizing the same consultant team members. Highlighted topic presented;*
 - *Did the 2012 report – Feasibility Study*
 - *Office of 7 people*
 - *More PSB experience than anyone in NE*
 - *Bigger firms just want to feed the beast*
 - *Same cost estimator they used 10 years ago*
 - *Willing to change his consultant team if desired*
 - *Need a revised space needs assessment*
 - *Interesting site – Lots of potential*
 - *Issues with wetlands, topography.*
4. Caolo Bieniek Associates Presentation - *Several members of Tecton presented their team members and approach to conducting the study and site analysis. The presentation confirmed the team could meet the early phase activities, has significant and relevant experience including site consultant used by the Town for the Site Survey. Highlighted topics presented;*
 - *C. 149a experience*
 - *Multiple principals involved in every project*

- *1.25 hours away*
- *Everything is a custom solution*
- *Showed examples of fitting on a tight site.*
- *Places – Still working on the survey*
- *Over 40 PSBs...*
- *Wetlands, steep slopes, interesting soils, MA state highway involvement*
- *Permitting requirements: Con Com., Planning Board – relief from lighting + signage – needs to be noticeable*
- *Historic Aspect – Different but blend in.*
- *17' grade change from front to back*
- *Harmony with the site. That helps with site development costs*

5. Committee Discussion – *Committee debated several aspects of each firm. The presentations were quite different given the make up of the presentation teams. IT was clear that all firms could provide satisfactory services. The committee had a long debate about inviting at least one other firm to a future interview as brought up during discussion. This would result in a delay in selection and is not consistent with the previous vote of the committee in selecting a “shortlist” for interview. M Fortier motioned to proceed with the selection based on the firms interviewed. The motion was seconded by B. Porada. Hearing no further discussion, the motion passed unanimously.*

B. Porada motion to accept the following ranking. The motion was seconded by M. Fortier. Hearing no further discussion, the motion passed unanimously.

<i>Tecton Arch</i>	<i>3</i>	<i>3</i>	<i>2</i>	<i>1</i>	<i>2</i>	<i>2</i>	<i>1</i>	<i>1</i>	<i>15</i>
<i>Caolo Bieniek</i>	<i>1</i>	<i>1</i>	<i>1</i>	<i>2</i>	<i>1</i>	<i>1</i>	<i>2</i>	<i>2</i>	<i>11</i>
<i>Jacunski Humes</i>	<i>2</i>	<i>2</i>	<i>3</i>	<i>3</i>	<i>3</i>	<i>3</i>	<i>3</i>	<i>3</i>	<i>22</i>

Colliers will notify the firms of the selection results and secure a proposal from the Caolo Bieniek for the Phase 1 services.

6. Public Comment Period
- A range of public comments were offered from alternative building to alternative locations, to appreciation of allowing the public to see the process.*
 - Concerns were raised over the site historic and environmental impacts that could affect the project.*
7. Adjournment, Next meeting: *B. Porada motion to adjourn the meeting at 6:52PM. Motion seconded by S. Seredynski. Hearing no further discussion the meeting adjourned. The next meeting is posted for March 15, 2022.*

AGENDA ITEMS LISTED ARE THOSE REASONABLY ANTICIPATED BY THE CHAIR TO BE DISCUSSED AT THE MEETING. NOT ALL ITEMS MAYBE DISCUSSED AND OTHER ITEMS NOT LISTED MAY BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.