

A vote was taken to acknowledge that each person in Executive Session was alone.

Roll call vote: Stara-alone, Foster-alone, Bono-Bunker-alone, Moss-alone, Jaques-alone, Antonellis-alone, Houle-alone, Puleo-alone, Dallmus-alone, Quackenbush-alone, Torres-alone.

Torres gave an update on the Owner's Project Manager (OPM) selection process: The OPM Subcommittee has ranked applicants based on their submitted material and interviewed two candidates. Tonight we will select a firm as the top choice. Negotiations with the top choice will be conducted by Farrell (Selectboard), Torres (Town Administrator), Antonellis (Librarian) and Quackenbush (Building Committee Member).

Torres asked for clarification on a upper limit of cost for the OPM. Are we looking for solely for OPM or also Clerk of the Works? If OPM has a resident engineer, that person can serve as Clerk. Torres asked MLBC reps if this sounds OK. MBLC responded yes.

Torres screen shared spreadsheet with budget details to facilitate discussion. Design and OPM are more than 50% of soft costs

Quackenbush expects Design to be 10% to maybe 15% of Soft Cost (includes OPM, Design, Legal, and FFE)

Stara: an OPM who did not bid on this job said they try to keep this to 3%

Quackenbush thinks 4% would be top for OPM.

Torres: At 4% what is left for Design?

OPM + Design = 60% of soft costs.

Quackenbush asked if there is a change order contingency, noting that at UMass a 5% contingency is typical for new construction.

Torres asked if the committee agrees with \$255K (this is 4%) and \$638K for design

Houle moved to recommend \$255K (4%) as the top amount for negotiation for OPM, leaving \$638K for Design. Dallmus seconded.

Dallmus-aye, Puleo-aye, Foster-aye, Quackenbush-aye, Houle-aye, Jaques-aye, Antonellis-aye, Moss-aye

7:30 Return to open session