



Gary Christenson, Mayor

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MALDEN, MASS.

Municipal Building Committee – City Hall Redevelopment
Conference Room, 17 Pleasant Street
Minutes of October 24, 2017 at 4 PM

Committee Members in Attendance			Others in attendance		
✓	Gary Christenson, Chair	Mayor			
✓	Ron Hogan	Mayor's Appt.			
✓	Debbie Burke	Mayor's Appt.			
✓	Eric Rubin	Pub. Facilities Dir.			
✓	Barbara Murphy	2016 Council Pres.			
ABSENT	Craig Spadafora	Council Pres. Appt.			
ABSENT	Ryan O'Malley	Ward 4 Councillor			
✓	Kathleen Manning Hall	Clerk			

MINUTES

1. **Roll Call of Committee members.** Meeting was called to order at 4:07 PM. Clerk called the roll and there was a sufficient quorum.
2. **Review and Approval of September 18, 2017 Minutes.** *Motion by Eric Rubin to approve the Minutes of September 18, seconded by Ron Hogan. Minutes of September 18, 2017 were approved unanimously.*
3. **Discussion and Recommendation of Owners' Project Manager (OPM) Committee.** OPM Interview Subcommittee members Ron Hogan, Debbie Burke and Ryan O'Malley received eight responses to the RFP for OPM. They conducted seven interviews, and narrowed the selection to three firms. They thoroughly considered the benefits of both the smaller firms and larger firms. The three finalists were Hill International of Boston, Pinck & Co. of Boston, and The Vertex Companies of Weymouth. After much deliberation, and weighing all aspects of what each company brought to the table, the Committee unanimously decided upon Hill, who was the OPM on the Malden Police Station project. To that project, Hill brought onsite a Clerk of the Works, a Malden resident who was a crucial member of the team. Hill staff and employees worked extremely well with the City's team. Councillor Murphy expects that the OPM selected will be creative in determining the adequacy of the floor plan in terms of space. The next step is that the Committee will request that Hill make the City a proposal keeping in mind our aggressive fee schedule. If we are unable to reach a deal with Hill, we would move to

the second runner up among the three finalists. *Motion by Ron Hogan to enter into negotiations with Hill International as Owner's Project Manager subject to fee; seconded by Debbie Burke. Clerk called the roll - all in favor. Motion passes unanimously.*

4. **Overview of Anticipated Construction Schedule.** Build-out will of the City Hall shell will take approximately six months to a year. The timing of this schedule coincides with our current lease at 17 Pleasant Street. The OPM will help with selecting and vetting the architect. A subcommittee will be formed to interview architects. It is anticipated that we will receive a lot more applications for architects as this is not a ground up job, but a build-out.
5. **New Business.** No new business.
6. **Next Meeting:** t/b/d.

Motion to adjourn at 4:30 PM by Eric Rubin and seconded by Barbara Murphy. All in favor, meeting adjourned.