

Approved 8/10/22
TOWN OF WEST TISBURY
Howes House Study Committee
June 28, 2022 8:15 am

Present: Skipper Manter, Kathy Logue, Bernadette Lyons, Jim Klingensmith, Bethany Hammond, Ginny Jones and Jen Rand

Owner's Project Manager Interviews

Atlantic Construction & Management: Jorge Figuero, Suresh Bhatia & Steve Boucher

The team from Atlantic discussed their past project work and their approach to working with the town. They emphasized the need to hire a Commissioning Agent to assure that the systems (such as HVAC) are designed, installed and working correctly. They noted the need to address cost control in the design phase assuring the architects don't build a monument to themselves, but rather building what the town wants and needs. They said they understood the challenges of working with three towns and communication was key. Jorge said their company intentionally keeps a small amount of projects active at any one time to assure they can give each the attention it deserves. He said he lives close and can get to the island easily any time he's needed.

ACG: Donald Velozo & Mike Josefek

Mike told the Committee that they had a background in construction. He noted that he and Donald are the two primary contacts but they have 5 or 6 other men working under them that are all experienced construction personnel. He said they have a few school projects in full swing right now, but they have time to add this project in. Donald said his mother was a COA Director so he is sensitive to the needs of those agencies. They noted that experience with municipal projects was critical in the selection of the architect. They also noted that their company is one of the firms on the MSBA list of authorized vendors.

CHA: Mike Owen, Aditya Modi, Sean Sweeney

Mike noted the firm was very large, and with a number of Island projects that are on Island almost daily. He discussed the two ways to undertake the procurement "Design, Bid Build" and "Construction Management at Risk". He said the latter saves time on the project but is often more expensive. When asked, they said the most common reason for cost overruns is labor.

Discussion: Jen said that she trusted ACG & Mike Josefek to represent the town well during construction, but was not sure he would be the best choice to interact with some of the groups needed during the design phase. She noted that he was originally the first choice for the Library

project but they ended up not picking him because they found him too abrasive. She thought Atlantic would be a good choice.

Bethany liked that ACG was a bit rough around the edges, she thought she would have no problem working with them.

Ginny said she liked Atlantic's focus on historic structures.

Kathy agreed with Jen regarding ACG, she was a bit concerned that Atlantic said they "weren't going to be a bully" when sometimes that is what is needed. She asked that during references checks we ask if Atlantic is good at controlling costs early in the process and at construction oversight.

Jim said that ACG turned him off, he felt that wouldn't have the diplomacy they need for the work. He thought Atlantic was the best choice.

Bernadette said she liked Atlantic's presentation and also liked the "toughness" from ACG. She thought reference checks would be key.

The meeting adjourned at 10:55 am

Respectfully Submitted Jennifer Rand Town Administrator