

Permanent Building Committee
COA Conference Room
April 26, 2016
Minutes

PRESENT: Jack Conroy, Bernie Goba, Phil Wild, David Wildnauer, Ted Case, Jack Fisher

ALSO PRESENT: Bryan Jarvis, Jim Johnson, Tom Gregory, Lt. Zanghetti, Chief Bailey, Chief Carmichael, Deputy Chief Mackenzie, Courtney Riley, David Foss

Mr. Conroy convened the meeting at 6:30 PM.

Review / Approve Minutes

On a motion by Mr. Wild, second by Mr. Wildnauer, the Committee voted (6-0) to approve the minutes of the April 12, 2016 meeting.

Review / Approve Invoices

Mr. Jarvis presented an overview of invoices for each of the projects.

On a motion by Mr. Wild, second by Mr. Wildnauer, the Committee voted (6-0) to approve the Carell Group invoice of \$100,000 for work on the police station building project through March 2016.

On a motion by Mr. Wild, second by Mr. Wildnauer, the Committee voted (6-0) to approve the Schwartz/Silver invoice of \$70,950 and the Compass invoice of \$9,285 for work on the fire station building project through March 2016.

On a motion by Mr. Wild, second by Mr. Wildnauer, the Committee voted (6-0) to approve the Compass invoice of \$5,265 for work on the COA building project through March 2016.

Fire Station Temporary Operations Discussion / Recommendation

Referencing materials handed out to Committee members, Mr. Jarvis presented an overview of the temporary operations options for the fire station project. The central parking option was presented first. The Mahaffey company is able to provide a 2 tent option instead of 3 which will tighten up the proposed footprint. The projection is that approximately 40 parking spaces will be lost temporarily during construction. Parking spaces existing currently on private property are not counted in the comparison. It is anticipated that fencing will surround the temporary operations at the central parking lot. Mr. Johnson explained that he prefers the non-insulated option for the apparatus bays if this option is selected.

The DPW yard option for temporary operations was presented next. This option includes a 120' x 60' building for the apparatus as well as 2 small buildings for housing / offices. An order of magnitude pricing comparison was presented for both options.

On a motion by Mr. Wild, second by Mr. Wildnauer, the Committee voted (6-0) to approve in concept the option to site the fire department temporary operations at the central parking lot. Mr. Conroy departed the meeting at 7:50 PM to present this recommendation to the Board of Selectmen.

Police Station Exterior Elevation Options

Mr. and Mrs. Carell were present to provide an overview for each of the exterior options. There was an extended discussion about both options. Lt. Zanghetti explained that he conducted a poll of officers which showed that 25 police officers are supportive of the original exterior option when presented with the choice.

On a motion by Mr. Conroy, second by Mr. Fisher, the Committee voted 3-2-1 (Mr. Goba abstained) to approve option A for the exterior design of the police station.

Update on Soil Remediation Project at South Street

David Foss from Wilcox and Barton, the Town's consultant for the South Street remediation work, was present to provide a brief background on the history of the Superfund site as well as an update on the soil remediation work currently taking place. Mr. Foss explained that on the west side of South Street a new fence will be installed adjacent to Clark Avenue which will mostly eliminate the existing 25 foot setback. The west side of South Street will contain public parking as well as a groundwater treatment building. An activity and use limitation deed restriction will be executed for the entire South Street site which will prescribe exactly how the site can be used after remediation. A discussion about the safety of the site after construction ensued. Mr. Foss explained that the preliminary data on the sub-surface soil under the slabs shows very little contamination under the proposed police station building footprint which will be required by the EPA to be remediated. The Town and the Responsible Parties formally agreed that the Town will pay for the cost of the slab and soil removal in a unit price amount based on clean soil removal, and that the Responsible Parties will reimburse the Town for additional costs borne for slab and soil removal which is contaminated per the Record of Decision (ROD). Mr. Foss explained that he is working with the Responsible Parties and the EPA to agree to keep on the site soil not contaminated at ROD levels. This would mean that soil excavated for the police station would be able to be temporarily stockpiled on site and ultimately filled in the hole created on the COA side, thereby saving the Town considerable money in avoided removal costs. Mr. Foss explained that EPA recommends that a vapor barrier and gas collection system be installed under the buildings. Additionally, site work for the utilities should include a clean fill "corridor" surrounding new water and sewer laterals so that future repair work will not disturb/expose original soil on the site.

Update on the COA Design Negotiations

Mr. Gregory explained that the Town Administrator successfully concluded negotiations with the architectural firm Catlin + Petrovick. A lump sum design fee of \$475,000 was negotiated. This represents 9.5% of a \$5M construction budget. Catlin + Petrovick will have authorization to complete services through the completion of construction documents. It is anticipated that the Board of Selectmen will award this contract at their May 10th meeting.

There was no other business.

Meeting adjourned at 8:45 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

Minutes of April 12, 2016

Compass documents showing temporary fire station operations options

Carell Group presentation showing exterior building options

Wilcox & Barton presentation showing South Street remediation progress