

Permanent Building Committee
Walpole Town Hall – COA Conference Room
July 26, 2016
Minutes

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

ALSO PRESENT: Jim Johnson, Lt. Zanghetti, Don Anderson, Thomas Gregory, Bryan Jarvis, Laureen Westman, John Catlin, Patrick Shield, Josette Burke, Thomas Gregory, Deputy Chief Barry, Chief Bailey, Jon Traficonte, Stewart Marshall

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

Approval of Minutes

On a motion by Mr. Conroy, second by Mr. Fisher, the Committee voted (5-0) to approve the minutes of the July 12, 2016 meeting.

Act on Bill Schedules

The Committee agreed to vote on bill schedules after each project update was presented.

South Street Center (COA) – 100% Schematic Design Presentation with Cost Estimate

Referencing a PPT presentation, Mr. Catlin was present to provide a final presentation on the 100% SD package and cost estimate. The site plan has been revised slightly to move the building back within the confines of the property line and avoid siting part of the building within the former railroad ROW. The original flow of parking is being retained. The plan has not changed much. There is an add alternate for a fence, an outside stage, stone veneer on the exterior, as well as a dividing partition wall and a stage within the building. None of the add alternates significantly changes the layout of the building. The alternates have not been prioritized at this point. The PBC will have an opportunity to discuss and prioritize the alternates during the course of design development.

Currently the building is steel-framed with a wooden truss roof system.

LED lighting will be used throughout the building. Electrical service to the building will be 800 amps. A generator will be sized and priced at the end of DD. A gas or diesel generator will be selected based on further discussion.

Any exposed natural wood used in the building will be maple.

Referencing AM Fogarty's cost estimate dated July 26, 2016, Mr. Catlin presented a total construction cost of \$5,694,624 including 12 months of escalation for a building size of 12,900 square feet (\$441.44 per SF). The cost estimate for all of the items was highlighted. Mr. Catlin explained that his goal is to bring this number down during design development. The entire package will be distributed electronically to the Committee.

Mr. Jarvis referenced an updated project budget dated July 26, 2016. An 18 inch soil cap worth \$38,230 is now being carried in the budget. Total project cost estimate is now \$7,509,925 which is approximately \$449 per SF without alternates. Including all alternates the cost is \$471 per SF. Mr. Johnson explained that he will go to Fall Town Meeting requesting a \$5.7M appropriation which will anticipate the Town receiving CDBG funds as well as approximately \$1.5M in private fundraising which the Friends group has committed to raising.

Mr. Conroy emphasized that this building should be designed to function as an emergency shelter and a generator should be selected with this consideration.

On a motion by Mr. Conroy, second by Mr. Goba, the Committee voted (5-0) to approve for payment the invoice in the amount of \$5,625 to Compass Project Management for OPM services performed through June, and the invoice in the amount of \$28,500 to Catlin + Petrovick Architects for the completion of 100% Schematic Design.

Fire Station: 60% CD Status Update

Mr. Traficonte and Mr. Marshall were present to provide a status update including interior and exterior materials being proposed for use. A PPT presentation was used showing examples of all the proposed features. A sweet gum tree is being considered for plantings along the front of the building. Concrete pavers may be used in the rear of the building. A dark red Norman brick (12 inches by 2.5 inches) is being proposed for the exterior to be installed with raked horizontal joints specifically in the areas above the windows. Pre-cast concrete columns are being proposed for the columns between the apparatus bay doors. Bollards will be placed between the apparatus bay doors. A dark colored aluminum fascia is being considered and a similar colored aluminum would also be used for the window surrounds. Apparatus door bays will use a 14x14 metal door with UV-tinted glass panels. A clear glass clerestory will be used. All first and second story windows will be casement double-glazed windows. A metal fence enclosure is being considered for the recycling / trash area in the rear of the building.

The overhang above the apron will be up-lit to cast light down on the apron. The apparatus bays will have a sealed concrete floor and each of the bays will have a trench drain. Painted CMU blocks will be used in the apparatus bays. There will be (2) columns within the apparatus bay which will have tel/data drops and can be used as work stations. Mr. Conroy inquired about using polished concrete which might last longer than sealed concrete. Various office features were shown including carpet tile, acoustic ceiling tiles, and painted metal frame wood doors. Mr. Anderson requested that the tile cover the entire bathroom walls floor-to-ceiling. Bunk rooms and all the hallways include VCT flooring. Mr. Wildnauer suggested linoleum be considered. Solid surface countertops with dark laminate cabinets are being considered for the kitchen. Mr. Goba expressed a concern about possibly too much darkness being shown throughout the interior. Mr. Conroy expressed a concern about operable windows in a conditioned building.

Mr. Jarvis explained that pricing will be back next week on the 60% CD set. Good meetings have been held recently to discuss temp ops as well as security and technology matter. A more fully developed cost estimate will be included in the 60% CD cost estimate for the temp ops.

Chief Bailey introduced the newly appointed Deputy Chief, Paul Barry.

On a motion by Mr. Conroy, second by Mr. Wild, the Committee voted (5-0) to approve the invoice in the amount of \$9,295 to Compass Project Management for OPM services performed through June, and the invoice in the amount of \$90,300 to Schwartz / Silver Architects for the 30% completion of construction documents.

Police Station: 85% CD Cost Estimate

Mr. Jarvis distributed the following documents: AM Fogarty's cost estimate dated July 19, 2016, the Compass cost estimate summary breakdown by divisions, and the police station project budget dated July 26, 2016.

The total estimated cost of construction is \$7,140,000 which now includes both alternates, the export of soil from the police station site to the COA site, the 18-inch cap of new soil, and the removal of foundations on the COA site. The police radio upgrade has been included in this budget revision. This is a significant cost, but Lt. Zanghetti explained that it will be cheaper to have new radios installed for the new building rather than installed at some future date. The construction contingency has been increased from 7% to 8%. Per recommendation of Mr. Foss, the budget now includes a \$180,000 place holder to account for the remediation of any newly found asbestos. Mr. Gregory explained that the Responsible Parties would reimburse the Town in the event this asbestos contingency is hit. The total project cost is now \$10,737,299.

The Carell Group has submitted a proposal to handle an extended construction administration period. They are currently wrapping up the 100% CD set to be able to go out to bid on August 18th. Filed sub bids are due September 8th and general contractor bids are due September 15th. Over 80 contractors, including 11 general contractors, have submitted statements of qualifications. Compass has worked with many of these contractors.

The meeting adjourned at 8:20 PM.

The next PBC meeting will take place on Tuesday, August 9, 2016 at 6:30 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

Minutes of the July 12, 2016 PBC Meeting

Catlin + Petrovick PPT Presentation and handout titled "Town of Walpole – South Street Center –

Walpole Council on Aging – 100% Schematic Design" which included AM Fogarty cost estimate South Street Center Project Budget dated July 26, 2016

Schwartz / Silver PPT Presentation showing proposed interior and exterior building features

AM Fogarty's 85% CD Cost Estimate for Police Station dated July 19, 2016

Compass Cost Estimate Breakdown by Division for Police Station dated July 19, 2016

Police Station Project Budget dated July 26, 2016