

Permanent Building Committee
Walpole Town Hall – Room 112
August 23, 2016

Minutes

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

ALSO PRESENT: Chief Bailey, Deputy Chief Barry, Jim Johnson, Lt. Zanghetti, Don Anderson, Thomas Gregory, Bryan Jarvis, Patrick Shield

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

Approval of Minutes

On a motion by Mr. Wild, second by Mr. Goba, the Committee voted (6-0) to approve the minutes of the August 9, 2016 meeting.

Police Station Update

Referencing a handout, Mr. Jarvis provided the Committee with an update on the police station project which included a discussion of the add alternates, the contractor pre-qualification process, timeline for bids (sub bids due 9/8 and GC bids due 9/15), and upcoming information sessions with the Finance Committee and Town Meeting members. Mr. Jarvis explained that the Town will be receiving a check from Eversource for \$8,465 for meeting certain energy efficiency measures. This project was too far along to have a full energy modeling analysis performed.

Mr. Jarvis distributed a handout titled “Walpole Police Headquarters – List of Prequalified Contractors” dated August 2016 and reviewed the score results for each of the GC’s and sub-contractors. As per MGL Ch. 149, Section 44D, only those firms receiving at least the minimum points required in each category and an overall minimum score of 70 shall be pre-qualified to bid. Three (3) of eleven (11) GC’s are not eligible to bid as a result.

Mr. Case inquired about whether the foundation removal will be considered contaminated. Mr. Jarvis explained that the expectation is that once the Responsible Parties have finished removing the slabs what will remain on site will not be contaminated at levels prescribed in the Record of Decision. Mr. Jarvis explained that there will be abatement procedure for the General Contractor to follow if unknown asbestos is found during construction. It will be handled as a unit price change order subbed to an asbestos abatement contractor. The Town would then seek reimbursement from RP’s if such a scenario were to happen. The GC will be required to have a licensed site professional on hand to observe during any site work.

Fire Station Update

Referencing a handout, Mr. Jarvis provided the Committee with an update on the fire station project which included a discussion of the recent energy charrette which Town officials participated in with the Weidt Group to perform an energy modeling analysis. It is anticipated that the Town will receive approximately \$27,000 from Eversource for meeting certain energy efficiency measures.

Mr. Jarvis explained that the design team met recently with consultants to discuss temp ops logistics and services as well as coordination for radio / station communication.

The 60% CD estimated a total project budget of \$15.1M. In order to bring the total project budget to within the hard cap of \$14.7M articulated by the Town Administrator, a recent meeting was held to identify certain value engineering (VE) items. The identified items yield an estimated cost reduction of approximately \$125,000.

Mr. Fisher asked about whether the project cost would come close to the \$14.7M hard cap. Mr. Jarvis explained that the items identified above as well as a very conservative 4% design contingency and asbestos allowance will put the total project cost to very close to the hard cap.

Mr. Conroy suggested requiring the GC's to break out the proposed bid price specifically for the temp ops.

Mr. Jarvis reviewed the timeline for bids (sub-bids due 9/29 and GC bids due 10/6).

When asked by Mr. Fisher, Mr. Johnson explained that Finance Committee members will have multiple opportunities to get a handle of the potential cost of the fire station project before bids come in. Mr. Jarvis explained options available to the Town if fewer than (3) filed sub bidders submit bids for a particular trade.

COA Update

Referencing a handout, Mr. Jarvis provided the Committee with an update on the COA project which included a discussion of the recent energy charrette which Town officials participated in with the Weidt Group to perform an energy modeling analysis. It is anticipated that the Town will receive approximately \$24,000 from Eversource for meeting certain energy efficiency measures.

Mr. Jarvis explained that certain VE options are currently being developed with Catlin & Petrovick to bring down cost per SF for this project.

A meeting will take place tomorrow to discuss IT and security needs. A meeting will take place on August 31st to discuss site issues with the civil engineer (Places Associates).

Mr. Jarvis distributed a handout provided by Catlin & Petrovick titled "Walpole South Street Center Proposed Site Plan" dated August 24, 2016. There was an extended discussion about the parking lot. Committee members expressed numerous concerns with the current layout of the parking lot. Mr. Johnson explained that he and the OPM have been requesting that the architect re-design the parking lot to accommodate the Town's wishes.

Other business

When asked by Mr. Fisher whether officials have met with the Friends group, Mr. Johnson explained that he and Mr. Shield met recently with the Friends of Walpole Seniors which has agreed to raise

\$1.5M toward this project. The federal CDBG funding possibility will also be pursued to supplement local public and private funds.

There was no other business.

The next meeting will take place on September 13, 2016 at 6:30 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

PBC Agenda

PBC Minutes of August 9, 2016

Compass handout "Police; Fire Rescue; and COA Project" dated August 23, 2016

Minutes from the Weidt Group meeting for Fire and COA projects dated August 23, 2016

C&P handout – "Proposed Site Plan 24 August 2016"