

Permanent Building Committee
Walpole Town Hall – Room 112
January 9, 2018

Minutes

PRESENT: Jack Conroy, Michael Keefe, David Lynch, Jack Fisher, Cam Daley, Bernie Goba

ALSO PRESENT: Chief Bailey, Deputy Chief Barry, Lt. Zanghetti, Kerri McManama, Bryan Jarvis, Don Anderson, John Catlin, Tony DiGiantommaso, Krystal Burrows, Greg Carell

Mr. Conroy called the meeting to order at 6:30 PM.

On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (6-0) to approve the minutes of the PBC meeting held on December 12, 2017.

South Street (COA) Center Update

Referencing a handout titled “Town of Walpole – COA Project – Executive Update” dated 1/9/2018, Mr. Jarvis provided a brief project update. Building foundations have been completed and back-filled to a workable level. Underground water services; site drainage and sewer piping are substantially complete. The pole for the new electrical service has been installed by Eversource. Installation of the underground primary electric duct bank is on hold pending better weather. Temporary power has been connected to the PAGE Trailer. The OPM’s trailer will be on-site shortly. Steel erection is behind schedule. Steel was scheduled to start the week of 12/18, but the original erector backed out. PAGE has scrambled to keep the steel fabrication moving forward and arranged for another erector to begin on 1/10/18. This put steel about one (1) month behind schedule. Once steel erection begins, PAGE and Compass will review the project schedule to determine what, if any impact, this delay will have on the overall schedule.

Review and Approval of Invoices (COA)

Total Project expenditures are \$1,481,832 against the \$7.4M budget (20% billed).

Construction billings are \$875,171 against a contract of \$5.9M (14% Billed)

One (1) Change Orders have been approved to date totaling \$46,414.

Construction Contingency spent to date: \$46,414 out of \$298,702 (15% expended).

Pending Change Orders currently under review or estimated (as of 12/31/17) total \$48,500.

The following invoices for work completed in December were presented to the Committee for review:

Vendor/ Contractor	Amount
Compass Project Management	\$12,512.83
Catlin + Petrovick Architects	\$9,330.41
Page Building Construction Company	\$327,062.90
TOTAL	\$352,806.14

On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (6-0) to approve of the invoices listed above for a total of **\$352,806.14**

The Committee discussed the need for the exterior, recessed walk-off mat at the building's front entry. Mr. Catlin explained that this mat would help keep grit from entering the building and provide for a safer walking surface while entering the building. Mr. Anderson explained that these mats become maintenance issues over the long term. He explained that his department has recently removed and patched several similar mats at other Town buildings. He also mentioned that pedestrians need to traverse nearly 20' of sidewalk before reaching the mat. After further discussion, the Committee voted 6-0 to eliminate the mat. The project will proceed accordingly.

Referencing a handout titled "Pending Change Order (PCO) Log – Walpole COA Project" dated 1/9/2018, Mr. Jarvis presented an updated regarding proposed changes to the work. No PCOs were recommended for a VOTE at this time.

Police Station Project Update

Referencing a handout titled "Town of Walpole – Police Headquarters Project – Executive Update" dated 1/9/2018, Mr. Jarvis provided a brief project update. Permanent power has been connected to the building and systems will be energized over the next several weeks. MOCC has provided temporary heat and maintained interior temperatures in the 60s. The permanent condition systems should come on-line the next month. Interior finishes are ongoing with drywall, the first coat of paint, acoustical ceiling grid and ceramic tile being substantially complete. Installation of millwork is ongoing. Finish MEP has started and will continue for the next several weeks. Compass and Lt. Zanghetti are coordinating the installation of all owner provided services and systems (fiber; radios; security; etc.). These vendors will be onsite over the next several weeks. Commissioning of the MEP systems is scheduled to begin over the next several weeks. Currently, the project is on schedule to complete the building in March. The project plans to complete the testing of all systems and interior fit-out (i.e., furniture; computers, etc.) in March and move Police operations in April. Jack Conroy suggested that the project have the building and fire departments walk-thru prior to final inspections to identify any issues prior to going for final inspections.

Total project expenditures are \$7,054,738 against the \$10.4M budget (68% billed).

Construction billings are \$5,144,366 against a contract of \$10.4M (78% Billed)

Six (6) Change Orders are approved to date for a net credit of \$85,304 to the project.

Per Change Order #6, Construction Contingency was increased to \$908,624. A 6% increase to the original amount.

Pending Change Orders currently under review or estimated (as of 12/31/17) total \$96,420.

Review and Approval of Invoices (Police)

The following invoices for work completed in December were presented to the Committee for review:

Vendor/ Contractor	Amount
Compass Project Management	\$32,000.36
The Carell Group	\$14,571.00
M. O'Connor Contracting, Inc.	\$269,536.53
SHI	\$5,490.00
ALL-COMM Technologies, Inc.	\$11,998.32
TOTAL	\$333,596.21

On a motion by Mr. Conroy, second by Mr. Keefe, the Committee voted (6-0) to approve the invoices listed above for a total of **\$333,596.21**

Referencing a handout titled "Pending Change Order (PCO) Log – Walpole Police Headquarters Project" dated 1/9/2018, Mr. Jarvis presented the following proposed changes to the work:

- Upgrade finish millwork in Training room for \$34,821.00
- Power to dampers at relief vents for \$1,511.00
- Glazed double door at meeting room for \$3,140.00
- New conductors for HP 1-4 for \$6,479.00

On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (6-0) to approve of the above changes to the work in the amount of \$45,951 to be included in CO #07.

Fire Station Project Update

Referencing a handout titled "Town of Walpole – Central Fire Rescue Project Executive Update" dated 1/9/2018, Mr. Jarvis provided a brief project update: The electrical transformer has been set and permanent power is expected to be connected in the next week or so. Installation of windows in the Admin wing is complete and installation of the windows over the overhead doors in the apparatus bays is nearing completion. G&R has provided temporary heat and maintained temperatures in the 60s. The permanent condition systems should come on-line the next month. Interior finishes are ongoing with drywall, the first coat of paint, acoustical ceiling grid and ceramic tile being substantially complete. Installation of millwork is ongoing. Finish MEP has started and will continue for the next several weeks. Compass and WFD are coordinating the installation of all owner provided services and systems (fiber; radios; security; etc). These vendors will be onsite over the next several weeks. Commissioning of the MEP systems is scheduled to begin in about a month. In follow up to a prior question by Mr. Keefe, Mr.

Jarvis explained that the Structural Engineer of Record (Becker) does not feel that an “armor” joint is needed at the aprons, as the condition has a concrete slab meeting a concrete apron. Mr. Keefe stated that he will defer to the Engineer.

The project is tracking on budget.

Total Project expenditures are \$8,881,906 against the \$14.2M budget or 62% billed.

Construction Billings are \$6,988,356 against a contract for \$9,812,000 or 71% billed.

Approved Change Orders (through CO# 9) total \$131,467 which represents 1.3% of the construction contract.

Approved Change Order amount of \$131,467 has used 12% of the construction contingency.

Pending Change Orders currently submitted total \$209,434

Review and Approval of Invoices (Fire)

The following invoices for work completed during October were presented to the Committee for review:

Vendor/ Contractor	Amount
Compass Project Management	\$27,871.00
Schwartz / Silver Architects	\$20,046.00
G&R Construction	\$856,237.65
ALL-COMM	\$10,545.52
ALL-COMM	\$21,532.10
TOTAL	\$936,232.27

On a motion by Mr. Conroy, second by Mr. Goba, the Committee voted (6-0) to approve of the invoices listed above for a total of **\$936,232.27**

Referencing a handout titled “Pending Change Order (PCO) Log – Walpole Central Fire Station Project” dated 1/9/2018, Mr. Jarvis presented the following proposed changes to the work:

- Lighting/Smartboard tel/data adds to Fire Prevention Room 110 for \$2,024.70
- Unforeseen UST on Blackburn way at sewer install for \$4,800.07
- Conflict with drainage at DMH #27 and Stone Street for \$10,264.04
- Turnout Gear Lockers (Basis of Design) for \$8,015.99
- Add Shower Thresholds for \$1,632.83

On a motion by Mr. Conroy, second by Mr. Goba, the Committee voted (6-0) to approve the above changes to the work totaling \$26,737.63 to be included in CO #10.

Mr. Jarvis distributed SKA-65 and provided an update regarding the design and pricing for adding radiant heat to the apparatus bays. Per the SKA, Mr. Jarvis explained that furthering the trench design as discussed at the 12-12-27 meeting, the structural engineer noted that to provide the proper load rating the plates covering the trench would need to be approximately 1 ½" thick and would weigh 400 lbs. per 4' section. The design teams feels that these size plates would be costly to procure and would be difficult to move and maintain. Per SKA-65, they are suggesting that the trench only provide "intermittent pits". The pits would be space every 4' or so and centered in and between the bays. The voids would be filled with concrete and be aligned with the apparatus wheel alignment. This layout would reduce the amount and thickness of the plates required. The HVAC contractor has confirmed that they can make this layout work for the radiant tubing, but it will be more labor intensive. Sleeves will also be need to be placed between the "pits" for running the feed piping. Per the current design, the feed piping will come out of the trench on the West side of the bays run up the wall and across the wall to the boiler/pumps which will be located in the storage room by the TOG room.

Mr. Jarvis noted that as the slab construction details have been worked out by the project team, a few changes (as compared to the original assumptions) have been noted, that will increase the cost. The design will call for a 10" thick slab in order to provide the proper coverages for the rebar and radiant tubing per industry standards. The team is also suggesting that a layer of reinforcing mesh should be added at the top of the assembly and that the tubing should be fastened to that. A thickened slab will require "tighter" rebar spacing, thus increasing the amount of rebar. The Structural engineer also will require 60 psi, 2" rigid under the slab. A low PSI, less expensive insulation was originally assumed. The insulation and increased slab thickness will require additional soil removal in the apparatus bay.

Mr. Keefe asked if the "radiant trench" could be located in the middle of the bays in order to shorten supply piping and the "zone" piping. Mr. Jarvis indicated that the project team was looking to avoid the conflicts with the bay "trench drains" but would ask the team to review. Mr. Jarvis would also review the rebar requirements.

Mr. Conroy expressed his extreme frustration that SSA and G&R were not present to discuss the update, as they were also not present at the 12/12/17 meeting. Their attendance is required at the meeting on 1/23/18. Mr. Conroy was disappointed that the design and pricing were not complete and concerned that this would jeopardize missing the 2/1/18 deadline for starting work in the apparatus bays. Mr. Jarvis stated that he will work to have everything complete for the 1/23/18 meeting. The PBC clearly stated that they will not vote on the matter at the 1/23/18 unless the design/pricing is entirely complete.

Review of Meeting Schedule

The next meeting will take place on January 23, 2018 at 6:30 PM.

The meeting adjourned at 8:50 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

PBC Agenda

PBC Minutes of 12/12/2017

Compass handout "Town of Walpole – Central Fire Rescue Project Executive Update " dated 1/9/18

Compass Handout – Central Fire Rescue Project Vendor Invoice Package dated December 31, 2017

Compass handout "Pending Change Order (PCO) Log – Walpole Central Fire Station Project" dated 1/9/18

Compass handout "SKA-65" – radiant trench layout

Compass handout "Town of Walpole – COA Project – Executive Update" dated 1/9/2018

Compass Handout – COA Project Vendor Invoice Package dated December 31, 2017

Compass handout "Town of Walpole – Police Headquarters Project – Executive Update" dated 1/9/18

Compass Handout – Police Project Vendor Invoice Package dated December 31, 2017

Compass handout "Pending Change Order (PCO) Log – Walpole Police Headquarters Project" dated 1/9/2018