

Permanent Building Committee  
Walpole Town Hall – Room 112  
January 10, 2017

Minutes

PRESENT: Jack Conroy, Cam Daley, Bernie Goba, Ted Case

ALSO PRESENT: Bryan Jarvis, Thomas Gregory, Meg Carell, Greg Carell, Deputy Chief Barry, Lt. Zanghetti, Don Anderson, James Johnson, Patrick Shield, Josette Burke, Bob Morel, Erik Swenson

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

Approval of Minutes

On a motion by Mr. Daley, second by Mr. Goba, the Committee voted (4-0) to approve the minutes of the December 13, 2016 Permanent Building Committee meeting.

Fire Station Update

Referencing the Compass monthly project dashboard handout, Mr. Jarvis explained that the fire station project is moving along smoothly with five (5) construction meetings held to date. Shop drawings and submittals are underway. Mr. Swenson distributed a building schedule for the fire station temp ops. The procurement of the modular trailer is delayed and is slowing down the overall schedule for temp ops completion. The trailer is scheduled to arrive on or about February 24<sup>th</sup>. The sign off for temp ops occupancy is estimated to be on or about March 17<sup>th</sup>. Asbestos abatement and demolition of the existing fire station is scheduled to start on or about April 1<sup>st</sup>. When asked by Mr. Goba, Deputy Chief Barry explained that the fire station will remain 100% operational during all phases of temporary operations.

Mr. Jarvis distributed a handout and explained some of the various change orders currently being considered. No action was taken by the Committee.

On a motion by Mr. Daley, second by Mr. Conroy, the Committee voted (4-0) to approve the following invoices: \$9,618 to Compass Project Management; \$14,500 to Schwartz/Silver Architects; \$185,663.25 to G&R Construction; \$150 to Datel Communications; \$2,353.46 to Motorola; \$234.92 to the Walpole Police Department; and, \$54,130.92 to Walsh Contracting Corporation.

Mr. Jarvis presented an amendment to the Schwartz/Silver contract which would authorize McPhail to provide geotechnical services during the construction phase of the contract – a not-to-exceed amount of \$8,500 with an additional 10% mark-up by the architect. An allowance of ten (10) visits is being proposed. A lengthy discussion ensued on this matter. Mr. Conroy raised a concern about what appears to be an add-on, something which should have been incorporated into the original contract with the architect. Mr. Jarvis explained that they typically carry a geotech consultant during construction. Mr. Goba questioned the need for such and cautioned about the amendment being an “open book” for the consultant to run up unnecessary expenses. Mr. Case suggested if you give a consultant an allowance, it will typically all be spent. Mr. Swenson explained that borings show unsuitable soils at a depth of 4-6 feet which will likely require a geotech consultant to be on site for at

least a minimal period of time. The Committee asked Compass to go back to the geotech consultant and negotiate a more reasonable deal, which might mean requiring the consultant to work on an on-call / as-needed basis.

Mr. Jarvis then presented an amendment to the Compass contract for the provision of third party testing. Compass issued an RFP to three (3) local testing companies they typically use. PSI submitted the lowest bid of \$34,640 which is under the \$35,000 which was originally used as a placeholder in the project budget. Mr. Jarvis explained that PSI would submit monthly invoices based on the unit prices outlined in the bid and that Compass would verify before submitting to the PBC for approval. A period of discussion ensued on the matter. On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (4-0) to approve of the amendment to the Compass contract as described above.

Mr. Jarvis the presented an amendment to the Compass contract for the provision of an industrial hygienist (UEC) at a total cost of \$19,822. Mr. Case questioned the need to have an industrial hygienist to verify disposal of asbestos which has already been surveyed and quantified. Mr. Jarvis explained that they routinely hire an industrial hygienist to verify asbestos disposal is accurate as far as quantities. Mr. Jarvis explained that he would review the amendment in more detail and verify what is stipulated in the MassDEP regulations.

#### Police Station Update

Mr. Jarvis distributed the Compass monthly project dashboard handout and explained that good progress is being made on the new police station.

On a motion by Mr. Conroy, second by Mr. Case, the Committee voted (4-0) to approve of the following invoices: \$12,424 to Compass Project Management; \$7,000 to Carell Group; and, \$18,968.43 to COMM-TRACK.

When asked by Mr. Case, Mr. Gregory explained that the Responsible Parties' contractor (Viasant) is still scheduled to remobilize by the middle of January and turn over the site to the Town by the first week in February.

#### South Street (COA) Update

Mr. Jarvis explained that a meeting is scheduled with the architect tomorrow to move the project closer to 100% CD's.

Mr. Jarvis explained that the Town Administrator would like to have bids in hand by June 6<sup>th</sup> of next year to be able to determine what, if any, next steps might be needed to finalize project financing before Fall Town Meeting.

On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (4-0) to approve of the invoice in the amount of \$9,618 to Compass Project Management.

### Other Business

The Committee discussed the scheduling of general contractors and architects for attendance at PBC meetings. Mr. Conroy suggested that the Committee consider inviting the fire station general contractor and architect to attend one of the monthly PBC meetings and inviting the police station general contractor and architect to attend the other monthly PBC meeting. Mr. Jarvis replied and asked the Committee to give him some time to consider this proposal.

### Review of Meeting Schedule

The next meeting will take place on January 24, 2017 at 6:30 PM in Room 112 (Town Hall).

The meeting adjourned at 8:50 PM.

Respectfully submitted,

Thomas Gregory  
Assistant Town Administrator

### Referenced Materials

PBC Agenda

PBC Minutes of December 13, 2016

Fire Station Monthly Project Dashboard dated January 10, 2017

Police Station Monthly Project Dashboard dated January 10, 2017

Walpole Central Fire Station Temp Operations Building Schedule dated January 4, 2017