

Permanent Building Committee
Walpole Town Hall – Room 112
March 8, 2016
Minutes

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

ATTENDEES: Jim Johnson, Chief Carmichael, Deputy Chief MacKenzie, Lt. Zanghetti, Chief Bailey, Don Anderson, Tim Bonfatti, Bryan Jarvis, Warren Schwartz, Jon Traficonte, Stewart Marshall, Greg Carell, Meg Carell

CALL TO ORDER: The meeting was called to Order at 6:32 PM

AGENDA:

Bryan Jarvis, Project Manager for Compass Project Management, reviewed the agenda prepared by Compass for the meeting.

POLICE STATION PROJECT UPDATE:

Design Review Comments:

Greg Carell presented a Memo in response to questions/comments received following the PBC's review of the Schematic Design package. *See attached Memo*. Discussion followed and included:

- Uses for the outbuilding: evidence storage; vehicle storage; training area; mobilization area
- Shape of the police station: Greg indicated that the site layout dictated a rectangular building. Walpole PD has requested a one-story building. A single story works much better operationally. They did not want to sacrifice SF for stairs and elevator.
- Roof shape: Greg stated that anything other than a flat roof would add cost. A sloped roof over the entire building would not be practical.
- Discussion on Steel vs. Wood framing. Greg explained that the floor plan of the building was not done with wood framing in mind, which would require bearing walls and a patch work of framing sequences – which would be less efficient. In his opinion, steel would provide the most efficient and cost effective solution for the current floor plan. Jack Conroy is skeptical that steel would be quicker than wood, as wood framing material is readily available. David Wildnauer asked if other construction types were considered that might be more cost effective or aesthetically pleasing (post and beam, etc) than steel. Greg stated that they had not.
- David Wildnauer and Jack Fisher raised strong concerns regarding the exterior look of the building. Jack provided photos of the roof lines of two other local public buildings. See attached. David stated that

current design is lacking and the Carell Group hasn't explored enough options. He is not sure what it should look like, but the current design is not adequate.

- Jack Conroy stated that given the budget, the design will not increase the cost of the exterior materials (i.e. use masonry) at the expense of SF/or program. He will defer to Don Anderson and Facilities when it comes to material selection as his team will be the ones who need to maintain the materials.
- The Carell Group will revisit variations to the exterior design using the current palette of materials or equivalent.
- Chief Carmichael stated that the building is designed for Walpole and will work for Walpole PD. He recommended approval of the Design.
- Potential issues with connection to the existing sewer in South St. Jack Conroy stated if there is an issue, the DPW will handle it and it will not be part of this project's budget.
- Jack Fisher suggested that water service should be added to the Outbuilding. The project team will discuss.

Budget Update:

Bryan Jarvis discussed the results of the cost estimate and the impact on the estimated total project budget. Bryan presented three budget scenarios – see attached - using \$470 (SD estimate by AM Fogarty), \$500, and \$525/SF. These scenarios create a current budget range of \$9.7 – \$10.5M. Jim Johnson understands the budget range, and has directed the team to proceed with the current square footage. He understands that he will need to increase the current funding for the project from \$9M up to potentially \$10.5M. He is looking at several options.

Schedule Update:

Bryan Jarvis reviewed the current project schedule. The building department has ruled that no variances are needed regarding the proposed site layout with a 30' setback. The project will file for Site Plan Approval in May. The Carell Group is to complete Design Development by the end of May, Construction Documents by the end of August and be out to Bid in September.

Schematic Design Approval:

The Committee voted 4-0 to approve the Schematic Design and move the project into Design Development. The Committee stated that more review of the exterior elevation design is required during Design Development.

FIRE STATION PROJECT UPDATE:

Schematic Design Update: see attached presentation by SchwartzSilver Associates (SSA)

Program:

Final program prepared Bob Mitchell Associates (BMA) for a 5 Bay stations was about 18,500 SF. The 6 Bay station is 19,800 SF. Jim Johnson has directed the project to proceed with the 6 Bay design.

Site Plan/Layout:

Warren Schwartz, SSA Principal, presented the site plan layout with a 6 Bay building.

Floorplans:

Warren reviewed the floorplans for the station. A small mezzanine is being provided on the right side of the apparatus bay, off the living quarters. An alternate for a larger, 2nd mezzanine, is being looked at for the left side of the building/apparatus bays. This alternate would require the roof line to be extended at the same height as the apparatus bay roof. The current floor plan includes space for a lift to the 2nd floor. The Town's counsel is reviewing to determine if the building is required to have an elevator.

Exterior Elevations:

Warren reviewed three scheme options of the exterior massing concepts:

- Scheme 1 – pitched roof over Admin portion; Flat roof over apparatus bays
- Scheme 2 – flat roofs with overhangs over both Admin portion and apparatus bays
- Scheme 3 – flat roof with parapet over the Admin and flat roof over apparatus bays

All three options have different roof heights between the admin and apparatus bays.

The Committee agreed that a blend of Schemes 1 and 3 should be further developed.

For budgeting purposes, SSA will develop a base scheme and two pricing alternates:

- Base: Scheme 3 – flat roof with parapet over the Admin and flat roof over apparatus bays.
- Alternate 1: Increase the left side of the building from 1 to 2 stories and extend the apparatus bay flat roof over the space. This will create the larger 2nd mezzanine of the left side of the apparatus bay.
- Alternate 2: Pitched roof on the Admin building.

Schedule Update:

The project team is looking to complete the Schematic Design and estimate by the end of March. The project team will plan to present the complete Schematic Design, including cost estimate, to the Committee at their first meeting in April. The project will be seeking approval to advance in to Design Development.

Budget Update:

Bryan Jarvis stated that with the 6th Bay option, the SF of the building is at 19,800. This puts the estimated cost of construction at \$9.9M using \$500/SF. This is above the original target cost of \$9M (18,000 SF at \$500/SF) and increases the estimated total project budget to about \$13.6M. Jim Johnson understands this and has directed the team to proceed with the 6 bay option.

Construction Manager at Risk (CM @ Risk):

Tim Bonfatti, President of Compass Project Management, briefly reviewed a summary of Chapter 149A, Construction Manager at Risk, and how this delivery model might benefit this project. Compass gave the committee a summary presentation for their review. A decision to use CM@Risk will need to be made in April in order to procure a Construction Management firm during the Design Phase and have them provide pre-construction services.

The meeting was adjourned at 9:45 PM.