

Permanent Building Committee
Walpole Town Hall – Room 112
April 11, 2017

Minutes

PRESENT: Jack Conroy, Cam Daley, Jack Fisher, Bernie Goba

ALSO PRESENT: Bryan Jarvis, Thomas Gregory, Chief Bailey, Deputy Chief Barry, Lt. Zanghetti, Greg Carell

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

Approval of Minutes

On a motion by Mr. Daley, second by Mr. Conroy, the Committee voted (4-0) to approve the minutes of the March 28, 2017 Permanent Building Committee meeting.

Police Station Update

Mr. Jarvis explained that site work on South Street is now well underway. It is expected that foundation work will commence in May. Three stations to monitor dust control, per direction of the EPA, have been installed the payment of which will be handled by a construction change order (CCD #001) for a not-to-exceed \$10,000. It is expected that this amount will be sufficient to cover operation through the earthwork phase. When asked by Mr. Fisher, Mr. Jarvis explained that M. O'Connor owns the work involved with filling the holes on the COA side and compacting this soil in lifts.

Mr. Jarvis reviewed the invoices for work incurred during the month of March. On a motion by Mr. Conroy, second by Mr. Goba, the Committee voted (4-0) to approve the following invoices: \$22,501 to Compass Project Management; \$1,000 to the Carell Group; and, \$27,157.65 to Comm-Tract Corporation.

Mr. Jarvis distributed and reviewed the Pending Change Order (PCO) log dated April 11th. In addition to CCD #001, Compass is reviewing adding outlets per request of the fire department with an estimate of \$5,000, and door hardware changes with an estimate of \$1,000.

Fire Station Update

Mr. Jarvis explained that the temp ops went live on March 29th and there have been very few issues to report. Chief Bailey explained that one minor issue has been elevated CO readings coming from the tent. A fan has been installed which is linked to the sensor. It has helped to keep the levels low. Mr. Jarvis explained that fencing is now up around the construction site and that police access to the sally port has been maintained, as per the logistics plan. Lt. Zanghetti explained that there are no significant issues to report relative to police operations. Mr. Jarvis explained that abatement activities at the fire station are nearing completion and that there have been no surprises uncovered so far. The \$100,000 asbestos abatement contingency will likely not be touched. Demolition is planned for the week of April 24th. Submittals are moving along well with good progress made on long-lead items. Project submittals should soon be approved through the weather-tight phase.

Mr. Jarvis reviewed the invoices for work incurred during the month of March. On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (4-0) to approve the following invoices: \$17,885 to Compass Project Management; \$12,000 to Schwartz/Silver Architects; \$116,140.16 to G&R

Construction; \$9,990 to Air Cleaning Specialists; \$1,272 to City of Beverly; \$600 to F.W. Russell & Sons; \$435.72 to Home Depot; \$47,617 to LW Bills Company; \$35.98 to Rocky's; \$11.99 to Rocky's; \$33.19 to FF John Hamilton (reimbursement); \$825 to Simple Sign Works; and, \$1,215.68 to Stone & Berg.

Mr. Jarvis distributed and reviewed the Pending Change Order (PCO) log dated April 11th. The re-design and construction of the stair at the west mezzanine was reviewed. The final amount of all expenses associated with the new stair is \$31,496.57. On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (4-0) to approve of the change order to construct a new stair at the west mezzanine for \$31,496.57.

South Street (COA) Center Update

Mr. Jarvis explained that Compass coordinated the full architectural, MEP, and building envelope review of the 100% construction documents. All comments from the review, including comments from the fire department, building commissioner, and COA/IT staff have been sent to Mr. Catlin. It is still expected that bid documents will be issues in early May. The project goes before the Conservation Commission tomorrow (April 12th) and goes before the Planning Board on April 20th. Mr. Gregory explained that the plan remains to see what the bids come in at in early June and assess where we are with fundraising and CDBG grant funds. There are some existing accounts we may consider using should a shortfall still exist with the total project.

Mr. Jarvis reviewed the invoices for work incurred during the month of March. On a motion by Mr. Conroy, second by Mr. Goba, the Committee voted (4-0) to approve the following invoices: \$9,618 to Compass Project Management; \$5,720 to Compass Project Management; \$7,125 to Catlin + Petrovick Architects; \$10,688 to Catlin + Petrovick Architects; and, \$21,495 to Catlin + Petrovick Architects.

Other Business

Mr. Daley asked if the Town has reached out to Verizon to discuss the possibility of parking for employees of GC and subs at their lot. Deputy Chief Barry explained that he would follow up on this.

Mr. Gregory explained that a funding article was on the SATM warrant for construction of a new vehicle maintenance garage to be sited at the DPW yard, and that the Board of Selectmen had recently signed a design contract with UDA Architects. Mr. Gregory added that Mr. Johnson would be able to provide the Committee with more detailed information.

Review of Meeting Schedule

The next meeting will take place on April 25, 2017 at 6:30 PM in Room 112 (Town Hall).

The meeting adjourned at 7:30 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

PBC Agenda

PBC Minutes of March 28, 2017

Compass handout "Pending Change Order (PCO) Log – Police Station" dated 4/11/17

Compass handout "Pending Change Order (PCO) Log – Fire Station" dated 4/11/17