

Permanent Building Committee
Walpole Town Hall – Room 112
April 25, 2017

Minutes

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

ALSO PRESENT: James Johnson, Thomas Gregory, Chief Bailey, Deputy Chief Barry, Lt. Zanghetti, Don Anderson, Bob O'Brien

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

Mr. Gregory explained that Mr. Jarvis emailed Mr. Conroy this afternoon to report that there are no substantial updates to provide relative to the progress of the projects under construction and that the projects are moving along as expected.

Mr. Johnson was present to provide an update on the following items:

1. COA Project Funding – Mr. Johnson explained that the COA project has a Town Meeting authorization of \$6.2M with a total project cost of approximately \$7.4M. He explained that there are several possibilities in consideration to bridge the \$1.2M gap. He added he is optimistic that the Friends group will raise at least \$500,000 in private fundraising and intends to use funds remaining on account from a previous appropriation (2014 Fall Town Meeting) for the clean-up of the South Street parcel. Combined, these two sources should avoid the need to return to Town Meeting to request a supplemental appropriation.
2. DPW Vehicle Maintenance Garage – Mr. Johnson distributed a handout describing the plan to build a new DPW vehicle maintenance garage at 1385 Washington Street. This new building was originally included in the larger municipal facilities request from 2014 and addresses a building built in 1966 which no longer provides adequate space for the repair of all of the Town's vehicles (except the larger fire apparatus). Mr. O'Brien provided additional commentary about how inadequate the space is to work in currently. The Town issued an RFQ to secure a designer and, after a thorough review of the statements of qualification from Weston & Sampson and UDA Architects, the Board of Selectmen entered into a design contract with UDA Architects worth \$127,300. Article 21 on the Spring Town Meeting warrant includes an appropriation of \$1,975,000 which includes a transfer from Free Cash of \$840,000, a transfer from the current year debt budget of \$635,000, a transfer from water retained earnings of \$200,000, and a transfer of \$300,000 from sewer retained earnings. Mr. Johnson explained that every effort will be made to keep the project under \$1.5M and thereby avoid the added expense of an Owner's Project Manager.

Mr. Johnson explained that the goal is to handle this project similar to previous smaller scale building projects in Town. He added that the PBC is certainly welcome to participate in the construction phase of the project and asked if the committee would like to vote tonight in support of this building. Mr. Conroy added that he believes that the PBC typically does not take such votes as the PBC is a non-political committee with a primary charge of implementing

projects which have been approved by the Town for funding. There was a discussion and general consensus on this matter.

Review of Meeting Schedule

The next meeting will take place on May 9, 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

Article 21 – Vehicle Maintenance Garage (handout)