

Permanent Building Committee
Walpole Town Hall – Room 112
May 9, 2017

Minutes

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

ALSO PRESENT: Thomas Gregory, Chief Bailey, Deputy Chief Barry, Lt. Zanghetti, Don Anderson, Bryan Jarvis

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

Mr. Conroy introduced newly appointed PBC member, Michael Keefe.

Review / Approval of Minutes

On a motion by Mr. Conroy, second by Mr. Goba, the Committee voted (4-0-1, Keefe abstain) to approve of the minutes of the April 11th and the April 25th minutes.

Police Station Project Update

Mr. Jarvis distributed the Project Dashboard dated 4/30/17 and explained that this project is moving along on target. Foundations are being poured this month. All site work is planned to be completed by this fall. During the removal of existing foundations, the site contractor discovered concrete piers which had not been detected by the ground imaging survey. The team is currently logging quantities and a unit cost will be assigned to be able to produce a change order. Mr. Conroy advised that he believes the Town should get a credit on the work associated with the removal of the unknown concrete piers.

Also while working on the site, several unknown asbestos items (transite pipes, tar bucket, and pipe insulation) were discovered which will require the contractor to remove 10+/- CY of soil. Wilcox & Barton, the Town's geotechnical consultant, will handle the removal of these items. A task authorization form was presented to the Town by Wilcox & Barton, dated 5/5/17, for \$25,240. The scope of work includes the submission to MassDEP of a non-traditional work plan for the asbestos removal, and for the professional services of ALG Environmental, Peniel Environmental, and Wilcox & Barton to complete the remediation. On a motion by Mr. Conroy, second by Mr. Fisher, the Committee voted (4-0-1, Keefe abstain) to approve the task authorization form.

Mr. Conroy asked why not all of the submittals have been received for the police station project. Mr. Jarvis explained that the majority of the submittals have been completed.

Mr. Jarvis explained that the EPA has expressed concerns about the potential for dust migration from the site, even though the Town's soils management plan, drafted by Wilcox & Barton, has been approved by the EPA before work commenced on the site. Construction Change Director #1 in the amount of a not-to-exceed \$10,000 has already been approved by the PBC to place two (2) dust monitors on site in April. The EPA has asked that the Town place two (2) additional dust monitors on site and ensure that they are moved around the site depending on the location of the site work and the wind direction for each particular day. The EPA is also requesting that the Town enable the dust

monitors to send alerts remotely to the project manager on days when there is no work underway and on evenings. CCD #1 will increase to accommodate this request. M. O'Connor will perform this task.

Mr. Gregory explained that the Town has been engaged in almost daily discussions with the EPA to justify what appears to be a higher standard of care than the Responsible Parties were held to during the initial site remediation. An extended discussion on this subject ensued. Mr. Conroy asked how it is possible to tell what side of the street is generating dust? Mr. Conroy and Mr. Goba both expressed concerns relative to potential legal liability for the Town as far as the newly discovered asbestos items. There was concern among several Committee members about who should ultimately pay for unknown asbestos found at the site. Mr. Gregory explained that all parties involved in the site, including the Responsible Parties, have been aware from the beginning that the potential exists that unknown asbestos might be discovered during site work. Mr. Gregory explained that he would have Mr. Foss present at the next PBC meeting (May 23rd) to provide clarity on this issue.

Review and Approval of Police Station Invoices

The following invoices for work performed in April were presented for review:

Vendor / Contractor	Amount
Compass Project Management	\$22,501.00
M. O'Connor Contracting	\$155,370.00
The Carell Group	\$14,571.00
TOTAL	\$192,442.00

On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (4-0-1, Keefe abstain) to approve of all invoices in the amount of \$192,442.

Mr. Jarvis distributed a Pending Change Order (PCO) log dated 5/9/17 and reviewed the changes currently under review by the general contractor, designer, and OPM. Mr. Jarvis also explained that CP #1 for an increase to the door glazing thickness at doors 129 and 149 in the amount of \$398 is ready for approval by the Committee. On a motion by Mr. Fisher, second by Mr. Daley, the Committee voted (4-0-1, Keefe abstain) to approve CP#1.

Mr. Jarvis explained that the groundbreaking ceremony for the police station is planned for Thursday, May 11th at 5:30 PM.

Fire Station Project Update

Mr. Jarvis distributed the Project Dashboard dated 4/30/17 and explained that the project remains on target. In response to Deputy Barry's inquiry, Verizon has provided the Town with authorization to use their parking lot during construction. Mr. Jarvis also explained that they are looking to get a credit on the asbestos removal on the building as the actual quantity removed was less than the estimated quantity.

Review and Approval of Fire Station Invoices

The following invoices for work performed in April were presented for review:

Vendor / Contractor	Amount
Compass Project Management	\$17,885.00
Compass Project Management	\$191.40
Compass Project Management	\$13,959.57
Schwartz/Silver Architects	\$12,000.00
G&R Construction	\$140,842.62
Air Cleaning Specialists	\$852.00
Air Cleaning Specialists	\$392.00
All-Comm	\$13,108.47
All-Comm	\$271.25
BEI Holdings	\$438.50
Grainger	\$97.00
Grainger	\$60.70
Home Depot	\$34.63
Home Depot	\$39.97
Home Depot	\$302.86
Independent Compressor Service	\$550.60
Johnson Electric Supply	\$327.33
Johnson Electric Supply	\$125.95
Johnson Electric Supply	\$5.97
Johnson Electric Supply	\$63.29
LW Bills	\$2,075.63
NE Rescue Sys	\$1,240.00
F.W. Russell & Sons & Granddaughter	\$600.00
New Wave	\$2,700.00
Perma-line	\$143.80
Perma-line	\$143.85
Perma-line	\$877.50
Stone & Berg	\$464.00
TOTAL	\$209,793.89

On a motion by Mr. Conroy, second by Mr. Goba, the Committee voted (4-0-1, Keefe abstain) to approve all invoices in the amount of \$209,793.89.

Mr. Jarvis distributed a Pending Change Order (PCO) log dated 5/9/17 and reviewed the changes currently under review by the general contractor, designer, and OPM. Mr. Jarvis explained that they have pricing back on the roof ladder (\$4,085.81) and temp ops electrical items (\$2,466.50). Mr. Jarvis

Walpole Permanent Building Committee

Minutes May 9, 2017

Page 3 of 4

explained that the cost for four (4) additional bollards for placement on the parking lot side of the transformer (\$5,199.37) is ready for approval by the Committee; and that the cost for added steel plates for hose reels (\$1,327.44) is ready for approval by the Committee. On a motion by Mr. Conroy, second by Mr. Fisher, the Committee voted (4-0-1, Keefe abstain) to approve of both changes.

South Street (COA) Center Project Update

Mr. Jarvis explained that multiple plan reviews commenced in April but they are still underway as they await final incorporation by Catlin + Petrovick. Mr. Jarvis advised that he is working with the architect to ensure that the plan review phase be completed as soon as possible. Mr. Jarvis further advised that we may need to extend the bid release date slightly to accommodate this delay, but that the delay would not jeopardize the award of bid scheduled for the July Board of Selectmen’s meeting.

Review and Approval of South Street (COA) Center Invoices

The following invoices for work performed in April were presented for review:

Vendor / Contractor	Amount
Compass Project Management	\$9,618.00
Compass Project Management	\$9,350.00
TOTAL	\$18,968.00

On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (4-0-1, Keefe abstain) to approve all project invoices in the amount of \$18,968.00.

Review of Meeting Schedule

The next meeting will take place on May 23, 2017 at 6:30 PM in Room 112 (Town Hall).

The meeting adjourned at 8:05 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

- PBC Agenda
- PBC Minutes of 4/11/2017 and 4/25/2017
- CPM Monthly Project Dashboard – Police Station dated 4/30/2017
- Wilcox & Barton Task Authorization Form dated 5/5/2017
- CPM Pending Change Order (PCO) Log – Police Station dated 4/30/2017
- CPM Monthly Project Dashboard – Fire Station dated 4/30/2017
- CPM Pending Change Order (PCO) Log – Fire Station dated 5/9/2017