

Permanent Building Committee
Walpole Town Hall – Room 112
May 23, 2017

Minutes

PRESENT: Jack Fisher, Bernie Goba, Michael Keefe, David Lynch

ALSO PRESENT: Chief Bailey, Deputy Chief Barry, Lt. Zanghetti, Don Anderson, Bryan Jarvis, David Foss, Bob Morel, Mike Saccoccio, Thomas Gregory

Mr. Fisher called the meeting to order at 6:35 PM.

Mr. Fisher introduced newly appointed PBC member, David Lynch.

Review / Approval of Minutes

On a motion by Mr. Goba, second by Mr. Keefe, the Committee voted (3-0-1, Lynch abstain) to approve of the minutes of the May 9, 2017 meeting.

South Street Post-Remediation Issues

David Foss of Wilcox & Barton, the Town's geo-environmental consultant and licensed site professional, was present to provide some clarifying information on remediation-related issues at the east of South Street site. Mr. Foss explained that the east of South Street site, now that it has been remediated by the Responsible Parties, is to be treated as a typical urban construction site and that the owner (Town) will be responsible for the abatement of any ACM building materials found in the soil. Mr. Foss explained the steps involved in the abatement of the recently-found ACM building materials in the soil. A non-traditional work plan was submitted to MassDEP and comments are expected to be received very soon. It is anticipated that the 10-day delay will be waived and the Town can mobilize and perform the abatement next week. The work involved is expected to take about two (2) days.

Mr. Foss next reviewed the steps involved in the dust monitoring activities at the police station site which now, per request of the EPA, include the addition of two (2) dust track monitors which brings the total to four (4). All four monitors are now enabled to transmit an electronic alert online should dust detected at the site be recorded at an elevated level for a sustained duration of fifteen (15) minutes. Mr. Foss explained that the soil management plan (SMP) details a very conservative calculation used to set the elevated threshold for triggering an alert. Mr. Foss explained that the EPA is insistent that the monitoring described in the SMP be carried out as described, which has been the case since the beginning of the building project. Mr. Foss explained that the responsible parties performed three hundred (300) soil samples before the site was cleared and that the likelihood of finding asbestos co-mingled in the soil is very low. Should this occur, the Responsible Parties would be obligated to return to the site and perform remediation at their expense. Mr. Foss described the deed restriction which will be recorded on the site once the buildings are completed.

Mr. Keefe inquired about the design of the building slab. Mr. Foss explained that a vapor barrier and passive sub-slab ventilation system are incorporated into the building specifications. Mr. Foss also explained that there is no substantial risk for contamination from volatile organic compounds on the

site. Mr. Fisher asked whether the abatement of the ACM building materials will impact the project budget. Mr. Jarvis explained that the budget has a soils contingency line which has not been touched yet which is a positive sign since the earthwork phase is nearly completed.

Fire Station Project Update

Mr. Jarvis distributed an update on all building projects dated May 23, 2017. Bob Morel of G&R Construction was present to introduce Mike Saccoccio who will take over as project manager in place of Erik Swenson who has been re-assigned to a different project. Mr. Morel assured the Committee that the construction project will continue to be managed appropriately by his team. Dennis Morel will remain on site a project superintendent.

Mr. Jarvis explained that excavations for foundations are ongoing and that some over-excavation was required to reach native soils. Two (2) small fuel tanks were found which will be removed by Comm-Tank, the Town's tank vendor. The fire station project will include a newer, more modern tank which will be moved from the Fisher School (not OPR, as was the original plan). Mr. Jarvis also explained that a request to redesign and consolidate the file server room and dispatch server room has been received and reviewed. This redesign will turn the dispatch server room into future office space. Chief Bailey spoke in support of the redesign explaining that it will provide the department with more usable space. A request for authorization, including drawings, from Schwartz/Silver Architects (SSA) was presented to the Committee. It requests an hourly NTE amount of \$9,320 (\$1,620 SSA; \$7,000 BVH; plus 10% SSA markup for coordination). On a motion by Mr. Keefe, second by Mr. Goba, the Committee voted (4-0) to authorize the redesign request.

Mr. Jarvis distributed a PCO log dated May 23, 2017 explaining that pricing was received (\$18,284.91) to provide concrete hardener/sealer for the floors in the apparatus bays. He also explained that Compass is currently reviewing the proposed cost to add electrical items at temp-ops (\$2,466.50), the proposed cost to install a roof ladder (\$4,085.81), and the proposed cost to install a unit heater in the emergency electric room (\$6,577.40). The following new items were added to the PCO log: ACM allowance credit, unsuitable soils over excavation, and sprinkler adjustments.

Mr. Jarvis distributed Change Order #3 (\$38,023.38) for signature. This change order had previously been approved by the Committee.

Police Station Project Update

Mr. Jarvis explained that foundation work is ongoing at the site and is currently at 75% completion including the out-building. Steel is set to arrive by June 5th and will be erected in three (3) weeks. CCD #2 has been issued for test pits at the building footprint. The geo-tech consultant has concluded that previously placed fill is suitable for under the building and can remain in place. This has resulted in minimal over-excavation of unsuitable soils compared to the initial allowance of 500 CY.

Mr. Gregory explained that he had asked the Town's insurance advisor to go out to the marketplace to quote a builders risk policy for the police station building project. The most favorable quote was received by the Hartford with a premium of \$19,852 and a limit of coverage of \$7,362,568. On a motion by Mr. Goba, second by Mr. Keefe, the Committee voted (4-0) to authorize payment of the premium.

South Street (COA) Center Project Update

Mr. Jarvis explained that Catlin + Petrovick has been updating the plans and specifications with responses received by the third party peer reviews. Mr. Jarvis explained that the prequalification process has been completed per MGL, Chapter 149, section 44D and distributed a list of prequalified contractors. Bidding will be done electronically by Bid Docs Online. Bid documents will be available on June 1st; pre-bid conference will be June 6th; filed sub bids will be due June 22nd; and general contractor bids will be due June 29th.

It was explained that additional fill may be required as part of this project as there was less cut from the police station side of the site. Also, the OPM met with Eversource last week to discuss the possible requirement to include a cross connect between the PD and COA transformers. More to come on both of these items.

Review of Meeting Schedule

The next meeting will take place on June 13, 2017 at 6:30 PM in Room 112 (Town Hall).

The meeting adjourned at 7:50 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

PBC Agenda

PBC Minutes of 5/9/2017

CPM Project Update dated 5/23/2017

SSA Request for Authorization for Additional Services dated 5/17/2017

CPM Pending Change Order (PCO) Log – Fire Station dated 5/23/2017

CPM Pending Change Order (PCO) Log – Police Station dated 5/23/2017

G&R Change Order #3 dated 5/17/2017

South Street (COA) Center List of Pre-Qualified Contractors