

Permanent Building Committee
Walpole COA Conference Room
May 24, 2016
Minutes

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

ALSO PRESENT: Chief Carmichael, Deputy Chief Mackenzie, Lt. Zanghetti, Chief Bailey, Don Anderson, Thomas Gregory, Courtney Riley, Greg Carell, Meg Carell, Jon Traficonte, Stewart Marshall, Josette Burke, Laureen Westman, John Catlin, Michael Petrovick

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

On a motion by Mr. Wild, second by Mr. Case, the Committee approved (6-0) the minutes of the April 24, 2016 meeting.

Police Station Update on 100% Design Development Update

Mr. Jarvis explained that the police station project is moving through the permitting process currently. Conservation Commission and Planning Board public hearings have been set for June 8th and June 16th, respectively. Two estimates of the design development were performed and reconciled for this meeting. The 100% design development estimated construction cost is \$7 - \$7.5M. The 100% design development estimated total project cost is \$10.1M, which is within the \$9.6 - \$10.6M range presented at the end of schematic design. Mr. Carell provided an update on the project through design development. As a practical matter, the project is at approximately 60% of construction documents. All of the major building components and most of the minor components have been established. The soils management component remains to be fully established. The estimate carries an allowance for this, but further refinement is needed. The plan currently is to raise the entire site approximately 18 inches to reduce/eliminate the need to export soil off site. The technology budget is well in place with bona fide prices established. It was noted that the updated costs for radio and communication systems are required for the town-wide solution. The equipment for the police station project will be needed outside of the requirements for the fire station. A discussion about the site plan ensued.

Mr. Conroy inquired about the passive gas collection system which is being recommended by the EPA and whether the cost for this system can be funded through the South Street appropriation. A review of fixtures and the furniture layout was provided. A discussion about interior features ensued. Mr. Wildnauer expressed concerns regarding the "60% CD" progress that was presented in lieu of a complete design development package, and emphasized the risk of investing CD effort with interior elements and exterior elements still not defined, adding that the planting plan was blank in the package submitted. Referencing a handout, Mr. Carell provided an overview of the energy efficient / environmental components proposed for the building. It was explained that further information about solar panels and expected payback will be ready for the next PBC meeting.

Mr. Jarvis provided an overview of the design development estimates (AM Fogarty and PM&C) as well as a new project budget which has new figures inserted for FF&E and technology.

On a motion by Mr. Wild, second by Mr. Goba, the Committee voted (6-0) to approve the design development drawings as prepared by the Carell Group.

On a motion by Mr. Conroy, second by Mr. Wild, the Committee voted (6-0) to approve the invoice received from the Carell Group in the amount of \$36,000 for the completion of design development documents.

On a motion by Mr. Conroy, second by Mr. Wild, the Committee voted (6-0) to approve the invoice received from the Carell Group in the amount of \$50,000 for the 25% construction documents.

Council on Aging Update

On a motion by Mr. Conroy, second by Mr. Wild, the Committee voted (6-0) to approve the invoice in the amount of \$5,625 for OPM services for the COA building project through April.

Ms. Westman provided an overview of the project schedule and budget to date – currently a \$5M construction budget.

Mr. Catlin and Mr. Petrovick were present to provide an update on the COA project. The working group has worked on a program so far which is about 12,500 square feet in a 2-story building. They explained that this will likely be reduced by another 500 square feet. An overview of the site was presented next.

Fire Station Project Update

Planning Board public hearing for the fire station site plan approval has been set for June 16th. Mr. Traficonte presented an overview of the temporary ops site which has now been sited on the patch of land between Blackburn Hall and Stone Street. A survey will be performed of this site. A discussion ensued about whether to require the general contractor to include the temp ops specification or whether to procure the temp ops set up separately. A review of the parking plan was presented next. It is planned that firefighter employee parking will not take up spaces in the lot in front of the library. Chief Bailey stressed, however, that during call-backs, firefighters will likely look to park in any available open space close to the temp ops. A review of the plans ensued. There have only been minor changes since the previous meeting. The radiant flooring option has been eliminated due to insufficient life-cycle cost savings identified.

Mr. Jarvis presented an overview of the project schedule.

On a motion by Mr. Conroy, second by Mr. Wildnauer, the Committee voted (6-0) to approve the invoice received from Schwartz/Silver Architects in the amount of \$77,400 for the completion of 60% design development documents.

On a motion by Mr. Conroy, second by Mr. Wild, the Committee voted (6-0) to approve the invoice received from Compass Project Management in the amount of \$5,625 for OPM services through April 2016.

There was no other business.

The meeting adjourned at 9:30 PM.

The next PBC meeting will take place on Tuesday, June 14, 2016 at 6:30 PM.

Respectfully submitted,

Thomas Gregory

Assistant Town Administrator

Referenced Materials

Minutes of April 24, 2016 PBC Meeting