

Permanent Building Committee
Walpole Town Hall – COA Conference Room
June 14, 2016
Minutes

PRESENT: Jack Conroy, Bernie Goba, Phil Wild, Ted Case, David Wildnauer, Jack Fisher (at 7:15PM)

ALSO PRESENT: Chief Bailey, Courtney Riley, Patrick Shield, Don Anderson, Lt. Zanghetti, Josette Burke, Rich McCarthy, James Johnson, Bryan Jarvis, Jon Traficante, Stewart Marshall, John Catlin, Michael Petrovick, Thomas Gregory

Mr. Conroy convened the meeting at 6:35 PM.

The police station update was taken out of order to accommodate Mr. Catlin who had not arrived by the start of the meeting.

Police Station Project Update

Referencing a revised project schedule, Mr. Jarvis provided an update on the police station project and addressed the coordination of both the police station and fire station project relative to sufficiently spacing the bidding of these projects. The Conservation Commission held its public hearing last Wednesday and approved the project. The Planning Board hearing for site plan approval is scheduled for this Thursday. The Carell Group is expected to have completed an 85% CD set by mid-July. The earthwork specification continues to be developed in coordination with the Town's LSP. An existing site survey will be done before the end of June which will provide guidance on whether quantities will need to be amended in the specification. The 100% CD set is expected by the end of July with the plan to go out to bid in the second week of August. Bids in hand are expected by the first week in September. We are currently working through the logistics of mobilizing on the South Street site once the Responsible Parties have completed their work and have de-mobilized.

Mr. Johnson explained that he anticipates presenting Town Meeting in the fall with a separate appropriation request in the order of \$750,000 to fund the capital equipment needed for the new police station. Additionally, it is planned that a portion of what remains of the \$1.68M South Street appropriation will be reserved for potential use on site work for the police station.

Mr. Conroy expressed a concern about getting a final as-built survey from the Responsible Parties and what the consequences might be relative to a construction start date if the as-built survey is substantially delayed.

Fire Station Project Update

Referencing a revised project budget Mr. Jarvis reviewed the reconciled 100% DD cost estimate which identified total construction costs at \$10.1M and a total project budget of \$14.7M inclusive of the gable roof alternate over the living quarters and the mezzanine/roof extension alternate and corresponding designer fee adjustments and contingency adjustments. The project schedule for the fire station remains extremely tight with a compressed document review timeline. Construction documents are estimated to be ready by the end of August. Bids are expected to be in hand in time for the fall Town Meeting.

Mr. Traficonte explained that the temporary operations site adjacent to Stone Street has been surveyed and a couple of precautionary test pits will be performed next week. The Town's Building Commissioner has spoken with the architects and the OPM and is comfortable with the proposed temp ops. He will have a written letter to document his approval in time for the Planning Board's public hearing on Thursday.

Mr. Jarvis explained that the temp ops was priced in the 100% DD cost estimate for the general contractor to perform (not the Town). Mr. Conroy expressed a scheduling concern about mobilization for the temp ops, explaining that asphalt production shut down may delay the site preparation. In response to Mr. Conroy's question about communications equipment set up for temp ops, Mr. Jarvis explained that the fire department has received an estimate from All-Comm to handle the relocation.

Mr. Traficonte and Mr. Marshall presented a brief review of the exterior features.

There was an extended discussion about the two (2) proposed add-alternates. The 100% DD cost estimate placed a value of the gable roof in the \$75k-\$100k range and a value of the mezzanine/roof extension in the \$175-200k range. The mezzanine/roof extension adds an additional 1,400 square feet of usable space to the building and is Chief Bailey's preference. Mr. Traficonte explained that SSA would recommend the mezzanine/roof extension alternate over the gable roof because of the additional space which it would provide. Mr. Goba expressed his desire not to include the gable roof. Mr. Johnson explained that the Selectmen's preference is to include the gable roof. There was an extended discussion on the subject of the add-alternates.

On a motion by Mr. Conroy, second by Mr. Wildnauer, the Committee voted (5-1, Conroy "no") to recommend that the base bid include the mezzanine/roof extension, and to direct SSA to determine the cost to design both the base bid option with a flat roof and an add alternate option with a gable roof design. SSA explained that they will outline what would be involved in designing the gable roof alternate without having to design two (2) sets which would be cost-prohibitive. They will have an answer to this question next week.

South Street Center (COA) Update

Mr. Catlin was present to provide an update on the schematic design of the South Street Center. Mr. Catlin presented the 95% schematic plans, elevations and renderings for approval. In order to raise the site, the architect is considering installing a narrow band of rip-rap along the river's edge. Mr. Catlin has requested additional geo-tech borings to be performed under the site of the proposed building. Mr. Catlin explained that the building is currently at 12,900 SF and acknowledged that the Town will likely need the total SF to be reduced to be able to fund its construction. Mr. Catlin advised that any building over 11,000 SF intended to be used by seniors ought to be laid out in two (2) stories and, further, that South Street site is likely too small to accommodate a one (1) story building to meet the program demands and might eliminate future expansion possibilities. It was explained that the west side of the building has been designed to accommodate a possible future expansion. The first and second floor layouts were presented next as well as exterior elevations showing roof (box) trusses, which are designed to accommodate mechanical equipment saving important program space on the occupied floors. The architects are designing for standard spread footings. Exterior siding will be cementitious clapboards and shingles with painted PVC trim.

Mr. Johnson explained that he has done some preliminary outreach to identify possible other funding sources and is more comfortable now about the total project cost and projected square footage. Mr. Johnson has approved the 12,900sf program. He explained that the Town needs to have plans in place to be able to have a reasonable shot at receiving CDBG funds. Mr. Johnson explained that he is optimistic about other potential resources in town such as the Walpole Co-op and the Friends of the COA, and he will start doing some outreach. Mr. Catlin explained that he would help with fundraising, explaining that he believes Walpole should have community resources available.

Mr. Jarvis explained that the 90% CD cost estimate is expected to be in hand in advance of the fall Town Meeting. Mr. Johnson explained that he plans to ask fall Town Meeting for an approximate \$6.1M appropriation.

The schematic design cost estimate is expected to be prepared by the next PBC meeting (June 28th).

Mr. Fisher expressed a concern about the color coordination between the police station and the South Street Center. Mr. Catlin said that he would help facilitate a conversation about doing so.

There was no other business.

The next PBC meeting will take place on Tuesday, June 28th at 6:30 PM.

The meeting adjourned at 8:48 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

Minutes of May 24, 2016 meeting

Police Station Project Schedule as of June 14, 2016

Fire Station Project Schedule as of June 3, 2016

Town of Walpole South Street Center – 95% Schematic Design PPT presentation

COA Project Schedule as of June 3, 2016