

Permanent Building Committee
Walpole Town Hall - COA Conference Room
June 28, 2016
Minutes

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

ALSO PRESENT: Lt. Zanghetti, Chief Bailey, Don Anderson, Thomas Gregory, Greg Carell, Lauren Westman, John Catlin, Patrick Shield

Mr. Conroy convened the meeting at 6:34 PM.

On a motion by Mr. Conroy, second by Mr. Wild, the Committee approved (5-0) the minutes of June 14, 2016 meeting.

Update on South Street Center / South Street Remediation

This item was taken out of order to accommodate Mr. Catlin's schedule.

Mr. Catlin was present to explain that the 100% SD cost estimate is not ready for this evening but will be ready for July 6th. They are currently carrying \$440 – \$450 per square foot (\$5.6M – \$5.8M total) in construction costs, as well as 28% for soft costs, for a total project cost of \$7,372,800. They are currently assuming normal foundations. Mr. Catlin explained some of the elevation issues which may come into play as a result of the police station site work. The issues should be fully resolved at the DD stage. Mr. Catlin explained that he is expecting the elevation of the building to be at 170 feet, and cautioned that any higher elevation would create too steep a slope toward the river. Mr. Conroy raised the question about what elevation the Responsible Parties are obligated to leave the site once they demobilize. Mr. Carell explained that the final elevation has been moving target during the design/permitting process to date for the police station. A soils management plan is in place with very good data received from Wilcox & Barton.

Mr. Wildnauer suggested a geotechnical engineer be hired by the Town to write an earthwork specification for the placement and compaction of soil on the COA site, rather than uncontrolled filling which will require excavation and re-do by the COA project later.

Referencing an email received from Mr. Jarvis dated June 15th, Mr. Gregory explained that the commencement of construction on the South Street site for the police station will likely not take place until the March-April 2017 timeframe due to the lengthy legislatively-prescribed permitting obligations imposed by the EPA. Mr. Gregory explained that the Town has pushed back against the EPA on the matter. The EPA's schedule will not, however, change the Town's bidding schedule as bids are still expected to be in hand in time for Fall Annual Town Meeting. Mr. Conroy expressed a concern about bidding the police station project five months before construction can start. Mr. Carell stated that he received guidance from the Attorney General's office advising that there is no legal impediment to require a delayed construction start date.

Mr. Fisher asked if the Committee can have Mr. Foss of Wilcox & Barton present for a meeting on July 12th to answer specific questions relative to slab removal, further remediation, and EPA timeline. There was consensus among Committee members to meet on July 12th and also vote to approve the 100% SD

cost estimate for the South Street Center. Mr. Gregory explained that he would invite Mr. Foss to a July 12th meeting.

Approval of Invoices

On a motion by Mr. Conroy, second by Mr. Wildnauer, the Committee voted (5-0) to approve the invoice received from Compass Project Management in the amount of \$10,935 for project management services (fire station project) provided for the period May 1 – May 31; and voted (5-0) to approve the invoice received from Schwartz/Silver Architects in the amount of \$68,800 for the completion of Design Development documents.

On a motion by Mr. Fisher, second by Mr. Wildnauer, the Committee voted (5-0) to approve the invoice received from Compass Project Management in the amount of \$5,625 for project management services (South Street Center) provided for the period May 1 – May 31; and voted (5-0) to approve the invoice received from Catlin + Petrovick Architects in the amount of \$42,750 for the 60% completion of Schematic Design documents.

There were no May invoices received for the police station project.

Update on Fire Station Project

Mr. Gregory explained that the new location for the Fire Department temp ops will be the grass area between Blackburn Hall and Stone Street. A 75' by 66' metal framed 4-bay garage will be erected with fire apparatus exiting onto Blackburn Way. Two (2) mobile home trailers will be sited behind the garage for firefighter living quarters. Chief Bailey spoke in support of the new temp ops set-up stating that the garage will house (8) pieces and that there is sufficient ramp distance for the apparatus to exit and turn onto Blackburn Way. Jersey barriers will be set up along Stone Street with some additional fencing adjacent to the ramp.

Mr. Conroy asked if the Town intends to do anything with the cupola over the old fire station. Mr. Gregory explained that he is unaware of any future use and would inquire of Schwartz/Silver.

Update on Police Station Project

Referencing a Power Point presentation and color board, Mr. Carell provided an overview of the interior finishes proposed for the police station. The lobby will include a gypsum board soffit and suspended ceiling, as well as oak wainscoting, trim, and cabinetry. Mr. Carell additionally explained that he plans to have installed a custom-made stone mosaic of the police patch to be set in the floor of the lobby. This has a value of approximately \$3,000. When asked by Mr. Wildnauer, Mr. Carell explained that the budget can afford this. Mr. Carell provided a cut-out of a Pella window which is being proposed, explaining that he is not designing bullet-proof windows. Mr. Anderson expressed his approval of the proposed interior finishes from a maintenance perspective.

Referencing a hand-out, Mr. Carell provided an overview of the solar panels which outlined (2) possible options: either buy the collectors or enter into a Power Purchase Agreement (PPA). The turn key cost to purchase the system is estimated to be \$300,000, with yearly electricity provided by the solar array estimated to be 125,000 kWh x \$0.18 / kWh = \$22,500. Using a 20-year PPA with a fixed rate of \$0.12 / kWh, there would be for initial cost and the yearly electricity supplied by the solar array is estimated to

be 125,000 kWh x \$0.12 / kWh = \$15,000. The estimated savings over a 20-year period would be \$190,000 +/-.

There was no other business.

The next PBC meeting will take place on Tuesday, July 12, 2016 at 6:30 PM.

The meeting adjourned at 8:25 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

Minutes of the June 14, 2016 PBC Meeting

Email from Bryan Jarvis dated June 15, 2015 "RE: Walpole – South Street Closeout procedure/timeline"

Walpole Police Headquarters Power Point presentation (interior finishes)

Hand-out titled "Walpole Police Headquarters PV / Cost Summary"