

Permanent Building Committee  
Walpole Town Hall – Room 112  
July 11, 2017

Minutes

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

ALSO PRESENT: Chief Bailey, Deputy Chief Barry, Lt. Zanghetti, Don Anderson, Bryan Jarvis, James Johnson, Thomas Gregory, Marilyn Thompson, Jodi Cuneo, John Catlin (Catlin + Petrovick Architects), Stewart Marshall (Schwartz/Silver Architects), Dan Aylward (G&R Construction), Greg and Meg Carell (Carell Group Architects), Frank Ravesi and Krystal Burrows (M. O'Connor Contracting)

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

On a motion by Mr. Conroy, second by Mr. Fisher, the Committee approved the minutes of the PBC meetings on June 13, 2017 and June 27, 2017.

South Street (COA) Update

Mr. Jarvis provided a brief update on the COA project explaining the following reclassified invoices per authorization by the Town Accountant: Catlin and Petrovick invoice number 20160001-8 in the amount of \$9,380 was removed from the project budget and charged to town funds; Wilcox & Barton invoice number 7343 in the amount of \$1,800 was removed from the project budget and charged to town funds; and, Compass (Norwood Engineering invoice number 3573) in the amount of \$3,850 was removed from the project budget and charged to town funds.

Referencing a memorandum dated July 11, 2017, Mr. Johnson was present to provide an update to the Committee on the results of the bid opening and financing for the South Street Center. The OPM and architect are still reviewing all of the bids for completeness. The apparent low bidder was Page Construction with a base bid of \$5,974,041. At this time, it does not appear that the Town has the funds to award the construction contract to include the alternates which total \$148,998. Additional fundraising would need to take place to include the alternates.

Mr. Johnson explained that the Town is required by MGL Chapter 149 to award the construction contract to the lowest bidder within thirty (30) business days. It is anticipated that the Town will receive a large donation from a local business before August 1<sup>st</sup>, as well as contributions from the Friends of the Walpole Senior Center and Walpole Media TV. With receipt of these funds, it is anticipated that the Board of Selectmen will be able to award the construction contract within the required timeframe. When asked by Mr. Conroy, Mr. Johnson explained that funds for contingency have previously been identified and set aside.

Mr. Catlin explained that the bid results from the filed sub-bidders were higher than estimated and that the cost for fill on the COA site is higher than previously estimated due to less actual excavation occurring on the police station site.

There was a discussion about how to reduce expenses on this project. Mr. Catlin explained that a roofing component was double counted in the specifications for both the roofing subcontractor and the

general contractor, with an approximate value of \$35,000 to \$40,000. Mr. Catlin explained that a credit will be requested to resolve this issue. When asked by Mr. Conroy, Mr. Catlin explained that the general contractor (Page) has been willing to discuss numbers in the bid. Mr. Conroy and Mr. Keefe encouraged opportunities for more value engineering on this project. Mr. Fisher asked about the FFE expense in the budget. Mr. Johnson replied that if needed, he has a supplemental funding source identified to ensure the building is furnished once completed. When asked by Mr. Goba, Mr. Johnson explained that a groundbreaking ceremony is anticipated for September

Review and Approval of Invoices

The following invoice for work performed in June was presented for review:

Compass Project Management for \$9,618.

On a motion by Mr. Conroy, second by Mr. Fisher, the Committee voted (5-0) to approve this invoice in the amount of \$9,618.

Police Station Update

Mr. Jarvis distributed an executive update on the police station project dated July 11, 2017, and reviewed construction updates, the schedule milestone status, and the budget status. Structural steel was completed in June and utility connections continued on schedule. Roofing and masonry as well as rough MEP are expected to be in July. The project remains on budget and several weeks ahead of schedule, with slab on grade completed on June 30<sup>th</sup> (ahead of baseline schedule). Total project expenditures are \$2,329,590 against the \$10.4M budget (22% billed).

Mr. Jarvis also added that the 20,000 gallon underground storage tank was removed by Comm-Tank and there were no visible signs of leaking under the tank. Comm-Tank will be finishing their report next week.

Review and Approval of Invoices

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

<b>Vendor / Contractor</b>	<b>Amount</b>
Compass Project Management	\$22,501.00
Compass Project Management	\$5,730.73
The Carell Group	\$14,571.00
M. O'Connor Contracting	\$540,478.00
ADTECH	\$761.33
Wilcox & Barton	\$6,954.25
<b>TOTAL</b>	<b>\$590,996.31</b>

On a motion by Mr. Conroy, second by Mr. Goba, the Committee voted to approve all invoices in the amount of \$590,996.31.

Ms. Burrows and Mr. Ravesi of M. O'Connor were present to discuss the proposed staffing change to replace the existing project superintendent, Mr. O'Connor, with Mr. McCormack. A discussion followed.

Mr. Jarvis expressed a concern that the review of Mr. McCormack's resume does not show recent experience in Massachusetts Chapter 149 construction experience. Mr. Johnson expressed his specific concern about Mr. McCormack's ability to handle the issues related to the soil management plan and expressed general concerns relative to working on a remediated EPA Superfund site. Ms. Burrows explained that Mr. McCormack, while he does not have recent public construction experience in Massachusetts, has managed similar sized construction projects since the 1980s and is well qualified to serve as the superintendent on this site.

When asked by Mr. Conroy, Ms. Burrows explained that M. O'Connor is not self-performing any of the work on this project. It is all being performed by the filed sub-bidders and the owner's vendors.

When asked by Mr. Conroy, Mr. Carell explained that all of the technical security work is being performed by experienced subcontractors fluent in this field.

Mr. Jarvis provided an update on the PCO log (see attached).

#### Fire Station Update

Mr. Jarvis distributed an executive update on the fire station project dated July 11, 2017, and reviewed construction updates, the schedule milestone status, and the budget status. Structural steel was delivered and erection began on June 23<sup>rd</sup>; trenching for underground utilities are scheduled to begin mid-July; and, slab on deck concrete pours are scheduled for the end of July. Coordination and FFE meetings have recently been held with the project team. The project remains on schedule. Total project expenditures are \$3,539,231 against the \$14.2M budget (25% billed).

Referencing plans dated June 29, 2017, Mr. Marshall was present to provide a proposed new location to site the fuel tank and dispensing station. The new proposed location is next to the bank of condensers behind the existing police station which would eliminate the need to relocate the fire suppression line currently servicing the Jalapenos building. There was some discussion on this matter which concluded with PBC approval of the relocation.

Mr. Fisher and Mr. Goba would like a final determination on who is responsible should the fire suppression line servicing the Jalapenos building need to be repaired or replaced, since it runs under public property.

#### Review and Approval of Invoices

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

<b>Vendor / Contractor</b>	<b>Amount</b>
Compass Project Management	\$18,885.00
Compass Project Management	\$17,194.36
Schwartz / Silver Architects	\$12,000.00
G&R Construction	\$975,653.80
UEC	\$8,940.00
Comm-Tank	\$5,127.00
<b>TOTAL</b>	<b>\$1,037,800.16</b>

On a motion by Mr. Conroy, second by Mr. Keefe, the Committee voted to approve all invoices in the amount of \$1,037,800.16.

Mr. Jarvis provided an update on the PCO log (see attached).

Other Business

Mr. Johnson explained that the bid opening for the new vehicle maintenance garage took place this morning. Once the bids are reviewed they will be presented to the Committee at a future meeting.

Review of Meeting Schedule

The next meeting will take place on **August 15, 2017** at 6:30 PM in Room 112 (Town Hall).

The meeting adjourned at 8:20 PM.

Respectfully submitted,

Thomas Gregory  
Assistant Town Administrator

Referenced Materials

- PBC Agenda
- PBC Minutes of 6/13/2017 and 6/27/2017
- Johnson Memorandum titled "South Street Center" dated 7/11/2017
- Police Project Headquarters Executive Update (Compass) dated 7/11/2017
- Police Station Pending Change Order (PCO Log) dated 7/11/2017
- Central Fire Rescue Project Executive Update (Compass) dated 7/11/2017
- Fire Station Pending Change Order (PCO Log) dated 7/11/2017
- SSA Plans titled "Proposed Alternate Fuel Station Plan" dated 6/29/2017