

Permanent Building Committee  
Walpole Town Hall - Main Meeting Room  
July 12, 2016  
Minutes

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

ALSO PRESENT: Jim Johnson, Lt. Zanghetti, Don Anderson, Thomas Gregory, Greg Carell, Meg Carell, Bryan Jarvis, John Catlin, Patrick Shield, Bill Murray, David Foss

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

Approval of Minutes

On a motion by Mr. Conroy, second by Mr. Wildnauer, the Committee approved (5-0) the minutes of the June 28, 2016 meeting.

Act on Bill Schedules

On a motion by Mr. Case, second by Mr. Wildnauer, the Committee approved (5-0) an invoice in the amount of \$91,800 to the Carell Group for 70% completion of Construction Documents for the police station project.

Update on South Street Remediation / EPA Timeline

Referencing a Power Point presentation, Mr. Foss was present to address concerns raised at the previous PBC meeting relative to further remediation close-out activities on South Street. Presented were the areas and depths planned for soil excavation by the Responsible Parties (RPs). The most significant area of excavation will take place on the COA side of the site. Once the remediation has been completed, the site work for the new buildings will involve cutting soil from the police station side and filling on the COA side. Mr. Foss described the characteristics of the various compounds found in the soil which the RPs are required to remove per Record of Decision. The soil which will remain post remediation will be consistent with what is considered urban fill, i.e., mildly contaminated soil. Workers who may come into contact with soil will be required to have OSHA 40-hour HAZWOPER certification. We expect that the OSHA personal protective equipment will be modified level D. Dust monitoring will take place after the RPs have concluded their excavation and remediation, but asbestos monitoring will not be required at that point. A deed restriction (Activity and Use Limitation) will be recorded on the site to protect people who will use the site in the future. The minimum thickness of the cap has been recently confirmed by the EPA to be 12 inches with a geotextile layer over a landscaped area or with paving or concrete walkways. Mr. Foss explained that a ground penetrating radar survey was just completed on the site to assess the possible existence of buried foundations; the results will be back in a matter of 7 to 10 days.

Mr. Conroy expressed concerns about the potential costs associated with the discovery of unknown asbestos found on the site once construction on the buildings commences. Mr. Foss explained that he is coordinating with Mr. Murray and the architects to review the specifications where soil will be touched.

Mr. Goba expressed a concern about how a general contractor would proceed if previously-undetected asbestos is found during the site work, and cautioned about the delays that might get triggered in such an event.

Referencing the EOS Timeline prepared by Woodard & Curran relative to the EPAs schedule, Mr. Foss explained that it was confirmed this week that once the RPs have finished excavation and remediation at the end of November and all end-point samples have passed, as of the day of the final meeting on site the Town will have access to the site. This eliminates a further 90-day delay to accommodate further EPA paperwork approvals.

When asked by Mr. Fisher, Mr. Foss explained that there is very little risk to the Town about accessing the site while the EPA is conducting their final paperwork approvals. Mr. Foss explained that the EPA will provide the Town a written letter providing their authorization for the Town to access the site post remediation.

When asked by Mr. Conroy, Mr. Foss explained that he would have a conversation with the RPs on how to address the possibility of the Town uncovering unknown asbestos during the final EPA paperwork approval and the delays that this would cause.

Mr. Murray was present to discuss the cut/fill analysis for soil management. The strategy for handling the soils in a coordinated manner between the police station and the COA sites will focus on keeping as much of the native soil on site vs exporting off site. The overall cut on the police station site will be about 9,300 cy minus 2,600 cy for backfill at the existing site for a total export volume of 6,700 cy. The COA site will accept 6,700 cy from the police station minus 4,500 cy of backfill for a remaining volume of 2,200 cy which will be used to raise the COA site by 13 inches +/- . Imported clean backfill is estimated for the police station site to be 1,800 cy and is not included in the estimate above. It is anticipated that a similar volume is needed for the COA site. Earthwork numbers include removing foundations from the COA site. Relative to the retaining wall, the plan now is to remove the entire retaining wall along Gleason Court and backfill with soil. Mr. Jarvis explained that further discussion will be needed to address the logistics of filling on the COA side and the cost implication on the police station project budget.

A discussion ensued about how the COA side of the site would be left once the police station project concludes. Mr. Foss recommended that a fence should be installed separating the police station side and the COA side if the COA side will be left with holes and stockpiles of soil in anticipation of site work to occur in the future. Mr. Murray strongly advises against stockpiling soil on the COA site for future fill; ideally, the soil should be filled in the holes on the COA side once the holes are dug. Mr. Johnson explained that he needs to know the actual dollar value of the compaction of the soil on the COA side so it can be added to the police station project budget. Mr. Murray estimated the value to be \$150,000.

#### Police Station Update

Mr. Jarvis explained that Compass is currently pre-qualifying general and trade subcontractors for the police station project. The deadline for the submission of statements of qualification is July 20th. The second week of September is anticipated to be the deadline for the submission of bids for the project.

On a motion by Mr. Conroy, second by Mr. Goba, the Committee voted (4-0, Mr. Wildnauer abstained) to recommend that construction commence on the police station project on or before April 1, 2017. Mr. Carell suggested the Town consider earmarking a substantial contingency to cover potential change orders which may be caused by the delayed construction start date.

#### South Street Center Update

Referencing a handout titled "Walpole South Street Center, Rail Trail Option," Mr. Catlin provided an update on the COA project. Mr. Catlin explained that once the orientation of the police station turned, the COA building had to be shifted directly toward the river which now creates a significant slope toward the wetlands. To mitigate this, the architect would like to move the building ten feet toward the police station site by eliminating a 10 foot grass strip along the police station building as a possible solution. Another possible solution presented would be to site the building partly within the rail trail and canting the building slightly away from the river. Mr. Murray explained that the rights-of-way for railroads are very complicated to extinguish. The issue of the railroad ROW will be investigated by Town Counsel.

Mr. Catlin presented a brief overview of the 100% SD cost estimate, but without OPM review as it was just received the previous day. Mr. Catlin and Mr. Jarvis will have a full presentation on the SD cost estimate for the next PBC meeting. Currently the cost estimate is about \$80,000 higher than what was presented at the June 28<sup>th</sup> PBC meeting. Several add-alternates have been identified.

The meeting adjourned at 9:00 PM.

The next PBC meeting will take place on Tuesday, July 26, 2016 at 6:30 PM.

Respectfully submitted,

Thomas Gregory  
Assistant Town Administrator

#### Referenced Materials

Minutes of the June 28, 2016 PBC Meeting

Wilcox & Barton Power Point Presentation "Overview – Environmental Status, South Street Superfund Site, July 12, 2016"

Woodard & Curran hand out "EOS Timeline for Slab Removal and Soil Excavation"

Catlin & Petrovick hand out "Walpole South Street Center – Rail Trail Option"