

Permanent Building Committee
Walpole Town Hall – Room 112
August 15, 2017

Minutes

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

ALSO PRESENT: Chief Bailey, Deputy Chief Barry, Lt. Zanghetti, Meg Carell (Carell Group Architects), Steward Marshall (Schwartz/Silver Architects), Krystal Burrows (M. O'Connor), Frank Ravesi (M. O'Connor), Bryan Jarvis,

Mr. Conroy called the meeting to order at 6:32 PM.

On a motion by Mr. Fisher, second by Mr. Goba, the Committee vote (4-0) to approve the minutes of the PBC meeting on July 25, 2017.

Update on Vehicle Maintenance Garage (Other Business)

Mr. Gregory provided a brief update on this project explaining that the excavation of the site is now complete. Some ground water was discovered and pumped out before the site was backfilled. Grading and compacting continues and is on schedule to be completed by the end of the week. The general contractor, New England Builders, is waiting for submittal approvals from the architect and will then begin the footings and foundations by the end of the month.

Police Station Update

Referencing a handout titled, "Town of Walpole – Police Headquarters Project – Executive Update," Mr. Jarvis provided an update on this project explaining that the gas service line was installed; asphalt binder was completed on August 1st; finish grading for landscaping has started; metal outbuilding was erected in July; exterior wall framing and roofing were completed in July; window installation to be completed in August; masonry work continues and is scheduled to be completed by the end of August; slab placements in the outbuilding and sally port are scheduled for August; stud wall framing has started; and rough MEP installations continued into July with rough inspections targeted for late August.

Mr. Jarvis explained that there was a minor issue involving rough openings for exterior windows being too large. A new sub was brought in to complete the window installation with a work-around to accommodate the larger opening. A representative from Pella will be out this week to inspect the windows. Mr. Jarvis explained that he does not expect any warranty issues. Mr. Fisher advised that the Town receive a written guarantee that there will be no warranty issues.

Mr. Goba inquired whether acoustical insulation has been specified in the plans. Mr. Jarvis explained that he would look into the matter and have an answer by the next meeting.

Change Order #02 in the amount of \$65,397 was presented for signature. This change order was voted approved at the previous PBC meeting on July 25th.

Review and Approval of Invoices (Police)

The following invoices for work completed in July were presented to the Committee for review:

Vendor / Contractor	Amount
Compass Project Management	\$22,501.00
Compass Project Management	\$1,057.65
The Carell Group	\$18,571.00
M. O'Connor Contracting	\$1,094,638.00
All-COMM Technologies, Inc.	\$72,586.47
SHI	\$4,014.00
SHI	\$9,917.00
SHI	\$1,180.00
SHI	\$3,624.00
SHI	\$942.00
SHI	\$40,069.40
SHI	\$1,466.00
SHI	\$3,075.00
SHI	\$590.00
SHI	\$4,215.00
SHI	\$4,437.00
SHI	\$391.00
SHI	\$1,926.00
SHI	\$1,038.00
SHI	\$669.00
SHI	\$28,872.00
SHI	\$2,794.00
SHI	\$56.08
SHI	\$12,746.00
SHI	\$563.70
SHI	\$2,246.00
SHI	\$13,558.00
SHI	\$25.20
SHI	\$42.24
SHI	\$63.00
SHI	\$126.72
TOTAL	\$1,348,000.46

On a motion by Mr. Goba, second by Mr. Fisher, the Committee voted (4-0) to approve all invoices in the amount of \$1,348,000.46.

Mr. Jarvis explained that Compass has also posted a payment to S.M. Lorusso and Sons, Inc. dated 7-22-2017 in the amount of \$2,668.74 which the Town has already processed for the purchase of ¾ inch stone to be spread on the work site at the direction of the EPA.

Mr. Jarvis also explained that two lines on the FF&E budget are currently over budget by \$63,866.13 (50.20) and by \$30,060.94 (50.40), but that the FF&E bottom line number is still under budget.

Mr. Jarvis distributed and provided an update on the Pending Change Order (PCO) log dated 8/15/2017 (see attached).

Fire Station Project Update

Referencing a handout titled, “Town of Walpole – Central Fire Rescue Project – Executive Update,” Mr. Jarvis provided an update on this project explaining that structural steel and metal decking are erected and installed; onsite mockup foundation poured; installation of infiltration system #2 is complete; slab on deck concrete pours are complete; trenching for underground utilities ongoing; non-apparatus bay slab on grade pour to be complete mid-August; backfilling and compaction of soil within the building footprint are ongoing; metal stud framing of exterior walls and parapet started; and, interior metal stud framing at 2nd floor has been started.

There was a discussion about potentially re-locating the transformer and generator from behind the fire station to behind the old Town Hall. There was consensus among the Committee members to retain the original design and not to re-locate.

Change Order #05 in the amount of \$50,759.45 was presented for signature. This change order was approved at the July 25th PBC meeting.

Review and Approval of Invoices (Fire)

The following invoices for work completed in July were presented to the Committee for review:

Vendor / Contractor	Amount
Compass Project Management	\$18,885.00
Compass Project Management	\$6,235.90
Compass Project Management	\$849.75
Schwartz/Silver Architects	\$12,000.00
Schwartz/Silver Architects	\$2,500.00
G&R Construction	\$427,795.19
TOTAL	\$468,265.84

On a motion by Mr. Goba, second by Mr. Fisher, the Committee voted (4-0) to approve all invoices in the amount of \$468,265.84.

Mr. Jarvis distributed and provided an update on the Pending Change Order (PCO) log dated 8/15/2017 (see attached).

South Street (COA) Center Project Update

Mr. Jarvis explained that the GC contract was awarded to Page Building Construction Company and the contract is currently being circulated for signature. The project is expected to commence in September.

Mr. Gregory explained that an Administrative Settlement Agreement and Order on Consent is currently being reviewed by the EPA, Administration, and Town Counsel. This document will formalize the EPA's oversight of the Soils Management Plan for this project.

Review and Approval of Invoices (COA)

The following invoices for work completed in July were presented to the Committee for review:

Vendor / Contractor	Amount
Compass Project Management	\$9,619.00
Catlin + Petrovick Architects	\$23,750.00
TOTAL	\$33,369.00

On a motion by Mr. Goba, second by Mr. Fisher, the Committee voted (4-0) to approve all invoices in the amount of \$468,265.84.

Review of Meeting Schedule

The next meeting will take place on **August 29, 2017** at 6:30 PM in Room 112 (Town Hall).

The meeting adjourned at 8:10 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

PBC Agenda

PBC Minutes of 7/25/2017

CPM Handout "Town of Walpole – Police HQ – Executive Summary" dated 8/15/2017

Carell Group – Change Order No. 2, dated 8/14/2017

Pending Change Order (PCO) Log – Police HQ Project dated 8/15/2017

CPM Handout "Town of Walpole – Police HQ – Executive Summary" dated 8/15/2017

Pending Change Order (PCO) Log – Central Fire Rescue Project dated 8/15/2017