

Permanent Building Committee
Walpole Town Hall – Room 112
August 29, 2017

Minutes

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

ALSO PRESENT: Chief Bailey, Deputy Chief Barry, Lt. Zanghetti, Bryan Jarvis,

Mr. Conroy called the meeting to order at 6:35 PM.

On a motion by Mr. Fisher, second by Mr. Lynch, the Committee vote (4-0) to approve the minutes of the PBC meeting held on August 15, 2017.

Update on Vehicle Maintenance Garage

Mr. Anderson provided an update on the Vehicle Maintenance Garage, explaining that submittals are expected to be approved by Friday of this week. There is a 6 to 8 week lead time for building delivery. Mr. Conroy suggested that a concrete hardener be applied to the floor as is being done on the fire station building project.

Police Station Update

Referencing a handout dated 8/29/2017, Mr. Jarvis provided an update explaining that the finish grading and placement of loam is ongoing; curbing installation began today; construction of front retaining wall is underway with discussion on the curbing issue in front of the station; wall and roof panels of out-building have been placed; windows were re-installed / flashing ongoing / Pella rep reviewed and determined no issues; exterior trim mock-ups are ongoing; interior masonry is nearing completion; cell doors are on site; interior framing is ongoing; rough MEP is ongoing with rough inspections to begin soon; transformer delivered by Eversource; trench drain is set in sally port; and, slab on grade to be in place after masonry is finished.

Referencing the Pending Change Order (PCO) Log dated 8/29/2017, Mr. Jarvis presented the following items for review and approval by the Committee: dust monitoring per EPA, admin - \$13,560; dust monitoring per EPA for July 2017 - \$6,762; PLAM to Corian countertop modification - \$24,192; drain conflict with monitoring wells - \$4,733; relocated out-building gas service - \$1,579; added wall height between armory and mechanical room - \$2,126 (total \$52,952).

On a motion by Mr. Conroy, second by Mr. Keefe, the Committee voted (4-0) to approve the change proposals above for a total of \$52,952.

Mr. Jarvis explained that there is an issue relative to the type of curbing and sidewalk to be installed in the front of the new police station. Currently the specification calls for asphalt level with the roadway. The concern is coordination with the west of South Street site as it related to appearance as well as pedestrian connection from across the street. Mr. Jarvis estimated that it would be about \$10,000 to change the spec to include granite curbing (with asphalt sidewalk) in the space immediately in front of

the new station. There was some discussion on the matter with more analysis to take place before a decision is made.

Mr. Jarvis explained the proposal by M. O'Connor to fence, landscape, and grade the land between Gleason Court and the new station. Mr. Gregory explained that Mr. Johnson would prefer not to have a new fence installed right now at a proposed cost of \$14,550, adding that it may be possible for the DPW to install a fence at a future date at a better cost. There was consensus from the Committee to authorize M. O'Connor to perform the following tasks as outlined in the M. O'Connor proposal dated 8/28/2017: item 4: remove cluster of (7) maple trees at new berm; item 5: regrade berm towards front of site; and, item 6: additional plantings for a total of \$7,483.95.

Amendment #7 to the Compass contract for MEP Commissioning was presented to the Committee for review. Compass will subcontract to RFS to provide MEP Commissioning on this project. On a motion by Mr. Conroy, second by Mr. Fisher, the Committee voted (4-0) to approve of Amendment #7 to the Compass contract for MEP Commissioning for a not-to-exceed amount of \$24,200.

A Professional Services Supplement in the amount of \$1,440 to the Carell Group contract for countertop modifications was presented to the Committee for review. On a motion by Mr. Conroy, second by Mr. Fisher, the Committee voted (4-0) to approve of the Professional Services Supplement in the amount of \$1,440.

Fire Station Update

Referencing a handout dated 8/29/2017, Mr. Jarvis provided an update explaining that slab on grade has been placed in the first floor admin and support spaces; exterior and interior framing is ongoing; exterior sheathing and insulating is ongoing; AVB at roof transition is ongoing; masonry at roof transition wall to begin; roofing blocking has started; rough MEP and FP has started where possible; mock-up wall is underway; infiltration systems are complete with tie-in pending; water service connections are in progress; and the re-routing of the police sewer line is pending CCD #06.

Referencing the Pending Change Order (PCO) Log dated 8/29/2017, Mr. Jarvis presented the following items for review and approval by the Committee: concrete hardener / sealer - \$15,201.21; add plumbing to fixtures - \$7,873.49; delete one (1) roof drain per approved tapered insulation plan - (\$2,147.63); oil/gas separator to have separate venting - n/c (total \$20,927.07).

On a motion by Mr. Conroy, second by Mr. Fisher, the Committee voted (4-0) to approve the change proposals above for a total of \$20,927.07.

An amendment to the Schwartz / Silver contract for FFE coordination for a not-to-exceed amount of \$10,000 was presented to the Committee for review. On a motion by Mr. Conroy, second by Mr. Fisher, the Committee voted (4-0) to approve the amendment.

Review of Meeting Schedule

The next meeting will take place on **September 12, 2017** at 6:30 PM in the Room 112 (Town Hall).

The meeting adjourned at 7:38 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

PBC Agenda

PBC Minutes of 8/15/2017

CPM Handout: "Project Updates" dated 8/29/2017

Pending Change Order (PCO) Log – Police HQ Project dated 8/29/2017

M. O'Connor Change Proposal 2R3, dated 8/28/2017

Amendment #7 to the Compass Contract, dated 8/15/2017

Professional Services Supplement to the Carell Group Contract, dated 8/3/2017

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

Amendment to the Schwartz / Silver Contract, dated 8/29/2017