

Permanent Building Committee
Walpole Town Hall – Room 112
September 12, 2017

Minutes

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

ALSO PRESENT: Chief Bailey, Deputy Chief Barry, Lt. Zanghetti, Bryan Jarvis, Don Anderson, Thomas Gregory, Meg Carell, Greg Carell, Jon Traficonte, Frank Ravesi, Crystal Burrows, Dan Aylward

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

On a motion by Mr. Conroy, second by Mr. Keefe, the Committee voted (5-0) to approve the minutes of the PBC meeting held on August 29, 2017.

Police Station – Project Update

Referencing a handout titled “Town of Walpole – Police Headquarters Project – Executive Update” dated 9/12/2017, Mr. Jarvis explained that finish grading for landscaped areas was completed; retaining wall was completed; installation of front sidewalk is pending; granite curbing installation is complete; rough grading for the COA site is complete; electrical transformer was set and primary service cabling has been pulled; wall panels and overhead doors on the outbuilding are complete; slab on grade for outbuilding is complete; window installation and flashing are complete; masonry work is slightly behind schedule due to delay in delivery of cell doors; slab placements at sally port and generator pad are placed; study wall framing is substantially complete; rough MEP installations are nearing completion; and, exterior wall insulation is pending rough MEP inspections.

The project currently remains several weeks ahead of schedule.

Total project expenditures are \$4,555,236 (43% billed).

Construction contingency spent to date is \$117,107 (14%).

Mr. Jarvis distributed a Pending Change Order (PCO) log dated 9/12/2017, highlighting the landscape costs from the EPA shutdown in July for a cost of \$11,795. This amount has been grouped with the previous-approved items to form Change Order #03 for a total amount of \$73,458.

On a motion by Mr. Conroy, second by Mr. Lynch, the Committee voted (5-0) to approve CO #03 to M. O’Connor’s contract in the amount of \$73,458.

Review and Approval of Invoices (Police)

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

Vendor / Contractor	Amount
Compass Project Management	\$26,201.00
Compass Project Management	\$2,759.35

The Carell Group	\$14,571.00
The Carell Group	\$1,440.00
M. O'Connor Contracting	\$828,960.00
SHI	\$21.12
SHI	\$77.26
SHI	\$187.22
TOTAL	\$874,216.95

On a motion by Mr. Conroy, second by Mr. Keefe, the Committee voted (5-0) to approve all invoices in the amount of \$874,216.95.

Fire Station - Project Update

Referencing a handout titled "Town of Walpole – Central Fire Rescue Project – Executive Update" dated 9/12/2017, Mr. Jarvis explained that the installation of infiltration systems is complete; slab on deck concrete pours are complete; non-apparatus bay slab on grade pour is complete; sheathing of exterior walls and parapet is ongoing; interior metal study framing at second floor is almost complete; interior metal study framing at first floor has started; interior HVAC, electrical, plumbing rough and main sprinkler installation is progressing rapidly; exterior masonry has begun above the roof; police sewer upgrades are complete; and, water service is connected at the street.

The project is currently tracking on budget.

Total expenditures are \$4,781,075 (34% billed).

Approved change order amount of \$22,726 has used 2% of the construction contingency.

Mr. Jarvis distributed a Pending Change Order (PCO) log dated 9/12/2017, highlighting the new items which include added wall tile to all bath walls (\$12,499.78); add bent plate Line A between 2 & 2.5, temporary shoring between 2.5 and 4 (\$1,556.61); and, revision to lobby light (\$432.47). These amounts have been grouped with the previous-approved items to form Change Order #06 for a total amount of \$35,415.93.

On a motion by Mr. Conroy, second by Mr. Fisher, the Committee voted (5-0) to approve CO #06 to the G&R contract in the amount of \$35,415.93.

Review and Approval of Invoices (Fire)

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

Vendor / Contractor	Amount
Compass Project Management	\$24,385.00
Compass Project Management	\$2,266.00
Compass Project Management	\$1,385.08
Schwartz/Silver Architects	\$12,000.00

G&R Construction	\$733,541.48
TOTAL	\$773,577.56

On a motion by Mr. Conroy, second by Mr. Lynch, the Committee voted (5-0) to approve all invoices in the amount of \$773,577.56.

Mr. Fisher inquired about the grading along Stone Street and that it appears higher than the grade for the apparatus bay doors. Mr. Traficonte explained that there should not be any issues as the grade slopes to an exterior trench drain in front of the apparatus bay doors. Mr. Traficonte explained that the elevation of the fire station was calculated carefully to allow the various apparatus to swing around the back (north) side of the building and be able to pull into the building. If it were sited any higher, this would not be able to happen.

Mr. Conroy expressed a concern about water freezing near the front of the apparatus bay doors in the winter time.

South Street (COA) Center – Project Update

Referencing a handout titled “Town of Walpole – Council on Aging – Executive Update” dated 8/31/2017, Mr. Jarvis explained that the general contractor bids were received on July 1st and Page Building Construction Company was the lowest bidder with a base bid of \$5,974,041; the Town did not accept any alternates; a Notice to Proceed was issued to Page on September 12th and a construction kick-off meeting is scheduled for September 19th; the Town is currently finalizing the soils management plan (SMP) and an Order of Consent Agreement with the EPA; and, mobilization to the site is anticipated for early October 2017 with a construction timeline of fourteen (14) months.

Review and Approval of Invoices (COA)

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

Vendor / Contractor	Amount
Compass Project Management	\$2,060.00
Compass Project Management	\$2,332.00
TOTAL	\$4,392.00

On a motion by Mr. Conroy, second by Mr. Fisher, the Committee voted (5-0) to approve all invoices in the amount of \$4,392.00.

Review of Meeting Schedule

The next meeting will take place tentatively on **September 26, 2017** at 6:30 PM in the Room 112 (Town Hall).

The meeting adjourned at 7:55 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

PBC Agenda

PBC Minutes of 8/29/2017

Compass handout "Walpole Police HQ Project – Executive Summary" dated 9/12/2017

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

Change Order #03 – M. O'Connor dated 9/11/2017

Compass handout "Walpole Central Fire and Rescue Project – Executive Summary" dated 9/12/2017

Pending Change Order (PCO) Log – Walpole Fire dated 8/29/2017

Compass handout "Walpole Council on Aging Project – Executive Summary" dated 8/31/2017