

Permanent Building Committee
Walpole Public Library – Children’s Program Room
October 11, 2016

Minutes

PRESENT: Jack Conroy, Phil Wild, Ted Case, Jack Fisher, David Wildnauer, Cam Daley

ALSO PRESENT: Bryan Jarvis, Thomas Gregory, Patrick Shield, Chief Bailey, Deputy Chief Barry

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

Approval of Minutes

On a motion by Mr. Conroy, second by Mr. Wild, the Committee voted (6-0) to approve the minutes of the September 27, 2016 Permanent Building Committee meeting.

Act on Bill Schedules

On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (6-0) to approve the following invoices contingent upon Town Accountant review and approval: \$41,260.94 to Compass Project Management for project management services through September; \$65,108.15 to Schwartz / Silver Architects for 30% of bidding services through September and for Amendments #1 and #3; and \$92,625 to Catlin + Petrovick Architects for the 60% completion of construction documents.

Police Station Update

Referencing a handout titled “Town of Walpole – Police; Fire Rescue; and COA Project” dated October 11, 2016, Mr. Jarvis explained that a Notice of Award was submitted to M. O’Connor for a base bid of \$6,603,200 and alternates 1, 2, 3, and 4. An informational session was presented to Town Meeting members on October 4th and the Finance Committee voted for favorable action on Article 3 (police station) on the Fall Town Meeting Warrant. It is anticipated that the Board of Selectmen will award the contract to M. O’Connor on October 25th.

Fire Station Update

Referencing a handout titled “Walpole Central Fire Station – General Contractors Bid Tabulation,” dated October 6th, Mr. Jarvis explained that filed sub-bids were received on September 29th and that the low painter withdrew their bid. General contractor bids were received on October 6th. The low bidder, M. O’Connor, did not acknowledge the addenda. The second low bidder was G&R Construction. Mr. Jarvis explained that M. O’Connor has filed a bid protest with the Attorney General’s Office and that the matter is currently being reviewed by Town Counsel. Mr. Conroy advised that rebidding the project will likely be in the best interest of the Town. Mr. Case questioned whether it is good to have one general contractor for two concurrent projects.

Mr. Jarvis distributed a new project budget for the fire station project dated October 11, 2016 which shows the bid numbers for G&R.

South Street (COA) Project Update

Mr. Jarvis explained that the geotechnical report has been received which shows that existing soils beneath the South Street Center appear to be unsuitable for conventional foundations. An interdepartmental review by Town officials took place on October 6th. Site plan application submission is planned for November 4th. The Finance Committee vote 7-7 on Article 5 (COA project) which amounts to a non-vote. An extended discussion ensued on this matter. Mr. Conroy expressed his concern that this project does not appear to have a Town official able to speak definitively about the program needs of the proposed building since the departure of the former COA Director who established the program.

Review of Meeting Schedule

The attached handout (below) was reviewed with the Committee to highlight upcoming meetings.

The next meeting will take place on October 25, 2016 at 6:30 PM.

The meeting adjourned at 7:35 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

PBC Agenda

PBC Minutes of September 27, 2016

Compass handout "Town of Walpole – Police; Fire Rescue; and COA Project" dated October 11, 2016

Compass handout "Walpole Central Fire Station – General Contractors Bid Tabulation" dated October 6, 2016

Compass handout "Town of Walpole Fire Rescue Total Project Budget" dated October 11, 2016



TOWN OF WALPOLE
COMMONWEALTH OF MASSACHUSETTS

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PERMANENT BUILDING COMMITTEE
MEETING SCHEDULE THROUGH DECEMBER 2016

Information Meeting	October 4, 2016	6:30 PM	Community Room, Library
PBC Meeting	October 11, 2016	6:30 PM	Children's Room, Library
Finance Committee	October 6, 2016	7:00 PM	Town Hall, Room 112
Finance Committee	October 13, 2016	7:00 PM	Town Hall, Room 112
Fall Town Meeting	October 17, 2016	7:30 PM	Walpole High School
PBC Meeting	October 25, 2016	6:30 PM	Pinnacle Room, Library
PBC Meeting	November 15, 2016	6:30 PM	COA Conference Room
PBC Meeting	December 13, 2016	6:30 PM	Community Room, Library
PBC Meeting	December 27, 2016	6:30 PM	Community Room, Library