

Permanent Building Committee
Walpole Town Hall – COA Conference Room
November 15, 2016

Minutes

PRESENT: Jack Conroy, David Wildnauer, Cam Daley, Bernie Goba

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

Mr. Conroy convened the meeting at 6:35 PM.

Approval of Minutes

On a motion by Mr. Daley, second by Mr. Wildnauer, the Committee voted (4-0) to approve the minutes of the October 11, 2016 Permanent Building Committee meeting.

Act on Bill Schedules

On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (4-0) to approve the invoice received from The Carell Group in the amount of \$2,379.53 for reimbursable printing expenses.

On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (4-0) to approve the invoice received from Schwartz / Silver Architects in the amount of \$31,800 for the 90% completion of bidding services.

The Committee took no action on the invoice received from Catlin + Petrovick Architects in the amount of \$46,313 as the architect has not completed the 90% CD cost estimate. It is anticipated that this invoice will be approved at the next PBC meeting.

Police Station Update

Referencing a handout titled "Town of Walpole – Police; Fire Rescue; and COA Project" dated November 15, 2016, Mr. Jarvis explained the Town issued the Notice to Proceed to M. O'Connor on October 26th. The submittals and shop drawings process has started. Mobilization on South Street is still anticipated for April 1, 2017; earlier, should weather allow. Mr. Jarvis distributed a revised and updated project budget for the police station project.

There was a discussion about the construction change directive (CCD) process. Mr. Jarvis explained how Compass has customarily handled CCD's with other Ch. 149 construction projects. The process on all Walpole building projects will involve PBC input and approval on all CCD's as well as a certification of funds from the Town Accountant. On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (4-0) to authorize the PBC Chairman to sign off on CCD's up to \$10,000.

Fire Station Update

Referencing a handout titled “Town of Walpole – Police; Fire Rescue; and COA Project” dated November 15, 2016, Mr. Jarvis explained to the PBC the results of the bid protests from both M. O’Connor and G&R Construction. The AGO opined that bidders were on notice to acknowledge all addenda even though the bid documents did not provide an explicit space to do so; and as a result, because M. O’Connor did not acknowledge the addenda, the award must go to G&R Construction. The construction phase Kick-Off Meeting is scheduled for 9:30 AM on November 16th. Temp ops site prep and paving has been completed as of November 15th and a temp ops pre-construction meeting with G&R is pending. Mr. Jarvis distributed a revised and updated project budget for the fire station.

Mr. Wildnauer inquired about whether it is inappropriate for municipal building projects to receive private contributions. Mr. Gregory explained that there is no prohibition to exclude private contributions from public construction projects.

South Street (COA) Project Update

Referencing a handout titled “Town of Walpole – Police; Fire Rescue; and COA Project” dated November 15, 2016, Mr. Jarvis explained to the PBC that a recent phone call with the architect, civil engineer, structural engineer, and the Town’s consultant, Mr. Foss, addressed the concerns of the unsuitable soils beneath the COA building. Wilcox and Barton will draw up a performance specification for “ground improvements” to deal with the unsuitable soils. Additional soil removal continues to take place with an end date target for end of November / early December. The 90% CDs are available on Dropbox for review. Mr. Gregory will forward to PBC members tomorrow.

Review of Meeting Schedule

The next meeting will take place on December 13, 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 October 11, 2016

Compass handout “Town of Walpole – Police; Fire Rescue; and COA Project” dated November 15, 2016

Revised Project Budget – Police Station

Revised Project Budget – Fire Station