

Permanent Building Committee
Walpole Town Hall – Room 112
November 28, 2017

Minutes

PRESENT: Jack Conroy, Michael Keefe, David Lynch, Cam Daley

ALSO PRESENT: Chief Bailey, Deputy Chief Barry, Lt. Zanghetti, Bryan Jarvis, Don Anderson, James Johnson, Thomas Gregory, Bryan Jarvis

Mr. Conroy called the meeting to order at 6:30 PM.

On a motion by Mr. Daley, second by Mr. Lynch, the Committee voted (4-0) to approve the minutes of the PBC meeting held on November 14, 2017.

Police Station Update

Referencing a handout titled “Town of Walpole – Police; Fire Rescue; COA Project Update” dated 11/28/2017, Mr. Jarvis provided an update on the police station project to date. Specific updates are listed on the attached document. After some discussion with M. O’Connor, the project team agreed upon final paving to take place in the second half of April and will be handled via a no-cost change order. There was a quality issue with the sloped granite curbing in the parking lot. The site contractor removed and replaced the sloped granite with vertical granite at no charge to the Town. Mr. Conroy expressed a concern about the delay in the sidewalk completion.

Mr. Jarvis distributed and reviewed an updated Pending Change Order (PCO) log dated 11/28/2017.

Fire Station Update

Referencing a handout titled “Town of Walpole – Police; Fire Rescue; COA Project Update” dated 11/28/2017, Mr. Jarvis provided an update on the fire station project to date. Specific updates are listed on the attached document.

Referencing a handout titled “Town of Walpole – Central Fire Station – Site Sections through Apron,” Mr. Jarvis presented various sketches of the grade of the fire station apron and drainage design. A discussion was held on the matter. Mr. Jarvis explained that the project team is confident in the accuracy of the apron design and do not anticipate issues.

Mr. Jarvis distributed and reviewed an updated Pending Change Order (PCO) log dated 11/28/2017.

Mr. Jarvis distributed and reviewed a handout titled Walpole Fire Station - Project Budget Status Report dated 10/31/2017.

Mr. Jarvis distributed and reviewed a handout titled Walpole Fire – Construction Contingency Update dated 11/28/2017. The update demonstrated a conservative projection of future draws on this contingency which shows that there will be capacity to install radiant heat in the apparatus bays. A lengthy discussion ensued on the subject of radiant heat. Mr. Johnson advised that he would like the

PBC to take a serious look at this option since there will be room to fund it in the budget. Mr. Conroy expressed a concern about extending general conditions and the potential increased costs associated with delays. After discussing the matter, there was consensus among the PBC members to request Compass to solicit pricing from Schwartz/Silver and then to determine whether to pursue.

South Street (COA) Center Update

Referencing a handout titled "Town of Walpole – Police; Fire Rescue; COA Project Update" dated 11/28/2017, Mr. Jarvis provided an update on the South Street project to date. Specific updates are listed on the attached document.

Mr. Jarvis distributed and reviewed an updated Pending Change Order (PCO) log dated 11/28/2017.

Mr. Johnson provided comments about the wheelchair lift which was originally included as an alternate in the bidding and asked the PBC to vote on accepting a change order to procure the lift from the Town of Wellesley. Mr. Jarvis explained that the estimate right now to procure and install is \$54,374 which is about half of the cost identified in the low bidders alternate figure. On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (4-0) to authorize the wheelchair lift.

Mr. Jarvis explained that the Town will be receiving a credit since the Town independently procured builders' risk coverage for this project. This item was accidentally left in the GC's scope. After realizing the duplicate coverage, Page cancelled the builders' risk coverage they procured. The credit is \$7,960. On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (4-0) to approve of the credit.

There was no other business.

Review of Meeting Schedule

The next meeting will take place on December 12, 2017 at 6:30 PM.

The meeting adjourned at 8:10 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

PBC Agenda

PBC Minutes of 11/14/2017

Compass Handout "Town of Walpole – Police; Fire Rescue; COA Project Update" dated 11/28/2017

Compass Handout "Pending Change Order (PCO) Log – Walpole Police HQ Project" dated 11/28/2017

Compass Handout "Town of Walpole – Central Fire Station – Site Sections through Apron"

Compass Handout "Pending Change Order (PCO) Log – Walpole Central Fire Station Project" dated 11/28/2017

Compass Handout "Pending Change Order (PCO) Log – Walpole Council on Aging Project" dated 11/28/2017