

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

Minutes

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

ALSO PRESENT: Chief Bailey, Deputy Chief Barry, Lt. Zanghetti, Don Anderson, James Johnson, Thomas Gregory, Bryan Jarvis, Kerri McManama, Tony DiGiantommaso, Greg Carell

Mr. Conroy called the meeting to order at 6:40 PM.

On a motion by Mr. Conroy, second by Mr. Lynch, the Committee voted (5-0-1, Goba abstain) to approve the minutes of the PBC meeting held on November 28, 2017.

South Street Center (COA) Update

Referencing a handout titled “Town of Walpole – Council on Aging – Executive Update” dated 12/12/2017, Mr. Jarvis provided an update on the project. See attached handout for specific updates. Project expenditures are currently \$1,132,926 (15% billed) against the \$7.4M budget. The project remains on schedule. Mr. DiGiantommaso of Page Building Construction and added that submittal returns have been very good to date.

Review and Approval of Invoices (COA)

The following invoices for work completed in November were presented by the Committee for review:

Vendor / Contractor	Amount
Compass Project Management	\$3,060.00
Catlin + Petrovick Architects	\$9,330.41
Page Building Construction Company	\$232,801.30
TOTAL	\$245,191.71

On a motion by Mr. Conroy, second by Mr. Fisher, the Committee voted (6-0) to approve the above invoices for a total of \$245,191.71.

Referencing a Pending Change Order (PCO) Log dated 12/12/2017, Mr. Jarvis reviewed new additions to the log. There were no pending change orders yet to approve by the Committee.

CO #1 in the amount of \$46,414.27, which was authorized by the Committee for payment at the previous PBC meeting, was signed by the Chairman.

Police Station Update

Referencing a handout titled “Town of Walpole – Police Headquarters Project – Executive Update” dated 12/12/2017, Mr. Jarvis provided an update on the project. See attached handout for specific updates. Project expenditures are currently \$6,721,142 (65% billed) against the \$10.4M budget. The project remains on schedule with a planned turn-over date of March 2018. Final paving has been scheduled for spring of 2018.

Review and Approval of Invoices (Police)

The following invoices for work completed in November were presented by the Committee for review:

Vendor / Contractor	Amount
Compass Project Management	\$31,054.60
The Carell Group	\$14,571.00
M. O'Connor Contracting	\$470,459.00
ALL-COMM Technologies	\$4,361.50
ALL-COMM Technologies	\$2,610.00
ALL-COMM Technologies	\$14,181.60
ALL-COMM Technologies	\$54,475.71
SHI	\$471.00
Town of Norwood (police details)	\$389.92
Town of Walpole (police details)	\$1,039.33
Town of Walpole (police details)	\$1,425.36
Town of Walpole (police details)	\$962.72
Town of Westwood (police details)	\$407.68
TOTAL	\$596,409.42

On a motion by Mr. Conroy, second by Mr. Lynch, the Committee voted (6-0) to approve the above invoices for a total of \$596,409.42.

Referencing a Pending Change Order (PCO) Log dated 12/12/2017, Mr. Jarvis reviewed new additions to the log, including those items in green ready for approval by the PBC. On a motion by Mr. Daley, second by Mr. Conroy, the Committee voted (6-0) to approve of a credit of \$264,323 to be included in Change Order #06.

CO #05 in the amount of \$17,023, which was authorized by the Committee for payment at the previous PBC meeting, was signed by the Chairman.

Fire Station Update

Referencing a handout titled “Town of Walpole – Central Fire Rescue Project – Executive Update” dated 12/12/2017, Mr. Jarvis provided an update on the project. See attached handout for specific updates.

Project expenditures are currently \$7,945,674 (56% billed) against the \$14.2M budget. The project remains on schedule with a planned project completion date of July 20, 2018.

Review and Approval of Invoices (Fire)

The following invoices for work completed in November were presented by the Committee for review:

Vendor / Contractor	Amount
Compass Project Management	\$31,023.64
Schwartz/Silver Architects	\$12,000.00
G&R Construction	\$1,126,096.33
ALL-COMM Technologies	\$23,134.04
BEI Holdings	\$5,396.37
LW Bills Co	\$2,664.00
TOTAL	\$1,200,314.38

On a motion by Mr. Conroy, second by Mr. Keefe, the Committee voted (6-0) to approve the above invoices for a total of \$1,200,314.38.

Referencing a Pending Change Order (PCO) Log dated 12/12/2017, Mr. Jarvis reviewed new additions to the log, including those items in green ready for approval by the PBC. On a motion by Mr. Conroy, second by Mr. Daley, the Committee voted (6-0) to approve \$17,768.84 to be included in Change Order #09.

CO #08 in the amount of \$25,316.51, which was authorized by the Committee for payment at the previous PBC meeting, was signed by the Chairman.

Discussion of Radiant Heat Flooring in the Fire Station Apparatus Bay

Mr. Jarvis distributed various documents from Schwartz/Silver and consultants to document this discussion. Mr. Jarvis explained that estimated cost to design radiant heat flooring is \$33,430. He explained that this estimate is high based partly on the time of the year and capacity of the various firms to undertake this work. Mr. Jarvis also explained that a rough estimate for construction costs is \$179,000. Other cost considerations should this cause a delay include G&R's monthly general conditions of approximately \$30,000 and monthly temp ops rental fee of \$1,800. Mr. Jarvis explained that installation would need to commence by the first of February to avoid delays to the project.

Mr. Johnson reminded the Committee that he would like their serious consideration of this proposed change order now that he is confident funds will be available in the project budget to cover the additional expenses. Chief Bailey spoke in favor of installing radiant heat, adding that he has spoken to various chiefs in neighboring communities who have radiant heat and are pleased with it, particularly with the reduction in heat loss during the winter months.

There was an extended discussion on the matter. Mr. Goba expressed a concern about the increased costs associated with radiant heat as well as potential for errors during installation. Mr. Conroy ran

some calculations which put the total estimate closer to \$250,000. Mr. Fisher expressed a concern about the contingency balance after using a significant amount to pay for the radiant heat. After some discussion, Mr. Conroy suggested to the Committee that they authorize Schwartz/Silver to design the radiant heat flooring at the proposed \$33,430 and then get an exact amount for installation from G&R, and at that point the Committee can decide whether to proceed. Mr. Conroy made a motion to that effect with a second by Mr. Daley. Vote was 6-0, all in favor.

There was no other business.

Review of Meeting Schedule

The next meeting will take place on January 9, 2018 at 6:30 PM.

The meeting adjourned at 8:30 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

PBC Agenda

PBC Minutes of 11/28/2017

Town of Walpole – Council on Aging Project – Executive Update, dated 12/12/2017

PCO Log – Walpole COA, dated 12/12/2017

Town of Walpole – Police Headquarters Project – Executive Update, dated 12/12/2017

PCO Log – Walpole Police Headquarters, dated 12/12/2017

Town of Walpole – Central Fire Rescue Project – Executive Update, dated 12/12/2017

PCO Log – Central Fire Rescue Project, dated 12/12/2017

Various documents related to Radiant Heat Flooring in Fire Station Apparatus Bay