

Permanent Building Committee
Walpole Public Library – Community Room
December 13, 2016

Minutes

PRESENT: Jack Conroy, David Wildnauer, Cam Daley, Bernie Goba, Ted Case, Jack Fisher (at 7:00 PM)

ALSO PRESENT: Bryan Jarvis, Thomas Gregory, John Catlin, Meg Carell, Chief Bailey, Deputy Chief Barry, Lt. Zanghetti, Don Anderson, Krystal Burrows (M. O'Connor)

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 (5-0) to approve the minutes of the November 15, 2016 Permanent Building Committee meeting.

South Street (COA) Center Update

Referencing the 90% Cost Estimate from A.M. Fogarty dated November 18, 2016 and the budget reconciliation spreadsheet showing previous estimates, Mr. Jarvis explained that the current cost estimate for base construction is \$5,306,318 (\$411/SF), and \$5,599,303 (\$429/SF) with all alternates. This estimate puts the total project cost at \$7,343,119, which is in line with the Town's original budget for this building project. A revised project budget dated December 12, 2016 was distributed.

A discussion ensued on the order of the four (4) alternates to be considered. There was acknowledgement by the Committee that the construction of the interior stage and lift in the multipurpose room would be the most disruptive to the operation of the center once it opens. Additionally, Mr. Catlin explained that the brick patio alternate would likely be an excellent fundraising opportunity for the Town as individual bricks may be purchased by sponsors for at least several hundred dollars. For these reasons, on a motion by Mr. Conroy, second by Mr. Goba, the Committee voted (5-0) to order the alternates in the following manner: (1) interior stage and lift (\$51,233 estimate); (2) brick patio (\$47,775 estimate); (3) operable partition in the multipurpose room (\$39,505); and (4), projection screen (\$5,517).

When asked about the sub-surface passive ventilation system, Mr. Jarvis explained that this building element was incorporated into the base bid, adding that per EPA recommendation, both the police station and the South Street center are receiving the same mitigation systems.

Bidding for this project is anticipated for some time in 2017.

Mr. Jarvis explained that a final survey and grading plan is needed for the South Street site. Keeping on the same subject, Mr. Gregory distributed a plan of South Street titled "Verification Sampling Plan" and explained that Viasant, the remediation contractor for the Responsible Parties (RP's), encountered an issue with Waste Management in Rochester, NH, the receiving facility for asbestos-containing soil and other contaminated soil being generated at the South Street site. The annual regulatory capacity limit for this facility was reached in late November which has forced the South Street remediation project and

other remediation projects across the region to halt soil disposal temporarily until the start of the new year. Mr. Gregory explained that the Town pressed the RP's to find an alternate receiving facility, but no facility could be identified. The workaround involves temporary staging of contaminated soil in a lined ten (10) foot hole on site so that Viasant can return in January to excavate and remove this soil for disposal. Also being staged on site until January are drums containing lead contaminated soil. Mr. Gregory explained that all excavation on the site has been completed and that the only work currently taking place is end-point sampling and verification activities. Mr. Gregory explained that the capacity issue will not impact the start of the police station building project which is on target for April 1, 2017.

Mr. Jarvis explained that Compass has submitted an amendment to their contract with the Town to extend project management services through completion of construction. This amendment will be presented to the Board of Selectmen at their December 20th meeting. Mr. Gregory advised that PBC approval tonight of Compass invoices is contingent upon Selectmen authorization of the Compass amendment.

On a motion by Mr. Conroy, second by Mr. Goba, the Committee voted (6-0) to approve the invoice received from Compass Project Management in the amount of \$9,618 for OPM services through November 2016; and, on a motion by Mr. Conroy, second by Mr. Goba, the Committee voted (6-0) to approve the 90% CD cost estimate and corresponding invoice received from Catlin + Petrovick in the amount of \$46,313.

Police Station Update

Mr. Jarvis and Ms. Carell explained that there have been several meetings with the general contractor and that submittals and RFI's are starting to be received. A site contractor, CC Construction, has been selected based on good references received. Ms. Burrows of M. O'Connor explained that they are ready to get on site prior to April 1st weather permitting.

Mr. Conroy advised that the Committee should establish times certain during the monthly PBC meetings for the fire and police station project updates to take place.

Mr. Jarvis explained that the Carell Group has submitted an amendment to extend the construction administration phase of the project through April 1, 2017, and advised that PBC approval tonight of the Carell Group invoice is contingent upon Selectmen authorization at their December 20th meeting.

On a motion by Mr. Daley, second by Mr. Conroy, the Committee voted (6-0) to approve the invoice received from Compass Project Management in the amount of \$7,188.70 for OPM services and reimbursement through November 2016; to approve the invoice received from the Carell Group in the amount of \$15,900 for construction administration services through November 2016; and, to approve the invoice received from M. O'Connor Contracting in the amount of \$110,191 for general conditions as well as for payment and performance bonds.

Fire Station Update

Referencing project budget status report for the period ending November 30, 2016, a site logistics plan dated December 7, 2016, and a project schedule dated November 21, 2016, Mr. Jarvis explained that

several meetings have taken place with G and R Construction to date. Mr. Jarvis also distributed a Monthly Project Dashboard for the fire station project and explained that Compass will be distributing this document for both building projects each month.

When asked by Mr. Conroy about the timing of submittals by the general contractor for both the police and fire station building projects, Mr. Jarvis explained that the weekly construction meeting minutes record this information. There was consensus among the Committee members that these weekly minutes should be routinely distributed by email to the members. Mr. Gregory explained that he would accommodate this request.

There was a discussion about the fire station logistics plan and it was explained that the current plan represents specific input from police and fire personnel. Mr. Daley advised that the Town should share this logistics plan with the businesses which abut the fire station. Mr. Conroy advised that the Town should communicate logistical information about the fire station building project on the Town's website and on TV via Walpole Media.

When asked about diesel fueling for DPW vehicles during construction, Mr. Jarvis explained that the Town will purchase diesel at retail locations during this time.

On a motion by Mr. Daley, second by Mr. Fisher, the Committee voted (6-0) to approve of the invoice received from Compass Project Management for OPM services through November 2016 in the amount of \$9,618; to approve of the invoice received from Schwartz / Silver Architects in the amount of \$12,000 for construction administration services through November 2016; and, to approve invoices as listed on the agenda for various work associated with the fit out of the temporary fire administration operations.

Review of Meeting Schedule

The next meeting will take place on January 10, 2017 at 6:30 PM in Room 112 (Town Hall).

The meeting adjourned at 8:15 PM.

Respectfully submitted,

Thomas Gregory
Assistant Town Administrator

Referenced Materials

PBC Agenda

PBC Minutes of November 15, 2016

90% Cost Estimate (COA) from A.M. Fogarty dated November 18, 2016

COA Budget Reconciliation Spreadsheet

COA Project Budget dated December 12, 2016

Plan of South Street Remediation titled "Verification Sampling Plan"

Fire Station Project Budget Status Report for the period ending November 30, 2016

Fire Station Project Schedule dated November 21, 2016

Fire Station Site Logistics Plan dated December 7, 2016

Fire Station Monthly Project Dashboard dated December 13, 2016

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