



**Wellfleet Police Station Building Committee
Minutes of August 15, 2016
Wellfleet Fire Station Training Room**

Present: TA Dan Hoort, Jay Horowitz, Hugh Guilderson, Michael Hurley, Davis Walters, Harry Terkanian

Regrets: Sean Donoghue

Also present: ATA Brian Carlson, Rick Pomroy (Pomroy Associates), Todd Costa and Zach Silvia (Kaestle Boos Associates)

Harry Terkanian called the meeting to order at 4:00 PM.

Minutes of July 11, 2016 were reviewed. On motion of Mr. Guilderson, seconded by Mr. Horowitz the minutes were approved by a vote of 4 - 0 - 2 (Hoort, Terkanian)

Cost estimates based on the construction documents were reviewed. It was noted that the two estimates were within one percent of each other and were consistent with the July 16, 2016 estimates provided to the Board of Selectmen. (\$5,256,909 vs. \$5,250,000) It was also noted that cost estimates based on design development documents tended to be conservative (i. e. err on the high side)

Architect's Report:

1. Building siding choices were reviewed. Cementitious siding offered by Hardy carries a 30 year no proration warranty of 200% of the material cost, which is better than a 50 year prorated warranty based on 100% of material cost. Useful life is expected to be 50 years. In order to insure correct installation, siding manufacturer involvement will be required by the contract documents including a pre install meeting and mockup review (including corner installation). In response to a question from Mr. Walters, it was stated that the panels are replaceable and can be repainted with good quality acrylic paint. The only surface preparation required is power washing. It was recommended that we not require individual shingles for corners as that would result in a cost increase; we can control the issue by rejecting work for unsatisfactory appearance. It was recommended to specify Hardy siding and deal with any bid protest issues should they arise. Mr. Walters asked if Hardy certified installers. Hardy does not. Mr. Horowitz recommended that the construction specs include a second underlayment at corners.

On motion of Mr. Horowitz, seconded by Mr. Guilderson, it was unanimously voted to approve the Kaestle Boos recommendation for use of cementitious siding.

The committee discussed the choice of shingles vs. clapboards. All shingles without corner boards is the Kaestle Boos recommendation. Kaestle Boos also recommended kaki brown (Hardy JH20-30) because the color works well with the fire station.

On motion of Mr. Horowitz, seconded by Mr. Guilderson it was unanimously voted to approve the recommend choice of kaki brown shingles without corner boards.

Mr. Guilderson asked about roof shingle warranty. A 50-year warranty will be required and there are a number of vendors, including GAF and Timberline, who offer limited lifetime (50-year) warranties. It was also noted that, in order to avoid a change order, the construction documents should note that the building has two roof layers that will have to be removed. Mr. Silvia noted that the note was already in the contract documents.

2. Eave and rake details were reviewed. Mr. Horowitz suggested requiring an insect barrier. Kaestle Boos replied that it was in the specification.
3. Proposed demolition of the generator space. Demolition is necessary because the space cannot house the proposed generator or meet current electrical codes. Removal of the space will allow improved grading and water control. The generator specification includes environmental and noise

suppression requirements. There was a Committee consensus that the generator addition be removed.

4. Review of construction document cost estimates. Covered earlier in the meeting.
5. The geotechnical report received on August 4, 2016 was reviewed. It was noted that the recommendation for fill removal to support the vestibule was conservative and would require expensive site work. This detail will be reviewed with the engineer by the architect.
6. The existing hydrant flow test is sufficient but the contractor will be required to conduct a new one. Since the station is downhill from and close to the water tower, no issue is expected.
7. Elevator variance status. Mass. Architectural Access Board has approved the variance subject to filing certain notices.
8. Project website. The site has been held off line pending the July review with the Board of Selectmen but is ready to go. Committee consensus was that the site include the budget in simplified form, minutes, simplified site and building plans and the bidding schedule.
9. Security and technology meeting scheduled for Monday, August 22 at 1:00 PM. Mr. Terkanian will contact the IT Director and invite him.

Project schedule update. A bidding and award schedule was presented by Mr. Pomroy. The Committee made minor changes. The schedule is as follows:

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| a. Central Register Posting | Tuesday, August `16, 2016 |
| b. Central Register Publication | Wednesday, August 24, 2016 |
| c. Bid advertisement in paper and posting | Friday, August 26, 2016 |
| d. Bid documents available | Tuesday, September 6, 2016 |
| e. Filed sub bids due | Tuesday, September 27, 2016 |
| f. General contractor bids due | Tuesday, October 11, 2016 |
| g. Special Town Meeting | Tuesday, November 15, 2016 |
| h. Special Town Election | Monday, November 28, 2016 |

Permitting and entitlement updates. The Board of Health approved title 5 variances on August 16, 2016 with Mr. Terkanian and the project engineer in attendance.

Project website. See architects report #8 above.

OPM project log. The Owner's Project Manager project log was reviewed and open or critical items were discussed and the OPM and architect's proposals to address open items were reviewed. No open items will impact the project schedule. The following items were discussed:

- #5 – effectively closed as the conduit will be used for communications cabling only.
- #16 – meeting scheduled for August 22, 2016.
- #17 - temporary phone system for trailers. To be addressed in early September.
- #19 – Will ask for a presentation by the electrical engineer on building lighting, security, etc.
- #21 – Architect to check with electrical engineer on meeting with utilities.
- #23 – Architect (Kristen Smith) will coordinate with police department and WB Mason (state bid list and Barnstable County bids).
- #22 – effectively closed.
- #24 – Architect will check. There is a risk that a USDA grant, if available, will require reintroduction of the elevator.
- #25 – closed.
- #31 – Meeting on August 22, 2016.
- #32 – Contents movement: some will be surplus, some will go into storage and some will be moved to temporary facilities. Need to determine whether to include in construction bid or contract separately. Architect and OPM recommend doing it outside the construction contract. Police department needs to identify disposition of each piece.

(Mr. Walters leaves the meeting.)

- #33 - Need equipment schedule.
- #34 – WE have the commissioning specifications.

#35 – Temporary septic system needs decision for holding tank vs. trench system (Board of Health suggestion on August 16, 2016.)

#36 – Closed.

#37 – Completed, schedule above.

#38 – Do at August 22, 2016 meeting.

#39 – Done, in the wall specs in the construction drawings.

Upcoming meetings. Committee meeting on August 29 at 4:00 PM. Major agenda item will be to approve the final construction documents.

Future Concerns. None.

On motion of Mr. Horowitz, seconded by Mr. Guilderson, the meeting was adjourned at 6:25 PM

Respectfully submitted,

Harry Sarkis Terkanian, Chair

¹ Public Record Documents

1. Cost estimates
2. Architect's report including power point on siding
3. Draft project schedule
4. Project log updated August 15, 2016