



Wellfleet Police Station Building Committee
Minutes of Meeting #14; March 8, 2017
Wellfleet Fire Department Training Room, Lawrence Road, Wellfleet

Present: Hugh Guilderson, Chief Ronald Fisette, Harry Terkanian, Jay Horowitz, Sean Donoghue, Lt. Michael Hurley (alternate).

Regrets: Dan Hoort, Davis Walters, Mark Vincent.

Also present: Dennis Murphy, Board of Selectmen, Paul Lindberg, DPW, Rick Pomroy, (Pomroy Associates), Todd Costa and Pete Goudreau (Kaestle Boos).

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

1. Minutes. The minutes of February 22, 2017 were presented for approval. On motion of Chief Fisette, seconded by Mr. Guilderson the minutes were approved as presented by a vote of 5 – 0.
2. Construction Meeting Review. The meeting was turned over to Mr. Pomroy to brief the Committee on the construction meeting held earlier that afternoon. It looks like the general contractor will be finished with the temporary facility on or about April 1. Water service and site work are complete. Electrical is in progress. The trailer interiors are being refinished at the contractor's expense due to the substandard nature of the trailers on delivery. The contractor has been asked to upgrade some wiring and lighting, which will be done on a time and materials basis. The contractor's request to begin early on two items was reviewed. The antenna has been "made safe" for removal by Barnstable County. Building permits for both the temporary facility and renovation of the permanent facility were issued today. Moving plans are in progress. Mike Fortunato (PA) is preparing a timeline of critical items to insure that all items are complete on time. Tree trimming is being done to satisfy the telephone vendor. The pole on the fire department property has been eliminated; wiring will go from the fire station eave to the pole across the street. A brief ground breaking ceremony has been scheduled for 2:00 PM March 22, 2017.
3. Change Order review. Proposed Change Order ("PCO") #2 is for three items: water services (\$11,165.10 previously approved by the Selectmen); additional temporary site clearing (\$3,883.46 previously approved by the Committee); and a credit for furniture (\$2,643.84). PCO #6 is for flooring in the constructed part of the temporary facility which was omitted from the contract drawings. There was discussion about the price and some concern was expressed that the proposed cost of \$4,835.51 was high for a 720 square foot floor. The architect and project manager are still reviewing the contractor's proposal. Since resolution of the issue is time sensitive, on motion of Chief Fisette, seconded by Mr. Guilderson it was voted (5 – 0) to delegate authority to approve the change order in an amount not to exceed \$4,835.51 jointly to Mr. Terkanian and Chief Fisette provided written recommendations are received from both the project manager and architect. PCO #7 is for moving lockers from the existing facility and installing in temporary facility along with cubbies for each officer to be constructed. This PCO is still under review by the project manager and architect.
4. Elevator. The Mass Architectural Access Board ("MAAB") met on February 21st and denied the variance request based on the Board's perceived absence of need. A lift still requires a variance (from a different board) since the current code limits lifts to 12 feet (pending code revisions would increase this to 14 feet, but a 14 foot 6 inch travel is required to avoid constructing a ramp). Mr. Costa informed the Committee that the MAAB will support such a variance request by letter from its executive director and that at least one previous variance has been granted for a 14 foot 10 inch lift travel. Estimated cost for the lift is on the order of \$230,000 and will impact the contractor and a couple of trades. A limited use elevator could be as much as \$200,000 more expensive and would require foundation changes. Mr. Costa felt that a limited use elevator would not require any code variances. There was some discussion whether the risk of delay outweighs the additional cost of the

elevator. The Committee remains concerned that possible delays in securing the variance will push the project schedule out and might require the police department to move back into the completed facility during its busy season. Mr. Costa plans to submit the variance request by March 10th and has been asked to determine the likely time for action on the variance and to report his findings back to the Committee.

5. Pending invoices. General Contractor application for payment #2 (\$275,977.85) with attached schedule of values, architect invoice #13 (\$6,160.85) and project manager invoice #WPSP-014 (\$16,030.00) were reviewed. On motion by Chief Fisette, seconded by Mr. Guilderson all three invoices were approved for payment (5 – 0).
6. General Contractor schedule of values. The schedule was attached to payment request #2, but was held for review by the committee as it was first seen by the Committee at the meeting.
7. Dennis Murphy asked whether the contractor's building risk coverage allowed the Town to cancel its property insurance on the facility during renovation? Mr. Terkanian will ask the Town Administrator to review this issue.
8. Next Meeting. March 22, 2017 at 4:00 PM.
9. Adjournment. On motion by Chief Fisette, seconded by Mr. Horowitz, the meeting was adjourned at 5:12 PM. (5 – 0)

Respectfully submitted,

Harry Sarkis Terkanian, Chair

¹ Public Record Documents

1. General Contractor application for payment #2
2. Kaestle Boos invoice #13
3. Pomroy Associates invoice WPSP-014
4. March 7, 2017 memorandum from Pomroy Associates recommending invoices for payment.