



Wellfleet Police Station Building Committee
Minutes of Meeting #22; June 28, 2017
Wellfleet Fire Station Training Room, Lawrence Road, Wellfleet

Present: Harry Terkanian, Chief Ronald Fisette, Hugh L. Guilderson, Jay Horowitz, Sean Donoghue and Davis Walters (alternate)

Regrets: Dan Hoort, Lt. Michael Hurley (alternate) and Mark Vincent

Also Present: Rick Pomroy (Pomroy Associates) and Todd Costa (Kaestle Boos Associates)

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

1. June, 2017 Invoices. Mr. Pomroy reported that invoices from Pomroy Associates and Kaestle Boos Associates were in hand, but the general contractor's invoice has not been received and reviewed. No action was taken.
2. Change Orders. Mr. Pomroy presented and reviewed PCO/Change Order Log #8. There are six PCOs as follows:
 - a. PCO010, slab demolition for plumbing is still under review.
 - b. PCO016, lift addition now has a final cost of \$64,218.46 which, in addition to the \$75,000 allowance carried in the general contractor's contract brings the lift PCO total to \$139,218.16 which is less than the upper limit authorized by the Selectmen on June 20 and this Committee on June 22. This PCO will be charged against the Elevator Allowance budget.
 - c. PCO017, remove existing oak tree. The final cost on this is \$1,019.36, less than the cost previously presented to the Committee (\$1,310.42).
 - d. PCO018, Eversource charges. The cost of this PCO is \$12,291.63 and is budgeted for in the Utility Company Backcharges budget line item.
 - e. PCO019, unforeseen concrete enclosed ducts. Excavation for the drainage and septic systems disclosed a concrete enclosed conduit. PCO019 is the cost to remove (\$1,462.52).
 - f. PCO020, light fixture credit. This is from a design modification and is still under review.

On motion of Chief Fisette, seconded by Mr. Horowitz, it was voted (5 – 0) to recommend PCOs 16, 17, 18 and 19 for approval as Change Order #5.

3. Budget Review. Mr. Pomroy reviewed Budget Report Update #6. The application of Change Order #5 increases the general contractor contract total by \$78,991.97. PCOs 17 & 19 will be charged against the Project Contingency item. After the July and August general contractor invoices the Committee will have a good sense of how costs are comparing to budget. The committee also reviewed the selection process for security equipment, primarily video and audio equipment. Quotes were requested from three vendors on the FAC64 approved list and responses were received from two, Galaxy and Signet. Mr. Pomroy reported that Brewster was highly satisfied with Galaxy and Orleans was dissatisfied and declined to elaborate on the reasons. There was little difference (less than \$1,000) in installation costs, but the estimated maintenance costs for Galaxy (\$1,800) were lower than those for Signet (\$6,000). Galaxy also has more locally available service vendors. Wellfleet Elementary School has compatible Galaxy equipment. On motion by Chief Fisette, seconded by Mr. Guilderson, it was voted (6 - 0) to recommend acceptance of the Galaxy proposal with the two year warranty option.
4. Disposition of the temporary police facility. In the absence of a request for advice from the Board of Selectmen the Committee decided by consensus to defer further consideration of this item indefinitely.
5. Minutes. On motion of Chief Fisette, seconded by Mr. Donoghue, it was voted (6 – 0) to accept the minutes of the June 7 and June 22 meetings as presented.
6. The next Committee meeting will be July 6, 2017 for review of June invoices.
7. Mr. Guilderson asked about progress resolving the tight tank pumping schedule at the temporary facility. Mr. Pomroy detailed what had been done to diagnose the problem and the conclusion was

that the usage is normal for a facility that operates 24 hours a day and that there was no evidence of failures of leaks.

8. Mr. Pomroy was asked about the project progress. He expects the building to be closed tight to the weather by the end of September. Mr. Pomroy also reported on the collapse by the excavation contractor of the floor drain tank and steps taken to remediate the situation. Extra costs incurred will be charged back to the excavation sub. Mr. Pomroy also reported that the concern about the integrity of the south wall had been resolved. The question of storage for subcontractors was discussed and the old Council on Aging property was suggested.
9. Adjournment. On motion of Mr. Horowitz, seconded by Chief Fiset, it was voted (6 – 0) to adjourn. Meeting adjourned at 5:02 PM

Respectfully submitted,

Harry Sarkis Terkanian

¹ Public Record Documents

1. PCO/Change Order Log #8 6/28/17
2. Project Budget Update #6 6/30/17