



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Building Committee Minutes 1/15/2013

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, January 15, 2013

PRESENT: Adam Chapdelaine, John Cole, Alan Reedy, Mark Miano, Diane Johnson (partial), John Maher, Suzanne Robinson

ABSENT: Jeff Thielman, Michael Boujoulian

GUESTS: Capt. Flaherty, Police Dept.
Eric Ammondson, Ammondson Architects
Ryan Livergood, Robbins Library
Jim Russo, Russo Barr Associates

Meeting was called to order at 7:30pm

Community Safety Building

APD issues. J. Flaherty noted that they have had ongoing issues with the contractor regarding parking and use of the site.

Work in Progress. Mr. Ammondson gave an overview of the progress of the work. Masonry repairs, stucco work, roofing and metal flashing are ongoing.

Unforeseen Conditions. ~ Mr. Ammondson reviewed his 1/15/13 letter (attached) to J. Cole describing the major areas of unforeseen conditions encountered on the project and their impact upon the project.

Schedule. Mr. Ammondson noted that WES has provided an updated schedule dated 1/14/13. The Substantial Completion date on the latest schedule is 4/26/12. The contract date is 3/14/13. The primary reason for the extended completion date are continued delays in ordering windows, curtainwall and skylights. The PTBC requested that Ammondson draft a letter to WES requesting a meeting with the WES owner and PM, outlining issues of concern. Mr. Cole and Mr. Maher will attend this meeting for the Town along with Ammondson and SGH. The PTBC wants WES and Ammondson to attend the next PTBC meeting.

Ruptured Pipe. Captain Flaherty reviewed the recent leak due to a rupture pipe in the mechanical penthouse and presented invoices for emergency service of \$6,500. The PTBC asked Ammondson to inform WES that they hold WES responsible for this damage.

Skylight Curb Modifications change. The PTBC unanimously approved Ammondson's Contract Amendment 6 to modify the curb at the metal framed skylight.

Robbins Library

The committee was informed that the total budget for the roof replacement is \$406,000. The committee then discussed whether an owner's project manager was advisable for the project. Jim Russo requested building drawings and any and all building related documents to begin design drawings. Once design drawings are complete Mr. Russo will bring the plans to the PTBC. After presentation to the PTBC construction documents can be finalized and put out to bid. Design drawings will also be shared with the Historical Commission before being finalized.

The following invoices have been approved:

Community Safety Building

Ammondson Architects	#2243	\$23,329.94
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Meeting adjourned at 9:00 pm

Respectfully submitted,

Adam Chapdelaine