



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

webmaster@town.arlington.ma.us

Building Committee Minutes 4/30/2013

TOWN OF ARLINGTON
 MINUTES
 COMMITTEE MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 Tuesday, April 30, 2013

PRESENT: Adam Chapdelaine, John Cole, Alan Reedy, Suzanne Robinson, Bill Hayner

ABSENT: John Maher, Mark Miano, Michael Boujoulian, Diane Johnson

GUESTS: Capt. Flaherty, Police Department
 Juliana Rice, Legal Counsel
 Eric Ammondson – Ammondson Architects

Meeting was called to order at 7:30PM

Robbins Library

Bids have been received for Robbins Library roof replacement project, low bid was \$383K – below initial estimates. Alan Reedy has agreed to be the Committee's project manager.

Motion to authorize contract – approved.

Community Safety Building

Mr. Cole introduced Bill Hayner as a new member of the PTBC.~ The committee and Mr. Ammondson gave Mr. Hayner a brief overview of the project.

Progress Update: Mr. Ammondson noted that masonry work is nearly complete. Kalwall skylight over the atrium is nearly complete. The cooling tower removal has begun. Waterproofing of the front entry planters is underway again, structural reinforcement of the atrium and the small skylight replacement are ready to begin.

APD Issues: J. Flaherty discussed that the utility work is underway and no parking is allowed on Mystic Street in the vicinity of the building. Ms. Flaherty also noted that at the end of the day today, the cooling tower demolition resulted in a major leak into the role call room, requiring WES to be called back to the site.

Windows. Mr. Ammondson noted that WES expects all of the windows and curtainwall (except the East side curtainwall) to be shipped on 5/14. WES expects to have the remaining curtainwall in early July. Ammondson is scheduling a meeting with WES and their installer to go over submittal requirements as there are still outstanding submittals.

Schedule. Mr. Ammondson noted that WES has not provided an updated schedule but is currently projecting an 8/6/13 substantial completion date.

Conservation Commission: Mr. Reedy gave an update on the 4/25/13 meeting with the Conservation Commission and noted that the commission was pleased with the efforts taken by WES to address their concerns. Mr. Reedy noted that the commission wants to be involved with future use of this area for the next phases of the project. We discussed the Commission's 4/26/13 Enforcement Order. With the exception of the final seeding, Mr. Ammondson noted that all requirements of this order are already fulfilled.

Meeting with WES. Mr. Cole gave an overview of today's sub-committee meeting with WES, SGH and Ammondson to review the project schedule and WES's request for extended general conditions. The Town informed WES that the contract does not allow payment for any delays. As the Town would not agree to WES's proviso for seeking additional time and delays for work in the future, WES decided to withdraw and revise CO 4.

Potential Change Orders and Change Orders. PCO's were not discussed, other than that WES will be reviewing all PCO's that are not already incorporated into approved change orders and will be seeking extended general conditions and time for these PCO's.

Contractor's Application for Payment. The committee voted not to accept Application for Payment #9 because it includes CO4, which WES has not signed.

Atrium reframing. Mr. Ammondson presented their Contract Amendment 7 in the amount of \$7,670.00 for analyzing and modifying the atrium roof framing to support the new curtainwall.~ This contract amendment was unanimously approved by the PBTC and signed by Mr. Cole.

Ammondson additional services and invoice. Mr. Ammondson noted that Ammondson's contract expired 2/28/13 and that they have provided ongoing CA services since that time. Additionally, SGH has performed additional work throughout construction including addressing concealed conditions and providing assistance to resolve contractor performance issues. Ammondson presented Contract Amendment 8 and invoice 2285 in the amount of \$102,910.56 for these additional services through 4/30/13. The PTBC requested that the invoice be revised to change the SGH items of 50% completion for additional site visits and construction administration to be 100%. The invoice amount will remain the same.~ SGH's 3/26/13 letter will be similarly modified to only include services performed through 4/30/13. Additional services after 4/30/13 will be included in a future contract amendment and invoices. The committee voted to allow Mr. Chapdelaine to accept the amount of Contract Amendment 8 and invoice 2285 after they are revised as requested.

Other Business

The Committee's report to Town Meeting was reviewed.

The following invoices have been approved:

Russo Barr Associates		\$595.27
Ammondson Architects	#8	\$102,910.56
Contract Amendment	#8	\$102,910.56

Next meeting moved to May 21, 2013.

Meeting adjourned at 9:06PM

Respectfully submitted,

Adam W. Chapdelaine