



**Town of Arlington, Massachusetts**  
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## **Building Committee Minutes 5/21/2013**

TOWN OF ARLINGTON  
MINUTES  
COMMITTEE MEETING  
PERMANENT TOWN BUILDING COMMITTEE  
Tuesday, May 21, 2013

PRESENT: Adam Chapdelaine, John Cole, Alan Reedy, Suzanne Robinson, Bill Hayner, John Maher, Mark Miano, Michael Boujoulian, Diane Johnson

GUESTS: Capt. Flaherty, Police Department  
Eric Ammondson – Ammondson Architects

Meeting was called to order at 7:30PM

### **Robbins Library**

The Robbins Library roof replacement project is beginning to move – Pre construction meeting scheduled for May 22<sup>nd</sup>. Slates have been released and signed off on by Historical Commission. Alan Reedy will be serving as PTBC Project Manager.

### **Central Fire Station**

Design Funds for project have been approved – working with Donham & Sweeney.

### **Community Safety Building**

Progress Update: Mr. Ammondson noted that the work underway includes backfilling of the front planters and re-framing of the atrium.

APD Issues: J. Flaherty noted there was another significant leak in the server room from a cut area of roofing membrane. She also noted that there have been 15 flat tires of employee cars in recent months. The PTBC recommended that the APD compile all the expenses attributable to WES and request reimbursement. APD is arranging for temporary air conditioning to be installed to provide cooling until the building system is operational.

Windows. Mr. Ammondson noted that the windows and curtainwall scheduled for shipment on 5/14 were damaged prior to shipment. The manufacturer is fabricating new framing and expects to ship the items 5/31, a 2 week additional delay. SGH is reviewing the revised structural calculations for the east curtainwall and expects to return them by 5/22.

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

GC Extended Time and General Conditions Fees. Mr. Ammondson discussed that WES revised the previously approved PCO 18 in order to include \$175,000 of additional general conditions expenses through 8/6/13 and a time extension of 145 days. WES also included a time extension of 7 days in PCO 36 and over \$12,000 of additional

general conditions costs, for a total time extension of 152 days. Ammondson reviewed WES's schedules provided with the CPO's and recommended a maximum time extension of 41 days due to added and unforeseen plaster work. The committee voted to include this 41 day time extension in a letter drafted by J. Rice rejecting WES's claim for additional general conditions fees. The committee voted to concur with the letter to be sent to WES by A. Chapdelaine with modifications drafted by Mr. Maher.

Potential Change Orders and Change Orders. Mr. Ammondson reviewed the following PCO's and recommended their acceptance by the committee: 7, 8, 9, 15, 16, 17, 21, 22, 23, 25, 26,27, 28, 30, 31, 33, 34, 37 and 38. PCO 27 is still being negotiated by Ammondson but will not be more than the current amount. The committee unanimously voted to accept these PCO's. Ammondson will direct WES to include them in a change order.

Contractor's Application for Payment. The committee voted unanimously to accept Ammondson's recommendation to approve Application for Payment #9 in the amount of \$169,240.60 and Application for Payment #10 in the amount of \$122,619.35.

Ammondson Contract Amendment. Mr. Ammondson presented Contract Amendment #9 for \$1,890.00 to provide mechanical engineering review of submittals and two site visits associated with the installation of the new cooling tower. The contract amendment was unanimously approved.

Owner's Budget. Mr. Ammondson updated the Owner's Project Budget (rev. 7, attached) by including all identified but not previously accepted PCO's, extended A/E fees through 8/30, set the Owner's Project Contingency at \$150,000 and updated the additional CPD funding. With these changes, there is a nearly \$190,000 deficit. Mr. Cole will review the budget; it will be updated with the most recent information prior to the 6/4/13 PTBC meeting. Any request for funding through the Reserve Fund needs to be made by the 6/5/13 Finance Committee meeting.

Next meeting. 6/4/13.

**The following invoices have been approved:**

Russo Barr Associates		\$4,000.00
Ammondson Architects	#2287	\$5,752.50
WES Construction	#9	\$169,240.60
WES Construction	#10	\$122,619.35

Meeting adjourned at 9:00PM

Respectfully submitted,

Adam W. Chapdelaine