

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, June 18, 2013

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

ABSENT: Suzanne Robinson, Mark Miano

GUESTS: Jeff Shaw - Donham & Sweeney
Juliana Rice - Town Legal Counsel
Chief Robert Jefferson - Fire Department
Capt. Flaherty - Police Department
Eric Ammondson - Ammondson Architects

Meeting was called to order at 7:30PM

Central Fire Station

The committee asked that Mike Boujoulian be the point person on Central Fire Station project. Donham & Sweeney provided the committee with their draft proposal for the project which included draft schedules and scopes of work. There was also a discussion regarding fees along with the makeup of the design team.

Chief Jefferson will manage furniture and fixtures purchase similar to the Highland Station project. The committee discussed the possibility of using temporary trailers on-site and utilizing one bay @station during construction – this will be key to East Arlington response time.

The committee discussed the need to update the environmental report for Central Fire Station, in order to be able to remediate before construction.

The committee also discussed a strategy for pursuing a variance and what a schedule for such a process would look like.

There was also a discussion of the FY15 funding schedule for the project.

Robbins Library Roof Project

The committee discussed a meeting with the wall contractor and roofing contractor – settled logistics issues and plan for contractors to cooperate. The project has started with chimney repointing. The staging erection plans developed in concert with Ryan Livergood. The committee asked that Mike Flaherty be invited to the 7/2 meeting and that the meeting start at 7:00pm in order to walk over and look at the Library roof.

Community Safety Building

1. Mr. Ammondson gave an update on the progress of the project. Work on the front planters is nearing completion. The cooling tower installation has been delayed due to the failure to obtain the VFD. The latest anticipated startup date is 6/24/13. J. Flaherty noted that the contract for the temporary AC expires 6/27/13. Work on the north planter is ongoing and waterproofing in the antennae tower is expected to begin 6/20/13.
2. Mr. Ammondson gave an update on the windows and curtainwall. Two second floor windows have been installed at the southwest corner of the building. WES has stopped the installation and is working to develop solutions to the following:
 - Second floor windows installed in the wrong plane. The brick masonry jambs at all of the second floor windows were not installed as per the drawings. WES have proposed several solutions to address this. The preferred solution is to remove and replace the bricks that are too short and keep the windows as installed. WES is currently reviewing this feasibility of this approach.
 - Second floor corner windows are the wrong size. The three large corner windows are two inches too short in both directions. Ammondson has informed WES that changes to appearance of these units will not be acceptable. The only acceptable option is to re-order two segments of the corner windows. WES is currently reviewing the feasibility of this.
 - New precast sill at the west window in the Community Room is too short. This impacts the sill and membrane flashing below. WES intends to re-order 1 precast sill and extend the flashing accordingly.
3. Mr. Ammondson stated that due to the window installation delay, the substantial completion date may exceed the latest WES construction schedule substantial completion date of 8/19/13 by two weeks and may be closer to the end of August.
4. Mr. Chapdelaine gave an update on the status of the replacement of the 4 second floor heat pumps. It was decided that the Town will publicly bid this project and fund it separately from this project.

The following invoices approved:

Ammondson Architects	#2297	\$39,006.43
Ammondson Architects	#2298	\$1,050.00
Ammondson Architects	#2299	\$1,917.50
Ammondson Architects	#2300	\$945.00

Motion for Executive Session – Get language and state roll call vote

Motion made by Adam Chapdelaine to enter Executive Session, seconded by John Maher: To enter executive session to discuss strategy with respect to potential litigation AND to re-enter open session only for the purpose of adjourning the meeting.

Chair John Cole stated that having this discussion in open session would have a detrimental effect on the Town's litigating position.

Roll Call to enter Executive Session

	Yes	No
Alan Reedy	X	
Mike Boujoulian	X	
Adam Chapdelaine	X	
Bill Hayner	X	
Diane Johnson	X	
John Maher	X	
John Cole	X	

Roll Call to exit Executive Session for the purpose of adjourning

	Yes	No
Alan Reedy	X	
Mike Boujoulian	X	
Adam Chapdelaine	X	
Bill Hayner	X	
Diane Johnson	X	
John Maher	X	
John Cole	X	

Meeting adjourned at 8:40PM

Respectfully submitted,

Adam W. Chapdelaine