

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, March 11, 2014

PRESENT: John Cole, Adam Chapdelaine, John Maher, Robert Jefferson, Allen Reedy, Mark Miano, Michael Boujoulian

ABSENT: Bill Hayner, Suzanne Robinson

GUESTS: Jeff Shaw – Donham & Sweeney
Burt Barachowitz – PMA
Capt Kelley – Arlington Fire Dept.

Meeting was called to order at 7:30PM

The committee discussed the MSBA Statement of Interest that is planned to be filed in regard to a potential Arlington High School Building project.

Community Safety Building

The PTBC discussed the update from Eric Ammondson as detailed below:

Room 218 (Break Room).

a. Heat pump. This heat pump was replaced as part of this project. It is not currently working. We understand from the APD occupant in this area that the mechanical contractor is aware that it is not working. However, WES utilized this heat pump to provide temporary heat to this space for many months while the windows were removed and the area was covered by a tarp. We feel that WES should have the manufacturer inspect the unit and issue a letter stating that it has not been damaged (once it is repaired). As the unit was in use during demolition and construction, the outside of the unit is badly scratched and dented and the grill on the top appears to have been used as a stepladder and is badly damaged.

b. Carpet. The carpet was not protected during construction and is badly stained and soiled. I suspect it needs to be replaced.

c. Furnishings. The furniture was not protected and needs to be professionally cleaned.

2. Room 210 (Community Room). As you are aware, WES used this room for their materials storage trailer, workshop, lunchroom, office and meeting room. There are still paint materials, and some construction supplies stored in the room. APD has had their cleaners attempt to clean the room but this was not adequate.

a. Walls. Touch up paint that does not match the wall paint has been applied in various locations. The entire room should be repainted.

b. Carpet. The carpet was inadequately protected and is badly stained and soiled. It needs to be replaced.

c. Furnishings. The conference tables and chairs were not protected and are all stained and scratched. They need to be replaced.

3. Room 202 (Conference Room)

- a. Furnishings. The furniture was not adequately protected during construction. The upholstered chairs need to be professionally cleaned.

4. Room 208 (Office)

- a. Heat Pump. The heat pump was fairly new before the project and was utilized by WES for temporary heating. We feel that WES should have the manufacturer inspect the unit and issue a letter stating that it has not been damaged. The interior of the unit needs to be fully cleaned. As the unit was in use during demolition and construction, the grill on the top appears to have been used as a ladder and is badly damaged.

Stratton Building Committee

The PTBC was updated on the progress of the Stratton Building Committee. They are discussing contracting with both an OPM & an architect to begin conceptual/feasibility efforts. This is being done in preparation for a Capital Planning Committee request in FY16.

Central Fire Station

Front End: Allen Reedy stated that the Front End was reviewed and comments made. Final draft should be completed by the end of this week.

Controls: PTBC decided to accept Mark Miano's recommendation to remove the energy management controls. M Miano noted that the engineer had presented very simple controls for the stand alone systems

Budget: Jeff Shaw noted that the current project budget is approximately \$6.76M after including the final cost estimate. PMA reconciled their cost estimate with D&S. There is a funding gap currently which Adam Chapdelaine will address with Capital Planning. Other decisions affecting the budget include:

- Town will pay to replace the sewer line prior to the GC's involvement
- Commissioning consultant contract is less than budgeted
- PTBC voted to proceed with the tower leak study and incorporate the recommended repairs into the project. This line item is already in the budget.

LEED: An updated LEED Checklist was distributed showing 43 points in the "yes" column and 5 "maybe+" points. 33 points are required for LEED Silver and 39 points are required for LEED Gold. D&S noted that the energy model showed the project could achieve all 10 points for energy performance which is quite unusual. Suzanne Robinson will comment further after reviewing the energy model.

Schedule: D&S confirmed that the project would be advertised for bid on 18 March (which would show in the C. Register on 26 March)

Bid date is 27 March

Sub-bids opened 17 April

General bids opened 1 May

Overhead Doors: D&S noted that further discussion with overhead door companies produced more wood carriage door products, some made in other parts of the US. D&S and Fire Chief recommend considering all-glass doors if acceptable to the Historical Commission.

Invoices approved

Donham & Sweeney	#3	\$55,800
Ammondson Architects	#2359	\$4,763.84

Meeting adjourned at 9:45pm

Respectfully submitted,

Adam W. Chapdelaine