

TOWN OF ARLINGTON  
MINUTES  
COMMITTEE MEETING  
PERMANENT TOWN BUILDING COMMITTEE  
Tuesday, April 1, 2014

PRESENT: John Cole, Adam Chapdelaine, John Maher, Robert Jefferson, Allen Reedy, Mark Miano, Bill Hayner, Suzanne Robinson

ABSENT: Michael Boujoulian

GUESTS: Jeff Shaw – Donham & Sweeney  
Burt Barachowitz – PMA

Meeting was called to order at 7:30PM

### **Community Safety Building**

The only update is that WES and Eric Ammondson just agreed about the locations of curtainwall testing. Bill Dalton now has to schedule the testing to be performed. The weather has not cooperated in order for the stucco and masonry work to be scheduled.

### **Central Fire Station**

Storm Water: AFD and Town Water/Sewer Dept. cleaned out the catch basins in the parking lots and at the ramp to the garage. Inverts were given to D&S but they could not confirm the termination at the garage ramp catch basin. AFD had the drain scoped and it is believed the line runs into a dry well under the driveway ramp.

D&S explained that previously the project included replacing the trench drain. Now that the outflow location is confirmed and we know there is no adequate separation of oil/gas it is impossible for the contractor to do the work without upgrading the drainage to meet the Storm Water Regulations. This would add cost to the project. As a possible solution an email was sent from D&S to the Fire Dept, Town Engineering and Water Departments describing an option that would allow the Town, as the current owner of the system, to maintain the work and replace the trench drain, removing it from the contractor's scope.

Chief Jefferson discussed the work with the Engineering and Water/Sewer and it is understood that the costs will come from the project budget.

It was decided that the Town would complete the trench drain replacement. D&S will discuss with Engineering and Water/Sewer to coordinate the scope of work and when the work would take place. D&S noted that it makes the most sense to do it during the project as it is located adjacent to foundation work the contractor would be doing.

Utilities: D&S distributed a memo that describes the various utilities that connect to the building, what services they provide and what changes would be required of each. The memo includes estimate back charges that will be costs to the Town for the utilities to undertake the proposed work.

It was decided to increase the back charge budget line item to \$25,000 to cover anticipated costs.

The Town may be able to work with Sprint and reduce or shift the burden of some of the costs as Sprint directly benefits from the utilities connection. Burt Barachowitz will coordinate this effort. It was decided that D&S would provide the \$225 fee for beginning the design work with Verizon and would be reimbursed by the Town on their next invoice.

Tower Leak Study: D&S noted that water absorption testing was done at ground level and preliminary results showed increased absorption at the mortar.

Further testing will be done on the lift at the higher elevations along with water tests. D&S anticipates the testing will be done shortly.

LEED: Suzanne Robinson commented that her questions on the energy model were addressed but that she did not expect the project to earn all 10 points. D&S noted that they had initially targeted 3-4 points for this credit but that even losing 6-7 points the project would meet the LEED Silver mandate from the Town.

Suzanne Robinson will supply the information for the Thermal Comfort Verification and Green Cleaning credits and she will supply the OPR document.

It was decided that the Educational Outreach credit would be an alternate to the Water Reduction Exemplary Performance credit

It was decided that 1 May would be the target date for submission of LEED design phase credits.

Schedule: D&S noted that the bid documents were released to bidder last Thursday, 27 March  
Walk-through for bidders scheduled for Thursday 3 April  
Addenda #2 will be released Tuesday 8 April  
Sub-bids opened 17 April  
General bids opened 1 May

### **Robbins Library**

Russo Barr – cut hole in plaster, and Mike Flaherty maintains his position that Reliable's work did not cause the leak.

Also issues to broken slate on 1991 roof.

Send roofer (Caffrey) to perform full inspection and provide photographic evidence.

### **Invoices approved**

PMA            #03304-32    \$2,940

Meeting adjourned at 8:45pm

Respectfully submitted,

Adam W. Chapdelaine