

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, May 6, 2014

PRESENT: Andrew Flanagan, Robert Jefferson, John Cole, John Maher, Suzanne Robinson

ABSENT: Michael Boujoulian, Bill Hayner, Allen Reedy, Mark Miano

GUESTS: Kevin Kelley - AFD
Jeff Shaw – Donham and Sweeney
Burt Barachowitz - PMA

Meeting was called to order at 7:30PM

Central Fire Station

D&S noted that the low filed-sub bid Mason has withdrawn their bid. D&S noted that if the Town were to accept the deduct alternate the Mason most likely to be included in the general bids would actually have the lowest price between all the original bidders despite the recent withdrawal.

D&S noted that there appeared to be an error in the bid of Contracting Specialists Inc, now the apparent low bidder Mason. They appear to have incorrect amounts listed on their bid form, including a positive value for the deduct alternate, which should show as a negative. D&S received a call from a general bidder who had contacted CSI about their bid and confirmed that the bid was incorrect. D&S advised the Town that in the unlikely event a general bidder should use CSI's bid the Town retains the right to request the General Bidder substitute for a more advantageous and lower bid. Committee voted to authorize the PTBC chair or the Town Manager or Deputy Town Manager to contact the apparent low bidder with this request if necessary.

Tower Leak Study: D&S noted that the tower study was complete and a report was prepared. The report included test results which indicated the cutting and pointing performed in the prior project appears to have been deficient at the Tower. The joints were not cut sufficiently deep enough and the mortar was not sufficiently tucked into the joints but spread over the face of brick. This allows water to travel through the mortar joints and weep into the interior.

D&S reported that Brian DeFelippis was able to discuss the Central Fire Station repointing of the hose tower with Victor Fernandes, the contractor for the prior work. Fernandes has agreed to hire a company to analyze the tower further. He said he would repair what items are shown to be inferior from a quality standpoint. However he did note that this action alone would not keep water out. Fernandes recommends the town not have the tower fully repointed as part of the GC bid. Victor recommends sealing of the tower.

D&S noted that masonry sealers require reapplication every 3-7 years depending on the product and exposure. Though the products have improved and are now virtually transparent maintenance continues to be the main drawback.

LEED: D&S reported that all the design team credits were complete and mostly uploaded to the LEED website.

Suzanne Robinson will supply the information for the Thermal Comfort Verification and Green Cleaning credits. The OPR will be completed by B Barachowitz.
Suzanne Robinson requested the calculations for the Views credit which D&S reported was not anticipated but almost achievable except for existing conditions at the basement window sill in the Training room.

The next meeting was scheduled for 8am Monday 5/12 to review and accept the bid results.

Community Safety Building

West curtain wall failed water test. Working with WES trying to figure out solution.

Review report to Town Meeting, unanimous vote to approve.

Meeting adjourned at 8:15pm

Respectfully submitted,

Andrew Flanagan