

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

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

ABSENT: Suzanne Robinson, Michael Boujoulian, Bill Hayner

GUESTS: Burt Barachowitz – PMA  
Eric Ammondson – Ammondson Architects  
Doug Heim – Town Counsel

Meeting was called to order at 7:30 p.m.

### **Central Fire Station**

Demolition is underway and the Logistics Plan has been reviewed and submitted. PR has been issued for trench drain work. Fernandes has committed to coming out on 7/10 to perform probing and testing on Tower. PMA will look into having BCA present for testing. PMA is managing requests for information from contractor and there has been good supervision by contractor so far.

PTBC voted to reject flooring bid from Coastal and accept CJM services.

Adam Chapdelaine announced that \$50,000 was included in State Budget for the Central Fire project.

### **Community Safety Building**

#### **Phase 2**

Window operators. Mr. Ammondson presented photographs of a sample “thumbscrew” type window operator installed by WES in the Community Room. This operator was reviewed yesterday with J. Flaherty and B. Kiernan of the APD. The APD accepted the operator and Ammondson recommended that the PTB accept this change pending the successful receipt and review of product literature and an acceptable color match. The PTBC unanimously voted to accept Ammondson’s recommendation.

Damaged limestone. Mr. Ammondson presented sample photographs of the damaged limestone coping stones at the roof level. Ammondson reviewed the status of the repairs. WES has the approved instructions from the patching material but has not scheduled the work. The committee felt that any stones that are exposed to view or may impact water infiltration should be repaired and does not feel the other stones should be repaired but recognizes that the damage incurred has a value to the Town. The PTBC agreed to discuss this in executive session.

Landscaping. Mr. Ammondson discussed the status of dead and damaged plantings and is awaiting a response from WES’s landscaper. Ammondson noted that plant replacement cannot

occur until fall. Ammondson also noted that the APD is unhappy with the amount of weeds in the lawn and with areas where the lawn did not get established. The PTBC agreed to discuss this in executive session.

Curtainwall. Mr. Ammondson noted that WES removed two glass panels on the west curtainwall on 6/27/14 and examined the internal sealant. SGH was present. The sealant did not appear defective. Ammondson instructed WES again to perform the water tests by 7/1/14. Just prior to the meeting Ammondson received an email stating the WES will install weeps in the base sealant of the CW and will schedule the test for next week. The PTBC instructed Ammondson to inform WES that the test must be performed by 7/11/14. Ammondson discussed that the ACP in Room 229 was not replaced by WES after the exterior envelope work was completed, as we were previously informed. Ammondson attended a water test performed by WES on 6/24/14. WES was unable to produce any leakage in Room 229. Ammondson asked WES to install new ceiling tiles after the test and will confirm that WES has done so.

Substantial Completion. We discussed whether Ammondson should instruct WES to request Substantial Completion. It was agreed not to do this until after the curtainwall test.

Additional design services. Ammondson presented Invoice 2389 in the amount of \$37,091.99 for additional time spent since December 2013, through 6/20/14. The PTBC will discuss the invoice later in the meeting. Ammondson also discussed additional services that SGH has already and may perform until the curtainwall issue is resolved. The PTBC directed Ammondson to have SGH re-address their additional services after the curtainwall test.

Options for project completion. Mr. Ammondson described three potential options to complete the project:

“Stay the course” – Ammondson and SGH continue to try to work to WES to complete the project.

Negotiated departure – The Town to negotiate a financial settlement with WES, receive an indemnification, not make any additional payments to WES and use the money to complete the project and address future issues.

Legal approach – the Town to take legal action against WES and remove them from the project. The PTBC agreed not to discuss this at this time.

### **Phase 3**

Project overview. Mr. Ammondson reviewed the scope of the project and noted that Phase 3 now includes work identified in the 12/30/10 Schematic Design Report as Phases 3-5.

Proposal. Mr. Ammondson presented the Community Safety Building Renovation Project Price Proposal (rev. 2, dated 7/1/14) updated to include Phase 3A. Mr. Ammondson reviewed the scope of services in the work of each consultant. The PTBC asked Ammondson to confirm if the project would be eligible for LEED certification. If so, the proposal needs to be revised to include the necessary consultants and scope of services. Mr. Ammondson is to bring a revised proposal for review at the next PTBC meeting.

### **Stratton Building Committee**

Allen Reedy – DRA presented rough schematic plans. Alternatives were presented.

### **Invoices Approved**

Ammondson Architects

\$37,091.99 subject to discussion with CPC

**Contract Amendment**

PMA approved

Minutes approved 3/4, 3/11, 3/18, 4/1, 4/15, 4/29, 5/6, 5/20 6/3

Motion made by John Maher to enter Executive Session and exit only for the purpose of adjournment to discuss strategy with respect to potential litigation and having this discussion in open session would have a detrimental effect on the Town’s litigating position and seconded by Allen Reedy.

Roll call to enter Executive Session

Motion: John Maher

Second: Allen Reedy

	Yes	No
John Maher	x	
Adam Chapdelaine	x	
Robert Jefferson	x	
Mark Miano	x	
Alan Reedy	x	
John Cole	x	

Roll call to exit Executive Session

Motion: John Maher

Second: Mark Miano

	Yes	No
John Maher	x	
Adam Chapdelaine	x	
Robert Jefferson	x	
Mark Miano	x	
Alan Reedy	x	
John Cole	x	

Meeting adjourned at 9:50 p.m.

Respectfully submitted,

Adam W. Chapdelaine