

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, July 15, 2014

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

ABSENT: Michael Boujoulian, Allen Reedy

GUESTS: Burt Barachowitz – PMA
Eric Ammondson – Ammondson Architects
Jeff Shaw – Donham & Sweeney

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

Community Safety Building

Eric's Phase 3 design proposal was approved subject to successful discussions with the Capital Planning Committee and review of contract documents and modifications by Town Counsel.

Central Fire Station

Abatement

PMA reported that they requested the abatement company return to abate a section of pipe which had been omitted during the original work.

PMA reported that an additional amount of hazardous materials was found at the station in the caulking at the overhead doors and one section of pipe in the basement. PMA received a very costly proposal from the company who did the original work. PMA will continue to solicit quotes from additional companies. D&S will also issue a request for proposal to Boston Building and Bridge. PTBC voted to approve additional abatement work NTE \$12k.

Tower Leak Study

PMA & D&S reported that Fernandes was on site last Thursday to meet with the Town's consultant and perform the mortar testing. The meeting generated agreement that the masonry pointing done in the original project was generally correctly performed with the exception that approx. 30 sf of brick should be pointed that was omitted previously and 25 lf of precast should be re-pointed. Fernandes completed this work the same day and Friday of last week.

D&S noted that the results of the work with Fernandes mean that the construction method of the building is likely more to blame for the leaking. D&S and BCA theorized that a waterproofing layer may have been originally installed between the terracotta and exterior brick layers which has decayed over time with increased exposure to moisture.

The terracotta backup provides no moisture storage capacity if water gets beyond the waterproofing. D&S recommended the Town pursue installing a masonry sealer over the entire building – this would include performing a hose test of the sealer on a limited area of the façade

before proceeding with the entire building. Additional work would wait until completion of remaining masonry repairs that are part of the current project scope, washing the masonry and removing organic materials before installing the sealer. PTBC directed D&S to request a proposal from BB&B.

D&S noted that BCA also recommended the Town install an epoxy and lead "T" cap at all "sky facing" joints in the precast concrete. PTBC directed D&S to request a proposal from BB&B.
Building Drain/Sewer

The Town Engineer had concerns that floor drains in the building fed into Town sewer. Fire Chief reported that D&S and the project engineer had transmitted information to the Town Engineer which shows the oil & water separator in place before the tie in to the sewer. This information appears to have satisfied the concern. Owner Testing

PMA presented the results from the RFP for testing services. PTBC voted to approve the proposal from PSI testing services. The proposal includes unit costs for services that will be funded within the testing line item on the project budget.

Invoices Approved

Donham & Sweeney	#7	\$23,909,10
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Minutes approved 5/12/14, 6/17/14 and 7/1/14

Meeting adjourned at 8:50 p.m.

Respectfully submitted,

Adam W. Chapdelaine