

TOWN OF ARLINGTON

**MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING**

TUESDAY, JANUARY 6, 2015

Location: Town Hall Annex, Second Floor

Present: John Cole, Chairman
Adam Chapdelaine
John Maher
Alan Reedy
Bill Hayner
Bob Jefferson
Mike Boujoulian

Guests: Capt. Julie Flaherty
Jeff Shaw
Burt Barachowitz
Eric Ammondson

Absent: Suzanne Robinson
Mike Miano

Chairman Cole called the meeting to order at 7:30 PM.

CENTRAL FIRE STATION

Burt Barachowitz gave a project update stating that generally construction is progressing quickly. D&S and PMA stated that they believe that construction is on pace to finish around the original substantial-completion date.

Sprint and Verizon temporary services are underway. A Committee meeting will be held on Friday, January 10th, to confirm the Town-related work. Verizon will pull back the Town lines extending into the station.

Bids for the masonry water-repellant work were received and reviewed by PMA. The Committee accepted the bid of MJS Construction for the work. This work will be coordinated for the spring and will work around Boston Building & Bridge's schedule.

The Committee voted to reject PCO #9a and #9b and #37. The Committee voted to approve PCO #19, which involved the removal of soil underneath a slab, in the amount of \$17,105. The Committee voted to approve PCO #32 for the restoration of a handrail on stairway #3 in the amount of \$627. Finally, the Committee voted to approve PCO #36 for roof flashing repairs on the main roof in the amount of \$7,967. All votes were unanimous after a motion by Reedy and

seconded by Boujoulian.

COMMUNITY SAFETY BUILDING

Phase 3 Items discussed:

1. Construction Cost Estimate.

Mr. Ammondson distributed and reviewed the 1/6/15 95% CD construction cost estimate, which has risen to \$6,096, 473 from \$5,997,257 (or 1.6%) since the 11/4/14 DD cost estimate. The latest estimate includes a 3% design contingency and 4% escalation contingency to mid-construction. The primary cost increases are additional fire protection and fire alarm work due to temporary occupancy and replacement of the building's electrical panels.

2. Owner's Budget.

Mr. Ammondson presented the current draft of the Owner's Project Budget. The Town Manager noted that there is a \$1.6 million overage from the budget the Capital Planning Committee is using for the project. The Chairman suggested that a value-engineering exercise be undertaken and that PMA and Ammondson develop a VE list to be reviewed in the CD review meeting with PMA. The Town Manager noted that a new telephone system may be included in a town-wide upgrade. The Chairman noted that the building permit fee will be waived and should be removed from the project cost.

3. PMA CD Review.

Mr. Barachowitz noted that PMA reviewed the drawings and specifications and is awaiting a response from the design team regarding their review comments. The Chairman asked that Mr. Ammondson schedule a review meeting with him and PMA after responding to PMA's review.

4. Bid Schedule.

The Chairman requested that general bids be received by April 10, 2015.

Phase 2

The Chairman discussed the current resolution of the leak in the upper right-hand corner of the west curtainwall. The Fire Department will water-test this area again.

Upon a motion by Maher, seconded by Hayner, Pay Requisition #17 was unanimously approved in the amount of \$181,953.15 minus \$25,000 to cover a holdback to ensure total compliance with outstanding items. A Certificate of Substantial Compliance was approved for the building to be effective May 2015, except for the curtainwall issues for which a November 9, 2015, substantial completion date was determined.

On a motion by Maher, seconded by Hayner, Invoice #3304-41 from PMA for the Central Fire Station in the amount of \$8,604.62 was unanimously approved.

Upon a motion by Maher, seconded by Chapdelaine, to adjourn was unanimously approved at 8:40 PM.

Respectfully submitted,

John F. Maher, Clerk Pro Tem