

TOWN OF ARLINGTON

MINUTES OF THE PERMANENT TOWN BUILDING COMMITTEE MEETING

TUESDAY, OCTOBER 6, 2015

Location: Town Hall Annex, Second-Floor Meeting Room

Present: John Cole, Chair
Adam Chapdelaine
Bill Hayner
Allen Reedy
Bob Jefferson
John Maher
Diane Johnson
Ruthy Bennett, Facilities Director

Guests: Eric Ammondson
Carl Franceschi
Brian DeFillipis
Scott Woodin
Lee Rich
Jeff Shaw
Riann Kotze

Absent: Suzanne Robinson

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

THE STRATTON SCHOOL

Carl Franceschi of DRA presented a proposed project schedule highlighting milestones. He discussed the contract award and suggested Town Meeting dates. The Committee responded that a fall meeting was not possible for the reason that 45 days notice must be given and that adequate funds needed to be allocated to award the modular contract. The Committee suggested a single town meeting on January 25, 2016, as that evening would allow for the awarding of the modular contract based upon the bids received as well as approving building renovations based on a 90% cost estimate.

DRA also presented a \$12,100,000 project budget which included construction costs and soft costs such as a 7% contingency. The Committee suggested that it would prefer a higher contingency as well as an Owner Project Manager on site offering to provide DRA with the OPM costs. DRA responded that the OPM costs will be taken from FFE costs.

The Committee asked DRA if there were any HAZMAT issues at the Stratton School. DRA responded that at present it appears that asbestos tiles in the 1966 addition to the school will need

to be removed. The Committee then approved by unanimous vote a total cost for the Site Survey at the school not to exceed \$18,000.

The Committee will consider the progress in the design development drawings in order to evaluate a cost estimate, which could be completed by mid-November.

CENTRAL FIRE STATION

D&S reported that the majority of the punch list work has been completed and that only a small amount is ongoing. A meeting was held with BBB, D&S, PMA and the Fire Department at the station the previous Friday to confirm the status of the completed and remaining items.

D&S noted that the contractor has recently uploaded all but a few credits to LEED online for the final submission.

After reviewing the project budget the Committee voted to approve application for payment #14 and thereby reducing the retainage to match the latest punch list.

D&S stated that the final change order reconciliation is not yet complete as they are waiting for BBB to send in its final change-order paperwork.

COMMUNITY SAFETY BUILDING

Phase 3 Renovations

1. Project Update.

Eric Ammondson provided an update stating that the underslab plumbing is all in place and that all first-floor concrete has been placed with the exception of the new column footing. The shoring towers are in place for the wall removal excavation and the wall removal is underway. Slab openings for ductwork drops are being cut. The first-floor metal stud framing and door frame installation is complete and same is underway on the second floor. Plumbing and electrical rough-ins as well as ductwork, piping and VAV installation are underway at both levels.

The first-floor masonry work is nearly completed. As of this date, the Arlington Police Department has moved its 911 operations into the state mobile bus and the first-floor operations into Cusack Terrace.

2. Project Schedule.

Eric also informed the Committee that EAC has not provided an updated schedule with the application for payment as is required by the contract. EAC informed Ammondson that the project is between six to eight weeks being its anticipated substantial completion date of June 1, 2016. According to the contract the completion date should be July 1, 2016. The Committee asked that Ammondson to have EAC provide an updated schedule prior to the next Committee meeting in which it identifies all areas where additional work has caused the project to slip.

3. EAC Application for Payment #3.

The Committee unanimously voted to approve EAC’s requisition #3 in the amount of \$323,637.64.

4. Project Budget Review.

Eric informed the Committee that the construction contingency balance remaining effective September 15, 2015 is \$372,342.00. He also presented the following Change Order Proposals for review and approval:

COP #21, which includes electrical changes for added security and WAPs requested by American Alarm, added atrium lighting for the flag display and changes to the women’s locker room due to unforeseen structural bracing. EAC’s additional five days of supervision and the General Contractor’s fee of \$15,529.99 have been deleted.

COP #24 for providing two ceiling access panels in the amount of \$405.00.

COP #25 for providing framing to enclose piping and columns in the men’s locker room in the amount of \$883.00.

COP #26 for removing and replacing FP dry valve, air compressor and associated work in the amount of \$9,987.00.

COP #47(?#27) for adding electrical components to the men’s and women’s locker rooms and for providing power feed. EAC’s additional five days supervision and the General Contractor have been deleted in the amount of \$9,593.06.

The Committee unanimously approved all of the above COPs as presented.

5. Generator Study.

The Town Manager advised the Committee that the Capital Planning Committee approved proceeding with the generator replacement as recommended in the study. The Committee asked Ammondson to provide a proposal for this work. The Town Manager will determine if the project can be bid separately from the Phase 3 project.

6. Purchase Orders.

Eric presented an updated quote of \$199,936 for the firing range equipment installation with prevailing wage rates. The Committee reviewed the quote and thereafter unanimously voted approval of this proposal.

There will be a project tour of the CSB prior to the Committee’s next scheduled meeting commencing at 6:30 PM.

INVOICES

Central Fire Station

<u>NAME</u>	<u>INVOICE NO.</u>	<u>AMOUNT</u>
Whalley Computer	C36314	\$ 1,458.70
BJ’s	(Credit Card)	203.47
ADI	P55DC501	245.99
Caccavaro	3826	9,999.00

Boston Building	#14	254,419.00
Plumbers Supply	15152088	297.80
Wannamaker Hardware	131190	89.00

Community Safety Building

<u>NAME</u>	<u>INVOICE NO.</u>	<u>AMOUNT</u>
Action Target	89705 (Quote)	\$ 199,936.00
Falcon Graphics	#50	250.00
E.A. Colangeli	#3	323,637.64
American Alarm	S-212611	403.00

Whereupon, a motion to adjourn was made by _____ seconded by _____ and it was unanimously voted at _____ PM.

Respectfully submitted,

John F. Maher, Clerk Pro Tem