

**TOWN OF ARLINGTON**

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

**TUESDAY, DECEMBER 15, 2015**

Location: Town Hall Annex, Second Floor

Present: John Cole, Chairman  
Adam Chapdelaine  
Bill Hayner  
Allen Reedy  
John Maher  
Bob Jefferson  
Ruthie Bennett  
Brett Lambert  
Suzanne Robinson  
Diane Johnson

Guests: Brian DeFelippis  
Eric Ammondson  
Michael Hanna  
Carl Franceschi  
Scot Woodin  
Lee Rich

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

**STRATTON SCHOOL**

DRA reviewed the final modular drawings with the Committee and discussed specific issues that the bidders had.

a. The largest concern was the location where the modular sections would be stored once delivered to Arlington. The thought of stacking them on the site while school was in session was of concern since it would take over a great deal of the playing field west of the school. However, locating them to a site near the school would only increase the costs of the project since a second relocation would be needed when construction of the modulars would take place. The process will take many days as well.

b. Adam Chapdelaine and John Cole will review the site issue and get back to the Committee at the next meeting.

DRA reviewed the project schedule with the Committee including the timing for the modular contract. Construction activities were discussed generally regarding how these activities dovetailed with the ongoing school year.

Diane Johnson and Adam Chapdelaine gave a recap of the discussion at the Capital Planning Committee (CPC) regarding the value engineering document that was presented to the Committee at the December 1st meeting. The CPC stated that they were on board and did not want to stop the process due to the overage shown and were in agreement with the Committee in removing the design elements above the bar as well as keeping the elements below the bar in the project. CPC understood that these numbers were estimates as well and, therefore, the overage had some play associated with it.

DRA presented the following design images to the Committee: Cafeteria/Auditorium; Media Center; Lobby; and Gymnasium; as well as the material samples for these spaces.

There was a request from the modular bidders to extend the bid date to January 8th, but the date was moved to Monday, January 11, 2016.

It was determined that a small proposal-review working group would evaluate the bids, which group would be made up by Ruthy Bennett, Brett Lambert and Scot Woodin and possibly others. The group will meet after the bids have come in.

There was further discussion on the subject of the LEED motion and it was voted to delete the following sentence at the suggestion of Ruthie Bennett for the reason that it is somewhat misleading and superfluous:

“By way of example, in order to even qualify for LEED certification there would have to be a Fundamental Commissioning of the Building Energy Systems.”

The Committee determined to revisit the motion at their next meeting.

## **COMMUNITY SAFETY BUILDING**

Brian DeFilippis informed the Committee that the following work is underway:

- Metal stud framing, insulation and drywall hanging, taping and finishing are ongoing in the second-floor administration area and in the locker rooms and exercise room;
- Masonry work is completed and the mason has demobilized;
- Plumbing pipes are largely installed and insulated;
- Electrical rough-in is ongoing;
- Acoustical ceiling grids and lighting are being installed at the first and second floors;
- Hard ceiling framing is being installed at both floors;
- Ceramic tile is being completed in the two small first-floor bathrooms and underway in the men's and women's locker rooms;
- HVAC ductwork and piping is ongoing at both levels and in the penthouse;
- The new wall opening in the penthouse has been made and temporarily closed;
- All major mechanical equipment is in place;
- Fire protection is largely completed; and
- Painting is underway at the first and second floors.

Brian projects the remaining contingency to be \$143,370 with identified and estimated pending changes. Brian presented the following Change Order Proposals for review and approval:

- COP 18 Add mirrors to Exercise Room, \$5,719.00;
- COP 36 Demolition of abandoned electrical equipment (ongoing T&M), \$5,438.00;
- COP 47R GC OH&P removed from COP 47 by mistake, \$1,207.94;
- COP 54 Adding furring at lobby walls, \$2,626.00;
- COP 60 Additional masonry work due to the removal of under-slab plumbing, \$9,012.00;
- COP 62 Added mounting brackets for atrium fixtures, \$525.00; and
- COP 65 Added millwork and electrical at Traffic Control Office, \$6,406.00.

The total amount of the COPs presented is \$34,933.34. Upon a motion by Reedy, seconded by Robinson, the Committee unanimously approved all of the COPs as presented.

The committee had an extensive discussion about whether a user group should be present to request funding for owner-initiated changes. No action was taken on this item.

The committee discussed whether some of the money allocated for the project in excess of the low-bid amount can be released to the Capital Planning Committee. It was agreed to consider this request and to finalize an amount after Phase 2 demolition is underway in March or April. It was agreed that Brian and Eric will update the project budget for the next meeting.

Brian reported we are still having difficulty getting some required LEED documentation from the General Contractor.

Regarding the Radio Room modification, the piping relocation is nearing completion.

Upon a motion by Hayner, seconded by Chapdelaine, the Committee unanimously approved \$4,375 for additional environmental monitoring by Fuss & O'Neill for ACM removal due to the additional mobilizations required by occupancy of the building.

A motion to approve the minutes of the December 1st meeting was unanimously approved upon a motion by Hayner, seconded by Reedy.

The Committee unanimously approved two invoices for the Central Fire Station; one, to Alarmax in the amount of \$1,806.36, and the other to Gym Source in the amount of \$1,819.63.

Whereupon, a motion was made by Jefferson, seconded by Chapdelaine, to adjourn at 9:45 PM, and it was unanimously voted.

Respectfully submitted,

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John F. Maher, Clerk Pro Tem