

TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

TUESDAY, FEBRUARY 2, 2016

Location: Town Hall Annex, Second Floor

Present: John Cole, Chairman
Adam Chapdelaine
Allen Reedy
Bill Hayner
John Maher
Ruthy Bennett
Bob Jefferson
Brett Lambert

Guests: Brian DeFelippis
Eric Ammondson
Scot Woodin
Lee Rich
D. Forgese
Michael Hanna

Absent: Diane Johnson

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

STRATTON SCHOOL

1. DRA gave an update on the bid documents progress.
2. DRA reviewed the advertising for the project with the Committee.
3. DRA discussed the new schedule being pushed out by one day due to time requirements by BidDocsOnline.com. Drawings and specifications will be sent to the online service at end of day on Tuesday, January 9th and the bid documents will be ready for download and printing on Thursday the 11th rather than Wednesday the 10th.
4. A Prebid meeting with the contractors will take place on February 18th at 3:00pm at the school. The school will be on their February vacation break but the school will be opened.
5. Proprietary contracts were reviewed and upon a motion by Chapdelaine, seconded by Reedy, the Committee unanimously approved the four contracts to be awarded as follows:
 - A. Notifier Fire Alarm System;

- B. Von Duprin Panic Hardware;
- C. Best Cores for the Lock System;
- D. Johnson Controls for the Building Maintenance System.

6. A request was made to have DRA's Hardware Consultant review the bid documents with the Arlington Facilities personnel. A meeting will be set up between Mark Miano and Mason Stacy to review the hardware for the Stratton project.

7. The Alternates were presented to the Committee. DRA pointed out that the numbering of the alternates is essential since a public project needs to take these alternates as listed in order and cannot skip any. There was a motion by Chapdelaine, seconded by Hayner, to accept the alternates presented as follow and same was unanimously approved:

ALTERNATE 1: Refinish cubbies by sanding and recoating with three coats of Polyurethane, (in lieu of Lite sanding and painting as shown in Base Bid work);

ALTERNATE 2: Remove the existing working heating unit in the Main Lobby sitting area and replace the abandoned original unit ventilator built into the adjacent wall with another heating unit similar to all the corridor units throughout the school, as shown on the drawings. The removed working unit will be given to the owner for reuse at another facility.

ALTERNATE 3: Replace all VCT flooring at the Cafetorium and designated corridor spaces with new VCT.

ALTERNATE 4: Add casework in the three kindergarten classrooms.

ALTERNATE 5: Remove existing VCT in corridors at classroom entrances and provide new tile in pattern and size.

ALTERNATE 6: Provide (44) Light Shelves at southern exposure classrooms where designated on the drawings.

ALTERNATE 7: Moisture Mitigation System at all new VCT areas where VAT will be removed.

The latest design for the Modular buildings was discussed. An additional parking lot was vetted by the Fire Chief and John Cole with the Arlington DPW to look at the pricing compared to the savings from the Modular contract. This design, therefore, was considered a very viable alternative as it might save a very considerable amount of money. DRA will continue to investigate with ModSpace to resolve this design and get back to the Committee.

The commissioning-agency investigation for this project is ongoing by the members of the Committee.

COMMUNITY SAFETY BUILDING

Items discussed:

1. Project Update.

Brian informed the committee the following work is underway:

Concrete curbs are completed, plumbing finish work is ongoing, electrical rough, finish, lighting and fire alarm are ongoing. HVAC ductwork and piping in the penthouse and controls are ongoing. FP is largely in place except for final drops and heads. Terrazzo is in place at the first floor and in the main stair and is underway at the second level of the atrium. Doors, frames, and hardware are ongoing in all areas. Painting is ongoing in all areas. Tile is completed except in the public WC's. Epoxy floors in the detention area and sheet goods in other Phase 1 areas are scheduled for next week.

2. Schedule.

Brian noted that EAC has submitted a new schedule with Phase 1 completion scheduled for 3/25/16 and Phase 2 for 9/16/16. Brian feels the Phase 1 date is achievable and that final completion should be well before 9/16/16.

3. Project Budget Review.

Brian projects the remaining construction contingency to be \$72,263.01 with identified and estimated pending changes (without including the \$100,000 Owner's contingency). It was agreed in the 1/12/16 meeting to include the Owner's \$100,000 contingency in the construction contingency. Brian will update the budget with this contingency and assign estimated values for all other identified COP's.

Brian presented the following Change Order Proposals for review and approval:

COP 31	\$8,082
COP 34	\$2,952
COP 43	\$2,108
COP 44	\$3,917
COP 49R	\$8,787
COP 71	\$2,517
COP 72	\$2,979
COP 73	\$3,596
COP 74	\$2,372
COP 77	\$8,262
COP 86	\$1,210
COP 92	\$12,974
COP 93	\$2,585
COP 95	\$2,639

Total COP's presented for approval, \$64,980

Upon a motion by Jefferson, seconded by Chapdelaine, the committee unanimously approved all of the COPs as presented.

4. Adam presented a request from the Police Chief to fund up to \$50,000 for new exercise equipment. It was unanimously approved.

5. Paid Requisition #7 was unanimously approved in the amount of \$454,013.58 upon a motion by Maher, seconded by Reedy.

6. Generator Replacement.

Bennett noted that the Town had a vendor price relocation of the existing boiler and has a budget estimate of \$5,500. She will have the vendor examine the boiler to see what damage has been caused due to running at a low water temperature. It was agreed that the Town will perform this work and bill the project. The work will be coordinated by PMA along with the generator replacement project and the base project. EAC is pricing the generator project now.

7. AFD Ladder truck purchase.

Bob noted the AFD is planning to purchase a new ladder truck. They cannot find a truck with a height that will fit within the repair bay and may need to enlarge the door opening. This will be discussed further in the future.

8. Next meeting.

It was agreed the PTBC will meet on site March 15, 2016, for a tour.

HOUSEKEEPING

Upon a motion by Hayner, seconded by Bennett, a bill in the amount of \$2,605 from Andelman and Lelek, the Commissioning Agent for the Central Fire Station, was unanimously approved.

Whereupon, a motion was made by Maher, seconded by Reedy, to adjourn and it was unanimously voted at 9:09 PM.

Respectfully submitted,

John F. Maher, Clerk Pro Tem