

**TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING
TUESDAY, JUNE 7, 2016**

Location: Town Hall Annex, Second Floor

Present: John Cole,
Adam Chapdelaine
Bill Hayner
Allen Reedy
John Maher
Bob Jefferson
Ruthy Bennett
Bret Lambert
Diane Johnson

Guests: Michael Hanna, Principal of Stratton School
Kathy Bodie, Superintendent of Schools
Karen Donato, Principal of Thompson Elementary School
Brian DeFilippis, PMA
Eric Ammondson, EAC
Rob Juusola
Lee Rich
Laurie Cowle, HMFH
Melissa Green, HMFH

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

STRATTON SCHOOL

Rob Juusola provided a review of the May monthly report, previously e-mailed to the Committee. He also gave an update on the date of delivery of the modular classrooms, which he hoped would be June 17th with installation scheduled to begin on July 18th and 19th. He stated that he met with the Parks and Recreation Commission, and there was a discussion of the potential damage to the irrigation system in the playground adjacent to the school. He also discussed the scope of work for a moving company to provide move-out and move-back-in services.

Chairman Cole suggested that GNR Construction Company be invited to the next meeting for a get-acquainted session.

On a motion by Hayner, seconded by Johnson, Pay Requisition #1 for GNR in the amount of \$190,489.25 was unanimously voted.

Lee Rich presented for approval PS contract Nos. 5 and 6 for Smith & Wessell for radon and lead removal in the amounts of \$290 and \$1,199, respectively. The hatch issue discussed at a

previous meeting was again addressed where it was decided that a new ladder was needed. The color of the roof was approved.

COMMUNITY SAFETY BUILDING

Items discussed:

1. Progress.

Brian reported on the progress of the work: Phase 1 turnover is completed and APD has moved back into all Phase 1 spaces, the cell block area is back in services. Phase 2 demolition and abatement are completed, layout of all metal wall framing is completed, and rough MEP/FP is nearing completion. GWB installation should start later this week. The temporary generator is due on site next week with a shutdown the weekend of June 18th to change over to the temporary generator.

2. Project Budget Review.

Eric presented his June 7, 2016, memo documenting the following Change Order Proposals for review and approval:

COP 27R,	\$ 853.00
COP 100,	\$ 847.00
COP 102,	\$ 117.00
COP 105,	\$ 2,702.00
COP 120,	\$ 12,967.00
COP 123,	\$ 1,752.00
COP 137,	\$ 6,784.00
COP 140,	\$ 820.00
COP 148,	\$ 6,806.00
COP 156,	\$ 5,695.00
COP 157,	\$ 969.00
COP 158,	\$ 907.00

Total COPs presented for approval, \$41,219.00.

Ruthy Bennett requested that photographs of the roof repairs (COP 120) be kept on file.

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

Brian discussed EAC's request for an additional GC and labor costs of \$233,031 (COP 159). Brian and Eric have been reviewing this COP and will discuss it with the Chairman prior to a negotiation meeting with Brian, John and Rico Colangeli. Brian presented an updated budget including the full amount of COP 159, and other identified pending COPs. The contingency is a negative \$115, 812.94 (plus the additional available funds of \$432,159.06).

3. Schedule. E.

Eric noted that EAC is now projecting P2 completion in mid-November. Brian and Eric feel that Phase 2 can be completed by the end of August.

4. LEED Update.

Eric noted that the project is still on target for LEED Silver. EAC has been monitoring construction phase credits, and they are all within the requirements. Eric requested the Committee's assistance with the Innovation in Design credits that were going to be handled by Suzanne Robinson. Brett Lambert will reach out to Suzanne for assistance.

5. Requisition.

Application for Payment #11 was presented, and upon a motion by Hayner, seconded by Maher, the Committee unanimously approved it in the amount of \$436,818.04.

Eric and Brian observed that the project was about 82% complete.

THOMPSON SCHOOL

Melissa Green, Karen Donato and Kathy Bodie opened the discussion. Superintendent Bodie projected that as many as 500 students would be attending the school in the near future and that clearly more classroom space is needed. Although the idea of more core space for the cafeteria and gym would be desirable, it was felt that it would be cost prohibitive to expand each. Laurie Cowle pointed out that the expanded classroom space would be at the east wing of the building. September 20, 2017, is the proposed occupation date.

GIBBS SCHOOL

Adam, Ruthy and Allen agreed to serve on a subcommittee to review proposals for prospective owner/project managers.

HOUSEKEEPING AND INVOICES

All of the following invoices were approved unanimously on a motion by Hayner, seconded by Johnson:

1. NV5 for April, \$8,000;
2. Gatehouse Media (Project Manager Advertisement-Stratton School), \$118.53
and (Bid Advertisement-Stratton School), 189.94;
3. Benezera Boxes,
 - a. \$238.50
 - b. 727.20
 - c. 216.00
 - d. 909.00;
4. Uline, \$54.78;
5. W.B. Mason, \$17.86 and \$528.50;
6. Supply Works, \$3,816.54 and \$197.50;
7. Verizon Engineering, \$1,500;
8. Donham & Sweeney, (LEED) \$550;
9. Broadlink Technology Solutions, \$4,400;
10. SCSI, \$1,495, \$390, and \$780;
11. Ammondson for April, \$12,524;
12. Combustion Services Company of New England (move the boiler), \$4,002;
13. Graybill Fire Services, \$199.24;
14. PMA for April, \$18,060;

15. Door Services, Inc., \$1,512;
16. Cabot Risk Strategies (extend Builder's Risk), \$4,023.

WHEREUPON a motion was made by Maher, seconded by Hayner, to adjourn and it was unanimously voted at 9:46 PM.

Respectfully submitted,

John F. Maher, Clerk Pro Tem