

**TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING
TUESDAY, OCTOBER 3, 2017**

Location: Arlington High School, School Committee Hearing Room

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

Guests: Burt Barachowitz, PMA
Brian DeFilippis, PMA
Lee Rich, DRA
Rob Juusola, NV5
Tim Baker, NV5
Laurie Cowle, HMFH
Regan Shields Ives, Feingold & Alexander
Lara Pradt, Feingold & Alexander
Phil Conroy, Shawmut
Ryan Lynch, Shawmut
Vivian Barbedian, Jones, Lang & Lasalle
Kathy Bodie, Superintendent of Schools
Kristin DeFrancisco, Principal of the Hardy School

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

THOMPSON SCHOOL

Mr. DeFilippis gave an update on the progress of the work and provided an OPM status report setting forth in detail what recent work has been accomplished and what particular tasks remain to be finished. There was a general discussion about the possibility of assessing liquidated damages, but a final decision will not be considered until all of the work has been accomplished. Town Counsel has contacted the bonding company for the General Contractor. There have been some demands for direct payment, including one each from the HVAC and waterproofing subcontractors. The Pay Requisition received from the contractor has been rejected by the architects and Project Manager and returned to the contractor for corrections.

On a motion by Chapdelaine, seconded by Hayner, the Committee unanimously approved additional compensation for PMA due to the delay in the completion of the work. These charges will be billed separately.

On a motion by Jefferson, seconded by Hayner, the following invoices were unanimously approved:

1. Triumph, mobile classrooms (July) in the amount of \$8,750;
2. Triumph, mobile classrooms (August) in the amount of \$8,750;
3. Triumph, mobile classrooms (Sept.) in the amount of \$8,750;
4. PMA in the amount of \$6,700;
5. PMA in the amount of \$17,265;
6. PMA in the amount of \$19,855;
7. Briggs in the amount of \$3,614; and
8. WSP for commissioning in the amount of \$500.

Thompson School total in the amount of \$74,184.

STRATTON SCHOOL

Mr. Juusola and Mr. Rich gave an update on the progress of the work. The Punch List is nearing completion, including final furniture deliveries. Certain additional requirements requested by the Building Inspector have been completed. Mr. Juusola reviewed the existing funds in the Contingency Log and provided a handout detailing same. The remaining amount in the Contingency Funds after adding anticipated additional work is in the amount of \$400,173.

Mr. Rich reported that the irrigation system for the playground area is awaiting approval, and sod will be installed shortly. Mr. Juusola provided a September OPM report.

On a motion by Chapdelaine, seconded by Jefferson, the following invoices were unanimously approved:

1. G & R Construction, Pay Requisition No. 17 in the amount of \$720,812.27;
2. DRA Architects for September, 2017 in the amount of \$4,740;
3. Horizon, engineering commissioning, in the amount of \$2,277.50;
4. Horizon, engineering commissioning, in the amount of \$4,868;
5. Korn Elevator, repairs in the amount of \$5,140;
6. American Alarm, DSX access control, in the amount of \$15,126.72; and
7. PRO AV System (IT equipment) in the amount of \$25,708.

Stratton School total in the amount of \$778,768.49.

GIBBS SCHOOL

Mr. Juusola provided an OPM monthly report detailing the ongoing work including that demolition is almost complete. Mr. Conroy, Mr. Juusola, and Ms. Ives went into considerable detail concerning a problem with the third-floor windows. The lintels are in very bad condition, which only became evident recently. Mr. Conroy indicated that several options to deal with the problem have been explored extensively. The recommended option #2 was unanimously supported by the Committee on a motion by Jefferson, seconded by Chapdelaine, requiring complete replacement of the lintels. The estimated cost to do so was substantial and currently estimated at \$482,000. Sufficient funds exist in the contingency line item and would consume

about 25% thereof. Fixing this problem will delay the third-floor work by two to three weeks, but the overall project schedule should not be delayed.

On a motion by Chapdelaine, seconded by Jefferson the following invoices were unanimously approved:

1. Shawmut, Pay Requisition No. 11, in the amount of \$1,053,959.05;
2. Feingold & Alexander for design services in the amount \$19,800;
3. NV5 for OPM (Sept.) in the amount of \$38,800;
4. Horizon for commissioning in July in the amount of \$1,949;
5. Horizon for commissioning in August in the amount of \$1,723;
6. UTS for construction testing in August in the amount of \$490;
7. UTS for construction testing in Sept. in the amount of \$3,225; and
8. JRM Hauling for waste management in the amount of \$1,740.

Gibbs School total in the amount of \$

HARDY SCHOOL

Ms. Ives indicated that schematic designs are progressing. Personnel from the Hardy will participate in discussions concerning same. Ms. Barbedian suggested that an 8-months construction schedule is feasible. Photographs were shown of the proposed addition, and it will be approximately 6,000 sq. ft. It will allow for six additional classrooms. The project cost will be \$2.9 million, which is \$400,000 over the original estimate due to additional landscaping and increased room size. The necessity of increasing cafeteria space is not included in this additional amount. The projected total cost is estimated at \$4,438,000.

MISCELLANEOUS INVOICES:

Central Fire Station

1. PMA for Sprint work in the amount of \$1,067.58;
2. PMA for Sprint work in the amount of \$280;
3. PMA for Sprint work in the amount of \$150.

Miscellaneous total in the amount of \$1,497.58.

HOUSEKEEPING

On a motion by Chapdelaine, seconded by Hayner, the minutes of the September 19, 2017 meeting were unanimously approved.

On a motion by Mr. Chapdelaine, seconded by Mr. Hayner, Mr. Lambert was unanimously elected as Vice-chair of the Committee.

Mr. Danizio asked if it were possible to send copies of the written materials and, in particular, the invoices prior to meetings, and there was substantial support from other members.

On a motion by Maher, seconded by Hayner, to adjourn at 9:43 p.m., and it was unanimously voted.

Respectfully submitted,

John F. Maher, Clerk Pro Tem