

**TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING
TUESDAY, FEBRUARY 6, 2018**

Location: High School – School Committee Room

Present: Allen Reedy
Adam Chapdelaine
John Maher
Brett Lambert
Bill Hayner
Bob Jefferson
John Danizio
Patrick Goddard, Interim Facilities Manager
John Cole

Guests: Rob Juusola, NV5
Phil Conroy, Shawmut
Laura Pfadt, Finegold Alexander
Josh Sydney, KVA
Jeff Alberti, Weston and Sampson
Kathleen Bodie, Superintendent of Schools
Regan Shields Ives, Finegold & Alexander
Michael Rademacher, DPW Director
Kristin DeFrancisco, Hardy School Principal
Vivian Varbedian, JLL

The Chairman called the meeting to order at 7:35 P.M.

GIBBS SCHOOL

Mr. Juusola gave an update on the progress of the work and handed out the January Project Update Report. Work concluded or underway includes abatement, lintel repair, masonry repointing and cornice repair on the north elevator, installation of new windows, steel framing for new entry vestibule, roofing on Building A, rooftop equipment, interior including plumbing and electrical. Another meeting of the Traffic Advisory Committee is scheduled for February 7 to further consider traffic flow configuration and parking.

A budget summary was provided on additional professional services contract for \$18,000 for transportation design for Finegold Alexander on behalf of Nitsch Engineering, and it was unanimously approved on a motion by Chapdelaine, seconded by Hayner.

A change request as detailed in a handout and explained by Ms. Shields Ives, Mr. Conroy and Mr. Juusola in the amount of \$208,124 was unanimously approved on a motion by Chapdelaine, seconded by Maher. The following invoices were likewise unanimously approved on a like motion:

- 1) Shawmut Design & Construction in the amount of \$1,856,495.37
- 2) Finegold Alexander Architects in the amount of \$19,800.00
- 3) NV5 in the amount of \$38,800.00
- 4) Horizon Engineering in the amount of \$465.00
- 5) Gatehouse Media in the amount of \$83.49.

DPW YARD

Jeff Alberti from Weston and Sampson, the professional firm chosen by the Town to provide design services gave an overview of the proposed project and provided a handout detailing different steps going forward. Josh Sydney of KVA, the Town's Project Manager, also provided information.

HARDY SCHOOL

Ms. Varbedian and Ms. Pfadt provided information on the opening of bids and the three low bidders were Colangeli, Seaver Construction and United World Systems. Much discussion ensued concerning in particular the perceived displeasure that the committee members felt towards E. A. Colangeli, the apparent low bidder, due to the problems with the Community Safety Building for which that firm served as the construction company. The Town had settled litigation with this company that arose from the project. Due diligence performed by Ms. Pfadt and Ms. Varbedian indicated that the reputation of the company was that its principals were difficult to deal with. On the other hand, they were the low bidder and could not therefore under state law be excluded without the probability of appeals to the Attorney General's Office and/or the courts with uncertain results at a substantial cost and delay to the Town. In addition the project is a relatively small project of about 2.5 million dollars and the quality of the work of the firm on the Community Safety Building was considered to be very good notwithstanding the delays associated therewith, which were in large part due to the difficulty of remodeling an older building which was in some respects poorly constructed initially. A motion was made by Maher, seconded by Chapdelaine, to designate E.A. Colangeli as the construction company for the Hardy project and it was voted with Mr. Hayner and Jefferson opposed. On a motion by Cole, seconded by Jefferson, the owner's representatives were directed to provide a plan for increased on site supervision for the project.

Two additional professional services contracted for Kessler McGuiness through Finegold Alexander to address handicap access issues was unanimously approved on a motion by Chapdelaine, seconded by Jefferson in the amount of \$4,840. The hearing before the Architectural Access Board to appeal various handicap access matters has been deferred until February 26, 2018. An addition to the Finegold Alexander contract in the amount of \$15,590 for design of the cafeteria was unanimously approved in the amount of \$15,590 on a motion by Chapdelaine, seconded by Jefferson. Lastly an addition to the Finegold Alexander contract

related to the playground areas along the Lake Street frontage in the amount of \$14,610 on a motion by Maher, seconded by Hayner was unanimously approved.

MISCELLANEOUS, INVOICES AND HOUSEKEEPING

An invoice from KVA, the owner's project manager, in the amount of \$270 was unanimously approved on a motion by Maher, seconded by Chapdelaine.

On a like motion, the following invoices were unanimously approved for the finalization of the Thompson School.

- 1) PMA in the amount of \$5,020.00
- 2) WSP in the amount of \$1,500.00
- 3) Triumph in the amount of \$8,750.00
- 4) Triumph in the amount of \$8,750.00
- 5) Triumph in the amount of \$8,750.00
- 6) Triumph in the amount of \$8,750.00
- 7) GOV Connection in the amount of \$1,882.98
- 8) Hall Sheetmetal (Industrial Piping) in the amount of \$1,449.00

On a motion by Chapdelaine, seconded by Hayner, the minutes of December 5, 2017, January 7, 2018 and January 16, 2018 were unanimously approved.

CENTRAL FIRE STATION

Chief Jefferson reported that despite various testing, the source of the foul odor has yet to be located, but further investigation is ongoing.

Whereupon at 10:01 PM, a motion was made by Maher, seconded by Hayner, to adjourn and it was unanimously voted.

Respectfully submitted,

John F. Maher, Clerk Pro Tem