

**TOWN OF ARLINGTON
PERMANENT TOWN BUILDING COMMITTEE
MEETING MINUTES
JANUARY 15, 2019**

Location: Town Hall Annex, Second Floor Conference Room

Present: Allen Reedy (Chair)
Brett Lambert (Vice Chair, Exited at 8:30 PM)
Bill Hayner
Steve Nesterak
Peter Martini
Robert Jefferson
Adam Chapdelaine
John Maher (Arrived at 8:30 PM)
Michael Mason

Guests: Vivian Varbedian, JLL
Lara Pfadt, Finegold Alexander
Kate Peretz, Hardy School Principal
Mike Rademacher, Public Works Director
Jeff Alberti, Weston & Sampson
David Steeves, Weston & Sampson

The Chair called the meeting to order at 7:00 PM.

1. Hardy School

Vivian Varbedian gave an update on the progress of the work and provided a handout detailing same. Overall, the project is 99% complete. Lara Pfadt noted a Temporary Certificate of Occupancy (TCO) was issued January 7, 2019. Two items remain to be completed prior to issuance of Certificate of Occupancy (CO), including the perimeter fence replacement and the Lake St. playground handrail. The fence should be completed by next week, but the handrail has a mid-February lead time. The TCO can be extended as necessary. Kate Peretz detailed the teacher and student move-in, which occurred on January 14, 2019. The students especially loved the window seats, sound system, and brightness of the space.

Furniture installation and inspection is completed. Teachers have requested additional tack boards and flags for the classrooms. Steve Nesterak reviewed the remaining open items; the final

amount to be turned back from the project funds will be determined after the necessary encumbrances are made to address open items.

On a motion by Steve Nesterak seconded by Bill Hayner, the following items were unanimously approved:

- 1) Finegold Alexander Architects proposal for Additional Design Services related to MAAB corrections in the amount of \$10,320.
- 2) Contractor Payment Application 08 in the amount of \$362,066.98
- 3) JLL invoice for Project Management Services related to additional on-site (“clerk”) management in the amount of \$9,500.

2. Public Works Facility

Jeff Alberti lead a slide presentation for the Committee with assistance from Mr. Steeves and Mr. Rademacher. The presentation showed four existing buildings would be renovated for reuse and two new buildings would be constructed on the site. The renovated buildings would accommodate the relocated Facilities and IT Departments. Parking and square footage needs were discussed. The design team has worked through 21 concept alternatives to date, which include the initial preferred concept plan that provide access to the High School site from Grove St., as requested by the High School Building Committee. It was noted that to provide school access while also maintaining necessary separation from parking and yard operations, it would be necessary to acquire the parcel of land adjacent to the existing parking lot; this element is to be communicated back to the High School Building Committee by Adam Chapdelaine. The project is estimated to cost approximately \$30M, with the Water and Sewer Enterprise Fund covering approximately 1/3 of the cost. Discussion closed on the timing and phasing of the project, and the merits of the available construction delivery methods.

On a motion by Bill Hayner, seconded by Robert Jefferson, the Committee unanimously voted to authorize pursuing Construction Manager at-risk for the Public Works Facility Project.

3. Gibbs School

Steve Nesterak provided an update on the progress of work and provided a handout detailing same, including remaining open issues and warranty items. The handout enumerated the projected contingency fund balance at \$123,157. The Committee was reminded the work needed to modify the acoustical tiles so they are LEED compliant is being covered via credit from Feingold Alexander Architects. John Maher requested the final LEED score for the building.

On a motion by John Maher, seconded by Adam Chapdelaine, the following invoices were unanimously approved:

- 1) Casey Electrical Contractors for additional electricals outlets in the amount of \$3019.00
- 2) Horizon Engineering for HVAC commissioning in the amount of \$773.00.
- 3) Red Thread for furniture in the amount of \$29,000.00.

- 4) Tucker Library for furniture in the amount of \$19,198.71
- 5) Keane Fire & Safety for fire extinguishers in the amount of \$272.00.
- 6) Finegold Alexander Architects for project design services in the following amounts: \$3546.95, \$2247.30, and \$2200.00.

On a motion by Bill Hayner, seconded by Adam Chapdelaine, the following Change Orders were unanimously approved:

- 1) Contractor Change Order CR254 related to revising the sequence operation for the hot water loop in the kitchen in the amount of \$814.00.
- 2) Contractor Change order CR255 related to modifying ACT tile to meet LEED requirements in the amount of \$17,193.

4. Stratton School

Steve Nesterak and Brett Lambert discussed the recommendations for outstanding work to be completed at the Stratton School as outlined in the handout provided to the Committee. Steve Nesterak reviewed the impact to the project contingency projection. The projects include replacement of canopies at the entrances, additional fencing and shrubbery to enclose the rocky area at the main entrance, and finishing the storage area at the elevator access. Allen Reedy reminded the Committee the determination should be made based on whether this work would have been completed as part of the capital project if it was identified. Robert Jefferson acknowledged these are needed projects, but believes this project needs to be closed out.

On a motion by Adam Chapdelaine, seconded by Steve Nesterak, the Committee unanimously voted to authorize the three recommended projects outlined in the handout, and to formally close-out the Stratton School project.

5. Miscellaneous

On a motion by Bill Hayner, seconded by Robert Jefferson, the Committee unanimously voted, with Allen Reedy abstaining, to approve the meeting minutes of December 18, 2018 as administratively amended.

Whereupon a motion was made by Bill Hayner, seconded by Robert Jefferson, to adjourn at 8:50pm and it was unanimously voted.

Respectfully submitted,

James Feeney, Assistant Town Manager