



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

Date: November 26, 2019

Time: 7:00 PM

Location: Town Hall Annex, Second Floor Meeting Room

Minutes

Attendance: Brett Lambert, Jim Feeney, , Bob Jefferson, John Maher, Bill Hayner,
Peter Martini. (Absent: Michael Mason, Adam Chapdelaine,
Allen Reedy)

Guests: Steve Kirby (Central School); Jeff Alberti, Weston and Sampson; Bryan Baldwin, Josh
Sydney KVA (DPW Yard)

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

1. On a motion by Jefferson seconded by Hayner the minutes of the October 29, 2019 were unanimously approved with one correction.
2. **DPW Yard.** On motions by Jefferson seconded by Hayner the following invoices were unanimously approved: Weston and Sampson--\$94,931; KVA--\$4580; Community Newspaper for ad: \$116.40
3. **Gibbs School.** On a motion by Hayner seconded by Jefferson an invoice for a plaque denoting the attainment of a Silver Leeds grade in the amount of \$649 was unanimously approved.
4. **Central School.** Mr. Kirby gave an update of the progress of the work. The architect is completing the contract documents. He discussed work to be done on the envelope of the building and other matters including phasing. The public posting of the project will be done on December 21, with sub-bids due on January 8 2020 and general bids on January 20, 2020. Health and Human Services as well as the Senior Center will move to the second floor. The latter will return to the first floor after the project is completed. Considerable HVAC work must be completed. The project budget remains at 8.54 million with the construction cost at 6.1 million. The projected time is estimated at 12 months and should begin in mid-February. The following motion was made by Hayner seconded by Jefferson:

Motion: To authorize the Town's Designer of Record, Sterling Associates, Inc. (SIA), to use proprietary performance specifications in the bid documents for the Arlington Central School Renovations - Senior Center/HHS project.

After reasonable investigation, SIA has determined that the use of the following, or equal, in the project would be in the best public interest.

- Door hardware – Von Duprin
- Door locksets – Best
- BMS Controls – Johnson Controls

A reasonable Investigation has determined that these systems offer many positives, including but not limited to:

1. BMS to be connected to existing building system not part of the construction.
2. BMS can be integrated into the existing Town system.
3. BMS can be monitored and controlled remotely by Facilities Department.
4. Hardware and locksets part of Town-wide public building maintenance and repair program.

The Permanent Town Building Committee, acting as the governing body, through its designer of record, will determine whether an item bid is equal to the above listed systems in quality, durability, appearance, strength, and/or design; will perform the intended function at least equally; and conforms substantially, even with deviations, to the detailed requirements contained in the specifications.

5. **DPW Yard.** Mr. Alberti and others gave an update on the progress of the work and provided a printout detailing same including site plan layouts for each building with schematic floor plan layouts, a subsurface investigation protocol and a projected schedule. Tasks accomplished to date include: Issuance of an RFQ for a Construction Manager at Risk, the conducting of prequalification of responders, issuance of an RFP to prequalified managers, the conducting of a site walk with bidders and the reception of RFP responses from 4 Construction Managers. Interviews with each will be held on December 11 and December 17 or 18 at times to be determined. An award is expected after the interview process is completed. A coordination meeting was held with the High School Design Team and the development of a plan for temporary DPW operations and relocation of the IT operation is ongoing.

The meeting adjourned by unanimous vote on a motion by Maher seconded by Martini at 8:02.

Respectfully submitted,
John F. Maher, Clerk