



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

Date: December 21, 2021

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Allen Reedy, Bob Jefferson, Bill Hayner, Mike Rademacher, Jim Feeney, and Brett Lambert (Absent John Maher, Greg Walters, Peter Martini)

Guests: David Steeves, Josh Sydney, Chris Baryluk, Bill Sterling, Steve Kirby,

The Chairman called the meeting to order at 7:01 pm.

TOWN YARD

Mr Baryluk gave an update of the project stating: rough inspections for Bldg A had been done, boarding had started and was progressing, masonry work was ongoing, lentil precast was installed, roof had been started and was ongoing, structural steel repair was complete and door frames were being installed. He then did a video update of the project showing the following: roof work, vapor barrier, AC units on roof, interior sheet rock, mechanical installs, electrical rough and new roof hatch. Mr. Steeves then gave an update showing video presentation of the following: site work and demo to begin on fuel island, asphalt removal for underground electrical vault, stone for wash down area, new utility poles on driveway side, completed masonry, hole in foundation wall for electrical services, wallboard in bathroom and server room work.

Mr. Baryluk then reviewed the change order log and explained pending CO that were still under review and negotiations. The total change order and estimated cost exposure as of 12/21/21 was \$1,253,367.

Discussion was held regarding the proposed CO cost of the stairway and additional work in the new facilities storage area. The chairman raised concern about the cost and seemed excessive. Mr. Baryluk and Mr. Steeves explained the amount of work to be done and that they would continue to review and negotiate price and report back.

The following change orders were presented and approved on motions by Hayner, seconded by Lambert:

- Change order CR022 - revise door hardware - \$1347.08
- Change order CR048 - electrical anti static for IT room flooring - \$2419.08
- Change order CR049 - replace copper piping in Bldg A per town inspector - \$22814.08

All three change orders were unanimously approved by voice vote 6-0

Mr. Baryluk reviewed the contingency log through 12/21/21. Total approval and estimated CM contingency exposure as of 12/21/21 was \$298,897.

The following invoices were presented and motions to approve by Hayner, and seconded by Lambert:

- UTS of Mass invoice # 97603 - concrete testing 10/22/21-11/25/21 - \$1425.00
- Commodore Builders pay requisition #7 - Nov 2021 - \$781,990.20
- George Horowitz - structural engineering for temp salt shed - \$1080.00

All three invoices were unanimously approved by voice vote 6-0

Chairman had a brief discussion on confirming those members whose terms had expired and if not able to confirm he would have re-appointments done. He also noted that there would be a vote for chairman and vice-chairman after the first of the year.

CENTRAL SCHOOL

Mr. Kirby gave an update on the meeting of 12/16 with KRS, Sterling, Vertex, Arlington ISD, COA and legal. Discussion was about completion by 1/31/22. Substantial completion is still scheduled for 1/31/22 with kitchen excluded at this time. Programming for tenants should begin in Feb 2022. KSR will be given one room to use for storage and shop. Hardware delivering expected Feb 3, 2022 and door delivery is not known.

Mr Kirby then gave an update on the following work completed up until 12/21/21: First floor linoleum in kitchen installed, kitchen walls finished, ansul system completed, kitchen plumbing and electrical ongoing, hall light fixtures installed, case work in artroom ongoing and painting ongoing. ground floor painting ongoing, lights installed, casework stained and fireplace mantel installed.

AC startup could not be done in Nov and will be done until the spring.

Exterior - west entrance precast stairs installed, handrails and doors to be installed. south entrance beams installed, demo of brick and piers, canopy steel installed and concrete slab problem found.

Photo journal reviewed.

Mr Kirby then gave a budget status as of 12/17/21. 3 page budget was presented showing a project overage in the budget of \$250,316. The following items were explained - COP from KSR of \$107,000. This item is still under review and being disputed. Building Risk insurance of \$68,000. Continued C/A for Sterling and Vertex of \$30,000 per month through March 2022. Based on current hard cost the budget would be approx \$80,000 under budget. Overage in the budget is mostly soft cost.

Mr Kirby then did a change order log update through 12/21/21.

The following invoices were presented and motions to approve by Hayner, and seconded by Rademacher:

- KSR pay requisition #19 in the amount of \$142,719.32 for services for Nov 2021
- Vertex invoice #161177 in the amount of \$18,327.50 for services for Nov 2021
- SAI invoice #21/164 in the amount of \$9466.00 for extended CA services Nov 12 – Dec 11, 2021.
- SAI invoice #21/165 in the amount of \$1200.00 for additional site visits Nov 12 - Dec 11, 2021

All four invoices were unanimously approved by voice vote 6-0

Mr Hayner asked if the project was being staffed adequately. Mr Kirby and Mr. Sterling responded they were concerned about the staffing. Recently when several trades could have been on site they weren't, tile, flooring and plumbing. He stated he was discussing with GC.

Mr Kirby informed the committee that there would be the following COPs presented in the future, COP 163 for fire alarm changes in the amount of \$1147.09 and COP 164 for leveling in lobby at room 105 for 2796.03. Informational only, no vote taken.

HOUSEKEEPING

The minutes of the November 30, 2021 meeting were approved on a roll call vote having been moved by Jefferson seconded by Hayner. Minutes were unanimously approved by voice vote 6-0

Whereupon a motion was made by Jefferson seconded by Hayner to adjourn at 9:11 PM and it was unanimously voted.

Respectfully Submitted,
Robert Jefferson