



TOWN OF ARLINGTON  
MINUTES OF THE PERMANENT TOWN  
BUILDING COMMITTEE MEETING

Date: February 7, 2023

Time: 7:00PM

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

Attendance: Bob Jefferson, , John Maher, Allen Reedy, Peter Martini, Bill Hayner, Jim Feeney

Absent - Brett Lambert, Mike Rademacher, Rob Behrent

Guests: Josh Sydney, David Steeves, Jeff Alberti, Monique Rice, Steve Kirby

Chairperson Reedy called the meeting to order at 7:04 pm.

#### TOWN YARD

Mr. Sydney did a photo update of the project showing the following: Building E - maintenance building - rigging HRU on roof 1/16, service bay 1/16, concrete pour 1/16, motor equipment garage 1/17. Building A - vestibule and admin 1/30, first floor Facilities Director's office 1/30, facilities workshop and stairs 1/30, bathroom tile and finishes 1/30, second floor IT Director's office and server room 1/30. Building E exterior terracotta and storefront framing 1/30. UG electrical and tel/data 1/20.

Mr. Sydney also gave the following update: National Grid not available until April. Connecting gas from Grove St. National Grid wants hardship letter to expedite but still no progress. Building A windows were not installed to specs. Issue was discussed months ago. SPM and W&S wants to bring in window manufacturer to certify windows as installed and modified for water resistance.

Building A completion date is March 15, 2023 with 30 day grace period but Mr. Sydney feels with the amount of work remaining that may not be attainable by GC. Mr. Sydney also wants to have discussion with Industrial Parties about claims before meeting with them and counsel. More to follow.

Committee discussion about window issue in Building A.

Mr. Sydney and Mr. Steeves both in agreement that if window manufacturer will certify the windows and the onsite adjustments that were made to correct water issue that would be the best course of action. Otherwise, windows may need to be removed which would cause extensive delay.

Mr. Sydney presented the following invoices:

- Weston and Sampson - Invoice #1230520 - CA services, December 2022- \$39,200.00
- SPM - Invoice #24- SPM OPM services January 2023 - \$32,470.05 and Cannon Design reimbursables \$3,341.80 - Total \$35,811.85
- Commodore Builders - Requisition #21 - Construction January 2023 - \$2,004,175.99

Motion was made by Mr. Maher and seconded by Mr. Hayner to approve 3 invoices totaling \$2,079,187.84. Motion passed unanimously on a roll call vote 6-0

Mr Sydney presented the following change orders for approval:

CCR57 - NFPA stair rental- \$5,949.00. - Zero cost to town budget

CCR65 - asphalt escalation- \$6,575.00. - Zero cost to town budget

CCCR67 - Building A lobby floor level- \$4,158.00. - Zero cost to town budget

CCR70 - Relocation of safety rails- \$2,083.00. - Zero cost to town budget

CCR75 - Relocation of temp power in building E- \$7,779,24. - Zero cost to town budget

CCR76- Credit for Td-A drains- \$5,505.00. CREDIT - Zero cost to town budget

CR123 - remove obstructions at STWU-3- \$1,362.90

CR132 - Building A lobby floor level- \$6,789.20

CR137 - Unforeseen tank removal overestimate disposal - \$9,932.41 CREDIT

OCO15 - Includes CCR64, CCR68, CCR71, CR94, CR120, CR128, CR130 - \$23,742.32

A motion to approve all change orders was made by Mr. Jefferson and seconded by Mr. Hayner

Motion passed unanimously on a roll call vote, 6-0.

Mr. Sydney reviewed the CM contingency log and stated there was -\$32,216 deficit and expected that to continue to grow. Expects future conversations with GC.

Mr. Sydney reviewed the CR log and stated that we have \$354,849 remaining after our actions last month to settle some amendments and clearing some line items. This does not include additional credits we anticipate from IP and mason. We also expect additional expenses including amendment from W&S.

Mr. Sydney reviewed the Budget Summary and stated it was status quo other than tonight's expended cost.

Mr. Sydney reviewed the Budget Reallocation log and stated only changes were from amendments from W&S and tonight's change orders.

Mr. Sydney notified the committee that he is concerned with budget line items for FF&E and IT network gear. He knows from pricing there is not sufficient funds to purchase all needed items. He is also concerned with the time frame as these items need to be ordered now. Committee had long discussion about the budget, funding and finishing the project in budget but to also finish completely for end-users. More to follow.

Mr. Sydney and Mr. Reedy to coordinate site visit in near future.

#### CENTRAL SCHOOL

Mr. Kirby gave the following update of progress since 1/17/23:

New sign was installed on 12/27/22 but the brackets used are questionable. Mr. Kirby to contact Fast signs.

Staff signs have been installed at rear entrance.

Close out Docs were submitted 1/25/23, 3,327 pages. Waiting on as-built drawings.

Items still need to be completed:

HVAC punch-list, commissioning, paint ground floor elevator door, as-builts and Carney's new punch-list.

Responses were sent to KSR on 8 COPs. Still have 2 to respond to.

Discussion was held about budget and that the committee would like a more complete report at next meeting. Committee would like to know what is left in budget and what would be our maximum exposure.

Mr Kirby presented the following Invoice for approval:

- Vertex - Invoice #192458 - OPM services January 2023 - \$688.75

Motion was made by Mr. Hayner and seconded by Mr. Martini to approve invoice. Motion passed unanimously on a roll call vote 5-0 (Mr. Feeney left meeting at 7:45pm)

Motion was made by Mr. Maher, seconded by Mr. Martini to approve the January 17, 2023 minutes as presented. Motion passed on a roll call vote, 5-0

Election of officers postponed until next meeting.

Whereupon a motion was made by Mr. Jefferson seconded by Mr. Maher to adjourn at 8:40 PM and it was unanimously voted.

NEXT MEETING WILL BE FEBRUARY 21, 2023 7:00pm

Respectfully Submitted,  
Robert Jefferson