



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

Date: July 25, 2023

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, John Maher, Mike Rademacher, Peter Martini, Brett Lambert, Paul Schlichtman, Jim Feeney,

Absent: Rob Behrent

Guests: Josh Sydney, David Steeves, Monique Rice, Christine Bongiorno

Chairman Reedy called the meeting to order at 7:00 pm.

TOWN YARD

Mr. Sydney did a photo update of the project showing the following: Building A - Window rework 7/11. Building B - Demo and asbestos abatement 7/18. Building D - Masonry rebuilding, repointing and restoration 7/18. Building E Maintenance - wash bay pad 7/18. Site work - curbing, lightpoles, drain, binder, fencing and finishes 7/18-7/20.

Mr Sydney then gave an update of the following progress: Windows to be retested, phase 2 has begun, building B abatement has revealed additional mastic to be removed at additional cost, washbay still needs stairs and rails, red soil has been exported, most stockpiles have been removed, owner is out of Buildings B and D, lubricant install is ongoing, fuel island slab is still out of spec and not able to be used and the A/B connector has a gas line that is being cut and capped.

Mr Reedy questioned cost for red soil removal. Mr Sydney stated after negotiations it was an additional \$1,500.00.

Mr Feeney inquired about BMS training. Mr Sydney stated he was scheduling all training.

Mr Lambert inquired on status of LEED. Mr Sydney stated he was working with The Green Round Table Group and would have a report next meeting.

Mr Reedy asked about the structural issues in Building D. Mr Sydney stated they need to reinforce the columns and was waiting on pricing from CM.

Mr Reedy asked about the overall plan for the culvert. Mr Sydney referred to the photos from the previous meeting, sent the scope to the sub-contractor and was waiting on plan and price. Mr Steeves gave additional explanation of culvert repairs.

Mr Maher questioned the problems with the miscellaneous metals sub. Mr Sydney stated that the issues were having a great deal of negative effect on the project and that he has notified the CM to take extreme measures to correct. The MM sub is not properly staffing or performing.

Mr Sydney presented the following change orders for approval:

CCR108 - Entry loop at washbay- \$3,750.00. - Zero cost to town budget

CCR109 - Building E caulking at vestibule- \$1,697.00. - Zero cost to town budget.

CCR87 - Schindler Elevator install premium time - \$8,100.00 - Zero cost to town budget

CR45 - Building E snow melt coring by Snowden - \$1,117.63

OCO#19 - includes CCR111, CCR104, CCR107 - language added - Zero dollar change

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

Motion passed unanimously on a roll call vote, 8-0.

Mr Sydney presented the following invoice:

- Commodore Builders - Requisition #26- June 2023- \$1,133,388.58 - Invoice was not completely reviewed and approved by architect so it was recommended to approve the invoice with a not-to-exceed stipulation.

Motion was made by Mr. Maher and seconded by Mr. Lambert to approve 1 invoice NTE \$1,133,388.58 Motion passed unanimously on a roll call vote 8-0

Mr Sydney reviewed the Budget Allocation log and the budget and said there were no changes. Contingency change log for the CM is \$216,644 into their fee. The CR log has \$318,166 remaining.

Mr Sydney requested to increase the line item dealing with third party testing. He explained this is due to additional contaminated soils and the need for additional testing. He reviewed the line item for third party testing and stated it was originally \$50,580.00. There were then additional increases of \$25,000.00 on 7/19/22 and then \$30,000.00 on 11/2/22 for a total budget so far of \$105,580.00. Mr Sydney requested an additional \$60,000.00 for current outstanding invoices and future testing.

Motion was made by Mr. Jefferson and seconded by Mr. Rademacher to increase the line item and purchase order for UTS third party testing by \$60,000.00 Motion passed unanimously on a roll call vote 8-0

CENTRAL SCHOOL

Mr Reedy updated the committee that they continue to work on the warranties and close-out docs. There continues to be HVAC and balancer problems and ATCO is looking into it. There are retainage funds being held from KSR for this work. Approximately \$40,000.00 for ATCO.

Motion was made by Mr Rademacher, seconded by Mr Maher to approve the minutes of the July 11, 2023 meeting. Motion passed on a roll call vote 8-0

Whereupon a motion was made by Mr Maher seconded by Mr Jefferson to adjourn at 8:21 PM and it was unanimously voted.

NEXT MEETINGS - TUESDAY AUGUST 8, 2023 and AUGUST 22 , 2023 - 7:00 pm

Respectfully Submitted,
Robert Jefferson