



Approved by PTBC 5/7/2024

Allen Reedy

TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN BUILDING COMMITTEE MEETING

Date: April 16, 2024

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, Peter Martini, Jim Feeney, Rob Behrent, Paul Schlichtman,

Absent: John Maher, Mike Rademacher, Brett Lambert

Guests: Adi Toledano, Josh Sydney - SPM David Steeves - W&S

Chairperson Reedy called the meeting to order at 7:03 pm.

He wanted to thank the design team and committee members who attended the site visit today at 4:00 pm. It was helpful to see finished areas and areas of concern. 4 members of the FinCom attended the site visit and it was productive for them to see the site and be able to ask questions and get answers from PTBC and design team.

TOWN YARD

Mr. Toledano did a photo update of the project from 4/9/2024 and 4/16/2024 showing the following: Building D - column repair in progress and portal opening rebar in progress. Building B- shoring removal, brick cleaning, lintel install and roof metal facia. Site work - concrete ramp and stairs, stone wall and fencing. A/B connector - inside stud framing and expansion joint in progress.

Mr Sydney reported that the window manufacturer tested 4 windows last week and they passed. Mr Steeves stated that they reviewed the fix and if windows continued to pass then they would accept as repaired. Mr Sydney stated they were discussing with GC to do testing on 50 percent of windows and if all pass water test they would consider accepting.

Mr Sydney presented the following change orders for approval:

- CCR131 - Project replenishment March 2024 - Zero dollars cost to Town
- CR111 - Building D column reinforcement - \$17,675.62
- CR189 - Revised grading and block in lower yard- (\$24,557.32) credit
- CR228 - Building D slab repairs - zero cost to Town
- CR266 - Added bollards Building C - \$9,430.84
- OCO 32 - Included in this owner change order are - CR62, CR63, CR86, CR113, CR131, CR171, CR210, CR212, CR215, CR224, CR229, CR234, CR235, CR241, CR247, CR266, CR269, CCR56, CCR119, CCR128, CCR131. For a total change order of \$166,160.72

A motion to approve change orders was made by Mr. Schlichtman and seconded by Mr. Feeney. Motion passed unanimously on a roll call vote, 6-0.

Mr. Sydney presented the following invoice:

- Commodore Builders - Requisition #35- March 2024- \$284,504.88
- UTS of Mass - Invoice#110848 - testing services 3/4/24-3/27/24- \$2,194.00

Motion was made by Mr. Jefferson and seconded by Mr. Schlichtman to approve 2 invoices totaling \$286,698.88 Motion passed unanimously on a roll call vote 6-0

Mr Sydney presented the budget log and stated only changes were from tonight's CR and OCO.

Mr Sydney presented the re-allocation log and changes were from W&S amendments #12, #13 and CR32.

Mr Sydney presented the CM contingency log and stated the GC is into his fee and has \$365,950 remaining but expects that and more to be depleted.

Mr Sydney presented the Cost exposure log. As of this date the potential balance in the cost exposure log is at (\$498,677) deficit. Although many CRs were settled and approved tonight the deficit did not change much. There are still many CRs to be negotiated and the committee has instructed Mr Sydney to try and settle as many as possible by the end of the month. Discussion was held again regarding amount of pending CRs, cost exposure and the amount of funding available. The main points of discussion are to clear the log, look at any unused funds in certain line items and have an understandable and more accurate accounting so the PTBC can review and consider possible actions.

CENTRAL SCHOOL

Mr Kirby sent Mr Reedy an email stating, ATCO has done some work to move a fan and we are hoping that is all. Commissioning agent is expected to provide its final report. Hoping for complete closeout soon.

Motion was made by Mr Feeney seconded by Mr Martini to approve the minutes of the

April 2, 2024 meeting. Motion passed unanimously on a roll call vote 6-0

Whereupon a motion was made by Mr Jefferson seconded by Mr Schlichtman to adjourn at 8:05 PM and it was unanimously voted.

NEXT MEETINGS - TUESDAY MAY 7, 2024 and MAY 21, 2024 - 7:00 pm

Respectfully Submitted,
Robert Jefferson