



Approved by PTBC  
9/3/2024

*Allen Reedy*

TOWN OF ARLINGTON  
MINUTES OF THE PERMANENT TOWN BUILDING COMMITTEE MEETING

Date: August 20, 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, John Maher, Mike Rademacher, Jim Feeny,

Absent: Paul Schlichtman, Brett Lambert, Facilities Rep - vacant

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

Chairperson Reedy called the meeting to order at 7:01 pm.

#### TOWN YARD

Mr. Toledano did a photo update of the project from 8/20/2024 and showing the following: Building D - lintel and brick install, CMU install, West elevation CMU install, metal lead joints and stone caps ongoing. Building A - Balcony rail install and painting. Site work - landscaping, seeding, loaming, card reader install at gate and GC trailer removed from site. A/B connector in progress.

Mr Sydney gave the following update:

Building D punchlist is ongoing.

All 9 windows tested in Building A passed water testing.

Mr Sydney presented the following change requests for approval:

- CR172R1 - Eversource utility usage for May and June 2023- \$17,690.83
- CR289R1 - A/B connector roof drain - \$3,004.23

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

Mr. Sydney presented the following invoice:

- Commodore Builders - Requisition #39- July 2024- \$443,525.80

A motion to approve invoice was made by Mr. Maher and seconded by Mr. Jefferson. Motion passed unanimously on a roll call vote, 6-0.

Mr Sydney presented W & S amendment #17. CA services for August 2024, \$20,000.00

Motion by Mr Maher, seconded by Mr Rademacher to approve W & S Amendment #17 for an amount of \$20,000.00. Motion passed unanimously on a roll call vote 6-0.

Mr Sydney gave an update of remaining items. Change order work is ongoing, Building D steel and brickwork ongoing and waiting on window expected mid-September. Culvert liner on site waiting for additional items and crew to install. Lower and upper site paving, landscaping could be delayed due to contractor wanting to only mobilize once. Punchlist and closeout still to be done.

Substantial completion could be done end of September excluding culvert and final paving. Culvert and cover sent to engineer for design review and adjustment. Could result in delay and change orders. GC using third party consultant for review of culvert.

Mr Maher stated he felt CM was not being responsive to claims and requests to settle claims and wanted to know when would the committee be ready for firm date of settling of all claims.

Mr Reedy asked what are the outstanding issues?

Mr Sydney reviewed claims and issues and agreed it was time to attempt to close as many outstanding claims as possible and notify CM that we will be denying any claims we can't agree on.

Mr Sydney noted there approximately 35 of the older and smaller claims and the 2 larger claims recently submitted. Mr Alberti agreed we should continue to go through the process and at some point soon make a final offer to CM.

Mr Maher stated that we should have a final date set so this does not continue to drag on.

A lengthy discussion was held regarding the project and how we should move forward to resolve all outstanding change requests, obtain a schedule for unfinished work and have project team come up with a plan to finish project.

It was decided to have the project team continue to close out as many items as possible and report back at our next meeting. The meeting of September 17 was determined to be the date to have all change request settled or notify CM of a final offer and be done with negotiating, with the exception of the schedule extension claims which will be ongoing depended on project finish date.

Motion was made by Mr Maher seconded by Mr Rademacher to approve the minutes of the August 6, 2024 meeting. Motion passed on a roll call vote 6-0

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

NEXT MEETINGS - TUESDAY SEPTEMBER 3, 2024 and SEPTEMBER 17, 2024 - 7:00 pm

Respectfully Submitted,  
Robert Jefferson