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Building Committee Minutes 11/20/2012

TOWN OF ARLINGTON
 MINUTES
 COMMITTEE MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 Tuesday, November 20, 2012

PRESENT: Adam Chapdelaine, John Cole, Alan Reedy, Mark Miano,

ABSENT: Diane Johnson, John Maher, Suzanne Robinson, Michael. Boujoulian
 Jeff Thielman

GUESTS: Capt. Flaherty, Police Department
 Eric Ammondson, Ammondson Architects

Meeting was called to order at 7:30pm

Robbins Library

John Cole talked about the designer interview process for the library roof replacement. Four of those interviewed were qualified to do the work, but two rose above. References for these two designers have been called.

Central Fire Station

The committee discussed the seismic rating issue impacting the design of the Central Fire Station. There are cost implications regarding this issue and the Capital Planning Committee has been informed about these issues. The committee agreed that further cost estimates and information is necessary before any further decision making. Adam informed the committee that he will bring the issue to the attention of the state legislative delegation.

Community Safety Building

Work in Progress: Mr. Ammondson gave an overview of the progress of the work. Masonry repairs and stucco work are going and require cold weather protection.~ The contractor is providing temporary heat to enclose or cover areas of work.

Potential change orders.~ Mr. Ammondson presented the latest PCO log and an updated Owner's project budget (see attached).~ The Owner's budget has been updated to include CO1 and 2 and the Owner's contingency has been reduced to \$233,631. ~Ammondson recommended approval of ~PCO 3, 4 and 10, the amount of \$30,143.77.~ If these PCO's are approved, the Project Contingency would be \$203,487.23. We discussed that the project is approximately 35% completed and that unforeseen conditions will likely continue to be identified until all demolition is completed. ~Including all PCO's identified (both approved and still under review and negotiation), the total amount of PCO's is \$104,388.77. No action was taken on the PCO's due to the lack of a quorum. Ammondson to add the Cusack Terrace investigative work by SGH and WES to the PCO log.

Schedule. Mr. Ammondson noted that the work previously scheduled to be completed by the first week of December (plaster and masonry) has slipped by approximately 2 weeks.~ WES has not provided an updated schedule.

Cusack Terrace Stair Tower.~ Mr. Ammondson noted that the AHA requested Ammondson provide pricing from SGH and WES to perform the necessary repairs in the interior of the stair tower. ~Ammondson noted that WES will shore the exterior wall prior to removing additional masonry in order to complete the repairs to the Cusack stair CMU (4 cracked blocks to be removed and replaced from the exterior).~ We discussed the possible replacement of pre-existing cracked brick in the Cusack tunnel adjacent to the work. It was the sense of the PTBC that this work should not be performed as part of this project.

Building Access.~ Captain Flaherty expressed concern over temporary signage directing the public to the rear entrance when the front entrance is open and concern over how to provide access for persons in wheelchairs if the front entrance is closed again during the winter months.~ Ammondson will review these issues with WES and respond to the APD.

The following invoices have been approved:

Community Safety Building

Ammondson	#220	\$22,945.16
Wes Construction	#4	\$227,943.00

Meeting adjourned at 9:00 pm

Respectfully submitted,

Adam Chapdelaine