



Approved by PTBC 8/20/2024

Allen Reedy

TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

Date: August 6, 2024

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

Absent - Allen Reedy, Rob Behrent

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

Vice Chairperson Lambert called the meeting to order at 7:02 pm.

TOWN YARD

Mr. Toledano did a photo update of the project showing photos from 7/23/24, 7/30/24 and 8/6/24 including the following: Building B- American Alarm in progress. Building D - brick/CMU work ongoing, stone cap install and IDF room in progress. Building A - Painting, fire escape removal and hand rail install. Site work - Culvert liner delivered.

Mr. Sydney presented the following change requests for approval:

CCR146 – June contingency replenishment- \$0.00 Zero cost to Town

CCR152 – July contingency replenishment- \$0.00 Zero cost to Town

CR223D – Building D decking repair scope- \$11,111.07

A motion to approve all change orders was made by Mr. Jefferson and seconded by Mr. Maher. Motion passed unanimously on a roll call vote, 7-0.

Mr. Sydney presented the following change order for approval:

OCO#35 - Includes previous approved CR# CR115, CR213, CR223D, CR264, CR285, CR294, CR295, CR296 and CCR129 -\$ 33,221.34

A motion to approve change order was made by Mr. Jefferson and seconded by Mr. Maher. Motion passed unanimously on a roll call vote, 7-0.

Mr. Sydney presented the following invoices for approval:

- Sydney Project Management, SPM - invoice #43 - OPM services July 2024 - \$19,977.65
- Weston and Sampson - W & S invoice #7240616 - CA services June 2024 - \$32,500.00

A motion to approve invoices totaling \$52,477.65 was made by Mr. Jefferson and seconded by Mr. Maher. Motion passed unanimously on a roll call vote, 7-0.

Mr. Sydney presented the following amendment for approval:

Weston and Sampson Amendment #16, CA extension services through July 2024 - \$20,000.00

A motion to approve W & S amendment #16 in the amount of \$20,000.00 was made by Mr. Jefferson and seconded by Mr. Maher. Motion passed unanimously on a roll call vote, 7-0.

Mr. Sydney presented the following amendments for approval:

SPM Amendment #10 Additional Canon Commissioning services - \$27,500.00

A motion to approve SPM amendments#10 in the amount of \$27,500.00 was made by Mr. Maher and seconded by Mr. Feeney. Mr Maher wanted it stipulated that this Amendment will be charged back to the GC per contractual responsibility. Motion passed unanimously on a roll call vote, 7-0.

SPM Amendment #11 Extended CA services August 2024 - \$20,000.00

A motion to approve SPM amendments#11 in the amount of \$20,000.00 was made by Mr. Maher and seconded by Mr. Martini. Motion passed unanimously on a roll call vote, 7-0.

Mr Sydney presented the letter for Industrial Parties, IP. Mr Sydney had made changes to letter that was requested at last meeting. The letter as written was requesting \$75,421.83 reimbursement from IP for remediation done on site.

Discussion was held. Mr Maher noted that a meeting was held previous Monday with the Manager, Town Counsel and Town's outside counsel to discuss letter and additional claims.

Discussion tonight included that we add amendments to letter stating that the Town reserves the right to submit additional claims and that the IP pay the Town now for the submitted claim.

Mr Sydney stated that if additional claims are going to be submitted that they be done sooner than later.

Motion by Mr Maher, seconded by Mr Jefferson to have SPM present the letter with tonight's amendments to the IP immediately. Motion passed unanimously on a roll call vote, 7-0.

Motion by Mr Feeney, seconded by Mr Maher to have SPM start preparing another claim to IP requesting reimbursement for additional tank and claim. Motion passed unanimously on a roll call vote, 7-0.

Mr Sydney reviewed the budget log. Stated there is no uncommitted money

Mr Sydney reviewed the cost exposure log and it shows a deficit of (\$102,165.00) based on all submitted change requests. As has been stated, this log fluctuates weekly based on claims and negotiations.

Mr Sydney stated that CR284 is still on the log for a submitted claim in excess of \$800,000.00 for additional time and equity for construction manager. He also presented a new claim for additional time in excess of \$300,000.00 attributed to the culvert delay. A lengthy discussion was held about this CR and its merit or lack thereof and the budget to pay any of this claim

Mr Sydney reviewed the CM contingency log and noted that there was a deficit balance today of (\$108,957). The CM has a remaining fee of \$242,310.00. but that and more will be depleted.

Motion was made by Mr. Schlichtman, seconded by Mr. Rademacher to approve the July 16, 2024 minutes as presented. Motion passed unanimously on a roll call vote, 7-0

Whereupon a motion was made by Mr. Jefferson seconded by Mr. Maher to adjourn at 8:20 PM and it was unanimously voted.

NEXT MEETINGS WILL BE AUGUST 20, 2024 and SEPTEMBER 3, 2024 7:00pm

Respectfully Submitted,
Robert Jefferson