



Approved by PTBC 12/3/2024

Allen Reedy

TOWN OF ARLINGTON MINUTES OF THE PERMANENT TOWN BUILDING COMMITTEE MEETING

Date: November 20, 2024

Time: 6:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Allen Reedy, Brett Lambert, Bob Jefferson, John Maher, Mike Rademacher, Jim Feeney, Paul Schlichtman(present 6:00-7:00 pm), Peter Martini (joined at 7:00 pm)

Absent: , Facilities Rep - vacant

Guests: Josh Sydney, Adi Toledano - SPM Dave Steeves, Jeff Alberti - Weston and Sampson
Tom Comeau, President, Dave Jolin, CFO, Rich Lucht, VP, Paul DuRoss PM - Commodore

Chairperson Reedy called the meeting to order at 6:02 pm

TOWN YARD

Mr Reedy asked for introductions and then asked for Commodore Representatives to give their presentation. Mr Comeau gave an overall introduction of why Commodore wanted to present to the committee and then turned the presentation over to Mr Lucht.

Mr Lucht explained the four open change order requests, their reasoning for filing them and their justification. The four major change order requests are:

- Drywall buyout - \$75,486
- Additional air monitoring - \$200,622
- Time Extension #2 - \$835,744
- Time Extension #3 - \$296,646

Mr Jolin then gave a presentation of Commodore's financial summary in regard to the DPW project. He illustrated that the project has run over by \$2.06M and it is anticipated to run over by a total of \$2.884M. That total includes the \$1.4M in change orders

Mr DuRoss then did a presentation using graphs and bar charts showing the expected time for certain items compared to the actual time they took. There were comments about design changes, additional reviews and unforeseen conditions that caused the time delays.

Mr Lucht provided an explanation of the air monitoring issues and their reasoning for additional cost including contaminated site and hazardous soils. He then gave their opinion in regard to the additional cost for drywall and market conditions as well as Covid complications.

Mr Comeau gave a summary and asked for any questions.

Mr Reedy thanked all Commodore reps for their presentation and notified them that we would have our OPM review each request and report back to the committee.

Mr Maher commented that other change requests were paid and wanted to know if time extensions were listed on each change request.

Mr DuRoss indicated time extension was not noted on the prior change request forms.

Mr Maher questioned the additional cost for air monitoring and why that was warranted.

Mr Lucht explained the air monitoring went beyond the timeframe they had estimated at the time of contract.

Mr Maher questioned if the drywall was on a guaranteed maximum price and thought it was resolved.

Mr Lucht indicated when they reconciled their numbers, they were wrong and again indicated Covid, supply issues and unprecedented increased cost for material.

Mr Maher indicated that in the delays, the contract allows for extensions of time, but not money per Section 8.3.1

Mr. Comeau stated in reply that section 8.3.1 does permit additional compensation when unforeseen unavoidable situations occur on the job.

Mr Maher commented that the committee had requested the material presented tonight be available prior to the meeting for review and was disappointed it wasn't. He added although there are disputes and overruns the quality of the near completed project was very good.

Mr Reedy thanked the Commodore representatives for their time and presentation and informed them the Committee would review their claims.

At 7:03 pm Commodore finished their presentation and left the meeting.

The Committee had a lengthy discussion regarding the presentation, change order requests and values, schedule delays as well as proposed actions and response to Commodore. It was determined to have a sub-committee review the presentation and claims in further detail. The project team would provide their review of claims by 12/6/24 to the sub-committee. The project team and sub-committee would then meet the week of 12/9/24 to review. Sub-committee will then report to the full committee at the meeting on 12/17/24.

Mr Toledano gave the following photo update from 10/31 through 11/12:

Lower site - culvert liner complete, knee wall, trash rack in progress, stockpiles of soil sampling and removal of materials and dumpster. Upper site - gate loop complete, civil and landscape punchlist and landscaping trim in progress. Building D - punchlist in progress and parapet seismic brace install. Overall photo shoot of site by Weston and Sampson.

Mr Sydney gave update that we are still waiting on recommendation for subgrade above the culvert. Still waiting on response from Industrial Parties.

Mr. Sydney presented the following change requests for approval:

CCR47 - Additional PPE for contract work on contaminated soil -\$0.00 Zero cost to Town

CCR158 - Building A replacement millwork for window trim - \$0.00 Zero cost to Town

CR303 – Lower site planting at culvert trash rack - \$1,234.93

CR314 - Building A door frame modification for added security scope - \$6,089.91

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, 7-0.

Mr. Sydney presented the following invoices:

- Commodore- Pay Req#42- Construction services October 2024- \$509,011.92
- UTS of Mass - Invoice#114422 - Testing services 9/18/24 - 11/8/24 - \$1,645.00

A motion to approve invoice for a total of \$510,656.92 was made by Mr. Maher and seconded by Mr. Lambert. Motion passed unanimously on a roll call vote, 7-0.

Mr Sydney presented SPM Amendment #14 for approval:

SPM Amendment #14 - OPM services for November 2024 - \$20,000.00

A motion to approve SPM amendment #14 for a total of \$20,000.00 was made by Mr. Maher and seconded by Mr. Lambert. Motion passed unanimously on a roll call vote, 7-0.

Motion was made by Mr Maher seconded by Mr Rademacher to approve the minutes of the November 4, 2024 meeting. Motion passed on a roll call vote 7-0

Whereupon a motion was made by Mr Jefferson seconded by Mr Maher to adjourn at 8:24 PM and it was unanimously voted.

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

Respectfully Submitted,
Robert Jefferson

Attachment: Commodore presentation



AGENDA

01 Opening

02 Current Financial Position

03 Discussion Points

- Time & Cost Extension #2 - \$835,744
- Time & Cost Extension #3 - \$296,646
- Air Monitoring Change Order -\$200,622
- Drywall Buyout Overrun -\$75,486



FINANCIAL SUMMARY

	Contract	Fee
Original Contract Value	\$37,350,000	\$696,000
Change Orders 1-38	\$3,333,000	\$82,000
Current Contract Value	\$40,670,000	\$778,000
Forecasted Cost	\$42,730,000	
Forecasted Cost Overrun		<\$2,060,000>
Current Loss		<\$2,840,000>

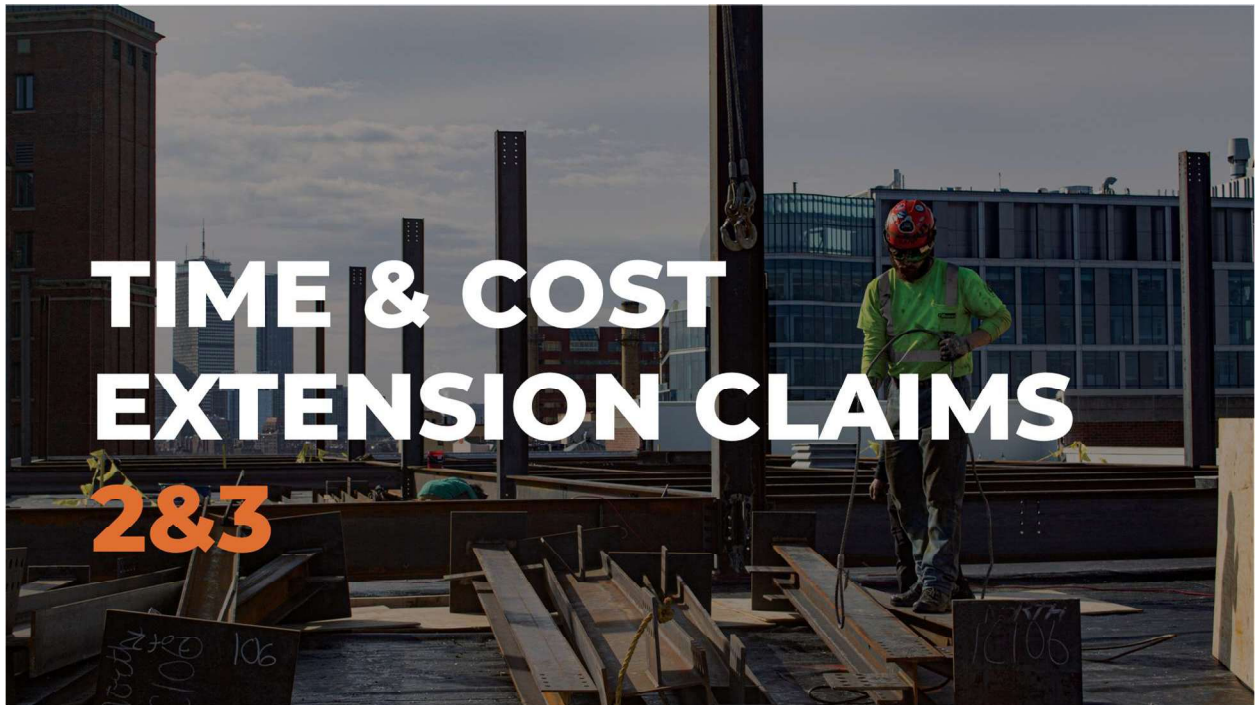
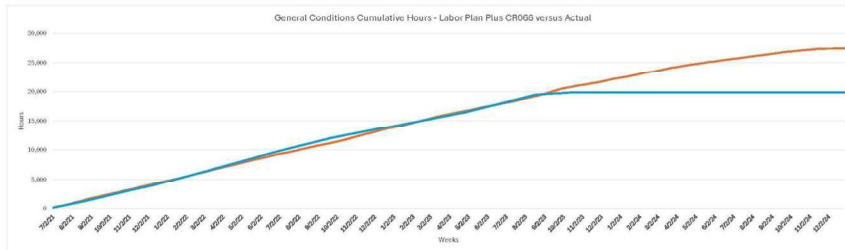
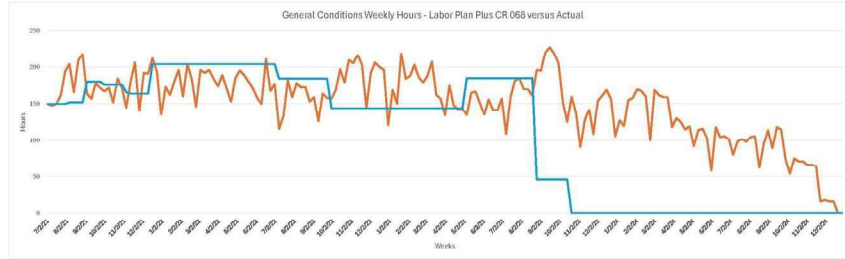
ADDITIONAL FEE REDUCTIONS

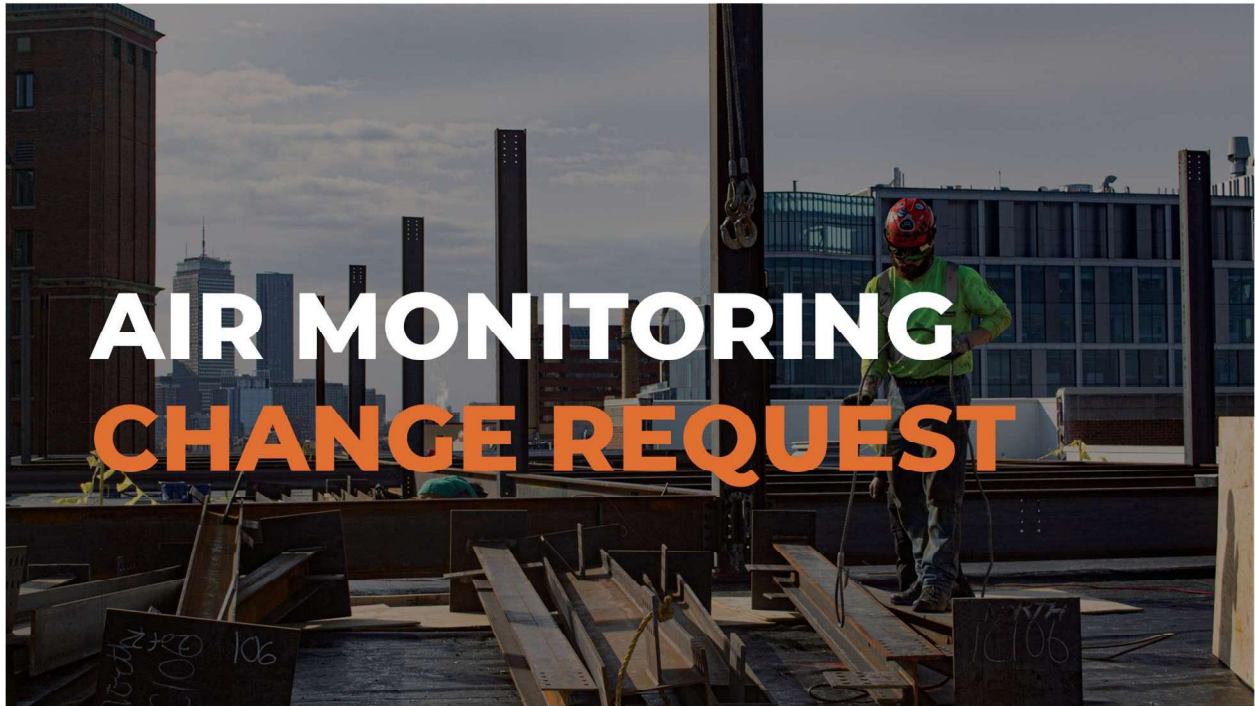
	Contingency	Total Spend	Delta
Original	\$750,000		
Replenishment	\$175,000		
Total	\$925,000	\$1,780,000	<\$855,000>
Of the Total Spend:	Out of Scope Changes	<\$649,000>	
	Project Requirement Overruns	<\$254,000>	

ADDITIONAL FEE REDUCTIONS

	Added Cost	Comment
Labor Rate Differential	\$310,000	2020 Labor rates maintained throughout project duration
Markup Loss	\$93,000	\$1.7m out of scope changes with no contractual markups applied
Total	\$403,000	

COMMODORE BUILDERS LLC
ARLINGTON PUBLIC SAFETY
GENERAL CONDITIONS LABOR ANALYSIS





AIR MONITORING COR140 - \$200,622

Original Budget	\$122,660
CCR-031	\$175,867
Total Budget	\$298,527
Costs to Date	\$499,149
Overrun CR 140	<\$200,622>

Contributing Issues

- Unsuitable conditions
- Obstructions
- Multiple COR's
- LSP on-site for unforeseen conditions

DRYWALL BUYOUT OVERRUN - \$75,486

- Historically unstable market conditions
- Decision made to break out building A and connector to pursue more aggressive buyout on remaining drywall. This decision was intended in best interest of project.
- Market escalation unpredictably continued at record rates and rising material pricing significantly increased costs resulting in negative buyout in line item of \$389,637.
- \$314,151 recovered via contingency resulting in (\$75,486) remaining to be recovered.

