



Approved by the PTBC 2/4/2025

Allen Reedy

TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN BUILDING COMMITTEE MEETING

Date: January 21, 2025

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, Brett Lambert, Bob Jefferson, John Maher, Mike Rademacher, Jim Feeney, Peter Martini, Paul Schlichtman

Absent: Facilities Rep - vacant

Guests: Josh Sydney, - SPM Dave Steeves, Jeff Alberti - Weston and Sampson

Vice Chairperson Lambert called the meeting to order at 7:00 pm

TOWN YARD

Mr. Sydney presented the following invoices:

- Commodore Builders- Req #44- Construction services December 2024- \$39,550.47
- UTS of Mass – Invoice #115314 – Testing 12/19/24-12/20/24 - \$980.00
- Weston and Sampson- Invoice # 1250820 - Ca services Nov 2024 - \$20,000.00

A motion to approve invoices for a total of \$60,530.47 was made by Mr. Rademacher and seconded by Mr. Jefferson. Motion passed unanimously on a roll call vote, 8-0.

Mr Sydney presented the budget log. He pointed out appropriation #9 which showed approximately \$43,000 coming from separate funding. He showed the project contingency was a negative (\$9,146)

Mr Sydney then presented the cost exposure log. After a review of the log it showed a projected negative (\$341,574) balance. There was a discussion on the remaining CR still on the log and game plan for reducing change request and balance. Several CRs were pointed out by Mr Sydney as significant. CR320 - soil over run - OPM working to have it removed. Culvert is still unknown and awaiting final recommendation.

Mr Feeney stated that we needed to wrap up most CRs with the exception of the time extensions. He is hoping to have a better handle on needed funding by early February to go before FinCom. Project team was advised to settle as many CRs as possible and bring back a recommended settlement to the committee.

Mr Maher requested update on Industrial Parties. Mr Maher reached out to Town counsel and offered any assistance needed. Mr Feeney had a conversation with Town Counsel and discussed possibility of mediation with Commodore.

Mr. Reedy wanted to know the status of the retainage on the project.

Mr. Sydney reported that he had requested updated documents from the G.C. and he would release some retainage if documents were complete. He had not received any.

Discussion was held about retainage, subcontractors and direct claims.

Motion was made by Mr Feeney seconded by Mr Reedy to release \$500,000 in retainage to GC. Any additional release will need documentation as requested by OPM.

Motion passed unanimously on a roll call vote 8-0.

Mr. Sydney presented the following change request for approval:

CC322 – Building E HVAC thermostat controls - \$8,263.25

After an update Mr Sydney stated that this CR was approved at a previous meeting.

Mr Lambert notified the committee it was time for nominations and election of committee officers.

Mr Maher nominated Mr Reedy for Chair, Mr Lambert for Vice Chair and Mr Jefferson for Clerk. Mr Schlichtman seconded the nominations. There were no other nominations. Nominations were approved unanimously on a roll call vote 8-0.

Motion was made by Mr Maher seconded by Mr Martini to approve the minutes of the January 7, 2025 meeting. Motion passed unanimously on a roll call vote 8-0.

Whereupon a motion was made by Mr Jefferson seconded by Mr Maher to adjourn at 8:52 PM and it was unanimously voted.

NEXT MEETINGS - TUESDAY FEBRUARY 4, 2025 and FEBRUARY 18, 2025- 7:00 pm

Respectfully Submitted,
Robert Jefferson