



Approved by the PTBC 3/4/2025

Allen Reedy

TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN BUILDING COMMITTEE MEETING

Date: February 18, 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, Bob Jefferson, John Maher, Mike Rademacher, Jim Feeney, Peter Martini

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

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

Chairperson Reedy called the meeting to order at 7:05 pm

TOWN YARD

Mr Sydney gave an update of the project:

Most items are status quo from last meeting. Finishing painting, bracing parapet, finalizing punchlist, modifying culvert trash rack and still waiting on culvert topping decision.

Mr Maher asked for specifics on culvert topping.

Mr Toledano explained that we are waiting for warranty and certification from Commodore.

Mr Reedy questioned if Commodore has been or will respond in a timely manner.

Mr Toledano responded they are hoping for one.

Mr Steeves explained that the culvert liner came from Dubai and there has been communication issues.

Mr Toledano presented Commodore requisition # 45. He explained that in the Req commodore is requesting \$1.9M in retainage to be released. Previously the PTBC has voted to release \$500,000 in retainage but has requested the proper paperwork back-up from GC before releasing any additional retainage. That paperwork and documentation has not been received. Discussion held regarding invoice and amount to be paid.

A motion to approve invoice #45 for Commodore Builders for Construction services for January 2025 for an amount not to exceed \$560,000 was made by Mr. Rademacher and seconded by Mr. Maher. Motion passed unanimously on a roll call vote, 6-0.

On 2/21/2025 the invoice amount for Req #45 was \$546,712.17

There was a meeting with Industrial Parties where Mr Sydney outlined the Town's request for additional reimbursement for contaminated sites. No response as of today.

Mr Reedy started discussion about the amount of funding we would need to ask from FinCom. Mr Sydney suggested based on open claims and unknowns about culvert and soils we should consider \$450,000. There was a review of the change order log and a discussion on amount. After the discussion it was decided the amount to be \$400,000.

Mr Alberti explained that he was finishing up his presentation for FinCom. He suggested that he should present to the PTBC prior to presenting to FinCom. It was decided that the chairman would call for a meeting on 2/24/25 at 1:30pm.

Mr Reedy wanted to discuss the Town's response to Commodore letter and if we should enter into executive session. Mr Feeney responded the letter was not required for executive session.

Mr Sydney outlined the content of the Town's response:

- Town would agree to mediation
- Mediator would be jointly chosen by both parties
- Sub-committee will agree to comment on Commodore's request in their claim
- Fees for mediation will be equally shared by both parties.

Motion was made by Mr. Maher seconded by Mr. Martini to approve the minutes of the February 4, 2025 meeting. Motion passed unanimously on a roll call vote 6-0.

Whereupon a motion was made by Mr. Jefferson seconded by Mr. Maher to adjourn at 8:29 PM and it was unanimously voted.

NEXT MEETINGS - MONDAY FEBRUARY 24, 2025 and MARCH 4, 2025- 7:00 pm

Respectfully Submitted,
Robert Jefferson