



Town of Arlington, MA Permanent Town Building Committee

Meeting Minutes

Date: January 6, 2026 — 7:00PM

Location: Each of the Committee Members and the Guests participated utilizing the ZOOM videoconferencing platform or by phone conference

Members Present: Allen Reedy (Chair), John Maher, Mike Rademacher, Peter Martini, Jay McNeil, Jim Feeney, Brett Lambert, and Paul Schlichtman

Members Absent: none

Guests Present: Joshua Sydney and Adi Toledano, Sydney Project Management.

David Steeves and Jeff Alberti, Weston & Sampson

- 1) Call to Order. Chairperson Reedy called the meeting to order at 7:01PM
- 2) Approval of Meeting Minutes. Minutes of the 12/16/25 meeting were distributed via email to the committee members on 12/17/25. A motion was made by Mr. Schlichtman and seconded by Mr. Maher to approve the minutes of the December 16, 2025 meeting. The motion was passed unanimously on a roll call vote of 7-0, with Mr. Feeney not voting.
- 3) Town Yard Project.
Mr. Sydney reminded the group of the 12/12/25 meeting at Commodore Builders' office and stated that there were follow-up meetings with Commodore and Sydney PM that concluded in December 2025. Commodore has stated that they want to reach agreements with subs who will be asked to provide warranties for the concrete slab, rust on the brick, and the sill flashing before they will respond to the committee's offer to settle the finances of the project. Josh reported that he has provided Commodore with a written outline of the offer. Mr. Sydney said the current status is that we await Commodore's response.
Mr. Maher asked Mr. Sydney for a status of the punch list. Mr. Sydney reported that Commodore is trying to work on the three remaining items including exploration work with their mason on the rust issue. Possible mineral deposits in the stone leading to

oxidation of the flashing could be a cause. Also, the HVAC issue in Building E is still being investigated. Mr. McNeil reported to Mr. Sydney and Mr. Steeves that he has a compressor operation issue, and some paint touch-up needs to be done. Mr. McNeil also reported that Evacuation Plans need to be installed per the building code in all buildings. Mr. McNeil will follow through with assistance from Weston & Sampson. This is outside the GCs scope. Mr. McNeil reported that the breakers at the main switch gear in Building E are tripping. Mr. Steeves will contact his electrical engineer. It may be an Eversource issue. It was noted by Mr. McNeil the breakers in the new high school are being replaced by the manufacturer since they were deemed faulty. He will check manufacturer's name.

Mr. Sydney reported that the Budget Recap and the Cost Exposure Log have not been updated for this meeting. Those remain similar to the ones presented at previous meetings. Josh requested the town to document in writing to him that the town's financials on this project are approved by the town. Mr. Feeney said he would get this done.

- 4) New Business. None.
- 5) Next Meetings – Tuesday January 20, 2026 and Tuesday February 3, 2026. Both at 7:00PM
- 6) Executive Session. Mr. Reedy declared that the Committee should go into Executive Session to discuss matters related to the likely litigation with Commodore Builders, Inc. arising out of the Town Yard project. He made the following motion which was seconded by Mr. Maher.

Moved: The Arlington Permanent Town Building Committee should leave the regular meeting to go into Executive Session to discuss pending or anticipated litigation from the general contractor, Commodore Builders, Inc., the discussion of which in open session would have a detrimental effect on the Town's litigating position, and that the Committee would only reconvene in open session for the sole purpose of adjourning.

The Chair polled the members individually and the motion passed unanimously on a roll call vote of 8-0.

Whereupon at 7:24 the regular APTBC meeting was temporarily suspended to enter Executive Session.

- 7) Adjourn. The Committee reconvened at 7:36PM. A motion was made by Mr. Reedy and seconded by Mr. Maher to adjourn at 7:36M. The motion passed unanimously on a roll call vote of 8-0

Respectfully Submitted,

Peter Martini, Clerk Arlington Permanent Town Building Committee (APTBC)