



Town of Arlington, Massachusetts
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6-4-2013 Minutes

Thompson School Building Committee Meeting
Tuesday, June 4, 2013
Town Hall Annex – Second Floor Conference Room
6:30 pm

Present: Kathleen Bodie, Superintendent, TSBC
Adam Chapdelaine, Town Manager, TSBC, PTBC
John Cole, TSBC, PTBC
Sheri Donovan, Thompson School Principal, TSBC
Tobey Jackson, Parent Representative, TSBC
Diane Johnson, APS Chief Financial Officer, TSBC, PTBC (absent)
Domenic Lanzillotti, Purchasing Officer, TSBC
Tony Lionetta, TSBC, CPC
John Maher, TSBC, PTBC
Mark Miano, Facilities Manager, TSBC, PTBC
Jeff Thielman, SC Rep., TSBC (@7:15)

Attendees: Brian DeFilippis, OPM, Kevin Nigro, PMA Consultants
Lori Cowles, Chris Vance, HMFH Architects

Call to order: 6:30 pm

Construction Progress Update/Schedule

Refreshments were provided by the Thompson School Council as a thank you to the TSBC for their work on the Thompson rebuild project.

UPDATE – Thompson Elementary School, Arlington, MA

Brian DeFilippis reported the following:

SITWORK:

- Curb installation ongoing, rough grading for sidewalks and landscaping ongoing. Paving installations ongoing. Briggs Engineering & Testing has tested sidewalk paving concrete and substrate compaction.
- Landscape sub-contractor continues tree plantings and site detailing.

MASONRY:

- Work on glazed block column covers and precast column caps at canopy entrances ongoing.
- Mason has begun work on pre-punch list items.

WINDOWS:

- Curtainwall installations substantially completed. Curtainwall water test scheduled for June 3 passed and there is an extended five year warranty on the windows.
- Exterior curtainwall door and hardware installations ongoing.

ROOFING:

- Roofing membrane installation substantially complete.
- Metal roof edge installations substantially completed.

DRYWALL:

- Wallboard installation substantially complete.
- Miscellaneous work in stairwells and on 1st floor to complete.

PAINTING:

- Finish painting ongoing on 1st, 2nd and 3rd floors.

TILING

- Wall and floor tile work ongoing on 1st floor and in stairwells.

ACOUSTIC CEILING TILE:

- Ceiling grid installations ongoing on 1st floor.
- ACT installation ongoing as above ceiling conditions are finalized. Area C and D above ceiling review by TMP on 5/29.

RESILIENT FLOORING:

- Vapor mitigation continuing on 1st floor.
- Floor tile and wall base installations ongoing, 1st, 2nd and 3rd floors.

CASEWORK:

- Manufactured casework in place. Finish work ongoing as is pre-punch list work.

INTERIOR ARCHITECTURAL WOODWORK:

- Window stools installed
- Work on library desks and benches ongoing.
- Gymnasium wood proscenium paneling installation ongoing.

MISCELLANEOUS FINISHES:

- 1st floor Toilet partition installation ongoing.
- Shade installations in gymnasium ongoing.
- Door hardware installations ongoing.

HVAC:

- Boilers running.
- Roof-top equipment control tie-ins ongoing.
- Ductwork substantially complete. Finish work ongoing.
- Control work ongoing. Building Management System programming ongoing.

PLUMBING:

- Water heater installation completed.
- Plumbing fixture installations in 1st floor of classroom wing ongoing.

FIRE PROTECTION:

- Fire protection finish work ongoing on 1st floor.

ELEVATOR:

- Elevator installation ongoing.

ELECTRICAL:

- NSTAR has relocated utility pole and lights to adjacent park. Town to tie-in park sprinkler controller.
- Relocations by RCN and Comcast to new utility poles on N. Union St. completed and feeds run into building. Verizon to relocate their wiring, run elevator telephone line and FIOS into building and remove abandoned poles.
- Electrical lighting installations ongoing.
- Tel/data, fire alarm and intercom wiring ongoing on 1st floor of classroom wing.
- IT coordination with owner's consultants and vendors has begun.

KITCHEN:

- FRP wall installation substantially complete.
- Stainless steel panel installations substantially complete.
- Kitchen equipment delivered. To be installed.

Project Schedule

- Brian DeFilippis reviewed the updated progress schedule provided by G & R Construction that shows July 12th as substantial completion and August 23rd as the final completion date. At this point Mr. DeFilippis is not confident that the July 12th substantial date is achievable, he has concerns with areas C & D, the kitchen flooring, completion of the 1st and 2nd floor installation and overall painting.

Kevin Nigro reported that he has assessed the situation, had a phone conversation with Project Supt. Dan Aylward, conveying his concerns on the schedule. Bob Morel responded that he is firmly committed to the July 12 substantial completion date, outlined a plan and reported that all of the key subcontractors are on notice relative to the completion date and are aware that Saturday work will be required.

- Punch Lists have begun.
- The elevator has been installed will be inspected in early July.
- Staff access – Sheri Donovan would like her staff to have access to the building as soon as possible, Lori Cowles would like as much of the punch list completed before staff access and would like to wait until August 5th. Actual staff access date will be determined.

Update on sidewalk accessible ramps

The Project manager reported that the ramps are 80% complete.

Kiln Update

Brian DeFilippis reported that the existing kiln is antiquated and would cost \$1500 to repair. APS Art Director Dave Ardito received

a proposal of \$2600-2800 for a new kiln and will cut a purchase order if approved by the committee.

On a motion by John Cole seconded by Domenic Lanzillotti it was unanimously:

Voted to approve the purchase of a new kiln not to exceed \$3000.00

Dedication Dates

- School

On a motion by John Maher seconded by Domenic Lanzillotti it was unanimously:

Voted approval of the Thompson School Ribbon Cutting Ceremony on Sunday, September 15, 2013. MSBA will be notified of the date.

- Library

The library dedication will be held on Sunday, September 29, 2013

Approval of:

Invoices

On a motion by John Maher seconded by Domenic Lanzillotti it was unanimously:

Voted to approve PMA Consultants invoice 03383-44 dated June 4, 2013 in the amount of \$19,943.40.

On a motion by John Maher seconded by Domenic Lanzillotti it was unanimously:

Voted to approve Briggs Engineering invoice 65593 dated April 27, 2013 in the amount of \$120.00.

On a motion by John Maher seconded by John Cole it was unanimously:

Voted to approve HMFH Architects invoice 997743 dated June 3, 2013 in the amount of \$18,435.29 for professional services rendered.

On a motion by John Maher seconded by John Cole it was unanimously:

Voted to approve HMFH Architects invoice 997744 dated June 3, 2013 for FF&E procurement (Point-Line-Space).

On a motion by John Maher seconded by John Cole it was unanimously:

Voted to approve HMFH Architects invoice 997745 dated June 3, 2013 in the amount of \$2,200.00 for added air conditioning study.

On a motion by Domenic Lanzillotti seconded by John Cole it was unanimously:

Voted to approve G & R Certificate of Payment in the amount of \$1,830,893.69.

New Business

G & R Construction will provide a quote for air conditioning to be installed in the kindergarten wing during the Christmas break.

The next meeting is scheduled for Tuesday, July 2nd at 6:30 pm.

The meeting adjourned @ 7:40 pm

Submitted by

Karen Tassone

Recording Secretary