

**TOWN OF ARLINGTON**

**MINUTES OF THE PERMANENT TOWN  
BUILDING COMMITTEE MEETING**

**TUESDAY, JUNE 2, 2015**

Location: Town Hall Annex, Second Floor, Town Manager's Meeting Room

Present: Adam Chapdelaine  
Allen Reedy  
Bill Hayner  
Bob Jefferson  
John Maher  
Susan Robinson  
Diane Johnson

Absent: John Cole, Chairman  
Mark Miano

Vice-Chairman Allen Reedy called the meeting to order at 7:00 PM.

**MISCELLANEOUS HOUSEKEEPING MATTERS**

A number of invoices were voted to be paid relating to the Central Fire Station, except for an Invoice #3886-2 from PMA for the Community Safety Building in the amount of \$6,330.00, which was voted unanimously on a motion by Maher, seconded by Hayner. Invoice #4559 and #4560 from L. W. Bells Engineering for reinstalling the vocal alarms at the Central Fire Station were unanimously voted on a motion by Hayner, seconded by Maher, in the amounts of \$3,625.00 and \$24,261.00, respectively. Invoice #134778 in the amount of \$3,376.44 from North Shore Marketplace for furnishings for the Central Fire Station kitchen was unanimously voted upon a motion by Hayner, seconded by Maher as was Invoice #96293 from Donahue's Furniture in the amount of \$7,400.00. On a motion by Hayner, seconded by Maher, Invoice #295 from Mohawk Shade Company in the amount of \$27,509.00 for blinds for the Central Fire Station was approved. Finally, Invoice #11644 and Invoice #2873 for brass products from New England Brass was unanimously voted on a motion by Maher, seconded by Hayner.

Chief Bob Jefferson gave a general update on the progress of the work including the choosing of the color red for the apparatus floor as well as some work by Verizon in the elevator. He reported there was some minor water accumulation in the basement. He is still waiting for some prices on some parking lot work. He has asked the contractor to make every effort to have the administrative offices on the second floor to be completed by June 26th so that he and his administrative staff can move out of the Community Safety Building. He feels that the work is a week or two behind.

## **DESIGN SERVICES FOR THE STRATTON SCHOOL**

Three design consultants were selected for interviews before the Committee and each was given 30 minutes to make a presentation. The first firm was Tappé Architects who were represented by Cesar Delios and Nate Barnhart. This firm reviewed various projects that had been completed including the remodeling of several schools in eastern Massachusetts and talked generally how the firm would approach the Stratton project. The second firm was Design Partnership of Cambridge, which was represented by Robert Bell, Principal in Charge, Dawn Guarriello, Project Architect, and Dan Colli, Project Manager. They reviewed their proposed approach to the Stratton renovation and outlined various points relating thereto including the consideration of design options, phasing alternatives and scheduling so as to accelerate documentation, timely submissions, and fabrications. The last firm was Drummey, Roseanne and Anderson (DRA), represented by Carl Fransclesschi and Scot Woodin. Both men emphasized their prior projects on other school buildings in the Town and hoped the firm would build on its previous Feasibility Study for the Town.

The Committee then proceeded to a discussion of each of the firms and their presentations. It was felt that each of the firms would provide excellent design and architectural work. However, the members quickly proceeded to focus on Design Partnership and DRA. There was a consensus that Design Partnership had made a considerable effort to try to differentiate itself by showing creative approaches in some respects rethinking the conclusions in the previous Feasibility Study completed by DRA. There was also a consensus that DRA had a previous track record having completed the feasibility study for the Town on the Stratton School and had provided architectural services for other Towns' elementary schools. There was also a concern shown by some members that the possibility of an adverse perception by members of the Stratton community if the PTBC were to choose any firm other than DRA.

A vote then proceeded whereby Chapdelaine, Hayner and Robinson rated Design Partnership, first, DRA, second, and Tappé, third; whereas, Maher, Reedy and Johnson rated DRA, first and Design Partnership and Tappé in that order.

Chapdelaine was impressed with the creative thinking and general excellence of Design Partnership. Hayner agreed and was also concerned that DRA did not have much experience in renovation as opposed to original construction of schools. He noted their good track record in doing a renovation of a Lexington school.

Robinson favored Design Partnership due to their record on sustainability, which she considered to be better than the sustainability record of DRA. She was very impressed with their general experience and the level of quality of the firm's work.

Vice-Chairman Reedy observed that DRA was a known quantity and had performed excellent work previously for the Town including the Feasibility Study for the Stratton. He was additionally concerned about the reaction of the Stratton community if another firm was chosen. Maher observed that DRA was a known quantity and had provided excellent services to the Town over the years.

Johnson was very concerned that the Stratton community would be upset with the rethinking of the conclusions of the Feasibility Study and favored DRA since it would provide a seamless transition.

Finally, Chapdelaine changed his ranking and thus the Committee voted to choose DRA as the design consultant subject to the successful negotiation of the fee.

### **COMMUNITY SAFETY BUILDING, PHASE 2 CLOSEOUT**

Chapdelaine reported a successful negotiation of all closeout issues on the Community Safety Building with the contractor. A water test was successfully completed on the slope glazing of the north side. There will be a \$15,000.00 hold back for the west curtainwall and a release of all retainage after the contractor completes those remaining minor issues and supplies all warranty documents. The consensus of the Committee was that this was a good result.

Whereupon, a motion was made by Maher, seconded by Hayner, to adjourn and it was unanimously voted at 9:57 PM.

Respectfully submitted,

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John F. Maher, Clerk Pro Tem