



**Town of Arlington, Massachusetts**  
**730 Massachusetts Ave., Arlington, MA 02476**  
**Phone: 781-316-3000**

**webmaster@town.arlington.ma.us**

## Building Committee Minutes 8/16/2011

TOWN OF ARLINGTON  
 MINUTES  
 COMMITTEE MEETING  
 PERMANENT TOWN BUILDING COMMITTEE  
 Tuesday, August 16, 2011

**PRESENT:** Robert Jefferson, Bill Shea, John Cole, Mark Miano, Adam Chapdelaine

**ABSENT:** Jeff Thielman, Rob Jusuola, Suzanne Robinson, Michael Boujoulian

### Guests:

Eric Ammondson - Ammondson Architects  
 Bonne DeSousa - Turowski2 Architecture  
 Jeff Shaw – Donham & Sweeney  
 Jay Farquharson - Castagna Construction

Meeting was called to order at 7:30 PM

### Community Safety

Mr. Ammondson gave us an update for the Phase 2B of the Community Safety Building. He plans to have a cost estimate for the committee at the September 20th meeting. Mr. Ammondson upon further investigation of the roof is trying to determine if this 10 year old roof can be reused.

### Highland

Both Jeff Shaw and Jay Farquharson gave an update on the punch list items and the fact that the building was available on August 8th. Further discussion on the delay damages, Jay Farquharson agreed to give us a credit for change order #51 and #54 for \$5,591.00 in lieu of liquidating damages.

### Stratton

Bonne DeSousa gave an update on the Stratton Phase 2 project. She is confident that the building will be available for occupancy for the Aug 30th deadline.

The following invoices were approved:

### Stratton School

Unicon	\$406,666.22
PMA	\$14,810.00

\$4,896.00  
\$8,640.00

### Highland

Briggs	\$220.00
Briggs	\$30.00
Briggs	\$30.00
PMA	\$14,790.00
PMA	\$7,857.84
Robert Smith Co	\$1,999.00
Greybill	\$1,393.58
Donham & Sweeney	\$6,000.00

### Community Safety

Ammondson Phase 1	#2097	\$1,050.00
Ammondson Phase 1	#2087	\$358.98
Ammondson Phase 2	#2088	\$18,527.98
Ammondson Phase 2	#2096	\$18,591.09

### Thompson School

T2 Turowski	#13	\$9,421.64
T2 Turowski	#14	\$8,628.53

### Ammondson Notes:

#### Phase 1

1. Status update. Mr. Ammondson gave an overview of the status of completion. The closeout documents are complete with the exception of the Kemper warranty which is said to have been mailed today. The Town still holds approximately \$14,000 of retainage.

2. We discussed the dutchman repair on one of the pergolas and SGH's recommendation that an extended warranty be provided by Chapman for the repair. SGH also noted that all the bolts on the pergolas need to be inspected and tightened after one year. It was agreed that building committee members will review the repair in person and provide direction to Ammondson.

#### Phase 2

1. Mr. Ammondson noted that the existing roof warranty was provided by Sarnafil and has been distributed to the Town. Ammondson presented a proposal from SGH to perform a roof investigation with flood testing over the Community meeting room, assistance to Sarnafil to take core samples and provide a report, for \$6,500. Infrared scanning of the roof would be performed for \$2,000. Any additional contractor assistance would be additional. The PTBC directed Ammondson to have Sarnafil inspect the roof and make a recommendation regarding its condition and suitability to remain. Mr. Miano asked to be present for this inspection if possible.

### Donham & Sweeney Notes:

Contractor noted that work was substantially complete and punch list work was ongoing. Items at Central to finish include: Red light refurbishment, roofing and door at main roof access through tower, reinstallation of ironwork at window above main entry, woodwork repair at Mass Ave apparatus door, repair of brick paver walkway. Contractor stated that they would complete this work by the end of August.

D&S noted that they have monetized the punch list and the only items remaining before certificate of substantial completion could be issued is the full review of the as-built drawings (received Tuesday 8/16 morning)

Committee voted not to extend the date of substantial completion.

GC will provide a credit change order in the amount of CO# 51 & CO #54

Committee approved installation of energy tracking system at Highland Station required for LEED prerequisite. Mark Miano asked that he be notified when the installation is planned to occur so that he could attend.

Committee requested the Deputy Town Manager review D&S' budget against actual expenditures and clarify any discrepancies.

**Turowski2 Notes:**

Stratton Elementary School Improvements Phase 1

Update: Changeover for electric service was delayed due to recent storm. New Date TBD.

Action Items

The following items were presented for action. As there was no quorum, no action was taken

Application for Payment

Change Proposal # 6

Stratton Elementary School Improvements Phase 2

PCB Report

No additional PCB's found in adjacent materials. No EPA reporting requirement

Budget

A revised Budget for Capital Planning (incorporates new PCB information ) was submitted

Alternate Selection

Alternate	Const.	Contingency Contract	PROJECT		
BASE BID		\$1,333,000	\$133,300		\$1,703,000
MSBA OPM (ALLOWANCE)		\$ 45,000			
Curtain Wall Design and other reimbursable (ALLOWANCE)				\$ 10,000	
\$ 1,758,000					
Alt 1 South windows (includes PCB)					
\$62,446	\$1,395,446	\$6,245	\$1,826,691		
Alt 2 Add Nurses		\$56,191	\$1,451,637	\$5,619	\$1,888,501
Alt 3 Curtain Wall (Includes PCB)					
\$111,000	\$1,562,637	\$11,100	\$2,010,601		
Alt 4 Add Electric + Data at 15 CR's					
\$44,742	\$1,607,379	\$4,474	\$2,059,817		
Alt 5 Replace VAT + Bookcases					
\$35,327	\$1,642,706	\$3,533	\$2,098,677		
Alt 6 Additional Ventilation		\$27,756	\$1,670,462	\$2,776	\$2,129,209

Bid, Contract and Funding Schedule

PTBC instructions: 1/18

Bid Docs Available: 1/26

Pre Bid walkthrough: 2/1

Bids due: 2/23 (late date 3/7)

PTBC recommendation: 3/1 (late date 3/15)

MSBA scope budget agreement: March 2011 or April 2011

Contract Signing: No later than March 30, earlier if possible

Town Meeting Vote 4/25

Construction schedule

Contract can be signed: March 30.

Substantial Completion: August 31

Start of School: Sept 7/8

Phasing: Complete window, Unit vent & piping, electrical and data installation and finish restoration for partial occupancy by teachers in classrooms 2,3,4,5,6,7,8,9,10,11,12,13,14,15, 21, and 20 (15 classrooms) and Afterschool Program

Room by August 19.

Mobilization time: 12 weeks from March 30 to June 24

Summer construction window: beginning June 24(28) ending August 26 : 9 weeks

Total contract time: 21 weeks

Window installation 4 weeks at average 6 CR windows per day

Curtain Wall Installation Not required (Though desirable) for subst. completion

Total time between contract signing and window delivery: 17 weeks

Average lead times:

Window 12 weeks (Typical Max/custom: 16 weeks)

Curtain wall: Can be longer

Unit vent 6 weeks

Boiler 12 weeks

Mobilization/Submittal Allowance 5 Weeks (Windows)

#### LIST OF ALTERNATES

##### ALTERNATE: 1

ADD REMOVAL AND REPLACEMENT OF ALL WINDOWS, INTERIOR TRIM AND PERIMETER SEALANT ON ENTIRE EAST ELEVATION REFER TO DRAWINGS FOR LOCATIONS.

##### ALTERNATE: 2

ADD ALL ITEMS ASSOCIATED WITH RENOVATIONS TO NURSE'S AREA AND ADJACENT SPACES INCLUDING ALL DEMOLITION AND PROPOSED WORK.

##### ALTERNATE: 3

ADD REMOVAL AND REPLACEMENT OF ALL CURTAIN WALLS, STOREFRONT SYSTEMS WITH ENTRY DOORS, MISCELLANEOUS WINDOW UNITS, PERIMETER SEALANT AND ALL ASSOCIATED COMPONENTS NOTED AS ALTERNATE IN THE DRAWINGS (WINDOW TYPES C THROUGH I AND DOOR TYPES 01 & 02)

##### ALTERNATE 4

ADD NEW POWER AND DATA OUTLETS AND ALL ASSOCIATED COMPONENTS AT UPPERLEVEL CLASSROOM. ROUTE WIRING IN CEILING BELOW. INCLUDES REMOVAL OF MISCELLANEOUS CEILING TILE AND REINSTALLATION PER DETAIL 2/A7.1

##### ALTERNATE: 5

ADD INSTALLATION OF VENTILATION SYSTEM IN LOWER LEVEL AND UPPER LEVEL WHERE SHOWN ON PLANS. INCLUDES SAW CUTTING AND REMOVAL OF EXTERIOR WALL FOR NEW LOUVER AT UPPER LEVEL AND NEW EQUIPMENT AND ALL ASSOCIATED COMPONENTS.

##### ALTERNATE: 6

ADD REMOVAL AND REPLACEMENT OF ALL METAL SHELVING IN CLASSROOMS WHERE NOT REMOVED UNDER BASE BID. ALTERNATE INCLUDES NEW SHELVING WHERE SHELVING IS REMOVED PER BASE BID TO ALLOW FOR NEW UNIT VENTILATORS AND ADDITIONAL NEW SHELVING IN CLASSROOMS 1,2,3,4,5,6,7,8,9,20,21,22,23,24,25,26. INCLUDE REMOVAL AND REPLACEMENT OF ADDITIONAL +/- 40 SQ. FT. OF VAT / VCT FLOORING IN CLASSROOMS (AMOUNT IS ADDITIONAL TO VAT /VCT REMOVAL / REPLACEMENT SHOWN FOR BASE BID)

Minutes approved for 8/2/2011

Adjourned at 10:15 PM

Respectfully submitted,

Bill Shea

