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Building Committee Minutes 3/02/2010

TOWN OF ARLINGTON
 MINUTES
 COMMITTEE MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 Tuesday March 2, 2010

PRESENT: John Cole, William Shea, Robert Jefferson, Michael Boujoulian, Rob Juusola, Brian Sullivan, Jeff Thielman (8:45pm), Mark Miano

ABSENT: Suzanne Robinson

GUEST: Kevin Nigro - PMA
 Captain Richard Flynn – Police Department
 Eric Ammondson – Ammondson Architects
 Jeff Shaw – Donham & Sweeney
 John Griffin – Arlington Housing Authority

The meeting was called to order at 7:30 p.m.

Highland Station

Jeff Shaw went over final details before plans and specs were finalized for bidding process. We agreed to extend the bid opening one week and the committee unanimously voted to have Best Lock System a town standard to be use in the fire station.

Community Safety Building

Eric Ammondson gave a detailed presentation of the waterproofing challenges to adequately protect the garage. In order to guarantee against water leakage, the project will have to go onto Arlington Housing Authority land. This increases the scope of the project, approximately 15%. The committee unanimously voted to ask the Arlington Housing Authority to participate in the additional scope of the project. Although John Griffin was not optimistic he will bring our request to the next Arlington Housing Authority meeting.

The committee approved the 2/16 meeting minutes

The following invoices were approved:

Donham & Sweeney # 4 Central Station Phase 2	\$ 2,163.12
Donham & Sweeney # 1	\$ 1,815.00

Highland Site Changes

Allen & Major #17332 Highland Station	\$ 612.00
Commonwealth of Massachusetts	\$ 75.00

Below are notes from Ammondson Architects:

1. We presented our proposed site logistics plan. It was noted we need to confirm egress paths from both buildings and maintain this egress during construction. The proposed dumpster location seemed acceptable. The storage trailers and portable toilet locations seemed acceptable pending review of jurisdiction of Conservation Commission. PTBC to review with CC. The proposed construction fencing location at the base of the stair needs to be coordinated with the APD. Ammondson to review plan with APD.
2. PTBC requested permanent removal of all C-I-P concrete planters including large central planter. Ammondson to propose movable planters (as an alternate).
3. Restoration of built-in planter adjacent to entrance to CSB approved.
4. Waterproofing plan and scope as shown on SGH drawing was approved, including waterproofing of below grade planters adjacent to Cusack Terrace and flashing into existing building walls.
5. Work on Cusack Terrace: Ammondson explained need to continue new waterproofing into walls of Cusack, to properly interface with waterproofing inside the walls. This includes waterproofing below grade planters at Cusack. Cusack currently experiences leaks in these planters as well as various locations below pavement on plaza. John Griffin of AHA feels this is not a significant issue and does not foresee being able to provide funds for any repair work on Cusack Terrace. PTBC voted to ask J. Griffin to request funding from his board.
6. Budget. Ammondson presented updated construction cost estimate of \$1.977 million, with significant changes being approximately \$262,250 for additional floor area of waterproofing at Cusack Terrace, \$110,00 for repairs to lower level electrical and fire alarm in CSB due to water damage and \$24,000 for plaza lighting. PTBC directed Ammondson to provide waterproofing with walkable surface as base bid, with new planters, landscaping, lighting and trellis structure as alternates. Ammondson noted that pedestals with flashing need to be provided for all penetrations such as lighting and trellis support. After 95% CD price is received at the end of March, the project scope will be reassessed if some alternates can be included in the base bid work. B. Sullivan feels the most that ATM may approve in additional funding is \$200,000 -300,000. (note: budget number will be carried for trellis structure through pricing. Ammondson did not include design of a trellis structure in our price)
7. We discussed that the Capital Planning Committee's project budget of \$1.35 million likely came from SGH's 2008 study, which only included waterproofing and structural repairs and did not include work to Cusack Terrace.
8. Schedule. 95% CD estimate to be received by 3/30 for distribution to PTBC. Project to be released for bidding 4/5/10, with general bids opened by 4/28.
9. Contract. We discussed that the proposed contract does not include design work on two sites with two owners. B. Sullivan asked Ammondson to have their attorney contact him for coordination with town counsel and AHA counsel.

Below are notes from Donham & Sweeney:

D&S reported that they met with B. Jefferson and K. Nigro on 2/26/2010 to review plans and specs. All outstanding issues were discussed and resolved. D&S to provide full plans to K.Nigro on 3/4/2010 for his continued review.

D&S noted that prior to the meeting they discussed with the Chief all items to be removed by the Fire Department. Major items to remain will be identified on the drawings. D&S and the Chief also reviewed the landscaping of the rear yard. D&S shall provide new landscaping and planting materials (shrubs) along the rear property line. Cutting of trees and brush to be done by Town (Chief to discuss with DPW).

D&S to show building mounted parking lights rather than pole mounted. Lights shall be on timer and motion control.

D&S provided a written report from the engineers who performed the soils testing under the fire station. The amount of lead found was below the MassDEP reporting limits; however since the plans call for it to be excavated it must be taken to a properly licensed facility. D&S was authorized to have the engineers prepare specifications for the proper removal of the contaminated soils.

The committee revised the schedule as follows:

Town to place advertisement in Central Register no later than 16 March
Ad appears in Central Register 24 March
Drawings available 25 March
filed sub-bids due and opened Thursday 15 April
general bids due and opened Thursday 29 April
Special Town Meeting is 10 May.

D&S to discuss the following LEED items with M. Miano & S. Robinson:

Commissioning specifications
Owners Project Requirements (OPR) document
Review of D&S specifications for LEED compatibility
Draft of engineers Basis of Design

B. Jefferson presented items related to the services for the temporary quarters. No excavation will be required.

D&S to modify their documents to specify Best locks, as it is the Town's standard.

Adjourned at 9:45pm.

Respectfully submitted,

Bill Shea