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Building Committee Minutes 03/17/2009

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, March 17, 2009

PRESENT: John Cole, Chair, William Shea, Mark Miano, Robert Jefferson, Michael Boujoulian, Suzanne Robinson

ABSENT: Ron Spangler, Rob Jusuola, Brian Sullivan

GUESTS: Jeffrey Shaw

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

The committee reviewed further developed plans for the interior of the building and a number of suggestions were presented to the architect. Chief Jefferson will determine which layout works best for fire operations.

Further discussion to LEED certification, the committee wants an estimated cost of LEED's approval process. This will determine the direction the committee will be going.

Minutes for March 3, 2009 were approved.

Below are the notes of Donham & Sweeney:

J. Shaw reported that a mechanical engineer, Mohammed Zade, had been hired.

J. Shaw reported the major elements of the structural engineers conditions report for both the Highland and Central Stations:

Water infiltration is the primary concern at both buildings. Masonry areas above windows are bulging at steel lintels, probably from moisture rusting and swelling the steel. The condition of steel columns embedded inside the masonry walls was not known but if rusting develops it may cause similar bulging or cracking. Significant amounts of efflorescence were noted in both hose towers. Parapet cap stones have become dislodged along the horizontal joints and spalled at vertical joints showing signs that water has infiltrated between and below them, it was also evident that flashing did not run through the entire thickness of the wall at the cap, further exposing the interior of the wall to wetting. Diagonal cracking in the masonry is evident at 3 of the 4 trusses at Central Station.

The underside of the concrete apparatus floor slab has spalled at most of the door openings above but the slab can be repaired in those areas.

The Highland station has steel trusses with gypsum planks in the pitched roof. This differs from the heavy timber trusses and decking shown on the original structural plans. In at least one area the gypsum plank had gotten wet though it is now dry. Gypsum planking tends to weaken and become useless if exposed to water repeatedly.

D&S to work with the Fire Department and M. Miano for selective demolition to expose hidden conditions.

J. Shaw noted that the 1999 study did not include any costs for exterior restoration work which, given the condition of the buildings, appears to be a necessity. Adding any restoration work to this project would be additional scope. J. Shaw reviewed an updated LEED credit tabulation showing both buildings at 29 credits. 33 are necessary for LEED Silver, the PBC stated goal. The committee should decide which additional credits out of the 10-11 questionable credits shown they would like to pursue to obtain LEED Silver. S. Robinson explained that registering the projects now would allow for flexibility in the submission and would be more advantageous than waiting until LEED 2009 is released.

J. Shaw reported that he had spoken with the Building Inspector who said that only public areas of the building are required to comply with MA Accessibility regulations. D&S is waiting on the BI review of conversation notes before distributing to the committee.

J. Shaw reported that a draft zoning review had been prepared. The Highland station falls under the Arlington Redevelopment Board Environmental Review due to its location on Mass Ave and proposal of an addition to the building. Both buildings are on the State and National Historic Register. This would suggest a more formal review process with the Historical Commission. D&S was directed not to contact Community Development or the Historical Commission until PBC gives direction on the specific process the project will take with both agencies.

J. Shaw presented updated plans for the Highland and Central stations.

Comments include:

Continue to develop the option with elevator at Central.

Addition at Highland should be made smaller to encompass only a fire stair. Reduce the number of bedrooms in Highland to 7 to accommodate the projected staffing but enlarge some to hold 2 beds which could accommodate temporarily relocated staff from Central. Explore a reconfiguration of the basement garage doors at Central to accommodate the auxiliary or other apparatus.

At Central the fitness room should be on the second floor near the dorm.

M. Miano noted that Hunnewell "Notifier" is the Town standard for Fire Alarm.

R. Jefferson suggested D&S bring sketches of the changes proposed to the Highland Station to the informal meeting with the Arlington Historical Commission to better help them grasp the changes to the arches and floor level.

The next meeting is scheduled for 7 April. The agenda will include:

Review of presentation to Arlington Historical Commission
Meeting with AHC at 8:30pm, Whittemore Robbins House, 670R
Massachusetts Avenue

Adjourned at 9:30 p.m.

Respectfully submitted,

Bill Shea