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Building Committee Minutes 5/19/2009

TOWN OF ARLINGTON
 MINUTES
 COMMITTEE MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 Tuesday, May 19, 2009

PRESENT: John Cole, Chair, William Shea, Mark Miano, Robert Jefferson, Michael Boujoulian, Ron Spangler, Suzanne Robinson, Rob Juusola, Brian Sullivan

GUESTS: Sheri Donovan, Thompson School Principal
 Kevin Nigro
 Brett Donham
 Jeff Shaw

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

The committee voted to support the advertisement for a Project Manager for the Thompson School. The Town Manager and School Superintendent were to review with MSBA to receive the approval on wording prior to advertisement. The price range to be put in the advertisement for Project Manager would be \$18 to \$20 million dollars for the construction of the Thompson School.

The committee voted to support the installation of the heating systems to be installed inside the building of both fire stations, in place of roof top units. The air cooling condensers would be the only units outside the structure.

The committee voted to have Donham & Sweeney to register both fire station projects under the LEED Silver Rating.

Kevin Nigro will be meeting with Greg Carell to obtain further clarification of the Carell Groups final invoice of \$3,104.83 for the Park Circle Fire Station.

The following invoices were approved:

Central Station:

4/1/09 -4/30/09 Professional Services	\$ 21,255.00
Reimbursable	<u>60.23</u>
	\$ 21,315.23

Highland Station:

4/1/09 -4/30/09 Professional Services	\$ 17,190.00
Reimbursable	<u>56.65</u>
	\$ 17,246.65

PMA Consultants Professional Services \$ 12,110.98
12/11/08 – 4/30/09

Below are the notes of Donham & Sweeney:

ARLINGTON FIRE STATION FEASIBILITY STUDY

J. Shaw presented a series of revised diagrams illustrating the pitch of the apron and lowering of the apparatus slab at the Highland Station so that the door openings would have, at minimum, 10" of clearance to the truck. The elevation of the first floor would now be 20" lower than present and lower than the street elevation. The committee liked the additional clearance but agreed with D&S's opinion that the building be designed with redundant measures to prevent the building from flooding due to street water run-off overwhelming an engineered stormwater system. Ideas offered included draining to the rear of the site on the surface or in a pipe, providing a water storage capability under the slab or apron, and a second trench drain just outside the doors.

The Committee authorized the architect to register the projects under the LEED program as a reimbursable expense and that the buildings shall be designed to achieve a LEED Silver rating.

S. Robinson offered the services of an energy modeling outfit that would do an informal energy model of both stations pro bono. The model would be developed in part as a training tool for their employee's. Suzanne will coordinate with D&S to obtain historical information on the buildings construction.

K. Nigro presented a comparison project budget for the Highland and Central Stations. The budget compares D&S estimated construction costs with PMC estimated construction costs. At Highland Station the estimates are less than 1% apart and at Central Station they are less than 3% apart. Both budgets show construction costs that are in line with the Town's previously planned budget for construction cost. Given the proximity of the estimates it was agreed that D&S's cost estimate numbers will be carried forward.

The committee voted to set the Highland station project budget at \$4.3M (pending revisions by K. Nigro) which includes \$300,000 of construction contingency.

A line item should be added to the Highland Station budget for additional site work to deal with redundant stormwater systems as detailed above.

The Fire Chief and B. Sullivan to continue work on the temp quarters logistics. The current plan has a garage located near a capped haz-mat site and therefore excavation would need to be carefully planned or avoided.

D&S was instructed to pursue an HVAC strategy that houses air handling units inside the building not on the roofs. Condensers on the roofs are okay.

D&S was instructed to look into energy rebates and the Advanced Buildings program.

Bill Shea will continue to pursue the Conservation Committee in regards to Highland Station. The project will likely go through the normal filing procedures for the Rivers Act.

D&S should show the plans to the building Inspector to see if he has any issues regarding zoning.

Meeting adjourned at 9:30 pm

Respectfully submitted,

Bill Shea

