



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

webmaster@town.arlington.ma.us

Meeting Minutes 01/31/2006

APPROVED

TOWN OF ARLINGTON
MINUTES
REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, JANUARY 31, 2006

PRESENT: John Cole, Chair Robert Addelson
 William Shea, Vice Chair Mark Miano

ABSENT: Thomas Caccavaro
 Robert Juusola
 Charles Stretton
 Brian Sullivan
 Marty Thrope

PARTICIPANTS: Kevin Nigro, PMA
 Wallis Raemer, Dallin School

CALL TO ORDER: 7:30 p.m.

Please note the absence of a quorum.

OPENING BUSINESS

Mr. Shea started the meeting by asking Mr. Addelson the status of the Form Fs. Mr. Addelson said that he will be working with his temporary replacement, Mr. Garry Murphy, on completing those forms and that the committee should ask the status of them in about a month.

DALLIN SCHOOL BUSINESS

- Ms. Raemer stated that Dallin School is up and running. The building has a few minor things outstanding on the punch list, but overall the building is great. She mentioned that the heating is working pretty well, although it was a little cold today. It may require some minor adjustments.
- Mr. Nigro met with the manufacturing representative, the design engineer, Stefan Chaires, and the installer to discuss what was wrong with the heating system. They discovered that the set points could not be set from the computer, but had to be done in person. The set points were changed in person.
- Ms. Raemer will keep a running list of any problems, both big and small, and submit them to Mr. Nigro so he will be aware of any issues that need to be addressed.
- Mr. Miano initiated a discussion involving a pipe bursting in the Dallin kitchen during Martin Luther King Jr. weekend in January. He was told that there was no heat in the kitchen unless it was set to come through the exhaust system. Mr. Nigro said that that doesn't sound right to him and he will look into.
- Mr. Nigro spoke to Joe Gavegnano about a requisition of approximately \$110,000 – but he will bring that up at the next meeting. He stated that Mr. Gavegnano said that they are about 60% through the punch list and plan to punch out during February vacation.
- Mr. Chaires plans to have his engineers in on the Friday of vacation week to punch out as well. Mr. Miano mentioned that if they plan to be in on Monday of February vacation, then he needs to know to plan on having staff work that day.
- Ms. Raemer discussed problems with a gate to the playground that opens into half of the pathway from the kindergarten doors. There is also a lock on the gate, which is at head level of the children. Mr. Nigro will talk with Mr. Chaires about changing the gate or the hinges so that the gate can open wide enough so not to block the pathway.

- Mr. Miano questioned Ms. Raemer about the intercom system projecting outdoors. A discussion ensued about only having one power supply for both indoor and outdoor. Outdoor intercom projection is only required for the morning bell. Another power supply is necessary to have an outdoor and an indoor projection. Ms. Raemer also mentioned that she cannot hear the intercom in the cafeteria and in the conference rooms. She does hear it in the halls. Mr. Nigro will report that to Mr. Chaires as well.
- Mr. Miano stated that Mr. Sullivan is going to talk to the DPW about pricing out bollards to place in the park adjacent to Dallin School. Mr. Miano will chain off the stairs next to the park.
- Ms. Raemer invited the committee to a Community Open House for the Dallin School on Sunday, March 12, 2006.
- Mr. Addelson asked if the punch list included the administrative area above the desk, where Ms. Burns' sits. There are holes in the wall. Mr. Nigro said he was aware of it.
- A discussion ensued regarding the size of the chairs for the first and second grades. The chairs are oversized and Mr. Addelson is not sure if the specs were wrong or if there was a communication issue, but it may require \$3,000 to rectify. He is looking into the availability of extra chairs at the other schools.
- Mr. Nigro will look into powering the projection screen in the cafetorium.
- Mr. Addelson inquired as to locks on the steam equipment. He reported that Mr. Gavegnano will look into it. Ms. Raemer will check on it and let Mr. Nigro know the status. Discussion ensued regarding a problem with the steam table and dishwasher. Ms. Raemer will also look into the hot water in the water bubbler. Mr. Nigro stated it may need an adjustment.
- Mr. Nigro discussed Castagna's request for fair and equitable compensation and does not agree that additional disbursements are necessary. His reasons included there being no schedule impact from asbestos issue, the crawl space being complete within the float time, steel delays resulting from his own errors, some people not working full time on site as was expected, etc.
- Mr. Addelson reminded the committee of out of pocket costs to the town due to the delay.
- Mr. Cole believes that opening a school on time and under budget is no small feat, and that the town should pay some of the requested sum, although not obligated contractually to do so.
- Mr. Nigro reiterated that he does not believe Castagna put in a good faith effort to finish the job on time.
- Mr. Cole and Mr. Nigro discussed a conversation they each had with Mr. Castagna over the summer in regard to additional compensation for the extended timeline.
- Mr. Shea believes that construction on the Dallin School got off to a poor start.
- Mr. Chaires reported that DRA does not believe additional money is due to Castagna. A discussion ensued regarding the Peirce School delays and the subsequent costs to the town.
- Mr. Miano would consider payment a small per centage of Castagna's request, but not the entire amount.
- Mr. Addelson is not disposed to giving a lot of additional money to Castagna, and would like any additional consideration be offset by costs incurred by the town.
- Mr. Shea asked for confirmation from Mr. Nigro that he feels no additional compensation should be given. Mr. Nigro said that the committee is contractually obligated to respond. Mr. Cole will contact Mr. Franceschi regarding the response.
- This discussion was tabled until there is a quorum.
- Mr. Shea stated for the record how impressed he is with the Dallin School boiler system.

OTTOSON SCHOOL – SBAB SUBMISSION

- Mr. Addelson, Mr. Shea, Mr. Sullivan met with the representative of the building authority. Mr. Shea reviewed all of the change orders and researched historical minutes of Town Meetings to confirm the costs of the change orders were legitimate. Mr. Shea stated that the representative of the committee would submit the report in February. Mr. Shea will schedule a tour of the Ottoson with her.
- The sub-committee will review the materials with Mr. Shea and Mr. Sullivan before making their recommendation to the full committee.
- Mr. Addelson and Mr. Shea feel that the state will submit payment, but because Arlington is one of the first towns to go through the process, each step will be carefully scrutinized.
- Mr. Shea reminded the committee that \$5.5 million is at stake.

OTHER BUSINESS

- Mr. Addelson will look into a missed PMA payment for the month of October. (Invoice 14). Invoices 13 and 15 have been paid.
- Mr. Shea will contact Janet Collins regarding a letter from Castagna's auditor asking what money is still owed to Castagna.
- An NStar rebate check for \$18,704 will be deposited to the Dallin account.
- An invoice from Integrated Contract Design was submitted, with Mr. Addelson recommending payment. A vote was not taken due to the absence of a quorum.
- Mr. Cole presented a resignation letter from Mr. Caccavaro. A discussion followed regarding the committee needing another person with a contracting background. The Chairpersons of the Selectmen, Finance Committee and School Committee appoint the replacement.

NEXT MEETING

The next meeting is scheduled for Tuesday, February 7 at 7:30 p.m.

Meeting adjourned at 9:20 p.m.

Respectfully submitted,

Vicki Good