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Meeting Minutes 11/15/2005

APPROVED

**TOWN OF ARLINGTON
 MINUTES
 REGULAR MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 TUESDAY, NOVEMBER 15, 2005**

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

ABSENT: Thomas Caccavaro
 Robert Juusola
 Charles Stretton

PARTICIPANTS: Greg Carrell, The Carrell Group
 Stefan Chaires, DRA
 John Chicarello, Dallin
 Chief McEwen, Arlington Fire Department

PARK CIRCLE FIRE STATION UPDATE

- John Cole opened the meeting by informing the committee that he, Bill Shea and Greg Carrell had met to discuss the Carrell Group's latest bill. At Mr. Shea and Mr. Cole's request, Mr. Carrell drafted a letter describing the contents of the bill.
- Mr. Carrell went over the letter documenting the changes from the original amount of the contract. Mr. Carrell apologized for the lack of detail when he presented the contract changes at the last committee meeting, and stated his hopes that the current letter answers any questions the board may have.
- Mr. Shea stated that the first three amounts on PSS#1 seem reasonable, but a 50% increase in other line items, specifically the amounts of \$11,500 and \$66,000, is not acceptable to him.
- Mr. Sullivan stated that a 5% increase the year after the contract expiration date would be reasonable, but a 50% increase a year and a half later does not seem right to him. He could understand an additional 5% increase or a 10% additional increase, but not 50%.
- Mr. Carrell explained that by the time this project goes to construction, which would probably be in the Spring/06, it will be three years after the contract and at a point of re-negotiation due to it being past the one year timeframe.
- Mr. Cole stated that he feels Mr. Carrell was performing the work in good faith while the contract is re-negotiated. He believes that if we choose to hold payment, the next phase of the project may not go as well.
- Mr. Sullivan stated that he wants to be fair, and would be willing to consider making a 20% adjustment to the figures, but would find it difficult to approve a 50% increase. He would consider paying \$10,500 of the \$21,000 for updating the bidding and construction.
- Mr. Carrell said that he would need to reconsider that offer. He respectfully stated that a \$10,000 difference, in the scheme of town budgeting, is not as critical as it is to a small company. They agreed to continue this discussion later.
- John Cole requested a revised bill detailing the original contract amount, the present figure, and any changes to present to the Selectmen for Actions on PSS #2.
- Mr. Sullivan proposed a 20% increase on PSS #1 from the first contract. They agreed to discuss this later
- PSS #2 – Shed Relocation and Modular Building - A discussion ensued regarding moving the shed and modular across the street during construction. Location was chosen for ease of use for transferring services and for the low cost for changing utilities.

- Chief McEwen stated his anxiousness to get this project moving along. He asked when the board would be presenting to the Selectmen.
- Mr. Cole prefers that exact figures be in order before going to the Selectmen.
- Mr. Sullivan suggested that the board be prepared to answer questions regarding the new station and how to control costs.
- Mr. Shea stated that the original budget was short \$470,000.
- Mr. Sullivan stated that if the board is asked how to get the figures down, the position of the board would be not to make allowances of going from two bays to one unless absolutely necessary.
- Mr. Carrell explained that in order to change from 7000 square feet and keep the price down, you would have to change the sq feet to 4000 square feet, which would be too small.
- Chief McEwen stated the town's need for optimal fire protection is to have ten bays in Arlington. There are currently six in the Center and three in the Heights (not including Park Circle).
- Discussion ensued regarding different options to keep the costs down, including elimination of the extra bunkroom, going to one bay, and elimination of the auxiliary room.
- Mr. Carrell questioned that although the building can be constructed on budget, will it fulfill the needs of the Fire Department?
- Mr. Shea reiterated the need to have the Selectmen on board before anything else happens.
- Mr. Sullivan suggested that the presentation to the Selectmen include different scenarios on a per/sq/ft basis and a description of what different options will be available for the fee adjustments.
- Mr. Shea added that an explanation of the change in cost from \$2,550,000 to an estimated \$3,020,000 should be presented as well.
- Mr. Cole requested that the presentation to the Selection include Scenario 1: Building and Costs and Scenario 2: Building and Costs.
- Mr. Shea stated his wish to meet before the Selectmen's Meeting on November 28. Mr. Shea and Mr. Cole will meet with Chief McEwen to discuss the presentation to the Selectmen.

DALLIN SCHOOL UPDATE

- Mr. Nigro presented an updated Completion Schedule and the second floor punch list, which was prepared by Castagna Construction and DRA.
- Mr. Chaires believes that the project is in good shape with just punch list items outstanding.
- Mr. Nigro stated specifically that the flooring and stair treads still need to be done. The cafeteria is not in great shape. It has been used as a central station and needs some clean up work. Seventy-five per cent of the first floor needs another coat of paint. Site railings have been delivered. A discussion of where to put furniture as it is delivered needs to happen. Sidewalks have been poured and landscaping started today.
- Mr. Chaires updated the committee on his discussions with P & L Construction Corporation regarding one part of the parking area. Twelve inches of sub-base fill is not quite at the right percentage but the company is willing to provide a warranty on the work. The fill may be considered unsuitable due to exceeding the sill content of the specs. When Mr. Chaires told them to remove the fill and bring it up to the standards, they offered a one-year warranty on the work instead. Most problems with this kind of work occur in the first year.
- Mr. Addelson stated his concern that if problems do occur, the School Department owns the work. He questioned if we can hold the company to the specs and then return in the summer to complete the job if necessary.
- Mr. Cole stated that asphalt plants shut down in about one month.
- Mr. Addelson is concerned that it may be too disruptive to fix the problem now with deliveries, etc. starting on Monday, November 21. He believes that if we can contractually have P&L make the changes according to our specs at a later date, then we should do so. He is inclined not to accept the warranty offered by P&L Construction Corp.
- Mr. Chaires is more concerned with the 12" sub base, but the fill is between 10% and 12%, not 8%.
- Mr. Cole asked if an option would be to put aside the retainer cost, not pay at present, and put a binder over the winter.
- Mr. Nigro discussed having a bond on the job, but feels that Mr. Castagna would not want an open bond on his books. He believes that P&L should just re-do the job.
- Mr. Addelson agreed as long as it does not interfere with furniture delivery.
- Mr. Nigro stated that if there were problems with the work, that patching it up would not be an option.
- Other business was discussed, i.e., the removal of a fence and a neighbor's complaint about light coming into his living room. Mr. Nigro switched a fixture and believes the problem is resolved. The elevator inspection is scheduled for Thursday.
- Mr. Addelson stated present concern is that the locks and alarms need to be in place before furniture delivery on Monday.
- Mr. Chaires is waiting for Verizon to bring down additional lines, which should happen tomorrow. An electrician will then come in. If that doesn't happen tomorrow, Mr. Nigro will arrange for a police detail.
- Mr. Chaires then explained that a Certificate of Substantial Completion is different from an Occupancy Permit. A certificate of completion may be sufficient for conducting some business, but definitely not suffice for children in the building.
- Mr. Chaires then presented PC#s 40, 42, 43, 44 and 45. Mr. Shea motioned to accept the presented PCs, with Mr. Addelson seconding. Motion was passed unanimously.

- Mr. Chaires presented PCO#45R (revised) for exterior brick wall sign. Original amount of \$4680 was decreased to \$4133.
- Mr. Chaires presented PCO#49R (revised) for an activated strobe light to go off with the overhead sprinkler system. This was requested by the Fire Department. The original amount of \$3103 was decreased to \$2117. The electrical engineer reviewed the bill and believes the new amount is in order.
- Mr. Chaires presented PCO50, requested by the Fire Department, to furnish and install a new master box for outside of the building. Wayne Springer felt that a new one was necessary.
- Mr. Shea motioned to approve the PCO 45R, 49R and 50. Mr. Addelson seconded the motion, which was passed unanimously.
- Mr. Chaires presented a draft of a letter written to the PTBC re: curb revisions.

PEIRCE SCHOOL UPDATE

- First order of business involved reviewing a letter written by a Peirce parent regarding heating issues in his daughter's classroom.
- Mr. Shea and Mr. Miano met at the Peirce School and believe the heating issues have been resolved. Issues regarding the architectural design and engineering design were discussed. The problem stems from a solar effect on three classrooms on the second floor (the temperature difference being ten degrees dependent on the weather and location within the classroom). The temperature was set at 68 degrees but was measured as being seventy-seven. Discussion ensued regarding whether or not a valve should be adjusted (or closed).
- Mr. Shea met with Richard Cutts of Crowe Associates regarding the ramp design. There are two design problems, with twelve sections of the ramp not done correctly by the contractor. Mr. Shea informed the committee that the contractor's offer of \$1000 has been increased to \$2250. Further conversations with the contractor are necessary.
- Mr. Juusola stated that because the ramp was not constructed according to code and instructions, that they are responsible.
- Mr. Shea mentioned a letter from John Maher and stated that Mr. Cutts should be at a future meeting with Mr. Maher and some members of PTBC.
- Mr. Sullivan feels that the town should not incur the cost. Mr. Cole suggested scheduling the meeting to discuss this further sometime after January 3, 2006.

DOE QUESTIONS RE: OTTOSON RENOVATION

- Mr. Addelson discussed the DOE's review of the Ottoson renovation costs during 1996-1998. The DOE is concerned with cost overruns. Mr. Shea mentioned that the original architect was fired, and that the original amount of \$8.4 million was based on conceptual data. Mr. Britt had many ongoing discussions with the DOE and was told to move forward with the plans and adjustments would be made. Those adjustments were submitted to the DOE. The project cost increased from approximately \$8.7million to \$11.3 million to \$15 million. However the project was completed at a lower cost that a new building would have cost. Mr. Addelson will research more Ottoson files and would appreciate any historical information that could be provided for his meeting with the DOE.

OTHER BUSINESS

- PMA's September bill of \$11,751.33 was presented. Mr. Addelson motioned to approve the bill, with Mr. Sullivan seconding the motion. Motion was passed unanimously.
- DRA bill #40, \$10,614.25 was presented. Mr. Sullivan motioned to approve payment, with Mr. Addelson seconding the motion. Motion was passed unanimously.
- Mr. Chaires presented a letter to GZA for verification of billing fees for soiling testing and to move and verify the quality of the fill. DRA invoices #0000002 (\$7926.67) and #0000003 (\$2627.74) for GZA Services were presented. Mr. Sullivan motioned to approve payment. Mark Miano seconded the motion, which was passed unanimously.
- Meeting minutes of October 4, 2005, October 11, 2005 and October 18, 2005 were presented. Mr. Sullivan motioned to accept the meeting minutes presented, with Mr. Shea seconding the motion. Motion passed.

NEXT MEETING

The next meeting is scheduled for November 29 at 7:30 p.m. .

The meeting was adjourned at 10:40 p.m.

Respectfully submitted,

Vicki Good