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Building Committee Minutes 04-20-2004

APPROVED

**TOWN OF ARLINGTON
 MINUTES
 REGULAR MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 TUESDAY, APRIL 20, 2004**

PRESENT: John Cole, Chairman Robert Juusola
 William Shea, Vice Chairman John Sanchez
 Thomas Caccavaro

ABSENT: Kathleen Donovan
 Suzanne Owayda
 Brian Sullivan

PARTICIPANTS: Stefan Chaires, DRA
CALL TO ORDER: 7:30 p.m.

DALLIN UPDATE – S. CHAIRES

Copies of bid tabs were distributed to the committee. Mr. Chaires added notes on the bid tabs to help the committee understand where they were on cost estimates. He was optimistic that they would be on track with DRA's project estimate of \$9.1 million.

Sub-bids were received April 15th. There were 100 bidders. Bid tabs were released today.

The total of the sub-bids was \$4,358,000.

The addenda (2 pages) will go out on Thursday and contains details that were keyed incorrectly.

Mr. Chaires understands that Town Counsel is looking into the wording for the Project Manager. Mr. Maher feels that contractors would be encouraged to bid if they knew there would be a Project Manager. Mr. Chaires mentioned that he was confident that there would be a good turn out in terms of potential bidders.

Mr. Chaires reviewed the sub-bidders.

The Chairman gave the architect a copy of a letter from the Redevelopment Board for a response.

PEIRCE UPDATE – S. CHAIRES

A spreadsheet received from Castagna Construction on the subject of credits for punch list items that have not been completed was distributed to the committee. The items that were of concern to Mr. Chaires were indicated. No credits were being offered for certain site items. Overall, he said there were some credits due the town aside from those listed.

The difference in the total credits for punch list items (\$37,653.50) opposed to the total amount agreed by Castagna (\$5,750.00) was noted. Mr. Caccavaro agreed to meet with Ralph Castagna again. The major issues that must be addressed are (1.) the sealant missing at the roof fascia, (2.) the walkway on the Park Ave. side of the building, (3.) the puddle in the lower playground area, and (4.) the irrigation sleeves.

A registered letter from CAM H.V.A.C. regarding their claim for direct payment from the town was recently received by the committee and forwarded to Town Counsel.

INVOICES

Several invoices (additional Geotech services and an acoustical review of the Dallin documents) for the Dallin were discussed. Because former Maintenance Supervisor (Bill Ceurvels) mentioned that there was asbestos in the crawl space, there was an investigation by Geotech. As the result of this investigation, ground water was discovered in the crawl space and was reported to DRA. While some recommendations were given, the overall situation was "okay" according to Mr. Chaires. The source of the water is coming through holes in the retaining wall. The new floor levels are right at the existing hole levels.

On a **MOTION** by Mr. Juusola and seconded, it was VOTED to approve **DRA invoice in the amount of \$1,394.50 for additional latent conditions for ground water at the Dallin site.** ROLL CALL VOTE: Unanimous

Minutes – PTBC – April 20, 2004

On a **MOTION** by Mr. Juusola and seconded by Mr. Shea, it was VOTED to approve **Acentech invoice in the amount of \$1,540.00 for an acoustical review of the Dallin documents.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Mr. Juusola, it was VOTED to **approve the March DRA invoice No. 14 in the amount of \$36,812.50 to finalize the Dallin contract documents and some technical infrastructure costs and March DRA invoice no. 34 in the amount of \$60,505.00 for 100% billing for architectural services.** ROLL CALL VOTE: Unanimous

No action was taken on DRA invoice No. 15 for March for reimbursable expenses (printing and miscellaneous) in the amount of \$19,038.93. It will be held for clarification.

On a **MOTION** by Mr. Shea and seconded by Mr. Juusola, it was VOTED to **approve Conn, Kavanaugh, Rosenthal, Peisch & Ford invoices:**

Invoice No. 22236 - \$1,673.37 for work on the Dallin contract

Invoice No. 22237 - \$95.20 for review of letters regarding the Peirce project

Invoice No. 22248 - \$2,534.90 for the Hardy project

ROLL CALL VOTE: Unanimous

OTHER BUSINESS

On a **MOTION** by Mr. Shea and seconded by Mr. Juusola, it was VOTED to **accept the PTBC Meeting Minutes of February 3, 2004, and March 2, 2004.** VOTE: Unanimous

There was no update with regard to the Brackett School compressor issue.

The committee will report on the Dallin and Hardy at the Special Town Meeting scheduled for May 19th.

EXECUTIVE SESSION (page 3)

On a **MOTION** by Mr. Shea and seconded, it was VOTED to **enter Executive Session to discuss the Hardy School noise abatement matter and potential legal issues related to that matter. The committee will then come out of Executive Session for the purpose of adjournment.** ROLL CALL VOTE: Unanimous

ADJOURNMENT

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Marie Carroll