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Building Committee Minutes 06-15-2004

APPROVED

TOWN OF ARLINGTON
 MINUTES
 REGULAR MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 TUESDAY, JUNE 15, 2004

PRESENT: John Cole, Chairman Robert Juusola
 William Shea, Vice Chair Suzanne Owayda (arrived 8:20)
 Thomas Caccavaro John Sanchez
 Kathleen Donovan Charles Stretton

ABSENT: Brian Sullivan

PARTICIPANT: Stefan Chaires, DRA

CALL TO ORDER: 7:30 p.m.

PEIRCE SCHOOL CLOSE-OUT – S. CHAIRES

- Mr. Chaires reported on his most recent meeting with General Contractor, Ralph Castagna, and distributed to the committee a revised final credit breakdown for the Peirce School. The four main issues of concern to the committee as indicated at the last meeting of the PTBC included the electrical operating manuals, electrical record manuals, sleeves for irrigation and Simplex invoices. The revised breakdown included credits for the four main issues of concern and totaled \$10,000.
 - o Electrical Operating Manuals & Record Drawings - Mr. Chaires explained that because the electrical contractor went out of business before completion of the project that Castagna had been trying to get the electrical operating manuals and the record drawings through the bonding company. They can get the manuals but not the record drawings. He said there were pictures that could be used to determine certain locations of items. (The total credit was \$500.)
 - o Irrigation Sleeves – The original change order was to place eight sleeves in various locations. The contractor said only five could be placed because a walkway impeded the work. There was a debate as to how many were found. The contractor is offering at least half of the amount for the change order (\$2,000).
 - o Simplex Invoices – Mr. Chaires understands that no one is taking the blame for a contact in the lower level that was altered. The problem is that the School Department has been billed for several service calls. (Credit - \$1,250 for half the invoices)
- Mr. Shea noted that the boilers are not running properly and that they were never installed properly. The issue is with the control subcontractor for CAM HVAC. Mr. Chaires said that the controls on the boilers appear to be incorrect. Ms. Donovan expressed concern about the balancing of the system. The Chairman felt that this issue and maybe some other issues should be separate from the list of items for credit. Some committee members questioned whether acceptance of the revised list of credits would mean accepting the building and, consequently, the responsibility for some of the remaining outstanding items. Mr. Caccavaro assured the committee that he had Castagna's word that he would continue to pursue the outstanding issues. Mr. Chaires will assess the boiler issue tomorrow with the engineers and the subcontractor.
 - A **MOTION** was made by Mr. Juusola and seconded by Mr. Caccavaro to direct Mr. Chaires to prepare a change order in the amount of \$10,000.00 for the credits as proposed by Castagna Construction in the revised credit breakdown received by the committee this evening. ROLL CALL VOTE: 4-4-0 (Juusola –Y, Caccavaro –Y, Cole – Y, Stretton - Y, Donovan – N, Shea– N, Owayda – N, Sanchez – N) Motion Failed
- Mr. Caccavaro will go back to Ralph Castagna with a written list of the committee's concerns and will arrange a meeting to address the issues.
- According to Mr. Shea, \$150,000 was received from the CDBG grant. Only \$125,000 has been spent, and the account may be closed out before the balance is expended. Ms. Donovan is checking to see what bills have been paid from that grant.
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Minutes – PTBC – June 15, 2004

- Mr. Chaires received a call from a person associated with the Mass. Architectural Access Board who had voted at the Peirce School. He was concerned that the way the ramp (as designed) along the back of the building may not comply with the architectural access regulation 521CMR. Mr. Chaires will meet with him on June 22nd to review the ramp issue. There is also a concern about the handicapped parking at that site.

BRACKETT UPDATE – W. SHEA

- According to Mr. Miano, the new compressor fuse had blown last week. As far as Mr. Shea knows, the compressor is currently running.

- At the last meeting, the committee agreed to send a letter to DRA instructing them to pursue the reduction of the noise levels at Brackett. To date, there has been no response.

DALLIN UPDATE

- Project Manager – The committee would like the position advertised. Mr. Caccavaro will call the Town Manager to meet with him about this issue. Several names were mentioned as being interested in applying for the position.
- Mr. James McGough of the Dallin Museum called the Superintendent and was given permission to go to the Dallin School to examine the Dallin sculptures which may need cleaning and repairs.
- The Dallin budget sheet was distributed to the committee by Mr. Shea and will be updated on a monthly basis.
- Mr. Chaires informed the committee that a minor upgrade was being done to the connection from the Dallin building to the play structure area.
- Mr. Chaires will attend the meeting on July 6th.

HARDY UPDATE

- A notice to proceed was issued to the contractor on July 5th. As of tomorrow morning the contractor can order material, and Ms. Donovan will put someone in charge at the Hardy.
- Mr. Shea and Mr. Stretton will be present on a weekly or biweekly basis to represent the committee at the Hardy site.
- The Chairman has asked Town Counsel to confirm whether there a date has been established for the mediation on the noise issue.

INVOICES

On a **MOTION** by Ms. Donovan and seconded by Ms. Owayda, it was VOTED to **approve DRA invoice no. 17 for the Dallin School in the amount of \$8,688.64**. ROLL CALL VOTE: Unanimous

On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **approve a request from DRA for additional services for structural testing inspection in the amount of \$3,850.00**. ROLL CALL VOTE: Unanimous

ADJOURNMENT

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Marie Carroll