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Building Committee Minutes 08-17-2004

APPROVED

**TOWN OF ARLINGTON
 MINUTES
 REGULAR MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 TUESDAY, AUGUST 17, 2004**

PRESENT: John Cole, Chairman Mark Miano
 William Shea, Vice Chairman Suzanne Owayda
 Thomas Caccavaro Charles Stretton
 Robert Juusola Brian Sullivan

ABSENT: Kathleen Donovan

PARTICIPANT: Stefan Chaires, DRA

CALL TO ORDER: 7:30 p.m.

PEIRCE CLOSE-OUT – S. CHAIRES

- Mr. Chaires has been in touch with John Flood from the Maintenance Department about the scheduling for the burner fire-up. He plans to have committee members, CAM HVAC, and Wayne Matson (engineer) present during the start up. Corrective work to the controls has been done, and some maintenance to the boilers has been inspected. Mark Miano reiterated his concern that the burner start up would not be done under actual cold weather conditions. The "short cycling" of the boiler was one of the concerns mentioned by Mr. Shea. Mr. Chaires will ask the engineer (W. Matson) to call Mr. Shea.
- A copy of the letter from Mr. Bruce Bruneau of the Mass. Office on Disability in response to a site survey held on June 22nd was distributed to the committee by Mr. Chaires. The letter outlines 7 items that Mr. Bruneau felt were not in compliance with existing regulations.
 - o The first 3 exterior issues (Curb Cuts, Exterior Accessible Route, Ramps) are still being reviewed. He is trying to schedule a meeting on site with the landscape architect to re-verify readings taken by Mr. Bruneau on the site.
 - o Item no. 4 (Telephones) was not in the general contractor contract or design. They did provide an outlet for the pay phone. Mr. Chaires is trying to contact Verizon about this issue.
 - o Item no. 5 (Doors) – Although the correct hardware for the doors was specified, it was not provided. The supplier was contacted, and they are working on getting the proper hardware installed.
 - o Item no. 6 (Stairs) – The letter notes that there are handrails on one side only on the stairs that access the stage. The architects differ on these requirements as the stairs are not part of an egress stairwell and will explain their position.
 - o Item no. 7 (Room Signage) – The sign mountings were placed in error. The architect will contact the school and work with them to pull off signs and adhere them in the proper locations.
- Mr. Chaires is preparing a response to be mailed tomorrow and will forward copies to Donovan, Cole, Building Inspector, and ADA Coordinator. He will follow through and try to resolve these issues.
- The Simplex invoice issue was raised by Mr. Miano. There is a balance of \$2,500 still pending. Mr. Chaires will check the overall credit offer but thought that Castagna had offered to cover half of the existing balance. Mr. Shea suggested that the town pay the other half.
- According to Mr. Chaires, the final credit offer is \$12,000 with a \$22,500 credit for back charges. There is also a credit for a water spigot and one add for handrails at the stairwells. Mr. Chaires will come to the meeting on September 7th with a close-out proposal with the final change order and the final credit offer for the committee's approval.
- Mr. Chaires will also provide a letter certifying that the burner deficiencies were corrected with a guarantee from the date the burner test is completed.

DALLIN SCHOOL UPDATE

- Construction Progress

- o The ongoing activities of the past 4 weeks have included mainly inside abatement work, abatement of the roof, and abatement of the exterior caulking around the doors. The contractor put up a fence last Monday and has set up a trailer.
- o Currently, there is ongoing demolition-related activities including the removal of existing ceilings and equipment in the building. A building demolition plan has been received and approved.
- o The contractor has reported on recycling activity. They are waiting on some procedures related to lead (to protect the workers).
- o Shop drawings have been actively reviewed for steel and foundations. It was noted that Castagna's Project Manager has been good about early drawings submittals.
- o Mr. Chaires noted that, overall, there has been a very successful start. A preliminary schedule was issued in July, and it appears that they are 3-4 weeks ahead of that schedule. He is waiting to review the official schedule.

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- o One of the biggest "unknowns" is contaminated soils. That issue could develop into an unforeseen condition. There has been a request that when they get to the area around the fuel tank to have the environmental consultant come back and take some readings of the soil.
- o Because it was required by the specification, Castagna is carrying \$150,000 for site security.
 - o On a **MOTION** made and seconded, it was recommended that Castagna Construction not hire any security personnel at this time. After the building leaves the ground, that issue will be reviewed. VOTE: Unanimous
 - o The Police Department will be notified to patrol the area.
- Review of Daedalus Comments
- o Issue - moisture getting in the walls – The architect is in agreement with Daedalus on this issue and is using air and vapor barriers.
- o Issue – bituminous burn – precast concrete and granite – The architect can put together a proposal request if needed.
- o Acentech recommendation to install the same rooftop units as at the Peirce – Mr. Chaires has told the project manager to choose wisely because requirements have been issued for the noise.
- o Terminal boxes – Mr. Chaires will check on those.
- o Water heater – Mr. Shea would like the architect to say whether a change order is needed to reduce the size. Mr. Chaires will follow up on these issues at the next meeting.
- Project Manager Status Report
- o Mr. Cole was emailed the proposed PMA Project Manager contract which he will forward to Brian Sullivan and John Maher.

HARDY SCHOOL UPDATE

- According to Mr. Shea, work is ongoing at the Hardy. The contractor is getting ready to lift off the rooftop units. Mr. Shea will send a letter to the ICON (Richard O'Dwyer) with some recommendations with regard to some readjustments to the system after the work has been completed.
- No date has been set for the mediation in the matter of the Hardy noise issue. Mr. Cole will follow up on that matter.

OTHER BUSINESS

- Mr. Juusola will report back to the committee at its next meeting on September 7th with regard to recent rules that apply to school building submittals to the state.

NEXT MEETING – ADJOURNMENT

- The next meeting will be held on Thursday, September 7th.
- The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Marie Carroll

