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Building Committee Minutes 11-02-2004

APPROVED

TOWN OF ARLINGTON
 MINUTES
 REGULAR MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 TUESDAY, NOVEMBER 2, 2004

PRESENT: John Cole, Chairman Mark Miano
 William Shea, Vice Chairman Suzanne Owayda
 Robert Juusola

ABSENT: Thomas Caccavaro Charles Stretton
 Kathleen Donovan Brian Sullivan

PARTICIPANTS: Stefan Chaires, DRA
 Pao Chi, DRA
 Kevin Nigro, Project Manager – PMA
 Robert Addelson, CFO – Arlington Public Schools

CALL TO ORDER: 7:30 p.m.

UPDATE – DALLIN SCHOOL – S. CHAIRES/K. NIGRO

- The building is down. Progress has been made on foundation work. There is a large concrete pour expected on Thursday.
- Regarding the issue of unsuitable soils and crawl space fill, a letter was received from Castagna outlining certain soil issues they do own and requesting additional compensation (\$32,000) for unanticipated soil issues. The response from DRA to Castagna noted that had the contractor visited the site before bidding on the project they would have realized that there was some volume of unsuitable soils in the crawl spaces. According to DRA, Castagna did acknowledge that fact. This issue will be reviewed at the next meeting of the PTBC.
- Mr. Nigro reported that there were coordination issues between Castagna and the concrete subcontractor. He distributed a sketch illustrating areas of the site where miscalculations occurred. The issue will be addressed at tomorrow's site meeting, and a letter will be prepared by PMA to the contractor with regard to the issue. Because the concrete pour was canceled on Monday, the project is somewhat behind schedule. Mr. Nigro felt that they should be able to catch up.
- PMA is currently reviewing the contractor's schedule, and Mr. Nigro will try to get it to the committee before the next meeting. At Mr. Juusola's request, Mr. Nigro will ask Castagna how they plan to make up for time lost on the schedule.
- The committee was concerned that a project schedule was not submitted with the pay requisition being presented this evening by the architect. After some discussion, the following motion was made.
 On a **Motion** by Mr. Juusola and seconded by Mr. Miano, it was VOTED **to approve Pay Requisition No. 4 from Castagna Construction in the amount of \$167,894.45.** ROLL CALL VOTE: Unanimous
- The Chairman directed Mr. Nigro to convey the committee's concerns to the contractor about being behind schedule. If the contractor does not come to the next meeting with plans to rectify the issue, a process will be started to increase retainage. In addition, Mr. Shea recommended that the architect send a letter to the contractor to remind him of his responsibilities.
- Mr. Chaires noted that the contractor was directed to suspend any plans for security.
- There is an application for payment from PMA (recommended for payment at the end of this meeting), but the committee does not have a signed contract. Mr. Nigro will follow-up on the contract issue.
- An updated Dallin budget sheet was distributed to the committee by Mr. Shea for discussion.

PEIRCE SCHOOL UPDATE

- Update/Mass. Office on Disability (Mr. Bruneau)
 - o Mr. Chaires will contact Ms. Donovan to see if there is any update regarding the possibility of having the firm (LaRovere Construction) that is currently doing curb cuts for the town work on the curbs around the Peirce School.

- o DRA will send a progress report to Mr. Bruneau by November 15th.
- o The architect has given Castagna a copy of the as-built for the handicapped ramp and will discuss with him how that will be addressed. Once the slope issues on the ramp are addressed, it is likely that a variance will be applied for on the ramp.
- Boiler update
- o According to Mr. Miano progress has been made on the boiler issues, but they still need to confirm that it is running properly. He was not willing to say at this point that the job is finished. Now that it is running, there may be other problems. He will be monitoring the boiler on a regular basis.
- o Mr. Shea will call in information to the boiler representative tomorrow, and the representative is going to talk to our engineer (Wayne Matson) at Griffin & Vary.

Minutes – PTBC - November 2, 2004

- Extended Fence at Playground – In the interest of safety for children Peirce parent, Ms. Phyllis Mahoney, made the initial request to Ms. Donovan for an extension to the fence at the playground area to prevent balls from going into Park Ave. Ext.
On a **Motion** by Mr. Shea and seconded, it was VOTED to **approve the cost of fencing at the Peirce playground in the amount of \$1,834.00**. ROLL CALL VOTE: Unanimous
- Professional Services Supplement from DRA – A PSS (No. 7) in the amount of \$34,735. was received at the last meeting for GZA soils monitoring work. Since that meeting, a PSS (No. 8) in the amount of \$33,250. has been received from DRA for services expended since the 60-days post substantial completion. This item will be held until the next meeting when it will be known what the balance is in the existing Peirce budget.

BRACKETT NOISE REMEDIATION UPDATE

- Mr. Pao Chi presented a check from DRA in the amount of \$24,000. to the committee as settlement in the Brackett noise remediation issue. (Mr. Shea noted that the committee promised the Finance Committee that the check would go into the general fund.) The Chairman accepted the check and thanked Mr. Chi and his firm for working with the committee to resolve the issue. No vote will be taken this evening until Ms. Donovan has had the opportunity to review the issue. Mr. Chi was directed to prepare a new copy of the release for review by Town Counsel.

HARDY UPDATE

- While reports indicate that much progress has been made to reduce the noise issue, Mr. Miano said that the Principal is under the assumption that there is still work to be done and has reported that the noise is unacceptable in the classroom area that is furthest from the office.
- Mr. Addelson was approached by Mr. Tassone, Director of Performing Arts, to request some equipment (total amount \$720.) for the music program at Hardy that was to have been purchased as part of the Hardy renovation. Ms. Donovan will be consulted before the committee acts on the issue.

INVOICES

- On a **Motion** by Mr. Shea and seconded by Ms. Owayda, it was VOTED to **approve the following Conn, Kavanaugh, Rosenthal, Peisch & Ford invoices:**
 - **#24233 for the review of the Peirce general conditions with regard to the final payment, etc. - \$144.28**
 - **#24234 for services related to the Hardy remediation - \$4,340.55**
 - **#24235 for contract negotiations with PMA - \$874.41.**
- ROLL CALL VOTE: Unanimous

On a **Motion** by Mr. Shea and seconded by Ms. Owayda, it was VOTED to **recommend payment to PMA for invoice #2574-01 in the amount of \$11,751.33 (one of 16 lump sum payments plus \$5,000 for expenses) on condition that the committee receive a signed copy of the contract between the Town and PMA.**
ROLL CALL VOTE: Unanimous

ADJOURNMENT

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Marie Carroll