



**Town of Arlington, Massachusetts**  
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## Building Committee Minutes 10-21-2003

TOWN OF ARLINGTON  
 MINUTES, REGULAR MEETING  
 PERMANENT TOWN BUILDING COMMITTEE  
 TUESDAY, OCTOBER 21, 2003

PRESENT:            John Cole, Chair                                 Robert Juusola  
                        William Shea, Vice Chair                         Suzanne Owayda  
                        Thomas Caccavaro                                 John Sanchez  
                        Kathleen Donovan                                 Charles Stretton

ABSENT:            Nancy Galkowski

PARTICIPANT:    Robert Addelson, Arlington Public Schools  
 CALL TO ORDER: 7:30 p.m.

*Mr. Robert Addelson, newly hired Chief Financial Officer for the Arlington Public Schools, was introduced to the PTBC.*

### DALLIN

- Mr. Cole and Mr. Shea met with Owen Beenhouwer of DRA several weeks ago and were able to come to an agreement in the matter of the Dallin School contract stalemate. The revised contract was received last week and reviewed by Mr. Shea and Mr. Cole.

On a Motion by Mr. Shea and seconded by Mr. Stretton, it was VOTED to approve the DRA contract for the Dallin School as negotiated recently by Mr. Shea, Mr. Cole, and Mr. Beenhouwer. A copy of the contract will be sent to Town Counsel for final review. (Mr. Shea will speak to Mr. Maher with regard to the resolved contract issues.) VOTE:  
 Unanimous

### PEIRCE

- A letter (dated October 14, 2003) was received from Mr. Jack Jones, Director of Housing and Disability Programs, raising issues about the handicapped ramp at the Peirce which (in his opinion) is non-compliant. In his letter, Mr. Jones included three options to resolve the issue. Mr. Caccavaro will look into the matter. Ms. Donovan and Mr. Sanchez will also inspect the ramp.

- The committee received a copy of a letter to Embree Elevator from Attorney Jim Peloquin regarding a direct payment claim in which Mr. Peloquin says that the town has no responsibility.

- The Committee was in receipt of a letter (dated August 29, 2003) from a Newland Road resident (Ingrid Freeth-Lounsbury) requesting payment for the power wash of her house and citing damages (ceiling cracks and indent at the bottom of the driveway) due to the school construction. Mr. Caccavaro will check with the contractor.

- Irrigation System – Mr. Juusola checked with Stefan Chaires who said that the irrigation system at the Peirce was a bid alternate. The installation of the sleeves was never in the base bid but was requested by David Kale and Kathleen Donovan. Only two sleeves were installed. Mr. Caccavaro will check with Castagna.

- Progress was reported on the outstanding punch list items.

- There is significant puddling as a result of regrading done in the back of the school. Mr. Shea said there was a question of whether the drawings were correct. He will check into the issue.

#### BRACKETT

- Since the last PTBC and with the committee's approval, Johnson Controls was hired by Mr. Shea to do some work on the new compressor (cost was \$1,880.00). The technician was fairly certain that the unit did not fail and that the HVAC person who installed the unit had improperly installed some gaskets. In addition, there were some controls that were not operating properly. Mr. Shea noted that Boston Edison was also responsible for voltage irregularities. While it was operational when the technician left, it has not been used and will have to be checked next May or June.

- Arrangements are currently being made to have a crane on the site to lift the rooftop units before Thanksgiving.

#### HARDY

- There has been no progress with regard to the noise remediation issue. While the committee was informed last summer that the mechanical engineer for the architect would prepare detailed documents for pricing on the fix, as of October 9<sup>th</sup> there was no sign and no date established for delivery of those documents. There has been no response to correspondence from the town's lawyers to the architect's lawyers requesting information. The committee authorized the Chairman to issue a 30-day notice to the architect to produce the documents, otherwise the committee will notify Town Counsel to bring suit.

- Because Thompson & Lichtner made recommendations for the repair to the lintels and parapets, they will be asked to come back to review the current window leak problem.

#### INVOICES

On a Motion by Ms. Donovan and seconded by Mr. Shea, it was VOTED to approve Morisi & Oatway invoice no. 13697 dated September 24, 2003, in the amount of \$106.93 in the matter of the Hardy School noise remediation issue. (*This invoice indicated a previous balance of \$4,616, the approval of which was NOT reflected in past meeting minutes of the PTBC.*) ROLL CALL VOTE: Unanimous

On a Motion by Ms. Donovan and seconded by Ms. Owayda, it was VOTED to approve DRA invoice for noise testing at the Peirce (as required by the Building Inspector) in the amount of \$1,644.50. ROLL CALL VOTE: Unanimous  
Note: Mr. Shea will request a copy of the report.

On a Motion by Ms. Donovan and seconded by Mr. Shea, it was VOTED to approve Design Partnership of Cambridge Inc. invoice no. 23333 for the Thompson School project for postage and delivery for July and August, 2003, in the amount of \$252.60. ROLL CALL VOTE: Unanimous

On a Motion by Ms. Donovan and seconded, it was VOTED to approve Conn, Kavanaugh, Rosenthal, Peisch & Ford invoices for the Dallin School, no. 19926 in the amount of \$337.20 and no. 2134 (dated October 15, 2003) in the amount of \$159.32. ROLL CALL VOTE: Unanimous

On a Motion by Mr. Shea and seconded by Ms. Donovan, it was VOTED to approve Conn, Kavanaugh, Rosenthal, Peisch & Ford invoice no. 19925 dated October 4, 2003, in the amount of \$147.00. ROLL CALL VOTE: Unanimous

#### MINUTES

On a Motion by Ms. Donovan and seconded, it was VOTED to accept the PTBC meeting minutes for September 2, 2003. VOTE: Unanimous

#### NEXT MEETING

The next meeting will be held on November 4, 2003, to review the DRA schedule on the Dallin project.

ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Marie Carroll