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Building Committee Minutes 02-05-2002

APPROVED

TOWN OF ARLINGTON

MINUTES

REGULAR MEETING

PERMANENT TOWN BUILDING COMMITTEE

TUESDAY, FEBRUARY 5, 2002

PRESENT: John Cole, Chairman Kathleen Donovan
 William Shea, Vice Chairman Robert Juusola
 Richard Bento Charles Stretton
 Thomas Caccavaro Martin Thrope

ABSENT: Philip Farrington

PARTICIPANTS: Michael Black, Castagna Construction
 Stefan Chaires, DRA

CALL TO ORDER: 7:30 p.m.

PEIRCE SCHOOL UPDATE

- Peirce School progress was reported by Mr. Caccavaro who noted that the project was moving along as well as could be expected. If the weather cooperates and things go well, Mr. Caccavaro thought there would be a chance that most (not all) of the building would be done in time for occupancy in September.
- Mr. Michael Black distributed and reviewed a copy of an up-to-date schedule for the committee. He said that the project was *just* on schedule. Coordination meetings have been scheduled on a weekly basis in order to get answers to critical issues as they come up.
- The issue of the security credit of \$50,000 being used for acceleration costs as it was represented on Change Order No. 3 and questioned by committee members at last week's meeting was clarified by Mr. Black to the committee's satisfaction.
- The committee questioned whether, once the \$50,000 had been depleted, Castagna would come before them in 2-3 months' time seeking additional funds in order to finish the project on time. Mr. Black felt that the more probable discussion in 2-3 months' time might be a delay in the cafeteria or the gymnasium schedule. He said that David Peterson did meet with the Building Inspector to review some issues including that particular prospect. Discussion is on-going about a possible contingency plan, and the Building Inspector will be kept informed.
- A direct payment request was received by the committee from the subcontractor, Adan Corporation. Mr. Black noted that he was responding to the issue. The committee will forward the letter to Town Counsel.
- According to Mr. Chaires, they were trying to negotiate a credit for less expensive water-proofing material. However, given the problems with leaks in past projects, it was generally felt by the committee that they stay with what was originally specified in the contract.
- The architect will meet with the Parks & Recreation Commission on February 12th for final approval of the play equipment. Upon approval, the landscape architect will need 2-3 weeks to issue the drawings to Castagna (about March 1st).

INVOICES

- On a **MOTION** by Ms. Donovan and seconded by Mr. Thrope, it was VOTED to **approve Castagna Construction change order no. 3 in the amount of \$3,405.48.** ROLL CALL VOTE: Unanimous
- On a **MOTION** by Mr. Thrope and seconded by Ms. Donovan, it was VOTED to **approve Castagna Construction pay application No. 6 (through January 30, 2002) in the amount of \$634,609.54.** ROLL CALL VOTE: Unanimous
- On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve DRA invoice for licensed site professional in the amount of \$4,416.50.** ROLL CALL VOTE: Unanimous

MINUTES – PTBC – FEBRUARY 5, 2002

- On a **MOTION** by Ms. Donovan and seconded by Mr. Stretton, it was VOTED to **approve DRA invoice no. 18 for the Peirce construction project in the amount of \$16,500.00.** ROLL CALL VOTE: Unanimous
- On a **MOTION** by Ms. Donovan and seconded by Mr. Thrope, it was VOTED to **recommend approval of T. R. White Construction Co. invoice for remedial work done at the Brackett School in the amount of (insert correct no. – approx. \$33,000).** DRA will be sent an invoice to reimburse the town for this payment. ROLL CALL VOTE: Unanimous

DALLIN SCHOOL PROJECT RESTART

- The committee discussed the letter drafted by the Chairman to the School Committee which included:

- Acknowledgment of the School Committee vote for the design capacity of the remaining elementary schools.
- A request to the School Committee to review the Permanent Town Building Committee's vote of January 29, 2002, concerning milestone dates (18-month schedule) for the completion of the Dallin project.
- A request for direction from the School Committee as to the location of the Behavioral Intervention Program.

A **MOTION** was made by Mr. Bento and seconded by Mr. Caccavaro to **send the Chairman's letter as written to the School Committee.** The motion was amended and VOTED to include in the letter that the **PTBC request a Special Town Meeting to authorize supplemental funding, if required. Also, when the PTBC receives direction from the School Committee as to the location of the BIP, Requests for Proposals to architects for the combined Thompson and Stratton projects will be issued.** VOTE: Unanimous

- Due to concern about the cutbacks at the state level that will adversely affect the rate of reimbursement monies for the school projects and the resulting financial implications to the town, the committee spoke about the importance of consulting with the town on financial issues. Ms. Donovan will call for a meeting of the infrastructure committee near the end of February.

FINAL DISCUSSION

- Statistical information comparing school-building projects in other districts is currently being prepared to submit to the Capital Planning Committee.
- The Brackett HVAC system will be rebalanced during the February school recess at a cost of \$4,000.

HARDY INVOICES

On a **MOTION** by Mr. Shea and seconded by Mr. Thrope, it was VOTED to **approve Your Space Landscaping pay application in the amount of \$65,075.00.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Mr. Thrope, it was VOTED to **approve ICON invoice #2310 in the amount of \$1,101.48 for construction administration services through October 31, 2001 at the Hardy School.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Mr. Thrope, it was VOTED to **approve ICON invoice #2309 in the amount of \$2,713.50, the pro rata share of supplementary services for the extended Hardy contract period.** ROLL CALL VOTE: Unanimous

ADJOURNMENT

The meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Marie Carroll