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Building Committee Minutes 02-19-2002

APPROVED

TOWN OF ARLINGTON

MINUTES

REGULAR MEETING

PERMANENT TOWN BUILDING COMMITTEE

TUESDAY, FEBRUARY 19, 2002

PRESENT: John Cole, Chairman Robert Juusola

Philip Farrington Martin Thrope

ABSENT: Richard Bento William Shea

Thomas Caccavaro Charles Stretton

Kathleen Donovan

PARTICIPANTS: Dick Madonia, Project Manager

David Kale, Arlington Public Schools

CALL TO ORDER: 7:30 p.m.

Please note the absence of a quorum.

PEIRCE SCHOOL

Construction Update

- Construction progress was reported by Mr. Madonia.

- Mr. Madonia expressed concern about an electrical pole that is leaning and needs to be relocated a few feet. Unless paper work is received from the Town Hall, the electric company cannot do the pole work. The electrical contractor is anxious that this issue will delay his work and, if not resolved right away, will jeopardize his schedule. Because the Board of Selectmen is currently involved in talks with Nstar and Verizon regarding other disputes throughout the town, the Town Manager is somewhat reticent about taking action without the Board's direct involvement. Mr. Farrington will follow up with the Board of Selectmen in an effort to resolve the issue as soon as possible.

Accounting Status

- Contract amounts have been clarified with DRA for the Peirce and the Dallin projects but will require signatures.

- No revised change order no. 17 has been received from DRA.

- Jim Gentile of DRA has the pay application from T. R. White. Reimbursement to the town will follow.

- Town Counsel is trying to follow up with the contractor's attorneys concerning a direct payment claim on the Bishop project.

Furniture, Fixtures, Equipment Proposal for Peirce & Dallin

- David Kale will meet with Stefan Chaires of DRA on the scope issues for the FF&E contract.

- Mr. Kale will contact Integrated Contract Design to say that the PTBC is receptive to their bid proposal for the Dallin and the Peirce and that the official vote will take place at next week's meeting.

BRACKETT SCHOOL

- T. R. White Construction submitted a requisition for some \$32,000 for work done on the noise problem in two classrooms at the Brackett over the holidays. DRA claims that they were only authorized to do \$26,000 of work based on a previous directive from DRA. Mr. Cole said that he was inclined to approve the T. R. White requisition for the entire amount.

- The HVAC contractor is rebalancing the system this week. They will not do the entire school but will focus on those areas where the heat is inconsistent with the air flow.

DALLIN SCHOOL RESTART

- Since Mr. Cole met with the School Committee last week, he has received from DRA a proposed schedule of milestones for the new Dallin project (copies of which he distributed to the committee).

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- Mr. Madonia questioned whether a consultant should review what he feels could be a potential asbestos problem in the crawl space ground.

- DRA will be asked to present to the committee at its next regularly scheduled meeting on March 5th.

STATISTICS FOR CAPITAL PLANNING COMMITTEE

- Mr. Cole made several revisions to the draft of statistics being prepared for the CPC. He said he received a memo from a member of the CPC who also added several other analogies to these statistics.

OTHER BUSINESS

- There was a brief unofficial discussion of Hardy close-out issues. Mr. Cole will speak to Mr. Dan Kelly, the project manager for the general contractor, regarding possible resolutions to some of the issues. He will report back to the committee next Tuesday evening.

- Mr. Thrope distributed a budget recap for the Peirce project. He said that of the negative amount of \$52,500 as indicated in the recap, \$42,300 is for bonding costs. Mr. Cole noted that, within the next several meetings, projections will have to be made on the Peirce project as to the total cost.

ADJOURNMENT

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Marie Carroll