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Building Committee Minutes 03-05-2002

TOWN OF ARLINGTON
MINUTES
REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, MARCH 5, 2002

PRESENT: John Cole, Chairman Philip Farrington
 William Shea, Vice Chairman Robert Juusola
 Thomas Caccavaro Martin Thrope

ABSENT: Richard Bento
 Kathleen Donovan
 Charles Stretton

PARTICIPANTS: Dick Madonia - Project Manager
 Stefan Chaires – DRA
 Owen Beenhouwer – DRA
 David Kale – Arlington Public Schools

CALL TO ORDER: 7:30 p.m.

PEIRCE SCHOOL UPDATE

- Mr. Madonia reported on construction progress. At this time, the contractor feels construction is three weeks behind based on the current schedule. The July 15th substantial completion date was previously discussed at a site meeting. The feeling at that meeting was that they could still hit the schedule. As the situation develops, it's possible that the classrooms could be complete by August 1st. In that case, if the gym is sufficiently ready in July, the furnishings could be received and stored there until the classrooms are ready.
- Mr. Caccavaro was not as optimistic about the schedule. He felt that, even though the contractor was doing the best they could, the schedule was farther behind than three weeks and that an awful lot of work still remained to be completed in just four months' time. He also pointed out that site work on this project would not be completed by August and heavy equipment would be in operation on the site. He felt that it would not be advisable to have students coming and going from the building under these circumstances.
- The committee reviewed the construction schedule as submitted this evening with the application for payment from Castagna. Mr. Michael Black of Castagna will be invited to attend the next meeting (March 19th) to help clarify the issues which will impact the project schedule.
- Castagna Change Order No. 4 (related to the water bypass system at Peirce) in the amount of \$15,949.32 was submitted for approval with the application for payment. Mr. Shea made a **motion** to approve the change order and then withdrew the motion after some discussion of the issue. Mr. Caccavaro felt that the contractor/subcontractor and not the town should assume responsibility for the additional temporary water connection charges that were made necessary as a result of what he felt was a lack of proper planning. Mr. Caccavaro will ask Richard Bento for his assessment of the situation before discussing the issue with the contractor on Thursday at the site meeting.
- On a **MOTION** by Mr. Shea and seconded by Mr. Caccavaro, it was **VOTED to approve Castagna Construction Requisition No. 7 in the amount of \$691,708.68. (Change Order no. 4 will be deducted from the requisition pending discussion between Mr. Caccavaro and Castagna Construction. After the adjustment is made, the Chairman is authorized to sign the pay application.)** ROLL CALL VOTE: Unanimous
- Playground Redesign Status – The architect expects to receive the documents on the playground redesign from the landscape architect tomorrow for submittal to the general contractor in the form of a proposal request.
- On a **MOTION** by Mr. Shea and seconded, it was **VOTED to approve DRA invoice (0000001) in the amount of \$4,416.50 for Environmental Consulting services for the oil tank removal at the Peirce.** ROLL CALL VOTE: Unanimous

MINUTES – PTBC – MARCH 5, 2002

- The committee received the most recent Peirce budget recap from Mr. Thrope. There were no major changes in the budget. There was a brief discussion of the bonding cost issues. Mr. Kale will send a memo to Mr. Shea outlining the exact costs.

DALLIN SCHOOL UPDATE

- The architects distributed and reviewed a proposed schedule of milestones for the Dallin project. This schedule is based on a construction start of January, 2003.
- The committee commented on several issues related to the proposed schedule. The architect was asked not to approve any change on the drawings without the committee's direct approval. The technical and food service programs should be submitted to the architect now. When the architect is ready to meet with the Building Inspector and the Fire Department to review the documents, it was suggested that Tom Caccavaro

attend and that minutes be kept of those meetings. Final review of the construction documents on July 29th should also include the School Department and the PTBC.

- The architect will meet with the committee again in April.

HARDY SCHOOL UPDATE

- At last week's meeting, the PTBC voted to approve all money due Bonfatti Construction. Bonfatti has agreed to allow the town to set aside \$10,000 of that total amount in an escrow account as their share of the noise remediation cost. In addition, Bonfatti has agreed to prepare a cost estimate for the closing of the roof openings and installation of the duct silencers.
- Richard O'Dwyer sent a memo to Bonfatti with regard to the faulty closure of two pairs of gymnasium doors. Mr. Cole spoke to Dan Kelly who said he would correct the issue.
- Still pending is the estimate from the gym floor contractor.
- Mr. O'Dwyer was asked to submit a proposal to prepare documents for the lintel and parapet repairs at the Hardy.

FINAL DISCUSSION

- The Bishop principal has reported cracking of the walls of several doorway areas in the new addition. Mr. O'Dwyer is checking the matter.
- Since the noise remediation work was done at the Brackett, a complaint has been received from Mrs. Boyle about noise from the rooftop unit above her classroom. When the HVAC balancing was done recently, a series of things that were wrong were revealed.

On a **MOTION** by Mr. Shea and seconded, it was VOTED to **rehire American Test & Balancing and Ascentech to reevaluate the matter.**

VOTE: Unanimous

- Representatives from the PTBC will appear before the Finance Committee on March 25th. Financial requests for Hardy, Brackett, and Peirce will be prepared and forwarded to the Finance Committee before that meeting.

ROBBINS LIBRARY

On a **MOTION** by Mr. Caccavaro and seconded by Mr. Shea, it was VOTED to **proceed with work to the library wall by approving an additional cost as indicated on the ESI Waterproofing change order in the amount of \$11,350.00, dated March 1, 2002.** ROLL CALL

VOTE: Unanimous

ADJOURNMENT

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

Respectfully submitted,

Marie Carroll