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Building Committee Minutes 04-16-2002

REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, APRIL 16, 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: Dick Madonia, Project Manager
 Stefan Chaires, DRA
 David Kale, Arlington Public Schools

CALL TO ORDER: 7:30 p.m.

PEIRCE SCHOOL UPDATE – D. MADONIA/S. CHAIRES

- Stairway no. 1 which is located in the main office area has been installed. Stairway no. 2 will be installed next week. The masonry at the front of the building will be completed by Friday. The entire gym should be closed in by April 27th, and then the brick work will be started. Window installation has begun. Sheet rock installation on all levels should be complete by the end of April. Painting of the first floor classrooms will start on Friday and will then proceed to the upper levels. The ceiling grid system should start later next week. The HVAC boilers have arrived on site. The installation of the univents in the classroom should be started by the end of April. The plumbing roughing should be completed by the middle of next week. The elevator was supposed to start this week but did not. With regard to the electrical work, the main switch gear is in place. The wiring for the rooftop units will be completed next week. The rough wiring for the corridor lighting will be completed on levels one and two by next week.
- According to Mr. Madonia, the project is moving along. The dry wall work is a critical issue at this time, but the project still lacks enough dry wall workers. He indicated that Michael Black (Castagna's Project Manager) still feels the construction is three weeks behind schedule, but the contractor is working hard to gain time.
- There will be a walk-through of the building on April 29th at 9 a.m. Mr. Black will define the actual construction schedule at that time.
- Mr. Chaires issued a proposed change order for some mechanical revisions in the cafeteria and gymnasium. In response, Mr. Cole noted his concern that the work was not authorized by the committee before it was done. On a **MOTION** by Mr. Shea and seconded, it was VOTED to **approve Castagna PCO No. 26 in the amount of \$5,282.00 for mechanical design revisions**. ROLL CALL VOTE: 6-2-0 (Mr. Caccavaro – no, Mr. Stretton – no)
- The cost for the water main connection work was an issue. After some discussion, it was the understanding of the committee that this cost would be reimbursed to the project from the town. A **MOTION** was made by Mr. Bento and seconded by Mr. Shea to **approve Castagna PCO No. 5 in the amount of \$15,949.31. The motion was amended to include that a letter would be issued from the PTBC to the town for reimbursement of the total amount**. Motion passed 7-1-0 (Mr. Caccavaro – no)
- The committee is still waiting for a price from Castagna for the park redesign. Mr. Chaires said the contractor said he would submit it in another week or two.

HARDY CLOSE-OUT ISSUES

- Mr. Cole reported that he had spoken to Town Counsel since the last building meeting. No action has been taken to date in the matter of resolving the noise issue at the Hardy. There may be a

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conflict of interest for the legal firm that is handling the matter. John Maher is waiting for a final answer on the issue.

- Mr. O'Dwyer is proceeding with the paper work for the repair of lintels and parapets and will give Mr. Cole a completion date for those documents so that the Purchasing Agent, Teresa DeBenedictus, may advertise the work.

TOWN MEETING PRESENTATION

- The committee reviewed a draft of the presentation to Town Meeting which will also be accompanied by some pictures.
- During this discussion Ms. Donovan reported that at a meeting with Dallin parents and staff last week the consensus was unanimous that, in the event that Peirce is not ready to open in September, they do not wish to move out of the building in the middle of the school year.

OTHER BUSINESS

Invoices

On a **MOTION** by Ms. Donovan and seconded by Mr. Bento, it was VOTED to **approve DRA invoice No. 23 in the amount of \$8,250.00 for construction administration services.** ROLL CALL VOTE:
Unanimous

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve DRA invoice in the amount of \$4,129.83 for landscaping services related to the park redesign.** ROLL CALL VOTE:
Unanimous

Minutes

On a **MOTION** by Ms. Donovan and seconded by Mr. Shea, it was VOTED to **approve PTBC minutes for March 19, 2002.** VOTE: Unanimous

ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Marie Carroll