



Town of Arlington, Massachusetts
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Building Committee Minutes 06-04-2002

REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, JUNE 4, 2002

PRESENT: John Cole, Chairman Kathleen Donovan
 William Shea, Vice Chairman Philip Farrington
 Richard Bento Robert Juusola
 Thomas Caccavaro *Suzanne Owayda

ABSENT: Charles Stretton

PARTICIPANTS: Michael Black, Vice President, Castagna Construction
 Stefan Chaires, DRA
 Owen Beenhouwer, DRA
 Dick Madonia, Arlington Project Manager
 David Kale, Arlington Public Schools
 Marilyn Flaherty, Principal – Peirce School

CALL TO ORDER: 7:30 p.m.

****Ms. Suzanne Owayda was welcomed this evening as the newest member of the PTBC. As a result of the School Committee's recent reorganization, Ms. Owayda was appointed as its representative to the PTBC. This position was previously held by Mr. Martin Thrope.***

PEIRCE SCHOOL UPDATE – M. BLACK/S. CHAIRES/O. BEENHOUWER

- Committee members (Shea, Caccavaro, Cole, Donovan) toured the Peirce site yesterday morning.
- Mr. Black distributed and reviewed the most recent construction schedule this evening.
 - o For the classroom areas (floors 1, 2, 3), substantial completion is July 15th. Final finishes are currently being installed. Some issues in those areas are stairs and handrails.
 - o For the gym and cafeteria, substantial completion is believed to be somewhere between July 15th and August 1st.
 - o For the site work, work will continue between now and up until school opens in September.
 - o Landscape structure equipment has been ordered.
 - o For a number of reasons (concrete work and planting cycles), none of the plantings will be done until the end of August.
 - o The site storm drainage system is almost completed. Some structures are still on sight and are in process now.
 - o The curbing and paving has been spread out between now and August 1st.
 - o The exterior masonry should be complete by June 21st.
 - o The elevator completion is scheduled for June 28th.
 - o The balance of the window installation should be installed by tomorrow. Some areas have been left open for access.
- According to Mr. Chaires, the overall figure for change orders for the park area is \$8,000 over budget. The Parks Commission has been looking at certain items that they can probably delete. That decision will probably be made at their meeting next Tuesday. Everything that needs to be ordered has gotten the go-ahead.
- The credits for play structures that are to be deleted are \$14,000 and \$2,500. Mr. Caccavaro wanted to be sure that it was understood that those credits were coming back to the school construction budget and not the Parks & Recreation Commission.
- The fence and, in particular, the wall are major issues. The current plan is to re-point the wall (\$10,000). Mr. Black reported that he had the mason look at the wall. It was felt that to spend \$10,000 at this point in time to re-point the corners of the wall would be a waste of money. It was also felt that it was not cost effective to sandblast the fence as planned. Suggestions were made by the contractor to pull the fence back from the wall to stabilize it which would create access to the wall for any future wall reparations. While the architect has contacted the Parks & Recreation

Commission with his advice on some of the key issues, Mr. Caccavaro felt that the decision on the wall should not come under the jurisdiction of the Parks & Recreation Department.

- o The committee will follow up with Town Counsel to see who has jurisdiction over the wall area.
- o Mr. Caccavaro, Mr. Chaires, Mr. Black, and the masonry contractor will walk the wall area on Thursday with Mr. Madonia and return to the committee with a recommendation.

Modification Log – Open Items

- Extra control joints
 - o On a **MOTION** by Mr. Shea and seconded by Mr. Caccavaro, it was recommended to **add additional control joints at a cost of \$2,530.00**. ROLL CALL VOTE: Unanimous
- Item #41 – Revision of the art room clerestory – Owen Beenhouwer agreed to split the cost of this revision with the town.
- Additional condensate drain piping was not shown on HVAC drawings but should have been illustrated. This piping has been installed. The consensus of the committee was to cut off all non-active drain pipes. Mr. Chaires will check what the completed amount not included on drawings were.
- The roof intake at the electrical room that was not scheduled in the HVAC drawings

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was recommended to **approve all open items (additional control joints, half of clerestory revision, the electrical room) except nos. 22 and 48 as submitted and half of item no. 41 (clerestory revision)**.

Modification Log – Pending Items

- Most items reviewed by Mr. Chaires were credits that are still pending. It was not known if certain credits would be returned (damp proofing, roof edge, revision of electrical room).
- Mr. Caccavaro questioned the GCA cost item for soil monitoring. DRA hired GCA because they felt that the firm already under contract (UTS) was not competent. Mr. Caccavaro reasoned that UTS was kept on board even though DRA hired GCA. Mr. Chaires was asked to furnish information to the committee (what services were owned under the original contract, what were the services requested for unanticipated items outside the original scope).

Park Proposal

- The Parks Commission is planning to cut the item for the relocation of the Peirce School stone marker. The committee felt that it was important to save the marker and will address that item at a later date.

REPORT TO TOWN MEETING

- A draft of the report to Town Meeting was distributed to members for review and update. A revised report will be forwarded to members by Thursday or Friday.

DALLIN-THOMPSON-STRATTON DESIGN SCHEDULE

- Dallin
 - o Restart design process as soon as possible and come before Town Meeting next spring for appropriation funding
 - o Construction – July, 2003 through December, 2004
- Thompson & Stratton
 - o Advertise for design plans in order to submit application to the School Building Assistance Bureau
- In order to complete the Request for Proposals, Ms. Donovan will provide the location and scope of the elementary BIP program to Mr. Juusola before the next meeting.
- Mr. Juusola has incorporated green building suggestions in the proposal documents and has sent a copy to the environmental group.

OTHER BUSINESS

Brackett Air Conditioner

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **ask David Kale to contact Owen Beenhouwer to hire Ascentech to evaluate the noise on the top floor of the building once the air conditioner is operational. In order to create a realistic setting, Mr. Shea would like it done on a hot day with the kitchen fans and the air-cooling compressor in operation.** VOTE: Unanimous

Invoices

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve invoices from Conn, Kavanah, Rosenthal Peisch & Ford for legal services as follows:**

- o **Bishop School (N. E. Piping issue) - \$337.25**
- o **Pierce School (various issues) - \$210.00**
- o **Bishop School (J. D. M. versus Casby Construction) - \$210.00**
- Two DRA invoices will be reviewed by Mr. Kale before approval (Peirce services, dated 12/1/01-12/31/01, & Peirce services, dated 2/02).

On a **MOTION** by Ms. Donovan and seconded by Mr. Shea, it was VOTED to **approve invoices for Integrated Contract Design as follows:**

- o **Peirce School – April, 2002 - \$1,618.75**
- o **Peirce School – Schematic design & design development work - \$4,162.50**

- **Peirce School – Bid document preparation - \$8,833.75**

Update – Fire Services

- According to Mr. Farrington, the Board of Selectmen has voted to support three fire station facilities and is ready to start renovating the Center and the Highland Ave. buildings and to reconstruct the Park Circle building. The first building to be done will be the Park Circle station. The plan is to begin the design process by July 1, 2002.
 - Mr. Shea will review documents related to the Fire project and report back to the committee at its next meeting on June 18th.
 - The committee accepted supervision of the Fire Services projects.
- Mr. Martin Thrope
- A letter will be forthcoming from the PTBC to Mr. Thrope in acknowledgement of his years of service to the committee. Mr. Thrope will also receive recognition for his work on the PTBC at Town Meeting.

Executive Session

On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **enter into Executive Session to discuss matters relating to the Hardy School project that may involve possible future litigation and then move out of Executive Session for the purpose of adjourning the meeting.** ROLL CALL VOTE: Unanimous

On a **MOTION** made and seconded, it was VOTED to **return to open session for the purpose of adjournment at 9:40 p.m.** VOTE: Unanimous

Respectfully submitted,

Marie Carroll