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Building Committee Minutes 08-20-2002

**TOWN OF ARLINGTON
 MINUTES
 REGULAR MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 TUESDAY, AUGUST 20, 2002**

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

ABSENT: Richard Bento Suzanne Owayda
 Kathleen Donovan Charles Stretton

PARTICIPANTS: Stefan Chaires, DRA
 David Kale, Arlington Public Schools
 Charles Granda, Sustainable Arlington

PEIRCE SCHOOL UPDATE

Mr. Madonia reported on building construction progress.

The elevator has been approved and is operational. The fire alarm is ready to function. The sprinkler system has been completed, waiting to be tied into the fire alarm system. It is hoped that the painting and the electrical work will be complete by the end of next week. The HVAC contractor is balancing the system and should be done by the end of next week. Final inspection is pending on the water heater. The final cleaning on the third level started several days ago. The base coat was put on the exterior black top last week. The granite curbing will start tomorrow, and sidewalks will start next week. Work started yesterday on the playground wall. The play gym has been shipped and could be installed within the next couple of weeks. The stage platform was finished over the weekend. The kitchen equipment is in place.

Mr. Madonia noted that the job had lost some of its momentum which he felt may have been influenced by an Arlington Advocate article last week that reported the delayed opening. He said that there were quite a few subcontractors who did not have a full compliment of workers.

After walking through the building today, Mr. Caccavaro felt that the contractor would most likely complete the job in another 60 days. (Mr. Chaires agreed with that number which he said would include the site work.) He did not agree with Mr. Madonia's statement about the lack of personnel due to the newspaper's article. Mr. Caccavaro said that it was now "crunch" time in school building projects across the state and that those jobs would take away from this project.

Mr. Caccavaro noted that the Peirce School sign had been mounted. Bricks will be purchased, and the mason contractor will do the labor. Castagna has agreed to do the landscaping around the marker for no charge to the town.

Furniture delivery is scheduled for the middle of September.

According to the Chairman, a letter was received on August 9th from the architect (Owen Beenhouwer) regarding the last requisition which was approved by the committee. There was some discussion at that time about what was the actual percentage of the completion of the job. DRA's letter indicated that the town had over paid the general contractor (not the architect) who, in looking forward to an August completion, had billed for 100% completion of the job.

Mr. Chaires submitted Change Order No. 7 for the committee's approval. One new item included the back up charge for exploration related to the oil separator (item #66). This included credits for labor for not installing the second separator. Mr. Caccavaro said that there was no letter from the town authorizing DRA to purchase that tank, nor had the town asked for it in any other school building project. Mr. Chaires said that somehow direction was made to the architect that the tanks were needed.

CHANGE ORDER

On a **MOTION** by Mr. Shea and seconded by Mr. Caccavaro, it was VOTED to **approve Change Order No. 7 to Castagna Construction Co. in the amount of \$11,488.87.** ROLL CALL VOTE: Unanimous

With regard to back charges, Mr. Chaires said that a request had been submitted to the electrical contractor for back charges. The contractor claims that he did not carry the \$25,000 for back charges (specified in the contract

addendum) and cannot give credit for the back charge. Mr. Chaires noted that the next lowest bidder was \$18,000 and the third bidder was \$45,000 and asked the committee if they wished to pursue the issue. Mr. Farrington reasoned that if the other bidders had carried \$25,000 as was requested then, in fact, this contractor would not have been the low bidder if he had followed instructions. The consensus of the committee was that the contractor owed the town \$25,000.

A letter was received on August 12th from Leslie Mayer of the Parks and Recreation Commission at the suggestion of Mr. Caccavaro with regard to the location of the RCN box at the Peirce site. Mr. Chaires said that it was originally located where the gym is and then it was moved on the Newland Road site in an area out of the way of construction activity. Since then and since the redesign of the park, it turns out that it is now located 10-15' away from the play structures and is visible. Ms. Mayer has requested that it be moved to a different location. Although the architect felt it was "ugly," he did not see it as a safety threat. Mr. Madonia noted that there was a fence around the structure.

On a **MOTION** by Mr. Caccavaro and seconded, it was VOTED to leave the RCN box at its present location.

Discussion: Mr. Farrington questioned whether there was an alternative location. Several suggestions were made by Mr. Chaires to move it further down on Newland Road, but he said they would want to wait until the area is settled. Mr. Shea would like to look at it before a vote is taken. Mr. Farrington will call Mr. Vitters of the Parks & Recreation Commission to see if the rest of the Parks Commission agrees with Ms. Mayer about the issue.

The **MOTION** was tabled until the next meeting.

THOMPSON & STRATTON – REQUEST FOR PROPOSALS

Mr. Granda questioned whether there was a recent change in commercial building codes (energy codes) requiring commissioning. Mr. Juusola replied in the negative.

Mr. Juusola said that the RFP was sent to the Town Manager's office and noted that there were several revisions of dates. The Town Manager's office sent the proposals on the the Central Registry. The advertisement will come out on August 28th. Mr. Juusola distributed a copy of the final version of the RFP to the committee. The schematic should be complete and approved by March 1st, 2003, in order to go to spring Town Meeting. In terms of the proposal, September 10th at 2:00 p.m. is scheduled for the briefing session. The proposal is due on September 19th at 2:00 p.m. If prospective bidders have questions, they can direct them to the Town Manager's office who will in turn direct them to Mr. Juusola.

Mr. Caccavaro commended Mr. Juusola for his work on the RFP's.

PARK CIRCLE FIRE STATION – REQUEST FOR PROPOSALS

The Park Circle RFP is similar to the above issue. That was sent to the Town Manager's office and to the Central Registry.

Mr. Juusola received comments from the Director of Fire Services, Richard Maimone. There were few changes. Mr. Juusola noted that there was an addendum of the Director's memo of August 6th. The design phase should be complete by March 1, 2003. The proposals are due September 9th at 2:00 p.m. in the office of the Town Manager.

DALLIN SCHOOL RESTART

As a result of discussion at the last meeting about the relationship of current events at the Brackett and the restart of the Dallin design, Mr. Cole said he would like to get a sense of where the committee thinks they are on Brackett and how these two issues may interact.

At this point in the meeting, the committee reviewed a letter drafted by Mr. Shea to be sent to DRA regarding the current status of the Brackett noise issue.

On a **MOTION** by Mr. Caccavaro and seconded by Mr. Farrington, it was VOTED to **approve the letter as prepared by Mr. Shea to DRA dated August 20, 2002**. VOTE: Unanimous

Mr. Cole will contact DRA to request a schedule for the Dallin project, to reconfirm DRA's fee or any adjustment of the fee that DRA may be seeking at this time, and a contract.

HARDY SCHOOL CLOSE-OUT ISSUE

Work is scheduled to start on Monday for the parapet and lintel repairs at the Hardy.

OTHER BUSINESS

The committee was recently advised that all projects receiving public funding must submit a form (DCAM) from the Division of Capital Asset Management evaluating contractors and designers. The Peirce project will not be affected by this ruling, but it will most likely involve the Dallin and fire station projects. Mr. Farrington will mail the information to the committee.

EXECUTIVE SESSION

On a **MOTION** by Mr. Cole and seconded by Mr. Bento, it was VOTED to **move into Executive Session to discuss matters, some of which are related to issues that may involve possible litigation, and then move out of Executive Session and back into public session**. ROLL CALL VOTE: Unanimous

INVOICES

On a **MOTION** by Mr. Shea and seconded by Mr. Juusola, it was VOTED to **approve invoice #0296200 in the amount of \$5,082.50 to the FFE consultant, Integrated Inc.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Mr. Juusola, it was VOTED to **approve Conn, Kavanaugh, Rosenthal, Peisch & Ford invoice for Attorney Peloquin's services in the matter of N. E. Piping vs. Casby Construction, #15204 in the amount of \$599.50.** ROLL CALL VOTE: Unanimous

ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Marie Carroll