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Building Committee Minutes 11-05-2002

APPROVED

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

PRESENT: John Cole, Chairman Kathleen Donovan
 William Shea, Vice Chairman Robert Juusola
 Richard Bento Suzanne Owayda
 Thomas Caccavaro Charles Stretton

PARTICIPANTS: Dick Madonia, Project Manager
 Michael Black, Castagna Construction
 Stefan Chaires, DRA
 Richard Maimone, Director of Fire Services
 David Kale, CFO, Arlington Public Schools
 Also present: Christopher Granda, Sustainable Arlington
 Dan Arons, Dallin Parents Building Group

CALL TO ORDER: 7:30 p.m. – New Peirce School

PEIRCE SCHOOL UPDATE & MOVE IN DISCUSSION – M. BLACK/D. MADONIA

According to Mr. Black, the project is in its last week. All the issues that are left are currently in process.

- There was a complication this week with regard to the wrong color aluminum roof trim being applied to the gym area. Titan Roofing was notified of this fact, and it was their position that the color was correct. Titan is looking for a change order to correct the issue.
- The issue of the lawn seed versus sod is still pending. The contractor will address that issue tomorrow.
- Several issues involve handicap access and include the height of the sinks in the classrooms and an exterior ramp issue. Mr. Chaires was surprised by the AAB (Architectural Access Board) determination that the height of the sinks did not comply with ADA regulations. In his experience that detail has never been an issue, and he did not agree with the interpretation. Mr. Chaires will put his interpretation of the ADA regulations in writing to the AAB. As to the ramp, he said they would need to investigate what specific areas of the walk way were of concern in order to address them.
- The noise testing will take place tomorrow.
- The architect was directed by the Chairman to provide the following:
 1. Memo regarding the issue of how the sinks comply with ADA regulations in DRA's opinion.
 2. What the real situation is on the ramp.
 3. Copy of the Acentech report on the noise testing.
 4. Copy of the current punch list with the status of the outstanding items.
- It was hoped that once the Building Inspector had received an opinion from DRA on the sink issue that a temporary permit would be issued this week.
- Mr. Black noted that some of the wooden pieces are splintered where the wheelchair fits under the sinks in the classrooms, and he will look at them.

PARK AVENUE FIRE STATION

- A total fee of \$150,000 has been negotiated with the Carrell Group for the Park Avenue Fire Station. That is the complete fee through the design phase and includes the bidding and construction administration. Also included were the traffic review, site survey, and the review of test borings by the Geotech engineer. It was agreed that the test borings would be done by the town. Mr. Juusola will be in touch with Town Counsel regarding a contract.

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **accept the bid proposal from the Carrell Group as negotiated by Mr. Robert Juusola in the amount of \$150,000.00.** (Mr. Juusola will provide information as to how the fee is broken down.) ROLL CALL VOTE: Unanimous

- There was some discussion with the architect about green design issues but nothing specific.
- On a **MOTION** by Mr. Shea and seconded by Mr. Caccavaro, it was VOTED to **authorize the architect (the Carrell Group) with a notice to proceed from Town Counsel and a contract to follow.** VOTE: Unanimous

THOMPSON & STRATTON SCHOOL PROJECTS

- Reference checks for the committee's first and second choice architectural candidates are in process (#1 Design Partnership of Cambridge & #2 Flansburgh Associates). Final reference checks will be completed before the next meeting in order that the committee may issue a notice to proceed at that time.
- The DOE has been contacted to arrange a field site visit to the Thompson and Stratton Schools as soon as possible. A maintenance plan will have to be put together for those buildings.
- Mr. Juusola will ask Town Counsel to draft a contract for Design Partnership of Cambridge Inc.

SPECIAL TOWN MEETING

- Mr. Shea's report for Town Meeting consideration of the Dallin restart was reviewed by the committee.
- Mr. Cole will update Town Meeting on the Peirce, Dallin, Stratton, and Thompson Schools as well as the Park Circle Fire Station.

APPROVAL OF MINUTES

On a **MOTION** by Mr. Caccavaro and seconded by Ms. Donovan, it was VOTED to **approve PTBC Minutes for August 20, September 3, 17, and October 15, 2002**. VOTE: Unanimous

BRACKETT REPORT

- Mr. Shea received a letter from DRA dated October 30, 2002, reporting on the rooftop units. Because adjustments were made and the noise level reduced, Mr. Shea would recommend signing a release for the rooftop unit located above classrooms #318 and #321 and for the bathroom exhaust. Mr. Kale will contact DRA to prepare a release for these rooms, and he will issue a payment.
- According to a letter received from DRA dated October 10, 2002, referring to an RTU panel door which was left open allowing for a potential problem for moisture condensing on the unit. The letter reminds the custodian to keep the door shut.

INVOICES

- On a **MOTION** by Mr. Shea and seconded, it was VOTED to **approve the following invoices for legal consultant, Conn, Kavanagh, Rosenthal, Peisch & Ford for the following services:**

- **N.E. Piping versus Casby Construction on the Bishop School Project – Invoice #16193 for service through September, 2002 in the amount of \$85.20**
- **Services through September, 2002, for the Peirce in the amount of \$105.00**

ROLL CALL VOTE: Unanimous

- On a **MOTION** by Mr. Bento and seconded by Mr. Shea, it was VOTED to **approve Integrated Contract Design for the Peirce for furnishings installation and inspection fees through September, 2002, in the amount of \$5,550.00**. ROLL CALL VOTE: Unanimous

- On a **MOTION** by Mr. Shea and seconded by Mr. Bento, it was VOTED to **approve the following DRA invoices for the Peirce School:**

- **Construction administration services #28 in the amount of \$2,062.50 for Sept., 2002**
- **Landscape consultant John G. Crowe for September, 2002, in the amount of \$825.00**
- **Construction administration services #29 in the amount of \$2,062.50 for Oct., 2002**
- **Invoice #30, dated October 30, 2002, for reimbursable expenses in the amount of \$1,095.40 (primarily travel expenses for J. Gentile and S. Chaires)**

ROLL CALL VOTE: Unanimous

SUSTAINABLE ARLINGTON

- Mr. Granda reported on a presentation attended by three members of the Dallin Parents Group and Rob Juusola on what could be done to "green" the Dallin School. It was learned that there is a real possibility that with the existing design they could get certified under the LEED Program. Sustainable Arlington would be willing to help the architect with the paper work but would need permission to communicate with DRA.
- Mr. Cole proposed that this issue be tabled until after the next meeting with Town Meeting members when the PTBC has a sense of how they will vote on the Dallin project.

PROJECT MANAGER PRESENTATION

- As this was to be his last meeting, the Chairman presented Mr. Dick Madonia with a commemorative plaque in honor of his 6 ½ years of valued service to the Town as Project Manager of the successful school construction projects.

ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Marie Carroll

