



**Town of Arlington, Massachusetts**  
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## Building Committee Minutes 01-30-2001

**REGULAR MEETING**  
**PERMANENT TOWN BUILDING COMMITTEE**  
**TUESDAY, JANUARY 30, 2001**

**PRESENT:** John Cole, Chairman            Thomas Caccavaro  
 William Shea, Vice Chair            Kathleen Donovan  
 Richard Bento                          Martin Thrope

**ABSENT:** Phillip Farrington            Robert Juusola  
 Charles Stretton

**PARTICIPANTS:** Gerald Carmody, Hardy Principal  
 Dick Madonia, Project Manager  
 John Britt, Arlington Public Schools  
 Stefan Chaires, DRA  
 Pao Chi, DRA  
 Marilyn Flaherty, Peirce Principal

**CALL TO ORDER:** 7:30 p.m.

### HARDY UPDATE – D. MADONIA

Mr. O'Dwyer is on vacation this week. The Chairman was assured by Mr. O'Dwyer by telephone that he will provide cost information from the general contractor for the next meeting.

- Mr. Madonia reported on the construction progress at the Hardy.
- The procedure to contract with JCI to do the technical wiring was discussed. Mr. Britt will contact JCI and ask them to review the design and furnish a price to do the work.
- Mr. Madonia prepared and distributed a list of budget projection figures in order that the committee may review and verify which items need to be done.
- Ms. Donovan said that one of the recent letters from the Department of Education indicates that costs for all the school construction projects are running high. In an effort to anticipate waiver requests, the state has asked the town to talk to them before going out to bid on the Peirce School.
- Mr. Cole noted the importance of understanding where the budget is for next week's meeting so that the committee may have the opportunity to address it. He indicated that, before the committee approves any impending change orders, the contractor's final numbers must be provided.
- Approval for electrical service from the street to the Hardy site is critical to the installation of the elevator and must be approved by the Board of Selectmen. Caryn Cove will be asked to poll the members for their approval.
- An anonymous letter was forwarded to the Chairman from a subcontractor concerning a health issue related to airborne dust. Appropriate steps were followed by notifying the architect, OSHA and the general contractor.
- The architect has proposed that the equipment shed be located inside the building. The committee will review that proposal.
- The air conditioning component will be big enough to run as a unit size of one.

### PEIRCE SCHOOL UPDATE – S. CHAIRES/P. CHI

- A new cost estimate was received from Mr. Jack Foley who did the previous estimate last May. His numbers came in at \$7,600,000 for construction cost. The total is \$9,800,000 for Peirce. Essentially, the inflated total is approximately \$1,500,000 over the SBA maximum allowable cost.
- The architect is familiar with the process of requesting a waiver from the SBA. Mr. Chi is producing a spreadsheet with all the recently bid projects in the past three years to submit to the SBA and the DOE to illustrate that the current maximum allowable amount is not realistic.
- Mr. Chi suggested that the committee work from their end (contacting legislators) and that the architects would work from their end. He feels that the town may not get all the money they want but some of it.
- In order to provide spending flexibility, the architect will furnish the committee with a list of bid alternates prior to the February 28th bid date (for the meeting on February 20th).

- There was a review of the committee's comments of the building plans. There were comments from the landscape architect as well. Mr. Cole will schedule a separate meeting with Mr. Juusola, Daedilus, DRA, and Mr. Carmody for next week. The architect will need time to review the information and will come back to the committee on February 20th for those comments that need a decision.
- Mr. Chaires reviewed some of Mr. Madonia's comments for the committee's determination.
- 1. In the event that there may be additional removal of contaminated soil for the oil tank, a unit price will be obtained from the contractor.
- 2. The specifications will indicate that the general contractor will provide security coverage throughout the building project.
- 3. The landscape architect asked for clarification of whether work to redo walkways and conditions along the fence should be part of the contract documents or come under separate funding. In order to be eligible for reimbursement, the committee determined that the work should be included in the contract documents.
- 4. The architect has some brick samples from Spaulding Brick. Once a decision is made on the brick, they will go back to three manufacturers and ask for two matching bricks. The approximate cost will be \$450 per thousand (low to mid-range price).
- The Chairman has scheduled a meeting with the Redevelopment Board on February 12th.

#### **FINAL DISCUSSION**

- The date of the Special Town Meeting has not been set at this point. In the first Special Town Meeting, the PTBC will submit an article for the Hardy project to appropriate money and ask that \$100,000 be transferred from the Brackett to the Hardy. The second Special is within the regular Town Meeting for the Peirce project which is May 2nd. Mr. Shea indicated that there would be an article within the regular Town Meeting to appropriate design funds for the Thompson and Stratton Schools. Jacqueline Harrington questioned whether another letter should be sent to the Department of Revenue to clarify that the town had appropriated \$400,000 in interest.

#### **EXECUTIVE SESSION**

On a **MOTION** by Mr. Thrope and seconded by Mr. Shea, it was VOTED to **move into Executive Session to discuss possible litigious issues relating to the Brackett School project and to come out of Executive Session for the purpose of adjournment.** ROLL CALL VOTE:  
Unanimous

#### **ADJOURNMENT**

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,