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Building Committee Minutes 05-15-2001

REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, MAY 15, 2001

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
 Richard O'Dwyer, ICON Architectural
 Owen Beenhouwer, DRA
 Douglas Sturz, Acentech Inc.
 John Britt, Arlington Public Schools
 David Kale, Arlington Public Schools

CALL TO ORDER: 7:30 p.m.

HARDY UPDATE – D. MADONIA/R. O'DWYER

- Mr. Madonia has provided the newest budget figures to Mr. Thrope as given to him by the contractor. According to Mr. Thrope, there remains between \$20-60,000 in the Hardy budget with \$100,000 reserved in the contingency fund. It was noted that there is \$178,000 being carried for technology.

- At the last PTBC meeting, there were 4-5 items placed on hold awaiting the landscape number. The architect said that those numbers are due to come in tomorrow. The landscape architect has indicated that those bids will probably come in high (15-20%). Mr. Ryther's estimate for site work is \$335,000. The total landscape budget is \$335,000. In view of the inflated landscape estimate, the committee reviewed the landscape drawings in an effort to target some items for removal. The following motion was made as a result of that discussion.

On a **MOTION** by Mr. Shea and seconded by Mr. Thrope, **it was proposed to eliminate the fence at the front of the school site and to put on hold whatever play equipment would bring the budget to within the \$335,000 and to look at the play equipment as an add-on or separate contract.** No vote.

After some discussion, the **MOTION** was amended as follows:

The **MOTION** was made by Mr. Cole and seconded by Mr. Thrope to **leave the play equipment in and remove the fence as proposed in the original motion and to put a hold on the color coat, the trees, and the shrubs.** VOTE: Unanimous

- If bids which are due tomorrow exceed \$350,000, Mr. O'Dwyer will contact the committee.
- According to the architect, the construction schedule is on target. Mr. Madonia reported that they are a little slow on the ceiling tile but are progressing well on the key components.
- The School Committee will tour the building at 6:30 p.m. before its meeting on June 12th.
- There was a review by the committee of the 7 outstanding items still in dispute with regard to the incentive agreement between the town and the contractor. Most of the issues were considered non-issues at this point. The telephone wires have not been ordered and are necessary to complete the elevator work. Old wires have been removed by Verizon, and Mr. Madonia has requested that AT&T and RCN remove their lines. It was decided that those wires will be removed by the town, and Mr. Britt will follow up with Verizon to install the new lines. There were two remaining major issues (site work for the landscaping project and the location of the equipment storage space). The site work was addressed by the committee earlier in this meeting. The following motion was made to address the equipment storage space:

On a **MOTION** by Mr. Shea and seconded by Mr. Bento, it was **VOTED to instruct Richard O'Dwyer to proceed with the installation of the equipment storage inside the building next to the janitor's closet.** VOTE: 7-2-0 (Ms. Donovan, Mr. Caccavaro – no) Motion passed

- Selectman Jack Hurd was in attendance and shared two calls he received from Hardy neighbors who were concerned with the color selection for the windows (the new are green, the old brown). The architect will come back to the committee with an estimate to paint the brown windows and will report on the durability of repainting those windows.

HARDY CHANGE ORDER/PAY APPLICATION – R. O'DWYER

On a **MOTION** by Mr. Thrope and seconded by Mr. Shea, it was VOTED to **approve Change Order No. 12 for the Hardy School project to Bonfatti Construction in the amount of \$119,439.00**. ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve Pay Application No. 22 for the Hardy School project to Bonfatti Construction in the amount of \$581,765.96**. ROLL CALL VOTE: Unanimous

BRACKETT SCHOOL – O. BEENHOUWER

Noise Level Issue/D. Sturz

- According to Mr. Sturz, some noise level testing was done at the Brackett today. The mechanical systems were set for RTU1 and 3. Noise levels were also measured in various spaces. In RTU1 and 3, all the noise levels met the NC35 standard with the exception of Room 319. In one octave band, they were about 3 over the standard limit. Mr. Sturz suggested that was close enough. In Room 302, there was an "unacceptable" hunting condition on the system caused by a loose damper. They will suggest to the contractor that the damper needs to be fixed. In Room 301, the noise level is 27-28 but elevates to 36 when the kitchen exhaust fan is running. When trying to get the system up and running, they discovered that Room 306 (Art Room) was not in proper control with the computer. Room 312, which was affected by the toilet exhaust fan, previously measured at NC36 and that needs to be reduced. They are trying to get a quieter toilet exhaust fan. Recommendations were made for duct work to alleviate the condition. Mr. Sturz said that if the town wanted to lower the NC levels, more would have to be done to encase the duct work.

- Mr. Sturz will submit his findings today in writing to the committee so that the committee can instruct DRA on how to proceed in order that the problem may be solved during the summer months. Ms. Donovan, Mr. Shea, and Mr. Sturz will arrange to walk through the building together in the very near future.

Water/Leak Issues

- Mr. Beenhouwer said they were trying to get a memo from T. R. White regarding the leak situation. Mr. Rittenburg was unable to be in attendance this evening, and Mr. Beenhouwer had no report on the leaks. Mr. Madonia commented that the contractor was working on the leaks. He said that leaks were found under the chimney from gas pipes coming up through the roof which were caulked. The tower was also recaulked. The contractor is waiting for the company to come to replace the rubber gaskets and the big window in the media center. He said the contractor is also addressing the blue paneling on the exterior of the building which is pitting. The face of the tower clock is cracked and has been reset. That company is also supposed to come out to look at the clock.

- Mr. Beenhouwer noted that they were looking at air conditioning problems today, and there is an air flow switch needed which will be installed soon. He said they also need to put a patch on the sequencing software on the compressor.

Landscaping

- Mr. Madonia spoke about replacing the dead shrubs which have been affected by snow removal. He said that Mr. Jones from the Tree Dept. suggested using a different type of tree. The landscape architect will be consulted.

PEIRCE SCHOOL CONSTRUCTION CONTRACT STATUS – O. BEENHOUWER

- Mr. Beenhouwer spoke about a bid protest which was received on Monday against Costanza. Because it is difficult to sign up another general contractor as long as there is a protest, he was concerned there might be a problem if a contractor was not signed on within the required time period. Town Counsel will be consulted as to how to proceed on this issue.

- In order to be eligible to receive funding for 2002, the SBA told Mr. Beenhouwer that construction must start after June 1st (on June 2nd).

- Mr. Beenhouwer will check with Town Counsel with regard to obtaining the notice to proceed.

- A Peirce neighborhood lady who had served on the parks project approached Mr. Beenhouwer and Mr. Caccavaro to voice her disappointment that the parks project had not been incorporated into the school design. The Chairman spoke to Don Vitters of the Parks Commission and invited them to meet with the committee on May 29th about what they might like to see. Ms. Donovan will invite Leslie Mayer, Mary Teegan, and the abutters. She will also ask the Assessor's office where the line begins/ends between school and parks jurisdiction.

INVOICE

On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **approve DRA invoice for services at Peirce (80% of the bidding and negotiating phase) in the amount of \$16,500.00. The total of the invoice due including the previous credit is \$11,343.75**. ROLL CALL VOTE: Mr. Cole-y, Mr. Shea-y, Mr. Bento-y, Mr. Caccavaro-y, Ms. Donovan-y, Mr. Juusola-y, Mr. Stretton-y, Mr. Thrope-abstained (7-0-1)

(Referring to the Town Meeting vote concerning accounting for the excess costs, Mr. Thrope said he would want to go back to the School Committee and get instructions because every dollar will come out of the school operating budget.)

APPROVAL OF MINUTES

On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **approve the PTBC meeting minutes of April 3, April 17, and May 1, 2001**. VOTE: Unanimous

FINAL DISCUSSION

Concerned about the town having enough funds to finish all the school projects audience observer, Mr. Steve Andrew, questioned the committee in an effort to understand how the Peirce project costs increased from 7.2 million to 10.1 million. Mr. Shea responded that the School Building Assistance Bureau allowance for the Peirce building project was estimated at 7.2 million. He indicated that the process used to calculate the Peirce

estimate had served the town well during planning for the Brackett and that the Peirce cost was confirmed by the architect. Mr. Shea felt that that process was not as accurate because the Peirce is a smaller facility. The combination of a poor estimate on the town's part and inflated construction costs increased project costs by 20%. Mr. Thrope added that what looks wrong now was not wrong at the time the project calculations were made.

Ms. Donovan will provide Mr. Andrew with the project calculations (Form D). Having worked on the debt exclusion campaign, Mr. Andrew said that he would like to better understand the financial issues involved so that he will be better informed to explain those issues to the public in the next debt exclusion campaign.

ADJOURNMENT

The meeting adjourned at 10:15 p.m.

Respectfully submitted,

Marie Carroll