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Building Committee Minutes 05-29-2001

REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, MAY 29, 2001

PRESENT: John Cole, Chairman Robert Juusola
 William Shea, Vice Chairman Charles Stretton
 Thomas Caccavaro Martin Thrope
 Kathleen Donovan

ABSENT: Richard Bento Philip Farrington

PARTICIPANTS: Dick Madonia, Project Manager
 Parks & Recreation Commission: Don Vitters, Mary Keegan
 Costagna Construction: Ralph Costagna, Conrad Delisio, Michael Black
 John Britt, Arlington Public Schools

CALL TO ORDER: 7:30 p.m.

HARDY SCHOOL UPDATE – D. MADONIA

Mr. Madonia reported that construction was progressing well. Classroom floors will be cleaned and waxed so that when books are delivered they may be stored in classroom cabinets and locked in each room.

The elevator work is progressing and should be in operation by next week.

Masonry issues relating to sagging window lintels are currently being assessed. Authorization has been given to re-caulk the building. Thompson & Lichtner have been called to investigate the problem.

Mr. Caccavaro commented that he observed that the number of construction people on the site was low and that things did not look like they were moving as they should even though the contractor insists that he will be essentially done by July 15th. Mr. Cole noted that the contractor had agreed to finish specific items by specific dates. Mr. Caccavaro indicated that the equipment storage space may now have to be relocated to the outside of the building because of the flammable materials and the building code.

HARDY BUDGET UPDATE – M. THROPE

As of the last meeting, there was \$30,700 left in the budget. As of this meeting, there are new issues totaling \$6,400 which leaves a total of \$24,300 plus the \$100,000 in contingency funds.

PEIRCE SCHOOL UPDATE

Mr. Cole introduced the proposed (#3 bidder) Peirce School contractor to the committee: Mr. Ralph Costagna, President – Mr. Conrad DeLisio, Project Manager – Mr. Michael Black, V.P. Operations

Mr. Costagna spoke about his company's experience with school projects. He said that the team was in place for the Peirce project. Mr. DeLisio will be on the site as needed every week. Mr. Black will attend job meetings and visit the site on an as-needed basis 1-2 times per month. There will be an on-site superintendent. Mr. Costagna plans to visit the job as well.

Mr. Cole explained that one of the committee's requirements was a monthly update of the critical path schedule and that the committee would like to work with the general contractor to improve the schedule.

According to Mr. Black, there will be meeting this week to address the details on the front end. They will get a preliminary schedule together and the asbestos issue is on the front end. A pre-construction meeting is scheduled for June 4th. Mr. Caccavaro has obtained all of the building permits.

Mr. Caccavaro asked the contractor to take all precautions with regard to the neighbor whose property directly abuts the Peirce School.

Mr. Thrope noted that it was his intention to keep a close track on the budget by recording every PCO and its disposition. He will ask Mr.

Madonia to keep a running T&M log.

Mr. Shea is following up on unit ventilators. The one that is currently specified is not installed in any greater Boston area. It will be brought here so that the committee may listen to it.

PEIRCE FUNDING – J. COLE

State reimbursement information was received from the Department of Education this week. The state will fund \$173 per square foot which is \$8.00 more than anticipated. That will bring the building budget to \$8,390,000. The waiver request was granted in part for a total of \$717,800 which would increase the project total to \$9,100,000. The projected building cost is \$10,100,000.

PEIRCE PLAYGROUND – D. VITTERS/M. KEEGAN

Mr. Cole announced the new state reimbursement rate for school building projects as \$173 per square foot which is \$8 more per square foot than what was expected. That increase combined with the waiver request which was granted in the amount of \$717,800 will increase the total project budget to \$9,100,000. The projected building cost is currently \$10,100,000. He said that at Town Meeting the Selectmen had recommended that all CDBG grant money for the Peirce playground be set aside to be incorporated into the building design. The purpose of tonight's meeting is to follow through program issues and to talk about implementing what the community would like to see incorporated into the building design.

According to Mr. Vitters, prior to the planning of the new Peirce School, a plan had been prepared to redo the playground at the Peirce School. (The Tot Lot was successfully redone at that time.) The plan was developed with a lot of input from the community and the Physical Education teacher at the Peirce. Now the main concern is that something similar to what was originally planned be incorporated into the new playground. (DRA has volunteered to take the plan to see if it could be fit onto the site.)

Mr. Vitters said they would receive \$150,000 in CDBG money (\$75,000 this year and \$75,000 next year). Their preference would be to maximize the play equipment and then do landscaping. Another concern would be the nature of the play equipment itself with the hope of obtaining equipment that would appeal to slightly older children.

Ms. Keegan spoke about the need for swings there. When the parking area was extended, they took the area for play equipment which eliminated the swings on the plan. Ms. Keegan suggested that the grassy area that exists there now could be used for play equipment or swings.

Mr. Cole will provide a copy of the program plan to DRA and will ask for a proposal for landscape services and have them work with the park committee on the plan. He will ask the DRA project manager to contact Mr. Vitters.

Peirce parent, Leslie Meyers, asked about the possibility of having a public meeting so that the community could see the final park plan. The Ottoson was mentioned because Mr. Vitters was concerned about the lack of turf and grass there. Mr. Madonia was asked to speak to the landscape contractor.

APPROVAL OF MINUTES

On a **MOTION** by Ms. Donovan and seconded by Mr. Shea, it was VOTED to **approve PTBC Meeting Minutes of May 15, 2001**. VOTE: Unanimous

FINAL DISCUSSION

The Chairman noted that Richard O'Dwyer was in receipt of a letter from Casby Construction seeking payment for work at the **Bishop** in the amount of \$7,200. No action was taken by the committee at this time.

INVOICE

On a **MOTION** by Ms. Donovan and seconded by Mr. Shea, it was VOTED to **approve RSV Associates invoice, consulting engineers for the structural peer review on the Peirce design, in the amount of \$1,700.00** ROLL CALL VOTE: Unanimous

ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Marie Carroll