



**Town of Arlington, Massachusetts**  
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## Building Committee Minutes 06-19-2001

**REGULAR MEETING**  
**PERMANENT TOWN BUILDING COMMITTEE**  
**TUESDAY, JUNE 19, 2001**

**PRESENT:** John Cole, Chairman Kathleen Donovan  
 William Shea, Vice Chairman Philip Farrington  
 Thomas Caccavaro Martin Thrope

**ABSENT:** Richard Bento Robert Juusola  
 Charles Stretton

**PARTICIPANTS:** Dick Madonia, Project Manager  
 Douglas Sturz, Acentech  
 David Kale, Arlington Public Schools  
 Richard O'Dwyer, ICON Architectural

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

### **INITIAL DISCUSSION OF THOMPSON & STRATTON PROJECTS**

- There was a short discussion concerning submittal of the Thompson and Stratton building projects to the state. Ms. Donovan reminded the committee that Town Meeting was told that the committee would review all the numbers again by September 15th. Ms. Donovan will be looking to see what the new state rules are as of September with regard to reimbursement rates, waivers, etc. Mr. Shea noted that a Town Meeting vote would have to be part of the submittal.

### **HARDY UPDATE – D. MADONIA/R. O'DWYER**

- Mr. Madonia gave his customary report on the construction progress at the Hardy which appears to be in good shape with no major issues. It is hoped that the building will be inspected by the end of this week or the beginning of next week.
- The Hardy teachers toured the building today with the general contractor. The School Committee will walk through next Tuesday evening.
- Some water settled in some areas as a result of the recent storm, but it was considerably less than what had occurred as the result of a previous storm. According to Mr. Madonia, once the site work is done on the outside of the building, they will be in a lot better shape.
- Mr. O'Dwyer spoke to Thompson & Lichtner regarding four pieces of cast stone that should be repaired. He estimated that the work would not exceed \$10,000. He said that Thompson & Lichtner were recommending that something be done with the masonry above the cast stone. The issue should be addressed within the next 12 months (particularly on the old entrance at Lake Street) and that would include coating and pointing. They felt that the lintel work repairs could be quite limited. They indicated that the degradation would continue over time, but they did not feel that it was "life threatening." Mr. Caccavaro questioned whether the recommendation on the cast stone would last only 4-5 years and whether they should instead be removed. Mr. O'Dwyer will ask for a price to do the work both ways. As soon as he receives Thompson & Lichtner's report, Mr. O'Dwyer will contact everyone.
- The landscaping package has gone out to bid and should be opened July 6th. Mr. O'Dwyer suggested that the committee may want to act on that as soon as possible in terms of awarding a contract. Two items were removed from the bid package, the decorative steel fence and the irrigation system.
- Mr. Madonia has been monitoring the list of checkpoints with regard to the incentive payments to the general contractor. He reports that the contractor has been trying very hard to address those issues and that he is reminding them.
- Ms. Donovan conveyed a complaint she received from a Hardy neighbor claiming damage to his property from trucks turning around and going up and over his grass, about the soot and dirt from the project to his property, as well as the construction workers arriving on the job at 5:30 a.m.

**BISHOP UPDATE – R. O'DWYER/D. MADONIA**

- Because there was an outstanding threat of arbitration from Angelini Plastering with regard to a conflict in documentation because the unit price was not cross-referenced in the project manual, the following motion was made to resolve the issue.

On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **approve a direct payment claim to Angelini Plastering in the amount of \$5,380.00**. ROLL CALL VOTE: Unanimous

- According to Mr. O'Dwyer, there are still some issues which need to be resolved. He referred to some credits due from the mechanical people for plumbing items which total approximately \$5,000. There is still a credit due for the second flue that was not installed which is estimated at about \$11,000. The contractor has offered \$4-5,000. Still in dispute is the issue of the additional radiator in the stairwell (\$9,600) which was installed in the wrong place and for which we were charged when the contractor moved it. Also, there were some change orders that were never paid. Mr. Shea will meet with the contractor and the architect in an effort to resolve these issues.

**BRACKETT UPDATE**

- Mr. Sturz of Acentech reported that in most areas of the school the noise problem had been substantially decreased. There remain three classrooms that are not in compliance – Room 312 (NC46 – the toilet exhaust fan needs to be corrected), Room 319 (NC39 – rumble noise which needs to be corrected by DRA), Room 301 (NC27 - with kitchen exhaust fan NC36).

- Mr. Caccavaro voiced his frustration regarding on-going issues that have yet to be resolved at the Brackett (various roof leaks, a rusting vent register in the ceiling, the greenhouse leaks, the faulty air conditioner, landscaping that is dying in the rear of the building). The Chairman proposed that the committee categorize these unacceptable issues and refer them to Town Counsel. The committee will ask Town Counsel to draft a letter to the contractor and the architect and will request that he research what rights the town has under warranty to pursue these issues independently. The architect and the contractor will be advised of the committee's action.

- Mr. Farrington will find out why there is no occupancy permit for the Brackett.

**HARDY INVOICES**

On a **MOTION** by Ms. Donovan and seconded by Mr. Shea, it was VOTED to **approve for payment the following invoices:**

- **ICON invoice for construction administration basic services - \$3,120.85**
- **ICON invoice for additional service on construction administration, time extensions - \$3,231.00**
- **ICON invoice for consultant services (Edvance) - \$10,762.50**

ROLL CALL VOTE: Unanimous

**FINAL DISCUSSION**

- Mr. Shea was advised by Mr. Ed Starr of the Transportation Advisory Committee that the Brackett School had no money to replace 20 mph signs, so the money came out of the Police Dept. budget (\$2,500 each). Peirce will need two flashing signs.

- Mr. Shea was also contacted by Sustainable Arlington who are concerned about the design on the remaining school projects and want to make sure their ideas are incorporated. Mr. Shea will attend their upcoming meeting and report back to the committee.

**ADJOURNMENT**

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Marie Carroll