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Building Committee Minutes 09-18-2001

APPROVED

TOWN OF ARLINGTON

MINUTES
REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, SEPTEMBER 18, 2001

PRESENT: John Cole, Chairman Kathleen Donovan
 William Shea, Vice Chairman Philip Farrington (arrived 8:55)
 Richard Bento Robert Juusola
 Thomas Caccavaro

ABSENT: Charles Stretton

PARTICIPANTS: Dick Madonia, Project Manager
 David Kale, APS
 Dominic Vecchione, DRA
 Michael Black, Castagna Construction

CALL TO ORDER: 7:30 p.m.

MEETING SCHEDULE

Because Mr. Thrope was unable to be present this evening to participate in the agenda item on cost control and because he will miss the next regularly scheduled meeting, the committee agreed to schedule an additional meeting on Monday, September 24, 2001 for the cost control review.

HARDY UPDATE – D. MADONIA

- Mr. Madonia reported that the punch list items at the Hardy are limited.
- Bonfatti's Project Manager, Dan Kelly, obtained a meter reading on the noisiest rooftop unit. Richard O'Dwyer has authorized him to do work on the unit. This issue and its cause led to a discussion of the possible omission that may have occurred between the design on the specifications and the drawings. Committee members felt that the town should not have to assume responsibility for any additional cost associated with the rooftop unit to correct noise level issues. Due to previous experience with noise problems at the Brackett, there was much concern and much discussion with the architect and the contractor in an effort to avoid those same problems at the Hardy. Prior to this development, the committee had received assurance that the noise issues at Brackett would not occur at the Hardy.
- The additional expansion tank was installed in the boiler room today, the cost of which was \$5,396.

On a **MOTION** by Mr. Shea and seconded by Mr. Bento, it was **VOTED** to **form a subcommittee to meet with the contractor and the architect to resolve these issues.** VOTE: Unanimous

- Application No. 26 (previously approved for payment in the amount of \$109,893.06) was signed by the committee.

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was **VOTED** to **approve Your Space Landscaping invoice in the amount of \$171,920.55.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was **VOTED** to **approve Pay Application No. 27 to Bonfatti & Company as amended by the committee in the amount of \$327,535.00 minus \$53,036.00, the balance to finish the remaining work at the Hardy.** ROLL CALL VOTE: Unanimous

MINUTES – PTBC – SEPTEMBER 18, 2001

COST CONTROL REVIEW

Last spring, the Finance Committee asked that the PTBC present some ideas that could be considered as cost-saving strategies for future projects. As a result, several meetings were held where Mr. Jim Anderson (former Director of the MA School Building Assistance Bureau) and Mr. Vecchione (former PTBC member and architect for DRA) were included as part of a group effort to discuss cost control issues. The Chairman distributed a list of some suggestions that were developed as a result of those meetings, Possible Cost Saving Strategies for Future School Building Projects. Additional discussion included the following:

- Mr. Bento spoke about the Sustainable Arlington group who are committed to exploring "green design" in future building projects.
- The committee will inquire about grants now available from the state that would provide additional funding when Requests for Proposals are developed that include certain provisions related to environmentally sound building projects. According to Mr. Juusola, the state is looking for pilot school programs to do this.
- Enrollments will be reexamined in order to review the size of a building, particularly the Dallin in light of plans to build affordable housing units in that district.
- If committee members have any other suggestions, please forward those suggestions to Kathleen Donovan's office.

PEIRCE SCHOOL UPDATE – D. MADONIA/M. BLACK/D. VECCHIONE

- Mr. Madonia reported that the above ground rubble has been removed, but the in ground material that needs to be removed is going very slowly.
- Soil contamination due to an oil leak was recently discovered on the Summer Street side of the site. Mr. Caccavaro questioned just how much the town would be required by law to remove.
- The committee addressed their concerns about the building schedule to Mr. Black. Because of some unresolved issues which the contractor claims were not addressed by the architect, the schedule has been revised. The structural steel, which is a critical path item for this project, was originally scheduled for mid-October but has been rescheduled to November 1. Mr. Black said that he still feels confident that the steel will go forward on time. There are three major issues at this time: the soil contamination, the site work, and the structural steel. The plan right now is to get the building enclosed by the end of the year and to get the roof on it. The schedule is aggressive, and (on paper) Mr. Black said it works.
- Mr. Vecchione disputed the contractor's claims and said that DRA had answered all the general contractor's questions in a timely manner. He felt that when Castagna lost their project manager that things "fell through the cracks."
- Mr. Cole questioned Mr. Black as to whether Castagna had a project manager available who could make getting this project built a top priority. Mr. Black said that Peirce had been his top priority since they let the original project manager go during this past summer. They have been interviewing for project manager candidates. Once they have someone on the job, Mr. Black will be there on a day-to-day basis for the first month while the new person is being trained. With this aggressive schedule, Mr. Black indicated that to get the job done on time there will be a lot of things that will have to fall into place.
- A progress report will be provided by Mr. Madonia for the meeting scheduled for October 2nd.

On a **MOTION** by Mr. Caccavaro and seconded by Mr. Bento, it was **VOTED to Approve Pay Application No. 1 to Castagna Construction in the amount of \$520,389.10.** ROLL CALL VOTE: Unanimous

BRACKETT CLOSE-OUT STATUS

- The compressor was changed today. Mr. Ceurvels, Director of Maintenance, suggested that the compressor not be started until the report on the cause of the original failure is received.
- The noise issues, air conditioning system, and the roof leaks are still on-going issues.
- T. R. White will need four full days to address noise remediation. The work will probably take place during the holiday recess. Mr. Vecchione will check on the price to do that work.

MINUTES – PTBC – SEPTEMBER 18, 2001

There was a **MOTION** by Mr. Caccavaro, seconded by Mr. Farrington, **to pursue legal options with both parties (DRA and T. R. White) if two of the three issues (the roof and the noise issues) are not resolved by January 1, 2002.** (No vote)

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was **VOTED to table that motion until the first meeting in December.** VOTE: 5-2-0

FINAL DISCUSSION

- Mr. Madonia's contract will be due for renewal and negotiation.
- A change in sink elevations that were not supposed to change at the Hardy will cost the town an additional \$3,200. Mr. Shea will pursue that issue.

INVOICE

On a **MOTION** by Ms. Donovan and seconded, it was **VOTED to approve Conn, Kavanagh, Rosenthal, Peisch & Ford invoices for legal consultation as follows:**

- Peirce School \$114.00
- Bishop School \$171.00

ROLL CALL VOTE: Unanimous

ADJOURNMENT

The meeting was adjourned at 10:30 p.m. The committee will meet on September 24, 2001 to address cost control issues.

Respectfully submitted,

Marie Carroll