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Building Committee Minutes 10-02-2001

APPROVED
TOWN OF ARLINGTON

MINUTES
REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, OCTOBER 2, 2001

PRESENT: John Cole, Chairman Kathleen Donovan
 William Shea, Vice Chairman Robert Juusola
 Thomas Caccavaro

ABSENT: Richard Bento Charles Stretton
 Philip Farrington Martin Thrope

PARTICIPANTS: Dick Madonia, Project Manager
 David Kale, Arlington Public Schools

CALL TO ORDER: 7:30 p.m.

PEIRCE SCHOOL UPDATE – D. MADONIA/T. CACCAVARO

- Mr. Madonia reported that there had been some difficulty in getting approved gravel. Compaction was started on September 19th. The processing of material was approved. It was necessary to send another sample of the pit, and it was approved today. They will start in the other pit tomorrow.
- The contractor will attempt to get a special permit to work on Saturdays, Sundays, and holidays. In an effort to pick up time, they will also request a permit allowing them to go to an 11-hour work day next week.
- RCN has a temporary trailer on the site now and are underground with their pad. They are still holding to their schedule as submitted.
- There is approximately 2,000-2,500 yards of unsuitable fill and contaminated soil for removal. Diversified is bringing in an engineer to survey it. Contaminated material is a problem and now totals 100 yards. The LSP has not come back. The contractor may bring in his own LSP.
- There is no requisition tonight because it was not approved by the architect as submitted. Mr. Madonia has asked that the contractor submit his requisitions two weeks in advance of each meeting in order to allow time for any necessary corrections.
- Mr. Caccavaro met with Ralph Castagna (President – Castagna Construction) last Thursday prior to the job meeting. Mr. Castagna reassured him that he was willing to do whatever would be necessary to keep the job on schedule. Mr. Caccavaro made sure that the contractor's building superintendent met with the Building Inspector in order to become familiar with the proper paper work.
- Mr. Madonia spoke to Castagna about possibly getting another subcontractor on the job to help with the utilities. They are trying to do that in order to push all the underground work now.
- Principal Gerald Carmody (Hardy) has completed his technical review and will email that to the Chairman. Mr. Cole was anxious to provide DRA with any technical modifications that might be warranted as soon as possible.
- Mr. Cole directed the architect (Stefan Chaires) to meet with Don Vitters of the Park & Recreation Commission. The PTBC will give the final approval of the park plans when the Park & Recreation Commission is satisfied with the plan.

BRACKETT CLOSE-OUT ISSUES

- Mr. Shea felt that the fan which pumps air into the boiler room was an issue that should be addressed by the committee. The cost to remediate this system would be approximately \$4,000 to \$5,000 but would pay for itself within several years. Mr. Shea will ask DRA's engineer to explain in writing his reason for the current system.

MINUTES – PTBC – OCTOBER 2, 2001

COST CONTROL REVIEW

The PTBC is waiting for direction from the School Committee about any possible change in enrollments for the remaining school building projects. Although a review of enrollments was scheduled, the School Committee was unable to reach that agenda issue at its last meeting due to an otherwise lengthy meeting.

On a **MOTION** by Mr. Cole and seconded by Ms. Donovan, it was **VOTED to enter into Executive Session for the purpose of discussing matters that may involve possible future litigation and come out of Executive Session for the purpose of adjournment.** ROLL CALL VOTE: Unanimous

**MINUTES
EXECUTIVE SESSION
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TUESDAY, OCTOBER 2, 2001**

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William Shea, Vice Chairman Robert Juusola
Thomas Caccavaro

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HARDY UPDATE

A subcommittee (K. Donovan, T. Caccavaro, J. Cole) was appointed at the last PTBC meeting to investigate rooftop noise issues at the Hardy in order to determine the cost, who is responsible for the cost, and to understand how the noise remediation will be handled. The subcommittee met with Dan Kelly (Bonfatti's Project Manager), Gerry Brescia (Bonfatti's Superintendent) and Richard O'Dwyer (ICON Architectural). Initially, the PTBC had been given an explanation by Mr. O'Dwyer that the major cause of the noise was due to holes which were cut too large for the existing ducts. As a result of this latest meeting, that explanation does not appear to be sufficient. The contractor pointed out that duct silencers had not been installed for all of the rooftop units, due most likely to an error in communication. The contractor also questioned why there were no isolation dampers on the units.

Mr. O'Dwyer has been working with the mechanical engineer to provide a solution. The mechanical engineer appears ready to accept responsibility for the silencers. Ascentech was of the opinion that duct silencers were typical for a school building of this size. Ascentech also felt that the town owned, by contract, a proper balancing of the system for sound.

Mr. O'Dwyer is expecting a letter from his mechanical engineer which will outline some steps to take to resolve the issue. He is proposing a balancing of the system, installation of duct silencers on the supply side (the return side does not seem to be an issue), and some sound blankets on the roof. While it is not clear that every unit will need a silencer, the units will have to be addressed on a case-by-case basis.

Mr. Cole proposed that when this issue is resolved that the PTBC write a letter of recommendation to ICON Architectural and Bonfatti Construction commending their work on the Hardy School project.

There was a brief discussion of the Hardy building budget. At this point in time, it appears that there is a deficit of \$46,000.

On a **MOTION** made and seconded, it was VOTED to **come out of Executive Session for the purpose of adjournment (8:30 p.m.)**. ROLL CALL VOTE: Unanimous

Respectfully submitted,

Marie Carroll