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Building Committee Minutes 10-16-2001

PERMANENT TOWN BUILDING COMMITTEE
 TUESDAY, OCTOBER 16, 2001

CALL TO ORDER: 7:30 p.m.

APPROVAL OF MEETING MINUTES

On a MOTION by Mr. Shea and seconded by Mr. Juusola, it was VOTED to approve PTBC meeting minutes of July 31, August 21, September 18, 24, and October 2, 2001 with a minor correction to the Executive Session minutes of October 2nd. VOTE: Unanimous (Because they were not in attendance Mr. Shea, Mr. Farrington abstained from voting on the September 18 minutes – Mr. Thrope abstained from voting on the October 2 minutes.) (Ms. Donovan was not present for the vote.)

HARDY SCHOOL

On a MOTION by Ms. Donovan and seconded by Mr. Thrope, it was VOTED to approve the Your Space Landscape invoice in the amount of \$129,675.00. ROLL CALL VOTE: Unanimous

On a MOTION by Mr. Shea and seconded by Mr. Thrope, it was VOTED to approve ICON Architectural invoice for construction administration services on the Hardy School for August and September, 2001, in the amount of \$2,713.50. ROLL CALL VOTE: Unanimous

Because money was withheld from Pay Application No. 25 (\$33,455.00) for monetized punch list items and because Bonfatti inadvertently never resubmitted a pay application to include that amount for payment, the committee made the following motion:

On a MOTION by Mr. Shea and seconded, it was VOTED to authorize the Chairman to sign Application No. 28 which includes Change Order No. 17 and No. 18 for a total amount of \$44,785.00. ROLL CALL VOTE: Unanimous

MOTION TO ENTER EXECUTIVE SESSION

On a MOTION by Mr. Thrope and seconded by Ms. Donovan, it was VOTED to move into Executive Session for the purpose of discussing matters related to the Hardy School project that may involve possible future litigation and then move out of Executive Session for the purpose of reentering public session to continue more committee business. ROLL CALL VOTE: Unanimous

MOTION TO RECONVENE PUBLIC SESSION

On a MOTION by Mr. Thrope and seconded by Mr. Shea, it was VOTED to reenter public session. ROLL CALL VOTE: Unanimous

INVOICES

On a MOTION by Ms. Donovan and seconded by Mr. Bento, it was VOTED to approve Conn, Kavanaugh, Rosenthal, Peisch & Ford invoice #12071 in the amount of \$57.00 for legal consultation services on the Peirce and #12070 in the amount of \$95.00 for legal consultation services on the Bishop and the Hardy projects. ROLL CALL VOTE: Unanimous

On a MOTION by Ms. Donovan and seconded by Mr. Bento, it was VOTED to approve Edmund Flanagan Insurance (Builder's Risk for Peirce) in the amount of \$7,521.00. ROLL CALL VOTE: Unanimous

(The PTBC authorized Town Manager Philip Farrington power to veto this payment within the next several days if it is found that this insurance is already covered under the town's insurance agency.)

BOND ISSUE

The town is seeking to charge the Peirce project account for bonding costs. No action was taken by the committee on this issue. Mr. Shea will discuss the issue with Treasurer, John Bilafer.

PEIRCE UPDATE

D. Madonia reported:

- The first section of concrete footings have been poured.
- Steel rods and foundation forms are being installed.
- The site company is still excavating. They have been hitting some rock. It is hoped that they do not hit ledge so that blasting will not be necessary.

- RCN has removed their equipment
- There is no firm number as yet, but it is believed that there will be a considerable cost to remove 2-3,000 yards of unsuitable material. There is an allowance in the contract to cover this issue which the architect will summarize for the committee. Mr. Thrope stressed the importance of having numbers to put on items as soon as possible in order to keep track of project spending.

R. Castagna/M. Black

- Mr. Castagna and Mr. Black reviewed the remedial measures as outlined in their letter to the committee dated October 9, 2001 to accelerate the building schedule. They have proposed a baseline schedule and included delays associated with unsuitable soils. It was noted that the most important milestone to reach would be to get the roof on the west portion (which houses the classrooms) of the building by January. Right after that, they will work on the east portion. They are already working with the concrete subcontractor to accelerate. They will give credit back to the town for unneeded security coverage (\$50,000) which they hope to allocate toward the acceleration costs, specifically by working Saturdays (20) with selected trades.
- Mr. Cole raised several concerns/issues:
 1. The lack of project manager time. (Mr. Black said they have made a major adjustment so that he will continue on the job. He will have another assistant project manager on the job who will also attend building meetings, Jeff Morton.)
 2. Documented milestones in acknowledgement of additional monies spent for acceleration.
 3. A working relationship between the contractor and the architect. (DRA and the contractor have already met on a positive note in an effort to get the project back on track and work as a team.)

On a **MOTION** by Mr. Caccavaro and seconded by Mr. Bento, it was VOTED to **approve Pay Application No. 2 from Castagna Construction as recommended by DRA in the amount of \$83,281.74.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Caccavaro and seconded by Mr. Bento, it was VOTED to **approve DRA invoice in the amount of \$1,000.00 for renderings of the new Peirce School which were presented to Town Meeting in the spring of 2001.** ROLL CALL VOTE: Unanimous

Proposals for Technical Wiring/Furnishings, Fixtures & Equipment

- Proposals have been received for technical wiring and FFE. Mr. Carmody has submitted recommendations on those plans to the architect. Mr. Shea will review and report back to the committee.
- The issue of security at the school entrances was raised by Mr. Madonia. It was his understanding that Ms. Donovan wanted the schools locked down. Mr. Thrope suggested that the school administration submit a policy proposal to the School Committee on that issue. The PTBC will address that issue once a policy has been established by the School Committee.

Park/Playground

- The architect is currently in the process of setting up a meeting with Mr. Don Vitters of the Parks Commission and the landscape architect and himself. After they come up with a final layout of the park plan, it will be presented to the PTBC.

BRACKETT CLOSE-OUT STATUS

- The air conditioning issue is still pending.
- With regard to the noise issue, T. R. White has assured Paul Rittenburg that he would do all the required noise remediation work but would need 4 days during school vacation to do the job.
- T. R. White will take care of the roof repair. The Chairman has asked Principal, Bob Penta, to send the leak report directly to T. R. White.
- In reference to the concerns of the neighbors, Mr. Bento reminded the committee about the trees in the back of the building that have died and need to be replaced.

COST CONTROL REVIEW STATUS

The cost control review will be postponed to the next meeting.

ADJOURNMENT

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Marie Carroll

