



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Building Committee Minutes 10-30-2001

APPROVED
TOWN OF ARLINGTON

MINUTES
REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, OCTOBER 30, 2001

PRESENT: John Cole, Chairman Philip Farrington
 William Shea, Vice Chair Robert Juusola
 Richard Bento Charles Stretton
 Thomas Caccavaro Martin Thrope
 Kathleen Donovan

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

CALL TO ORDER: 7:30 p.m.

PEIRCE UPDATE – D. MADONIA/S. CHAIRES

- Construction progress was reported by Mr. Madonia. A book of up-to-the-minute photos of the site was made available to the committee.
- The structural steel is expected by November 8th.
- There have been complaints by several neighbors who contend that equipment used on the site to do the compaction is causing additional cracks in their homes and also causing some existing cracks to increase in size.
 - o The contractor will be notified that there is an issue.
 - o Mr. Madonia will check with Town Counsel to see what the contractor's responsibility is under the contract.

Status of Builders Risk Insurance

- It was discovered that the town had double insurance coverage for the Peirce construction project, the contractor's insurance as well as the town's own insurance provider. After reviewing the policies, it was John Maher's recommendation to keep the contractor's policy as the premium was less than that of the town with a better deductible.

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was **VOTED** to **cancel the town's insurance policy for the Peirce project.**

ROLL CALL VOTE: Unanimous

Furnishings, Fixtures, & Equipment/TeleData Proposal

- One issue before the committee is whether they will accept the architect's proposal or whether they will go out to bid (if enough time remains to do so).
- Ms. Donovan noted that there would be a meeting in her office on Monday to discuss the FF&E.

Plan Review Comments

- Ms. Donovan distributed a list of suggested cost-saving proposals that were developed as a result of a meeting in her office that included Jim Anderson (formerly of the SBAB) to explore ways to cut costs for future school building projects and increase the percentage of return of money to the town. In an effort to keep change orders to a minimum, she asked that the architect review the list to see if there was anything that may have been overlooked.
- There was also a review by the committee of Peirce School Construction notes as prepared by Jerry Carmody and shared with the architect prior to this meeting which identified recommendations to include or eliminate certain scope issues from the project. Mr. Dan Kelly will also be asked to review these construction notes.

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- A review of the plans and specifications for the Peirce prepared by Comeau & Kelly Construction was distributed to the committee. Item #50 which indicated that no duct silencers were specified was brought to the architect's attention by the chairman.
- The architect has met with the Parks Commission and a set of goals has been established for the project. He is currently waiting to hear from Lesley Meyer about the meeting with the School Committee. A limit of possibly \$100,000 is being discussed for the playground budget.
- The architect prepared a modification log of potential items that could be change orders. Mr. Thrope requested that an educated estimate be given to these potential items for budget-tracking purposes and that this information be electronically transmitted to him in order that he may properly integrate it as he updates the budget numbers. Mr. Cole suggested that it might be helpful if the committee votes to reduce the contingency as the project progresses in order to see some way in which the contingency decreases proportionately.

Pay Application

Because no updated construction schedule was submitted with the current pay application, the architect was told that the committee would approve tonight's requisition but would not approve subsequent pay requisitions without an updated construction schedule.

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve Castagna Construction Pay Application No. 3 in the amount of \$302,426.19**. ROLL CALL VOTE: Unanimous

HARDY CLOSE-OUT ISSUES

- Ms. Donovan reported that the open house at Hardy went very well on Sunday, October 28th. There was a large crowd and comments about the new building were very positive. Ms. Donovan thanked the committee on behalf of the children and the community.
- The bond issue for Peirce and Hardy was discussed briefly. Mr. Shea will report back to the committee on the issue.

Executive Session

On a **MOTION** by Mr. Thrope and seconded, it was VOTED to **move into Executive Session to discuss matters relating 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

MINUTES

EXECUTIVE SESSION

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UPDATE – HARDY NOISE REMEDIATION

Mr. Cole distributed a memo that was jointly authored by Acentech and the mechanical engineer which recommends:

- installation of duct silencers
- closing down of holes in roof around ducts
- replanning of fans to lower speed

The next step is for that memo to be translated into sketches to direct the contractor. In the meantime, Mr. Cole has asked Richard O'Dwyer to put in writing his reason for why the general contractor owns the closing of the roof holes. When that memo is received, Mr. Cole will ask Bonfatti to respond to the memo with a rebuttal in writing.

Town Counsel will be asked to start action to arbitrate the issue.

On a **MOTION** by Mr. Thrope and seconded, it was VOTED to **come out of Executive Session and return to public session**. ROLL CALL VOTE: Unanimous

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BRACKETT CLOSE-OUT ISSUES

- Mr. Shea had nothing to report on the air conditioning unit at this time.

On a **MOTION** by Mr. Shea and seconded by Mr. Thrope, it was VOTED to **approve \$1,400.00 for a 5-year warranty for a compressor at the Brackett School**. ROLL CALL VOTE: Unanimous

CONTRACT FOR PROJECT MANAGER

On a **MOTION** by Mr. Shea and seconded by Mr. Farrington, it was VOTED to **approve a 3% increase in Mr. Dick Madonia's base salary**. ROLL CALL VOTE:

7-2-0 (Mr. Cole yes, Mr. Shea yes, Mr. Bento yes, Mr. Caccavaro no, Ms. Donovan yes, Mr. Farrington yes, Mr. Juusola no, Mr. Stretton yes, Mr. Thrope yes)

ADJOURNMENT

The meeting was adjourned at 10:20 p.m.

Respectfully submitted,

Marie Carroll