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Building Committee Minutes 11-06-2001

APPROVED

TOWN OF ARLINGTON

MINUTES

REGULAR MEETING

PERMANENT TOWN BUILDING COMMITTEE

TUESDAY, NOVEMBER 6, 2001

PRESENT: John Cole, Chairman Thomas Caccavaro
 William Shea, Vice Chairman Philip Farrington
 Richard Bento Martin Thrope

ABSENT: Kathleen Donovan Charles Stretton
 Robert Juusola

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

CALL TO ORDER: 7:30 p.m.

PEIRCE SCHOOL UPDATE – D. MADONIA

- Mr. Madonia noted that construction is progressing on the Peirce. They have started to pour concrete walls. The structural steel is now scheduled to arrive on November 16th. The new water mains have been started.
- The contractor's superintendent indicated that he would like to visit the neighbors who have complained about damage to their homes as a result of the construction.

Furnishings, Fixtures & Equipment

- Mr. Shea reported that the FFE will go out as a combination bid for both the Peirce and the Dallin Schools.
- According to Mr. Kale, the new Telecommunications Director for the APS is going to consider coordinating the specifications for the equipment inside the building and use the furnishings vendor for consultation purposes. A lot of computer equipment is listed on the State contracts and does not have to go out to bid. Mr. Kale said that the plan was to meet again in two weeks to go over additional furniture layouts and asked that authorization be given to call in Tavares, Inc. which was approved by the committee.

Complaint – Peirce Neighbor

- Mr. John Lounsbury of 77 Newland Road spoke to the committee about a number of issues (structural damage to foundations due to compaction work, shaking windows, soot and dirt on property) that have adversely affected himself and several of the neighbors in the Peirce School area as a direct result of the school construction. He also felt that the neighbors should receive 3-4 days' advance notice when work is going to be done that will cause certain inconvenience to the neighbors.

Mr. Cole identified the general contractor as responsible for taking measures to protect the adjacent properties. He said that the PTBC had previously notified the contractor that there were issues to be investigated which involved the neighbors. (Mr. Madonia made reference to a letter from DRA to Michael Black of Castagna advising them of the neighbors' issues and asking them to notify their insurance company.) With regard to the issue of advance notification of work to be done, Mr. Cole said that the committee would try to keep the neighbors informed of upcoming activities.

Mr. Madonia will make sure this issue is on record at the next job meeting on Thursday.

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Final Plan Review Comments

- There was a review of final plans, several of which were schedule-critical issues. Mr. Chaires indicated that there were some comments where additional money could be saved if those suggestions were selected.
 - o Occupancy sensors and dimmer system for cafeteria lighting – leave
 - o Issue of phone jacks in typical classrooms (but no phones). David Kale to coordinate with Mitel.

- There was some controversy due to the fact that the school department had contracted with Dan Kelly (former project manager on the Hardy renovation) to review the final Peirce plans. Raising the issue of roles and responsibility for the building of the schools, Mr. Thrope asked why the PTBC did not hire the consultant to review the final plans.
- Committee members questioned changes to re-layout some of the classrooms for IT systems. It was generally felt that any changes made should be processed and approved by the committee. Mr. Chaires indicated that there were no additional charges for these proposed changes and that there may even be a credit for some of the changes. Mr. Chaires will come back to the committee with anything that is more than cost neutral.
- Mr. Shea will send a copy of a letter containing comments on rooftop units from Asentech (noise consultant) to the architect to share with his engineer.

Budget

- Mr. Owen Beenhouwer of DRA called Mr. Shea and indicated that he was experiencing a shortfall in the price he gave the town to design the Peirce School. During a subsequent meeting with Mr. Shea and Mr. Cole, Mr. Beenhouwer implied that he was interested in renegotiating the architect's fees. He was told that if he had incurred additional services that the committee found justifiable his request would be considered.

DALLIN SCHOOL RESTART

- The School Committee and the Finance Committee were charged by Town Meeting with reviewing the cost issues for the forthcoming school projects and reporting back to the PTBC by September 15, 2001. That report has not yet been received. It was also pointed out that, at this point, there has been no formal vote by the School Committee on the size of the Dallin. Mr. Thrope felt that a decision could not be made on the size of the Dallin without first deciding the size of all the remaining schools (Thompson & Stratton). On a **MOTION** by Mr. Shea and seconded by Mr. Bento, it was voted to ask **Mr. Thrope to request a directive from the Arlington School Committee as to what the population of the new Dallin School should be based on compliance with the vote by Town Meeting of May 2, 2001, which directs the School Committee (working with the PTBC, the Infrastructure Task Force and other officials as they deem appropriate) to review the school rebuilding plan for the remaining elementary schools. Such review may include any steps deemed appropriate to compensate for the increased construction costs or reduced State reimbursements for those schools and shall report the results of this review and their recommendations to the Board of Selectmen, Finance Committee and Permanent Town Building Committee no later than September 17, 2001.** VOTE: 5-0-1 (Mr. Thrope abstained)

BRACKETT CLOSE-OUT ISSUES

No report at this time.

EXECUTIVE SESSION

On a **MOTION** by Mr. Thrope and seconded, it was voted to **enter 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 other business.** ROLL CALL VOTE: Unanimous

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HARDY UPDATE – NOISE ISSUE

- A letter was received from Richard O'Dwyer stating why he felt the general contractor owned the closing of the oversized duct openings in the roof. Mr. Cole will request a response to this letter from the general contractor's project manager, Dan Kelly.

MOTION TO RECONVENE PUBLIC SESSION

On a **MOTION** by Mr. Thrope and seconded, it was voted to **reenter public session.** ROLL CALL VOTE: Unanimous
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OTHER BUSINESS

- A proposal was received from Your Space Landscape Design to make changes (as requested by a P.E. teacher) to the climbing wall at the Hardy which would result in an additional cost of \$512.00. On a **MOTION** by Mr. Shea and seconded, it was voted to **ask David Kale to give the proposal to the Superintendent of Schools to decide if the change was necessary and to fund the additional cost for that change from the school department budget.** VOTE: Unanimous
- Mr. Thrope received an email from Gene Benson who will contact the committee to arrange a discussion about green schools. The Green Roundtable and NEASA have been awarded the contract to conduct Outreach Program workshops (green school designs) which will be available to all officials and will be offered in Westboro and North Hampton. Mr. Thrope has met with these groups and has asked them to make some proposals for future Requests for Proposals. Mr. Cole noted that there is certification designers can get from the Green Council of America. He spoke about the possibility of requiring future architectural firms to have that certification and of possibly inserting some specific program goals in the RFP.

ADJOURNMENT

The committee adjourned the meeting at 9:45 p.m.

Respectfully submitted,

Marie Carroll