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Building Committee Minutes 09-05-2000

TUESDAY, SEPTEMBER 5, 2000

PRESENT: William Shea, Vice Chairman Donald Marquis
 Thomas Caccavaro Charles Stretton
 Kathleen Donovan Martin Thrope
 Robert Juusola

ABSENT: John Cole Richard Bento

PARTICIPANTS: Dick Madonia, Project Manager
 John Britt, Arlington Public Schools
 Paul Rittenberg, DRA
 Paul Sturz, Ascentech
 Wayne Mattson, TCI

CALL TO ORDER: 7:30 p.m.

BISHOP UPDATE – D. MADONIA

The Building Inspector will inspect the building tomorrow. Extra emergency lights required by the Building Inspector have been ordered. The kindergarten bathrooms will not be used until the doors have been changed. Mr. Madonia feels the temporary occupancy permit will be issued tomorrow.

The status of the door near the parking lot where recent flooding (due to an inefficient storm drain in the street) was questioned by Mr. Thrope. The engineers are working on the drain in the street.

BRACKETT ISSUES – P. RITTENBERG

- The Building Inspector did issue a continuance of the temporary occupancy permit at the Brackett. Mr. Rittenberg said that they were down to a few final issues that involved mostly paper work. The main issue was the acoustical report. Other issues included a complaint filed about curb cuts in the back of the building off Fayette Street and at the corner of Fayette and Eastern. The architect is looking into whether that is part of the building project or part of the town sidewalk.
- The Building Inspector requires a letter which states that all work has been done on the roof. Mr. Rittenberg said that the leaks were worked on last week. One small leak remains. T. R. White has hired Simpson & Gumpert to find the source of the leak. More caulking will be done on the greenhouse.
- Mr. Rittenberg will verify that the town has received the roof warranty.
- Ms. Donovan commented that the furniture problem has not been resolved. Companies came in to repair the furniture but did not fix all of the furniture. Some of the furniture which was repaired has broken again. Mr. Madonia will contact Tavares to address the remaining furniture issues.

BRACKETT NOISE ISSUES – D. STURZ/W. MATTSON

- The criteria for acceptable noise levels is NC40. In all but room 319, noise levels have been reduced to NC40 or below and adjustment in air flows to the system have been made. In room 301 with the kitchen exhaust fan running the noise level is NC39. Ms. Donovan said that the noise level is too loud in that classroom and is not acceptable. She questioned why the system was designed for 35 children.
- Mr. Shea questioned Mr. Sturz and Mr. Mattson as to what recommendations could be made to the reduce the NC39/40 numbers in the four classrooms on the top of that building. According to Mr. Sturz, different things are affecting different classrooms. In order to reduce the noise in 301, the issue of the kitchen exhaust fan must be addressed. If that is treated, the noise level may be reduced down to NC35 which is what it is currently if the fan is not operating.

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- The recommendations Mr. Sturz would implement would reduce noise levels in all rooms to below NC35 with the exception of room 301. The architect will get a price to apply these recommendations as soon as possible.
- Additionally, Mr. Sturz felt that there was a control problem that needs to be addressed by the HVAC contractor. Mr. Mattson suggested that Johnson Control come in and do an evaluation of the system. Mr. Mattson will be present for that evaluation.

PEIRCE SCHOOL – M. STROUT

Ms. Strout distributed a new version of the Peirce School construction cost reduction possibilities. The “hold” items were the focus of discussion. “Hold” items included:

- #2 – Substitute architectural block for 75% of the standard brick,
- #19 – Reduce Gym by 1,000 square feet to 3,280 square feet,
- #36 – Reduce educational casework by 50%.

“Hold” Item No. 2 – Visual examples of other school buildings and samples of materials were provided by the architect. The following motion was made in the interest of not cutting corners to save money on quality issues:

On a **MOTION** by Mr. Caccavaro and seconded by Ms. Donovan, it was VOTED to **leave the building all brick and return the amount for that item (\$168,000) to the value of the construction. The No. 2 material substitution becomes a “no.”** VOTE: Unanimous

“Hold Item No. 19 – Ms. Strout was asked to bring back a list to the committee of gyms of a similar size. She was not able to provide that list as they had not designed a school for 300 students. Ms. Donovan noted that the school department runs out of gym space for community use on a daily basis. It was felt that the gymnasium as currently designed would provide the proper amount of space for the students and could also generate revenue for community rental of much needed gym space.

On a **MOTION** by Ms. Donovan and seconded by Mr. Juusola, it was VOTED to **keep the size of the gym as 4,200 square feet as it is currently designed. The No 19 scope reduction becomes a “no.”** VOTE: Unanimous

“Hold Item No. 36 – The architect said that she had not been successful in obtaining color pictures of the metal casework that was proposed as a substitution. She indicated that this issue was not critical to the design and did not have to be answered this evening. Mr. Juusola will meet with Mr. Madonia to discuss his suggestion of an alternative on this issue.

Ms. Strout asked that the committee authorize DRA to proceed to the development of the final construction documents.

On a **MOTION** by Ms. Donovan and seconded by Mr. Thrope, it was VOTED to **authorize DRA to proceed ahead to final construction documents for the new Peirce School.** VOTE: Unanimous

Mr. Stretton cautioned that there remain many questionable issues and asked that the architect think about putting together a set of contract documents involving mostly detail work for review by the committee.

The above motion will be subject to a meeting between Mr. Juusola and Mr. Madonia to discuss Mr. Madonia’s project suggestions.

During a brief discussion of project costs, Ms. Donovan said that the square footage of the building would have to be defended to the School Building Assistance Bureau. Because of the unusual site costs, Ms. Strout felt that there was a reasonable case to be made to the SBAB. Ms. Strout will prepare a letter to the SBAB and will put together the project numbers.

MINUTES – PTBC – SEPTEMBER 5, 2000**INVOICES – ICON**

Mr. O’Dwyer submitted three invoices for construction administration at the Bishop which would bring the contract up to 97% completion. Pending receipt of the occupancy permit, the committee agreed to hold on one invoice and approve the other two which brings the contract to 93% completion.

On a **MOTION** by Mr. Thrope and seconded by Ms. Donovan, it was VOTED to **approve two invoices to ICON Architectural in the amount of \$4,342.06 and in the amount of \$3,736.20 for the construction administration on the Bishop School.** ROLL CALL VOTE: Unanimous

INVOICE – TAVARES

On a **MOTION** by Mr. Juusola and seconded by Mr. Shea, it was VOTED to **approve Requisition 9908-1 (group 1 bid payment) in the amount of \$16,240.00 to Tavares Design for the Brackett School.** ROLL CALL VOTE: Unanimous

HARDY UPDATE – D. MADONIA

- Asbestos removal continues in the attic and on the upper floor and should be completed by Thursday. They are presently running 3-4 weeks behind schedule. According to Mr. Caccavaro, there are \$20,000 in extra fees due, and the total keeps growing.
- The boiler sections are moving in today, but the asbestos removal is stopping the electricians and plumbers from doing their job.
- It appears that the roof will have to be replaced (upon recommendation from Thompson & Lichtner). They are looking into whether the new roof can be installed over the old roof.
- Sewer Connection – Mr. Caccavaro had options “A” and “B” with prices to resolve the sewer connection issue. He said that option “B” was the one recommended by Rich Bento which was the cheaper of the two at \$16,335. These plans will be given to Mr. Bento for his review.

ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Marie Carroll