



**Town of Arlington, Massachusetts**  
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## Building Committee Minutes 09-19-2000

**TUESDAY, SEPTEMBER 19, 2000**

**PRESENT:** John Cole, Chairman Robert Juusola  
 Richard Bento Charles Stretton  
 Thomas Caccavaro Martin Thrope (arrived 8:20 p.m.)  
 Kathleen Donovan

**ABSENT:** Donald Marquis William Shea

**PARTICIPANTS:** Paul Rittenburg, DRA  
 Douglas Sturz, Acentech  
 Wayne Mattson, TCI  
 Richard O'Dwyer, ICON  
 Dick Madonia, Project Manager  
 John Britt, Arlington Public Schools

**CALL TO ORDER:** 7:30 p.m.

### **HARDY UPDATE – D. MADONIA/ R. O'DWYER**

- Asbestos removal continues to be a problem. The black felt paper found on the top floor which cost an additional \$17,000 has also appeared on the middle floor. Cost to remove may increase another \$25-30,000. This issue has the contractor several weeks behind schedule.
- Demolition will start on top floor.
- Plumbing has started on lower level.
- Rooftop units are ready to install. (The decision on the roof must be made tonight.)
- Project Schedule – According to Mr. Madonia, the contractor intends to demand an extension of time and money.

**ROOF ISSUE** - Mr. O'Dwyer has received a change order request to replace the existing roof as recommended by Thompson & Lichtner. The cost proposal of \$89,000 was reviewed by his cost estimator who felt the town was not getting credit for repair work. Mr. O'Dwyer felt there was still some negotiating to do on that issue. He did stress that it was important to "get going" on the new roof. Mr. Stretton noted that this proposal called for a fully adhered roof, but he felt that a mechanically fastened roof would cost less. Mr. O'Dwyer will speak to Dan Kelley tomorrow about repricing the roof with a mechanically fastened system.

It was the consensus of the committee that a new roof was needed on the older section of the Hardy building. There was a question as to whether the installation of a new roof over the existing roof (a savings of approximately \$17,500) would come with a 15-year warranty.

Mr. Caccavaro was authorized by the committee to negotiate a price for the roof with the contractor, making the criteria the issue of whether the town would get a 15-year warranty for a mechanically fastened roof installed over the existing roof as suggested by Mr. Stretton.

**STORM LINE ISSUE** – According to Mr. O'Dwyer, there will be a net add of \$18,000 for the storm line proposal to reroute the lines which will be in the change order requisition due in two weeks' time.

**BATHROOMS** – In order to meet code, the general contractor is pressing for additional urinals in each bathroom. Ms. Donovan feels that there is a need for more than one in each bathroom. The architect will review.

**HARDY TOUR** – The tour of the building by the committee will probably take place in mid-October once the asbestos has been removed.

**PAY APPLICATION & CHANGE ORDER FOR BISHOP & HARDY** – According to Mr. O'Dwyer, the Bishop is at 99% completion on this pay application. There is \$15,000 being withheld because of owed credit on the stainless steel flue. That may be worked up on the next pay application. Noting that the boilers have to be up and running and are a critical requirement to obtain the occupancy permit, Mr. Caccavaro was cautious that payment for the current pay application be approved but not issued until the boilers have been started and the occupancy permit issued.

On a **MOTION** by Mr. Bento and seconded, it was VOTED to **approve Pay Application No. 27 in the amount of \$151,302.17 to Casby Construction**. ROLL CALL VOTE: Unanimous (Mr. Thrope not present for vote)

On a **MOTION** by Mr. Caccavaro and seconded by Mr. Bento, it was VOTED to **withhold payment of Pay Application No. 27 until the boilers are started (on Thursday) and have been inspected**. VOTE: Unanimous (Mr. Thrope not present)

On a **MOTION** by Mr. Caccavaro and seconded by Mr. Bento, it was VOTED to **send a letter to ICON Architecture commending both the architect and Casby Construction for bringing the Bishop project in on time**. VOTE: Unanimous (Mr. Thrope not present)

On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **approve Change Order No. 29 to Casby Construction for the Bishop project in the amount of \$43,507.00**. (The Chairman noted that the math on the change order was correct while the math on the pay application was off \$1,000 which Mr. O'Dwyer will check.) ROLL CALL VOTE: Unanimous (Mr. Thrope not present)

#### HARDY –

On a **MOTION** by Ms. Donovan and seconded by Mr. Caccavaro, it was VOTED to **approve Pay Application No. 14 in the amount of \$229,019.16 to Bonfatti Construction for the Hardy project**. ROLL CALL VOTE: Unanimous (Mr. Thrope not present)

On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **approve Change Order No. 6 to Bonfatti Construction for the Hardy project in the amount of \$27,513.00**. (The Chairman noted a \$2,000 discrepancy between this change order and the pay application. Mr. O'Dwyer will check with Mr. Shea.) ROLL CALL VOTE: Unanimous (Mr. Thrope not present)

#### BRACKETT CLOSE-OUT ISSUES – P. RITTENBURG

The committee received copies of the Acentech recommendations to reduce noise levels at the Brackett caused by the HVAC system. Mr. Rittenburg was unable to obtain pricing on these recommendations in time for this meeting but is working on that issue.

According to Acentech engineer, Douglas Sturz, the Phase 1a and 1b treatments as recommended should resolve any of the vibration issues and get the noise level down to a normal level of NC35. Mr. Rittenburg was told by the contractor that he would get a price but would not do the work (due to another issue with the town involving an unresolved lawsuit).

Because there is "hunting" going on which could be a control issue and contributing to the noise factor, Johnson Controls will look at the set up of the HVAC system on Thursday. Mr. Dominic Vecchione from DRA will also be there. Mr. Rittenburg noted that any corrections that may result from the control set up would be an issue with the contractor.

Mr. Rittenburg will proceed with the documentation and pricing of the recommendations by Acentech for the next meeting and will provide copies of the warranty certificates for review.

#### SCHOOL COMMITTEE PRESENTATION REPORT – J. COLE/ K. DONOVAN/ M. THROPE

The PTBC went before the School Committee last Tuesday evening to ask permission to begin plans for the Thompson and the Stratton for submittal by June 1, 2001. According to Ms. Donovan, approval from the School Committee for these two schools would be subject to additional information she has received which may entitle the town to a higher percentage of reimbursement if application is made to the Department of Ed after June 1, 2001. Ms. Donovan will ask for specific language from the Department of Education on the new SBAB rate of reimbursement. She understands that the new ruling may include progressive increments of credit for reimbursement based on a community's maintenance of the school building and the amount of community use. Also, under the new rules, the understanding is that the state would reimburse an extra 5% to renovate rather than reconstruct. Ms. Donovan reasoned that, if the new ruling would provide a greater rate of reimbursement than the current rate of 63%, the increase would help to defray the increased cost of the Dallin and the Peirce. If the plans for Thompson and Stratton were submitted by June 1st, however, the town would not be eligible to apply for the new rate of reimbursement.

Guidelines from the School Committee in terms of the enrollment figure for the Dallin and also the larger issue of doing projections for all the remaining schools were also discussed. Although the PTBC wished to revisit the size of the Dallin, at this time there was no movement by the School Committee to go below the 380 number for the Dallin. According to Mr. Thrope, the School Committee wants to continue its discussion of the issue. He said that the size of the remaining schools and the issue of redistricting were inseparable issues.

A projection of budget costs for the seven elementary schools was prepared by Mr. Shea and estimated to total approximately \$41 million to \$42 million. Mr. Cole spoke to the Finance Committee who questioned the projected enrollment figure which will increase the school building sizes by 380-500 total students. If it appears that the projected enrollments are right for the school system, Mr. Cole said that the town would then have to join forces with other communities to appeal to the state for additional funding or go back to the voters. Referring to the increase in enrollments and the redistricting issue, Ms. Donovan reminded the committee that the town voted to have neighborhood schools and that the objective was to eliminate busing. She said that the multi-town collaborative Behavioral Intervention Program would have to be maintained in the school buildings as well.

It was the general consensus of the committee that the Thompson and the Stratton should be combined as one request for proposal for architectural plans. Mr. Juusola will provide an RFP for Thompson and Stratton for the committee's review for the next meeting.

**PROJECT MANAGER CONTRACT**

A **MOTION** by Mr. Thrope and seconded was made to **enter into Executive Session to discuss and negotiate the Project Manager's contract and to return to public session to conduct other business.** The motion was **withdrawn** by Mr. Thrope in order to discuss the RFP for the construction manager's services.

**CONSTRUCTION MANAGER**

On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **develop a Request for Quotation to solicit construction management advisor services for the Peirce and the Dallin School projects.** This RFQ would request qualifications, not fee.  
VOTE: Unanimous

**PROJECT MANAGER CONTRACT**

On a **MOTION** by Mr. Thrope and seconded, it was VOTED to **enter into Executive Session to discuss and negotiate the Project Manager's contract and to return to public session to conduct other business to the conclusion of the meeting.**  
ROLL CALL VOTE: Unanimous

**MINUTES – PTBC – SEPTEMBER 19, 2000****AFFIRMATIVE ACTION**

The committee agreed to sign and forward a letter prepared by Mr. John Dunlap, Affirmative Action Officer, to Bonfatti & Company. The letter advises Bonfatti of the provisions of the Hardy School contract which set a goal of 10% minority work force participation and 5% female participation during the Hardy project.

**APPROVAL OF MINUTES**

On a **MOTION** made and seconded, it was VOTED to **approve the PTBC Meeting Minutes of August 22, 2000 and September 5, 2000.** VOTE: Unanimous  
The board voted to go to executive session to discuss the contract of project manager Madonia.

**ADJOURNMENT**

The meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Marie Carroll