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Building Committee Minutes 10-30-2000

REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
MONDAY, OCTOBER 30, 2000

PRESENT: John Cole, Chairman Kathleen Donovan
 William Shea, Vice Chairman Donald Marquis
 Richard Bento Charles Stretton
 Thomas Caccavaro Martin Thrope

ABSENT: Robert Juusola

PARTICIPANTS: Richard O'Dwyer, ICON Architectural
 Dick Madonia, Project Manager
 Gerald Carmody, Principal – Hardy School
 John Britt, Arlington Public Schools

CALL TO ORDER: 7:30 p.m.

HARDY SCHOOL UPDATE – R. O'DWYER/D. MADONIA

No update/review of the Hardy budget spreadsheet this evening.

- The final demolition is being finished on the ground level.
- The asbestos removal is 99% complete.
- The new roof is being installed. They have finished locking in the new roof openings. The membrane has been delayed by the weather this week. It was recommended to incorporate an access stair onto the roof at an additional cost of \$5,000 (to be included in the total cost of the roof).
- Because it was thought to be more cost effective, it was decided not to demo the chimney.
- A concealed slab located below where the new elevator is to be installed will have to be removed.
- The architect felt that they were getting close to the end of the "surprises." There will be additional structural issues, however.
- The plumbing inspection today went very well.
- The new boilers are in place.
- The temporary heating appliances are on site.
- Rooftop units to be installed next week.
- The plumbers are roughing the new toilets.

The architect felt there would be a lot of progress within the next few weeks. There will be a walk-through of the building on Thursday by the PTBC with the architect.

According to Mr. O'Dwyer, Bonfatti is seeking resolution of the time extension issue. A new schedule (distributed to the committee this evening) was issued by Bonfatti last Thursday. The date of substantial completion was projected as the middle of July, 2001. The architect will recommend a one-month extension. Concerned about the risk of possibly alienating the contractor who is doing a good job, Mr. Cole communicated his concern to the architect that a fair agreement is reached on the time extension issue.

Change Order No. 7 will be submitted for approval at the committee's next meeting. At Mr. Thrope's request, the architect will also submit an updated list of potential additional costs beyond the change orders.

Hardy Principal, Mr. Gerald Carmody, spoke about a number of concerns he had after a review of the building plans. These issues included placement of casework and computer monitors in the classrooms, lockers and cubby configurations, food service equipment, windows, teachers' rooms, bathroom fixtures, and landscape issues. Mr. O'Dwyer will review a prioritized list of items prepared by Mr. Carmody before Thursday's walk-through of the Hardy to see what might be done to accommodate the principal's requests, and he will report back to the committee at the next meeting.

FF&E Design Services - Due to some difficult issues during the previous school construction projects, the furnishings contractor (Tavares, Inc.) has indicated that he would like to renege on the Hardy contract. Because of the timing of this issue, it was felt that the services of a competent furnishings provider would be critical to the project.

The **MOTION** was made and seconded to **appoint Mr. Shea to resolve any outstanding issues between the Town and Tavares, Inc. and to urge the contractor to complete his commitment to the Hardy School project.** VOTE: Unanimous

It was also noted that a meeting would need to be scheduled to address technology requirements.

BISHOP SCHOOL BUDGET – W. SHEA

Mr. Shea reported the following budget information:

- Currently, there are approved invoices or T&M items still due which amount to approximately \$80,000. The town will receive approximately \$13,000 in credits, leaving a balance of \$67,000 which is approximately \$25,000 over budget.
- Money remains in the FF&E budget for items that the Superintendent is willing to delay and submit to the Capital Planning budget.
- There are some \$18,000 worth of unauthorized additional items to be addressed that will close the project out. The architect will provide a sketch for this additional work so that the town may request quotes to have the work done independently.

INVOICES

On a **MOTION** by Ms. Donovan and seconded, it was **VOTED** to approve the following invoices:

- **ED&G Engineer Design – Hardy School - \$1,900.00**
- **DRA – Reproducibles for Peirce - \$254.00**
- **Geotechnical Services – Hardy School - \$1,131.50**
- **Tavares, Inc. – Bishop School - \$10,614.00**

ROLL CALL VOTE: Unanimous

UPDATE ON RFQ FOR PEIRCE & DALLIN

No update this evening.

OTHER BUSINESS

- DRA is scheduled to provide an update of the production schedule for Peirce in three weeks. They will be asked for an update of the noise abatement issue at that time also.
- Target Masonry is tentatively scheduled to meet with Town Counsel on Friday. Mr. Shea has asked to sit in at that meeting.
- A close-out meeting was held at Brackett. HVAC issues and questions on the handicapped ramp on the side walk are contributing to a delay of the punch list.
- John Britt received a call from John Lawlor of the School Building Assistance Bureau who questioned when the town will submit for Thompson and Stratton.

ADJOURNMENT

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Marie Carroll