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Building Committee Minutes 12-19-2000

REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, DECEMBER 19, 2000

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

ABSENT: Phillip Farrington Martin Thrope

PARTICIPANTS: John Maher, Town Counsel
 Stefan Chaires, DRA
 John Britt, Arlington Public Schools

CALL TO ORDER: 7:30 p.m.

APPROVAL OF MINUTES

On a **MOTION** by Mr. Stretton and seconded by Ms. Donovan, it was VOTED to **approve PTBC Meeting Minutes of November 7 and 21, 2000**. VOTE: Unanimous

DRA INVOICE

On a **MOTION** by Ms. Donovan and seconded by Mr. Stretton, it was VOTED to **approve DRA invoice in the amount of \$6,187.50 for Peirce School design documents**. ROLL CALL VOTE: Unanimous

TOWN WARRANT ARTICLES – J. MAHER

The committee reviewed the school building financial issues for Town Counsel in order that he may submit the proper articles to the Town Meeting Warrant. The articles to be submitted are as follows:

- Article on the Peirce Field settlement (Special Town Meeting)
- Article to transfer money from the Brackett building project budget to the Hardy project (\$100,000) (Special Town Meeting)
- Article asking for additional appropriation to do the building plans for Stratton and Thompson. (Regular Town Meeting)
- Article asking for increased construction appropriation to begin the Peirce School project (Regular Town Meeting)

Mr. Maher will prepare a letter to the Department of Revenue to request a ruling on the increased construction costs for the Peirce School and whether those additional costs can be covered under the debt exclusion. A copy of that letter will be circulated to the committee for review prior to mailing.

INVOICE – TARGET MASONRY ISSUE

On a **MOTION** by Ms. Donovan and seconded by Mr. Juusola, it was VOTED to **approve the Conn, Kavanaugh, Rosenthal, Peisch & Ford invoice in the amount of \$1,889.60 for legal services related to the Target Masonry issue**. ROLL CALL VOTE: Unanimous

PEIRCE SCHOOL – S. CHAIRES

- A response from the landscaper to the value engineering items listed as cost reduction possibilities indicated that they could work with all the substitutions and deletions.
- On Items #44 and 45, the landscaper feels that to delete new play structures and delete reinstallation of existing play structure poses a problem as the equipment needs to be up to code.

On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **put the play structures and the basketball hoop in the base budget**. VOTE: Unanimous

- There will be a grace period of 6 months which will allow time for the town to strategize exemption from the new energy codes. This exemption would require a building permit before June 30th. The committee will remain with the current energy code and, at a later date, discuss how to expedite the building permit.
- Owen Beenhouwer called the SBA and confirmed that if site construction is not started until July 2nd the town will be eligible for the new state reimbursement rate.
- No decision was made on the proposal to do additional testing of the oil tank at Peirce at an approximate cost of \$3,600.
- If the company doing the asbestos abatement is well organized, the abatement could only take 4 weeks rather than the 6-8 weeks now scheduled adding more time to the construction schedule.
- According to Mr. Chaires, there was a request to relocate the air hanging units in the gym to the roof which would double the current cost. Apparently the request was related to the noise issue. The committee directed Mr. Chaires to keep the units inside and noted that the NC35 noise level is the standard. Mr. Chaires will speak to the mechanical engineer to see if he has a better option.
- Mr. Chaires will report back to the committee as to the possible cost savings that might be gained from using Titan panels in the mechanical areas in the bathrooms rather than CMU.
- Mr. Chaires will provide cost savings information to use unit ventilators for the art and science rooms rather than rooftop units.
- DRA will provide a layout of the art and science room and the kitchen in order to go out to bid for equipment.
- According to Arlington Fire, clothing may not be stored in cubbies in the corridors. Metal lockers must be used.
- Mr. Chaires will provide color samples for the exterior building materials for the next meeting.

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **write a letter to the architect specifying Best Locks, Vonduprin panic devices, Johnson Controls, and Mitel Telephone system.** VOTE: Unanimous
(Ms. Donovan will write a separate letter to DRA for each specification.)

CONTRACT MANAGEMENT

Request for Proposals for contract management services were sent to five contractors, but only one response (Daedalus Projects Inc.) was received. Mr. Juusola said the scope of work for construction management advisor would include attendance at building committee meetings as required and providing a quality control review at 80% completion. He felt that Daedalus was experienced and that their proposal was within the town's budget.

On a **MOTION** by Ms. Donovan and seconded by Mr. Shea, it was VOTED to **award the contract for construction management services for the Peirce and Dallin School projects to Daedalus Projects Inc.** VOTE: Unanimous

BISHOP SCHOOL

Ms. Donovan questioned the fact that there is no heat in the stairwells. According to Mr. Caccavaro, the problem is related to the sprinkler system. Casby cut a grill in the stairwell so that whatever heat exists can spread up the stairway. Casby is getting estimates to put a heater underneath the grill but not with the intention to heat the stairwells.

ADJOURNMENT

The meeting adjourned at 9:40 p.m.

Respectfully submitted,

Marie Carroll