

Arlington High School Building Committee Meeting  
Tuesday, December 3, 2019  
AHS-School Committee Room-Sixth Floor  
6:00 pm

Present: Jeff Thielman, School Committee Representative, Chair  
Kathleen Bodie, Superintendent, Co-vice chair  
Adam Chapdelaine, Town Manager, Co-vice chair  
Kirsi Allison-Ampe, School Committee Representative  
Francis Callahan, Community Member Representative  
John Cole, Chair, Permanent Town Building Committee  
Tobey Jackson, Community Member Representative  
Matthew Janger, AHS Principal  
Ryan Katofsky, Community Member Representative  
Brett Lambert, PTBC Representative  
Kate Loosian, Community Member Representative  
Michael Mason, APS Chief Financial Officer  
William McCarthy, AHS Assistant Principal  
Judson Pierce, Community Member (absent)  
Sandy Pooler, Deputy Town Manager  
Paul Raia, Disabilities Commission Representative (absent)  
Brian Rehrig, Capital Planning Committee Member  
Amy Speare, Community Member Representative  
Shannon Knuth, Teacher Representative  
Kent Werst, Teacher Representative  
Avery Spellmeyer, Student Representative

**Also present:** Jim Burrows, Victoria Clifford, Dale Caldwell, Skanska Inc.  
Lori Cowles, Arthur Duffy, Melissa Greene, HMFH Architects, Inc.  
John LaMarre, Todd McCabe, Matt Consigli, Consigli Construction

Call to order: 6:00 p.m.

**Public Participation**

None

**Disability Commission Letter**

Chair Thielman informed the committee that members from the Disability Commission were unable to attend the meeting to speak to their letter of concerns. He further explained that Dr. Bodie, high school principal Matt Janger and HMFH's Lori Cowles will meet with the group to address their concerns.

**SD/DD Estimate Comparison Discussion**

The Project Team (Consigli, HMFH and Skanska) reported on the overall contributing factors of market conditions and the values of percentages and overages per the below:

## Comparison of Schematic Design Estimate to Design Development

In review of the Schematic Design and Design Development documents the project team determined the below were significant Contributing Factors to the current deviation from the SD estimates.

### Design Development Estimate Contributing Factors (Estimated):

Contributing Factor	Percentage
<p><b>Market Conditions</b></p> <ul style="list-style-type: none"> <li>• Increase in wage rates. Increase in overall sub-contractor pricing due to size and complexity of project and number of subcontractor that are available and have the capacity to perform the work. Updates to unit rate costs as materials are detailed. Examples:                             <ul style="list-style-type: none"> <li>○ Market pricing increases in HVAC and fire protection</li> <li>○ Market pricing decreases in steel and roofing</li> <li>○ Prevailing wage rate increases in HVAC and electrical</li> <li>○ Lack of bidders in market in concrete and misc. metals</li> <li>○ Unit cost increases in flooring, interior doors, etc.</li> </ul> </li> </ul>	<b>45%</b>
<p><b>Quantity Adjustment/Design Development</b></p> <ul style="list-style-type: none"> <li>• Includes scope increases in quantity and/or types due to design development and/or new information, such as:                             <ul style="list-style-type: none"> <li>○ SOE wall</li> <li>○ Town drain line relocation costs and size increase</li> <li>○ Soil improvements change from RAPs to rigid inclusions</li> <li>○ Increase in quantity of structural piles</li> <li>○ Hazmat soil mitigation increase</li> <li>○ Roof screen quantity &amp; unit costs increase (VE item)</li> <li>○ Exterior cladding type increase (VE item)</li> <li>○ Added Blackbox catwalks, gridiron at Stage (VE items)</li> <li>○ Missed GWB/paint quantity</li> <li>○ Acoustic panel, wood panel increases (VE item)</li> <li>○ Sports field and associated work increased (VE item)</li> </ul> </li> </ul>	<b>35%</b>
<p><b>Phasing/Temporary Work</b></p> <ul style="list-style-type: none"> <li>• Scheduling and logistics were further developed and scope more well defined</li> </ul>	<b>10%</b>
<p><b>Unit Rate Adjustments</b></p> <ul style="list-style-type: none"> <li>• Updates to unit rate costs as materials are detailed</li> </ul>	<b>9%</b>
<p><b>Added Scope</b></p> <ul style="list-style-type: none"> <li>• Scope added through the Design development process</li> </ul>	<b>1%</b>

Committee members had numerous questions on the discrepancies:

Lori Cowles of HMFH stated that currently there are massive high school projects going on that are driving up prices and resulting in lack of bidders. Arthur Duffy explained that estimators are not keeping up on the pricing and projects and in 2019 all of a sudden projects costs have blown up

- ◆ Frank Callahan said, if you are saying that prevailing wages are driving cost escalation this is not true. Prevailing wages have been consistently in the range of 2.5%. In addition these rates are readily available from the state and in most cases are set for the next 3 years making them one of the few predictable components of the project.
- ◆ Consigli is reaching out to contractors, currently market position is really how busy a trade or subcontractor is and their willingness to bid a project.
- ◆ Dale Caldwell of Skanska reported that his firm met with the MSBA to discuss why there is a lack of bidders, the goal is to have at least three bidders but would like seven. MSBA is trying to recruit more subcontracts as there are too few contractors for too many jobs.
- ◆ Can you benchmark the subs and can we bid out smaller projects – Todd it creates a little more work on how to package – but it can be done.
- ◆ John Cole stated that in terms of communicating the cost discrepancy with the public, it would be very helpful to have a statement from MSBA saying that this is a problem across the commonwealth, the issue is not specific to Arlington that the number of subs that can bid on this type of project is limited.
- ◆ HMFH, PM&C, Consigli and Skanska’s chief estimator are scheduled to meet on December 5<sup>th</sup> to review current estimate and will report to the full committee on December 9<sup>th</sup>.

**VE Discussion Continued/VE Sub-committee Reports**

Each subcommittee reported on their A items.

- ◆ Athletics –

Matt Janger and Bill McCarthy – went through and eliminated anything that didn’t affect functionality.

- ◆ Exteriors – site improvements reviewed by Kathy Bodie.

Kirsi Allison-Ampe stated her objection to the elimination of the east side ramp noting that we will have 3 years of phasing which means walking an additional ½ mile – long term is a problem She further noted that it is short sited not having any access to the back of the building without the east side ramp.

- ◆ Toilet Facility- Sandy Pooler stated that the previous number reflected a higher savings– can we reduce it further or eliminate. Superintendent Bodie stated that a toilet facility needs to be available to students during the school day. The building inspector stated that we did not need an outside toilet facility but HMFH stated that we are not guaranteed buy in from the State.
- ◆ Sustainability - working on alternate strategies for reducing the geothermal well field.

**New Business**

The Committee reviewed the proposed schedule going forward.

Date	Activity
Monday, Dec. 2	Skanska provides AHSBC with an updated Value Management log that includes subcommittee recommendations and a report on the factors

	impacting the differences between the schematic design and design development estimates
Tuesday, Dec. 3	AHSBC meeting – no votes to be taken. Discussion of status of VE work, updated VM log, subcommittee recommendations, and report on why design development estimates are higher
Thursday, Dec. 5	Meeting with HMFH, PM&C, and Consigli to review current estimate. Skanska’s chief estimator will be part of the discussion.
Sunday, Dec. 8	Skanska provides VM log with mechanical items to the AHSBC and a recommendation from the design team on options for reducing the construction budget to \$235 million (response to motion made by John Cole on November 19)
Monday, Dec. 9	AHSBC meeting – first reading of all new items in VM log, including mechanicals; discussion of options for reducing the construction budget
Tuesday, Dec. 10	AHSBC meeting – further discussion of options for reducing the construction budget
Tuesday, Dec. 17	AHSBC Meeting – potential vote on option for reducing the construction budget to \$235 million
Wednesday, Dec. 18	AHSBC Meeting – potential vote on option for reducing the construction budget to \$235 million

On a motion by Ryan Katofsky seconded by Adam Chapdelaine it was:  
Voted to adjourn @ 9:15

Submitted by  
Karen Tassone  
Recording Secretary  
AHS Building Committee