

Arlington High School Building Committee Meeting
Tuesday, April 7, 2020
Conducted via Remote Participation
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

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

Call to order: 6:00 pm

Chair of the Committee, Jeff Thielman, opened the meeting conducted by remote participation as outlined in Governor Baker's order suspending certain provisions of the open meeting law on March 12, 2020, and explained how votes would be taken during the meeting.

COVID-19 Update – Skanska/Consigli

Jim Burrows reported that the Parmenter is still going forward with protocols, procedures and safety plans. Due to safety standards the site is down to 10-15 workers at a time, currently the biggest impact is with the carpenters union who have been advised not to work.

Comments and questions:

- ◆ Covid-19 affects three contractors, carpentry, drywall and masonry, carpenters are not on strike, but have been instructed by their union not to report to work if they do not feel safe, painters issued the same out of safety concerns
- ◆ Neighbor comments have died down, Consigli distributed an update to the abutters outlining safety procedures in place.
- ◆ Schedule is already tight, any delay is going to be impactful, and things are changing by the day.

- ◆ Is there a potential plan b if Parmenter is not finished in time, no, there is not contingency for the preschool to remain at the high school if not completed.
- ◆ Rumors that construction workers are contemplating going on strike, any insight on how it will impact the project going forward? Jim Burrows responded that any labor issue will impact the project.
- ◆ Kate Loosian questioned if we have options of pausing in operations and construction – it might make sense to pause to gain better control to some of the labor issue. Jim reported that as far as the design process goes we can still move forward, as this develops we need to look at if the site itself is delayed and what will that look like. John LaMarre wants to move forward, noting that we need to maintain the schedule, if not it will impact the project timeline. There will be major ramifications if we don't keep pushing.
- ◆ Todd McCabe stated that we are getting ready to procure early bid package #2 at the end of the month. and that we need to push forward and set up for next bid package # 3 structural steel, it has a long lead time and won't show up to the site until October 2020, it would serve no benefit to delay it.

Commented [KT1]:

Commented [KT2R1]:

The project team and leadership team will work together on the impact of possible delays and will have a report for the next building committee meeting.

Skanska Update

Jim reviewed the summary first bid package of budget construction within budget

- ◆ Vote-Early Bid Package #2 – Site work and Temp Fence

On a motion by Brian Rehrig seconded by John Cole AHSBC approves Early Bid Package #2 in the Amount of \$9,070,635 as detailed in the Consigli Summary document dated 3/30/20. The scope of work includes site and temporary fencing. Unanimous roll call.

- ◆ Vote-EBP #2 – Trade Bid Approval – total of the three is under if it exceeds 9.8 million

- ◆ Process Authorization of Finance Sub-committee to approve trade bids

AHSBC authorizes the Finance Sub-committee to approve the Trade Bids for Fire Protection, Plumbing and Electrical on behalf of the committee provided that they are within the stated budget on the Consigli March 30, 2020 summary document. Unanimous roll call.

Consigli

- ◆ Parmenter Update –the project is proceeding well and is on schedule.

HMFH Update

- ◆ Mechanical design

Lori – the design team continues to meet with engineers on the two class wings. Stephanie MacNeal reported that the system that we are electing to go with is an air cool modular heat pump system.

- ◆ Review of Potential “add back in” items

Lori Cowles - narratives to engineers and gave that information to the estimators, Geothermals had a certain price tag that we would no longer be spending but we are not certain of cost savings until we have a cost estimate on 60%. The committee will discuss possible add back items once cost savings are known.

- ◆ Design progress

Lori Cowles reviewed some highlights of the building and met with the following:

- ◆ Athletic trainer made revisions to optimize space layout.
- ◆ FACS classrooms – two mirrored classrooms
- ◆ Director of nursing worked through the nursing suite
- ◆ Exteriors – showed the images that were decided on at the front entrance, brick patterning on the building reviewed along with the humanities wing on corner pop-outs on the southwest corner, northeast corner, and preschool and district admin wing.

Subcommittee Reports

- ◆ Communications –met on March 6th working with Doug Heim on geothermal communications. Will be sending an update on the work that begins in two weeks on the front green. Consigli will supply the documents.
- ◆ Finance – met on and voted early bid package.
- ◆ Interiors no update
- ◆ Landscape & Exteriors none
- ◆ SMEFPF none
- ◆ Security - Lori will be looping back to the subcommittee to conduct focused conversations with administration and facilities on hardware and security, i.e. cameras etc.
- ◆ Temporary Use/Phasing – working on early bid packages – preschool – LABBB, The Pit will be used for physical education and lunch, reviewed happenings in phases two and three.

Meeting Schedule

- ◆ Potential Dates: April 21, 22, 23, 2020

60% construction design document estimates are due next week, the project team will reconcile and have an update to the committee on April 17th.

Approval of Minutes

On a motion by Bill McCarthy seconded by Amy Speare it was
Voted to approve the meeting minutes of February 24, March 3 and 24 2020.
Unanimous Roll Call.

New Business

None

On a motion by Brett Lambert seconded by Brian Rehrig it was unanimously:
Voted to adjourn @ 8:00 p.m.

Submitted by:

Karen Tassone
Recording Secretary
AHS Building Committee
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