

Arlington High School Building Committee Meeting
Tuesday, May 12, 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
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, Dale Caldwell, Sy Nguyen, Skanska Inc.
Lori Cowles, Arthur Duffy, Melissa Greene,
Stephanie MacNeal, HMFH Architects, Inc.
John LaMarre, Todd McCabe, Consigli Construction

Call to order: 6:00 pm

Chair of the Committee, Jeff Thielman Bodie, 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 the procedure on taking votes.

Project Update

Jim Burrows reported that the Parmenter is on schedule, the elevator shaft has begun along with underground electrical. The AHS fence is up and trees have been removed, AHS memorials are being removed this week, the basketball court and west field have been stripped and cleared.

60% Construction Documents Submission Review and Approval

The 60% construction documents have been reviewed by the team and will be submitted to MSBA electronically on Thursday pending any questions or comments from the committee.

John Cole commended the project team for an amazing job putting together massive information in a cohesive fashion.

On a motion by Adam Chapdelaine seconded by John Cole it was Voted to approve the 60% CD submission and to direct the OPM (Skanska) to submit the 60% CD submission to the MSBA on behalf of the Arlington High School Building Committee. Unanimous roll call.

AHS Proprietary Items Approval

Town has identified as propriety for the project – to maintain consistency throughout the district to maintain we want to identify the products in the bid packages Lori Cowles reviewed the propriety item list from the Arlington Facilities and IT Department on the AHS Propriety items and the reasoning for each.

1. Fire Alarm Control Panel: NESCO/Notifier
2. Door Hardware Exit Devices: Von Duprin
3. Door Hardware Locksets: BEST Access Systems
4. Door Hardware Door Closures: LCN
5. Security System Network Control Panel: Avigilon/Mercury
6. Security Cameras: Avigilon Access Control
7. Video Intercom System: Avigilon SIP model
8. Classroom Audio Reinforcement: Lightspeed

On a motion by Adam Chapdelaine seconded by John Cole it was: Voted to approve the Arlington High School Proprietary Items prepared by HMFH Architects dated May 5, 2020. Roll Call: Unanimous

Early Bid Package # 3 Review

Jim interior enabling fit out work-overall trade bids came in under budget

Reviewed the EBP #3 for 2020 summer work. Bids came in under budget in the amount of \$36,679.00. (Summer work includes moving the Preschool, constructing the main, guidance and nursing offices).

On a motion by Adam Chapdelaine seconded by Kirsi Allison-Ampe it was Voted to approve the Early Bid Package 3 for a total cost of \$870,650.00 Roll Call: Unanimous

Parmenter Update

Reported that the project is running well, on time and on budget.

- ◆ Demolition/abatement substantially complete
- ◆ Basement foundations and Slab work is underway.
- ◆ Construction of the new elevator shaft scheduled to begin end of May
- ◆ Mechanical, Electrical, Plumbing Rough-In in new swing spaces is underway
- ◆ Site excavation and utilities rough in underway

Summary

- ◆ Project buyout status 99% complete. Only flooring and Specialties remaining
- ◆ New Fuel Oil Tanks are scheduled to arrive on site mid-May
- ◆ Elevator equipment on track for delivery end of June
- ◆ Exterior scaffold erection to roof scheduled to begin week of 5/11
- ◆ Slate Roofing removal at elevator penetration scheduled to begin mid-May
- ◆ Site work mobilization to begin upon receipt of soil testing
- ◆ In Wall Inspections floors 2-4 scheduled for mid-May

AHS Project

- ◆ Site mobilization underway as of beginning of May.
- ◆ Installation of construction fence, erosion control, and tree protection installed
- ◆ Tree removal completed at Mass Ave week of 5/4
- ◆ Site demolition and top soil stripping to begin week of 5/11
- ◆ Underground electrical to begin end of May

Summary

- ◆ Procurement of long lead utility structures underway, have been submitted for design team approval
- ◆ Removal of 1960/1916 memorials underway
- ◆ Installation of temporary parking lot (Lower) at basketball court scheduled for mid-May
- ◆ Exterior scaffold erection to roof scheduled to begin w/o 5/11
- ◆ Site work Pre Op Meeting held with CCC, Site Contractor, and design team on April 30th.

Project Schedule Updates

Jim Burrow stated that there are two separate silos of impact:

#1 mechanical would mean a four week impact on the 90 % construction documents we need to turnover during vacation schedules


#2 the Covid -19 impacts – overall impact on operations is unknown.

The committee discussed the schedule options outlining:

Phases, Construction finish date

School start date and school vacation alignment, and the impact on timing per the chart below.

Supt Bodie and Matt Janger will work on a plan to see what can be done operationally.

Job #: 2153
 Project: Arlington High School 
 Location: Arlington , MA
 Date: 5/11/2020
 Proposal: Schedule Options
 Gross Area (SF): 408,000

PHASE	CONSTRUCTION FINISH DATE	SCHOOL START DATE	SCHOOL VACATION ALIGNMENT	NOTES
As Planned				
Phase 1	12/23/2021	1/6/2022	Christmas/New Year	
Phase 2	8/4/2023	9/8/2023	Summer	
Phase 3	8/26/2024	9/6/2024	Summer	
Phase 4	5/6/2025			
OPTION 1A	Phase 1 February vacation 2022			

	Phase 1	2/11/2022	2/21/2022	February	8 Weeks		Additional conditions r
	Phase 2	9/11/2023	9/18/2023	Delayed school start			
	Phase 3	9/10/2024	9/17/2024	Delayed school start			
	Phase 4	5/8/2025					
OPTION 1B	Phase 1 April vacation 2022						
	Phase 1	4/15/2022	4/18/2022	April Vacation	15 Weeks		Additional conditions for winter pr
	Phase 2	11/17/2023	11/17/2023	Thanksgiving			Skanska &
	Phase 3	12/20/2024	12/22/2024	Christmas/New Year			
	Phase 4	10/21/2025					
OPTION 2	Phase 1 Accelerate					This may not be possible if COVID-19 enhanced	
	Phase 1	12/23/2021	1/6/2022	Christmas/New Year Vacation		6 days week - Saturday Schedule. 6 mos. (March - Sept. 2021) Veneer, roof, winter conditions, MEP/FP Co collaboration, MEP/FP rough in, drywall.	Trade over
	Phase 2	8/4/2023	9/8/2023	Summer			Winter con
	Phase 3	8/5/2024	9/6/2024	Summer			Full time M
	Phase 4	4/2/2025					GC's Super
	Phase 1 (only) COVID-19 enhanced Impact					20% Inefficiency, Daily start of day verification, 6' separation, longer ta	
	Phase 1	5/6/2022	9/7/2022	Summer	5.5 Months	2 month construction delay to start Phase 2 abatement/demo school year ends mid June 2022.	5.5 mos. ext production i
	Phase 2	11/27/2023	11/27/2023	Christmas/New Year			1 % Escalat
	Phase 3	12/30/2024	2/17/2025	February			Skanska ext
	Phase 4	10/28/2025				Landscaping 6 months overall project delay	HMFH exte
OPTION	Accelerate 2nd shift					Insufficient manpower for day shift. 2nd shift manpower shortage	
OPTION	Combine Phase 3 & 4					No indoor gym space available during the 2024 academic year.	
OPTION	Redesign accelerate 4 weeks to 2 weeks					Design Team unable to complete documents	
OPTION	Earlier bid packages. But not back to school vacations alignments						

Subcommittee Report

- ◆ Communications –sending weekly updates on the Arlington High School, will work with Skanska on documenting photo video and time lapse on the project.
- ◆ Finance – working through bid packages
- ◆ Interiors - none
- ◆ Landscape & Exteriors –met on May 7th will have another meeting before June 2nd to discuss landscaping
- ◆ Memorials – reached out to people re memorials on the front lawn – no update on time capsules.
- ◆ SMEPFP Ryan Katofsky reported that they continue to meet with the design team and with Ameresco on the energy analysis. Also continues to work on the building automation consultant.
- ◆ Security none
- ◆ Temp Use-Phasing –preschool packing up.
- ◆ Parking around the bldg. 6 floor staff access and parking

Meeting Schedule

Next meeting is scheduled for on Tuesday, June 2nd 6:00 pm

New Business

None

On a motion by Matt Janger seconded by Kathy Bodie it was:
Voted to adjourn at 7:30 p.m.
Roll Call: Unanimous

Submitted by:
Karen Tassone
Recording Secretary
AHS Building Committee
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