

Arlington High School Building Committee Meeting
Tuesday, August 4, 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 (*absent*)
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, Sy Nguyen, Skanska Inc.
Lori Cowles, Melissa Greene, Arthur Duffy, Stephanie MacNeil,
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 the procedure on taking votes.

Discussion with Disabilities Commission

Paul Raia and Cynthia DeAngelis of the Disability Commission addressed the Committee relative to the building project. They would like to work with the Committee to ensure that the building is as inclusive as possible beyond ADA regulations so that incoming students with disabilities can benefit, feel welcomed and motivated.

Members of the Disability Commission will meet with the AHSBC Interiors Subcommittee to focus on accessibility points in the building and how those points will be addressed. HMFH will put together a presentation and then have a dialogue with the commission

Fusco Air Conditioning Review – Vote for Finance Sub-committee Final Approval

Jim Burrows reported that windows in the Fusco House need to be closed during construction due to noise and air quality. Air conditioners have been ordered along with electrical equipment that is needed to update the existing electrical capacity for Fusco House.

HMFH stated the capacity of the unit is to take the bite out of the temperature, Fusco has proper ventilation, and the air conditioner will control room temperature.

The air conditioner units will be turned over to the Town for whatever purpose they need when Fusco House is ready for demolition.

On a motion by Kathleen Bodie seconded by Adam Chapdelaine it was:

Voted that the AHSBC gives authorization to the Finance Subcommittee to approve the final pricing for Fusco Air Conditioning (CR017) \$109,759. Unanimous roll call.

Builder Risk Update- Vote to fund from Owner's Contingency

Jim Burrows reported that Skanska had procured the builders risk insurance on the construction site and the insurance on the existing building. The current policy with MIIA ends on the existing building once construction begins necessitating that Skanska go out to bid. Four proposals were received with Liberty Mutual coming in with the lowest price for the existing and builders risk insurance for a total of \$631,000.

Jim Burrows explained that Skanska carried \$369,000.00 in the owners soft cost contingency budget and an additional \$100,000 for a total of \$469,000 and is requesting approval of \$162,453 from the Owners Contingency to fund the premium.

On a motion by Adam Chapdelaine seconded by Kathleen Bodie it was

Voted that the AHSBC gives authorization to the Finance Subcommittee to approve funding the Builders Risk Premium in the amount of \$631,920 with \$162,453 from Owner's Contingency.

Roll call: 14 yes votes 2 no votes. Motion carries.

Jeff Thielman -yes

Kathleen Bodie -yes

Adam Chapdelaine -yes

Kirsi Allison-Ampe -yes

Francis Callahan - no

John Cole -yes

Tobey Jackson -yes

Matthew Janger -yes

Ryan Katofsky -yes

Brett Lambert - yes

Kate Loosian -yes

Michael Mason -yes

Judson Pierce no

Sandy Pooler -yes

Bran Rehrig -yes

Amy Speare -yes

Skanska Update

Review of Alternates Overview

Jim Burrows explained to the committee the process in which alternates could be chosen:

- ◆ Trade bid alternates must be ranked in order per Mass General Laws.
- ◆ Non trade alternatives- site work can be taken in any order if there is room in the budget.
- ◆ No votes are required tonight, wants the committee to be familiar with the alternate items.

HMFH Alternates Update

Lori Cowles reviewed the draft of alternates explaining the rationale behind each item.

The committee discussed at length:

- ◆ The list of alternates – sub filed bids and non-bid items
- ◆ How to prioritize them
- ◆ Timeline of when decisions are required. .

HMFH explained that we will determine what the budget is and then prioritize what we want as alternates at the mid-August meeting.

The 90% construction documents submission to MSBA must include our list of alternates in the order that the committee votes.

McPhail Site Updates

Bill Burns (LSP) of McPhail Associates reported that

- ◆ The laundry mat contamination concerns that were brought up by community members and confirmed that a laundry mat was never on site, it was across the street, and if there was any contamination from the laundry mat it would have had to travel from groundwater.
- ◆ Prior to construction we did a robust soil testing program to plan for soil removal. Soils on the front green are moderately clean soils.
- ◆ Currently, have two dust monitors systems onsite that take readings all day long. The dust data is accessible by a software that McPhail has access to and includes in their reports.
- ◆ There hasn't been a concerning amount of dust due to construction to date. Dust levels are currently low on-site.
- ◆ McPhail is on-site daily for geotechnical testing and for dust control and the contractor is also performing street sweeping and cleaning all tires of trucks before leaving site.
- ◆ Consigli went over in more detail the dust mitigation measures they are implementing onsite.
- ◆ Amy Speare will add information on contamination and dust control on the AHS FAQ.

Consigli Update

Todd McCabe and John LaMarre reported on the following:

Parmenter Monthly Update

- ◆ Eversource new service power the planned last week in June and revised to last week July did not occur. Need for State Inspection of elevator & MEP.
- ◆ Elevator construction is completed and performed on a temporary generator.
- ◆ Elevator shaft on the existing roof, the cladding panels and metal roofing were completed. Staging removed.
- ◆ Site work (asphalt, sidewalks and topsoil) has been completed.

- ◆ Town IT dept. has mobilized and installing.

Summary

- ◆ Mechanical equipment new pumps, water heater, and HVAC systems are completed. Await permanent power.
- ◆ Finishes are nearing completion; elevator surrounds and painting. Flooring and ceilings are completed.
- ◆ Construction is on schedule (Other than Eversource), protocols for furniture installation & teacher return into the building when scheduled without an elevator are being worked through with Inspectional Services Dept.
- ◆ **AHS Monthly Update**
- ◆ Executive Overview Site work (EBP #2) continues and is scheduled for the public walkway entry to be completed for the start of the school year. 09/04/20.
- ◆ EPB #3 (alt. office & new classrooms) finishes are being installed. Electrical (lighting & fire alarm) are to on line mid to late Aug. C of O on 08/29
- ◆ EPB #4 PH-1 Structural Steel & Concrete) were awarded. Submittals and material procurement is underway.
- ◆ 90% Construction Documents issued to estimators on 07/22/20 for estimate reconciliation in mid-August.
- ◆ COVID-19 protocols continue to be in place and practiced

Summary

- ◆ Enabling of the Phase 1 site continued. New Town storm line 36"/48" completed. Existing 36" off line. Existing water & sewer lines were rerouted
- ◆ Existing DPW water lines in Mass Ave. valve required replacement and was performed on off hours.
- ◆ Electric and communications "reroute" duct bank completed. Eversource has not committed to a date for pulling "rerouted" wire.
- ◆ Gas line rerouting piping mounted to existing building is completed. New gas meter scheduled with National Grid.
- ◆ Relocated fire protection services were completed.
- ◆ Drone flight – no hawk's nest found in the clock tower
- ◆ Planning for the return of staff, teachers and student continues

Subcommittee Reports

- ◆ Communications – none
- ◆ Finance – No updates. Have been reviewing and approving invoices and change orders within our limits. Next meetings is on August 6th
- ◆ Interiors – to meet within the next two weeks.
- ◆ Landscape & Exteriors – met last month, Lori to present updates to brick patterning on the exterior, amphitheater design and pre-school exterior design.
- ◆ Memorials - none
- ◆ Security - none
- ◆ SMEPFP – Waiting on energy model results. New LEED score card shared with the committee shows that we are at 66 points which is a gold ranking. Working with Arlington Resident MIT Professor to reduce impact of concrete. Hired IDS for building automation consultant services.

- ◆ Temp Use-Phasing – meeting on August 6th

Approval of Minutes

On a motion by Kathleen Bodie seconded by Ryan Katofsky it was:
Voted to approve the meeting minutes of July 7, 2020, Roll Call: Unanimous

Meeting Schedule

Proposed August meetings
Added meetings for potential value engineering:
August 18, 19, 20th.
Meeting to approve MSBA 90% CD submission: August 25th

New Business

None

On a motion by Kathleen Bodie seconded by Kate Loosian it was:
Voted to adjourn at 9:00 p.m.
Roll Call: Unanimous

Submitted by:
Karen Tassone
Recording Secretary
AHS Building Committee
Ktassone@arlington.k12.ma.us