

Arlington High School Building Committee
Finance Subcommittee Meeting
Thursday, October 1, 2020
Conducted by Remote Participation
4:00 pm – 5:00 pm

Meeting Minutes

Attendance:

Adam Chapdelaine, Sandy Pooler, Brian Rehrig, Kate Loosian, John Cole, Mike Mason
Jim Burrows, Victoria Clifford, Skanska USA Building, Inc.

Call to order: 4:00pm

Adam Chapdelaine, Town Manager, 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.

Jim Burrows, Skanska, gave an update that we will be moving the regular Finance Subcommittee Meetings to the second Thursday of each month to allow for more time to process and review the monthly Requisitions. Victoria Clifford, Skanska, to follow up with calendar placeholders.

John Cole asked Skanska, who is on-site at the HS daily.

- Skanska answered:
 - o Consigli: 3 Superintendents, 1 Project Manager, 1 Assistant Project Manager, 1 Project Engineer, 1 MEP Manager.
 - o Skanska: Jim Burrows, Sy Nguyen, Hal Raymond
 - o Laborers: Derenzo, Riggs, Griffin, South Coast
 - o Testing/Inspections: McPhail, Briggs
 - o HMFH: Periodic visits

- 1. Requisition Review/Approval
 - o Kate Loosian asked if the submitted requisitions are final versions reviewed by the project team.
 - Skanska answered yes, there was not enough time to circulate the version with the AE signature.
 - o No further comments on the reqs. The subcommittee held votes until the end of the meeting.

- 2. COVID-19 HVAC Upgrades
 - o Skanska presented the COVID-19 upgrade memo from HMFH and BALA and the corresponding Consigli cost estimate for the upgrades. Skanska noted that BALA would be on the SBC call next week to explain the memo in more detail. Skanska asked for approval of the design fee prior to the SBC meeting where we would then ask for approval of the system upgrade. The project team recommended that if the SBC approves the COVID-19 upgrades, we should include the drawings as an addendum to

the 100% bid documents instead of a change order, resulting in about a 10% cost increase.

- The project team recommended that if the SBC approves the COVID-19 upgrades, we should include the drawings as an addendum to the 100% bid documents instead of a change order, resulting in about a 10% cost increase.
- John Cole asked if HMFH would have enough time to prepare the addendum documents.
 - Skanska answered that it is a tight schedule, but BALA confirmed that it is doable.
- The project team recommended that if the SBC approves the COVID-19 upgrades, we should include the drawings as an addendum to the 100% bid documents instead of a change order, resulting in about a 10% cost increase.
- Brian Rehrig expressed concern with BALA's approach as he was not sure it mitigated the real risk of having many occupants in a classroom. Brian Rehrig asked is it possible for BALA to provide more scientific backup.
 - Skanska answered that we can ask BALA to speak to the science on the SBC meeting. Skanska cautioned the group that we can only control the HVAC system, anything outside of the building is not our purview.
- Sandy Pooler added that these costs will not be eligible for CARES Act funding because the costs need to be billed before December 30, 2020.
- Sandy Pooler expressed concern that these upgrades would increase the operating costs of the building. Sandy asked if the filtration level can be turned off as needed to reduce the operational costs.
 - Skanska to prompt BALA with the question.
- Kate Loosian reported that Harvard retrofitted buildings with higher filtrations and notes that they can be replaced with higher or lower on an as-needed basis. Kate asked if Arlington would have this capability with the proposed system.
 - Skanska to prompt BALA with the question.
- Sandy Pooler asked if Harvard had produced any policies for the HVAC systems in response to COVID-19.
 - Kate answered that most buildings moved to M13 filters, and the building occupancy has been reduced significantly. Kate added that the building she runs they and running the fresh air for longer and has moved to M13's and reduced occupants significantly.
- No further comments/questions.

3. Lantern/Spire Salvage Pricing

- Skanska received a request through the AHS project email to consider salvaging the lantern/spire for historical reuse either at the High School or in town. HMFH/Consigli studied the lantern/spire removal and provided an order of magnitude analysis –
 - Option A. "Now" is an Order of Magnitude of \$46,000 with a (4) day duration.
 - Option B "Phase 2 demo" is an Order of Magnitude of \$35,000 with a (3) day duration.
- Skanska set up a call with Kathy Bodie and Christian Klein to present the cost and discuss his idea/plan for the lantern/spire.

- If this does go through, Kathy Bodie expressed a preference in Option B to keep the clock tower intact for longer.
- Brian Rehrig notes that when we present the cost to Christian, he may change his mind. Brian also added that maybe only the spire is worth salvaging.
- Sandy Pooler suggested that Christian would need to present a plan to be approved at town meeting.

4. Meeting Minutes Approval

- Held for a vote at the end of the meeting.

The Finance Subcommittee held all remaining votes for the end of the meeting. Full vote language (#1 thru #3) are attached to these minutes.

- Brian Rehrig moved to approve vote #1, #2 and #3. John Cole seconded the motion.
 - Adam Chapdelaine called a roll call vote:
 - Sandy Pooler: Yes
 - Brian Rehrig: Yes
 - Kate Loosian: Yes
 - John Cole: Yes
 - Mike Mason: Yes.
 - Adam Chapdelaine: Yes
 - Motion passed unanimously.

Motion by Kate Loosian to adjourn. Mike Mason seconded the motion.

- Adam Chapdelaine called a roll call vote:
 - Sandy Pooler: Yes
 - Brian Rehrig: Yes
 - Kate Loosian: Yes
 - John Cole: Yes
 - Mike Mason: Yes.
 - Adam Chapdelaine: Yes
- Motion passed unanimously.

Meeting adjourned at 5:00 pm.

10/1/20 Finance Subcommittee Vote Language

1. Motion to approve AHS Req #6 for a total of 1,044,789.08, Parmenter Req #6 for a total of 69,122.69, and Pre-Con Req #4 for a total of 23,840.00.
2. Motion approve the HMFH Virus Mitigation Additional Engineering Proposal for a total of \$29,370.00 and to recommend that the SBC moves to direct HMFH to include the Virus Mitigation HVAC Design as an addendum to the 100% Construction Documents.
3. Motion to approve the Meeting Minutes of September 24, 2020.