

Arlington High School Building Committee Meeting
Tuesday, October 6, 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 (*absent*)
Matthew Janger, AHS Principal
Ryan Katofsky, Community Member Representative
Brett Lambert, PTBC Representative (*absent*)
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, Sy Nguyen, Skanska Inc.
Lori Cowles, Melissa Greene, Arthur Duffy, 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.

Skanska

◆ COVID-19 HVAC Upgrades Discussion

Jim Burrows reported that the finance subcommittee approved the funds for HMFH to move forward with the HVAC addendum.

The scope of services from BALA:

- ◆ Provide design for installation of, in duct, bipolar ionization devices. Anticipated quantity of bipolar devices to be approximately 100. Provide equipment schedule information and power for each bipolar device.
- ◆ Increase HVAC air filtration MERV ratings for air handling units.

- ◆ Provide HVAC design and sequence of operating to achieve a “Pandemic” mode of operation for the new HVAC systems being designed by Bala Consulting Engineers. This “Pandemic” mode of operating is to be capable of changing the pressurization direction within the building to achieve positive air pressure within the corridors and negative pressure within the classrooms.

Next steps include how that gets incorporated, issue an addendum, issue as a proposal request or as a change order. The project team recommended that we should include the drawings as an addendum to the 100% bid documents instead of a change order which would result in approximately a 10% cost increase.

The project team and committee discussed:

- ◆ Timing and schedule, we need to give bidders at least a week due to the size of the addendum, bid date would be pushed out. Bids currently due November 4th by adding as an addendum it would push HVAC and electrical bids due November 9th.
- ◆ It is clear that we are adding scope and it adds to the cost of bids coming in, we are in favorable position with \$4,000,000. in design contingency.

Kevin Caddle mechanical engineer of BALA joined the meeting to answer questions:

- ◆ The building is designed to meet the Mass building code, these measures are making that better.
- ◆ Any downsides to ionization? There are studies that show no adverse effect, it is important this system does not produce ozone that can be an irritant.
- ◆ Is this necessary? Yes, filtration measures can be implemented whenever necessary, but not necessary to operate that way all the time. Control strategies also implemented whenever necessary- bipolar the same.
- ◆ Does it need to be during construction? Kevin, it is a straight forward item to install after construction could be done at any time.
- ◆ The units will have the ability to use MER 13 filters in non COVID times which are less costly than the MER 15 filters.
- ◆ What parts will have this equipment – every air system in the building.
- ◆ Life span of the equipment – bipolar little to no replacements, check once per year,
- ◆ Any monies in the state budget for Covid – No, per Jim and Sandy it would take another CARE package from Congress.
- ◆ Brian Rehrig expressed concern that the primary source is the human body and no matter how clean the air is in the classroom you would have the hazard present, is not sure that BALA’s approach mitigates the risk of having many occupants in a classroom.
- ◆ Kirsi Allison-Ampe noted that the system could ease up on the spacing in the classroom – potentially make teacher more comfortable teaching and families more comfortable sending students to school.
- ◆ Frank Callahan questioned the value and at what cost to the project if bids come in over budget, what will we have to value engineering in order to pay for this.
- ◆ What are the pros/cons to listing as an alternate - Jim would need to go back to revote the alternate list.
- ◆ John Cole -do consultants have adequate time to prepare the addendum - Lori we need one week in design.

On a motion by Kathleen Bodie seconded byKirsi Allison-Ampe it was:
Voted to direct HMFH to move forward with the Virus Mitigation HVAC Design as an addendum to the 100% Construction Documents.

Roll Call: 13 affirmative, 2 no Frank Callahan, Brian Rehrig

Consigli Construction Update

Todd McCabe and John LaMarre updated the committee on the construction timeline

- EBP#3 temporary swing space work was completed in August and received C of O on 8/28/20. FF&E and teachers moved in prior to Labor Day weekend and the planned start of school.
 - EBP #4 Phase-1 (Structural Steel & Concrete) - Foundation work was underway during the month of September on Building D. Building E to begin in Early October. Structural Steel submission and review continued through month of September.
 - 90% CD MSBA design documents were issued by HMFH on 8/27/20. 100% CD's to be issued on 10/2/20. Bidding commences on 10/07/20.
 - Phase 1 Ground improvements work was tracking to be complete by 9/4, however due to Eversource delay in the relocation of the existing primary duct bank, a future Ground Improvements remobilization is required upon completion of Eversource work. Eversource advised that there is a 30-day filing period for permitting of power tie-in, resulting in delays to Building D foundation completion, and potential impacts to structural steel. Full schedule impact cannot be determined until relocation work is complete.
- COVID-19 protocols and procedures are and remain in place.
 - Covered walkway from Mass Ave to the main entrance is up and in use for staff and students.

◆ Next Steps – Filed Subs Bid/Estimating/GMP (Guaranteed Maximum Price)

Jim Burrows reviewed the schedule for the filed sub bids, estimating and GMP up to our Project Funding Agreement.

- ◆ November 4 trade bids due
- ◆ November 18 Consigli submits GMP to HMFH/Skanska/Town and Town Counsel to review/the building committee will receive and advance copy.
- ◆ November 24 the building committee meets and approves GMP.
- ◆ November 25 GMP is executed.
- ◆ December 2 Consigli issues subcontracts award schedule.

If we are over budget we will need to start a value engineering process.

Tentative meeting on November 10th –to be determined.

◆ Elevator Award

Jim Burrows informed the committee that the bids came in \$2,000. over budget, the finance committee approved and the full committee needs to approve the award.

On a motion by Frank Callahan seconded by Adam Chapdelaine it was:

Voted to approve the EBP#5 Elevator Award to Delta Beckwith for a total cost of \$708,640.00

Roll Call: Unanimous

◆ Lantern/Spire Salvage Discussion

Skanska received a request from an Arlington resident to consider salvaging the lantern/spire for historical reuse either at the high school or in town as some type of art piece. 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 four day duration.

Option B 'phase 2 demo' is an order of magnitude of \$35,000 with a three day duration.

The project team and Supt. Bodie met with Arlington resident Christian Klein regarding the salvage of the Lantern/Spire on the high school and explained the costs.

If done during phase 2, there is no decision needed tonight. Adam Chapdelaine will check with the Community Preservation Committee to determine if it is a historical item.

John Cole stated that if the resident can fund it we will help, but we are not contributing building funds to do this. Referred to the exteriors subcommittee for further review.

◆ Lift Discussion

Lori Cowles addressed the committee regarding removing the lift at the forum from the 100% construction documents. She shared that at the meeting with Disability Commission they stated that the lift would not be used, it is not desirous of a high school student. To date we have not heard back from the commission, absent a vote from Disabilities Commission we should not remove it.

Adam Chapdelaine will reach out to the Disability Commission regarding this

Subcommittee Reports

- ◆ Communications – met on October 5th to discuss beginning work on footage with still photos and time lapse photos to show to the community a slide show documenting progress over the summer. Milestones to partner with ACMI i.e. first steel beam. Goal to work thru ideas to be ready in November. Issues on soil containment, results will be posted to the website as they are received.
 - Skanska has been in touch with MSBA to invite Jack McCarthy and possibly the treasurer to an event and to review COVID-19 protocols for having a ceremony. Jim Burrows spoke with Matt Donovan of MSBA, regarding options, MSBA is attending very small events that include the building committee, administration, districts decide if treasurer is invited (but has not attended many) MSBA needs 2-3 weeks notice of an event.
 - Discussed possible ceremonies commemorating the first piece of steel going up, topping off the last piece of steel going in or a ribbon cutting ceremony for the completion of phase 1.
 - The Project Team, School Administration and communications subcommittee will be charged with organizing any of the above events.
- ◆ Finance – Adam Chapdelaine reported that the subcommittee is meeting frequently to approve invoices, change orders and vetting items to bring to the full committee,
- ◆ Interiors none
- ◆ Landscape & Exteriors met on September 25 and finalized masonry patterning on the preschool and administrative offices, also on the amphitheater and court yard, reviewed textured brick and DCMU. Reviewed irrigation scope, Mass Ave Signage and Wayfinding

scope, memorial benches styles, wood was preferred and the fence screen at East & West ends of Mass Ave façade.

- ◆ Memorials – Bill McCarthy toured the building to continue to catalog items, is in touch with families to let them know of the progress.
- ◆ SMEPFP has not met, reps from utilities are meeting to determine what our incentive levels will be, and we expect to receive the maximum incentive. Refining of PV design is ongoing with Ameresco.
- ◆ Security no report
- ◆ Temp Use-Phasing – no report

Approval of Minutes

- ◆ Meeting Minutes of August 25, 2020

On a motion by Adam Chapdelaine seconded by Sandy Pooler it was:

Voted to approve the meeting minutes of August 25, 2020. Roll Call Unanimous
Fc abstain

Meeting Schedule

November 24

Tentative meeting on November 10 – to be determined.

The project team will coordinate a series of dates and times for the committee to take tours of the Parmenter School to see the finished building and also to have a walkthrough to see the progress on the high school building site. The groups will be no more than six people at a time following COVID-19 procedures, masks will be provided.

New Business

Jim Burrows explained the process on the opening of the bids – Jim electronic available at a certain time

On a motion by Ryan Katofsky seconded by Brian Rehrig it was:

Voted to adjourn at: 8:35 p.m.

Submitted by:

Karen Tassone

Recording Secretary

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