

Arlington High School Building Committee Meeting  
Tuesday, November 17, 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 (@6:20)  
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 (absent)  
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**

GMP Schedule Review

Jim Burrows reviewed the approval timeline for the trade bid results:

- ◆ Consigli is currently working on the draft of the Guaranteed Maximum Price (GMP).
- ◆ A draft of the GMP will be sent to committee members on November 24.
- ◆ Comments from committee members should be sent by end of day on December 1<sup>st</sup>, any edits/changes/comments will be incorporated for the December 3<sup>rd</sup> meeting
- ◆ At the December 3<sup>rd</sup> meeting, the full GMP will be approved, executed and finalized by end of day.
- ◆ Once the GMP is finalized, the Project Funding Agreement (PFA) bid amendment with MSBA that adjusts the final numbers will be executed. The timing to complete will be by the end of year to the end of January.

#### Filed Sub Bid Tabulation Review

Jim Burrows informed the committee that everything is draft right now we still have non-trade sub bids coming in that need to be awarded.

- ◆ Seventy-five percent of the trade costs are locked in with these numbers, the good news is that we are \$9,743,420 under budget. Credit goes to Consigli and HMFH on their work and to Frank Callahan who worked hard reaching out to the trades. It is a very good sign that this will not be a value-engineering situation.
- ◆ Jim Burrow responded to the question are we required to go with a low bid? In Massachusetts, it is the lowest qualified bidder we have gone through that process. If there were an issue with the bid we would look at that.

Frank Callahan informed the committee that he received an inquiry from Foundations for Fair Contracting who raised an issue with our low bidder on HVAC (Harold Brothers). Their concern was that there was a fatality at one of their job sites that was not disclosed on the updated statements. If it was not disclosed it would be a false statement and potentially fraud and voiced concern that there is a possibility that there would be a bid protest statement.

Jim Burrows responded that Skanska received that inquiry and reviewed what was included in their SOQ, bid package, their updated statement and the timing of when they submitted their DCAMM certification. They provided the information to the Attorney General's office and they confirmed that we can accept the bid because of the timing of the DCAMM it is included in their OSHA report. Further, that Skanska is adhering to the bidding law.

The committee discussed at length the ramifications of not awarding to the low bidder and the possibility of Harold Brother filing a protest.

On a motion by Judson Peirce seconded by Frank Callahan

Moved to delay the bid award to Harold Brothers pending further investigation and questions put to the Attorney General, to report the findings to the full committee for discussion and deliberation. Motion withdrawn

On a motion by Adam Chapdelaine seconded by Judson Pierce it was:

Voted that the committee authorizes the chair and the vice chairs to award the HVAC sub-bid based on the advice of the attorney general's office and the legal guidance of the town's construction counsel. In addition, that Mr. Callahan and Mr. Pierce would be included in the process. Roll Call: Unanimous.

Jim Burrows reviewed the Potential GMP Scenario noting that no votes are needed at this point.

**Take All Alternates –**

- Take all approved alternates – \$2,383,453:

- ◆ Sports Field Lighting (Trade): \$1,111,000 (updated based on Alternate #1 bid result)
- ◆ Traffic Light: \$350,000
- ◆ Additional insulation at ext. walls of Athletics/Perf Arts: \$228,045
- ◆ Minuteman Bike Path: \$694,408

- Note: Any items not on the above alternate list would be after GMP and require re-design.

**Increase GMP Contingency –**

- ◆ Add some of the savings to the GMP contingency.
- ◆ Currently it is \$5,783,136 and would increase by \$2,000,000 (value to be finalized upon completion of non-trade bids) for a new total amount of \$7,783,136. All expenditures contingency will be reviewed by Skanska/HMFH.

- At the end of the project any savings in GMP Contingency will be return to the Owner.

**Increase GMP Allowances –**

- Increase allowances by \$1,000,000 in the construction budget for elements of construction not fully detailed or specified. Any overrun or underrun of these items will adjust the GMP amount by Change Order. Sample categories:

- ◆ Electrical allowance
- ◆ Misc. Metals allowance

**Add Owner's Allowance –**

- Create an Owner's Allowance in the construction budget to cover items known but cannot quantify. Any overrun or underrun of these items will adjust the GMP amount by Change Order.

- ◆ Coordination with DPW's Data Center project allowance: \$400,000
- ◆ Steel Allowance for MEP Coordination/Added Steel: \$300,000
- ◆ Temp boiler fuel allowance: \$300,000

**Incorporate All Changes into GMP –**

- Incorporate Change Orders into GMP – This would keep all the \$7,075,741 budgeted Construction Contingency for GMP execution. Any overrun or underrun of these items will adjust the GMP amount by Change Order.

- ◆ Approved Change Orders: \$142,127
- ◆ Pending Change Orders: \$466,352
- ◆ Change orders associated with Eversource: \$100,000
- ◆ Total: \$708,479

**Alternates Discussion**

Lori reviewed the alternate items informing that they are all currently designed in the documents and are ready to be drawn. \*indicates that we can add later. Supt. Bodie stated that the intent tonight is to bring to the committee items for consideration that can be decided at the next meeting.

Reimbursement by MSBA, including alternates, does not shift the dial in reimbursements by MSBA nothing we do will increase the town's share.

Arlington High School					
Alternates & Potential Add Back In List - DRAFT					
ALTERNATES	Items	Trade bid change order	Redesign costs	Costs TBD	Notes
1	Sports field lighting poles, lights, & wiring			1,111,000	
-	Traffic light at Mill Street			350,000	
-	Additional insulation at exterior walls of Athletics & Perf Arts wings			228,045	
-	MM Bikeway connector ramp			694,408	
INTERIOR	Items	Trade bid change order	Redesign costs	Costs TBD	Notes
A	Extend terrazzo First Floor cafeteria	Yes			aesthetics
B	Increase corridor wall tile height from 5'-0" to 7'-0"	Yes		290,640	durability
C	Add wall tile at five main stairs	Yes			durability
D	Change toilet room floors from epoxy to tile	Yes			aesthetics & greener product
E	Increase height of wet wall tile in adult toilet rooms from 3'-4" to 7'-0"	Yes			durability

F	Change typical flooring from MCT to Modular	Yes			increased thickness/ durability
G	Add back in food service equipment*			103,000	
<b>EXTERIOR</b>	<b>Items</b>	<b>Trade bid change order</b>	<b>Redesign costs</b>	<b>Costs TBD</b>	<b>Notes</b>
H	Change CMU to brick	Yes	Yes		aesthetics
I	Change remaining CW & all windows to triple pane glazing	Yes			increased thermal barrier
<b>SITE</b>	<b>Items</b>	<b>Trade bid change order</b>	<b>Redesign costs</b>	<b>Costs TBD</b>	<b>Notes</b>
J	Add 2 batting cages*		Yes	94,300	
K	Baseball & softball warm up bullpens*		Yes	27,990	
L	Sports field Maroon Monster*		Yes	56,000	
M	Covered bike area for 80 bikes*		Yes		sustainability
N	Change walk to stadium from bituminous to concrete*				aesthetics
O	Change MM Bikeway Connector from chain link to guardrail*	Yes	Yes		aesthetics
P	Increase quantity of EV charging stations*		Yes		sustainability
	* can be added in later construction phases				

**Review/Approve OAL #14: Sub Slab Ventilation**

On a motion by Brian Rehrig seconded by Adam Chapdelaine it was:

Voted to approve the Sub Slab Ventilation System 67000 award for \$766,000.00, per OAL No. 14 dated November 11, 2020. Roll Call: Unanimous

### **Subcommittee Reports**

- ◆ Communications – met on November 11<sup>th</sup>, steel delivery is scheduled for November 18<sup>th</sup>. The first steel beam raising is scheduled for November 23<sup>rd</sup>, there will be no in person ceremony but it will be documented with Jeff, Amy and Tobey along with ACMI. The committee is also working on monthly updates, drone footage, etc.
- ◆ 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/Exteriors will meet before the holidays.
- ◆ Landscape & Exteriors
- ◆ Memorials –
- ◆ SMEFPF none
- ◆ Security no report
- ◆ Temp Use-Phasing – no report

### **Approval of Minutes**

- ◆ Meeting Minutes of October 6, 2020

On a motion by Ryan Katofsky seconded by Kathy Bodie it was:

Voted to approve the meeting minutes of October 6, 2020. Roll Call Unanimous

### **Meeting Schedule**

The next meeting is scheduled for Thursday, December 3<sup>rd</sup> at 10:00 a.m.

### **New Business**

None

On a motion by Kate Loosian seconded by Ryan Katofsky it was:

Voted to adjourn at 8:15 p.m. Unanimous vote.

Submitted by:

Karen Tassone

Recording Secretary

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