

Arlington High School Building Committee Meeting
Thursday December 3, 2020
Conducted via Remote Participation
10:00 a.m.

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 (absent)
Shannon Knuth, Teacher Representative
Kent Werst, Teacher Representative

Also present: Jim Burrows, Victoria Clifford, Sy Nguyen, Skanska Inc.
Lori Cowles, Arthur Duffy, HMFH Architects, Inc.
John LaMarre, Todd McCabe, Consigli Construction
Town Counsel Doug Heim, Asst. Town Counsel Michael Cunningham

Call to order: 10:00 am

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

◆ Update on HVAC Firm Selection

Town Counsel Doug Heim reported that the HVAC bid had been awarded to the second lowest bidder, PJ Kennedy.

Counsel Heim explained that Harold Brothers submitted an updated DCAM statement with their bid that had material omissions, the omitted violations were in the serious category. Due to this second omission the Attorney General's office stated the Town has discretion on awarding the bid.

GMP Review/Approval - VOTE

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

Voted to approve the Consigli Guaranteed Maximum Price total construction cost of \$234,287,347.00, (with alternates) per the Final GMP Package dated November 24, 2020.

Roll Call: Unanimous
 Jeff Thielman
 Kathleen Bodie
 Adam Chapdelaine
 Kirsi Allison-Ampe
 Francis Callahan
 John Cole, Chair
 Tobey Jackson
 Matthew Janger
 Ryan Katofsky
 Brett Lambert
 Kate Loosian
 Michael Mason
 William McCarthy
 Judson Pierce
 Sandy Pooler
 Brian Rehrig

Jim Burrows reviewed and the committee discussed the AHS GMP COMPARISON SUMMARY.
CONSTRUCTION COST COMPARISON

A. MSBA 3011 vs. GMP Construction Budget without Alternates

1. MSBA 3011 - Total Construction Budget (w/o Alternates)	\$235,286,827	
2. GMP Construction Budget w/o Alternates	\$232,853,680	(see C. for
Items included in GMP Const Budget (w/o Alt)		
Delta	\$2,433,147	

B. MSBA 3011 vs. GMP Construction Budget with Alternates

1. MSBA 3011 - Total Construction Budget (w/o Alternates)	\$235,286,827	
2. <u>Total GMP Construction Budget with Alternates</u>	<u>\$234,287,347</u>	
i. GMP Construction Budget (w/o Alternates)	\$232,853,680	
ii. Add Alternates	\$1,433,667	(see D.
for Alternates List)		
Delta	\$999,480	

C. Items included in GMP Construction Budget (w/o Alternates):

GMP Cont increase	\$1,150,001
Allowances	
Misc Metals	\$200,000
Electrical	\$750,000
DPW IT Project Coordination	\$300,000
Acceleration/Overtime	<u>\$700,000</u>
Subtotal of Allowances	\$1,950,000
Covid	\$600,000
Phasing	\$650,000
Changes	\$984,445
Total Items included in GMP Construction Budget (w/o Alternates):	\$5,334,446

D. Alternates List

Athletic Field Lighting	\$595,057	
Traffic Signal	\$192,099	
Minuteman Bikepath	\$581,759	
<u>Additional Insulation at Athletic/Performing Arts</u>	<u>\$64,752</u>	
Total of Alternates		\$1,433,667

Subcommittee Reports

- ◆ Communications – Jeff reported that the first steel beam going up took place on November 23rd as scheduled. Jeff, Amy and Tobey along with ACMI were in attendance to document the event. The subcommittee is working on a video on the event.
- ◆ Mr. Thielman stated that the project team originally wanted to provide building committee members an opportunity to conduct a site visit in groups of 4-5-6 but with the uptick of COVID-19 cases Consigli would prefer to wait until after the holidays. Todd McCabe reported that they have scaled back numbers on site until two weeks after the holidays and are being extra cautious with the workers on site. Starting Monday 100% mask wearing will be required.
- ◆ Finance – the subcommittee will be meeting next week.
- ◆ Interiors/Exteriors Landscape subcommittee reviewed the list from last meeting and prioritized the items there was strong consensus on the order of priority.

Bold items that rose to the top:

Interior

- ◆ Extending terrazzo
- ◆ Add wall tile at five main stairs
- ◆ Change toilet room floors from epoxy to tile
- ◆ Change typical flooring MCT to Modular

Exterior –none rose to the top

Site items - all items in phase 4 are not a priority in terms of time decision.

The subcommittee will meet again and have revised values to vote on at the January 5th meeting.

- ◆ Memorials – none-a meeting will be scheduled with the executive committee to discuss naming requests, (i.e. auditorium).
- ◆ SMEPPF none
- ◆ Security no report
- ◆ Temp Use-Phasing –none, going forward the subcommittee will meet only as needed.

Meeting Schedule

The next meeting is scheduled for Tuesday, January 5, 2021.

Thereafter meetings will continue to meet the first Tuesday of the month unless otherwise noted.

New Business

Chair Jeff Thielman echoed earlier sentiments noting that the committee and project team has worked hard to be where we are, that the project is going in the right direction and thanked everyone for their hard work and diligence.

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

Voted to adjourn at: 11:00 a.m. Roll call: Unanimous vote.

Submitted by:

Karen Tassone
Recording Secretary
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