

## Arlington High School Building Committee

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**Meeting Date:** Tuesday, August 2, 2022, 6:00 p.m.  
**Location:** Conducted via Remote Participation

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- ❖ SBC Membership Update
- ❖ Skanska Update
- ❖ Consigli Update
- ❖ Subcommittee Reports
- ❖ New Business
- ❖ Meeting Minutes
- ❖ Adjournment

*The listings of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*

Members of the public are asked to send written comment to [kfitzgerald@arlington.k12.ma.us](mailto:kfitzgerald@arlington.k12.ma.us). Documents regarding agenda items will be made available via the Town's website.

<https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

Topic: AHS Building Committee Meeting

Time: Aug 2, 2022 06:00 PM Eastern Time (US and Canada)

Every month on the First Tue, until Jan 3, 2023, 6 occurrence(s)

Aug 2, 2022 06:00 PM

Sep 6, 2022 06:00 PM

Oct 4, 2022 06:00 PM

Nov 1, 2022 06:00 PM

Dec 6, 2022 06:00 PM

Jan 3, 2023 06:00 PM

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly: [https://town-arlington-ma-](https://town-arlington-ma-us.zoom.us/meeting/tZ0ocuigqTouG9XTIB3WZQaKkfuVsObJEQXa/ics?icsToken=98tyKuGhqz4rEtOUtBiGRpx5GY_4d_zwn5bjfplqDbHUBdpUwLdPeRXBKFQEvL1)

[us.zoom.us/meeting/tZ0ocuigqTouG9XTIB3WZQaKkfuVsObJEQXa/ics?icsToken=98tyKuGhqz4rEtOUtBiGRpx5GY\\_4d\\_zwn5bjfplqDbHUBdpUwLdPeRXBKFQEvL1](https://town-arlington-ma-us.zoom.us/meeting/tZ0ocuigqTouG9XTIB3WZQaKkfuVsObJEQXa/ics?icsToken=98tyKuGhqz4rEtOUtBiGRpx5GY_4d_zwn5bjfplqDbHUBdpUwLdPeRXBKFQEvL1)

Join Zoom Meeting

<https://town-arlington-ma-us.zoom.us/j/89551871411>

Meeting ID: 895 5187 1411

Passcode: 360185

One tap mobile

+13126266799,,89551871411# US (Chicago)

+16468769923,,89551871411# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 408 638 0968 US (San Jose)

+1 564 217 2000 US

Meeting ID: 895 5187 1411

Find your local number: <https://town-arlington-ma-us.zoom.us/u/kjyoLwXlQ>

Updated August 2, 2022

Brittany Gomes, MSBA Project Coordinator  
Massachusetts School Building Authority  
40 Broad Street, Fifth Floor  
Boston, Massachusetts 02109

Dear Ms. Gomes:

In accordance with 963 CMR 2.00, attached for your review and approval is the membership of the School Building Committee for Arlington High School located in Town of Arlington. The Committee was formed in accordance with the provisions of all applicable statutes, local charters, by-laws and agreements of the Town of Arlington. Committee Members include the following:

(Please provide name, title, address and phone number of each member, **and indicate who the Chair of the School Building Committee is**. Also, please indicate whether the member has voting power. Some categories may have more than one name. All members must be included)

Designation	Name and Title	Address	Email Address and Phone Number	Voting Member ?
SBC member who is MCPPO certified*	Domenic Lanzillotti Town Procurement Officer	730 Massachusetts Avenue	dlanzillotti@town.arlington.ma.us	yes
Local Chief Executive Officer  Administrator or Manager**	Sandy Pooler Town Manager Committee Vice Chair	730 Massachusetts Avenue	Spooler@town.arlington.ma.us	yes
School Committee Member (minimum of one)	Kirsi Allison-Ampe	2 Governor Road	kallisonampe@arlington.k12.ma.us	yes
	Jeffrey Thielman Committee Chair	37 Coolidge Road	jthielman@arlington.k12.ma.us	yes
Superintendent of Schools	Elizabeth Homan Committee Vice Chair	869 Massachusetts Avenue	ehomane@arlington.k12.ma.us	yes
Local Official responsible for Building Maintenance	Rob Behrent Director of Facilities	869 Massachusetts Avenue	rbehrent@town.arlington.ma.us	yes

Representative of Office authorized by law to construct school buildings	Sandy Pooler Town Manager	730 Massachusetts Avenue	spooler@town.arlington.ma.us	yes
School Principal	Matthew Janger Principal	869 Massachusetts Avenue	mjanger@arlington.k12.ma.us	yes
Member knowledgeable in educational mission and function of facility	William McCarthy Assistant Principal	869 Massachusetts Avenue	wmccarthy@arlington.k12.ma.us	yes
Local budget official or member of local finance Committee	Michael Mason APS Chief Financial Officer Capital Planning Committee Member	869 Massachusetts Avenue	mmason@arlington.k12.ma.us	ye
Members of community with architecture, engineering and/or construction experience	Francis Callahan President Mass Bldg. Trades Council; Member of Mass Construction Law Working Group, UMASS Bldg Authority Board, and MSBA Advisory Board and Owners Project Manager Review Panel	107 Highland Avenue	fcallahan@massbuildingtrades.org	yes
	John Cole Architect Former Chair of the Arlington Permanent Town Bldg Committee	9 Glen Avenue	john@johncolearchitect.com	yes
	Kate Loosian Architect Design Construction Project Manager- Harvard University Capital Planning Committee Member Town Mtg. Member Community volunteer PTO volunteer	39 Ivenness Road	kateloosian@gmail.com	yes
	Amy Speare Product Marketing Manager, Community	118 Ridge Street	amyhspeare@gmail.com	yes

	<p>volunteer including Arlington Educational Foundation, Town campaigns and projects</p> <p>Judson Pierce Attorney Former School Committee Member Town Mtg Member, Community volunteer</p> <p>Tobey Jackson Educator Professional experience overseeing school building projects, Thompson Elementary School Building Committee Member</p> <p>Ryan Katofsky Mechanical Engineer Energy &amp; Sustainability Professional, Founding Member of Sustainable Arlington since 1999, Member of Town Energy Working Group</p> <p>Karen Fitzgerald Executive Assistant to the Superintendent, Building Committee Recording Secretary</p>	<p>42 Draper Avenue</p> <p>80 Rawson Road</p> <p>534 Summer Street</p> <p>869 Massachusetts Avenue</p>	<p>jpierce@ppnlaw.com</p> <p>tobey.jackson@gmail.com</p> <p>rkatofsky@verizon.net</p> <p>kfitzgerald@arlington.k12.ma.us</p>	<p>yes</p> <p>yes</p> <p>yes</p> <p>no</p>
Other: Please provide brief background info/expertise	<p>Paul Raia Member of the Disability Commission</p> <p>Shannon Knuth AHS Teacher</p> <p>Kent Werst AHS Teacher</p>	<p>869 Massachusetts Avenue</p> <p>869 Massachusetts Avenue</p>	<p>paulraiaphd@gmail.com</p> <p>sknuth@arlington.k12.ma.us</p> <p>kwerst@arlington.k12.ma.us</p>	<p>no</p> <p>no</p> <p>no</p>



# Consigli Owner Monthly Dashboard

July 2022

# Arlington High School

869 Mass Ave. Arlington, MA



CONSIGLI  
Est. 1905

## Executive Overview

- Auditorium, production, music classroom AV equipment & millwork supply chain delivery dates the majority have been confirmed/received for this summer. Auditorium productions can occur in September
- Phase 1; Sidewalks, hardscaping, irrigation and landscaping substantially complete, remainder install continued in July 2022 (entry plaza, Mass. Ave sidewalk replacement & Schouler Ct entry).
- PH-1 Bldg. D & E punchlist, added scope work continued through July. Auditorium Millwork installation is complete.
- Phase 2 . PIF's (piles) continued through July, with placement of concrete foundations following behind PIFs, ahead of Underground MEPPF and structural steel. As of 7/14/22 Monthly Schedule Update project completion is on schedule.
- Structural steel fabrication is underway and being stored in Trimax facility. First structural steel delivery is scheduled for late August 2022.
- PH-2 materials. Inventory of materials in storage and all materials that can be released into production continues so as to reduce the potential for supply chain impacts.

## Billing Status



## Progress Pictures



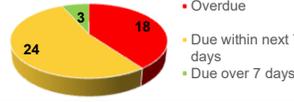
## Safety

Current Project Safety Score	97.80%
Total Man Hours to Date	373,232
Incidents to Date/ Month	2

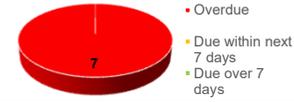
## Workforce Reporting

Minority Participation	24.90%
Women Participation	3.20%
Local Participation	N/A

## Submittal Response Status



## RFI Response Status



## Schedule

Project Milestones	Target	Actual
Completion of Phase 1 (Temporary Certificate of Occupancy)	2/11/2022	2/11/2022
Completion of Phase 1 - Auditorium (TCO)	4/4/2022	4/14/2022
Start of Concrete foundations PH-2	6/24/2022	6/20/2022
Complete PIF's Area 1	7/22/2022	
Conc. wall at suppor of excavation (SOE) 10" Wall - Area 2	8/3/2022	
Fabricate & Delivery Structural Steel - Area 1 (Bldg. B)	8/24/2022	
Completion of Phase 2	9/19/2023	
Completion of Phase 3	9/24/2024	
Completion of Phase 4	6/24/2025	

## Roadblocks

Item	Resolution	BIC

## Contract Status

Original Contract Amount	\$234,562,347
Approved Change Orders	\$1,256,407
Current Contract Amount	\$235,818,754
<b>Procurement</b>	
Percent Complete	99.38%
Buyout Bust / Savings	\$832,341
Buyout Bust / Savings %	0.01%

## Change Orders

Verbal Approved	\$24,943
Submitted	\$902,338
Pending	\$1,574,907
Total Potential Changes	\$2,502,188
<b>Projected Contract Amount With Potential Changes</b>	
	<b>\$238,320,942</b>

## Hold Status

Original Hold Budget	\$3,841,458
Expended to Date	\$2,295,737
Remaining Holds	\$1,545,721

## Contingency Status

Original Cont. Value	\$6,967,419
Expended to Date	\$2,261,333
Remaining Contingency	\$4,706,086

## Allowance Status

Original Allow. Budget	\$4,321,945
Expended to Date	\$871,915
Remaining Allowance	\$3,450,030

# Arlington HS – July Progress Photos



**Mass Ave. Sidewalks & Landscape**

# Arlington HS – July Progress Photos



**Phase 1 Front Entrance Concrete**

# Arlington HS – July Progress Photos



**Building B Pile Caps, Footings, & Grade Beams**

# Arlington HS – July Progress Photos



**Top of SOE Retaining Wall**



**Building B Grade Beams**

# Arlington HS – July Progress Photos



**SOE Wall Formwork & Reinforcement**

# Arlington HS – July Progress Photos



**Phase 2 Structures/Utility Install**

# Arlington HS – July Progress Photos



**PIF's Installation**

# Arlington HS – July Progress Photos



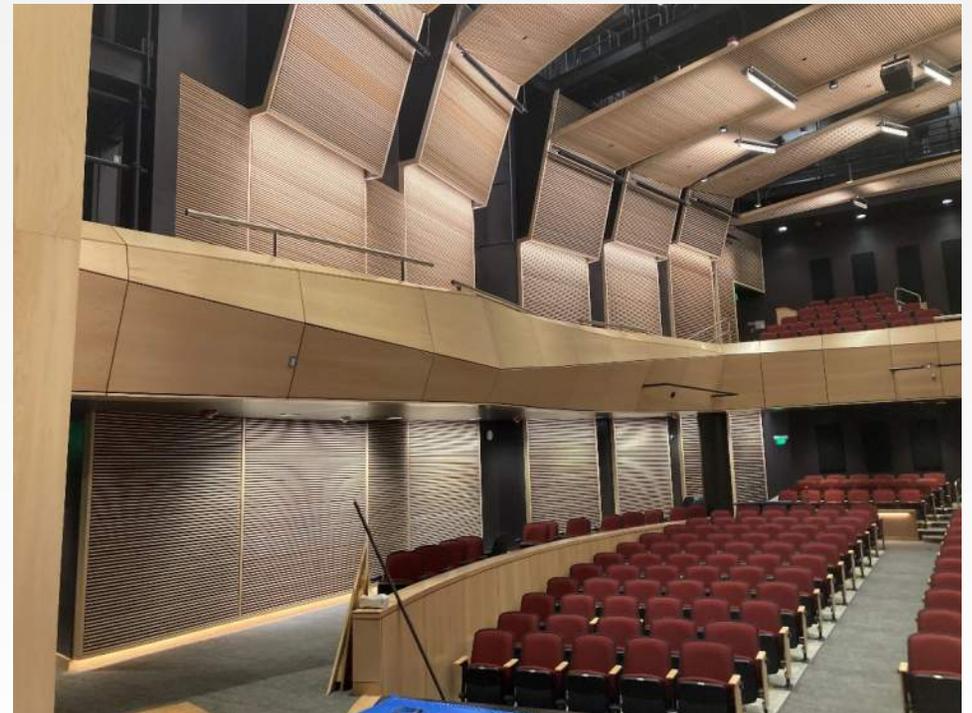
**Armstrong Auditorium Entrance Ceiling Panels**

# Arlington HS – July Progress Photos



**Stage Proscenium Wall Slats**

**Auditorium L2 Wall Slats**



## Arlington High School Building Committee

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Meeting Date: Tuesday, June 7, 2022, 6:00 p.m.

Location: Conducted via Remote Participation

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Committee members: Jeff Thielman, School Committee Representative, Chair  
Elizabeth Homan, Superintendent, Co-vice chair  
Adam Chapdelaine, Town Manager, Co-vice chair  
Kirsi Allison-Ampe, School Committee Representative  
Francis Callahan, Community Member Representative  
John Cole, Permanent Town Building Committee  
Tobey Jackson, Community Member Representative  
Matthew Janger, AHS Principal  
Ryan Katofsky, Community Member Rep, absent  
Brett Lambert, PTBC Representative  
Kate Loosian, Community Member Representative  
Michael Mason, APS Chief Financial Officer  
William McCarthy, AHS Assistant Principal  
Judson Pierce, Community Member, absent  
Sandy Pooler, Deputy Town Manager  
Paul Raia, Disabilities Commission Rep  
Rob Behrent, Facilities Dir, Town of Arlington  
Amy Speare, Community Member Representative  
Shannon Knuth, Teacher Representative, absent  
Kent Werst, Teacher Representative

Also present: Jim Burrows, Victoria Clifford & Sy Nguyen Skanska  
Lori Cowles, Arthur Duffy absent, HMFH Architects, Inc.  
John LaMarre, Chris Webber, Consigli  
Karen Fitzgerald, AHSBC Recording Secretary

### Skanska Update

Commissioning pretty much done with phase 1. 2 or 3 weeks left to get the final commissioning

### Consigli Update

John LaMarre, and Chris Webber, Consigli, provided the Executive Overview and Victoria shared the screen.

John said there is 21 items to do and 200 punch items, and they will schedule with AHS administration and discuss building schedule around summer school.

Auditorium, production, music classroom AV equipment & millwork supply chain delivery dates the majority of items have been confirmed/received for this summer. The theater mixing console is scheduled for mid-July. Alternate equipment and work around for dates that exceed September and October are being sourced.

- Phase 1; Sidewalks, hardscaping, irrigation and landscaping substantially complete, remainder install summer 2022 (entry plaza, Mass. Ave sidewalk replacement & Schuler Ct entry. June 22 will shut down plaza and replace Mass Avenue sidewalks.
- Phase 2: Demolition/load out continued through May. Eversource disconnect & additional ACM impacts the schedule is currently <-5 > days beyond the completion date of this phase. To mitigate the loss time the demo has been on extended days and Saturday's as well as 3rd material disposal location was secured.

There is a lot going on to bring the building down, and dealing with slab and foundation and it will be completed by the end of June. Things are coming together and the crew is working overtime due to ACM.

Consigli is looking to secure phase 2 materials and doing a full court press so all the materials are ordered now and getting here in time.

- PIF's (piles) and concrete foundations are scheduled to mobilize mid-month of June.
- PH-2 materials, The inventory of materials are in storage and all materials that can be released into production continues as to reduce the potential for supply chain impacts.

The slides were shown of the demolition. Kate had asked about the red charts on the monthly reports. John said he met with Lori and members of HMFH to make sure things get pushed through, and working on things from phase 1 and phase 2 that needs approval. Everything is being well managed.

### Subcommittee Reports

- Communications- Amy Spears met earlier today to discuss additional tours. Proposing to do another tour in the fall either on Town Day or Oct 15<sup>th</sup>. Will poll via a doodle and let everyone know. Lori introduced some photos of the high school.
- Finance No updates and meeting this Thursday, to process invoices and outstanding change orders, and continue to meet monthly.
- Interiors/- no report may hold a meeting in late June to look and approve super graphics.
- Landscape & Exteriors no report
- Memorials, Bill McCarthy had contacted any family regarding moving memorials that were on the front lawn such as benches and plaque's. The senior gift from class of 2022 was a time capsule to be opened in 40 years.
- Sustainability- no report
- Security- new name tag security system is working well. A security window is going up and the visitor management system will be fully functional in September.
- Temp phasing- Liz Homan met with Lori about raising seats and readjusting the angle for a better view in the balcony of the auditorium . Lori is continuing to look into this and Liz will have another meeting and move into phase 2 at the beginning of the school year and work over the next many months.

### Approval of Minutes of May 3, 2022

On a **motion** by Sandy Pooler, seconded Brett Lambert, it was voted to approve the AHS Building Committee minutes of May 3, 2022.

Roll Call: Adam Chapdelaine Yes, Elizabeth Homan Yes, Kirsi Allison-Ampe Yes, Francis Callahan Yes, John Cole abstain, Tobey Jackson abstain , Matthew Janger Yes, Kate Loosian Yes, Brett Lambert Yes, Bill McCarthy Yes, Michael Mason Yes, Sandy Pooler Yes, Rob Behrent Yes, Amy Spears Yes, and Jeff Thielman Yes.

Voted: 13-0-2 abstained

Jeff Thielman and Adam Chapdelaine addressed that the Open meeting Law Order may be extended, therefore we wait to hear from the Governor and will continue to meet remotely. After a brief discussion, it was decided to canceled the July 5<sup>th</sup> meeting, since many would be away, and if a meeting was needed, after the Finance subcommittee members met that required the full committee's approval for any budget items over the \$100,000 then the full committee could meet in late

June to take any action needed. Kirsi Allison-Ampe asked if a vote was needed now on the super graphics, and Lori Cowles said they could wait until the fall.

### New Business

Sandy Pooler, informed the members that a vote will be needed sometime soon to inform Ameresco on what the AHS Building Committee have decided to do with the solar panels that were removed during construction. Do we want to put them back in place? Sandy informed the committee members when originally the solar panels were discussed at the beginning of the project they were not included the budget because it was uncertain at the time what the cost of moving the panels would be. He did say, since the panels have been out of service, we are not receiving monitory credits. Sandy said we have a lot of contingences and we will still have enough funds if we use the money now on the panels. Jim Burrows agreed with Sandy. They said we will still have enough if we use this money now and that they need to deal with it and the cost of it.

The AHS Building Committee will need to inform Ameresco what we want to do since the cost would be about \$800,000. Sandy, Adam, Jim Burrows have meet with our town council and are also waiting to hear from MSBA on eligibly on spending money on putting the panels back. Once Sandy hears back from MSBA and after the Finance subcommittee meets, and approves to spend funds from the contingency funds, he will recommend a meeting for the AHS Building committee's approval at the end of June.

Jeff suggested that the AHS Building Committee Sustainability subcommittee may want to meet and discuss the solar panels.

The committee members all wanted to acknowledge and thank Town Manager, Adam Chapdelaine for his many years of service to the Town of Arlington, and having him serve on the AHS Building Committee. Jeff thanked Adam and wished him well.

### Adjournment

On a **motion** by Kate Loosian, seconded Michael Mason, it was voted to adjourn at 6:59 p.m.

Roll Call: Liz Homan, Yes, Adam Chapdelaine Yes, Kirsi Allison-Ampe Yes, Frank Callahan Yes, John Cole, Yes, Tobey Jackson Yes, Matt Janger Yes, Kate

Loosian Yes, Brett Lambert Yes, Bill McCarthy Yes, Michael Mason Yes, Sandy Pooler Yes, Rob Behrent Yes, Amy Spears Yes, and Jeff Thielman Yes.

Respectfully submitted by

Karen Fitzgerald, Executive Assistant and Recording Secretary Arlington High School Building Committee

Arlington High School Building Committee

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Meeting Date: Tuesday, June 21, 2022, 6:00 p.m.

Location: Conducted via Remote Participation

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Committee Members: Jeff Thielman, School Committee Representative, Chair  
Elizabeth Homan, Superintendent, Co-vice chair  
Sandy Pooler, Town Manager  
Kirsi Allison-Ampe, School Committee Representative  
Francis Callahan, Community Member Representative, absent  
John Cole, Former Chair, Permanent Town Building Committee  
Tobey Jackson, Community Member Representative  
Matthew Janger, AHS Principal  
Ryan Katofsky, Community Member Representative  
Brett Lambert, PTBC Representative, absent  
Kate Loosian, Community Member Representative, absent  
Michael Mason, APS Chief Financial Officer, absent  
William McCarthy, AHS Assistant Principal  
Judson Pierce, Community Member  
Rob Behrent, Facilities Dir, Town of Arlington  
Amy Speare, Community Member Representative, absent  
Shannon Knuth, Teacher Representative  
Kent Werst, Teacher Representative, absent

Also: Jim Burrows, Victoria Clifford, Sy Nguyen, Skanska  
Lori Cowles, Arthur Duffy, HMFH Architects, Inc.  
John LaMarre, Chris Webber, Consigli  
Karen Fitzgerald, AHSBC Recording Secretary

Ryan Fahey, Ameresco

Sandy Pooler is asking the AHS Building Committee members to vote funding the Ameresco Photovoltaic Relocation Fee of \$809,000.00 equally between available Owner's Contingency and Construction Contingency funds.

Sandy said we need to cover to dismantle and reinstall the solar panels, plus we have to pay cost in labor. The description: Existing Ameresco photovoltaic arrays on the Red Gym, Lowe's Auditorium and Down's building to be relocated to the Phase 1 building. Costs to be split equally between Owner's Contingency and Construction Contingency.

Here is the breakdown of the money:  
Ameresco PV Relocation Fee Summary 6/21/2022

Ameresco PV Relocation Fee \$ 809,000  
Covered by Owner's Contingency \$ 404,500  
Covered by Construction Contingency \$ 404,500  
Total Remaining  
PV Relocation Fee  
Allocation  
New Total  
Remaining  
Owner's Contingency Summary \$ 1,087,230 \$ (404,500) \$ 682,730  
Construction Contingency Summary \$ 5,848,008 \$ (404,500) \$ 5,443,508

Victoria provided a breakdown of the costs of the solar panels to John Cole, she said the cost of removable \$153,589 reinstall \$555,697 and lost revenue estimate \$99,710.

Judson Pierce asked why this was not contemplated early on in project and why now. Sandy said the time we realized it would be a cost it was uncertain what the amount would be and as a committee it was discussed but didn't know the number and did not include it in the budget.

Judson asked why it was not told by Ameresco, and Ryan Fahey from Ameresco said the contract lays it out. Judson, wished the committee carried over some money when they knew it would be major costs.

The committee asked Jim and Lori if they have any contingency going forward and Jim said we are through the demo and building is down, and we are in good shape and the risk is fairly low on owners side.

Ryan Fahey said the numbers shown is 12 month outage, and will begin reinstalling the panel in September with Skanska and Consigli. No invoices have been paid by the school to Ameresco per Sandy.

On a **motion** by Sandy Pooler, seconded by Ryan Katofsky, it was voted to approve funding the Ameresco Photovoltaic Relocation Fee of \$809,000.00 equally between available Owner's Contingency and Construction Contingency funds.

Roll Call: Elizabeth Homan, yes, Sandy Pooler Yes, Kirsi Allison-Ampe Yes, John Cole Yes, Tobey Jackson yes, Matthew Janger Yes, Ryan Katofsky Yes, William McCarthy Yes, Judson Pierce No, Sandy Pooler Yes, Rob Behrent Yes, and Jeff Thielman Yes.

### **Adjournment**

On a motion by Liz Homan, seconded by Matt Janger, it was voted to adjourn at 6:32 p.m.  
Roll Call: Elizabeth Homan, yes, Sandy Pooler Yes, Kirsi Allison-Ampe Yes, John Cole Yes, Tobey Jackson yes, Matthew Janger Yes, Ryan Katofsky Yes, William McCarthy Yes, Judson Pierce Yes, Sandy Pooler Yes, Rob Behrent Yes, and Jeff Thielman Yes.

Respectfully submitted by  
Karen Fitzgerald, Executive Assistant  
Recording Secretary Arlington High School Building Committee