

**Arlington High School Building Committee
Minutes**

Meeting Date: Tuesday, October 11, 2022, 6:00 p.m.
Location: Conducted via Remote Participation

AHS Building Committee members

Jeff Thielman, School Committee Representative, Chair
Elizabeth Homan, Superintendent, Co-vice chair
Sandy Pooler, 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
Brett Lambert, PTBC Representative
Kate Loosian, Community Member Representative
Michael Mason, APS Chief Financial Officer
William McCarthy, AHS Assistant Principal
Judson Pierce, Community Member arrived late
Paul Raia, Disabilities Commission Rep arrived late
Rob Behrent, Facilities Dir, Town of Arlington arrived late
Amy Speare, Community Member Representative arrived late
Shannon Knuth, Teacher Representative
Kent Werst, Teacher Representative arrived late

Also:

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

Mr. Thielman, Chair of the Committee did a roll call and announced that the committee will hear about Phase 2 and Phase 3 transitions tonight.

Skanska Update

Jim Burrows main items are the phase 2 and 3 transition discussion for tonight. No big issues to report. After John began his presentation on the slides, Jim Burrows informed the committee that Victoria is currently on maternity leave and happy to report that she is the proud mother of a healthy baby girl, Grace. The full committee sends her our best wishes!

Consigli Update

John LaMarre shared his screen and is provided an update on punch list on the following:

PH-1 Bldg. D & E punch list, Currently (53) open items, (39) Ready for Review, and (2,975) Closed.

- Phase 2 foundations and UG MEP/FP Utilities continued through September and next week in October. Pictures trending to be 5 days behind. And working yesterday, holiday all the steel workers.
- Phase 2 Structural Steel erection occurred on 9/19/22. Overall steel erection is impacted due to PIF's & Foundations installed out of sequence related to initial delay of the underground storage tank permitting.
- As of 9/23/22 Schedule Update, Phase 2 turnover is (5) days behind schedule. Consigli continues to review the current work and future activities for acceleration and recovery.
- Owner design decisions required for Phase 2 + 3 Super Graphics & Signage for formal issuance of design files in order for CCC to produce submittals and procure/release long lead materials for phase 2.
- 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.
- Formal decision on schedule modifications to start of Phase 3 & 4 construction required in October.

John LaMarre said he would need the formal decision on schedule modifications to start of Phase 3 & 4 construction required in October. The phase 2 materials and the decision on pushing out the schedule will get nailed down this month. The photos of progress of Building B steel, Building C back fill and compaction, the underground electrical and plumbing, east high wall formwork and the area 2 foundations from were shown.

John Cole asked John if there was any procurements at risk and if the glass can be procured. John said the casework in all the classrooms have been approved and he is working with a fabricator in Rhode Island and getting the glass in production and its secured and procured. The phase 2 materials and the decision on pushing out the schedule will get nailed down this month. The photos of progress of Building B steel, Building C back fill and compaction, the underground electrical and plumbing, east high wall formwork and the area 2 foundations from were shown.

Frank Callahan addressed how the Consigli Owner Monthly Dashboard for September 2022 Change Orders were listed. Frank asked why it is not listed as betterments, vs errors and omissions? If not could you? John said it is a Jim Burrows questions. Jim replied there is some separation for MSBA reports for unforeseen requests or design issues to show some reason for the change. Jim said we don't do it for the full AHS Building Committee meetings but do walk it through the issues at the AHS Building Committee Finance Subcommittee meetings but not as Frank defined. .

Frank asked Jeff as Chair of the AHS Building Committee, if it's appropriate during the meeting tonight he would like to make a motion to request that the full AHS Building Committee see reports prior to voting on the listing of betterments, vs errors and omissions on change orders.

Sandy spoke about Frank's request to see change orders at the upcoming AHS Building Committee Finance Subcommittee meeting on Thursday. Sandy will take up this topic of betterments, vs. errors and omissions so they are all on the same page, on when and how we plan on those claims, how we have moved by and how the process will look. He will report to the full committee on these instances and said it's a good topic, but needs more discussion.

Phase 2 and Phase 3 Discussion

Jeff Thielman reported out to the School Committee members unanimously voted 7-0 to approve to move that the School Committee endorses an academic calendar and schedule for the 2023-24 school year in which Arlington High School opens with a traditional, full-day schedule on September 5, 2023, with all students attending full days of school while Phase II of the high school building project is completed. Further, it is moved that the Arlington School Committee respectfully requests that the Arlington High School Building Committee take all necessary actions to ensure that the facility can accommodate the opening schedule described above, including, if necessary, utilizing contingency funds and shifting the construction schedule to allow student and staff use of Fusco House and the Blue Gym during September of 2023.

The School Committee understands that the project is in the hands of the AHS Building Committee but the School Committee members deeply feel it is in the best interest of the students to open for full days in September.

Dr. Homan also recommends to pursue option 2 and shift in project timeline due to the educational impact. She heard from community members on how important it is for students and knows the start of a school year is very important and does not want to interrupt that. The impacts on option 1, if there were any delays in the Fusco bldg. we are without a backup plan, with no option for the administration staff office's, and the cost to relocate central office and the other costs seem to increase. Dr. Homan said she, the administration and the School Committee unanimously voted to move to option 2 which she said is the best interest to students.

Kirsi Allison-Ampe said Dr. Homan did a wonder job summarizing the recommendation when the School Committee was discussing the two options. Kirsi was also concerned with starting another school year with a rough start and losing time in learning. Kirsi said with no plan B and if the delay was more than allocated it would put us at risk on the hours of learning if students only attended half days. The School Committee felt strongly and voted unanimously to delay the project. They understand the financial implications and understand the project materials have or will be purchased and felt it was a reasonable trade off despite the amount of money to decrease the contingency money.

Sandy Pooler talk about the motion and the AHS Building Committee Finance subcommittees discussion. He worked with Jim Burrows on the motion. The motion is to authorize the

transfer of up to \$1.2 million from the available contingency accounts to fund the costs associated with a project extension, such transfers shall be funded from GMP Contingency, the Owner's Soft Cost Contingency, the Construction Contingency, and any other project funds deemed available. Said transfer shall be subject to a final change order to be approved by the Committee. This is not a change order but to give notice to the subcontractors that we will change the schedule. There was a lot of discussion with AHS Building Committee Finance Subcommittee. Sandy discussed with others during the Finance Subcommittee and is firm not to exceed the 1.2 million dollars, 2. he needs to see change orders and explicitly more specific change numbers and vote on that not more than a to have that in one month or sooner. 3. We will sit on our wallets and only if a health and safety issue they would have to think about it and goes with what Frank is asking. Sandy want AHS to be a great school and thinks it is and wants to do it in a fiscally responsible way for our students and community.

Kate Loosian said she sits on the AHS Building Committee as the community representative and has experience on the designer side in construction projects on the owners side. Kate pointed out this is significant cut to finish the project within budget and to look carefully the committee will not do any more change orders and no more funds will be given.

Commented [K1]:

John Cole elaborated on Kate's points and said the committee has to listen to them on the responsibility the financial reports from Finance subcommittee. John discussed the money spent on the project and explained the way money was spent. We do have some large change orders coming up and we are facing a risk with the change order with the delay on demo of Fusco and Downes. John positive vote on this 1. 1.2 million absolutely no more, 2. Vote for no CO only for health and safety until phase 3 is complete and look at CO in other and if the bank runs out they will get a zero response and opposition from him.

Frank Callahan said he has two children who will be impacted by this decision and in favor with what School Committee said. Frank has concerns how we got to these two option, even though we knew this over a year ago, We were told we will figure it out, and no one saying it would cost 1.2 million dollar. We have one year prior to that and find it difficult to believe we cannot make up 11 days in the schedule. Frank noted he missed the August meeting and felt blindsided last meeting in September. We are being asked to vote on 1.2 million without enough information on the spreadsheet did not provide a lot of detail from Skanska, Consigli and HMFH and the difference on how they each billed out. Frank does not feel comfortable and would like more details before going on. Wish to see an option to make up 11 days and the cost of that, and not offered that comfortable but he would vote for the delay and not vote to support this without further info it will be 1.2 million dollars and not less than 1.2 mill what happens if we don't meet those 11 days. It will become more acute and very nervous about future contingency.

Ryan Katofsky asked John about other change orders bubbling up and what he was referring to and how are they relative. Jeff asked John or Sandy to speak to the change orders that were bubbling up. Sandy mentioned the auditorium most significant issues are the balcony first row of seats and a proposals to raise seats and shave the balcony down could cost two to four hundred thousand dollars. Other change orders, some smaller things that most likely will not happen were the bathrooms being coed but since this is not a safety issues it will not be recommended to full committee, already other things have been withdrawn because the team

are holding back with suggested things. John confirmed what Sandy stated. Ryan thanked Sandy, said these are what is known and worries about the unknown. He noted that we are not approving the funds just yet under Option 2, and this gets to Frank suggestion that we don't have a spreadsheet to view on the specific costs. Option 2 is four times the cost of option 1. Who pays for the other costs and where is it coming from? Liz Homan shared her [Fall 2023 AHS Schedule and Project Recommendation](#). The Option 1 costs were discussed and what was not accounted for costs would be for temporary move for central office and payroll, and athletics of rental of gym.

Matt Janger spoke to the change orders, just to be clear, on the education side, they are working on the budget, theater, and rest rooms have asked of the cost but not to make the changes to take place, we made a deal with the community to get a great school within budget.

Frank's request was wanting more information and asked Jeff Thielman, Chair, what are the concerns with waiting for our next meeting or a special meeting to Skanska or Consigli on getting this cost out. Jim said it's a big push to schedule out next summer and how the demo will go, and an analysis will be done. The next step is to get that information on the cost itself. John LaMarre said the subcontractor need to make decisions on demo costs of \$800,000 and \$600,000 on hybrid and trailers and staff cost and \$200,000 is fluid and temporary boiler rental and cost of connector to do, real cost they need is \$200,000.

Frank understands the sooner the better but still wanted to know how much time would be needed to get more details on this from Skanska or Consigli. John LaMarre said his is estimate, but already told subcontractors of change order but they could wait another week if the committee agrees.

Sandy, discussed the cost and time needed in the AHS Building Committee Finance Subcommittee and the feeling is that they need to let Consigli know the sooner the better, and they need to know we will release some money. It is important for us to make recommendation to release this money. No change order will be made until the AHS Building Committee Finance Subcommittee votes and then will bring it to the full AHS Building Committee for a vote on the change order.

Motion to Approve AHS Building Committee Project Extension

Tonight we are approving a schedule change not authorizing the 1.2 million for Option 1.

On a **motion** by Sandy Pooler, seconded by Ryan Katofsky, it was voted as written: The Committee moves to authorize the transfer of up to \$1.2 million from the available contingency accounts to fund the costs associated with a project extension, such transfers shall be funded from GMP Contingency, the Owner's and Soft Cost Contingency, the Construction Contingency, and any other project funds deemed available. Said transfer shall be subject to a final change order to be approved by the Committee with completion shall there by be Phase 3, December, 2024, and Phase 4, September, 2025.

Roll Call: Sandy Pooler Yes, Michael Mason Yes, Tobey Jackson Yes, Bill McCarthy Yes, John Cole Yes, Rob Behrent Yes, Amy Speare Yes, Kirsi Allison-Ampe Yes, Brett Lambert

Yes, Liz Homan Yes, Kate Loosian Yes, Frank Callahan Yes, Ryan Katofsky Yes, Matt Janger Yes, Judson Pierce Yes, Jeff Thielman Yes. Unanimous

After hearing the motion, John Cole stated that two things are integral to a Change Order. Therefore he recommended to include shift time and money in the motion. He suggested to add constable completion shall there by thee Phase 3 end date and Phase 4 end date. Therefore, John LaMarre and Jim Burrows included in the motion the following language to include “substantial completion shall there by be Phase 3, September 2024, and Phase 4, September 2025. “ Then the committee members recommended to take out substantial and put in December, 2024 and September 2025. Amy Speare wanted to confirm the AHS Building Project is now becoming a five month delay in completion of the project. The vote on the motion was taken, Liz Homan exited the meeting at 7:10 p.m.

On a **motion** by Frank Callahan, seconded by John Cole, it was moved to have all change orders current and pending and future be presented to the full AHS Building Committee and to the AHS Building Committee Finance Subcommittee with them broken out by betterments versus errors and omissions, into two categories.

Roll Call: Sandy Pooler No, Michael Mason No, Tobey Jackson No, Bill McCarthy abstain, John Cole No, Rob Behrent No, Amy Speare No, Ryan Katofsky Yes, Kirsi Allison-Ampe No, Brett Lambert No, Kate Loosian No, Frank Callahan Yes, Matt Janger No, Judson Pierce Yes, Jeff Thielman Yes. **Motion fails**

The committee is fine with the motion but currently change orders over a certain amount only go the full committee and asked if that is the change on which ones get approved but the full committee gets the report on the betterments versus errors and omissions.

The motion is to see the information only, nothing more. Sandy wants additional discussion in the AHS Building Committee Finance Subcommittee before voting to approve this request. The Finance committee will report back with a recommendation.

Subcommittee Reports

◆ Communications, Amy reported on the second open house on Town Day in September with about 1000 residents attending. The subcommittee will meet on Thursday, October 13 to communicate to the community tonight’s vote to on the extension of the project.

◆ Finance, no additional report

◆ Interiors, Lori will meet to discuss the wall super graphics

◆ Landscape & Exteriors, meeting next Monday, October 17

◆ Memorials, Bill will have students attend a meeting to report.

◆ SMEPPF, Ryan said the subcommittee met, discussed food waste, hoping to get that state funded down the road, discussed a full time building manager, and system operator. EV Chargers were up and running.

◆ Security, no report.

◆Temp Use-Phasing

Meeting Minute Approval

On a **motion** by Kate Loosian, seconded by Bill McCarthy it was voted to approve the AHS Building Committee minutes of September 6, 2022

Roll Call: Sandy Pooler Yes, Michael Mason Yes, Tobey Jackson Yes, Bill McCarthy Yes, John Cole Yes, Rob Behrent Yes, Amy Speare Yes, Kirsi Allison-Ampe Yes, Brett Lambert Yes, Kate Loosian Yes, Frank Callahan Yes, Ryan Katofsky Yes, Matt Janger Yes, Judson Pierce Yes, Jeff Thielman Yes. Unanimous

New Business

None

Adjournment

On a **motion** by Sandy Pooler, seconded by Matt Janger, it was voted to adjourn at 7:29 pm.

Roll Call: Sandy Pooler Yes, Michael Mason Yes, Tobey Jackson Yes, Bill McCarthy Yes, John Cole Yes, Rob Behrent Yes, Amy Speare Yes, Kirsi Allison-Ampe Yes, Brett Lambert Yes, Kate Loosian Yes, Frank Callahan Yes, Ryan Katofsky Yes, Matt Janger Yes, Judson Pierce Yes, Jeff Thielman Yes. Unanimous

Respectfully submitted by Karen Fitzgerald
Executive Assistant and Recording Secretary