

Arlington High School Building Committee

Meeting Date: Tuesday, May 2, 2023, 6:00 p.m.

Location: Conducted via Remote Participation

Minutes

AHS Building Committee members:

Jeff Thielman, School Committee Representative, Chair
Elizabeth Homan, Superintendent, Co-vice chair
Sandy Pooler, Town Manager, Co-vice chair
Alex Magee, Deputy Town Manager, absent
Kirsi Allison-Ampe, School Committee Representative
Francis Callahan, Community Member Representative
John Cole, Permanent Town Building Committee
Tobey Jackson, Community Member Representative, absent
Matthew Janger, AHS Principal, absent
Ryan Katofsky, Community Member Rep
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
Paul Raia, Disabilities Commission Rep,
Rob Behrent, Facilities Dir, Town of Arlington
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative
Kent Werst, Teacher Representative

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

Skanska

Jim Burrows noted that a shared revised calendar was provided to the committee prior to the meeting. Consigli is working with staff administration and with FFE vendors on the delay and working to reviewing the Phase 2 construction schedule. All questions will be answered after John LaMarr's update.

Consigli

John LaMarre continues to update the committee members each month on the project schedule and tonight he informed the committee that Consigli will be unable to meet the initial Phase 2 turnover date of September 19, 2023 and it will now be moved to October

11, 2023. The revised schedule for turning over all Phase 2 AHS spaces, including the District Administration offices, is now October 11, 2023. This date is aggressive and a lot of work to get to this date. This week alone we had some rain days which makes it difficult.

AHS students and staff are anticipated to move into the new spaces by the end of October. The delayed schedule will not affect teaching and learning. As previously determined, the Menotomy Preschool wing will be turned over to the district in December 2023 and will open to students in January 2024.

The project team reiterated that the Phase 2 schedule has always been the tightest of the four phases. Though the winter was relatively mild, there were numerous steel and concrete work delays due to frequent rain and strong winds. The construction team has been working overtime, including extended hours, Saturdays and holidays the entire phase, but those efforts are not enough to recover the lost work days. There is no additional cost to the Town for the delay in the schedule.

In October 2022, the AHS Building Committee had voted to delay demolition of parts of the old school in order to avoid disruption to students at the beginning of the next two school years. That decision accommodated a normal start of school in the fall of 2023. The demolition delay also accommodates later schedule changes with an anticipated 3 month delay for Phase 3 and Phase 4 respectively.

Following is the revised schedule for the remainder of the project.

Phase Original completion date Revised completion date

2	September 2023	AHS spaces, District Administration - October 2023 Menotomy Preschool - December 2023 (students occupy MPS after holiday break)
3	September 2024	December 2024 (students occupy after holiday break)
4	April 2025	September 2025 (fields available for start of school)

Expectations on building itself is still finish trim, all window, and brick will be in one elevation near loading dock. The other exception will be the plaza, outdoor space will be late October.

John LaMarre provided updates and photos in his report to the committee on the following:

- PH-1 Bldg. D&E punch list, Currently (9) open items and (3,022) Closed.
- Bldg. B Roofing & skylight install substantially complete Bldg. B. Delivery and setting of Bldg. B Rooftop Mechanical equipment occurred in April.

- As of April 2023 Schedule Update, Ph. 2 Turnover remains (-24) work days behind schedule. After continuous thorough review, logic revisions, and input of key subs, CCC has determined a recovery of lost time is not feasible and Ph. 2 TCO dates will need to be revised as follows: Bldg. B TCO –

10/11/23, Bldg. C 2nd flr district/Admin – 10/11/23, Bldg. C Pre-K – TCO 12/1/23.

- Potential schedule impacts for phase 2 electrical design change in CCD-046 due to lead times of electrical equipment. Working through delivery dates, work may have to be done after TCO.

- Supply chain impacts. (1) Electrical switch board (released 16 months ago) partially fabricated due in early May. mtg. being schedule with Town and vendor. C4A acoustic ceiling baffle color discontinued, material 12 wk. lead time, released 4/28/23. Added card readers for elevators.

- Owner design decisions required for Phase 2 + 3 Super Graphics & Signage for formal issuance of design files in order to produce submittals and procure/release long lead materials for phase 2.

Judson acknowledged Jeff Thielman spoke at Town meeting the night before and told Town Meeting the AHS Building Committee is on budget but behind schedule. Judson questioned why we could be behind schedule when we had good weather and John informed them that snow and ice is easier to manage than rain and had to put up steel three weeks behind schedule due to the ground being wet. Judson knows we are not on time and believes we are not on budget either. He noted for the record, we are hanging on by a thread on budget too.

John LaMarre said the construction will not cost town any more money on GMP and Phase 3 we are 7 days behind but informed everyone they are working with subcontractors on this and hope to catch up.

John Cole inquired about the \$2.8 million on the summary sheet presented on the potential changes due to the extension and John LaMarre reported no impact. John responded to the time extension change order value for the start of Phase 3, & 4. The September 19 to October 11 time extension was stated no costs to the Town with exception of one subcontractor and he will keep all informed if this occurs. John Cole also asked if the delay would have any impact on staffing cost but at this time Liz, Bill, and Michael all were certain that there would be no impact on staffing.

When Amy asked Jim Burrows about the budget he confirmed that we are on budget and have not exceeded any of the budget line items.

The committee heard that it was suggested to not hold an open house in late October and to wait until everyone is settled and systems have been tested. Rob Behrent needs to do system testing.

Subcommittee Reports

- ◆ Communications- Jeff Thielman thanked Amy and Kirsi for all their work with Jeff Thielman's presentation to Town Meeting.
- ◆ Finance –Sandy is keeping track of money, no new news.
- ◆ Interiors – Liz said they looked at options for the wall for central spine and had some ideas. Lori said they are on track and continues to do different version. It was suggested to combine Interiors, Exteriors and Landscape as one subcommittee. Jim Burrows agreed to combine them.
- ◆ Landscape & Exteriors will meet soon, Kirsi said they are working on graphics and will not go up until Phase 3.
- ◆ Memorials - Bill showed a picture of the class of 1924 he found.
- ◆ SMEPFP – Ryan talked about the condensation in classrooms. Rob B is looking at programming to get systems up and running and working.
- ◆ Security – will hold a meeting.
- ◆Temp Use-Phasing - Liz spoke about update on moves, nothing on security.

Meeting Minute Approval

April 4, 2023

On a motion by Ryan Katofsky, seconded by Kirsi Allison-Ampe, it was moved to approve the minutes of April 4, 2023.

Roll Call: Rob Behrent, Liz Homan, Bill McCarthy, Ryan Katofsky, Sandy Pooler, John Cole, Amy Speare, Michael Mason, Frank Callahan, Kirsi Allison-Ampe, Judson Pierce, and Kate Loosian.

New Business

Ryan suggested adding an agenda item to discuss meeting in person.

Adjournment

On a motion by Bill McCarthy, seconded by Amy Speare it was moved to adjourn at 6:41 p.m.

Roll Call: Rob Behrent, Liz Homan, Bill McCarthy, Ryan Katofsky, Sandy Pooler, John Cole, Amy Speare, Michael Mason, Frank Callahan, Kirsi Allison-Ampe, Judson Pierce, and Kate Loosian

Respectfully submitted by

Karen Fitzgerald,

Executive Assistant and Recording Secretary