

Arlington High School Building Committee

Meeting Date: Tuesday, August 6, 2024, 6:00 p.m.
Location: Conducted via Remote Participation

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

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

Jeff Thielman opened the meeting at 6:00 p.m.

Skanska Update

Update on Multi-Stack

The Project team met with the leadership of PJ Kennedy and Multi-stack to determine the current status of the units. It was clearly stated to the Multi-stack team that we are now coming to the final winter where the units can have proper

load on them to ensure they are functioning as designed. There currently are items to be addressed by Multi-stack for both controls and the units themselves. It was also discussed if there are continuing issues past this winter how the Town will need to address the issue. The Town from a legal perspective is well protected with all proper notices being sent from Consigli through PJ Kennedy and the units have not been formally accepted. Additionally, retainage has not been released for these units. Further updates will be provided in the coming months.

No decisions to be made tonight but we need to push back as this is the last winter these can be tested.

John LaMarre updated the committee that a small Steering Committee will meet and come up with a plan B and does not have any details on what that may be at this time.

Frank asked Jim what the issues are since he mentioned it a few times. Jim did follow up on the modules that they are not operating correctly. The electric boiler turns on at 30 but it should be at 15. The AC and heat are breaking and need to test these again this winter. Judson asked what if we get a winter that these units cannot be tested properly. John did say that is has been a problem these past winters due to global warming. The Steering Committee did discuss this but more to come up on that and will include that in Plan B. Jim Feeney asked in testing below 15 degrees at night should they not be testing. Arthur said the smaller group should discuss this as well.

Consigli Update Schedule Update

John presented the July progress photos, Steel erection was complete on Phase 3, Slab on Grade/Slab on Deck. Toilet Building, Bike ramp progression, Pre K and the sidewalks and Mill Brook intersection lights progression photos were shown.

EXECUTIVE OVERVIEW QUALITY

- Spray fireproofing continued throughout the month of July, followed by exterior framing & sheeting. The first half of structural slab on grade was placed in July, which will allow backfilling of amphitheater to begin in August. Building A roofing began in July and will continue throughout August. Minuteman bike path continued with the straight runs of wall being completed in July, but is on hold pending MBTA permit. Toilet facility exterior CMU walls and wood joists have been completed in July.

- PH 2 punch list completion continued in July for Bldg. B/C2. Currently, overall punch list totals: (8) Open items, (5) items Ready to Close. Subcontractors will complete remaining punch list during the school's summer break.
- Decisions required. A) District to provide direction for Phase 3 Super Graphics & Signage for formal issuance of design files in order to produce submittals, procure/release materials. B) Design for west parking lot PV. C) Masonry salvaged scope design at performing arts entrance (PH3) D.) Eversource energizing of 2nd Transformer (PH3) E.) Bike Path Permit Issuance (PH 3)
- As of the 7/25/24 Schedule Update, Phase 3 TCO is currently (5) days behind schedule for February 2025 turnover as a result of weather impacts to steel erection. CCC reviewing options for acceleration of critical trades to recover weather impacts. Phase 4 and overall project completion are currently on schedule, and new fields are on schedule for use at the return of the Fall 2025 school year.

Subcommittee Reports

Communications – No Report

Finance – No Report

Interiors – Jeff, Liz and Jim Burrows continue to have a conversation when to make a decision on when to improve the AHS Auditorium. Matt mentioned we need additional lights for the amphitheater and seats in the auditorium.

Jim has reviewed the work with Consigli and said the winter time frame would be good. Therefore, they could do the improvements during the summer of 2025. Jeff and Jim said the committee will need to make some budget decisions this January and take votes and find out the dollar amounts.

Frank asked if the issue on raising the seats goes back to the angle of the balcony issue that it was installed or designed incorrectly. Lori said it is related to when we use the stage extension someone is cut off from the balcony seat and we need to raise every tier of the balcony seat to fix this. Lori said it was more of a design issue. Frank asked why would we be paying for this out of contingency and not pursuing for errors and omission policy for funding to make this correction? Lori said she was not the person to ask. Frank asked then, who would be the correct person to answer this Jim? Jim will defer to town council on the legality on that. Frank recommends we do explore that instead of paying it out of contingency money. Then following motion was made:

On a **motion** by Frank Callahan, seconded by Judson Pierce, it was voted to move to direct the Town Manager to speak with our Town Counsel to explore the possibility of using the Error and Omission Policy to address the issue of the balcony and associate cost of that and report back to the full committee before December 1, 2024, prior to this committee making a decision on this matter.

Roll call: Jim Feeney, Kirsi Allison-Ampe, Frank Callahan, Matt Janger, Brett Lambert, Kate Loosian, Alex Magee, Judson Pierce, and Jeff Thielman.

Kate asked if the project comes in under budget is the Town Tax reduce? Jim Feeney said we would not borrow the funds.

Landscape & Exteriors - No Report

Memorials – a separate naming committee has been established

SMEFPF – Stephanie McNeil, HMFH Architects, Inc. presented the School’s Sustainability Signage -Stephanie a signage packet. The Committee members liked them very much.

Matt asked if the history or a drawing of the building would be available to put up somewhere, and Lori will follow up on this when she meets with Bill and Matt next month.

Security- No Report

Temp Use-Phasing – No Report

Vote of Appointment to the AHS Building Committee

Appoint – Francis Gorski, Assistant Superintendent of Finance and Operations

On **motion** by Dr. Matt Janger, and seconded by Kirsi Allison-Ampe,

Roll call: Jim Feeney, Kirsi Allison-Ampe, Frank Callahan, Matt Janger, Brett Lambert, Kate Loosian, Alex Magee, Judson Pierce, and Jeff Thielman.

Meeting Minute Approval

On a **motion** by Kirsi Allison-Ampe, seconded by Judson Pierce it was moved to approve the Meeting minutes of June 4, 2024

Roll call: Jim Feeney, Kirsi Allison-Ampe, Frank Callahan, Fran Gorski, Matt Janger, Brett Lambert, Kate Loosian, Alex Magee, Judson Pierce, and Jeff Thielman.

New Business

Kate asked to add for a future meeting where to keep the old clock and were we keep history of old buildings.

Jim Feeney reported the Bob Behrent, Facilities Director has resigned.

Adjournment

On a **motion** by Kate Loosian, seconded by Kirsi Allison-Ampe it was voted to adjournment at 6:52 p.m.

Roll call: Jim Feeney, Kirsi Allison-Ampe, Frank Callahan, Fran Gorski, Matt Janger, Kate Loosian, Alex Magee, Judson Pierce, and Jeff Thielman.

Respectfully submitted by Karen Fitzgerald, Recording Secretary