

Arlington High School Building Committee

Meeting Date: Tuesday, October 8, 2024, 6:00 p.m.
Location: Conducted via Remote Participation

- ❖ Skanska Update
- ❖ Consigli Update
 - ◆ Schedule Update
- ❖ Additional Changes and Scopes Update
- ❖ Subcommittee Reports
 - ◆ Communications
 - ◆ Finance
 - ◆ Interiors
 - ◆ Landscape & Exteriors
 - ◆ Memorials
 - ◆ SMEFPF
 - ◆ Security
 - ◆ Temp Use-Phasing
- ❖ Meeting Minute Approval
 - ◆ September 10, 2024 minutes
- ❖ New Business
- ❖ 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. 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>

Join Zoom Meeting

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

Meeting ID: 895 5187 1411

Passcode: 360185

One tap mobile

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- +1 253 215 8782 US (Tacoma)
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Meeting ID: 895 5187 1411

Find your local number: <https://town-arlington-ma-us.zoom.us/j/89551871411>

Arlington High School Building Committee

Meeting Materials Package – 10/8/2024

Table of Contents

- Agenda – page 1
- Table of Contents / Vote Language – page 3
- Consigli Monthly Owner’s Dashboard and photos– page 4
- AHSBC Draft Meeting Minutes 9/10/2024 – page 14

Vote Language

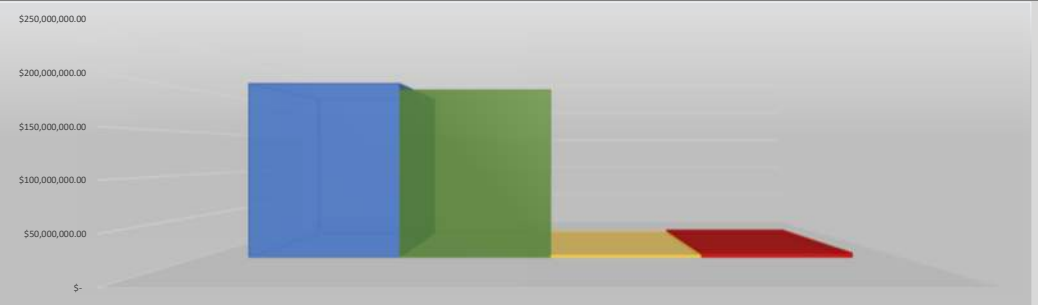
- Motion to approve the 9/10/24 AHSBC Meeting Minutes.

FINANCIAL

Change Order & Contract Status

Original Contract Amount:	\$ 234,562,347.00
Previously Approved Change Orders:	\$ 4,089,877.00
Current Contract Amount:	\$ 238,652,224.00
Verbally Approved Changes:	\$ 421,137.00
Submitted Changes:	\$ 418,981.00
Pending Changes:	\$ 356,782.00
Total Potential Changes:	\$ 1,196,900.00
Projected Contract Amount:	\$ 239,849,124.00

Billing Status



Allowance Status

Original Allowance Budget	\$ 4,321,945.00
Expended to Date	\$ 3,760,158.00
Remaining Allowances	\$ 561,787.00

Holds Status

Original Holds Budget	\$ 330,284.00
Expended to Date	\$ 155,710.00
Remaining Holds	\$ 174,574.00

Contingency Status

Original Cont. Amount:	\$ 6,967,419
Expended to Date	\$ 6,574,436
Remaining Contingency:	\$ 392,983

Procurement Overview

Percent Complete:	100.0%
Buyout Savings / (Bust)	22,853
Buyout Savings / (Bust) %	0%

EXECUTIVE OVERVIEW

- Curtainwall and windows on exterior elevations has been ongoing in the month of September. Masonry has started on the north elevation of building A. The building A modular skylight was completed in September, making roof 100% weather tight. The final portion of the SOG was placed at the Blackbox in September. Interior drywall nearing completion on level 2, and will continue in October on level 1. October will be big month to line up for finishes like gym flooring starting in November.
- Minuteman bike path on hold pending MBTA permit. Toilet facility exterior water proofing completed in September. Toilet BLDG will pick back up in month of October.
- CVS East Side sitework and hardscapes have started end of September and will continue on in October.
- Exterior plaza punchlist has been created. Total Items Open: (30). Plaza will be turned over to the school the first week of October. Punchlist will be executed during non school hours.
- 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.) Eversource energizing of 2nd Transformer (PH3) D.) Bike Path Permit Issuance (PH 3)
- As of the 9/19/24 Schedule Update, Phase 3 TCO is currently on schedule for February 2025 turnover. 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.

SCHEDULE

Project Milestones

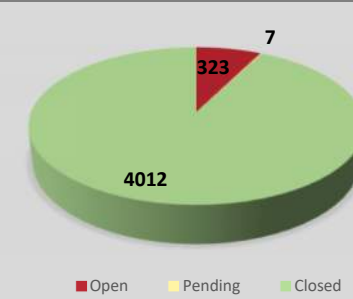
Milestone	Target	Actual	Variance
Completion of Phase 1 (Temporary Certificate of Occupanc	2/11/2022	2/11/2022	0
Completion of Phase 1 - Auditorium (TCO)	4/4/2022	4/14/2022	0
Completion of Phase 2 - B & C2	10/30/2023	10/30/2023	0
Complete Link and Connector Demo	12/1/2023	12/1/2023	0
Completion of Phase 2 - PreK	12/15/2023	12/15/2023	0
Slab on Grade Complete - Building A	8/3/2024	8/3/2024	0
Roof Weather Tight - BLDG A	8/9/2024	8/9/2024	0
Exterior Framing, Sheathing, AVB - Weather Tight - BLDG A	9/24/2024	9/24/2024	0
M/E/P/FP Finishes Complete - BLDG A Level 2	10/28/2024		
Drywall (Board/Tape/Sand) Complete - BLDG A	11/19/2024		
Completion of Phase 3	12/16/2024		
Completion of Phase 4	10/20/2025		

Roadblocks

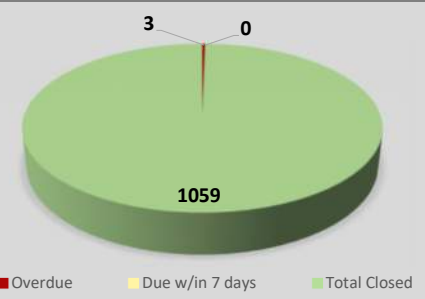
Item	Ball In Court	Due Date
#2024 - RFI-308.2 - Ph 2 + 3 Signage Decision & Design	HMFH	10/9/2022
#2037 - Ph. 2 + 3 Dedication Plaques Design	HMFH	10/9/2022
#2038 - RFI-308.2 - Room Naming Design	HMFH	10/16/2022
#3416 - PV Design for West Parking Lot	HMFH	11/25/2023
#3601 - Eversource 2nd Transformer Energizing (PH 3)	Skanska	4/24/2024
#3687 - Bike Path Permit Issuance (PH 3)	Skanska	6/25/2024

QUALITY

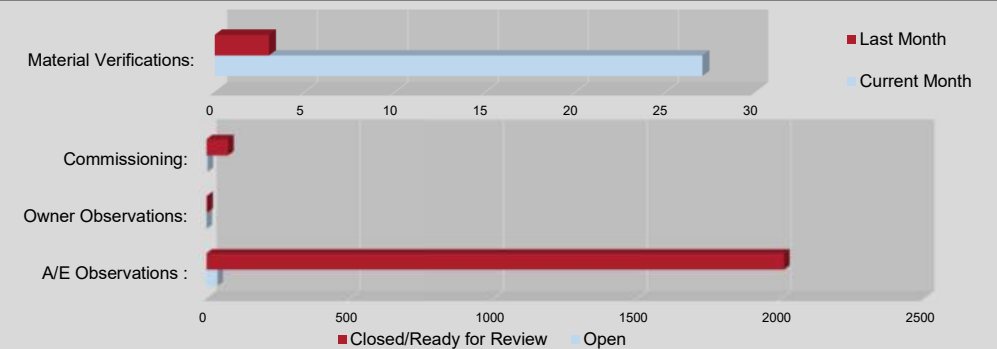
Construction Submittal Status



RFI Status



Observation Review



Safety Update

Current Project Safety Score:	97.5%
Total Man Hours to Date:	813,785
OSHA Recordables to Date/Month:	2/0

Workforce Utilization Reporting

Minority Participation	24.0%
Women Participation	3.6%

PROGRESS PHOTOS



Arlington HS – September Progress Photos



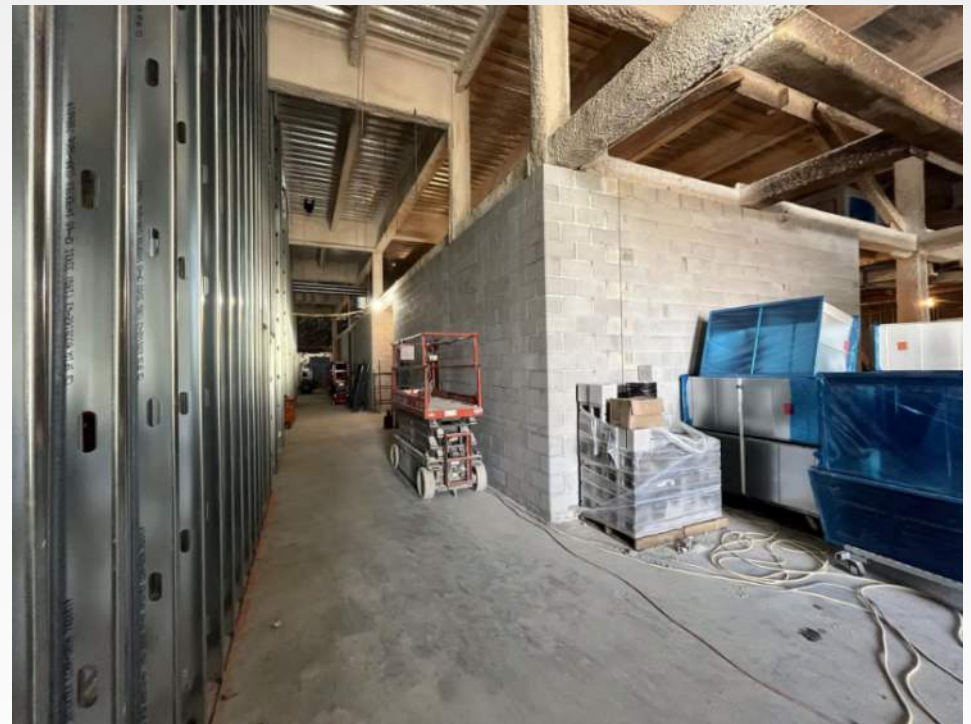
Exterior Building A – North Elevation (PH 3)

Arlington HS – September Progress Photos



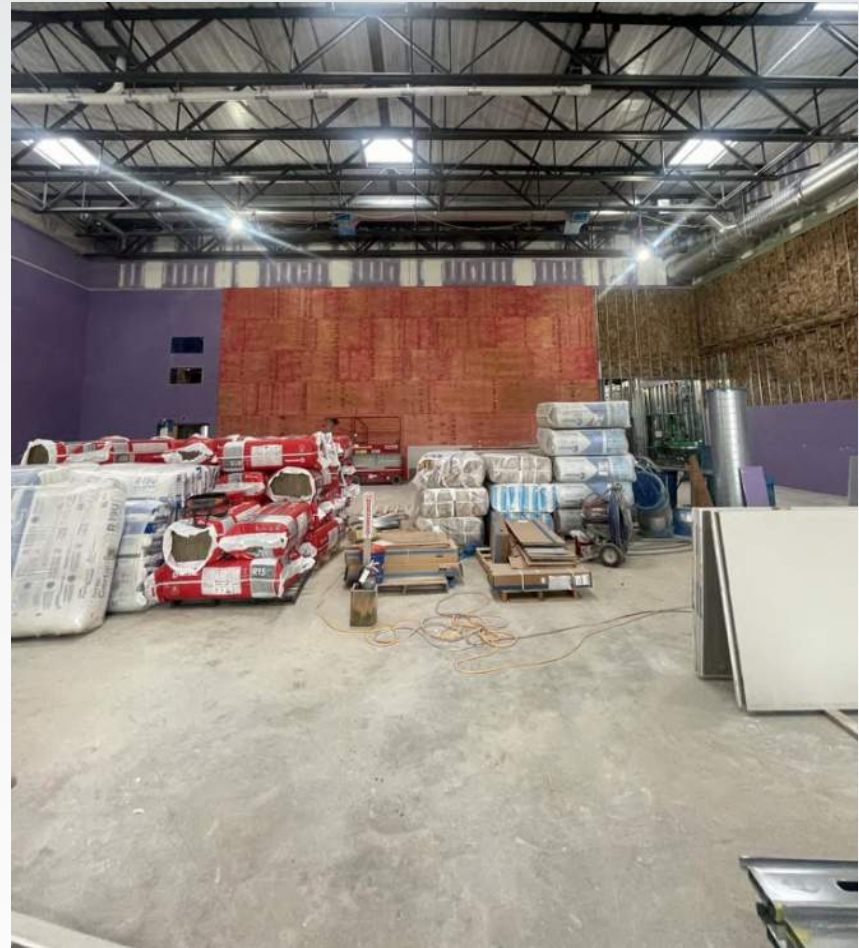
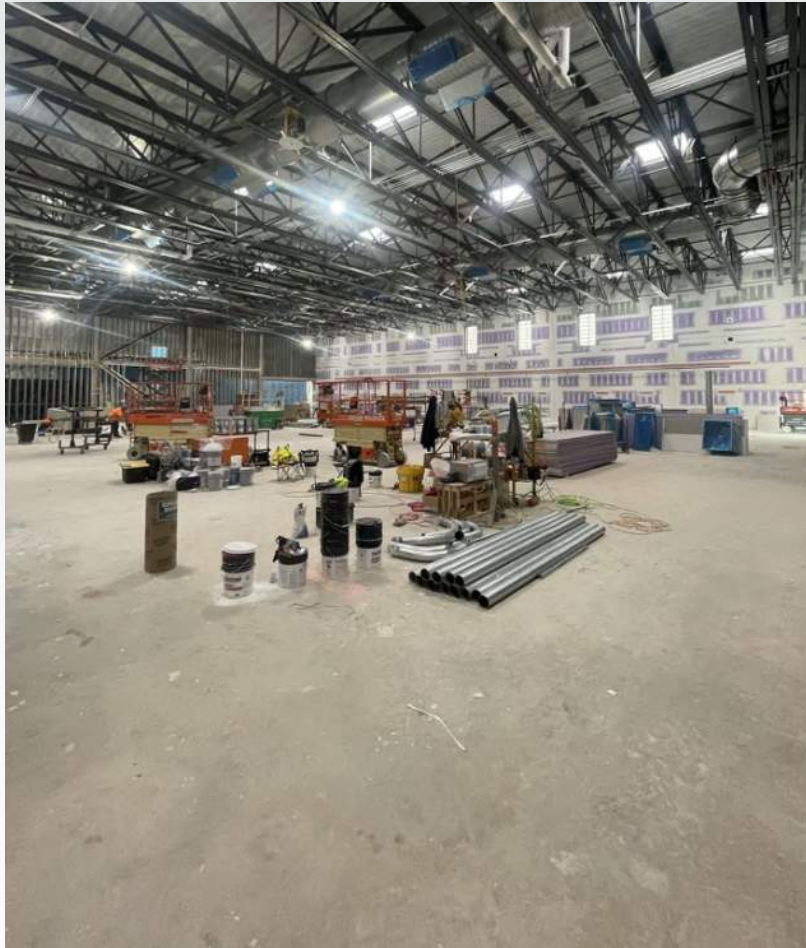
Exterior Building A (PH 3) + Blackbox SOG (PH 3)

Arlington HS – September Progress Photos



Level 1 Interior (PH 3)

Arlington HS – September Progress Photos



Level 2 Interior (PH 3)

Arlington HS – September Progress Photos



Toilet Building Progress (Waterproofing + Interior Masonry) (PH 4)

Arlington HS – September Progress Photos



Bike Ramp Progression (PH 4)

Arlington HS – September Progress Photos



Upper Courtyard Roof (PH 2)

Arlington HS – September Progress Photos



Upper Courtyard Roof (PH 2)

Arlington HS – September Progress Photos



Arlington High School Building Committee

Meeting Date: Tuesday, September 10th, 2024, 6:00 p.m.
Location: Conducted via Remote Participation

Jeff Thielman, School Committee Representative, Chair
Elizabeth Homan, Superintendent, Co-vice chair
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
Francis Gorski, Assistant Superintendent of Finance and Operations
Tobey Jackson, Community Member Representative
Matthew Janger, AHS Principal
Ryan Katofsky, Community Member Rep
Brett Lambert, PTBC Representative, absent
Kate Loosian, Community Member Representative
William McCarthy, AHS Assistant Principal
Judson Pierce, Community Member
Paul Raia, Disabilities Commission Rep, absent
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative
Kent Werst, Teacher Representative

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

Jeff Thielman opened the meeting at 6:01 p.m.

Skanska Update

Jim Burrow's said everything is on track.

Consigli Update

Schedule Update

John LaMarre said things are on track for phase 3, still working on 2nd floor plaza, Phase 1 and 2 will be available for classroom use end of September. Pictures of the stadium, gym and Phase 4 work was provided. These should be completed after Labor day of September 2025.

The following was included in the report:

- Exterior framing & sheeting on all exterior elevations was substantially complete in the month of August. Curtain wall install is ongoing on exterior, and Bldg. A roof weather tight as of end of August. The final portion of the SSOG was placed at the start of August.

- Interior Framing and in-wall MEP's continued on levels 1 + level 2
- Minuteman bike path on hold pending MBTA permit. Toilet facility roofing, interior masonry block, and in wall rough has been completed in August. Toilet BLDG will continue to progress in Sept.
- PH 2 punch list was completed in August for Bldg. B/C2. Currently, overall punch list totals have been brought down to (0), and (10) items in HMFH's court to close.
- 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) F.) HRU-14 Conflict
- As of the 8/21/24 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.
- Pictures of the progressions was shown. gym was shown, duck work, as well as locker rooms, stairs, and fire proofing. John said the bike path is being worked on and Jim Feeney is with the MBTA on getting a permit on that. Second floor plaza installed, wood benches, and planter boxes installed.
- The Pre K sidewalks, shrubs, trees were completed this summer. The traffic light has been installed and testing has been done.

Amy mentioned that the community will have questions on the tie in to the bike path and when the toilet building can be of use. John said the bike bath and toilet building will not be turned over until fall of 2025, because we have wait until the Downs Building is torn down to get water and power into the new building. Jeff asked where we are at on the ordering for the turf field. John said that it is on track, and that we have to be ready to go as it is almost a year before installation therefore testing will be done. Jeff asked who is managing testing results to be shared with the Conservation Committee. John deferred to Jim Burrows. Jim informed the committee that HMFH and John Amato, the consultant, will receive the results and they will pass it on to the Conservation Committee.

Additional Changes and Scopes Discussion:

Liz Homan reported out from the last Interiors Subcommittee meeting. Members met and discussed making a list of all additional changes and scopes of the AHS project. One of the items on the list is the AHS Auditorium theater seats in the balcony that needs to be fixed since it is difficult to see from the seats due to a design issue. The list was shared with the full committee tonight. It was determined that each item that was added to this list needs to be reviewed and needs a discussion to prioritize it, to add financial numbers, and needs the lead time to each item to be consider

Liz and Matt would like the full committee to review this list and review prior AHS Building Committee minute to make sure all items that were previously discussed get put on the list. That would include some items that were reduced back in 2018/2019 from the project and might be considered to be placed back on the list

Frank Callahan wanted to point out to the full committee members that before they consider adding anything back on to the project list, he wanted to caution the committee on adding new

items to the project before we addressed issues with already installed items. After hearing that we had additional contingency moneys not presented to the full committee, it was suggested that the full committee members received the contingency financial report monthly that includes all contingency money available.

Subcommittee Reports

- Communications – Amy not much to report. Working with Consigli with the Traffic light.
- Finance – Jim Feeney’ noted that we received \$100,000 insurance check as our Policy limit on the cybercrime and incorporating this into the log. We need to include Fran on the MSBA paperwork and Jim Burrows is getting this done.
- Interiors – Liz will be setting up monthly meetings.
- Landscape & Exteriors –No Report
- Memorials – No Report.
- SMEFPF – No Report.
- Security – No Report. Ryan did ask for more updates on the Multi-Stack.
- Temp Use-Phasing – Liz mentioned we are in the test phase of the traffic light on Mill Street and Mill Brook Drive. Having conversations on an option to using back gate off of Grove Street during school hours.

Meeting Minute Approval

On a **motion** by Frank Callahan, seconded by Kirsi Allison-Ampe, it was voted to approve the minutes of August 6, 2024.

Roll Call: Liz Homan, Yes, Jim Feeney, Yes, Alex Magee, Yes, Kirsi Allison-Ampe, Yes, Frank Callahan, Yes, John Cole, Abstained, Tobey Jackson, Abstained, Matt Janger, Yes, Ryan Katofsky, Abstain, Bill McCarthy, Abstain, Kate Loosian, Yes, Amy Speare, Abstain, Fran Gorski Yes, and Jeff Thielman Yes.

New Business

None

Adjournment

On a **motion** by Kate Loosian, seconded by Frank Callahan, it was voted to adjourn at 6:44 p.m.

Roll Call: Liz Homan, Yes, Jim Feeney, Yes, Alex Magee, Yes, Kirsi Allison-Ampe, Yes, Frank Callahan, Yes, John Cole, Yes, Tobey Jackson, Yes, Matt Janger, Yes, Ryan Katofsky, Yes, Kate Loosian, Yes, Bill McCarthy, Yes, Amy Speare, Yes, Fran Gorski Yes, and Jeff Thielman Yes.

Respectfully submitted by Karen Fitzgerald, Executive Assistant to the Superintendent and Recording Secretary of AHS Building Committee.

10/8/24