

Arlington High School Building Committee

Meeting Date: Tuesday, January 5, 2021 - 6:00 pm
Location: Conducted via Remote Participation

Agenda

1. Skanska
 - ◆ Consigli Construction Update
 - ◆ OAI Review
 - ◆ MSBA PFA Bid Amendment Update
 - ◆ Update on Add-on Items

2. Subcommittee Reports
 - ◆ Communications
 - ◆ Finance
 - ◆ Interiors
 - ◆ Landscape & Exteriors
 - ◆ Memorials
 - ◆ SMEFPF
 - ◆ Security
 - ◆ Temp Use-Phasing

3. Approval of Minutes
 - ◆ November 17 and December 3, 2020

4. New Business

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 ktassone@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: Arlington High School Building Committee
Time: Jan 5, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://town-arlington-ma-us.zoom.us/j/93762677463>

Meeting ID: 937 6267 7463

One tap mobile

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Meeting ID: 937 6267 7463

Find your local number: <https://town-arlington-ma-us.zoom.us/j/93762677463>

AHSBC 1/5/21 DRAFT VOTE LANGUAGE

1. Motion to award the following subcontracts per OAL #16 thru #22:

OAL #	Division	Subcontractor	Value
OAL #16	Drywall	Colony Drywall	\$17,510,616
OAL #17	Spray Fireproofing	Island International Industries of NE	\$1,300,000
OAL #18	Pressure Injected Footings and Piles	New England Foundation Co.	\$2,166,800
OAL #19	Doors, Frames, and Hardware	1) Eaton - furnish; 2) Riggs - Install	\$1,669,945
OAL #20	Site work	Derenzo Company	\$12,466,000
OAL #21	Overhead Doors	Baron Industries	\$179,810
OAL #22	Concrete Work	Riggs	\$11,278,329

2. Motion to approve the meeting minutes of November 16, 2020, and December 3, 2020.

ARLINGTON HIGH SCHOOL STATUS REPORT - BUILDING COMMITTEE MEETING

OVERVIEW

- 1 Phase 1 Foundations (Building D & E) were completed during the first week of December 2020
- 2 Phase 1 steel erection continued through month of December. As of 12/31/20 erection through sequence 11 (Building D) has been completed
- 3 Final GMP Budget was established at a value of \$234,562,347 during the month of December
- 4 Remaining structural steel submittals were submitted by end of December, on track for release and maintain delivery schedule through January
- 5 COVID-19 protocols continue to be in place and practiced. 100% Mask policy has been implemented

SUMMARY

- 1 MEP Coordination continued through December, focus on underground. Anticipated to begin UG install mid January
- 2 Project buyout continued through month of December. Critical buyouts are Drywall, Doors Frames & Hardware, and Spray fireproofing
- 3 Installation of temporary heat and building tarping enclosure for winter conditions is scheduled to begin first week of January.
- 4 Requisition Status: Through December a total of \$14,425,521 has been billed, and \$13,761,465 has been paid to date

PROGRESS PHOTOS





Trade	Division	Comments	Budget	Award Value	Buy Savings/ Bust
FOLDING GLASS DOOR			107000		
Operable Partitions	10.56	FOLDING PANEL PARTITIONS	\$73,000		\$0
Exterior Siding	7.504	EXTERIOR WALL PANELS	\$1,827,800		\$0
Casework/Countertops	12.52		\$1,983,800		\$0
Finish Carpentry (historic salvage,no stone)	6.501		\$3,553,853		\$0
Auditorium Seating	12.51	PH-1	\$296,222		\$0
Theater & Stage Equipment	11.51	PH-1 STAGE CURTAINS & RIGGING	\$782,353		\$0
Acoustical Wall & Ceiling Panels	9.591	(WALLS ONLY)	\$440,800		\$0
Spray Insulation - Acoustical	9.59		\$457,268		\$0
Residential Appliances	11.53		\$223,058		\$0
Flooring - Wood	9.505		\$497,000		\$0
Flooring - Epoxy Flooring	9.506		\$250,513		\$0
Flooring - Carpet	9.507		\$383,075		\$0
Flooring - Athletic Flooring	9.505		\$156,500		\$0
Flooring - Polished Concrete	3.503		\$326,854		\$0
Window Treatments	12.5		\$225,000		\$0
Specialties - F&I	10.51		\$1,322,805		\$0
Food Service Equipment	11.5	PH-2	\$669,012		\$0
Signage	10.52		\$302,609		\$0
Equipment Misc.	11.54	PH-2 CLOCK	\$43,295		\$0
Athletic/Recreational Equipment - F&I	11.52	GYM EQUIPMENT & STANDS	\$731,884		\$0
Landscaping	32.6		\$3,485,126		\$0
Fencing	32.7	PERMANANT FENCING includes alt. 2	\$1,067,430		\$0
SYNTHETIC FIELD SPORT SURFACING	32.61	PH-4	\$1,551,300		\$0
Engineered barrier		PH-4	\$161,250		\$0
Temp Fencing		PH-1	\$184,330	\$184,330	\$0
Demo & Abatement		PH-2 to 4	\$6,960,559	\$6,943,575	\$16,984
Concrete		PH-1	\$4,040,070	\$4,035,335	\$4,735
Structural Steel		PH-1	\$7,261,023	\$7,260,500	\$523
Sub Slab Ventilation		PH-1 to 3	\$778,320	\$766,000	\$12,320
Sitework		PH-1	\$8,203,300	\$8,195,000	\$8,300
Fall protection tie backs window washing		PH-1 to 3	\$85,693	\$83,700	\$1,993
Piles		PH-2 & 3	\$2,166,800	\$2,166,800	\$0
Drywall		Include alt. 4	\$17,885,616	\$17,510,616	\$375,000
Modular Skylights		\$144K budget		w/drywall	
Concrete		PH-2 to 4 + Alt. #2	\$11,281,900	\$11,278,329	\$3,571
Spray Fireproofing			\$1,300,000	\$1,300,000	\$0
Structural Steel	5.5	PHASE 2,3	\$10,318,500	\$10,846,760	(\$528,260)
Overhead Doors & loading dock equip	8.52		\$182,300	\$179,810	\$2,490
D/F/H	8.53		\$1,680,770	\$1,669,945	\$10,825
Special Construction	6.55	TEMP CONSTRUCTION	\$1,500,000	\$1,500,000	\$0
Rough Carpentry	6.551	TRADE SUPORT	\$1,867,140	\$1,867,140	\$0
Sitework	31.505	PHASE 2 to 4 + alt. 4	\$12,468,000	\$12,466,000	\$2,000
Specialties - Misc.	10.53	PHOTOLUMINESCENT SAFETY PRODUCTS (100% C	\$46,545		\$0
Temp Fencing	31.502	PH-2 to 4	\$244,568		\$0
Special Construction	35.5	PEDESTRIAN PROTECTION	\$440,750		\$0
Access Doors			\$26,875		\$0
			\$109,841,866	\$88,253,840	(\$89,519)
				remain to buy	\$21,588,026



December 30, 2020

Sent via email only this date to Jim.Burrows@skanska.com

Mr. James Burrows
Skanska USA, Inc.
 101 Seaport Boulevard,
 Suite 200
 Boston, MA 02210

RE: Arlington High School
 Consigli Job #2153
GMP
Owner Approval Letter No. 16 - Drywall

Dear Jim,

We have completed our review of the proposals for the Drywall work and have prepared this recommendation letter for your review and formal approval. This approval will allow Consigli Construction Co., Inc. to enter into an agreement with *Colony Drywall Inc.*, for the **Drywall, Rough Carpentry, Temporary Construction at Phasing demarcation, Architectural woodwork (Auditorium hung framing), Formed Metal Column Covers, Expansion Control & Modular Skylights work** in the amount of **\$16,232,616**. Please find a summary of the award below. We request that an additional sum of **\$1,278,000** be authorized as hold items outside the subcontract award value to be managed separately by the Consigli Project Manager, as described below. These holds shall be included in the cost report provided with the monthly reports. Please find a summary of award below.

TRADE: Drywall	
GMP estimate dated 11.24.20	\$17,681,616
Add for Alternate # 04	\$60,000
Modular Skylights	\$144,000
Adjusted budget for drywall work	\$17,885,616
Subcontract award value	\$16,232,616
Holds included outside the Subcontractor's award value	
Temp construction items	
Temporary toilets for construction	\$20,000
Install temp plywood over unit skylights	\$60,000
Additional blocking (FFE markerboards, additional requirements for unbought, undefined scope)	\$60,000
Acoustical sealants at Elec Junction Boxes in Non-rated walls as per 9/A8.2 per HMFH's email dated 12.04.20 Firestopping in rated walls by the MEPFP Trades.	\$150,000
Miscellaneous patching, rough carpentry work	\$100,000
Additional Firestopping	\$150,000
Insulation and tape per detail 3/A6.1.3 & 1/A6.1.3 (provide temporary tape to contain spray insulation /sealant. Remove tape after insulation is installed so AVB can go on)	\$50,000
Labor trade support	\$600,000
Provide staging in lightwells for Acoustical spray insulation	\$25,000
Base line control / Survey	\$63,000
Total award value for the drywall work	\$17,510,616
Savings against the GMP budget	\$375,000

The award value for the Subcontractor includes WBE participation from a SDO certified material supplier, the anticipated value of materials is approximately \$3,000,000 dollars.

Please authorize Consigli Construction Co., Inc. to proceed with the award by executing in the space provided below and returning this copy for our files.

Very Truly Yours
Consigli Construction Company, Inc.



John LaMarre
Sr. Project Manager

Acknowledged and Accepted:
Skanska USA, Inc., on behalf of Arlington



By: _____
James Burrow (Project Manager)
Date: 1/5/21

Cc: Todd McCabe, Project Executive.
Sunita Verma, Sr. Purchaser.



December 30, 2020

Sent via email only this date to Jim.Burrows@skanska.com

Mr. James Burrows
Skanska USA, Inc.
101 Seaport Boulevard,
Suite 200
Boston, MA 02210

RE: Arlington High School
Consigli Job #2153
GMP
Owner Approval Letter No. 17 – Spray fireproofing

Dear Jim,

We have completed our review of the proposals for the Spray fireproofing work and have prepared this recommendation letter for your review and formal approval. This approval will allow Consigli Construction Co., Inc. to enter into an agreement with **Island International Industries of New England.**, for the **Spray Fireproofing work** in the amount of **\$1,288,000**. Please find a summary of the award below. We request that an additional sum of **\$12,000** be authorized as hold items outside the subcontract award value to be managed separately by the Consigli Project Manager, as described below. These holds shall be included in the cost report provided with the monthly reports. Please find a summary of award below.

TRADE: Spray fireproofing	
GMP estimate dated 11.24.20	\$1,300,000
Add for Alternate #	N/A
Subcontract award value	\$1,288,000
Holds included outside the Subcontractor's award value	
Additional Moves & patching days	\$12,000
Total award value for the Spray fireproofing work	\$1,300,000
Savings against the GMP budget	\$0

Please authorize Consigli Construction Co., Inc. to proceed with the award by executing in the space provided below and returning this copy for our files.

Very Truly Yours
Consigli Construction Company, Inc.

John LaMarre
Sr. Project Manager

Acknowledged and Accepted:
Skanska USA, Inc., on behalf of Arlington

By: _____
James Burrow (Project Manager)
Date: 1/5/21

Cc: Todd McCabe, Project Executive.
Sunita Verma, Sr. Purchaser.



December 30, 2020

Sent via email only this date to Jim.Burrows@skanska.com

Mr. James Burrows
Skanska USA, Inc.
101 Seaport Boulevard,
Suite 200
Boston, MA 02210

RE: Arlington High School
Consigli Job #2153
GMP
Owner Approval Letter No. 18 - Pressure injected footings and Piles

Dear Jim,

We have completed our review of the proposals for the pressure injected footings and piles and have prepared this recommendation letter for your review and formal approval. This approval will allow Consigli Construction Co., Inc. to enter into an agreement with **New England Foundation Co., Inc.**, for the **Pressure Injected Footings and Pile work** in the amount of **\$1,996,050**. Please find a summary of the award below. We request that an additional sum of **\$170,750** be authorized as "hold items" held outside the subcontract award value, to be managed separately by the Consigli Project Manager as described below. These hold items shall be included in the cost report provided with the monthly reports. Please find a summary of award below.

TRADE: Pressure injected footings and Piles	
GMP estimate dated 11.24.20	\$2,166,800
Add for Alternate #	N/A
Subcontract award value	\$1,996,050
Hold items held outside the Subcontractor's award value	
Provisions for extra PIF or PIF's should a PIF be rejected due to tolerance	\$56,250
Hold for approx. (50) hours of rig and crew down time due to obstructions encountered during Pile driving @ \$1800/hr./rig.	\$90,000
Filling abandoned holes with concrete or stone, if required	\$15,000
For disposal of pile cut off (concrete)	\$9,500
Total award value for the PIFs and Pile work	\$2,166,800
Savings against the GMP budget	\$0

The award value for the Subcontractor includes 100% WBE participation.

Please authorize Consigli Construction Co., Inc. to proceed with the award by executing in the space provided below and returning this copy for our files.

Very Truly Yours
Consigli Construction Company, Inc.

John LaMarre
Sr. Project Manager

Acknowledged and Accepted:
Skanska USA, Inc., on behalf of Arlington

By: _____
James Burrow (Project Manager)
Date: 1/5/21

cc: Todd McCabe, Project Executive & Sunita Verma, Sr. Purchaser.



December 30, 2020

Sent via email only this date to Jim.Burrows@skanska.com

Mr. James Burrows
Skanska USA, Inc.
101 Seaport Boulevard,
Suite 200
Boston, MA 02210

RE: Arlington High School
Consigli Job #2153
GMP
Owner Approval Letter No. 19 - Doors, frames, and hardware

Dear Jim,

We have completed our review of the proposals for the **doors, frames and hardware** trade and have prepared this recommendation letter for your review and formal approval. This approval will allow Consigli Construction Co., Inc. to enter into an agreement with **Eaton door and frame, LLC.**, to furnish and deliver the materials, f.o.b. job site for \$1,199,120 and with **Riggs Contracting** for the field installation of doors and hardware in the amount of **\$464,400**. Please find a summary of the award below. We request that an additional sum of **\$6,425** be authorized as a "hold item" held outside the subcontract award value, to be managed separately by the Consigli Project Manager as described below. This hold item shall be included in the cost report provided with the monthly reports. Please find a summary of award below.

TRADE: Doors Frames and Hardware	
GMP estimate dated 11.24.20	\$1,680,770
Award value Eaton Door & Frame	\$1,199,120
Award value Riggs Contracting	\$464,400
Hold items held outside the Subcontractor's award value	
Add for (5) Temporary, non-rated Hollow Metal doors and HDW for Elec/MEP closets	\$1,425
Quick ship Phase 1 frames	\$5,000
Total award value for the Doors, Frames and Hardware Work	\$1,669,945
Savings against the GMP budget	\$10,825

Please authorize Consigli Construction Co., Inc. to proceed with the award by executing in the space provided below and returning this copy for our files.

Very Truly Yours
Consigli Construction Company, Inc.

John LaMarre
Sr. Project Manager

Acknowledged and Accepted:
Skanska USA, Inc., on behalf of Arlington

By: _____
James Burrow (Project Manager)
Date: 1/5/21

cc: Todd McCabe, Project Executive
Sunita Verma, Sr. Purchaser



January 5, 2021

Sent via email only this date to Jim.Burrows@skanska.com

Mr. James Burrows
Skanska USA, Inc.
 101 Seaport Boulevard,
 Suite 200
 Boston, MA 02210

RE: Arlington High School
 Consigli Job #2153
GMP
Owner Approval Letter No. 20 - Sitework

Dear Jim,

We have completed our review of the proposals for the sitework and have prepared this recommendation letter for your review and formal approval. This approval will allow Consigli Construction Co., Inc. to enter into an agreement with **J. Derenzo Company.,** for the **Sitework** in the amount of **\$11,715,000.** Please find a summary of the award below. We request that an additional sum of **\$751,000** be authorized in allowances and hold items outside the subcontract award value to be managed separately by the Consigli Project Manager. These items shall be included in the cost report provided with the monthly reports. Please find a summary of the award below.

TRADE: Site work	
GMP estimate dated 11.24.20	\$12,140,000
Add for Alternate # 2 & 3	\$328,000
Adjusted budget for site work	\$12,468,000
Subcontract award value	\$11,770,000
Allowances held outside the Subcontractor's award value	
Clean corridor	\$100,000
Additional water treatment beyond 9 mo.	\$100,000
Foundation obstructions allowance	\$75,000
Sewer bi - pass	\$50,000
Repair engineered barrier	\$50,000
Street sweeping beyond what is carried with site	\$90,000
Hold items outside the Subcontractor's award value	
Summer 2021 campus independent PE to conduct existing conditions survey of all existing structures and conditions on the site.	\$25,000
Snow plowing and sanding	\$90,000
6" gravel around the Fence post & bollard post (L 7.09). Pending RFI # clarification	\$70,000
Concrete duct bank encasement. Pending RFI #131 dated 12.21.20	\$56,000
Base line control / Survey	\$45,000
Total award value for the Site work	\$12,466,000
Savings against the GMP budget	\$2,000

The award value for the Subcontractor includes potential M/WBE participation from an MBE 2nd tier subcontractor, the anticipated value \$471,000.

Please authorize Consigli Construction Co., Inc. to proceed with the award by executing in the space provided below and returning this copy for our files.

OAL #20 Sitework PH-2 to 4
01-05-21

Very Truly Yours
Consigli Construction Company, Inc.



John LaMarre
Sr. Project Manager

Acknowledged and Accepted:
Skanska USA, Inc., on behalf of Arlington



By: _____
James Burrow (Project Manager)
Date: 1/5/21

cc: Todd McCabe
Sunita Verma



December 31, 2020

Sent via email only this date to Jim.Burrows@skanska.com

Mr. James Burrows
Skanska USA, Inc.
101 Seaport Boulevard,
Suite 200
Boston, MA 02210

RE: Arlington High School
Consigli Job #2153
GMP
Owner Approval Letter No. 21 – Overhead doors

Dear Jim,

We have completed our review of the proposals for the **Overhead coiling doors & grilles, Fire shutters, side coiling grilles and sliding fire doors** and have prepared this recommendation letter for your review and formal approval. This approval will allow Consigli Construction Co., Inc. to enter into an agreement with **Baron Industries Inc.**, in the amount of **\$116,200**. Please find a summary of the award below. We request that an additional sum of **\$63,610** be authorized as a hold item outside the subcontract award value to be managed separately by the Consigli Project Manager, as described below. These holds will be managed separately by the Project Manager and shall be included in the cost report with the monthly report. Please find a summary of award below.

TRADE: Overhead doors	
GMP estimate dated 11.24.20	\$182,300
Subcontract award value	\$116,200
Holds included outside the Subcontractor's award value	
Accordion fire door. Cornell (specified) McKeon is their line. If other specified = a second subcontractor for overhead doors.	\$52,610
For low voltage wiring from the OH door switch to the control panel.	\$5,000
Detail 1,4/A9.7.3: Pocket door	\$6,000
Total award value for Overhead Doors	\$179,810
Savings against the GMP budget	\$2,490

Please authorize Consigli Construction Co., Inc. to proceed with the award by executing in the space provided below and returning this copy for our files.

Very Truly Yours
Consigli Construction Company, Inc.

John LaMarre
Sr. Project Manager

Acknowledged and Accepted:
Skanska USA, Inc., on behalf of Arlington

By: _____
James Burrow (Project Manager)
Date: 1/5/21

Cc: Todd McCabe, Project Executive.
Sunita Verma, Sr. Purchaser.



December 29, 2020

Sent via email only this date to Jim.Burrows@skanska.com

Mr. James Burrows
Skanska USA, Inc.
101 Seaport Boulevard,
Suite 200
Boston, MA 02210

RE: Arlington High School
Consigli Job #2153
GMP
Owner Approval Letter No. 22 - Concrete work

Dear Jim,

We have completed our review of the proposals for the phase 2, 3 & sitework concrete and have prepared this recommendation letter for your review and formal approval. This approval will allow Consigli Construction Co., Inc. to enter into an agreement with **Riggs Contracting**, for the **Concrete** work in the amount of **\$11,053,329**. Please find a summary of the award below. We request that an additional sum of **\$225,000** be authorized in allowances and hold items outside the subcontract award value to be managed separately by the Consigli Project Manager. These items shall be included in the cost report provided with the monthly reports. Please find a summary of the award below.

TRADE: Concrete work	
GMP estimate dated 11.24.20	\$10,991,900
Add for Alternate # 02, 03	\$290,000
Adjusted budget for concrete work	\$11,281,900
Subcontract award value	\$11,053,329
Allowances held outside the Subcontractor's award value	
Design Development - phase 2-4 post GMP	\$100,000
Hold items outside the Subcontractor's award value	
Trade Support	\$100,000
Insulation for topping Slabs (at the resilient heated floors)	\$15,000
Additional rebar for openings and MEP coordination	\$10,000
Total award value for the drywall work	\$11,278,329
Savings against the GMP budget	\$3,571

The award value for the Subcontractor includes potential WBE participation from an SDO certified material supplier and MBE 2nd tier subcontractors, the anticipated value of materials is approximately \$1,200,000 and labor \$2,100,000.

Please authorize Consigli Construction Co., Inc. to proceed with the award by executing in the space provided below and returning this copy for our files.

Very Truly Yours
Consigli Construction Company, Inc.

John LaMarre
Sr. Project Manager

Acknowledged and Accepted:
Skanska USA, Inc., on behalf of Arlington

By: _____
James Burrow (Project Manager)
Date: 1/5/21

cc: Todd McCabe, Project Executive.
Sunita Verma, Sr. Purchaser.

Arlington High School					
Prioritized Add Back In List - DRAFT					
INTERIOR	Phase	Items	Trade bid change order	Costs	Notes
1	2	Extend terrazzo First Floor cafeteria	Yes	223,443	aesthetics
2	1	Add wall tile at five main stairs (5'-0" typ/ 7'-0" at floor landings)	Yes	374,939	durability
3	1	Change typical flooring from MCT to Modular	Yes	744,961	increased thickness/ durability
4	1	Change toilet room floors from epoxy to tile	Yes	105,300	aesthetics & greener product
5	1	Increase height of wet wall tile in adult toilet rooms from 3'-4" to 7'-0"	Yes	17,757	durability

Arlington High School Building Committee Meeting
Tuesday, November 17, 2020
Conducted via Remote Participation
6:00 pm

Present: Jeff Thielman, School Committee Representative, Chair
Kathleen Bodie, Superintendent, Co-vice chair
Adam Chapdelaine, Town Manager, Co-vice chair (@6:20)
Kirsi Allison-Ampe, School Committee Representative
Francis Callahan, Community Member Representative
John Cole, Chair, Permanent Town Building Committee
Tobey Jackson, Community Member Representative
Matthew Janger, AHS Principal
Ryan Katofsky, Community Member Representative
Brett Lambert, PTBC Representative
Kate Loosian, Community Member Representative
Michael Mason APS Chief Financial Officer (absent)
William McCarthy, AHS Assistant Principal
Judson Pierce, Community Member
Sandy Pooler, Deputy Town Manager
Paul Raia, Disabilities Commission Representative (absent)
Brian Rehrig, Capital Planning Committee Member
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative
Kent Werst, Teacher Representative

Also present: Jim Burrows, Victoria Clifford, Sy Nguyen, Skanska Inc.
Lori Cowles, Melissa Greene, Arthur Duffy, HMFH Architects, Inc.
John LaMarre, Todd McCabe, Consigli Construction

Call to order: 6:00 pm

Chair of the Committee, Jeff Thielman, opened the meeting conducted by remote participation as outlined in Governor Baker's order suspending certain provisions of the open meeting law on March 12, 2020, and explained the procedure on taking votes.

Skanska

GMP Schedule Review

Jim Burrows reviewed the approval timeline for the trade bid results:

- ◆ Consigli is currently working on the draft of the Guaranteed Maximum Price (GMP).
- ◆ A draft of the GMP will be sent to committee members on November 24.

- ◆ Comments from committee members should be sent by end of day on December 1st, any edits/changes/comments will be incorporated for the December 3rd meeting
- ◆ At the December 3rd meeting, the full GMP will be approved, executed and finalized by end of day.
- ◆ Once the GMP is finalized, the Project Funding Agreement (PFA) bid amendment with MSBA that adjusts the final numbers will be executed. The timing to complete will be by the end of year to the end of January.

Filed Sub Bid Tabulation Review

Jim Burrows informed the committee that everything is draft right now we still have non-trade sub bids coming in that need to be awarded.

- ◆ Seventy-five percent of the trade costs are locked in with these numbers, the good news is that we are \$9,743,420 under budget. Credit goes to Consigli and HMFH on their work and to Frank Callahan who worked hard reaching out to the trades. It is a very good sign that this will not be a value-engineering situation.
- ◆ Jim Burrow responded to the question are we required to go with a low bid? In Massachusetts, it is the lowest qualified bidder we have gone through that process. If there were an issue with the bid we would look at that.

Frank Callahan informed the committee that he received an inquiry from Foundations for Fair Contracting who raised an issue with our low bidder on HVAC (Harold Brothers). Their concern was that there was a fatality at one of their job sites that was not disclosed on the updated statements. If it was not disclosed it would be a false statement and potentially fraud and voiced concern that there is a possibility that there would be a bid protest statement.

Jim Burrows responded that Skanska received that inquiry and reviewed what was included in their SOQ, bid package, their updated statement and the timing of when they submitted their DCAMM certification. They provided the information to the Attorney General's office and they confirmed that we can accept the bid because of the timing of the DCAMM it is included in their OSHA report. Further, that Skanska is adhering to the bidding law.

The committee discussed at length the ramifications of not awarding to the low bidder and the possibility of Harold Brother filing a protest.

On a motion by Judson Peirce seconded by Frank Callahan

Moved to delay the bid award to Harold Brothers pending further investigation and questions put to the Attorney General, to report the findings to the full committee for discussion and deliberation. Motion withdrawn

On a motion by Adam Chapdelaine seconded by Judson Pierce it was:

Voted that the committee authorizes the chair and the vice chairs to award the HVAC sub-bid based on the advice of the attorney general's office and the legal guidance of the town's construction counsel. In addition, that Mr. Callahan and Mr. Pierce would be included in the process. Roll Call: Unanimous.

Jim Burrows reviewed the Potential GMP Scenario noting that no votes are needed at this point.

Take All Alternates –

- Take all approved alternates – \$2,383,453:

- ◆ Sports Field Lighting (Trade): \$1,111,000 (updated based on Alternate #1 bid result)
- ◆ Traffic Light: \$350,000
- ◆ Additional insulation at ext. walls of Athletics/Perf Arts: \$228,045
- ◆ Minuteman Bike Path: \$694,408

- Note: Any items not on the above alternate list would be after GMP and require re-design.

Increase GMP Contingency –

- ◆ Add some of the savings to the GMP contingency.
- ◆ Currently it is \$5,783,136 and would increase by \$2,000,000 (value to be finalized upon completion of non-trade bids) for a new total amount of \$7,783,136. All expenditures contingency will be reviewed by Skanska/HMFH.

- At the end of the project any savings in GMP Contingency will be return to the Owner.

Increase GMP Allowances –

- Increase allowances by \$1,000,000 in the construction budget for elements of construction not fully detailed or specified. Any overrun or underrun of these items will adjust the GMP amount by Change Order. Sample categories:

- ◆ Electrical allowance
- ◆ Misc. Metals allowance

Add Owner's Allowance –

- Create an Owner's Allowance in the construction budget to cover items known but cannot quantify. Any overrun or underrun of these items will adjust the GMP amount by Change Order.

- ◆ Coordination with DPW's Data Center project allowance: \$400,000
- ◆ Steel Allowance for MEP Coordination/Added Steel: \$300,000
- ◆ Temp boiler fuel allowance: \$300,000

Incorporate All Changes into GMP –

- Incorporate Change Orders into GMP – This would keep all the \$7,075,741 budgeted Construction Contingency for GMP execution. Any overrun or underrun of these items will adjust the GMP amount by Change Order.

- ◆ Approved Change Orders: \$142,127
- ◆ Pending Change Orders: \$466,352
- ◆ Change orders associated with Eversource: \$100,000
- ◆ Total: \$708,479

Alternates Discussion

Lori reviewed the alternate items informing that they are all currently designed in the documents and are ready to be drawn.

*indicates that we can add later. Supt. Bodie stated that the intent tonight is to bring to the committee items for consideration that can be decided at the next meeting.

Reimbursement by MSBA, including alternates, does not shift the dial in reimbursements by MSBA nothing we do will increase the town's share.

Arlington High School					
Alternates & Potential Add Back In List - DRAFT					
ALTERNATES	Items	Trade bid change order	Redesign costs	Costs TBD	Notes
1	Sports field lighting poles, lights, & wiring			1,111,000	
-	Traffic light at Mill Street			350,000	
-	Additional insulation at exterior walls of Athletics & Perf Arts wings			228,045	
-	MM Bikeway connector ramp			694,408	
INTERIOR	Items	Trade bid change order	Redesign costs	Costs TBD	Notes
A	Extend terrazzo First Floor cafeteria	Yes			aesthetics
B	Increase corridor wall tile height from 5'-0" to 7'-0"	Yes		290,640	durability
C	Add wall tile at five main stairs	Yes			durability
D	Change toilet room floors from epoxy to tile	Yes			aesthetics & greener product
E	Increase height of wet wall tile in adult toilet rooms from 3'-4" to 7'-0"	Yes			durability
F	Change typical flooring from MCT to Modular	Yes			increased thickness/ durability
G	Add back in food service equipment*			103,000	
EXTERIOR	Items	Trade bid change order	Redesign costs	Costs TBD	Notes

H	Change CMU to brick	Yes	Yes		aesthetics
I	Change remaining CW & all windows to triple pane glazing	Yes			increased thermal barrier
SITE	Items	Trade bid change order	Redesign costs	Costs TBD	Notes
J	Add 2 batting cages*		Yes	94,300	
K	Baseball & softball warm up bullpens*		Yes	27,990	
L	Sports field Maroon Monster*		Yes	56,000	
M	Covered bike area for 80 bikes*		Yes		sustainability
N	Change walk to stadium from bituminous to concrete*				aesthetics
O	Change MM Bikeway Connector from chain link to guardrail*	Yes	Yes		aesthetics
P	Increase quantity of EV charging stations*		Yes		sustainability
	* can be added in later construction phases				

Review/Approve OAL #14: Sub Slab Ventilation

On a motion by Brian Rehrig seconded by Adam Chapdelaine it was:

Voted to approve the Sub Slab Ventilation System 67000 award for \$766,000.00, per OAL No. 14 dated November 11, 2020. Roll Call: Unanimous

Subcommittee Reports

- ◆ Communications – met on November 11th, steel delivery is scheduled for November 18th. The first steel beam raising is scheduled for November 23rd, there will be no in person ceremony but it will be documented with Jeff, Amy and Tobey along with Jim Milan of ACMI. The committee is also working on monthly updates, drone footage, etc.
- ◆ Finance – Adam Chapdelaine reported that the subcommittee is meeting frequently to approve invoices, change orders and vetting items to bring to the full committee.
- ◆ Interiors/Exteriors will meet before the holidays.
- ◆ Landscape & Exteriors

- ◆ Memorials –
- ◆ SMEPPF none
- ◆ Security no report
- ◆ Temp Use-Phasing – no report

Approval of Minutes

- ◆ Meeting Minutes of October 6, 2020

On a motion by Ryan Katofsky seconded by Kathy Bodie it was:

Voted to approve the meeting minutes of October 6, 2020. Roll Call Unanimous

Meeting Schedule

The next meeting is scheduled for Thursday, December 3rd at 10:00 a.m.

New Business

None

On a motion by Kate Loosian seconded by Ryan Katofsky it was:

Voted to adjourn at 8:15 p.m. Unanimous vote.

Submitted by:

Karen Tassone

Recording Secretary

ktassone@arlington.k12.ma.us

Arlington High School Building Committee Meeting
Thursday December 3, 2020
Conducted via Remote Participation
10:00 am

Present: Jeff Thielman, School Committee Representative, Chair
Kathleen Bodie, Superintendent, Co-vice chair
Adam Chapdelaine, Town Manager, Co-vice chair
Kirsi Allison-Ampe, School Committee Representative
Francis Callahan, Community Member Representative
John Cole, Chair, Permanent Town Building Committee
Tobey Jackson, Community Member Representative
Matthew Janger, AHS Principal
Ryan Katofsky, Community Member Representative
Brett Lambert, PTBC Representative
Kate Loosian, Community Member Representative
Michael Mason APS Chief Financial Officer
William McCarthy, AHS Assistant Principal
Judson Pierce, Community Member
Sandy Pooler, Deputy Town Manager
Paul Raia, Disabilities Commission Representative (absent)
Brian Rehrig, Capital Planning Committee Member
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative
Kent Werst, Teacher Representative

Also present: Jim Burrows, Victoria Clifford, Sy Nguyen, Skanska Inc.
Lori Cowles, Arthur Duffy, HMFH Architects, Inc.
John LaMarre, Todd McCabe, Consigli Construction
Town Counsel Doug Heim, Asst. Town Counsel Michael Cunningham

Call to order: 10:00 am

Chair of the Committee, Jeff Thielman, opened the meeting conducted by remote participation as outlined in Governor Baker's order suspending certain provisions of the open meeting law on March 12, 2020, and explained the procedure on taking votes.

Skanska

◆ Update on HVAC Firm Selection

Town Counsel Doug Heim reported that the HVAC bid had been awarded to the second lowest bidder, PJ Kennedy.

Counsel Heim explained that Harold Brothers submitted an updated DCAM statement with their bid that had material omissions, the omitted violations were in the serious category. Due to this second omission the Attorney General's office stated the Town has discretion on awarding the bid.

GMP Review/Approval - VOTE

On a motion by Kate Loosian seconded by Ryan Katofsky it was:

Voted to approve the Consigli Guaranteed Maximum Price total construction cost of \$234,287,347.00, (with alternates) per the Final GMP Package dated November 24, 2020.

Roll Call: Unanimous
 Jeff Thielman
 Kathleen Bodie
 Adam Chapdelaine
 Kirsi Allison-Ampe
 Francis Callahan
 John Cole, Chair
 Tobey Jackson
 Matthew Janger
 Ryan Katofsky
 Brett Lambert
 Kate Loosian
 Michael Mason
 William McCarthy
 Judson Pierce
 Sandy Pooler
 Brian Rehrig
 Amy Speare

Jim Burrows reviewed and the committee discussed the AHS GMP COMPARISON SUMMARY.

CONSTRUCTION COST COMPARISON

A. MSBA 3011 vs. GMP Construction Budget without Alternates

1. MSBA 3011 - Total Construction Budget (w/o Alternates)	\$235,286,827	
2. GMP Construction Budget w/o Alternates	\$232,853,680	(see C. for
<u>Items included in GMP Const Budget (w/o Alt)</u>		
Delta	\$2,433,147	

B. MSBA 3011 vs. GMP Construction Budget with Alternates

1. MSBA 3011 - Total Construction Budget (w/o Alternates)	\$235,286,827	
2. <u>Total GMP Construction Budget with Alternates</u>	<u>\$234,287,347</u>	
i. GMP Construction Budget (w/o Alternates)	\$232,853,680	
ii. Add Alternates	\$1,433,667	(see D.
<u>for Alternates List)</u>		
Delta	\$999,480	

C. Items included in GMP Construction Budget (w/o Alternates):

GMP Cont increase	\$1,150,001
Allowances	
Misc Metals	\$200,000
Electrical	\$750,000
DPW IT Project Coordination	\$300,000
Acceleration/Overtime	<u>\$700,000</u>
Subtotal of Allowances	\$1,950,000
Covid	\$600,000
Phasing	\$650,000
Changes	\$984,445
<u>Total Items included in GMP Construction Budget (w/o Alternates):</u>	<u>\$5,334,446</u>

D. Alternates List

Athletic Field Lighting	\$595,057	
Traffic Signal	\$192,099	
Minuteman Bikepath	\$581,759	
<u>Additional Insulation at Athletic/Performing Arts</u>	<u>\$64,752</u>	
Total of Alternates		\$1,433,667

Subcommittee Reports

- ◆ Communications – Jeff reported that the first steel beam going up took place on November 23rd as scheduled. Jeff, Amy and Tobey along with Jim Milan of ACMI were in attendance to document the event. The subcommittee is working on a video on the event.
- ◆ Mr. Thielman stated that the project team originally wanted to provide building committee members an opportunity to conduct a site visit in groups of 4-5-6 but with the uptick of COVID-19 cases Consigli would prefer to wait until after the holidays. Todd McCabe reported that they have scaled back numbers on site until two weeks after the holidays and are being extra cautious with the workers on site. Starting Monday 100% mask wearing will be required.
- ◆ Finance – the subcommittee will be meeting next week.
- ◆ Interiors/Exteriors Landscape subcommittee reviewed the list from last meeting and prioritized the items there was strong consensus on the order of priority.

Bold items that rose to the top:

Interior

- ◆ Extending terrazzo
- ◆ Add wall tile at five main stairs
- ◆ Change toilet room floors from epoxy to tile
- ◆ Change typical flooring MCT to Modular

Exterior –none rose to the top

Site items - all items in phase 4 are not a priority in terms of time decision.

The subcommittee will meet again and have revised values to vote on at the January 5th meeting.

- ◆ Memorials – none-a meeting will be scheduled with the executive committee to discuss naming requests, (i.e. auditorium).
- ◆ SMEPPF none
- ◆ Security no report
- ◆ Temp Use-Phasing –none, going forward the subcommittee will meet only as needed.

Meeting Schedule

The next meeting is scheduled for Tuesday, January 5, 2021.

Thereafter meetings will continue to meet the first Tuesday of the month unless otherwise noted.

New Business

Chair Jeff Thielman echoed earlier sentiments noting that the committee and project team has worked hard to be where we are, that the project is going in the right direction and thanked everyone for their hard work and diligence.

On a motion by Ryan Katofsky seconded by Kate Loosian it was:

Voted to adjourn at: 11:00 a.m. Roll call: Unanimous vote.

Submitted by:

Karen Tassone

Recording Secretary

ktassone@arlington.k12.ma.us