

Arlington High School Building Committee

Minutes

Meeting Date: Tuesday, May 3, 2022, 6:00 p.m.
Location: Conducted via Remote Participation

Committee members: Jeff Thielman, School Committee Representative, Chair
Elizabeth Homan, Superintendent, Co-vice chair, absent
Adam Chapdelaine, Town Manager, Co-vice chair
Kirsi Allison-Ampe, School Committee Representative
Francis Callahan, Community Member Representative
John Cole, Former Chair, Permanent Town Building Committee, absent
Tobey Jackson, Community Member Representative, absent
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
Jim Feeney, in for Facilities Dir, Town of Arlington, absent
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative, absent
Kent Werst, Teacher Representative

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

Skanska Update

Sy Nguyen, Skanska, presented Consigli Change Order #13 to the Committee, and Victoria Clifford, Skanska, shared the screen. Sy reported that the Finance Subcommittee reviewed Change Order #13 and voted to recommend approval to the School Building Committee. Skanska asked the Committee for any questions.

- Frank Callahan asked if all change requests in the change order were related and which change requests were design issues.
 - o Sy answered that the change requests were items that were not included in the bid documents, found during coordination during construction, or added, so we are not paying for them twice.
- Kent Werst asked for more information on Change Request #292.

- Sy answered that this was a design coordination issue where the steel beam extended beyond the covering.
- Arthur Duffy, HMFH, added that it was a miscalculation of height, and we needed to add materials.

On a **motion** by Kate Loosian, seconded by Adam Chapdelaine, it was voted to approve Consigli Change Order #13 in the amount of \$108,947.75.

Roll call:

- Roll Call: Adam Chapdelaine, Yes, Kirsi Allison-Ampe, Yes, Francis Callahan, Yes, Matthew Janger, Yes, Ryan Katofsky, Yes, Brett Lambert, Yes, Kate Loosian, Yes, William McCarthy, Yes, Judson Pierce, Yes, Sandy Pooler, Yes, Amy Speare, Jeff Thielman, Yes.

Sy Nguyen, Skanska, added that Eversource is de-energized the existing service on April 6th.

Consigli Update

John LaMarre, Consigli, provided the Executive Overview and Victoria shared the screen.

- Eversource's de-energization was successful.
- Auditorium Temporary Certificate of Occupancy (TCO) was received. The Phase 1 Building and Auditorium are now owned by the Town.
- John reported that the supply chain delayed delivery of some items; acoustical doors, hoods, and lighting controls have been received and installed. Items currently missing include the audiovisual mixing table for the auditorium and production lab and theatrical lighting controls.
- Phase 1 main entrance plantings are on track for the end of May 3, 2022
 - Matt Janger asked if the chain link fencing could be kept up until grass is installed and settled.
 - Consigli agreed.
- Phase 2 abatement is underway. John reported the subcontractor is working thru contamination found that was not anticipated.
- Workforce participation for Phase 2 is under review.

John shared from his screen the April 2022 Progress Photos presentation.

- Matt Janger asked if the design team could give a presentation to the AP Environmental Engineering class on the project's landscaping and plantings.
 - HMFH agreed.
- Ryan Katofsky asked for an update on the Ameresco coordination and if Eversource is on-board for reenergizing the panels.
 - Sy Nguyen answered that Skanska and Consigli have coordination meetings every two weeks with Ameresco. Ameresco is waiting for the Interconnection Service Agreement (ISA) to be finalized with Eversource before they re-install the PV panels on the roof of the new building, and they estimated that it would be in June. Ameresco will coordinate with Consigli on re-installation.
 - Ryan asked if this could be done in advance of the ISA?
 - Sy will ask Ameresco if they can install the panels prior to having the ISA complete.

- Ryan asked for a follow-up with Sy to avoid hold-ups with Eversource.
- Ryan Katofsky noted that the off-gassing of carpets in the Discourse Lab and Auditorium was strong during the Phase 1 Building tours this past Saturday. Ryan asked if the project team had noticed and if it was being monitored.
 - John LaMarre, Consigli, responded that this was the first his team has heard this concern. Pre-occupancy and post-occupancy building flush-outs were done.
 - Ryan requested to see the results prior to the next meeting.

Subcommittee Reports

- Communications
 - Amy Speare gave a recap of the Phase 1 Building Tours hosted this past Saturday. 650 pre-registered. She reported that approximately 3,000 were in attendance.
 - Amy reported positive feedback all around; she and Building committee members helping did not hear many negative comments. Folks of all ages and demographics attended. Amy mentioned that the communications subcommittee will look into planning for another tour this fall; she noted that more members of the AHSBC will need to help to accommodate all the people who come to the building.
 - Jeff Thielman mentioned that committee members were asked about inviting recent high school graduates (classes of 2020-21) back for a tour in June when they return from college.
 - Matt Janger noted he would look into it with the school administration; it requires a lot of work on the part of his team to coordinate this, and the school is focused now on preparing for the end of the school year for current students.
- Finance
 - No updates
- Interiors/ Landscape & Exteriors
 - Jeff Thielman noted that Dr. Elizabeth Homan had not mentioned any updates that she wanted to be shared with the committee.
 - Jeff added that there is a sight-line issue in the auditorium balcony and that HMFH is working on addressing it. We hope to have options in the next few weeks.
- Memorials
 - Bill McCarthy shared a photo of the clock mechanism and noted that the goal is to create a display case for it in the new building. The mechanism is currently in storage.
 - Bill is working with student volunteers on cataloging and relocating Fusco House memorials.
 - Amy Speare added that she received comments from tour attendees on the main lobby mural that it was to lite.
 - Lori Cowles, HMFH, added there was a suggestion to explore adding a plaque that HMFH will look into.
- Sustainability
 - Ryan Katofsky reported that the sustainability subcommittee was looking into purchasing a digester for the new school. The digester would turn food waste into

biogas for additional school fueling. Ryan added that they are looking into grants and other incentives to offset costs.

- Matt Janger asked what the ballpark price was for the digester.
 - Ryan answered that it is in the hundreds of thousands. Not in the budget for this project.

Adam Chapdelaine left the meeting.

On a **motion** by Sandy Pooler, seconded by Amy Speare, it was voted to approve the April 5, 2022 minutes.

- Roll Call: Adam Chapdelaine, Not Present, Kirsi Allison-Ampe, Yes, Francis Callahan, Abstain, Matthew Janger, Yes, Ryan Katofsky, Yes, Brett Lambert, Abstain, Kate Loosian, Abstain, William McCarthy, Abstain, Judson Pierce, abstain, Sandy Pooler, Yes, Amy Speare, Jeff Thielman, abstain.

New Business

Discuss returning to in-person meetings. Jeff Thielman asked in the group wanted to meet in person or remotely for June. Jeff added that he would need to discuss having a hybrid option with Karen Fitzgerald.

After hearing feedback from the committee, Jeff Thielman announced the June meeting would be held virtually, and returning to in-person will be discussed further at the next meeting.

Steve Moore, a member of the public, asked Jeff Thielman if he could address the committee for public comment. Jeff Thielman agreed.

- Steve Moore shared that he attended the Phase 1 Building tour, and the presentation was excellent. Steve asked if there have been items in the project that have been cut to stay on budget and if there were any major categories that have been cut.
- Jeff Thielman answered that there are blog posts on the building website that describe the Value Engineering process to date. Amy Speare shared a link with Steve Moore and asked Steve to send an email to the building committee so that a more complete response could be prepared.
- Kent West added that many items have been added back and that the main item that has been cut is the geothermal wells due to pollution.

Adam Lambert left the meeting.

Motion to adjourn

On a **motion** by Sandy Pooler, seconded by Ryan Katofsky, it was voted to adjourn at 6:50 p.m.

- Roll Call: Adam Chapdelaine, Not Present, Kirsi Allison-Ampe, Yes, Francis Callahan, Yes, Matthew Janger, Yes, Ryan Katofsky, Yes, Brett Lambert, Not Present, Kate Loosian, Yes, William McCarthy, Yes, Judson Pierce, Yes, Sandy Pooler, Yes, Amy Speare, Jeff Thielman, Yes.

Respectfully submitted by
Victoria Clifford, Assistant Program Manager, Skanska