

Arlington High School Building Committee

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

- ❖ Skanska Update
 - ◆ Project Adventure proposal Approval
 - ◆ Synthetic Turf Update

- ❖ Consigli Update
 - ◆ Schedule Update

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

- ❖ Meeting Minute Approval

- ❖ 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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Dial by your location

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- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)
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- +1 386 347 5053 US
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Meeting ID: 895 5187 1411

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

Arlington High School Building Committee

Meeting Materials Package – 02/06/24

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Vote Language

- Motion to approve Project Adventure proposal for the climbing wall and issue a purchase order for the amount of \$175,996.75.
- Motion to approve the 1/09/24 AHSBC Meeting Minutes.



Project Adventure

978.524.4500
www.pa.org

Arlington High School
869 Mass Ave
Arlington, MA 02476

Jeffrey Bruno PE/Adventure Education & Alan Pemstein HMFH ARCHITECTS
Alan Pemstein 508-380-3622
apemstein@hmfh.com

Climbing Wall and Indoor Element Estimate
December 5, 2023

Challenge Course Installation and Related Estimated Expenses

NOTES:

Climbing Wall to be installed on plywood substrate provided by others.
Belay Points for climbing wall to be installed on structural support supplied by others. PA to be consulted on design of belay support.
Estimate does not include cost for engineering or shop drawings of proposed components.
This estimate reflects pricing as of 12/5/23. The proposed cost is valid for forty-five (45) days from the Contract Proposal Date. After forty-five (45) days, please contact PA to confirm proposed cost before executing contract.

High Indoor Elements

Qty	Element Name	Notes
12	Beam Clamp -- large	If required pending attachment method to truss structure.
1	Centipede	up to 25 feet high
1	Dangle Duo	
3	Haul System - Complex	To store elements out of the way when not in use; centipede, dangle duo, vertical playpen
1	Haul System - Simple	To store elements out of the way when not in use; prusik climb
1	Prusik Climb	AKA Rope Ascender
1	Vertical Playpen	

Indoor Climbing Wall Components

Qty	Component Name	Notes
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Project Adventure

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1	Climbing Wall	Details: Texture painted climbing surface 48 feet wide 24 feet high; 25% featured
48	Foot Long Low Climbing Traverse	Details: Texture painted climbing surface; 8 feet high; % featured
8	Single point belay with Klinsaver	To be installed on steel support provided by others
24	Mat Locking System	Includes panels, installation and shipping; price per 4 foot section
48	Climbing Wall Panels	Includes panels, installation and shipping; price per 4 foot section
5	Volumes	AKA modular features, priced per volume - custom

Miscellaneous Items

Qty	Item	Notes
8	No Trespassing Challenge Course Sign	
1	Site visit prior to install	

Challenge Course Acceptance Inspection

According to ACCT Standards, an Acceptance Inspection must be completed and documented following the installation of a new challenge course element or course or significant modifications of a pre-existing element.

Aerial Lift Expense

Indoor Scissor Lift - Rental of indoor electric scissors lift to reach the ceiling heights of the gymnasium.

Planning, Design and Administrative Services Expenses *

Circumstances such as requested design changes, requested drawings or schematics, engineering, required permits or unforeseen circumstances during installation may require additional Planning and Design efforts and additional costs. This amount may be adjusted on the final invoice. You will be required to approve any changes that will require additional costs.



Project Adventure

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Travel Expenses

Every effort will be made to keep expenses within this budget; however, circumstances may require additional travel expenses including, but not limited to delay on the part of the client to confirm dates in a timely manner. Travel expenses may be adjusted on the final invoice.

*

Total Cost*

\$175,996.75

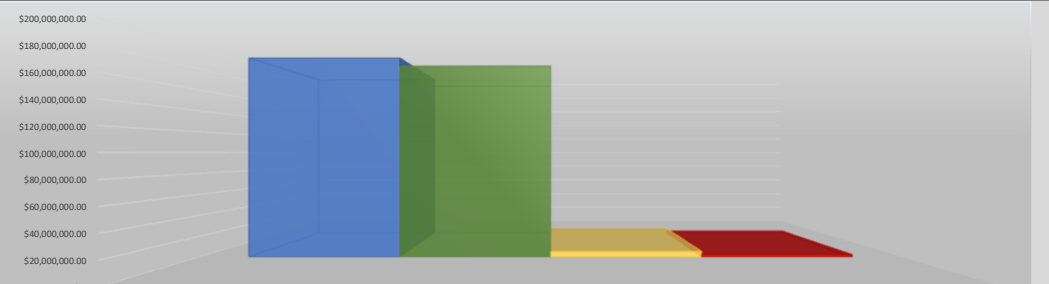
***Total cost includes all labor, materials and job related expenses**

FINANCIAL

Change Order & Contract Status

Original Contract Amount:	\$ 234,562,347.00
Previously Approved Change Orders:	\$ 3,639,473.00
Current Contract Amount:	\$ 238,201,820.00
Verbally Approved Changes:	\$ 417,886.00
Submitted Changes:	\$ 359,661.00
Pending Changes:	\$ 280,687.00
Total Potential Changes:	\$ 1,058,234.00
Projected Contract Amount:	\$ 239,260,054.00

Billing Status



Billed to Date	\$ 190,675,632	Retainage Held	\$ 5,506,936
Paid to Date	\$ 182,822,181	Amount Outstanding	\$ 2,346,515

Allowance Status

Original Allowance Budget	\$ 4,321,945.00
Expended to Date	\$ 3,607,862.00
Remaining Allowances	\$ 714,083.00

Holds Status

Original Holds Budget	\$ 1,035,044.00
Expended to Date	\$ 549,549.00
Remaining Holds	\$ 485,495.00

Contingency Status

Original Cont. Amount:	\$ 6,967,419
Expended to Date	\$ 6,177,358
Remaining Contingency:	\$ 790,061

Procurement Overview

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

EXECUTIVE OVERVIEW

- Phase 3 demolition continued through January. Demolition of the FUSCO building structure has been completed. Ongoing existing building slab/foundation removal is ongoing and set to be complete by 2/9/24. Haul out of material will continue into February.
- J.Derenzo/Keller mobilized at the end of January (1/29) to start work of Temp SOE. Pre-Ex will start to take place in early February.
- PH 2 punch list completion continued in January for Bldg. B/C2. Significant portion of open items complete over MLK Day. Currently overall punch list totals: (188) open items, (77) items ready for review. Subcontractors will continue to finalize punchlist over the schools February 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) Design for EV Charging Meter
- As of the 1/25/23 Schedule Update, Phase 3 TCO is currently 2/14/25. While phase 3 turnover was shifted from December 2024 to February 2025, Phase 4 and overall project completion are currently on schedule, and new fields are on track for use at the return of the Fall 2025 school year.

SCHEDULE

Project Milestones

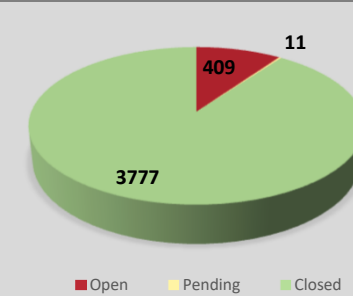
Milestone	Target	Actual	Variance
Completion of Phase 1 (Temporary Certificate of Occupanc	2/11/2022	2/11/2022	0
Completion of Phase 1 - Auditorium (TCO)	4/4/2022	4/14/2022	0
Completion of Phase 2 - B & C2	10/30/2023	10/30/2023	0
Complete Link and Connector Demo	12/1/2023	12/1/2023	0
Completion of Phase 2 - PreK	12/15/2023	12/15/2023	0
All Demo & Abatement Complete (Phase 3)	2/6/2023		0
Underslab MEP Complete - Building A	4/24/2023		0
Deck & Detail Complete (Building A)	6/13/2024		0
Completion of Phase 3	12/16/2024		0
Completion of Phase 4	10/20/2025		

Roadblocks

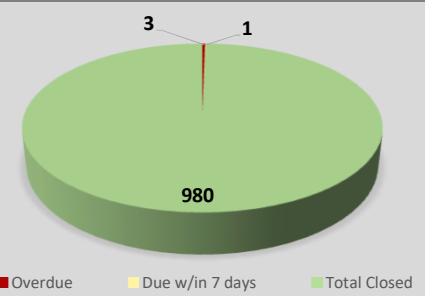
Item	Ball In Court	Due Date
#2024 - RFI-308.2 - Ph 2 + 3 Signage Decision & Design	HMFH	10/9/2022
#2037 - Ph. 2 + 3 Dedication Plaques Design	HMFH	10/9/2022
#2038 - RFI-308.2 - Room Naming Design	HMFH	10/16/2022
#3416 - PV Design for West Parking Lot	HMFH	11/25/2023
#3484 EV Charging Meter Design	HMFH	12/11/2023

QUALITY

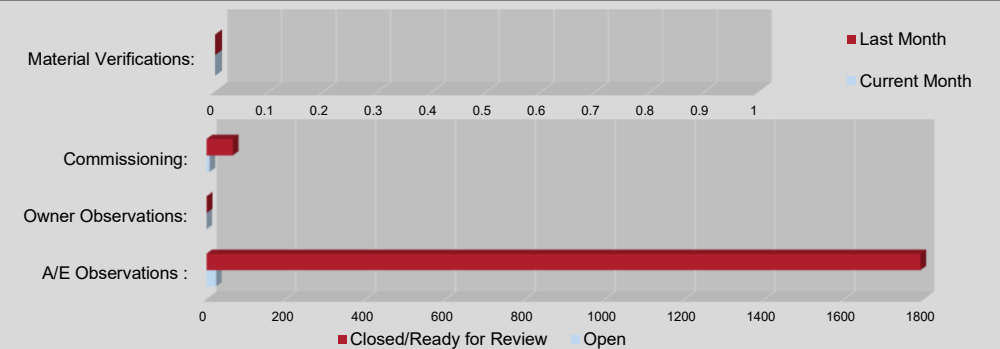
Construction Submittal Status



RFI Status



Observation Review



Safety Update

Current Project Safety Score:	98.8%
Total Man Hours to Date:	740,853
OSHA Recordables to Date/Month:	2/0

Workforce Utilization Reporting

Minority Participation	24.7%
Women Participation	3.8%

PROGRESS PHOTOS



Arlington High School Building Committee
Minutes

Meeting Date: Tuesday, January 9, 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, absent
John Cole, Permanent Town Building Committee, absent
Tobey Jackson, Community Member Representative
Matthew Janger, AHS Principal,
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, absent
Rob Behrent, Facilities Dir, Town of Arlington
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative, absent
Kent Werst, Teacher Representative

Jim Burrows, absent, 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

Mr. Thielman opened the meeting at 6:03 p.m.

Skanska Update

Sy Nguyen thanked everyone for all the work done to get everyone moved into the Menotomy Preschool last week.

Lori Cowles spoke about the climbing wall that the Wellness Department will use in one of the three gyms in Phase 3 of the AHS Building project. The equipment for the team building experiences will be provided by the company Project Adventure, as proprietary, which is the only company that can do this for Arlington, and Lori is asking the committee to approve this request tonight in the following motion.

On a **motion** by Kirsi Allison-Ampe, seconded by Matt Janger, it was voted to accept Project Adventure, as proprietary, climbing wall manufacture.

Roll call: Liz Homan, yes, Jim Feeney, Yes, Alex Magee, Yes, Kirsi Allison-Ampe, Yes, Tobey Jackson, Yes, Matthew Janger, Yes, Ryan Katofsky, Yes, Kate Loosian, Yes, Michael Mason, Yes, William McCarthy, Yes, Judson Pierce, Yes, Rob Behrent, Yes, Amy Speare, Yes, and Jeff Thielman, Yes. Motion approved

Consigli Update
Schedule Update

John LaMarre wished everyone a Happy New Year and said we are 80 percent billing on the project and this is right where we should be for billing purposes. The demo is underway and using two shifts with 65 workers on site for the month. We are behind on Phase 2 so phase 3 and 4 are behind about 30 days but we will continue to try to get up to date. Pictures of the project were shown.

- Final installation of finishes such as laser cut flooring, acoustical ceilings, and finish paint continued through first half of December first half of December in C1 Pre K and C1.5. Installation of temp chain link fencing around play area + temp turf mat installed at play area. Exterior Tree at main entry was installed along with super graphics in Pre-K entry. TCO date was met - 12/15/23.
- Phase 3 demolition/abatement continued through December. Demolition of the Blue Gym has progressed, and abatement has been completed in the month of December.
- Ph. 2 punch list completion continued in December for Bldg. B/C2. Significant portion of open items complete over holiday break. Currently overall punch list totals: (539) open items, (104) items ready for review. Subcontractors continue to address items off hours and days building is unoccupied.
- 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) Design for EV Charging Meter
- As of the 1/04/23 Schedule Update, Phase 3 TCO is currently trending (-30) days behind schedule, which is a direct result of Phase 2 completion.

Subcommittee Reports

Communications - Amy mentioned the Menotomy Preschool is open and excited about the upcoming Open House on January 20th and looking for more volunteers.

Finance – Alex said the committee continues to meet and discuss finances.

Interiors, Landscape & Exteriors - no report.

Memorials - no report.

SMEPPF - no report.

Security and Temp Use-Phasing - no report.

Meeting Minute Approval

Approval of AHS Building Committee minutes of 12/5/2023.

On a **motion** by Amy Speare, and seconded by Kate Loosian, it was voted to approve the minutes of December 5, 2023.

Roll Call: Liz Homan, yes, Jim Feeney, Yes, Alex Magee, Yes, Kirsii Allison-Ampe, Yes, Tobey Jackson, Yes, Matthew Janger, Yes, Ryan Katofsky, Yes, Kate Loosian, Yes, Michael Mason, Yes, William McCarthy, Yes, Judson Pierce, Yes, Rob Behrent, Yes, Amy Speare, Yes, and Jeff Thielman, Yes. Motion approved

New Business

None

Adjournment

On a **motion** by Kate Loosian, and seconded by Alex Magee, it was voted to adjourn the meeting at 6:34 p.m.

Respectfully submitted by

Karen Fitzgerald, Executive Assistant and AHSBC Recording Secretary

2/2/24