

Arlington High School Building Committee Agenda

Meeting Date: Tuesday, December 10, 2024, 6:00 p.m.
Location: Arlington Public Schools, District Offices
School Committee Room
14 Mill Brook Drive, Arlington, MA

- ❖ Skanska Update
- ❖ Consigli Update
 - ◆ Schedule Update
- ❖ Additional Changes and Scopes Approval
 - ◆ Vote of the Committee
- ❖ Subcommittee Reports
 - ◆ Communications
 - ◆ Finance
 - ◆ Interiors
 - ◆ Landscape & Exteriors
 - ◆ Memorials
 - ◆ SMEFPF
 - ◆ Security
 - ◆ Temp Use-Phasing
- ❖ Meeting Minute Approval
 - ◆ November 12, 2024
- ❖ 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>

Arlington High School Building Committee

Meeting Materials Package – 12/10/2024

Table of Contents

- Agenda – page 1
- Table of Contents / Vote Language – page 2
- Consigli Monthly Owner’s Dashboard and photos– page 3
- AHSBC Draft Meeting Minutes 11/12/2024 – page 12

Vote Language

- Motion to approve the Additional Changes and Scopes
- Motion to approve the 11/12/24 AHSBC Meeting Minutes.

Financial Summary

*from Cost Meeting Packet 11/15/2024

\$234,287,347	\$4,204,033		\$238,491,380
Original Contract	Approved COs		Current Contract
\$424,706	\$347,872	\$384,226	\$239,648,184
Pending CR's	Submitted COs	Verbal Okay COs	Projected Contract
\$6,967,419	(\$6,344,833)	(\$332,213)	\$290,373
Original Contingency	Approved Continge...	Pending Contingency	Remaining Contingency
\$4,321,945	(\$3,733,503)	\$0	\$549,253
Original Allowances	Approved Allowanc...	Pending Allowances	Remaining Allowances
\$0	\$318,110	(\$432,001)	\$113,891
Original Hold Budget	Approved Holds	Pending Holds	Remaining Holds

Billing Status

*from Cost Meeting Packet 11/15/2024

\$214,427,561	\$206,822,229
Billed to Date	Paid to Date
4,738,167.00	2,867,165.00
Amount Outstandi...	Retainage Held

Progress Photos

*from Procore



Roadblocks Log

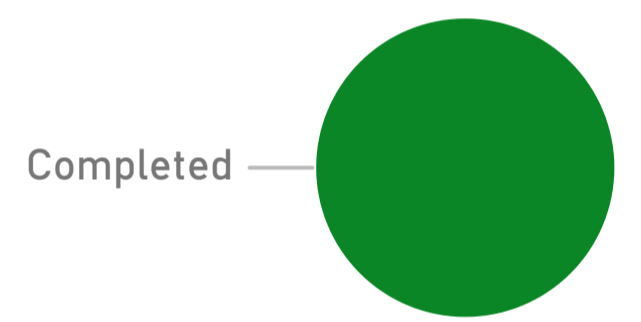
*from Procore

Item	Status	Due Date	Assigned To	Priority
(RFI 308.2) PH 2 + 3 Signage Design + Desi...	initiated	10/9/2022	Arthur Duffy	High
(RFI 308.2) Room Naming (Design, Layout, ...	initiated	10/16/2022	Arthur Duffy	High

Procurement

*From QuickBase

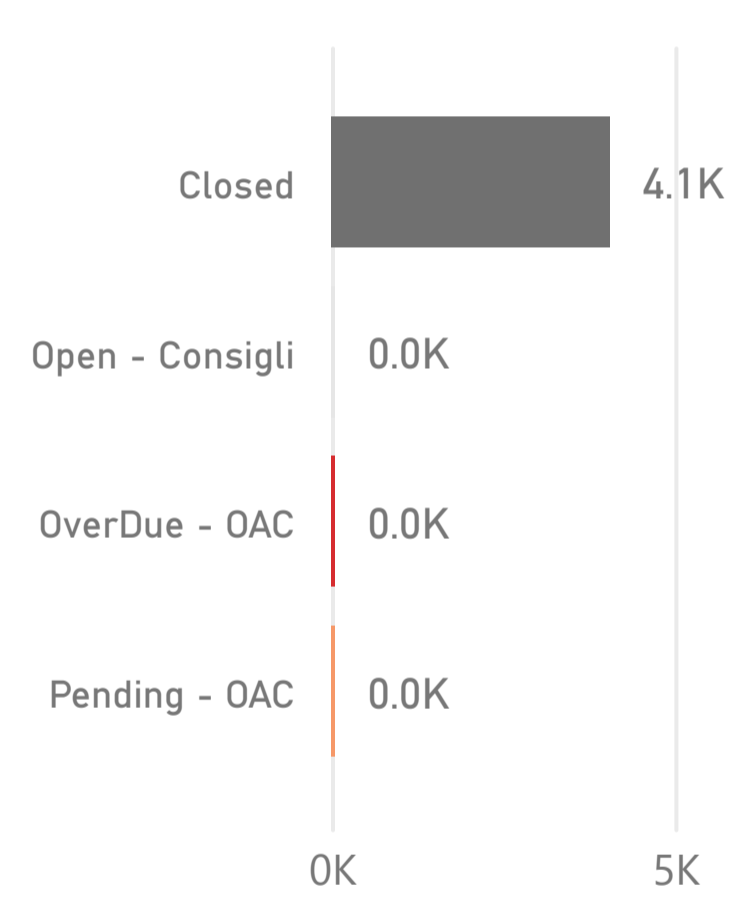
0.01%	19
Buyout Savings OR Bust %	Outstanding OALs



Submittals

Avg Review Time

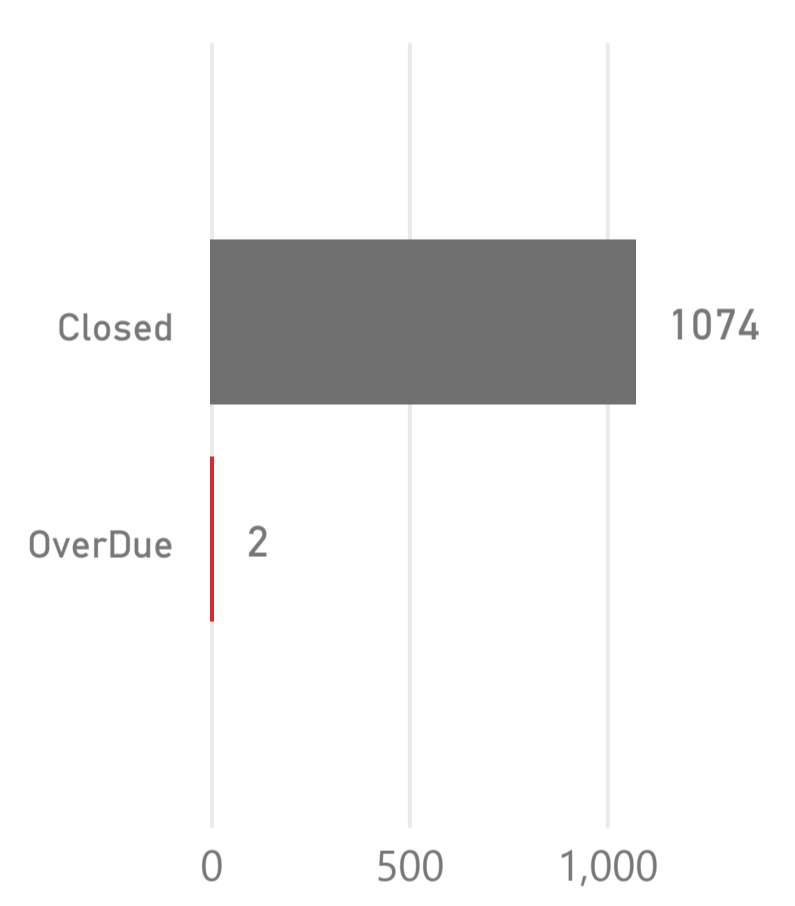
*from Procore



RFI Status

Avg Review Time

*from Procore



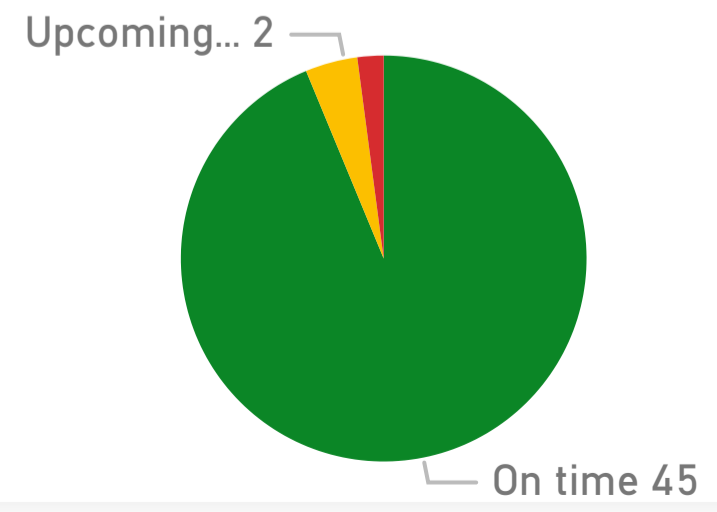
Safety Score

*from Cost Meeting Packet 11/15/2024

97.20%

Material Delivery

*from MDL App



Open Observations

*from Procore

Type	Closed	Initiated	Ready For Review
Commissioning	78	1	2
Material Verification	6	1	1
Total	84	2	3

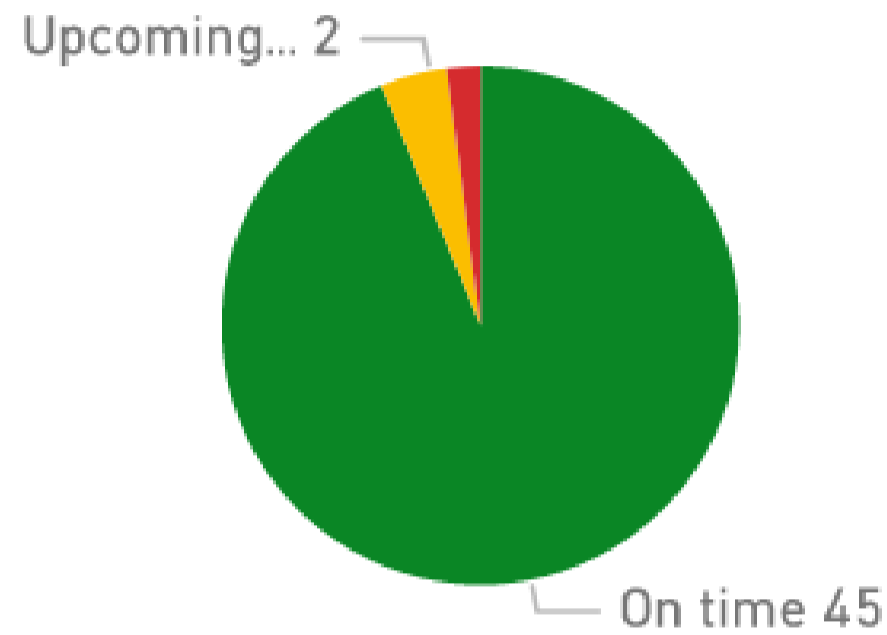
Milestones

*from Cost Meeting Packet 11/15/2024

P6 Activity ID	Description	Target Date	Anticipated / Actual Date	Ahead / Behind
A42840	Interior Finishes Complete - Building A - 1st Floor	12-10-2024		
A42820	MEP/FP Overhead Drops Complete - Building A - 1st Floor	12-18-2024		

Materials Delivered

*from MDL App



Executive Overview

- BLDG A loading bay area on west elevation has been closed. Masonry work on the north/south facades is completed, with work ongoing on the west elevation where loading bay was closed up.
- Inside Building A on the second floor finishes are substantially complete and nearing punchlist stages. Gym Equipment has been installed in all gyms. The main gym wood flooring is on pace to be completed in the month of December. On the first floor drywall is substantially complete, polished concrete is complete, and painting in locker rooms and classrooms is ongoing. PH 2/3 tie in at the upper portion has been drywalled and the temp platform has been removed. Blackbox MEPFP's are nearing completion and stage curtain track hangers are well on its way.
- In regards to site-work, the Minuteman bike path has made steps forward with continuation of wall placement (permit now in place). The toilet facility masonry is now substantially complete. The west lot work has started, and the CCC/SKA trailers have been removed. West side of BLDG A retaining wall work is on its way, as well as site-work at the amphitheater.
- The exterior plaza punchlist is ongoing and items are being worked on when school is not in session. Christmas Break will be next large push to complete items on the plaza.
- As of the 11/25/24 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.

Open RFIs

*from Procore

Status	#	Subject	Due Date	Overdue?
Open	499	Light Fixture RB11T Mounting Location in Perform...	2021-09-04	Yes
Open	896	Portable Pitchers Mound Clarification (PH 4)	2024-04-21	Yes

Open Submittals

*from Procore

Status	Title	Issue Date	Due Date	Overdue?
Open	SD_Fire Alarm Graphics Map (Phase 1/P...	2021-11-16	2021-12-07	Yes
Open	SD_Foul Pole & Football Goal Post Foot...	2022-05-23	2022-04-27	Yes
Open	CO_Fluid Applied Roofing Plaza Deck W...	2024-10-24	2024-11-13	Yes
Open	SD_Sustainability Window Graphic (BLD...	2024-11-12	2024-12-02	Yes
Open	S_Sustainability Wall Graphic Sample (P...	2024-11-26	2024-12-16	No

Open Punchlist

*from Procore

Type	Overdue
(08) Work to Compl...	6
ready_to_close	2
work_required	4
(04) Post Punch List...	2
work_required	2
(02) Architect/Deve...	41
initiated	18
ready_to_close	12
work_required	11
Total	49

Arlington HS – November Progress Photos



Exterior Building A - North

Exterior Building A - West



Arlington HS – November Progress Photos



Building A – West
Retaining Wall Work

Exterior Building A – South + Blackbox Elevations



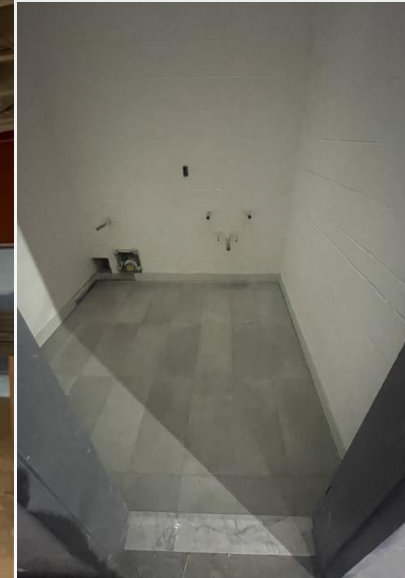
Arlington HS – November Progress Photos



Locker Room Polished
Concrete + Painting



Level 1 Classroom



Level 1
Bathroom

Level 1 Interior (PH 3) – Classroom + Locker Room

Arlington HS - November Progress Photos



Level 2 Interior (PH 3) – Main Gym

Arlington HS - November Progress Photos

Blackbox



PH 2 + 3 Tie In
Point



Special Ed Gym



Bathrooms



Alt. Gym



Level 2 Interior (PH 3)

Arlington HS – November Progress Photos



West Parking
Lot (PH 3)

Arlington HS – November Progress Photos



Bike Ramp Progression + Toilet Building (PH 4)

Arlington High School Building Committee Minutes

Meeting Date: Tuesday, November 12, 2024 at 6:00 p.m.
Location: Arlington Public Schools
District Office, School Committee Room
14 Mill Brook Drive, Arlington, MA

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, absent
Francis Callahan, Community Member Representative
John Cole, Permanent Town Building Committee
Francis Gorski, Assistant Superintendent of Finance and Operations, 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
William McCarthy, AHS Assistant Principal
Judson Pierce, Community Member
Paul Raia, Disabilities Commission Rep, absent
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative, absent
Kent Werst, Teacher Representative, absent

Michael Cunningham, Legal Counsel

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

Opening of Meeting

Mr. Jeff Thielman opened the meeting at 6:00 p.m. and welcomed everyone in attendance.

Skanska Update

Jim Burrows had no big updates on the project and he is currently coordinating the move to get ready for the February turnover.

Consigli Update

John LaMarre informed the committee members that the project is on schedule. He has no big updates since everything is moving along in the gyms, bleachers are going up, and because the weather has been great, a lot of outside work has been done on the grounds and installation of outside lights. When asked by Frank Callahan, Chris Webber updated the committee about a concern of an electrical short out on a job, and said it was noted and addressed.

Amy Speare suggested that the committee coordinate a tour of Phase 3. Jim Burrows said he could attempt to coordinate the tour before the Christmas break. Chris Weber received the formal approval in regards to the bike path extension. He informed the committee on the progress of the bike path walls being poured and the progress of building the ramp. John LaMarre would like to wait until Phase 4 of the project before we have access to cut into the DPW side driveway. The turf is in a good spot, currently the lighting is going up and testing is still being collected and will be submit to the Town Conservation.

Schedule Update

- Additional Changes and Scopes

Liz Homan said the Interiors and Exteriors Subcommittee had met and discussed the AHS Endgame Project Planning Timeline proposed. Consigli needs to know the timeline decisions that requires construction now and if it's a low priority/low funds, not much lead time would be required. Since Down House is being demolished in February we should think of contingency funds, if needed. Liz Homan went over about eleven high priority items on the list. Jim Burrows suggested that the committee discuss and go through the list and identify the priorities. The committee decides what they don't want and should release and review each budget line. See chart of items discussed.

	Description	Category	Repair or Add-on?	Location	Priority	Cost Ext.	Alt Fund Source?	Decision Date	Material Lead Time	Install Start Date
1	PA system speakers connected to microphone/computer	OTHER	Unclear	TBD/ Reception Main Office 2	High	TBD	Yes	TBD		
2	Black Box Lights	OTHER	Add-on	Auditorium & Blackbox	High	\$40,000	Yes	TBD		
3	Balcony Fix: lift the seats	CONSTRUCTION	Add-on	Auditorium & Blackbox	High	\$205,000	No	Dec 2024		May - Aug 2025
4	Additional bike racks - front (Mass Ave)	CONSTRUCTION	Add-on	Site on Mass Ave side	High	\$80,000.00	No	Dec 2024	16 weeks	Summer Break
5	Additional bike racks - (Schouler Court - West Low Hill)	CONSTRUCTION	Add-on	Site on curve at Schouler Ct.	High	\$58,000.00	No	Feb 2025	16 weeks	
6	Additional bike racks - (End of Bike Path near Courtyard)	CONSTRUCTION	Add-on	Site	High	\$80,000.00	No	Feb 2025	16 weeks	
7	Damaged Column Cover at Bldg B exterior entrance	CONSTRUCTION	Repair	Ext. Building B Entrance	High	\$11,836.00	No	Consigli Proceeding		Feb 2025
8	Damaged light fixture lens at locker pod	CONSTRUCTION	Both	4th Fl. Bldg B	High	\$9,700.00	No	Dec 2024	6 - 8 weeks	Feb 2025
9	Accessible Kitchen Setup	CONSTRUCTION	Add-on	Rm 109 / 110	High	\$40,000.00	No	Dec 2024	12 weeks	April 2025
10	Auditorium wall replacements	CONSTRUCTION	Repair	Auditorium	High	\$120,000.00	No	TBD		
11	Restroom Batteries	CONSTRUCTION	Add-on	All Bathrooms	High	TBD	No			
12	Ponding at walkway low spot	CONSTRUCTION	Repair	Mass Ave Front Entrance	High	TBD	No			
13	3 additional storage cabinets	OTHER	Add-on	Makerspace	Med	\$9,765	Yes			

15	Library furniture	OTHER	Add-on	Library	Med	\$10,000	Yes			
16	Finishing Machine (booklets)	OTHER	Add-on	Site	Med	\$5,000	Yes			
17	2 additional Viewsonic Carts	OTHER	Add-on	Site	Med	\$8,000	Yes			
18	Bumpers for corners in hallways	CONST	Add-on	Site	Med	\$6,000	No			
19	Culinary Tables	OTHER	Add-on	Rm 109 / 110	Med	\$24,000.00	Yes			
13	Requested video/projection functionality - gym	OTHER	Add-on	Gym	Low	\$50,000	Yes			
20	Gym - additional bleacher platforms	CONST	Add-on	Gyms	Low	\$20,000	No			
21	Balcony Fix: reduce railing	CONST	Add-on	Auditorium & Blackbox	Low	\$498,000	No	VOID	40 weeks	
22	Balcony Fix: provide seat cushions	CONST	Add-on	Auditorium & Blackbox	Low	\$40,000	No			
23	Additional Security Cameras at Catwalks (PR 10)	CONST	Add-on	Auditorium & Blackbox	Low	\$52,000	No			
24	Additional Display Case Lights (ASI 284)	CONST	Add-on	Makerspace Corridor	Low	\$6,000	Yes			
25	Additional shelving acrylic card holders	OTHER	Add-on	Library	Low	\$6,460	Yes			
26	Plotter Printer	OTHER	Add-on	Clean Room (440C)	Low	\$2,700	Yes			
27	Orange Paint	OTHER	Add-on	Counseling Suite	Low	\$6,300	Yes			

Subcommittee Update

- Communications – Nothing to report.
- Finance – Jim Feeney had secured CD's on work we did and deposited into Account and the Comptroller will take care of it.
- Interiors – Liz Homan will continue to meet and discuss outstanding requests need from Phase 1 and Phase 2.
- Landscape & Exteriors, Liz Homan walked the grounds, noted the weeds and that they were taken care of.
- Memorials – Bill McCarthy found corner stone of house from 1930 on the front lawn.
- SMEPFP – No Report.
- Security – No Report.
- Temp Use-Phasing –No Report.

Meeting Minutes Approval

On a **motion** by Bill McCarthy, seconded by, Amy Speare, it was voted to approve the Minutes of the AHS Building Committee dated October 8, 2024.

Roll Call: Bill McCarthy Yes, Frank Callahan Yes, Matt Janger, Yes, Amy Speare Yes, Ryan Katofsky, Tobey Jackson Yes, Judson Pierce Yes, Liz Homan, Yes, Jim Feeney Yes, Alex Magee Yes, Kate Loosian Yes, and Jeff Thielman Yes.

Executive Session – Balcony Design

On a **motion** by Frank Callahan, seconded by Kate Loosian, it was voted and approved to enter into Executive Session at 7:20 p.m. to discuss the Balcony Design and 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 and to exit from Executive Session and adjourn.

Roll Call: Judson Pierce, Yes, Tobey Jackson, Yes, Ryan Katofsky, Yes, Amy Speare, Yes, Matt Janger, Yes, Bill McCarthy, Yes, Frank Callahan, Yes, John Cole, Yes, Kate Loosian, Yes, Alex Magee, Yes, Jim Feeney, Yes, Liz Homan, Yes, and Jeff Thielman, Yes. Unanimous

On a **motion** from Kate Loosian, seconded by Ryan Katofsky, it was voted to exit out of Executive Session and to adjourn at 8:29 p.m.

Roll Call: Judson Pierce, Yes, Tobey Jackson, Yes, Ryan Katofsky, Yes, Matt Janger, Yes, Bill McCarthy, Yes, Frank Callahan, Yes, John Cole, Yes, Kate Loosian, Yes, Alex Magee, Yes, Jim Feeney, Yes, Liz Homan, Yes, and Jeff Thielman, Yes. Unanimous

Respectfully submitted by:

Karen Fitzgerald, Executive Administrative Assistant and Recording Secretary to the AHS Building Committee

12/5/2024