

Arlington High School Building Committee Minutes

Meeting Date: Tuesday, December 10, 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
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, absent
Brett Lambert, PTBC Representative, absent
Kate Loosian, Community Member Representative
William McCarthy, AHS Assistant Principal
Judson Pierce, Community Member, absent
Paul Raia, Disabilities Commission Rep, absent
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative
Kent Werst, Teacher Representative, absent

Jim Burrows, Sy Nguyen, 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 updates. Working on coordination moves in February is going well.

Consigli Update

Chris Webber updated the committee members on the following:

Building A loading bay area on the west elevation has been closed. Masonry work on the north/south facades is completed, with work ongoing on the west elevation where the loading bay was closed up.

Inside Building A on the second floor finishes are substantially complete and nearing punch list 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 the 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 dry walled and the temp platform has been removed. Black box 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 Building A retaining wall work is on its way, as well as site-work at the amphitheater.

The exterior plaza punch list is ongoing and items are being worked on when school is not in session. Christmas Break will be the 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.

Schedule Update

Liz Homan reported out on the following:

The School and District Administration have worked together with our partners at HMFH, Consigli, and Skanska to compile the included list of identified remaining needs that could impact final budgeting for the AHS Building Project. This list has been reviewed with the Interiors and Exteriors Subcommittees to identify potential funding sources and to cost-out and prioritize items to the greatest extent possible. The memo that follows outlines our recommendations for approval of items that require building committee approval in 2024 or in the first two months of 2025.

Schedule Update

Below are the items that the Interiors Subcommittee is recommending for a vote:

	Description	Category	location	Cost Ext.	Decision Date	Material Lead Time	Install Start Date
1	Balcony Fix: lift the seats	CONST	Auditorium & Blackbox	\$205,000	Dec 2024		May - Aug 2025
2	Auditorium wall p2 - vertical slats	CONST		\$17,511.00	Dec 2024		
3	Additional bike racks - front (Mass Ave) - for an additional 46 bikes	CONST	Site on Mass Ave side	\$39,000.00	Dec 2024	16 weeks	Summer Break
4	Restroom Batteries	CONST	All Bathrooms	\$37,000.00	TBD		TBD
5	Damaged light fixture lens at locker pod	CONST	4th Fl. Bldg B	\$7,000.00	Dec 2024	6-8 weeks	Feb 2025
6	Additional bike racks - (Schouler Court - West Low Hill) for a total of 44 bikes (in contract and add)	CONST	Site on curve at Schouler Ct.	\$22,000.00	Feb 2025	16 weeks	Phase 3-4
7	Additional bike racks - (End of Bike Path near Courtyard) for a total 70 bikes (in contract and add)	CONST	Site	\$29,000.00	Feb 2025	16 weeks	Phase 4
8	Ponding at walkway low spot	CONST	Mass Ave Front Entrance	\$30,000	Dec 2024		TBD
TOTAL:				\$386,511			

Updates since November AHSBC:

- The design and construction teams generated a new solution to the auditorium seating that is floor-mounted, which will provide more stability at a lower cost to the project. Hence, the motion below is written as “not to exceed” \$205,000, and the auditorium seating is anticipated to come in at a lower cost.
- The design and construction teams generated a new solution to auditorium walls that anchors the horizontal panels in place using vertical supports; this solution comes at a cost of \$17,511, significantly reduced from previous estimates to replace the existing materials.
- The interiors subcommittee and AHS administration feel strongly about adding as many additional bike racks as possible, and are therefore recommending full expansion of bike racks on the site, with some cost reduction by selecting less expensive racks for the back of the building.
- The administration and teachers reviewed options for accessibility improvements in the FACS kitchens, and decided that the current setup is the most appropriate because students rarely use cooktops and ovens in the same assignment. Accessible kitchens have been removed from the list.
- Restroom battery options are currently being explored with a test case, the cost of which would not exceed \$37,000 to install for all student-use bathrooms.

Liz Homan presented the Interiors Subcommittees recommendation of the following motions to the full AHS Building Committee tonight for approval:

1. On a **motion** by Kirsi Allison-Ampe, seconded by Amy Speare, it was voted to direct Consigli to proceed with the scope associated with the Balcony Fix – Lift Seats with a not to exceed value of \$205,000 funded from the Construction Contingency, subject to approval by the seat manufacturing engineer's approval. Formal pricing and Change Order to be issued and approved through established procedures. **Unanimously voted in the affirmative.**
2. On a **motion** by Kate Loosian, seconded by Tobey Jackson, it was voted to direct Consigli to proceed with the scope associated with the Auditorium Wall P2 Vertical Slats with a not to exceed value of \$17,511 funded from the Construction Contingency, contingent upon review of a digital and physical mockup by the Interiors Subcommittee. **Unanimously voted in the affirmative.**
3. On a **motion** by Kirsi Allison-Ampe, seconded by Frank Callahan, it was voted to direct Consigli to proceed with the scope associated with the Additional Bike

Racks –Mass Ave 46 bikes with a not to exceed value of \$39,000 funded from the Construction Contingency. Formal pricing and Change Order to be issued and approved through established procedures. **Unanimously voted in the affirmative.**

4. On a **motion** by Kate Loosian, seconded by Amy Speare, it was voted to direct Consigli to proceed with the scope associated with the Restroom Batteries Protection with a not to exceed value of \$37,000 funded from the Construction Contingency. Formal pricing and Change Order to be issued and approved through established procedures. **Unanimously voted in the affirmative.**

5. On a **motion** by Kirsi Allison-Ampe, seconded by Kate Loosian, it was voted to direct Consigli to proceed with the scope associated with the Damaged Light Lenses with a not to exceed value of \$7,000 funded from the Construction Contingency. Formal pricing and Change Order to be issued and approved through established procedures. **Unanimously voted in the affirmative.**

6. On a **motion** by Kate Loosian, seconded by Amy Speare, it was voted to direct Consigli to proceed with the scope associated with the Additional Bike Racks – Schouler Court 44 bikes with a not to exceed value of \$22,000 funded from the Construction Contingency. Formal pricing and Change Order to be issued and approved through established procedures. **Unanimously voted in the affirmative.**

7. On a **motion** by Kate Loosian, seconded by Amy Speare, voted to direct Consigli to proceed with the scope associated with the Additional Bike Racks – End of Bike Path Near Courtyard 70 bikes with a not to exceed value of \$29,000 funded from the Construction Contingency. Formal pricing and Change Order to be issued and approved through established procedures. **Unanimously voted in the affirmative.**

8. On a **motion** by Amy Speare, seconded by Tobey Jackson, it was voted to direct Consigli to proceed with the scope associated with the Ponding at Walkway low spot along Mass Ave with a not to exceed value of \$30,000 funded from the Construction Contingency. Formal pricing and Change Order to be issued and approved through established procedures. **Unanimously voted in the affirmative.**

Subcommittee Update

- Communications – Amy Speare would like to thank the Interiors Subcommittee for all their work on the recommendations made this evening. The committee will meet prior to the next AHS Building Committee meeting to develop communication plan for Phase 3, opening in February 2025.

- Finance – Jim Feeney nothing to report
- Interiors – Liz Homan just presented the motion for approval.
- Landscape & Exteriors, Liz Homan and Matt Janger said the subcommittee walked around the landscape and pointed out that the wrong plants were installed and things got cleaned up.
- Memorials – No report.
- SMEPPF – No Report.
- Security – No Report. Lighting on the walkway was discussed.
- Temp Use-Phasing –The subcommittee will meet on December 20th at 10:30 to discuss parking and the February 2025 move

Meeting Minutes Approval

On a **motion** by Frank Callahan, seconded by John Cole, it was voted to approve the Minutes of the AHS Building Committee dated November 12, 2024.

Unanimously voted in the affirmative

New Business

Mr. Thielman announced the AHS Building Committee will meet via Zoom on Tuesday, January 7, 2025 at 6:00 p.m.

Adjournment

On a **motion** by Kate Loosian, seconded by, Kirsi Allison-Ampe, it was voted to adjourn at 7:09 p.m.

Unanimously voted in the affirmative

Respectfully submitted by: Karen Fitzgerald, Executive Administrative Assistant and Recording Secretary to the AHS Building Committee. 12/30/2024