

Arlington High School Building Committee Meeting
Tuesday, February 5, 2019
AHS-School Committee Room-Sixth Floor
6:00 pm

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 (@6:30)
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
Kate Loosian, Community Member Representative
Michael Mason APS Chief Financial Officer
William McCarthy, AHS Assistant Principal
Steve Nesterak, Facilities Director
Judson Pierce, Community Member
Sandy Pooler, Deputy Town Manager
Brian Rehrig, Capital Planning Committee Member
Daniel Ruiz, Community Member Representative
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative
Kent Werst, Teacher Representative

Also present: Jim Burrows, Victoria Clifford, Skanska Inc.
Lori Cowles, Arthur Duffy, Melissa Greene, HMFH Architects, Inc.

Call to order: 6:00 pm

Public Participation

- ◆ Michael DeLisi spoke to the cost to keep the payroll department at the school site as well as noting that there is not set standard for electrical packages.
- ◆ Al Tosti thanked the committee for their work, was hoping to get to \$275 million, looking forward to meeting with the Capital Planning and Finance committees in March. Urged the committee to think about the opposition vote when voting and to balance the cost benefit analysis, he likes a \$289.9 price
- ◆ Rob Spiegel, Director of Human Resources for Arlington Public Schools, spoke in support of maintaining the payroll department with the district offices. Mr. Spiegel explained that payroll and human resource departments interface every day, multiple times especially during the summer months due to overlapping functions. He also noted that payroll calculations are different between town and school (per diem for school employees), he has surveyed colleagues and most all have the same configuration as is current in Arlington

Mr. Thielman reviewed the process for tonight's meeting. Mr. Callahan requested a 20 minutes recess to review materials received late this afternoon.

Design Update

Melissa Greene, HMFH, described the latest version of the exterior design for AHS and displayed a "working model" on a screen that showed building materials, canopies and vestibules.

MSBA 3011 – Soft Costs

Jim Burrows of Skanska reviewed soft costs and revised the estimates per his handout that shows:

Arlington High School Building Committee Presentation
 Budget Updates (DRAFT)

Total Project Budget: All costs associates with the project are subject to 963 CMR 2.16(5)	Estimated Budget
Feasibility Study	\$2,000,000
Legal Fees	\$100,000
Owner’s Project Manager (3.5%)	\$7,888,697
Basic Services	\$21,006,499
Reimbursable Services (9.5%)	\$2,385,000
CMR Preconstruction Services	\$500,000
Construction Budget	\$235,187,903
Misc. Project Costs	\$4,098,198
FF&E and Technology	\$8,073,000
Owner’s Contingency (1%)	\$2,351,879
Construction Contingency (3%)	\$7,055,637
Project Budget	\$290,646,813

***20% Cap on Soft Costs**

The above does not include payroll costs.

Jim also reviewed the MSBA Guidelines for Reimbursement that covers Site Costs that are:

- ◆ Eligible Site Costs
- ◆ Categorially Ineligible Site Costs
- ◆ Potentially Ineligible Site Costs.

Lori Cowles, HMFH, reported to the committee that:

- ◆ The review of the proposed artificial turf layout which accommodates softball field overlay and baseball with a practice field overlay, neither overlay overlap with the pitchers area/mound. The entire field will be turf, it works, it is safe and for baseball a portable pitching mound may be used. The fields can be used for sub varsity games, not varsity by 5 feet, HMFH will check to see if they can be expanded by that amount.
- ◆ Lighting is not in the project budget, it would cost \$1,300,000. The Committee was in favor of lights sighting the growing need to have usable space/fields in town.

Cost Estimate Discussion

Supt. Bodie informed the Committee that she is willing to let go of the current proposal to place the payroll department in the mezzanine area, however, payroll will remain in district offices. The current district floor plans will be redone to include the payroll office, storage is okay to move off site.

VE Discussion

Reviewing the VE list there is no action to be taken on page one, On page two

- ◆ On a motion by Sandy Pooler seconded by Daniel Ruiz it was unanimously:

Voted to reaffirm all votes taken on the VE items at the January 31st meeting separating any that warrant a separate vote.

- ◆ On a motion by Sandy Pooler seconded by Daniel Ruiz it was:

Voted to approve item A simplify amphitheater design. 17 in favor 1 opposed Jud Pierce

- ◆ On a motion by Sandy Pooler seconded by Daniel Ruiz it was unanimously:

Voted to approve item B simplify the Minuteman bike ramp.

- ◆ On a motion by Sandy Pooler seconded by Brian Rehrig and amended by Kirsi Allison-Ampe it was unanimously voted item H Remove the funding for the restoration and reuse of the Collomb House facade and add \$200,000 for an artistic commemoration of Collomb House or other historical reuse and arts installation.

- ◆ On a motion by Sandy Pooler seconded by Brian Rehrig on item I ‘Salvage, repair, store and reinstall Old Hall proscenium, motion fails 12 no votes, 6 yes votes

- ◆ On a motion by Ryan Katofsky seconded by Kate Loosian it was

Voted to Reduce 30% of copper siding to brick veneer (item L)

16 yes, 1 no (J. Pierce) 1 abstention (Steve Nesterak)

- ◆ On a motion by Kirsi Allison-Ampe seconded by Brian Rehrig it was unanimously:

Voted the reduction of square feet and retaining the payroll department at the high school (item Y).

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

Voted to accept item X the addition of the athletic field lights. 13 yes, 4 no 1 abstention.

On a motion by Brian Rehrig seconded by Kirsi Allison-Ampe it was

Voted to authorize SKANSKA USA BUILDING, INC. to submit the Schematic Design Submittal Notification to the Massachusetts School Building Authority with a total **approximate** project cost of \$291,000,000.00 on behalf of the Arlington Building Committee on or before February 6, 2019. Unanimous vote.

Roll Call: Jeff Thielman - yes

Kathleen Bodie - yes

Adam Chapdelaine - yes

Kirsi Allison-Ampe – yes

Francis Callahan - yes

John Cole, Chair – yes

Tobey Jackson – yes

Matthew Janger – yes

Ryan Katofsky – yes

Kate Loosian – yes

Michael Mason - yes

William McCarthy – yes

Steve Nesterak – yes
Judson Pierce – yes
Sandy Pooler – yes
Brian Rehrig – yes
Daniel Ruiz – yes
Amy Speare – yes

Approval of Minutes

On a motion by Adam Chapdelaine and seconded by Kate Loosian it was unanimously:
Voted to approve the meeting minutes of January 29 & 31, 2019

New Business

Next agenda will have the formal estimate and the full Schematic Design package to be voted by the committee for submission to MSBA and communication needs for the committee moving forward (i.e. receiving materials 24 hours before the meeting and transparency.

On a motion by Kate Loosian seconded by Matthew Janger it was unanimously:
Voted to adjourn @ 10:00 pm.

Submitted by:

Karen Tassone
Recording Secretary
AHS Building Committee
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