

Arlington High School Building Committee Meeting
Tuesday, September 17, 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
Francis Callahan, Community Member Representative (absent)
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 (absent)
William McCarthy, AHS Assistant Principal
Judson Pierce, Community Member (absent)
Sandy Pooler, Deputy Town Manager
Paul Raia, Disabilities Commission Representative (absent)
Brian Rehrig, Capital Planning Committee Member
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative
Kent Werst, Teacher Representative

Also present: Jim Burrows, Victoria Clifford, Dale Caldwell, Skanska Inc.
Lori Cowles, Arthur Duffy, Melissa Greene,
Holly Miller, HMFH Architects, Inc.
John LaMarre, Consigli Construction

Call to order: 6:00 p.m.

Public Participation

None

Vote to Approve MSBA Project Funding Agreement

The Chair of the Committee, Jeff Thielman, stated that the Committee needed to vote authorizing the Town Manager to enter into the Project Funding Agreement (PFA) with the MSBA.

On a motion by Brian Rehrig seconded by Kate Loosian:

The Arlington High School Building Committee authorizes the Town Manager to execute and enter into the Project Funding Agreement with the MSBA for the Arlington High School Project.

Jeff Thielman, Kathleen Bodie, Adam Chapdelaine, Kirsi Allison-Ampe, John Cole, Tobey Jackson, Matthew Janger, Ryan Katofsky, Kate Loosian, William McCarthy, Sandy Pooler, Brian Rehrig, Amy Speare, Voted in the affirmative, opposed 0, abstained 0.

Absent: Frank Callahan, Michael Mason, Judson Pierce

Site Progress Review

Lori Cowles stated that the site plan overview has been updated to reflect the sport field layout that was preferred, while maintaining the proposed parking in a different configuration.

Mass Ave lawn - preserved existing tree line (11 trees)

Meeting with the DPW identified that our two parking lots and their alignment was out of line with their drawings, but the shift in space maintains the 104 parking spots. -

The Committee discussed the options presented by HMFH:

- ◆ Are we trying to keep open a clear access to grove?
- ◆ Does this need to be run by the Fire Dept. since they may want to access the back of the building, a zig zag will not allow to drive that route, will buying the Grove Street property give them a straight passages.
- ◆ Would like access during drop off and pick up and a gate in between those times
- ◆ It would be a managed passage and not a roadway
- ◆ Lori will be having multiple meetings with DPW on the project.
- ◆ Concern with the safety of the bikeway as a long straight ramp, is it safe? Lori wanted to vet it with this group first and there will be meetings with the bike folks.

Design Progress Review

- Exterior - Holly

Mass Ave/South elevation - continued to refine and develop, changed the spacing of the columns, showed the white trim and noted that it appears around the building - the east elevation mirrors some of the front.

White wraps around the field north elevation

West elevation - explored other options for the stairs

Field entry section perspective - canopy in the back will be the same material as the front of the building.

More detail brought down and grouped windows together at the stage amphitheater with brick soldier wraps on the three walls.

All the stairwells in the high school have the smaller windows around the bldg. There was concern that the smaller windows with ledges will be a custodian nightmare with student throwing debris on them - HMFH can have them sloped.

Also noted was the downside of the slope in the field entry it - will be filthy -outside snow could build up. As well as not much horizontal coverage - snow, and cleaning and dripping on people, could the overhang peak?

HMFH noted that everything is still a work in progress

- ◆ Interior

Central spine development

Presented examples of different versions of the forum and elevations and dining niches

Short Video of an interactive café was shown.

Will look at wheelchair safety at the first floor forum

Consider the forum the same way as the theater - can have a lift, will explore further with administration. HMFH will have their disability consultant review options

Status Report on Investigations - PowerPoint - Lori

- ◆ Site survey - received draft
- ◆ Wetland flagging – complete, to be included on survey
- ◆ Permitting: RDA-October; MEPA October; MWRA 8M Permit-December
- ◆ Hazardous materials investigation – update per below
- ◆ Geotechnical/geoenviro investigation – in process; report early October
- ◆ Traffic impact analysis – mid September start; draft report mid-November
- ◆ Site sound evaluation – complete
- ◆ Geothermal well investigation – analysis start this week; well quantity estimate late October; test well(s) installation November-January

Hazmat update -

- ◆ Testing done August 19-20
- ◆ Found no damp proofing at exterior face of exterior wall
- ◆ Need to return in December to test interior face of exterior wall
- ◆ Otherwise, no surprises
- ◆ Continue to use same estimated abatement costs

Budget and Value Management Discussion

Jim Burrows (Skanska) informed the Committee that they must start conversations about value management to reconcile the Consigli estimates to our own.

Our goal is to make sure the committee has all of the information it needs over the next 7+ weeks to make informed choices about value engineering for our project. As we discussed, some discussions can take place in the subcommittees, but the full AHS Building Committee will have the final say on what stays and what does not stay in the project.

The Committee agreed that we need to have a process that defines our priorities. The first broad discussion will be at the October 1st meeting where we will discuss a ranking system.

The building committee will meet on October 15, November 18, 19 and 20 to evaluate the cost estimate and make decisions on value management. Supt Bodie requested that HMFH look at building materials as a cost saving, and John Cole stated that he will not support a vote on materials that only have a ten year warranty – that needs to be done over. Submittal to MSBA is on 11/26

Consigli Update

John LaMarre presented new phasing timelines, he informed that he is working with temp phasing subcommittee, meeting with HMFH regularly and attending a lot of behind the scenes meetings.

Big picture – everything pretty much stays the same as was in the RFP.

Reviewed Phases 1 - 4 brown will be occupied

Early enabling work on the grass trying to get started in March

After June the identified area will all be occupied

It was requested that the site fence is set behind trees on Massachusetts Ave.

Subcommittee Reports

- ◆ Communications - Town Day - successful - feedback positive, Forum on October 30 - informational forum and will share what we have - with no community feedback expected. Discussed pros and cons about messaging given the discrepancy in the estimates – The Town Manager stated that every project in town over the last 10 years has experienced this same situation. If Consigli was the same amount as our estimate we would still

be required to have value engineering. Explain the process the other communities have done. Talk about strategies, a lot of exciting updates to share with the public.

Rotary club breakfast on 10/30 Jeff-Amy will speak.

- ◆ Interiors- no meeting to date.
- ◆ Landscape & Exteriors want to meet to talk about the bikeway will send a doodle to set up a meeting.
- ◆ Memorials - looking for interns
- ◆ SMEPFP - no meetings to date company on board to do the test wells - Security - initial meeting on September 6th -still pretty high level
- ◆ Temp Use-Phasing -initial meeting on September 12 - still high level

Approval of Minutes

On a motion by Adam Chapdelaine seconded by Kirsi Allison-Ampe it was:

Voted to approve the meeting minutes of August 20, 16, 2019. Abstention: Amy Spear

New Business

None

On a motion Brian Rehrig seconded by Ryan Katofsky

Voted to adjourn @ 8:15 p.m.

Submitted by

Karen Tassone

Recording Secretary

AHS Building Committee

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