

Arlington High School Building Committee Meeting
Tuesday, March 3, 2020
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
John Cole, Chair, Permanent Town Building Committee
Tobey Jackson, Community Member Representative
Matthew Janger, AHS Principal (absent)
Ryan Katofsky, Community Member Representative
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 (absent)
Sandy Pooler, Deputy Town Manager
Paul Raia, Disabilities Commission Representative (absent)
Brian Rehrig, Capital Planning Committee Member (absent)
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative (absent)
Kent Werst, Teacher Representative

Also present: Doug Heim, Arlington Town Counsel
Jim Burrows, Victoria Clifford, Sy Nguyen, Skanska Inc.
Lori Cowles, Arthur Duffy, Melissa Greene, Holly Miller,
HMFH Architects, Inc.
John LaMarre, Todd McCabe, Consigli Construction
Phil McPhail, Jonathan Patch, McPhail Associates

Call to order: 6:00 pm

Public Participation

None

Skanska Update

- Geo-thermal Test Well Update

Jim Burrows reported on the geo-thermal testing and soil condition.

Phil McPhail, of McPhail Associates, stated that on February 24th drilling began on the northeastern corner and 160 feet into bedrock, they identified an odor named naphthalene, and the drilling was suspended. The next day the project team and the remedial trust were notified. Mass law prohibits any further action. The building committee must re-evaluate if the geo-thermal option is possible on this project.

Doug Heim, Town Counsel, gave a historical update on the site and the 2001TM approved agreement with the industrial parties on what remediation could be done on the site. There currently is an operating maintenance plan on the engineered barriers. The initial response action plan is to prevent further contamination.

The building committee has three options to consider:

1. Proceed with understanding that the condition is not known at this time.
This option will disrupt schedule and may increase costs.
2. Alternate site for the wells - also contains risks - could find more contamination
3. Not pursue geo-thermal wells - means some design changes

Mr. Heim explained that the Industrial Parties are required to have an Immediate Response Action Plan within 60 days, but that they do not necessarily have to do the testing within those 60 days. The agreement also states that the Industrials Parties can report, access and recommend an action plan that is compliant with the law. It is unlikely that there will be any financial reimbursement.

The committee discussed options, timelines, alternate sites for geothermal wells, including looking at other sites on the property and if having fewer wells is an option. Jeff Thielman stated that the project team is tasked with evaluating the three options that include costs, time and pros/cons. The Project Team noted that further study is needed and they do not have a timeframe on when they can report their results to the committee, and how this will affect the timeline. It is unlike that the geothermal wells and parking lot will be ready for September 1.

- Parmenter Update
Early bid package pre-qualification subcommittee

The committee will schedule a meeting on March 24th for the committee to approve early bid packages.

HMFH Update

- Design Progress

Lori - recapped art classrooms -working with the visual arts department re: design and equipment.

Band room - chorus room- science - maker space - digital production lab - computer labs

Kitchen reviewed floor plans - Lowe auditorium

Dlab - updated design

Exterior - minor changes to the entry - removed patterned brick from the lower auditorium

Mass Ave elevation showing smaller tiers windows -

North entry removed the cornice - subcommittee chose no cornice

Explored extending the brick all the way up the stair tower -that includes a clock

Reviewed brick options/patterns - the Flemish bond pattern preferred by exterior subcommittee

Reviewed north and south elevations.

Consigli Update

John LaMarre reported that they:

- Have applied for building permits
- Plan to mobilize at Parmenter mid-March
- Early bid package #2 March 13 costs are due internally and will present to the committee meeting on March 24th.
- Fence in the front of the building the 3rd or 4th week in March. -

Subcommittee Reports

- Communications met on March 2
Working on a communications plan for the geothermal well plan.
Abutter notice to Parmenter will be sent out next week.
Rodents - community voiced concerns about using poison for rodent control- Consigli has developed a plan to use a snap trap method instead.
- Finance - continues to work on sub bid packages
- Interiors - none
- Landscape & Exteriors - the next meeting is scheduled for Wednesday, March 11, 2020.
- Memorials - Maker space teacher wants access to trees prior to them being cut down and will coordinate with Consigli.
- SMEPPF - met on February and discussed:
 - Adding an Automation Consultant (such as Interval Data Systems <http://intdatsys.com/>) to provide pre-construction consulting, consulting oversight review during construction and HVAC system monitoring, analytics post-construction to help ensure specified system operation and peak energy performance. Post-construction data analytics would complement or replace the current Iconics system software.
 - Building Facilities Manager position.
 - A digester will be planned for in the AHS project, with utility connections provided. Purchasing of the digester will be via the town of Arlington outside of the AHS project budget.
 - EV parking areas.
 - Building temperature controls and automation platform.
 - Extended commissioning services.
- Security - meeting scheduled for March 5, 2020
- Temp/Phasing -next meeting is scheduled for Thursday, March 5th at 2:30 pm.
Working on transitioning the preschool into the main, guidance and nurses offices.

Approval of Minutes

On a motion by Kathy Bodie seconded by Michael Mason it was:
Voted to approve the meeting minutes of December 3, 2019, December 18, 2019, January 21, 2020 and February 6, 2020.

New Business

Tree hearing - a few attended expressed concern about trees being protected and the amount of canopy that we are losing on Mass Avenue and questioned if the same amount could be planted. _

Frank Callahan asked if the team was looking into the MSBA collaborative purchasing for FF&E, Lori Cowles stated that they have been discussing it with their consultant.

On a motion by Ryan Katofsky seconded by Adam Chapdelaine it was:

Voted to adjourn @ 8:35 p.m.

Submitted by:

Karen Tassone

Recording Secretary

AHS Building Committee

ktassone@arlington.k12.ma.us