

Arlington High School Building Committee Meeting
Monday, September 17, 2018
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
John Danizio, APS Chief Financial Officer
Tobey Jackson, Community Member Representative
Matthew Janger, AHS Principal (@6:30 pm)
Ryan Katofsky, Community Member Representative
Kate Loosian, Community Member Representative
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 (@6:15 pm)

Also present: Chuck Adam, Jim Burrows, Dale Caldwell,
Victoria Clifford, Skanska Inc.
Lori Cowles, Arthur Duffy, Melissa Greene, HMFH Architects, Inc.
Kimberly Cullinane, Ben Heymer (via phone) Eversource

Call to order: 6:00 pm

Public Participation

- ◆ Patricia Worden – design violates Community Preservation Act.
- ◆ John Worden – relocate Town & School administration to Parmenter or Central School.
- ◆ Ian Goodsell – supports building committee and the job they are doing.
- ◆ Greg Christiana – supports building committee, grateful for compromise, keep project on track.
- ◆ Len Kardon – appreciates committee work, focus on best educational decisions for students, keep in mind increasing enrollments.
- ◆ John Kohl – keep in mind the current façade in design plan.
- ◆ Carl Wagner – the SOHAHS group supports the rebuild project, is trying to guide the design to ensure support at Town Meeting. Would like to see a design change by the next meeting.
- ◆ Rachel Stark – attended 3 forums – took away was that the current façade would remain.
- ◆ Ron Alex – would like to see the breakdown in the cost comparisons.

- ◆ Chris – spoke to the risks in option 3, renovation looks like a better option
- ◆ Peter Bloom – supports overrides – likes an open space and current architect.
- ◆ Michael Pugliese – K parents have little knowledge of the project, suggests looking at costs line by line and have 1 or 2 committee members who are able to speak to it.

MSBA Process Update

AHS Building Committee Chair, Jeff Thielman, read a statement to the committee and audience outlining the process and decisions made by the committee to date (attached). Mr. Thielman then invited committee members to speak and discuss their vote and if there was a desire to revote the current option.

A motion to reopen the design vote made by the AHS Building Committee on the Arlington High School design was made by John Cole and seconded by Sandy Pooler. Motion failed unanimously.

Members of the committee spoke to the process upon which they made their final decision. Many initially were in favor of retaining the Collomb and Fusco buildings and the green frontage, but as the process evolved, voted what they believed was the best option. Members did note that they do have concerns with the estimated cost of the project and would continue to be diligent in monitoring the project budget.

Accelerate Performance Program

Kim Cullinane of Eversource and Ben Heymer (via phone) of seventhwave.

Kim Cullinane of Eversource explained that MASS Save is a collaborative of the State, electric and natural gas, its initiative is to help Massachusetts' residents, businesses and communities save energy. Through the Mass Save Program, the Program Administrators (PSs), which are mostly utilities, collaborate to help reduce building-related energy consumption. The program has measurable outcomes, guaranteed up front incentive dollars, will help us attain our net zero goal and the timeline does not interfere or slow down the design team.

On a motion by Adam Chapdelaine seconded by Kate Lossian it was unanimously Voted to move forward with the Mass Save New Construction Program.

Project Costs/Estimating Review

Jim Burrows (Skanska, Inc.) reviewed the project timeline and process flow chart. The estimate current project stats

- ◆ Preferred Schematic Report (PSR) Conceptual Estimate:
 - Total Budget: \$308,278,341
 - \$70M – 90M cost impacts are above a typical high school that include:
 - Spaces with GSF over MSBA cap (non-reimbursable) and also include Menotomy Preschool, Sustainability Premium, Site Development (contamination) Site Toilet Facility, District Administration, Town IT, Town-Facilities, Payroll, Comptroller, LABBB program and Community Education.
 - Construction Budget: \$238,072,994
 - Arlington Share: \$211,215,966
 - MSBA Share: \$ 97,062,375

As unknowns decrease cost estimate numbers can be refined. Escalating costs in a 5 year project = 4% is the industry standard for a school project.

The finance subcommittee will work with Skanska to explore and define additional costs.

Site Design Presentation

Lori Cowles (HMF) presented:

The Department of Public Works (DPW) site concepts:

- ◆ Alternative 12-allows pedestrian and bicycle access in a more secure site (then currently)
- ◆ Alternative 13-allow for vehicular activity. The committee discussed the pros and cons of each option including the option of a drop off only at Grove Street. HMFH will meet with the Traffic Advisory Committee (TAC) later in the week to discuss.
- ◆ The committee will make a decision at their October 2nd meeting.

Site Circulation Diagrams:

- ◆ Alternatives 1, 1A and 2 were discussed and will continue at the next meeting.

Site Design Opportunities presented by CSS included:

- ◆ New Amenity Spaces
- ◆ Entrance/Front Lawn
- ◆ Existing Trees at Front Lawn/Front Lawn Character to be preserved
- ◆ Existing and Proposed Open Space Comparison
- ◆ Outdoor amphitheater, outdoor classrooms, preschool play area, athletic fields

Communications Subcommittee Report

Communications Subcommittee continues to work on the September 24th community forum. The forum will cover: an overview of the building project, costs and decisions made to date. Committee members can send any questions/comments to Amy Speare.

September 24 Public Forum

Will take place at Town Hall from 7:00 – 9:00 pm.

New Business

None

Next meeting scheduled for Tuesday October 2nd @ 6:00 pm.

On a motion by Adam Chapdelaine seconded by Kate Lossian it was Voted to adjourn @ 9:10 p.m.

Respectfully submitted by:

Karen Tassone
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AHS Building Committee
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