

Arlington High School Building Committee Meeting  
Tuesday, December 4, 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 (exited @ 8:50)  
Tobey Jackson, Community Member Representative  
Matthew Janger, AHS Principal  
Ryan Katofsky, Community Member Representative  
Kate Loosian, Community Member Representative  
William McCarthy, AHS Assistant Principal (absent)  
Steve Nesterak, Facilities Director (absent)  
Judson Pierce, Community Member  
Sandy Pooler, Deputy Town Manager  
Brian Rehrig, Capital Planning Committee Member (via phone)  
Daniel Ruiz, Community Member Representative (exited @ 8:50)  
Amy Speare, Community Member Representative  
Shannon Knuth, Teacher Representative (@7:45)  
Kent Werst, Teacher Representative (@7:30)

**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**

Gordon Jamieson enjoyed the community forum and favors the option B design.

Eric Ammondson  
Elizabeth Terry  
Topher Heigham  
Mustafa

**Communications Update**

Amy Speare and Kirsi Allison-Ampe reported on the Community Feedback on Schematic Design Concepts with the goals to:

- ◆ Gather community feedback on exterior design concepts, site plan and reuse/re-creation of historic elements
- ◆ Gather feedback from general community prior to the 12/4 Building Committee meeting
- ◆ Continue to increase awareness about the project
- ◆ Gather feedback from 1,000 community members

Demographics

- ◆ 1,442 respondents, 3% responded at the forum, 97% online, 26 % attended the forum or watched on ACMI, includes 57 teachers and 55 students.

## High Level Summary

- ◆ Positive about Option A, Neutral about Options B & C

The complete survey results can be viewed at [AHSBC\\_Nov Feedback Summary](#).

## **Exterior Design Direction Decision**

Lori Cowles of HMFH presented to the committee

The committee discussed at length the three options, each committee member shared their opinions about the exterior design options, highlighting elements they liked and disliked about each concept. After considering their own opinions and those of the community, the committee directed HMFH to pursue Option A, with the stipulation that more work needs to be done. While recognizing the community's desire for a traditional/historic facade, the committee requested modifications of the entrance (potentially including the columns and arches) to make the entrance more welcoming to students.

## **CM at Risk Presentation**

Jim Burrows of Skanska gave an overview of the CM at Risk presentation that explained:

- ◆ Construction Delivery Methods Defined
- ◆ Design-Bid-Build vs. CM at Risk
- ◆ The CM at Risk Advantage
- ◆ CM at Risk Procurement Process

### **CM at Risk creates the opportunity to...**

- Hire a sophisticated, experienced team member based on qualifications
- Save time on the schedule through fast tracking and pre-purchase
- Design a "buildable" building with a great deal of thought about value, quality, durability and user benefits
- Manage the budget process and see all costs via open book accounting
- Have a greater opportunity to select and prequalify subcontractors for the project resulting in significant quality improvement
- Reduce changes and claims through preconstruction involvement, design-to-budget, and effective purchasing and scope delineation
- Engage in a positive and collaborative design and construction process
- Gain an advocate looking out for your interests

The Committee was in agreement that the construction manager at risk method was the best option for the high school project.

The presentation can be found at [CM at Risk Presentation](#)

## **Potential Vote to Proceed with CM at Risk**

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

Voted that the AHS Building Committee directs Skanska, Inc. to notify the Inspector General's office of our intent to enter into a contract with a construction management at risk firm.

## **Finance Subcommittee Update**

Town Manager Adam Chapdelaine reported that the subcommittee continues to work on value engineering to identify cost saving items. The Comptroller's office and Facilities Department are expected to move to Department of Public Works with a cost savings of \$4 million. The finance and communications subcommittees will work together to further refine the VE list.

The Town Manager will work to finalize the apples to apples comparisons for Waltham, Somerville and Belmont high school.

**Communications Subcommittee Update**

The community forum is scheduled for January 14<sup>th</sup> with a snow date of January 16<sup>th</sup> at the Town Hall. The date for another community tour of Arlington High School has yet to be determined.

**Approval of Minutes**

On a motion by Adam Chapdelaine seconded by Frank Callahan it was unanimously:  
Voted to approve the meeting minutes of November 20, 2018.

**New Business**

In response to concerns regarding the loss of the soccer and lacrosse practice fields Lori Cowles will bring to the next meeting an option with less parking that includes the practice fields.

On a motion by Kate Loosian seconded by Ryan Katofsky it was unanimously:  
Voted to adjourn @ 9:40 pm

Submitted by:

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AHS Building Committee  
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