

Arlington High School Building Committee Meeting  
Tuesday, January 8, 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  
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 (absent)  
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:** Chair Jeff Thielman called the meeting to order at 6:00 p.m. and welcomed to the committee Michael Mason, newly appointed Chief Financial Officer for Arlington Public Schools.

**Public Participation**

Gordon Jameison – stated that he agreed with VE list that shows Town Offices removed from the high project, but is against all other reductions at this time. He also stressed the importance of the Math and Sciences.

**“Other” Program Updates**

As requested, Lori Cowles, presented a space and cost analysis of the Parmenter School to house Menotomy Preschool temporarily during high school construction only and then permanently and in addition to show costs to house District Administration Offices permanently there.

- ◆ Three options were presented to house the preschool temporarily, all options have space program deficits of undersized classrooms and toilets:

Option 1 without an elevator	= \$1,858,523
Option 1A with an inside elevator	= \$2,758,998
Option 1B with an outside elevator	= \$2,948,973

- ◆ To consider a permanent placement of the preschool, ACC the current resident (whose lease runs through June 2024) would need to vacate in June 2019 for construction to begin. Total project cost for permanent placement would be \$13,125,000
- ◆ District Offices permanently placed at Parmenter will cost approximately \$9,000,000 versus the approximate cost of \$7,000,000 to remain as part of the high school project. This option does not provide enough space for the school committee conference room 1,000 square feet versus the current 1,500 square feet, provides no parking and the Town will lose the space as rental income.

On a motion by John Cole seconded by Kate Loosian it was moved  
That the AHS Building Committee direct the architect (HMFH) to proceed with option 1A for the temporary relocation of Menotomy Preschool during construction, further that the building committee set aside further discussion of moving district administration offices to the Parmenter school.  
Amended by Kirsy Allison-Ampe that Menotomy Preschool will not be placed permanently at the Parmenter School. Unanimous vote.

John Cole recommended that the Town consider first offers for the properties on Schouler Court if they become available for sale.

On a motion by Kate Loosian seconded by John Cole it was unanimously:  
Voted to request that Skanska will create a document that shows the costs of modulars for Menotomy Preschool vs renovation of the Parmenter School.

### **Civil Site Design Progress**

Arthur Duffy of HMFH presented the Site Utilities plans for Phases one through four identifying the required utility work during each phase (i.e. new water and gas, science water and sewer lines). He also gave a geo-environmental update that identified geothermal well locations on the site.

### **Phasing/ Temporary Use Progress**

Lori Cowles presented to the committee the preliminary phasing plans.

### **Interior Core Spaces Presentation**

Melissa Greene (HMFH) presented interior core spaces of the STEAM Wing and the Performing Arts and Athletic Wings.

### **Finance Subcommittee Update – VE Discussion Continued**

Jim Burrows, Skanska, presented the MSBA Project Benchmark document that showed and compared the scale, scope, schedule, complexity, cost per square foot and per pupil costs with Waltham, Belmont, Saugus and Somerville projects that equals an apple to apple comparison. After discussion Skanska will revise the document to add a line with AHS cost escalation and include Minuteman cost escalation.

- ◆ Skanska and HMFH will meet on January 29<sup>th</sup> to reconcile the estimates, there will be any VE decisions made at that time. The building committee will meet the evening of the 29<sup>th</sup> to review the estimates for the first time.
- ◆ The School Committee will meet on January 30 to review and give input if any reductions are necessary. The building committee will meet again on January 31<sup>st</sup> to further review the estimates with school committee input.

**Sustainability Subcommittee Update**

Ryan Katofsky reported that he is waiting for the results of the energy modeling, they should be available within the next few days.

**Communications Subcommittee Update**

Amy Speare reported that the AHS building tours and an informal Q & A will take place on Wednesday, January 9<sup>th</sup> beginning at 7:00 pm.

- ◆ AHS Building Committee Community Forum is scheduled for Monday, January 14<sup>th</sup> at 7:00 pm at the Town Hall. The forum will be informational only that will include a project update (site, sustainability, project costs and questions and answers).
- ◆ AHS Building project materials will be on view at the Town Hall Lobby.

**Approval of Minutes**

On a motion by Adam Chapdelaine seconded by Frank Callahan it was:

Voted to approve the meeting minutes of December 18, 2018 (abstention by Daniel Ruiz).

**New Business**

None

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

Voted to adjourn @ 8:40 p.m.

Submitted by:

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