

Arlington High School Building Committee Meeting  
Tuesday, January 29, 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 (absent)  
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, Dale Caldwell, Skanska Inc.  
Lori Cowles, Arthur Duffy, Stephanie MacNeil, HMFH Architects, Inc.

**Call to order:** 6:00 pm

**Public Participation**

Michael DeLisi stated that he was looking forward to the discussion of cost, he was hoping that the \$308 million estimate would have come down before now.

Laura Notman expressed concern about design, asking that it be a building for our current and future time.

**Cost Estimate Review**

Jim Burrows, Skanska project manager, reviewed the cost estimates and informed the committee that the summary project total was \$299 million, that includes \$243 million in construction costs, \$11 million for Owner's and Construction contingencies and \$14 million for Design contingency. The next step will be to place the numbers into MSBA's 3011 form with some tweaks.

**Project Budget Review**

Lori Cowles HMFH, presented a list of items priced separately as per the committees' request. Three items on the list are labeled as 'out:

- ◆ Under Site Amenities turf fields – cost above cost of grass \$1,130,264
- ◆ Under Net Zero/Mechanical – VRF (with partial geothermal) Savings over base design (3,738,730)

- ◆ Under Premium for Historic Reuse – refabricate new Collomb façade at large courtyard in phase 2 at a cost of \$2,466,000.

The Committee had extensive discussion about

Site Amenities

- 1.) Competition baseball field (flipped fields/new backstops/grading less softball disturbance due to geo-wells/reseeding/drainage-irrigation changes): \$693,815
- 2.) OUT turf fields - baseball & softball (above cost of grass): \$1,130,264 committee discussed keeping the turf, what the actual cost is, lifecycle and potential rental income.
- 3.) Amphitheater (AV/stage/granite tiers): \$471,121 – savings could be found
- 4.) Minuteman Bikeway ramp access: \$2,892,755 5.) ramp/stair at east side: \$668,560
- 6.) Traffic light at Mill Street \$479,500

Net-zero/mechanical system

- 7.) Geothermal wells (with partial VRF): \$9,864,000
- 8.) Containerized bad soil due to drilling wells: \$2,740,000

VS.

- 9.) OUT VRF (with partial geothermal) SAVINGS OVER BASE DESIGN: (\$3,738,730)
- 10.) PV infrastructure/super-structure at RTUs/installation at roof: \$1,265,880
- 11.) PV infrastructure/structure/installation at parking lot: \$1,433,020
- 12.) PV infrastructure/structure/installation at north side bleacher location: \$289,070
- 13.) Electrical vehicle charging at 10% of parking: \$205,500
- 14.) Electrical vehicle ready infrastructure at remaining 90% of parking: \$184,950
- 15.) Bike parking for 100 bikes (per LEED), each rack holds 2, therefore 50 racks, \$82,200

PREMIUM for HISTORIC REUSE

- 16.) Restore/reuse of existing Collomb facade at large courtyard in Phase 2 \$2,055,000
- 17.) OUT fabricate new Collomb facade at large courtyard in Phase 2: \$2,466,000
- 18.) Fusco facade reuse/relocation: \$473,472
- 19.) Salvage, repair, store and reinstall Fusco wood panel: \$20,550
- 20.) Salvage, repair, store and reinstall Old Hall proscenium, \$34,250
- 21.) Salvage, repair, store and reinstall Old Hall plaster friezes: \$27,400
- 22.) Salvage, repair, store and reinstall River of Hands mosaic, \$41,100
- 23.) Salvage and repair clock: \$27,400

The Committee discussed at length the project cost and their responsibility to the voters at looking at VE items in order to reduce the project budget to somewhere between \$285 - \$295 million. The committee agreed that any reduction in total budget would not come from the educational program.

On a motion by John Cole seconded by Kate Loosian it was:

Voted to direct HMFH and Skanska to prepare a report of value engineering recommendations that would reduce the total project cost to \$290 million without touching the educational program.

Motion passes 11 yes 4 no 1 abstention (Kathy Bodie, Jeff Thielman, Michael Mason, and Judson Pierce with no votes) (Matt Janger Abstained).

Discussed the placement of town/school departments, currently the Comptroller will move to Town Hall, the Facilities and IT department are scheduled to move the new the DPW facility. Payroll is still not resolved, Adam Chapdelaine stated that payroll could reside at Town Hall adjacent to the current human resource department. Supt. Bodie responded that option could not work with the school payroll department and stated that do to that would necessitate dividing the town and school payroll department.

Dr. Bodie and the Town Manager will have further discussion on this item.

Sandy Pooler pointed out the two hard numbers needed are the project total cost going to MSBA and the appropriation to be put before Town Meeting. By law, the debt exclusion part of the June 11 vote need not have a specific figure, but the campaign for voters should have such a number

Items that HMFH will report back on:

- ◆ Confirming if the bike area is covered.
- ◆ Benchmarking on data on geothermal wells.
- ◆ Reviewing the pricing of the bike ramp.
- ◆ Putting together some information on the ROI on the proposed geothermal plan.
- ◆ Send Adam and Kathy (also needed on Wednesday for School Committee discussion) the dimensions of the fields, including information on the mound, and the lifecycle costs of the turf.
- ◆ Reviewing with your landscape architect the design and plans for the amphitheater.
- ◆ Reviewing the scope of the Power Purchase Agreement.
- ◆ Providing more detail about the building Value Engineering items, create a sheet that shows a column of MSBA reimbursable caps.

School Committee will review the VE list at their meeting on January 30<sup>th</sup> and will respond to the building committee with any recommendations for the building committee meeting scheduled on January 31<sup>st</sup>.

#### **Approval of Minutes**

On a motion by Adam Chapdelaine seconded by Tobey Jackson it was:

Voted to approve the meeting minutes of January 8 and 22, 2018.

#### **New Business**

Dan Ruiz has been in contact with the CM at Billerica Project and the building committee is invited to tour Billerica High School. A doodle will be sent to the committee to determine the best date.

On a motion by Daniel Ruiz seconded by Ryan Katofsky it was unanimously:

Voted to adjourn @ 9:00 pm.

Submitted by:

Karen Tassone  
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AHS Building Committee  
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