

Arlington High School Building Committee Meeting
Tuesday, February 19, 2019
AHS-School Committee Room-Sixth Floor
6:00 pm

Present: Jeff Thielman, School Committee Representative, Chair
Kathleen Bodie, Superintendent, Co-vice chair (absent)
Adam Chapdelaine, Town Manager, Co-vice chair
Kirsi Allison-Ampe, School Committee Representative (absent)
Francis Callahan, Community Member Representative
John Cole, Chair, Permanent Town Building Committee
Tobey Jackson, Community Member Representative (absent)
Matthew Janger, AHS Principal
Ryan Katofsky, Community Member Representative (absent)
Kate Loosian, Community Member Representative
Michael Mason APS Chief Financial Officer
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 (absent)
Amy Speare, Community Member Representative (absent)
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: 6:00 pm

Public Participation

Mike DeLisi: Disappointed with the process at the 2/5/19 meeting in considering adding lights to the High School sports fields. Felt that the community did not have a say in this matter and requested that the committee consider this when reviewing the meeting process.

Schematic Design Vote

Prior to agenda item #2, HMFH shared an updated "AHS Schematic Design Site Plan". HMFH also shared "AHS Existing Site Plan Open Space Diagram" and a "Arlington High School Open Space Comparison" log. For marketing purposes, HMFH also presented an updated rendering of the building design and updated floor plans.

HMFH presented "AHS Expansion Layouts", proposal diagrams for the Schematic Design Submission. Lori Cowles reported that an additional 206 students could be accommodated by this proposal. Mr. Nesterak asks if the cafeteria could be altered to accommodate 206 more

students. Principal Matthew Janger and Lori Cowles share ideas on how to expand the cafeteria if needed.

HMFH continued to present “AHS Schematic Design Central Spine” renderings.

On a motion by Adam Chapdelaine seconded by Brian Rehrig it was Voted that the Arlington High School Building Committee approves the Schematic Design Submission and authorizes Skanska USA Building as Owner Project Manager to submit to the Massachusetts School Building Authority on behalf of the district.

Roll Call: Jeff Thielman, Adam Chapdelaine, Francis Callahan, John Cole, Matthew Janger, Ryan Katofsky, Kate Loosian, Michael Mason, William McCarthy, Steve Nesterak, Judson Pierce, Sandy Pooler, Brian Rehrig, 13 voted in the affirmative, 0 opposed, 0 abstained, 5 absent.

Absent: Kathleen Bodie, Kirsi Allison-Ampe, Tobey Jackson, Ryan Katofsky, Daniel Ruiz, Amy Speare

Mr. Thielman read Ms. Allison-Ampe’s motion.

On a motion by Judson Pierce seconded by Kate Loosian Amended by Adam Chapdelaine to replace “estimates” with ‘projections’. Amended by John Cole to add the Communications Subcommittee.

Voted to direct the Finance Subcommittee and the Communications Subcommittee working with the Administration, HMFH and Skanska as needed, to create and cost out Plan B alternatives, addressing what would happen if the debt exclusion vote were to fail. The suggestion is for two alternatives, one starting with the base repair option, and one starting with the renovation only option, and include additional **projections** as required to cover the needs of all special programs, enrollment increases, changes necessary to address accreditation issues, etc. The report would include both cost **projections** and a narrative description of the resulting school, including mention of how well the school would meet the educational plan. It would need to include spaces for all special programs (or include construction costs if moved offsite), construction escalation to the correct time period, and modular costs if enrollment growth dictates a need. The aim is for the Building Committee to have clear information on the work and costs necessary to address the high school needs under a scenario where we do not build the new high school nor have participation with the MSBA. Unanimous vote.

Proprietary Items Review and Approvals

HMFH shares “Proprietary Items List”

Lori Cowles explains that this is an exercise requirement for the Schematic Design Submission. The Committee will be reviewing over the course of the year.

Meeting process

Mr. Callahan at the last meeting requested that the Committee review the meeting process.

On a motion by Frank Callahan seconded by Kate Loosian it was unanimously:

Voted to require that all substantive materials for discussion, be submitted at least 24 hours before the building committee meeting, with the goal of 48 hours prior to meeting, in addition that any substantive discussions with Town Officials and the Design Team be summarized and shared with the whole committee.

Mr. Pooler stated for the record that he would have preferred to have a written motion in front of the Committee for review.

Jim Burrows, Skanska, asks what protocol will be put in place for future critical money decisions. John Cole answers that there will be a future motion to adopt a threshold for critical money decisions.

Meetings with Town Committees – Open Space, Finance, Capital Planning, other

Mr. Thielman reviewed the schedule of upcoming meetings with Town Committees. The Committee will also include meetings with the sports group, Human Rights Commission and the Tree Commission. Mr. Thielman will update the document and disseminate to the Committee.

Approval of Minutes

On a motion by Kate Loosian seconded by Francis Callahan it was unanimously:
Voted to approve the meeting minutes of February 5, 2019

New Business

Reviewed the “Schematic Design Executive Schedule -MSBA Module 4”

Next meetings are scheduled for:

March 5, 2019

April 2, 2019

May 7, 2019

June 4, 2019

Jim Burrows, Skanska, requests that we consider appointing a CM at Risk Procurement Subcommittee. Mr. Thielman will add this consideration to the March 5, 2019 Agenda.

Committee recessed at 7:25 Motion by Adam Chapdelaine seconded by Brian Rehrig

On a motion by Adam Chapdelaine seconded by Brian Rehrig it was unanimously:
Voted to approve the meeting minutes of February 19, 2019.

On a motion by Adam Chapdelaine seconded by Michael Mason it was unanimously:
Voted to adjourn @ 7:50 p.m.

Submitted by:

Karen Tassone
Recording Secretary
AHS Building Committee
ktassone@arlington.k12.ma.us