

Arlington High School Building Committee Meeting  
Tuesday, June 25, 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 (absent)  
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  
Judson Pierce, Community Member  
Sandy Pooler, Deputy Town Manager  
Brian Rehrig, Capital Planning Committee Member (By Phone)  
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:** 6:05 pm

**Public Participation**

None

**Review of Design Development Work Plan**

Lori Cowles, HMFH presents a memo to the building committee titled, "Design Development Work Plan – DRAFT". HMFH explained that one of the goals of Design Development, much like Schematic Design, is defining the design. During the Design Development phase, we will own the cost of each component of the design. That is not to say finishes won't change past Design Development, but we need to define the components during this phase. There is a design and pricing contingency built into the budget, this contingency bucket will go down as we get closer and closer to fully defining the design. During the summer, the project team is planning for exploratory site studies.

Not listed in the work plan is separate meetings with Arlington Police and Fire. Police and Fire meetings will be a part of the Security meetings, however that is a focused meeting.

For the schedule moving forward, HMFH proposes meeting with the School Building Committee the third Tuesday of every month. HMFH, Skanska and Consigli, will be meeting with the project stakeholders, and the subcommittees on a regular basis.

Dan Ruiz adds that the Design Development when we buy the project scope. Dan also emphasized that adding in any design changes past the design development submission date is a tough process with the MSBA.

Dan Ruiz asks that there is a placeholder meeting for estimate review and reconciliation. Dan also requests that HMFH adds the MSBA due date, due date to estimators and any key approval dates for the school building committee.

Kate Loosian points out that there is a heavy load on the September 17<sup>th</sup> School Building Committee Meeting. We need to be realistic on the amount of work we tackle at each meeting.

Lori explains that the work plan dates are placeholders for when reports are due, but some reports may be presented earlier or later than currently listed.

Ryan Katofsky asks if it is possible to put together a shared google calendar to keep track of all meetings and report dates.

Jeff Thielman adds the following meetings to the schedule: September 3, October 1 & November 21 if needed.

Amy Speare asks if there any points in this phase where we would want community input on design development? One example that comes to mind is sustainability – it is a community investment; do we want community input?

Ryan Katofsky adds that Accelerate Performance Program will be assisting with sustainability and design tradeoffs to help align our design to our sustainability goals.

Frank Callahan clarifies for the group that he is hearing that we want to inform the public not seek for input.

Jeff Thielman asks Jim Burrows, Skanska, where he see's community input coming in to play. Jim explains that typically we will be updating the to the public on construction phasing and safety. Consigli's main goal starting out is to work on phasing. They can't build the estimate without the phasing plan. We will have a solid phasing plan by fall.

Jeff Thielman asks if we need to add a public forum before November 19th. Jim explains that in his experience we usually wait until the end of design development so that we have concrete plans. Adam Chapdelaine feels that a public forum between September and October would be in our best interest. Lori adds that we may want to wait until the beginning of October so that more process is complete. Jeff Thielman agrees that early October is a target for a public forum.

HMFH proposes that the School Building Committee designates two new subcommittees:

- Temp Use-Phasing Subcommittee
  - o This subcommittee will assist with coordination for temporary moving. This will be a temporary subcommittee.
- Interiors-Color Subcommittee
  - o This will be on the latter end of the Design Development Phase

The group discusses the existing subcommittees and addition of new subcommittees. The flowing was decided:  
Existing Subcommittees that will continue are:

- Communications
- MEP
  - o Michael Mason agreed to step in for Dan Ruiz as he is moving and therefore leaving the School Building Committee.
- Security
- Sustainability
- Finance
- Memorials

New subcommittees and their designees are the following:

- **Landscape & Exterior Subcommittee**
  - o William McCarthy

- Matt Janger
- Kathy Bodie
- John Cole
- Amy Speare
- Town Manager Appointee (TBD)
- Public Works Appointee (TBD)
- **Interiors Subcommittee**
  - William McCarthy
  - Matt Janger
  - Kathy Bodie
  - Facilities Representative (TBD)
  - Kate Loosian
- **Temp Use-Phasing Subcommittee (District Personnel Only)**
  - William McCarthy
  - Matt Janger
  - Kathy Bodie
  - Facilities Director (TBD)

Amy Speare points that there are two town subcommittees that we need to collaborate with

- Disabilities subcommittee
- Commission

Adam Chapdelaine shared that the disabilities subcommittee requests that the committee elects a representative to sit on the School Building Committee.

Motion by Jeff Thielman to approve the town manager to elect a member of the disabilities subcommittee to join the school building committee.

Frank Callahan explains that this election will set a precedent that we must elect a representative from all other town committees.

Ryan Katofsky points out that with Dan Ruiz leaving, if the committee would like to consider electing a new member to the committee with comparable experience? Adam Chapdelaine points out that John Cole is our representative with architectural background. Adam Chapdelaine adds that we may want to think about looking for a committee member with construction management experience.

Shannon asks who on the design team are experts for inclusive design?

- Lori follows up that we have an accessibility consultant, a code consultant, and an acoustical consultant who will be bringing their expertise to the design.

Judson Peirce proposes that we move the decision to a later meeting, Jeff Thielman agrees that we should hold off and post this decision to a later agenda.

(Agenda item #4 covered in #2)

### **Review of Design as Shown on the Video**

Lori explains that HMFH was asked to show the fly-through video and collect comments from the building committee. The following comments/questions was collected:

- Dan Ruiz asked about the covered bench on the left side of front entrance. Will there be lighting during the day?
  - HMFH answered: No, it is south facing so it will be well lit.
- Kathy Bodie points out a concern that the front Façade glass makes the building too visible from Mass Ave.

- Dan Ruiz mentioned that the windows will be very reflective during the day.
- Lori mentioned that this is the spine, not fully occupied classroom space. Lori also needs to talk to fire to confirm if the front needs to be drivable. Lori also explains the this is still a significant set-back.
- Dan Ruiz also mentions that there will be defensive design incorporated.
- John Cole – has issues with the front canopy – it doesn't know if it's a pavilion or part of the building, can we see more design options in the future?
- Ryan Katofsky – can bike racks be included in the front? Is there space under the front covered area? Can planting go in between the geothermal wells?
- Amy Speare – is there an opportunity to include more grass than hardscape than what is currently shown?
  - Lori- we will do an analysis of the front for egress and entrance
  - Melissa we purposefully put in more hardscape than grass so we own more scope and can digress rather than add
  - Shannon – hears the concern for hardscape, but we will be alleviating traffic in the front by including the new back entrance
- Kate Loosian – is the material in the front the same as the back?
  - Lori explains that we currently don't know what either material is.
- Matt Janger asks if the front is brick or panels
  - Melissa explains that the panel looking sections are control joins
- Kathy Bodie– the entrance looks tiny compared to the large massing next to. is there ways to include decorative trim so that the entry looks more integrated with the rest of the building?
  - Arthur we can think about including a top white trim sun shade to connect the building.
- Dan Ruiz – One cultural norm in Arlington for events is having a laundry line banner. It would be interesting to think about ways to solve that.
  - Lori explains that the performing arts department has mentioned the same
- Amy Speare – concerned that the community will not be able to navigate the theater. Can the floating meeting space be moved? It is in the way from the theater and the Fusco?
  - Melissa is looking on ways to solve this.
  - Matt Janger would like the central conference space to be transparent so that student can use it as breakout space.
  - Lori also explains there will be a receptionist for safety purposes at both the front and back representatives
- Will there be odors from the cafeteria and kitchen leaking into the central spine?
- Kent Werst – Safety of the first floor to the bottom cafeteria. Is this safe/accessible
  - Lori answers: Yes. There are two elevators that are in connection to these spaces.
- Kate Loosian– are the courtyards gated?
  - Yes.
- Matt Janger - is there a way to include a chair lift in the forum stairs?
  - Lori: Yes, we will look at that.
- The balcony at Thompson has been troublesome. Does the railing above the cafeteria need to be heightened?
  - Lori: We are always cautious, but we are comfortable with this design.
- Shannon and Matt point out that the furniture in the video would not be how we furnish our science classrooms.
- Amy Speare – Kathy Bodie feels that the discourse lab height is too tall – too cavernous.
  - Lori and Mellissa explain that there will be cloud acoustics and the furniture goes upwards. The seating is assessable.
- Kathy Bodie and Jeff Thielman– can we pull the baseball field back increase the outfield?
- Adam Chapdelaine requests that we get it ironed out if the field can be competition field. Matt Janger offers to request a written official response from the league.
- Dan requests that there is attention to any ritual activities bean the concession stand – power and recreation space

- Amy Speare – is there a way to build stairs from the bike path closer to middle of the fields?
  - o Lori explains that this is the best option based on their study. If the committee wanted to explore other options, it would be added scope.
- Kent Werst brings up that there is a dirt path student use to access the bike path. Bill McCarthy adds that he would like it to be fenced off because it is a security risk.
- Kate Loosian – does not like the single column in the back entrance
- Dan Ruiz- encourages adding lighting to the back entrance around the trees
- Kate Loosian – there needs to be wayfinding for the exits and entrances in the back
- Kent Werst requests more covered space in the field side entrance
- Dan Ruiz requests that we pay mind to the material of the preschool play area floor due to weathering
- Amy Speare asks about the exterior design of the preschool – if the preschool needs to be renovated for another purpose the whimsical design elements may be deterrent – Kate Loosian doesn't like the playful colors and windows as a design element.
- Matt Janger points out the loading area seems like a security risk.

Skanska requests to discuss on behalf of the finance subcommittee the Skanska and HMFH Contract Amendments. The approval of these amendments is above the threshold of the finance subcommittee, so it requires direction from the building committee.

The committee expressed that they would like the Finance Subcommittee to hold a meeting to approve the amendments prior to the next building committee meeting. Jeff Thielman asked if there was any harm in moving the approval of the amendments to the next building committee to the next meeting. Jim Burrows explained that billing for July would be delayed if we wait until the next committee meeting to approve. It was agreed that the finance subcommittee would meet prior to the next school building committee meeting to review the amendments.

#### **Approval of Minutes**

It is requested that the Meeting Minutes time is amended from 6pm to 4pm.

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

Voted to approve the meeting minutes of June 14, 2019. Abstention by Kate Loosian and Frank Callahan.

#### **New Business**

The committee discusses planning an abutter meeting. William McCarthy pointed out a few commercial neighbors that should be invited. Adam Chapdelaine mentioned that the assessor's office can assist will putting together a list of properties. William McCarthy also reserved the media center for the two preliminary abutter meeting dates, which holds 50-75 people.

Matt Janger is concerned that the subcommittees are counterintuitive due to competing schedules.

Lori explains that during DD we will probably meet with each subcommittee only once. The purpose is that information is vetted through the subcommittee before it comes to the school building committee.

Dan says his goodbyes as last night on the committee. Will be sending out a note via email.

Dan Ruiz makes a motion to adjourn at 8:30 pm.

Written by

Victoria Clifford/Michael Mason

Submitted by:

Karen Tassone

Recording Secretary

AHS Building Committee

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