

Arlington High School Building Committee Meeting
Tuesday, August 20, 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 (absent)
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 (absent)
Sandy Pooler, Deputy Town Manager (absent)
Paul Raia, Disabilities Commission Representative
Brian Rehrig, Capital Planning Committee Member
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, Holly Miller, HMFH
Dan Norman, Deneen Crosby, CSS Landscape Architects
Todd McCabe, Consigli Construction

Call to order: 6:00 p.m.

Public Participation

None

Site Progress Review

Dan Norman of CSS Landscape gave an update of site features and the committee discussed

- ◆ Ramp Updates – 4 options with subtle differences, tie in with the Minuteman Bikeway
- ◆ Mass Ave Plaza – the plaza has been reduced by 2,450 SF to 5,650 SF, the West Lawn is now 10,500 SF (increase of 2850 SF) and East Lawn at 16,500 SF (increase of 1000 SF).
All of the Mass Ave Plaza memorials have been identified for future use and existing Mass Ave trees will remain.
- ◆ Outdoor Amphitheater – the back of the amphitheater will be updated. Amphitheater will accommodate
- ◆ Athletic Fields

Per PowerPoint Athletic Fields 4 options.

Based on feedback, the combined options 1 and 3 seem best.

Discussed snow clean up and drainage - depends on what the maintenance plan is. The expectation is that all walkways etc. will be accessible. Bike racks will be located in various locations around the school and need to be located within 200 feet of the school. Concern was voiced on conflict is safety vs security - can we move the entry point east of Summer Street that goes around that brings the path to the front of the bldg. -. Architects will update.

Update Exterior Elevations – both Mass Ave and Field sides.

At Mass Ave/South Elevation the front elevation has been tied all together, the columned canopy moved to be more forward looking rather than oriented either east or west, and a cornice has been added to the top. The base/middle/top layout of the classroom windows has been maintained, but reduced window sizes to allow for more brick and collegiate regularity. The more uniform regularity to either side of the columns help to frame the entry.

The difference between Options A and B (at both south and north elevations) is subtle – we are looking at whether to make the area between the tall windows brick or “other” material, which will be white to match the columns/canopy. We will be bringing sample materials that we are thinking about.

Mass Ave entry perspective - column comparison, there may be other material on either side of the front building.

What is the cost differential - brick is less \$40-\$45, metal \$70-\$90/glass more than that.

- ◆ Preschool scaled windows to the staircase of 12 steps as opposed to 24 in the entry way.
- ◆ Forum stairs looking at ways to make it more accessible for ADA. Paul Raia stated that is difficult to navigate with visual impairment. The middle stairway is dangerous, rethink that area with one that is safer and less exclusionary, interactive screens are in the plans. He cited possible safety issues and suggested two staircases with bannisters with the middle space for an interactive screen. Lori responded that the spaces have been thoughtfully designed but will bring some images for the next meeting.
- ◆ Updated Auditorium layout, the central entry provides two aisles of flow in/out of the auditorium and an enlarged main entry.
- ◆ Reviewed the Locker room plans
- ◆ Reviewed daycare plans

Status Report on Investigations

Lori Cowles gave a report on continued investigations:

- ◆ Site survey - in process; draft mid-September
- ◆ Wetland Flagging - complete, to be included on survey
- ◆ Permitting- RDA-October; MEPA-October; MWRA 8M permit-December
- ◆ Hazardous materials investigation - in process; complete end of August
- ◆ Geotechnical/geoenviro investigation - in process; report early October
- ◆ Traffic impact analysis- mid-September start; draft report mid-November
- ◆ Site sound evaluation - mid-September start
- ◆ Geothermal well investigation - proposal under review, will know by the end of this phase

Consigli Update

Todd McCabe - working on schedule logistics pre construction

How to flow around the site and construction, meeting with various groups,

Have started some discussion with key non trade contractors to understand pricing etc

Update timeline for Town Day.

Issues for staff - what happens with the front driveway- this summer the whole front driveway will be shut down.

When will the prequalification process begin- Jim Burrows responded probably next summer. Skanska will be updating the cash flow document.

Discussion on True Story Theater

True Story Theater performs and teaches a style of Improvisation Theater called Playback Theatre in which audience or group members tell stories from their lives and watch them enacted on the spot.

The committee discussed and decided that it is not necessary at this point, but will contact if needed in the future.

Subcommittee Reports

◆ Communications - Subcommittee meeting on August 27th at 1:00

Forum Dates October 16th, 23rd and 29th. Town Day is September 14th, will need alternative approval process since there is no meeting before (Executive Committee can approve) or mark documents as “draft”. HMFH, Skanska and Consigli will be in attendance. Committee members will be able to sign up for time slots.

◆ Interiors- no meeting to date.

◆ Landscape & Exteriors want to meet to talk about the bikeway will send a doodle to set up a meeting.

◆ Memorials - met with Town Memorial Committee who will reach out to town archives - will meet to set up a few internships with the seniors to start archiving memorials.

◆ SMEFPF - met on August 15th

We are working on getting a company under contract to drill test wells for the geothermal heating & cooling system. This will help us determine the number, type and location of the wells.

We are refining our LEED scoring. We are current at 58 points and are hoping to achieve at least 60 points to reach LEED Gold certification. We think this is likely.

As part of the LEED discussion, we have also been discussing materials selection

We also discussed the value of developing a user guide and offering training to building occupants - this will enhance energy savings and building operations. We also discussed developing an app that occupants can use (e.g., to send them notices on days when it is acceptable to open windows).

Perhaps students could develop the app?

We will be refining the energy model as part of DD

Will meet again in about a month

◆ Security-doodle sent for initial meeting second week of September

◆ Temp Use-Phasing - also setting up a meeting the first or second week of September.

Approval of Minutes

On a motion by Ryan Katofsky seconded by Brian Rehrig it was:

Voted to approve the meeting minutes of July 16, 2019 as amended.

Abstention by Kirsi Allison-Ampe and Kate Loosian.

New Business

Abutter meeting, Consigli will give a presentation with questions and answer.

Next meeting is scheduled for September 17th at 6:00

On a motion by Matt Janger seconded by Adam Chapdelaine it was unanimously

Voted to adjourn at 8:35 p.m.

Submitted by
Karen Tassone
Recording Secretary
AHS Building Committee
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