

Arlington High School Building Committee Meeting  
Tuesday, November 19, 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  
Brett Lambert, PTBC 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  
Paul Raia, Disabilities Commission Representative  
Brian Rehrig, Capital Planning Committee Member  
Amy Speare, Community Member Representative  
Shannon Knuth, Teacher Representative  
Kent Werst, Teacher Representative  
Avery Spellmeyer, Student Representative

Also present: Jim Burrows, Victoria Clifford, Dale Caldwell, Skanska Inc.  
Lori Cowles, Arthur Duffy, Melissa Greene, HMFH Architects, Inc.  
John LaMarre, Todd McCabe, Consigli Construction

Call to order: 6:00 p.m.

**Public Participation**

Len Kardon urged the committee to avoid cutting corners on the rebuild project, but suggested that they look at available space at the Hardy and Peirce schools to house the preschool.

**Consigli Reconciled Estimate**

The project team reviewed the Arlington High School Design Development Estimate resequenced to PM&C after reconciliation. The committee discussed at length the cost estimate spreadsheet that compared the costs of schematic design, design development, the SD/DD Delta and the Consigli SD reconciled estimate.

**Value Management Discussion**

Jim Burrows reviewed the value management log categories as below

Value Management Log Categories:  
Contingency (Finance)

- Site

- Athletic (School Department)
- Site Improvements (Exteriors)
- Paving (Exteriors)
- Traffic (Exteriors)
- Sustainability (SMEFPF)
- Exterior
  - Window/Roof Treatments (Exteriors)
  - Programmatic (School Department/Exteriors)
  - Grading (Exteriors)
  - Materials (Exteriors)
- Interior
  - Materials (Interiors)
  - Auditorium (Interiors)
  - Gymnasium (Interiors)
  - Classroom (Interiors)
  - Misc. Eliminations (Interiors)
  - Light Wells (Interiors)
- Historic Elements (Memorials/ Exteriors/Interiors)
- Mechanical (SMEFPF)
- Fire Protection/Plumbing (SMEFPF)
  - Fire Protection
  - Plumbing

(X) = Subcommittee/Group Designations

## **SUBCOMMITTEE/GROUP RECOMMENDATIONS**

### **FINANCE SUBCOMMITTEE (Met on 10/31/19)** **Contingency, C001 -C002**

- **A. Recommended by Project Team:**
  - C002: Decrease Design Contingency to 5%
    - Note: Recommendation contingent on DD Estimates
- **C. Not Recommended:**
  - C001: Decrease GMP Contingency to 2.5%
    - Note: Recommendation contingent on DD Estimates

### **ATHLETIC DEPARTMENT/SCHOOL DEPARTMENT (Met on 11/13/19)**

#### **Site (Athletic), S001 – S009A**

- **A. Recommended by Project Team:**
  - S006A: Eliminate All Field Light Poles – Keep Footings and Conduits
  - S008: Eliminate All Bleachers at Baseball and Softball Field
- **B. Recommended with Some Reservations:**
  - S002: Replace both Synthetic Fields with Natural Turf
  - S003: Eliminate field lighting at practice football field (less 2 lights/poles)
  - S006B: Eliminate All Field Light Poles and Footings – Keep Conduits Only

- S009A: Eliminate Warm-up (Bullpens) only
- **C. Not Recommended:**
  - S001: Replace Half of the Synthetic Fields with Natural Turf
  - S004: Eliminate field lighting at softball/practice football field (less 6 lights/poles) (footings and power feeds to remain in scope)
  - S005: Eliminate field lighting at baseball/Soccer field (less 6 lights/poles) (footings and power feeds to remain in scope)
  - S007: Eliminate All Field Lighting
  - S009: Eliminate Warm-up (Bullpens) only

### **LANDSCAPE/EXTERIORS SUBCOMMITTEE (Met on 10/22/19)**

Site Improvements, S010 – Traffic, S020  
Exterior, E001 – E017.1  
Historic Elements, H001 – H004

- **A. Recommended by Project Team:**
  - S016: Change 25% of Concrete Walks to Bituminous
  - S017.1: Reduce Integral-color Concrete Walks to Regular Concrete by Work Area
  - E007: Eliminate projected bay window condition at Preschool Classrooms
  - E013: Replace Linear Canopy at D-Wing with Sunshades
  - E016: Change sheet membrane AVB to be spray-applied
  - E017: Replace non-brick cladding at Gym and North CR block to be waterstruck brick-typical field pattern
  - E017.1: Replace non-brick cladding at Gym and North CR block to be waterstruck brick-with textured pattern
- **B. Recommended with Some Reservations:**
  - S010: Eliminate Eastside Ramp (New Item)
  - S011: Reduce Benches by 25% (provide conc pads for future memorial benches)
  - S012: Reduce Benches by 50% in DD (provide conc pads for future memorial benches)
  - S017.2: Reduce Integral-color Concrete Walks to Regular Concrete at café courtyard, at Amphitheater stage
  - S019: Reduce HD Bituminous Paving from 6.5" to 4.0" (NOT AT LOADING DOCK)
  - E004: Eliminate Triple Glazing at North Elevations
  - E015.1: Change waterstruck brick to non-waterstuck brick
  - E015.2: Replace a portion of Brick with CMU at North Side 1<sup>st</sup> floor
  - H002: Delete "historic" frit at courtyard glass
- **C: Not Recommended:**
  - S013: Change ornamental (picket) fence/gates at Perf Arts court to be black vinyl coated chain-link fence/gates
  - S014: Change Preschool play surfacing to bark mulch
  - S015: Change 50% of Vehicular Concrete paving to Bituminous (asphalt)
  - S018: Reduce 50% of Granite Curb to Precast Concrete
  - S020: Eliminate Traffic Light at Mill Street
  - E003: Eliminate all visual Roof Screens
  - E009: Reduce quantity of operable windows by 10%

- E012: Eliminate Outside Classroom Level 5
- E014: Reduce Level 5 by 12"

▪ **Between B/C:**

- E001: Delete Sunshades (South Side Only)
- E002: Reduce quantity of visual roof screens (keep only where visible from Mass Ave/ from Fields)
- E02.1: Reduce quantity of visual roof screens (keep only where visible from Mass Ave)
- E005: Replace Skyfold at Performance Arts with Curtain Wall Windows
- E006: Replace Skyfold at Makerspace with Curtain wall Window/Door access to outside area

**SMEFPF SUBCOMMITTEE (Met on 10/11/19)**

Mechanical, M001 – M008

**Fire Protection, FP001 / Plumbing, P001 – P002**

**Electrical/Technology, ET006.1 – ET007**

▪ **A. Recommended by Project Team:**

- S024: EV Charging Stations (decrease number of make ready at east side)
- M005: Eliminate food waste digester
- M007: Eliminate Aircurity carbon dioxide monitoring system and provide local CO2 sensors integrated with the BMS
- ET005.1: Change copper feeder cables to be aluminum
- ET005.2: Change to Aluminum Bussing in switchboards and transformers in lieu of copper
- ET006: Wireless Lighting Controls vs Networked wired lighting controls

▪ **B. Recommended with Some Reservations:**

- S021: Eliminate PV Underground electrical services
  - Note: Per Ameresco: no new footings required. VM item to be for underground Electric provisions
- S023: Eliminate add'l wall cavity insulation in Athl & Perf Arts Wings
- M001: Reduce quantity of geothermal wells / Add VRF (variable refrigerant flow) mechanical system
- M008: Delete energy recovery component and return fans for Auditorium and Gymnasium air handling units
- P002: Eliminate gas feeds to Science Labs (use electric Bunsen burners)

▪ **C: Not Recommended**

- S022: Eliminate PV Footings and underground electrical in parking lot
- S025: EV Charging Stations (decrease number of charging stations)
- M002: Replace Wells with Boiler and Chiller
- M003: Delete Air Conditioning in Gym
- M004: Eliminate Submetering
- M006: Delete Chilled Beam System replace with VAV
- FP001: Eliminate redundant design Sprinkler System Service entry
- P001: Eliminate redundant design Water Service entry

**INTERIORS SUBCOMMITTEE (Met on 10/28/19)**

Interiors, I001 – I016

Historic Elements, H001 – H004

Electrical/Technology, ET001 – ET007

- **A. Recommended by Project Team:**
  - I003: Reduced height of tile on wet-wall at Staff Toilet Rooms from full height to 3'-4" (underside of mirror)
  - I010: Eliminate Interior Batting Cage
  - I011.1: Eliminate 66% of Folding Partitions at Classrooms (eliminates 4 partitions. 2 remain in scope)
  - I016: Change trapezoid light wells glass to be unit skylights
  - ET003: Eliminate Teaching wall focused light in CRs
  - ET005.1: Change copper feeder cables to be aluminum
  - ET005.2: Change to Aluminum Bussing in switchboards and transformers in lieu of copper
  - ET006: Wireless Lighting Controls vs Networked wired lighting controls
- **B. Recommended with Some Reservations:**
  - I004.1: Change Porcelain Floor Tile at Cafeteria/1st floor Spine AND 2nd floor Spine to Polished-stained Concrete
  - I004.2: Change Porcelain Floor Tile at Cafeteria/1st floor spine to Polished-stained Concrete
  - I004.3: Change Porcelain Floor Tile at Cafeteria/1st floor spine to Polished-stained Concrete and PCT at 2nd floor Spine to epoxy Terrazzo
  - I005: Eliminate all Catwalk at Blackbox
  - I006: Eliminate 2 center catwalks only at Blackbox
  - I009: Reduce Auditorium A/V system by 20%
  - I012: Reduce built-in storage cabinets in Typ General CR from 3 to 2
  - I013: Eliminate one Stair to Roof (south stair- north stair to remain)
  - I015: Reduction to the Food Service Budget
  - ET007: Reduce (non Perf Arts) AV scope by 10%
- **C. Not Recommended:**
  - I001: Reduce height of corridor tile from 7'-5'
  - I002: Tile at Wet Walls only at all Bathrooms
  - I007: Reduce Auditorium A/V system by 50%
  - I011.2: Eliminate all Folding Partitions between TYP Classrooms
  - I014: Eliminate 1 of the 2 folding glass walls at Learning Commons
  - ET001: Reduce speech assistance system in Classrooms by 50% (not from Preschool and SPED)
  - ET002: Eliminate speech assistance system in CRs entirely (except Preschool and SPED)
- **C/B:**
  - I008: Eliminate Grid Iron at Stage
  - H001: Reduce Fusco façade reuse to doorway only
  - H002: Delete "historic" frit at courtyard glass
  - H003: Delete salvage of Old Hall proscenium

- H004: Delete salvage of clock mechanism

## **MEMORIALS SUBCOMMITTEE (Met on 10/30/19)**

### Historic Elements, H001 – H004

#### ▪ **B. Recommended with Some Reservations:**

- H001: Reduce Fusco façade reuse to doorway only
  - Note: Would like to retain the doorway frame of Fusco Hs. Would like to explore the possibility of using new materials to replicate the pillar structures that run the wall
- H002: Delete "historic" frit at courtyard glass
- H004: Delete salvage of clock mechanism

#### ▪ **C: Not Recommended**

- H003: Delete salvage of Old Hall proscenium

On motion by Brian Rehrig seconded by Kate Loosian it was unanimously:

Voted to approve the recommended value management items in the amount of \$3,899,777.

On a motion by John Cole seconded by Jud Pierce it was: Moved that the design team – HMFH, Skanska and Consigli – report to the AHS Building Committee by Monday, December 2, 2019 on options for reducing the construction budget to \$235 million.

Roll Call: yes

Jeff Thielman	Michael Mason
Kathleen Bodie	William McCarthy
Adam Chapdelaine	Judson Pierce
Kirsi Allison-Ampe	Sandy Pooler
Frank Callahan	Tobey Jackson
Matthew Janger	Ryan Katofsky
Kate Loosian	Paul Raia
Brian Rehrig	Amy Speare

### **Subcommittee Reports**

- ◆ Communications will meet on November 20, will be sending a press release informing the public of the budget and steps to reconcile.
- ◆ Finance none scheduled
- ◆ Interiors scheduled to meet on November 21
- ◆ Landscape & Exteriors -scheduled to meet on November 20
- ◆ Memorials –
- ◆ SMEPFP -scheduled to meet on November 20
- ◆ Security
- ◆ Temp Use-Phasing -scheduled to meet on November 22

### **New Business**

The Committee would like the project team to report back explaining why they were not aware of cost estimate discrepancies a month ago.

Frank Callahan stated that is increasingly frustrated with receiving materials 5 minutes before the meeting without ample time to review. He requested that materials are sent to the committee at a minimum of 24 hours before the meeting.

On a motion by John Cole seconded by Adam Chapdelaine it was:  
Voted to adjourn @ 9:05 p.m.

Submitted by  
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AHS Building Committee  
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