

Arlington High School Building Committee Meeting
Tuesday, February 6, 2020
AHS-School Committee Room-Sixth Floor
6:00 pm

Present: Jeff Thielman, School Committee Representative, Chair (absent)
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 (@6:15)
John Cole, Chair, Permanent Town Building Committee
Tobey Jackson, Community Member Representative (absent)
Matthew Janger, AHS Principal
Ryan Katofsky, Community Member Representative (absent)
Brett Lambert, PTBC Representative
Kate Loosian, Community Member Representative
Michael Mason APS Chief Financial Officer (absent)
William McCarthy, AHS Assistant Principal (absent)
Judson Pierce, Community Member (absent)
Sandy Pooler, Deputy Town Manager
Paul Raia, Disabilities Commission Representative (absent)
Brian Rehrig, Capital Planning Committee Member (absent)
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative
Kent Werst, Teacher Representative

Also present: Jim Burrows, Skanska Inc.
Lori Cowles, Arthur Duffy, Melissa Greene, Holly Miller,
HMFH Architects, Inc.
Todd McCabe, Consigli Construction

Call to order: 6:00 pm

Public Participation

None

HMFH Update

Project Updates

- ◆ Lori Cowles reported that the elevator placement has been approved by the Historic Commission.
- ◆ Request for determination for phase 1 specific to the 100 ft. buffer zone and Mill Brook was submitted by the civil engineer Samiotes to Arlington Conservation Commission.
- ◆ Trees – the project team has been meeting with tree warden, they met on site to look at all the trees – we will be maintaining the large 11 trees on the front lawn.
- ◆ Next steps, we are required to have a public tree hearing, it is scheduled for February 26 at 10:00 a.m. at Town Hall. There will be 45 trees removed as part of phase 1 of the project – currently there are no trees that are covered under mass state law. HMFH will be showing

what trees are coming down, participants can object to a tree removal, appeals would be held by the Select Board as to what constitutes an objection.

- ◆ Final haz mat testing will take place the week of school vacation. Kate Loosian questioned if we are testing for pcps? Lori Cowles stated that we are not required to, but will investigate further.

Exteriors

Holly reviewed further developed detail on the exterior showing the three options presented to the subcommittee.

- ◆ Option A - Raised the parapet on the auditorium wing to match the steam wing and added detail to the cornice: Exterior-shows a more patterned brick detail, an adjusted canopy, the school sign added and the discourse lab is slightly reshaped.
- ◆ Option B pulled cornice back – the lower canopy is out further
- ◆ Option C removed cornice altogether and moved curtain wall

Kathy Bodie stated that she is still looking for a curved version of the canopy- HMFH is working on that and will present to subcommittee first below being sent to the full committee.

- ◆ North elevation revisited -moved cornice up to the top of the building
- ◆ North elevation brick up to the top of the tower and add a clock
- ◆ Reviewed brick color options and materials discussed patterning

Skanska Update

- ◆ Parmenter Update – Bid Results

Jim Burrows of Skanska reported that they received the bids for the Filed Subs for the Parmenter Fit-out. After tabulating the bids it has been determined the trade bids are \$458,764.00 over budget. For Roofing, Elevator, HVAC and Electrical less than (3) bids were received, so Consigli can now negotiate with them to attempt to get to an acceptable price. Consigli needs to know who the subcontractors are by the end of next week and are scheduled to meet with masonry, painting, plumbing and hvac the next week. If these negotiations are unsuccessful Consigli can solicit bids from the others outside of the pre-qualified trade contractors in accordance with 149A. For Masonry, Painting and Plumbing we received at least (3) bids so we must accept the lowest qualified bidder.

Review of Approval Thresholds

Jim Burrows from Skanska requested and increase in approval thresholds as below:

Skanska - \$0-\$10,000

Finance Sub-committee - \$10,001-\$100,000

Full Committee – \$100,001 and above

On a motion by Sandy Pooler seconded by Frank Callahan it was:

Voted to approve the Finance Subcommittee as the authorizing agent to approve expenditures and award contracts as long as it does not exceed the Parmenter budget.

On a motion by Sandy Pooler seconded by Adam Chapdelaine it was unanimously:

Voted to hold the approval threshold for the finance subcommittee to \$10,000 to \$100,000.

Increase the Skanska approval threshold from \$5,000 to \$10,000. Maintain that the full committee must approve amounts over \$100,001 and above.

On a motion by Adam Chapdelaine seconded by Sandy Pooler it was unanimously:
Voted to approve as recommended by the Finance Subcommittee the McPhail Associates proposal for Geothermal well testing in the amount of \$130,523.

Consigli Update

Todd working with the Communications group about phasing – is developing diagrams that will showcase what the school will look like during the summer and then in September.
Preparing for next early bid packages which is in two weeks, and will start permitting process for phase 1.

Subcommittee Reports

- ◆ Communications – the Community Forum had 85-90 attendees, about ½ were abutters who had questions about parking, rodents, pesticides. Parents had questions on athletic fields, memorials, bike parking, Grove Street access, Mass. Ave. parking.
- ◆ Follow up abutter meeting - to be determined.
- ◆ Parent forum - to be determined.
- ◆ Parmenter flyer to abutters informing of construction update.
- ◆ Working on the first AHS construction update, two new blogs posted on the website.

In response to Kate's inquiry of do we have an Environmental hygienist, Lori stated that McPhail is our geo-environmental engineer and the LSP (licensed site professional) for the project.

- ◆ Finance - as reported above
- ◆ Interiors
- ◆ Landscape & Exteriors - as reported above.
- ◆ Memorials - inventoried memorials on the front lawn
- ◆ SMEPPF
 - ◆ Work continues with AMERESCO to finalize the layout of the PV arrays and coordinate with expected site work, particularly for the PV canopy over the parking lot.
 - ◆ A meeting was held with the design team and Jeremy Gregory, an Arlington resident and MIT professor specializing in embedded energy/carbon, with a focus on concrete. The meeting was to discuss opportunities to lower the embedded energy/carbon in the building materials.
 - ◆ Drilling of the two test wells for the geothermal loop field is expected to happen later this month. One well will be on Pierce Practice, the other will be on the (current) baseball field.
- ◆ Security - none - will discuss later security personnel for the site.
- ◆ Temp Use-Phasing –continuing to meet and address issues lighting for parking lots, walkways etc.

New Business

Frank Callahan reported that there is a MSBA furniture purchasing collaborative available to districts that could save money in the project. Arthur Duffy agreed that it is worth investigating but that it may have more limited options available.

On a motion by Kate Loosian seconded by John Cole it was unanimously:
Voted to adjourn @ 8:15 p.m.

Submitted by:

Karen Tassone
Recording Secretary
AHS Building Committee
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