

Arlington High School Building Committee Meeting
Wednesday, December 18, 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 (@6:15)
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 (absent)
Sandy Pooler, Deputy Town Manager (absent)
Paul Raia, Disabilities Commission Representative (absent)
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, Matt Consigli, Consigli Construction

Call to order: 6:00 p.m.

Public Participation

None

Parmenter School Update

Jim Burrows reported that two independent estimates have been reconciled, the project is currently under budget, 7 packages are going out. Subcommittee will be made as 2 from Skanska, one from HMFH, tow from Consigli and one from the building committee (Frank Callahan) will represent the committee.

Value Management Discussion

Ryan Katofksy reviewed with the committee the analysis of the life cycle costs of the HVAC options in preparation for the VE discussion and votes later in the meeting.

Chair, Jeff Thielman, made the following statement: to recap where we are, the Town of Arlington has to submit a design development proposal to the MSBA with a construction budget of \$235 million or less. Current cost estimates are that the project is \$24,709,896 over budget. On November 19, 2019, we adopted a motion that reduced this amount by \$3,899,781, leaving \$20,810,109 in further reductions that are needed to meet the \$235M target. The purpose of our meeting tonight is to reduce the construction budget by \$20,810,109.

Tonight we will consider:

1. A motion to accept all of the “No Objection” value engineering options discussed on December 3, 9, and 10. This motion, which totals \$17,931,168, reflects all of the VE options we discussed in the past three meetings to which there were no recorded objections.
2. A summary of “Pending” items, those VE options on which we did not reach consensus.

First Motion – Motion to accept “No Objection” Items

On a motion by Adam Chapdelaine seconded by Brian Rehrig it was unanimously:

Voted that the Arlington High School Building Committee adopt the following Value Engineering items for incorporation into Design Development Documents for submission to the MSBA.

VM ITEMS

Logistics/Sequencing/Phasing

Items discussed at meetings on December 3, 9, and 10, with no objections to the committee accepting them:

Item	Savings
Reduce phasing contingency from 1% to 0.5%	\$950,000
Reduce SDI on non-trades (\$98M) from 1.4% to 1.2%	\$196,000
Reduce General Requirements (GRs)	\$1,060,446
Reduce phasing premiums on MEP	\$205,000

Savings on Support on Excavation (SOE) wall between Phases 1 & 2	\$300,000
Eliminate lawn maintenance	\$100,000
Totals	\$2,811,446

Site
 Items discussed at meetings on December 3, 9, and 10, with no objections to the committee accepting them:

Item	Savings
Change vehicular concrete paving to pedestrian paving @ Mass Ave entry- Town Fire approved	\$6,312
Eliminate warm up bullpens	\$51,405
Eliminate batting cages	\$104,240
Eliminate Maroon Monster	\$56,000
Eliminate portable fence at practice field	\$73,224
Eliminate eastside stair	\$173,518
Reduce site benches by 50% (provide concrete pads for future memorial benches)	\$100,876
replace precast pavers to integral color concrete at east/main courtyard	\$71,987
change all integral color concrete to regular concrete	\$69,019
Reduce HD bituminous paving (keep at loading dock)	\$17,918
reduce site plantings	\$85,000
change east courtyard overlook guardrail to match fencing elsewhere	\$25,200
change bike rack style	\$20,000
eliminate amphitheater loose AV + lighting equipment	\$65,000
reduce curbing at amphitheater	\$84,247
change 50% of vehicular concrete paving to bituminous @ path to stadium	\$65,499
reduce toilet building (need variance)	\$277,532
eliminate traffic light at Mill St	\$350,000

reduce length of retaining wall at west parking at South side (no reduction in parking)	\$25,061
eliminate retaining wall at west parking lot (lose 16 spaces)	\$143,052
reduce wood seating at courtyard from 4-tier to 2-tier	\$39,860
Totals	\$1,904,950

Exterior Items discussed at meetings on December 3, 9, and 10, with no objections to the committee accepting them:

Item	Savings
Change TAKTL to Porcelenosa	\$586,005
Change waterstruck brick to non-waterstruck brick	\$335,484
Change 1,427 sf CW to brick, various locations	\$68,893
Reduce window sizes (144 sf) replace w brick	\$6,669
Change windows from aluminum to Unplastecized PVC (vinyl); provides performance of triple glazing w/o the cost	\$130,670
Reduce floor-to-floor height of floors 5, 4, and 3 by 4" each	\$182,819
Reduce floor-to-floor of district by 3'-0"	\$119,068
Lower language lab/smart center to 4th floor roof	\$56,655
Change canopy soffits from wood to stucco	\$106,515
Change exterior columns to aluminum	\$19,400
Eliminate all visual roof screens	\$455,820
Replace Makerspace bi-fold w coiling door	\$41,800
Delete frit on courtyard glass	\$80,000
Lower Dlab to the auditorium roof level	\$156,526
Reduce floor-to-floor height of 2nd floor by 2'-0" (reduces Auditorium seating by 67 seats)	\$720,094
Simplify roof edge detail (less blocking)	\$203,792
Eliminate windows at Auditorium (462 sf) replace w brick OR reduced from other locations	\$29,455

Change 1st floor brick to CMU (at north side)	\$192,527
Change brick to CMU -version 1A	\$305,501
Totals	\$3,797,693

INTERIORS

Items discussed at meetings on December 3, 9, and 10, with no objections to the committee accepting them:

Item	Savings
Change glass oval skylight to 6-4' diameter + 1-8' diameter unit skylights (@ two locations)	\$185,250
Change porcelain to polished-stained concrete at 1st & 2nd floor spine	\$255,178
Eliminate grid iron at stage	\$105,000
Reduce Fusco façade reuse to doorway only	\$263,600
Eliminate glass folding wall at Maker/corridor	\$26,600
Delete Porcelenosa from D Lab surround at interior	\$125,970
Reduce interior glazing by 15%	\$118,014
Eliminate preschool cubbies, purchase in F&E	\$149,600
Reduce wood paneling at Stairs 5 & 11 to drywall	\$88,560
Reduce woodwork by 15% (benches, etc.)	\$112,440
Reduce interior CW at vestibule, add in flat ceiling w grill for dust collection	\$56,348
Reduce food service budget	\$103,000
Reduce Auditorium AV scope by 5%	\$13,500
Reduce non-Perf Arts AV scope by 10%	\$12,900
Reduce casework in Daycare and Preschool	\$39,996
Totals	\$1,655,956

Sustainability

Items discussed at meetings on December 3, 9, and 10, with no objections to the committee accepting them:

Item	Savings
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Eliminate addt'l insulation wall cavity insulation in Ath & Perf Arts A Wings	\$222,045
Eliminate triple pane glazing (see window change above)	\$384,720
Eliminate sunshades	\$453,950
Eliminate EV ready at west parking lot	\$0
Decrease EV charging stations from 25 to 10	\$97,659
Totals	\$1,158,374

Mechanical

Items discussed at meetings on December 3, 9, and 10, with no objections to the committee accepting them:

Item	Savings
reduce geothermal wells, change mechanical system to added HRUs (still all-electric/meet 38 EUI)	\$4,230,746
Reduce fans in gymnasium	\$53,537
Totals	\$4,284,283

Total of Previously Accepted Item per Motion Dated 11/19/19 (Ref Below): \$3,899,777

Total of Motion dated 12/18/19: \$15,620,845 + 14.79% Mark-up = \$17,921,820

Total of all Accepted Items: \$21,821,597

Remaining amount to be reduced: \$2,869,593

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Pending Items for Discussion/Vote:

Item	Savings	Y	N	A
SITE				
<i>Replace artificial turf w natural (add in irrigation)</i> Yes votes by A. Speare, R. Katofsky, K. Allison-Ampe, T. Jackson	\$1,597,462		✓	

<i>Provide conduit only to sports lighting, eliminate lights, poles, footings</i>	\$240,000		✓	
<i>Eliminate eastside ramp (stair elimination included in No Objection motion)</i> No votes, A. Speare, T. Jackson, K. Allison-Ampe	\$582,013	✓		
<i>Eliminate MM Bikeway connector ramp</i>	\$603,648	✓		
<i>reduce irrigation at North lawn only</i> Motion by J. Cole seconded by A. Chapdelaine	\$18,000	✓		
<i>reduce irrigation at N & S lawns</i> Motion by J. Cole seconded by A. Chapdelaine	\$38,260	✓		
EXTERIOR				
<i>Change rising wall metal panel to less expensive Hardie panel</i>	\$216,045	✓		
<i>Replace Perf Arts bi-fold w brick & increase existing exterior door width</i>	\$55,317	✓		
<i>Eliminate 5th floor outside classroom (incl doors, windows, vestibule)</i>	\$263,463	✓		
<i>Eliminate partial acoustic roof screen (35 lf) - tied w removal of 5th floor outside classroom</i>	\$28,822	✓		
<i>Change Brick to CMU –version 1B</i> Motion by John Cole, seconded by Kate Loosian	\$170,658		✓	
INTERIORS				
<i>Eliminate 1 of 2 library glass folding wall</i>	\$34,200	✓		
<i>Delete brick veneer at interior at Aud/Lobby Wall</i> abstention by W. McCarthy	\$89,250	✓		
<i>Eliminate First Floor Forum Extension</i>	\$52,500	✓		
<i>Reduce height of corridor tile from 7’0” to 5’0”</i>	\$286,385	✓		
SUSTAINABILITY				

<i>Eliminate PV at bleachers</i>	\$57,750	✓		
MECHANICAL				
<i>Reduce geothermal wells, change mechanical system to FCUs (still all-electric/meet 38 EUI)</i>	\$201,518	✓		
SUB-TOTAL	\$4,535,291			
14.79% Markup	\$670,770			
TOTAL	\$5,206,061			

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

Voted to accept the pending items as voted by the committee. 13 yes votes, 1 no vote (Michael Mason) 1 abstention (Bill McCarthy).

Supt. Bodie pointed out that the look of the front of building has changed considerably and would like a timeline of when decisions need to be made so that the committee can request some architectural changes or accents, she wants a better sense of what the design will look like and when modifications can be made.

Lori Cowles stated that the exteriors subcommittee and interiors should meet during January and February to discuss options.

Frank Callahan would like to discuss the strategy of the timing of the bids, specifically who we are up against, he will check the MSBA website.

Todd McCabe stated that they will try to be ahead and break up some of the larger packages to increase the pool of bidders. Discussed the pros and cons.

New Business

Schedule of upcoming meetings:

- ◆ The next meeting is scheduled for Tuesday, January 21, 2020
- ◆ The Committee will then meet the first Tuesday of the month starting in February.
- ◆ The AHS Community Forum is scheduled for Monday February 3, with a snow date of February 4th.

On a motion by Kate Loosian seconded by Ryan Katofsky it was:
Voted to adjourn @ 9:10 p.m.

Submitted by:
Karen Tassone
Recording Secretary
AHS Building Committee