

Arlington High School Building Committee Meeting  
Tuesday, March 24, 2020  
Conducted by Remote Participation  
6:00 pm

Present via remote participation:

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  
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  
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  
Avery Spellmeyer, Student Representative (absent)

Present via remote:

Jim Burrows, Dale Caldwell, Victoria Clifford, Sy Nguyen, Skanska Inc.  
Lori Cowles, Arthur Duffy, Melissa Greene, Stephanie MacNeal, HMFH Architects, Inc.  
John LaMarre, Todd McCabe, Consigli Construction  
Jonathan Patch, Bill Burns, McPhail Associates

Call to order: 6:00 p.m.

Chair of the Committee, Jeff Thielman, opened the meeting conducted by remote participation as outlined in Governor Baker's order suspending certain provisions of the open meeting law on March 12, 2020, and explained how votes would be taken.

**HMFH Update**

.. Geothermal Test Well Update

Lori Cowles reviewed the memo sent to the Committee outlining 6 different options regarding the geothermal wells as tasked at the March 3 meeting to identify the risks, impacts and relative, approximate costs associated with the alternative scenarios.

Options 1/1a and 2/2a show the parameters involved with keeping the wells.

Option 3 keeps some wells.

Option 4 has no wells and a change in mechanical systems.

Option 1/1A

- Highest risk of contaminants
- Unknown future environmental impacts
- Increase to project costs (estimated \$1.85m - \$3.5m)
- Extended time for well install (5-16 months)
- Schedule impacts (TBD)
- Impacts to construction logistics
- No changes to mechanical

HMFH does not recommend Options 1 and 1A (risk level 5).

Frank Callahan stated that option 4 looks like it decreases project cost -Lori responded that it just shows the cost of wells and does not factor in in the other sustainability options that the committee may decide on. Arthur Duffy confirmed that it does contain some soft costs.

#### Option 2

- Northeast corner softball field mid-level contaminants
- Unknown future environmental impacts
- Potential increase to project cost (estimated at \$925K to \$1.750m)
- Piping route challenges (added cost TBD)
- Increase energy use due to route length
- Impacts to school parking capacity (TBD \$)
- No changes to mechanical design

HMFH does not recommend Option 2 (risk level 2).

Questions from the committee:

Where are the increased costs coming from? Lori responded that additional protocols and procedures will add costs. Are there any other anticipated ramifications that might have a ripple effect of the site? Lori does not believe so and Bill Burns (McPhail Associates) responded that it is unlikely.

Option 2A looked into splitting up where wells would be located

- High risk of contaminants
- Unknown future environmental impacts
- Increase to project costs ( estimated at \$925k to \$1.75m)
- Impacts to construction logistics
- Schedule impacts (TBD)
- Impact to school parking logistics (TBD\$)
- Revisions to mechanical design (est \$20k)

HMFH does not recommend Option 2A (risk level 4).

#### Option 3

- Reduces wells to 35 serving less of the building with geothermal -
- Lower-level risk of contaminants
- Unknown future environmental impacts
- Potential increase to project costs ( 460,000 to 875,000)
- Humanities wing the only served by geo wells
- Impacts to school parking logistics (TBD \$)
- Revisions to mechanical design ( estimated 60,000)
- Schedule impacts (TBD)

Responding to questions on schedule impacts, HMFH stated that they would need 3-4 weeks to do the testing and another 4 weeks to find the results of the test wells. Jonathan Patch (McPhail) answered questions on the cost of a test well, that it costs \$130k for 2 test wells and that 900 ft. wells have not been costed out but probably 150k for test well. When asked, Ryan Katofsky stated that he would not like the two classroom wings to have different energy sources but has not given up on the geothermal wells.

HMFH does not recommend Option 3 (risk level 1)

#### Option 4

- No risk contaminants
- No future environmental impacts
- Decrease to project costs ( estimated 5,000,000)
- Remove all geothermal wells, retain all-electric design
- Revisions to mechanical design ( estimated 110,000)
- Schedule impacts (TBD) 4-8 weeks

Jim Burrows stated that they are asking the Committee to take a vote on their preferred option.

On a motion by John Cole seconded by Kate Loosian and amended by Ryan Katofsky it was:

Voted to direct the design team to pursue option four, which is an all-electric building without geothermal wells, with the understanding that the team will design an energy efficient building and that the Arlington High School Building Committee will allocate some of the savings into additional energy efficiencies, including an increase in energy storage, more solar panels and capacity, and other options designed to ensure maximum energy efficiency in the new Arlington High School. Motion carries

Roll Call: In the affirmative: Jeff Thielman, Kathleen Bodie, Adam Chapdelaine, Kirsi Allison-Ampe, Francis Callahan, John Cole, Matthew Janger, Ryan Katofsky, Brett Lambert, Kate Loosian, Michael Mason, William McCarthy, Sandy Pooler Brian Rehrig, Amy Speare.

On a motion by Kirsi Allison-Ampe seconded by Adam Chapdelaine it was

Voted to direct the design team to come back on April 7th with a list for additional uses of potential cost savings, specifically re adding back items made alternates or deleted earlier because of costs.

Motion carries: 7-5-2.

Roll Call: In the affirmative: Jeff Thielman, Kathleen Bodie, Kirsi Allison-Ampe, Francis Callahan, Michael Mason, Sandy Pooler, Amy Speare.

Opposed: John Cole, Ryan Katofsky, Brett Lambert, Kate Loosian, and Brian Rehrig.

Abstained: Matthew Janger, Bill McCarthy.

The committee asked the project team how the decision made tonight will affect the project and should we consider pausing the estimating process? HMFH responded that we should not at this point.

#### Skanska

Early Bid Package Approval - John LaMarre reported:

- ◆ The site was mobilized on 03/16/20
- ◆ Site staging area (fencing) is completed
- ◆ Abatement and MEP trade make safe is underway
- ◆ Exterior emergency egress stair cases are installed and completed for the occupied school
- ◆ Electrical subcontractor has stopped work due to COVID-19. This is impacting the schedule.

Amy Speare questioned if it is business as usual with considering the effects of COVID 19? Adam Chapdelaine responded that construction is a regional topic with Boston Cambridge and Somerville halting public construction. Smaller construction jobs are lower risk as projects are larger it becomes more complex, he stated that we are in constant communication with Consigli with their plans, his general sense is that the Baker administration is not going to put a halt on construction. That may change, we will be monitoring it as it progresses.

### **Consigli Update**

Todd McCabe reported that they are working with onsite staff daily and retraining staff to practice social distancing. Construction is moving forward as we do not have any state wide or town construction restrictions. He continued that this is uncharted territory for everyone and many issues (restrictions, cancelations, etc.) are changing rapidly.

The plan as we move forward with construction at Parmenter includes the following steps:

1) Separation (Workers, Neighbors, Staff, etc): our plan of keeping people safe around the job site has not changed from our original Logistics Plan. Some additional clarifications include:

- A. Workers will not park at or adjacent to the job site other than a “support/utility truck” that may be required to do work.
- B. Workers will be within the job site (with in the fence). It should be noted that the fence will be opened at times to allow for the following:
  - 1. material deliveries
  - 2. dumpster/demo debris removal
  - 3. fencing moves/adjustments
  - 4. typical arrival and departure times
- C. Temporary lunch areas will be set up to keep workers on site as much as possible so as to not have multiple trips to their vehicles.
- D. Temp toilets have been eliminated. We will use existing operational bathrooms within the building. This will minimize travels out of the building and also reduce truck services to the site. The bathrooms will be cleaned daily.

2) Worker levels are low as work is just commencing (10 -15 onsite). We will continue to monitor this as we move forward. We are not planning on limiting onsite site personnel.

3) We have increased the number of hand washing stations on the jobsites and have provided a supply of hand sanitizer to our superintendents.

### **New Business**

On a motion by Adam Chapdelaine seconded by Brian Rehrig it was:  
Voted to adjourn the meeting 8:45 Roll Call

Karen Tassone  
Recording Secretary  
AHS Building Committee  
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