



**Town of Arlington, Massachusetts**  
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## Minutes 6-28-2011

Thompson School Building Committee Meeting  
 Wednesday, June 28, 2011  
 Arlington High School  
 Superintendent's Office –  
 Sixth Floor  
 5:30 pm

### Present:

Kathleen Bodie, Superintendent, Chair  
 Brian Sullivan, Town Manager  
 John Cole, TSBC, PTBC  
 Diane Johnson, CFO, APS  
 Sheri Donovan, Thompson School Principal  
 Domenic Lanzillotti, Town of Arlington, Purchasing Officer  
 Tobey Jackson, TSBC, Parent Rep  
 Tony Lionetta, TSBC, Capital Planning  
 Mark Miano, TSBC, PTBC, Facilities Manager  
 Suzanne Robinson, TSBC, PTBC  
 Bill Shea, TSBC, PTBC

### Attendees:

Kevin Nigro, PMA Consultants,  
 Lori Cowles, Melissa Greene, HMFH Architects

The meeting was called to order at: 5:30 pm

### MSBA Updates

Kevin Nigro reported to the Committee that the complete Schematic Design Package was submitted by the deadline. MSBA did have questions and requested more information and clarification on the total budget. Mr. Nigro will resubmit the budget tomorrow (June 29, 2011).

On a motion by Bill Shea second by Domenic Lanzillotti it was unanimously

Voted that the Thompson School Building Committee reaffirms PMA Consultants as the Project Manager and HMFH Architects as the Architects for the Thompson Rebuild Project, with a total project cost of \$20,773,363.

Currently the reimbursement rate is calculated at 50.42%.

The Committee discussed and reviewed the Thompson School Estimate Comparison; Kevin will inform the Committee on any cost adjustments.

### More Updates

- A new contract needs to drawn up with PMA Consultants.
- Moving expenses are estimated at \$400,000, the Superintendent believes that this is sufficient.
- Movers will begin and work August 18 – 25th. Demolition will begin after Labor Day.
- The committee agreed that the same geotechnical engineer will oversee ensuring that once the building is demolished that the lot and hole will be filled.
- Domenic and Kevin will work on creating and sending out bids for HazMat and Demo (as two separate bids).
- Module 5 should be completed by the end of July, and Module 6 will then begin.

Design Development Update

- Lori, (HMFH) reported that attendees at the Thompson meeting on June 20th asked good questions and that the meeting went well. Both Lori and Melissa met with Thompson staff on June 21st to answer any additional thoughts or concerns relative to the plans.

- Lori and Melissa presented an update on the site plans and addressed parking and concerns of the TAC.

Revisions made:

- Parking along North Union is perpendicular and made deeper by 6'
- New crosswalk location at Everett and University to align with building's main entrance, the pick up, drop off lane is now along the road, eliminating the bleak sidewalk condition, the 'lane' is now divided in two either side of the new crosswalk.
- The parking lot to the north corner of the site now enters and exits off Purcell and the "drop off" zone has been eliminated; short-term parking for Kindergarten drop off will occur along Purcell, Town's street signage may need revisions to reflect this
- Any signage changes would need approval from the Board of Selectmen
- Kevin will check with the Fire Chief on fire lane

- Kevin questioned eliminating one of the play structures from the plan and designate it as an add/alternate to save money. Sheri Donovan pointed out the Thompson School kindergarten did not receive accreditation due to the lack of an appropriate size play structure; the committee was not in favor of any change in the play structure.

- Melissa reviewed the plans noting changes in the Administration area, kindergarten entry (pulled in data closets) to provide for seating, a stairwell and restroom swap, and squaring off of the library to make it more functional.

- The exterior of the building was reviewed and HMFH suggested viewing the Rashi School in Dedham to see an example

- John Cole voiced concern and cautioned about vibration on the roof and its effects on classrooms.

- Lori will arrange a meeting with the utility companies regarding rebates

#### Approval of Invoices

On a motion by Bill Shea second by Tony Lionetta it was unanimously

Voted to approve PMA Consultants invoice 03383-20 for Professional Services May 1 – 31 in the amount of \$2,475.00

On a motion by Tony Lionetta second by Domenic Lanzillotti it was unanimously

Voted to approve HMFH invoice 9968-1 for Professional Services May 1 – 31 in the amount of \$118,800

On a motion by John Cole second by Bill Shea it was unanimously

Voted to approve McPhail Associates invoice 0040902 for Geotechnical Engineering Services for May 1 – 31 in the amount of \$10,354.05

On a motion by Bill Shea second by Brian Sullivan it was unanimously

Voted to approve McPhail Associates invoice 0040903 for Geoenvironmental Engineering Services for May 1 – 31 in the amount \$3,687.00

#### Approval of Minutes

On a motion by Bill Shea second by Domenic Lanzillotti it was unanimously

Voted to approve the meeting minutes of June 15, 2011

#### New Business

- Lori Cowles and Sheri Donovan will determine which existing tiles at the Thompson School will be stored for use in the new school

- Sheri Donovan requested that a subcommittee be created to address technology needs. The subcommittee will consist of Sheri Donovan, Dave Good, Wallis Raemer, Diane Johnson and Toby Jackson.

- Next meetings are scheduled as follows:

July 13 and 27 at 6:00 pm

August 10 and 24 at 6:00 pm

On a motion made and seconded the meeting adjourned at 7:15 pm.

Submitted by

Karen Tassone

Recording Secretary