



ARLINGTON FINANCE COMMITTEE  
 MINUTES OF MEETING  
 COMMUNITY SAFETY BUILDING O'NEILL ROOM  
 3/4/19 7:30 PM

ATTENDEES:

Gibian	White		Kellar*	McKenna*
	Wallach*	Harmer	Tosti*	
Ellis*	Foskett*	Deyst*	Duvadie*	
	Beck*	Jones*	Deshler*	
Franclemont*	Howard*	LaCourt*	Carman*	Diggins*

\*Indicates present

VISITORS: Arlington High School Building Committee members: Chair Jeff Thielman, Brian Rehrig, Principal Matt Janger, Superintendent Kathy Bodie, Judson Pierce, Ryan Katofsky, Amy Speare, Adam Chapdelaine, Sandy Pooler, John Cole; Ted Peluso.

1. MINUTES of 2/25/19 approved as revised. Unanimous

2. AHS BUILDING COMMITTEE REPORT: Thielman, using Ref 1, reviewed the history of the plans for a new building. He said the existing building is in poor repair, too small and risks loss of accreditation. The schematic rebuild design is more cost effective than renovation, will minimize disruption, will be built sooner – use to begin 2022. Janger described the educational advantages of the plan. Cole explained the architecture concepts. Katofsky reviewed the sustainability goals. He said that life cycle cost estimates will be the basis for deciding which sustainability options to retain. Chapdelaine reviewed the various factors that increase the cost and a variety of cost reductions that have been made. The MSBA is reviewing the design and a cost of \$291.4m. He is hoping that the MSBA will contribute \$86.4m. He explained that, 4 similar nearby projects, if they were modified to be on the same schedule as Arlington, would have similar costs per pupil. Thielman stated that the Town has benefited from following the MSBA’s process. FinCom members asked many questions. Some of the answers were: There will be 227 parking places – same as now. Science lab equipment is in the budget. If changes exceed the contingency funds (about 7%), the plans will be modified or non-exempt funds will be sought. Demolition is budgeted at \$9m. In 2022 about half the students will be using the new building. Operational costs are expected to be less because the building will be more efficient and there will be no gas usage. Energy use per sq ft is expected to be less than half the present use. The new Concord High will have comparable costs. The air conditioners will not be able to cool the building to residential levels but will be comfortable. There are various ways to expand to handle more students. The auditorium is the same size as the present one. It will seat about half the student body. The Menotomy Preschool will be housed temporarily in Parmenter after a \$3m upgrade. There are many doors beside the main doors at Mass Ave and on the field side. They will not be used. The Smart Lab off the library will house copying equipment and related technology. The D Lab with 125 seats

will be for debates and presentations. The front lawn will be 2/3 of the existing grass area. But the existing space in front of the school used for roads and parking will be filled with the new building.

VOTED to support an exempt debt of \$291.4M as will be recommended by the AHSBC in a Special Town Meeting Warrant Article. Unanimous

The money may not all be borrowed at once so the effect on resident taxes may increase in steps. There are several possibilities.

3. MINIMUM WAGE: Lib SubCom Franclemont reported that towns were allowed to delay the January minimum wage increase to July because the legislature action took place after town budgets were voted.

4. BUD 24a HEALTH AND HUMAN SERVICES: HumSer SubCom Franclemont recommended the budget as printed. Rents at Central School have increased. There will be no dredging for mosquito control in FY20.

VOTED \$683,696 Unanimous

5. BUD 24b VETERANS SERVICES: HumSer SubCom Franclemont recommended the budget as printed. The demand for these services has dropped off.

VOTED \$380,218 Unanimous

6. BUD 24c COA: HumSer SubCom Franclemont recommended the budget as printed.

VOTED \$324,610 Unanimous

7. EF COA TRANSPORTATION: HumSer SubCom Franclemont recommended the budget as printed.

VOTED Expense \$92,907, Revenue \$92,907, Balance \$0 Unanimous

8. COMMITTEE: There are no meetings scheduled in April until 4/22 at 7:30 in the Lyons Room before Town Meeting. Members were asked to be prepared for a meeting on 4/10 in case the House Ways & Means budget has unexpected contents.

Meeting adjourned at 10:00 PM

Peter Howard 3/5/19

Revised 3/6/19

Ref 1 AHS Building Committee Presentation



Ref 1

# ARLINGTON HIGH SCHOOL BUILDING PROJECT

FEBRUARY 28<sup>TH</sup> 2019

## *Project Overview*

[www.ahsbuilding.org](http://www.ahsbuilding.org)





# Process

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**2015**

Statement of Interest (SOI)

**2016**

MSBA Invites Arlington to  
Eligibility Period

**2016**

AHS Building Committee formed

**2018**

Schematic Design



# Why we need a new High School

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Growing enrollment – school now nearly at capacity



School on accreditation warning due to poor facility



Deteriorating building in need of much repair



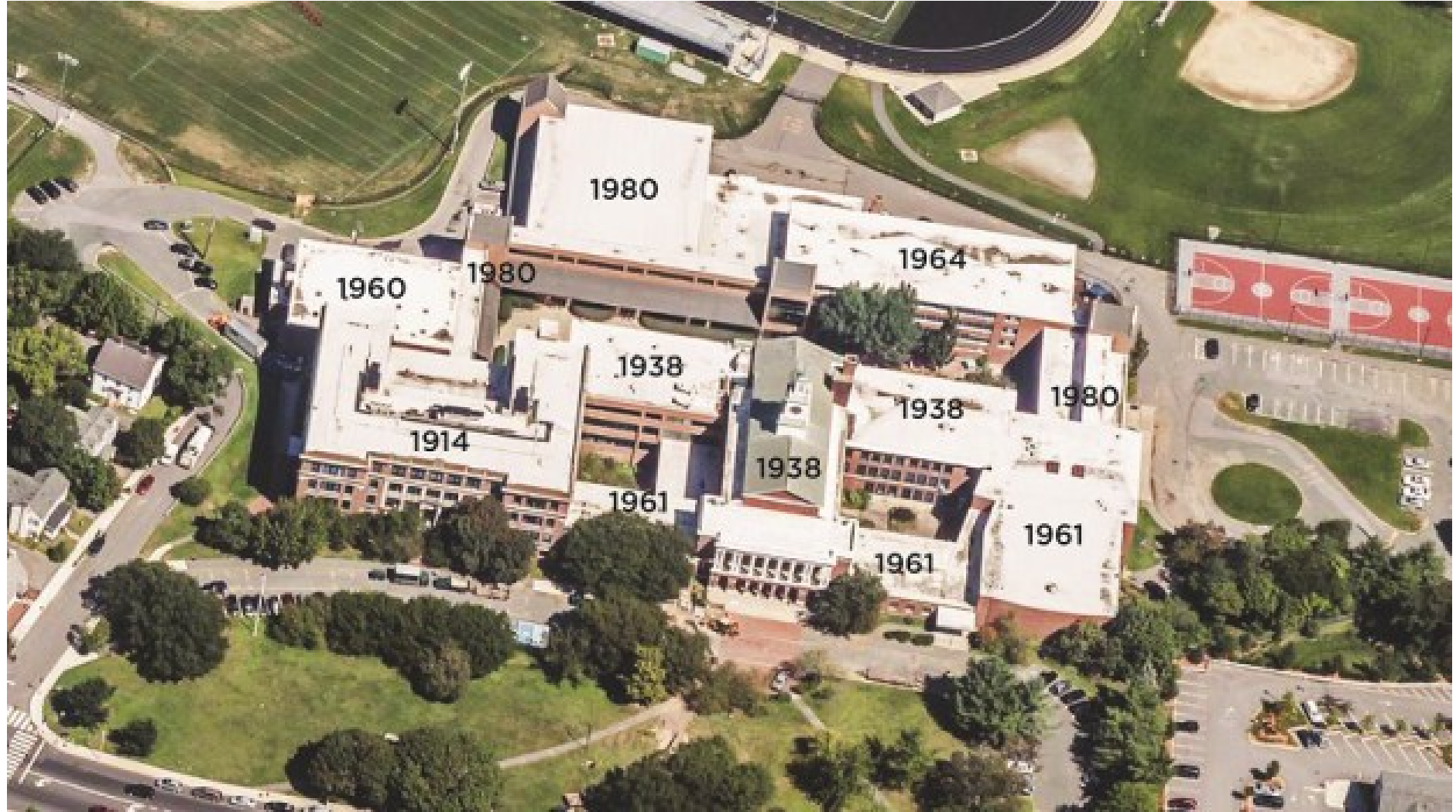


# The AHS Facility Today

More than just a High School

Only feasible site available

Last renovation done 38 years ago

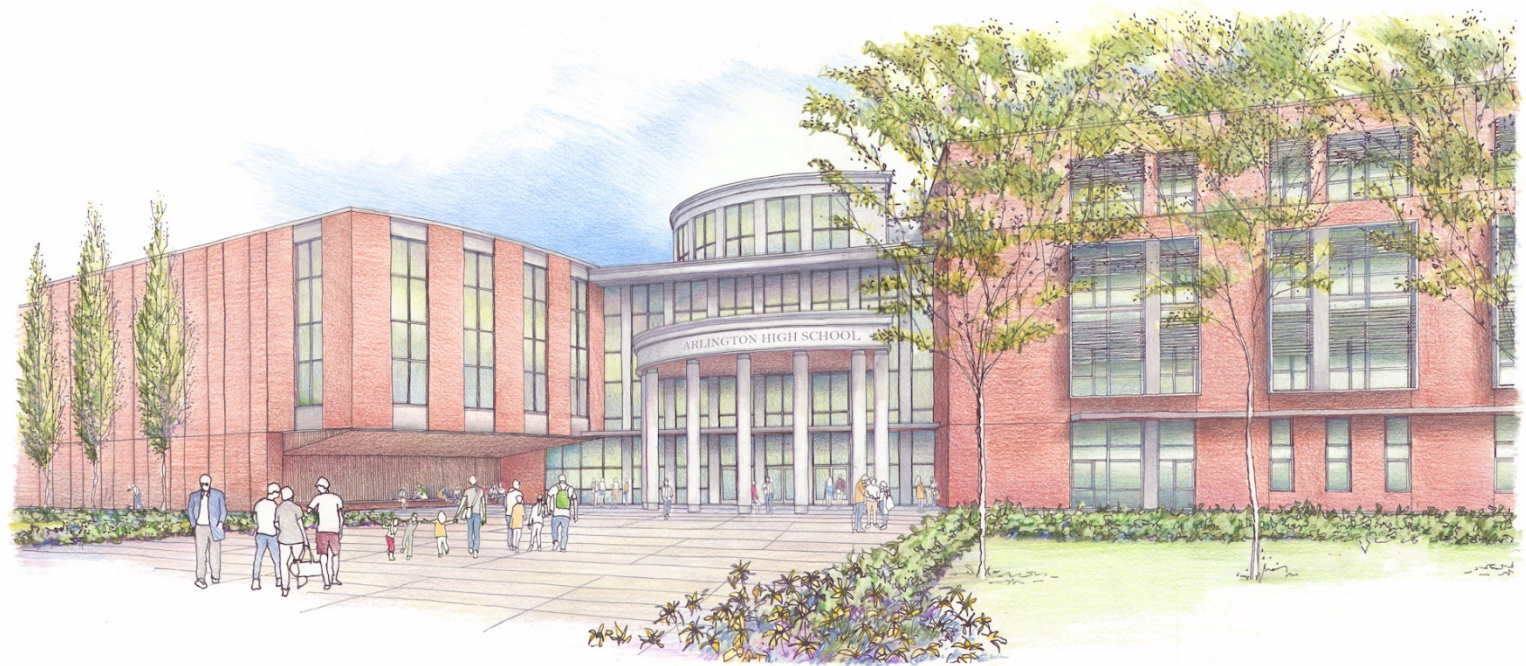




# A New Facility

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- More cost effective than renovation options
- Minimizes disruption to school
- Faster construction
- First building open to students in 2022





# Educational Vision

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- 21st century learning
  - upgraded science labs and improved classroom layouts
  - new Discourse Lab for debate and discussion
- Collaborative hands-on learning
  - enlarged makerspaces
  - central Library Learning Center
- Award-winning arts programs
  - updated 900 seat Auditorium & upgraded Black Box theater
  - larger art, band and chorus rooms
- Health and well-being
  - larger gym with walking track
  - enhanced outdoor learning areas and courtyards
  - improved athletic fields





# Building and Site Features

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- Traditional exterior look and feel
- Central spine with four distinct wings
  - STEAM (Science, Technology, Engineering, Arts & Math), Humanities, Performing Arts, Gymnasium
- Increases active open space on campus
  - New outdoor amphitheater, eco garden courtyard, green roof, improved athletic fields, direct access to Minuteman Bikeway
  - Retains 2/3 of front green
- Sustainable design



existing stadium

softball

baseball

new school

amphitheater

MM Bikeway

MM Bikeway access ramp

fields entry

preschool play & drop off

Mass Ave entry

Mass Ave

deliveries courtyard

50 0 50 100

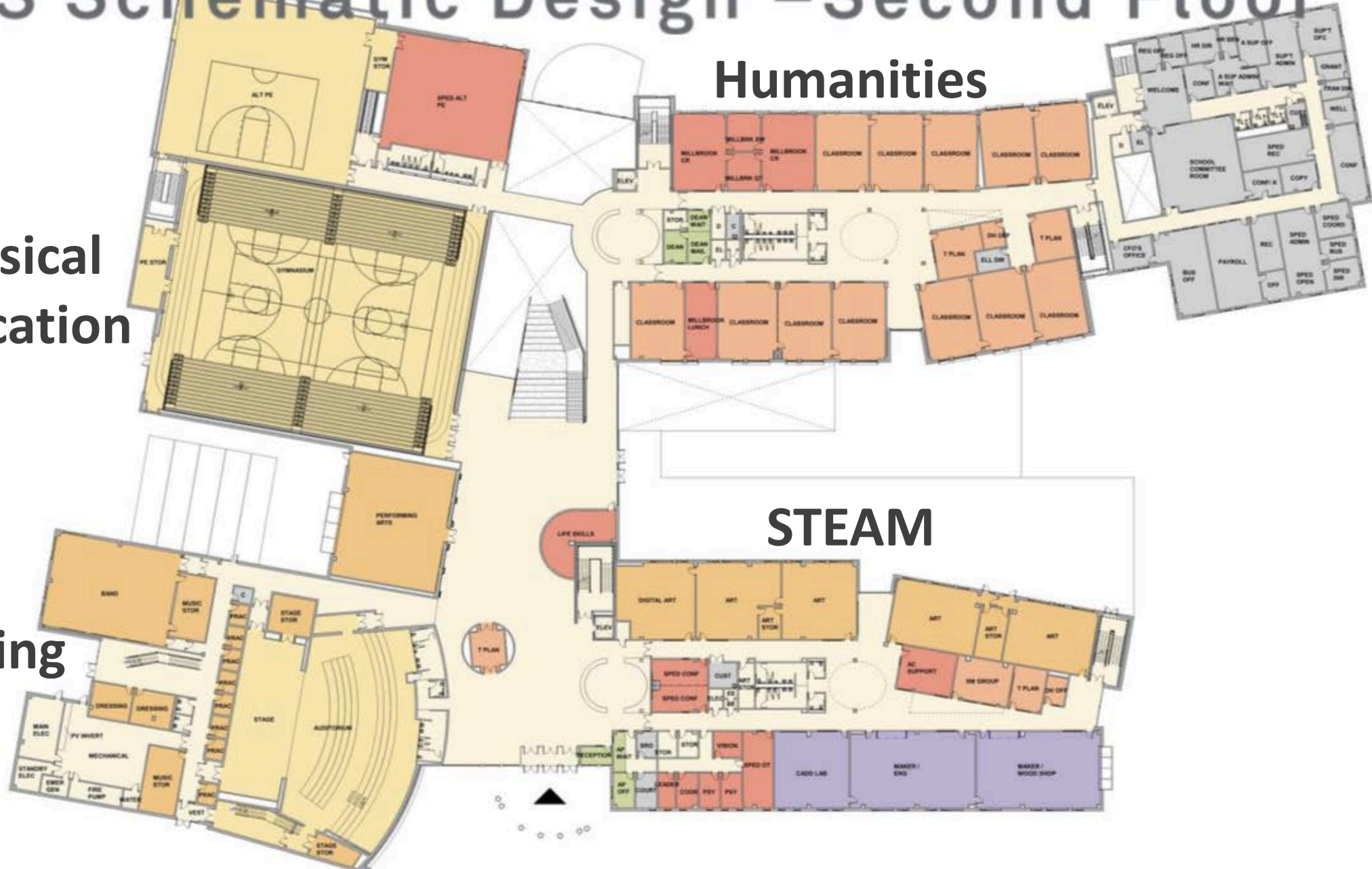
# AHS Schematic Design – Second Floor

**Humanities**

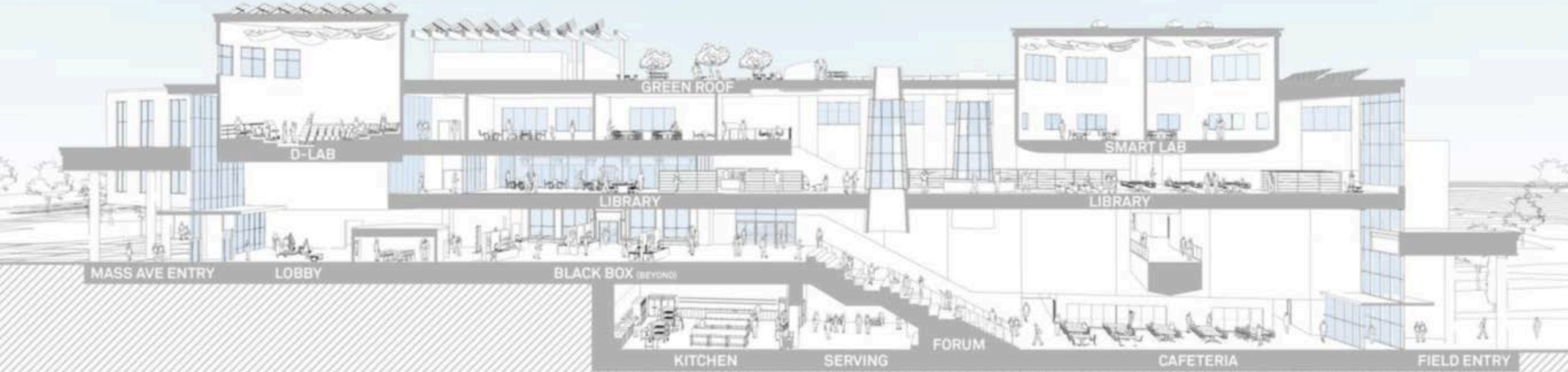
**Physical Education**

**Performing Arts**

**STEAM**



# AHS Schematic Design Central Spine





# Cost Factors

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- Strong High School
  - Ranked 9th in the state, the school's educational program is strong and broad and the new building needs to maintain that program.
- Construction cost escalation
  - The construction market is competitive with 4% annual growth and no end in sight.
- Complex site
  - Building on a compact, complicated site with an operating school and contamination will be more costly.
- Non-AHS spaces
  - A few education-related offices and programs are included in the new school.
- Enrollment
  - Today's building strains to house the current enrollment of 1,400 students and cannot accommodate enrollment growth.



# Non-AHS Space Decisions

- Town Offices
  - Comptroller => Town Hall
  - IT, Facilities => New DPW facility
- Remaining educationally-related spaces
  - Menotomy Preschool
  - School District Administration
  - Community Ed.
  - School/Town Payroll
  - LABBB Special Education Collaborative





# Cost Reductions Already Made

Cost Cutting Measure	Amount	Effect
<b>Selection of Design Option 3A – New Building</b> (vs. renovating original buildings)	\$25M	<b>Reduces overall project cost</b> (MSBA reimbursable, non-reimbursable components)
<b>Relocation of Comptroller, Facilities and IT offices</b>	\$5M - \$8M	<b>Reduces overall project cost</b> (non-reimbursable MSBA component)
<b>Reduction in scope of project</b>	\$7.6M	<b>Reduces overall project cost</b> (MSBA reimbursable, non-reimbursable components)
<b>Proactive Building Maintenance Budget</b>	1-2%	<b>Potential MSBA reimbursement increase</b>
<b>LEED (Leadership in Energy &amp; Environmental Design) Certification</b>	2%	<b>Potential MSBA reimbursement increase</b>
<b>Construction Manager at Risk approach</b>	1%	<b>Potential MSBA reimbursement increase</b>
<b>Accelerate Performance partnership</b>	\$200,000+ in energy rebates	<b>Reduces lifecycle costs of building</b>



# Budget

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- \$291.4M project total
  - Estimated Arlington share: ~\$205M
  - Estimated MSBA share: up to \$86.4M
  - The MSBA will determine their contribution to the project on April 10.
- Mass. School Building Authority (MSBA) partnership
  - Strict process ensures that districts are building educationally appropriate and fiscally responsible facilities.
- Project cannot and will not exceed \$291.4M
- Value Engineering will continue up until the end of the project





# High School Benchmark Analysis

	<b>Arlington HS*</b>	<b>Waltham HS</b> (Vocational Included)	<b>Belmont HS*</b> (Upper Middle Included)	<b>Saugus HS-MS</b> (Upper Middle Included)	<b>Somerville HS</b> (Vocational Included)
<b>Total Project Cost</b>	<b>\$291.4M</b>	<b>\$381M</b>	<b>\$295M</b>	<b>\$160M</b>	<b>\$255M</b>
<b>Total Project Cost Escalated to AHS Schedule</b>	<b>\$291.4M</b>	<b>\$381M</b>	<b>\$338M</b>	<b>\$189M</b>	<b>\$291M</b>
<b>Construction Cost Per Sq. Ft.</b>	<b>\$571</b>	<b>Unknown</b>	<b>\$584</b>	<b>\$533</b>	<b>\$597</b>
<b>Design Enrollment</b>	<b>1,755</b>	<b>1,830</b>	<b>2,215</b>	<b>1,360</b>	<b>1,590</b>
<b>Project Cost Per Pupil</b>	<b>\$166,086</b>	<b>\$208,356</b>	<b>\$152,599</b>	<b>\$138,862</b>	<b>\$183,196</b>

\*Analysis escalated to AHS schedule. Schematic Design figures are only available for Arlington and Belmont at this time. Waltham, Saugus and Somerville data is from the PSR.



# Sustainability Goals

- Target of net-zero energy operation
- Design for an all-electric building
- Sustainability is integral to the overall design of the building
- Use of geothermal and photovoltaic technology
- Part of Accelerate Performance Program
- A lifecycle analysis will be performed prior to making decisions





# Next Steps

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**February**

Submitted scope & budget to MSBA

**April**

MSBA approval

120 days for local  
funding

**2019 -2020**

Design Development

**2020 - 2025**

Construction

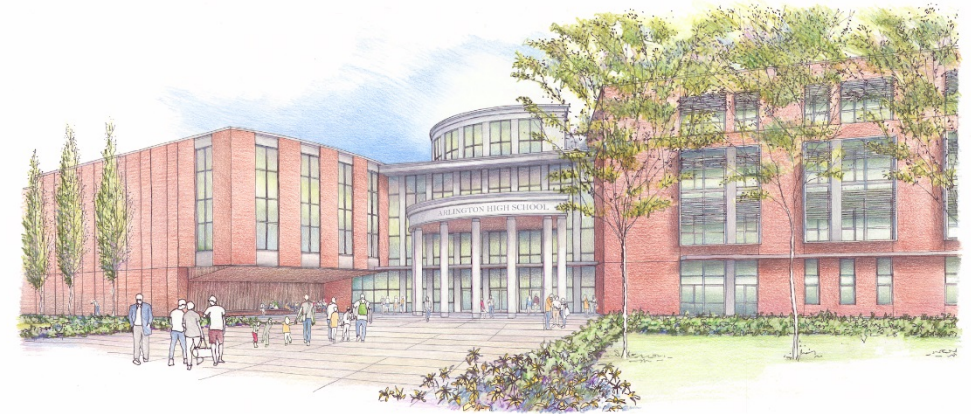
Jan. 2022  
New Auditorium, STEAM



# Thank you

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- We have a chance to shape the future
- Meets 21<sup>st</sup> century Educational Vision
- Addresses enrollment growth
- Best project for Arlington



We respectfully ask for your support