

Arlington High School Building Committee Meeting
Friday, June 14, 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
Ryan Katofsky, Community Member Representative
Kate Loosian, Community Member Representative (absent)
Michael Mason APS Chief Financial Officer
William McCarthy, AHS Assistant Principal
Judson Pierce, Community Member
Sandy Pooler, Deputy Town Manager
Brian Rehrig, Capital Planning Committee Member (via phone)
Daniel Ruiz, Community Member Representative
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative
Kent Werst, Teacher Representative

Also present: Jim Burrows, Victoria Clifford, Skanska Inc.
Arthur Duffy, Melissa Greene, HMFH Architects, Inc.

Call to order: 4:00 pm

Public Participation

Anne & Christopher Ellinger of True Story Theater – performs improvisational theater with heart. Audience volunteer tell stories from their lives and actors then honor these stories through drama, movement, music and song. They would love to offer a performance for the AHS Building Committee.

Mark Kapplein congratulated the committee on the successful rebuild vote. He voiced concern over the open atrium design of the high school citing death risks and accidents and requested that building committee consider to design out this feature. HMFH Architects confirmed that the existing design does not have an atrium in the project.

CM at Risk Procurement Wrap Up

Jim Burrow of Skanska thanked the members of selection committee for participating in the process. There were five highly qualified firms with the selection of Consigli as the best and best qualified.

Consigli Presentation

Matt Consigli, president of Consigli, thanked the committee for choosing their firm, is very excited about the project and wanted to reinforce their commitment to Arlington.

Todd McCabe, Project Executive, is excited about working on the project, noting that Consigli is the right fit for the project with occupied campus expertise, strong combination of experience with the right team. Mr. McCabe introduced his team, their experience and their respective roles on the project. He also reviewed their organizational chart- informing that nine full time employees will be working on the project throughout the entire project.

Also discussed:

- ◆ Addressing key challenges
- ◆ Pre-construction approach
- ◆ Schedule
- ◆ Utility relocation
- ◆ Logistics'
- ◆ Community engagement
- ◆ Construction technology for AHS
- ◆ Planning for the lifespan
- ◆ Net zero & sustainability goals
- ◆ Long-term systems operations
- ◆ Questions to be answered - currently there are 70 parking spots in the front of building – where will they park and what kind and access to the building will there be.-*There will be new additional temporary parking in the back.* A walkway is needed from back to front on the building. *HMFH noted that is on the right of the building, a covered pathway by CVS.*

Schedule

Skanska and HMFH proposed the following AHSBC meeting schedule for the Design Development phase. Meet with the School Building Committee once/month on the third Tuesday of the month (except June), proposed dates below.

- ◆ June 25 (official kick off, contract approvals, and review of proposed DD Work Plan) discussions, with staff Consigli, design teams, subcommittees
- ◆ July 16
- ◆ August 20
- ◆ September 17
- ◆ October 15
- ◆ November 19 (reconciled cost estimate review (sent out ahead of time), vote approved DD submission to MSBA)

In between these meetings the Design Team will be meeting with AHS, school department, town officials, the MEPFP Sustainability Subcommittee, etc.

The only official vote requirement of the committee is at the end of DD to submit to MSBA. The committee may elect to take other votes along the way to ensure that the Design Team is receiving a singular agreed upon direction to proceed.

New Business

Next steps:

- ◆ First step is to have the construction manager on board, continue work on design development drawings, mep systems, some finishing work, design development estimate drawings further designed to 60%, and another round of estimates at 90 % refinement,
- ◆ Choices on bricks and other material, refining entrances and landscape, a lot of interior work and exterior work.
- ◆ Site investigations, permitting process.
- ◆ In response to the 1 year building moratorium from the Arlington Historical Commission, John Cole questioned when the “1 year begins” – Deputy Town Manager Sandy Pooler noted that we will get a building permit as soon as we can.
- ◆ Press release will go out once the contract with Consigli is signed.
- ◆ True Story Theater - Kathy Bodie reported that the committee may want to wait a bit longer into the process before engaging in this - not sure if this is right time. Think about some of the things that the committee will want to talk about in the process, maybe look at what the interior will look like or the look and feel of the building.
- ◆ Skanska will facilitate beginning meetings with the abutters and neighbors.
- ◆ Committee members should think about their interest in serving on one of the following subcommittees; landscaping, interiors, and facilities.
- ◆ The committee agreed to have an AHS Building Project booth at Town Day.
- ◆ Jim Burrows noted out that the amendments for Skanska and HMFH will be on the next agenda, but will check to see if a committee vote is necessary.

On a motion Ryan Katofsky seconded by Tobey Jackson it was unanimously:
Voted to adjourn @ 5:35 p.m.

Submitted by:
Karen Tassone
Recording Secretary
ktassone@arlington.k12.ma.us