

Arlington High School Building Committee Meeting
Tuesday, October 15, 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
Michael Mason, APS Chief Financial Officer
William McCarthy, AHS Assistant Principal
Judson Pierce, Community Member
Sandy Pooler, Deputy Town Manager
Paul Raia, Disabilities Commission Representative
Brian Rehrig, Capital Planning Committee Member (exited @ 7:00)
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative
Kent Werst, Teacher Representative
Avery Spellmeyer, Student Representative

Also present: Victoria Clifford, Dale Caldwell, Skanska Inc.
Lori Cowles, Arthur Duffy, Melissa Greene,
Holly Miller, HMFH Architects, Inc.
John LaMarre, Todd McCabe, David Belloch, Consigli Construction

Call to order: 6:00 p.m.

Public Participation

None

Value Management Discussion

Chair Thielman informed the committee that we are required to go through the value management exercise per MSBA requirements. We continue to receive more refined estimates that the building committee must reconcile. Subcommittees will meet between now and the November 5th meeting with the goal of bringing value engineering recommendations to the November 5th meeting.

The committee can expect to receive the estimates on Friday, November 15th for review, subcommittees must be available to meet November 16 and 17 if necessary. If AHS building committee members are in attendance at the subcommittee meetings, they must be posted subject to the open meeting law.

Victoria Clifford reviewed the subcommittee designations:

Value Management Categories:

- Contingency (Finance)
- Site
 - Athletic (School Department)
 - Site Improvements (Exteriors)
 - Paving (Exteriors)
 - Traffic (Exteriors)
 - Sustainability (SMEPFP)
- Exterior
 - Window/Roof Treatments (Exteriors)
 - Programmatic (School Department)
 - Grading (Exteriors)
 - Materials (Exteriors)
- Interior
 - Materials (Interiors)
 - Auditorium (Interiors)
 - Gymnasium (Interiors)
 - Classroom (Interiors)
 - Misc. Eliminations (Interiors)
 - Light Wells (Interiors)
- Historic Elements (Exteriors/Interiors/Memorials)
- Mechanical (SMEPFP)
- Fire Protection/Plumbing (SMEPFP)
 - Fire Protection
 - Plumbing
- Electrical/Technology (Interiors/SMEPFP)

And also updated the value management log with added items by Consigli and HMFH.

Ryan Katofsky reported that the SMEPFP subcommittee met on October 3rd and the subcommittee made the following recommendations:

SUBCOMMITTEE RECCOMENDATIONS

SMEPFP

- **A. Recommended by Project Team:**
 - S023: EV Charging Stations (decrease number of make ready)
 - M005: Eliminate food waste digester
 - M007: Eliminate Aircurity carbon dioxide monitoring system and provide local CO2 sensors integrated with the BMS
 - ET006.1: Change copper feeder cables to be aluminum
 - ET006.2: Change to Aluminum Bussing in switchboards and transformers in lieu of copper

- ET007: Wireless Lighting Controls vs Networked wired lighting controls
- **B. Recommended with Some Reservations:**
 - S020: Eliminate PV Footings at demolished grandstands
 - S022: Eliminate add'l wall cavity insulation in Athl & Perf Arts Wings
 - M001: Reduce quantity of geothermal wells / Add VRF (variable refrigerant flow) mechanical system
 - M008: Delete energy recovery component and return fans for Auditorium and Gymnasium air handling units.
 - P002: Eliminate gas feeds to Science Labs (use electric Bunsen burners)
- **C: Not Recommended**
 - S021: Eliminate PV Footings in parking lot
 - S024: EV Charging Stations (decrease number of charging stations)
 - M002: Replace Wells with Boiler and Chiller
 - M004: Eliminate submetering
 - M006: Delete Chilled Beam System replace with VAV
 - FP001: Eliminate redundant design Sprinkler System Service entry
 - P001: Eliminate redundant design Water Service entry
- **C/B:**
 - M003: Delete Air Conditioning in Gym

Site Design Progress Review

Lori Cowles present a PowerPoint that showed a more detailed site plan.

- ◆ The bikeway will switch back to the outside of the baseball/soccer field and the fence will run along the back of the sidewalk with a gate at the plaza.
- ◆ Currently has 227 parking spaces.
- ◆ The Committee inquired about the Globe article citing carcinogens with artificial turf: Lori is looking into this and will communicate with the committee as needed.
- ◆ Do we know what the sound levels will be for abutters – Lori still working on it.

Building Design Progress Review

- ◆ Floor Plan

Interior shows no dramatic changes. There have been meetings with kitchen staff, guidance, and preschool to review plans.

The lobby and auditorium designs were reviewed, Lori suggested that the Committee visit Winthrop High School to see their lobby and auditorium.

Status Report on Investigations

Majority competed or on schedule.

Wells and survey completed, haz-mat will be completed during December break.

Consigli Update

John LaMarre reported that his team is working on construction migration, which consists of:

- ◆ Support of local business
- ◆ Rodent control – third party control plan, pest control devices, weekly site visits.

- ◆ Separation of construction activities, fence & temp barriers at perimeter of site.
- ◆ Pre-existing assessment – ongoing monitoring of sound, vibrations & indoor air quality.

Construction scheduling & phasing

- ◆ Install geothermal walls March 2020 through August 2020
- ◆ Utility relocations March 3030 through November 2020
- ◆ Phase 1 building October 6, 2020 through December 30 2021.

Subcommittee Reports

- ◆ Communications – Community Forum on Wednesday, October 30th. Expected audience is parents. Topics to cover, phasing, timeline, impact on students (no modulars), value engineering is happening.
- ◆ Interiors- will meet prior to the November 5th meeting.
- ◆ Landscape & Exteriors – Scheduled to meet on Tuesday, October 22.
- ◆ Memorials - will meet before November 5th – looking into the possibility of a time capsule on the front lawn.
- ◆ SMEPPF – per the above report.
- ◆ Temp Use-Phasing – Met on October 10th – discussed timeline, next meeting November 7th.

New Business

Next meeting is scheduled for Tuesday, November 5th.

On a motion Adam Chapdelaine seconded by Tobey Jackson
Voted to adjourn @ 9:20 p.m.

Submitted by
Karen Tassone
Recording Secretary
AHS Building Committee
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