

Arlington High School Building Committee Meeting
Monday, December 9, 2019
AHS-School Committee Room-Sixth Floor
6:00 pm

Present: Jeff Thielman, School Committee Representative, Chair (@ 6:15)
Kathleen Bodie, Superintendent, Co-vice chair
Adam Chapdelaine, Town Manager, Co-vice chair (@6:30)
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 (absent)
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
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative
Kent Werst, Teacher Representative
Avery Spellmeyer, Student Representative

Also present: Jim Burrows, Victoria Clifford, Skanska Inc.
Lori Cowles, Arthur Duffy, Melissa Greene, HMFH Architects, Inc.
John LaMarre, Todd McCabe, Matt Consigli, Consigli Construction

Call to order: 6:00 p.m.

Public Participation

None

Estimate Update

Jim Burrows and Todd McCabe reported out on the updated cost estimates. The chief estimators from Skanska, HMFH and Consigli met on December 5th and examined the costs by line item and were able to find savings in the amount of \$5,000,000.

Value Management Discussion

Lori presented three pathways to value management for the committee to review, explaining that the final document could be a hybrid of 1, 2 or 3.

Mr. Thielman noted that we would vote on an agreed path at the meeting of December 17th or December 18th if another meeting is needed.

HMFH Presentation of Paths

Description of New VE Items

- 1) Proposed reduction to Toilet Facility- (\$277,532)
This change provides a reduced toilet facility in the field to serve a population of 300 spectators (per the plumbing code). This change would require approval by the State Plumbing Board.
- 2) Proposed reduction of upper portion of Dlab- (\$156,526)
This change would eliminate the upper portion of the Dlab that "pops" through the roof aligned to the top of the auditorium. We have included a front perspective which shows the change as well as a section through the revised Dlab. Ceiling heights in the space would be between 13'-0" and 15'-0" high.
- 3) Proposed reduction of Second Floor by 2'-0"- (\$720,094)
This change would eliminate 2'-0" of height across the entire building between the second and third floors. The current Second floor is 18'-0" high, so would be reduced to 16'-0" . The Mass Ave elevation is not overly impacted by this change . The biggest impact would be in the Auditorium where the seating would be reduced by an estimated 67 seats due to the reduction in the height/size of the balcony.
- 4) Proposed deletion of windows in Auditorium- (\$29,455)
This change would delete the 5 remaining windows into the Auditorium house. (Two windows were deleted in previous VE efforts that were ranked an A).
- 5) Proposed change to Roof Edge- (\$203,792)
This change would simplify the roof edge from having 12 pieces of blocking to much less. The added blocking had allowed for a more detailed edge.
- 6) Proposed Elliptical Skylight Change- (\$185,250)
This change would eliminate the large elliptical metal framed skylights within the academic wings and instead install one large 8'-0" round unit and 6 smaller 4'-0" round units. The light levels within the wells would still be quite high.
- 7) Proposed Spine SF reductions- (\$407,193)
This change would propose removing a 4'-0" wide swath through the entire spine. This would affect many program spaces including the cafeteria, library, Dlab, Smart Lab and Language Lab. Reduction in these programs may pose an issue with MSBA.
Kathy Bodie stated that the reduction feels like a substantive amount and would like to know what the dimension of the space reduction would look like not square feet. That this is changing program space.
Jim Burrows pointed out that with this change there is the potential that MSBA could take issue that this is a substantial change and even have us resubmit the plan to the MSBA Board.
- 8) Proposed Casework reductions in Preschool and Daycare- (\$39,996)
This change would propose reducing the amount of built in casework within the Preschool and Daycare classrooms. These spaces could utilize more flexible furniture solutions to augment the remaining casework.
- 9) Proposed forum reduction at First Floor level- (\$52,500)

This change would remove the eating counter, bench and wood floor inlay at the bottom of the forum.

- 10) Proposed Black Box SF reductions- (Option 1 - \$19,047, Option 2 - \$38,094)
This change would reduce the size of the Black Box. Option 1 moves the exterior wall in by 8'-0" for approximately 500sf reduction. Option 2 moves the exterior wall in by 16'-0" for approximately 1000sf reduction. Reduction in this program may pose an issue with MSBA.

- 11) Proposed retaining wall reductions to West Lot- (\$143,052)
This change would remove the retaining wall to the north of the lot between parking and the field resulting in a smaller lot and 16 less parking spaces. This change would create a sloped grassy area along the south side of the field. The edge of the parking would have a granite curb and fence. The lot would be adequately sloped to drains to avoid erosion issues.

- 12) Proposed brick to CMU changes- (Option 1A - \$305,501, Option 1B - \$170,658)
This change portions of the brick exterior wall to CMU. (Concrete masonry unit)
(Option 1 changes the first floor of the field side of the school and the entire district/ Preschool wing to CMU. This change was already voted an A by the Exteriors subcommittee.) Option 1A shows more CMU in lieu of brick which extends into the amphitheater and academic courtyards and up the exterior stair volumes within those courtyards. Option 1B shows the most CMU. In this scheme the only remaining brick would be along Mass Ave and at any volume that "pops out" of the general building massing. The last slide shows a rendering of the field side of the AHS building with a mix of CMU and brick as well as some photographic examples of buildings with this mix. Our proposal would to have a similar tone between the two materials.
Frank Callahan requested photos of patterned CMU that can be seen more clearly.
Physical samples will be brought to Tuesday's meeting for the committee to see.

Note: All cost values given are prior to markups

John Cole asked for an explanation on the logistics/sequencing item of combining phases 3 & 4. Todd McCabe of Consigli explained to the committee that by combining phases 3 & 4 it would shorten the overall schedule, reduce GCs, reduce escalation, reduce phasing, it would also leave the school without a gym and physical education lockers for one year. But gives us a cost savings of \$621,000 and a reduction of construction by five months. There are many details to work out with this option.

Dr. Bodie noted that we need available gyms for indoor sports, will need to check with the recreation department for availability – John Bowler already investigating all options.

Brian Rehrig voiced concern that we chose the current option in part because there would be no disruption of sports, performing arts, etc.

Lori Cowles requested that since the geothermal wells are the biggest ticket items, we table discussion to Tuesdays meeting when member Ryan Katofsky will be present.

Lori will provide a new spreadsheet of version one as requested.

Frank Callahan noted that he would not have a problem if we get below the 235 million price point, noting that it is a common practice.

The committee discussed the need for the elevator at the Parmenter School, savings from that would go into the high school budget. There was concern that we would be subject to violation by the ADA. Supt Bodie, Deputy Town Manager and Chair will discuss the options.

New Business

None

On a motion by Kate Loosian seconded by Matt Janger it was:
Voted to adjourn @ 8:30 p.m.

Respectfully submitted
Karen Tassone
AHS Building Recording Secretary
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