



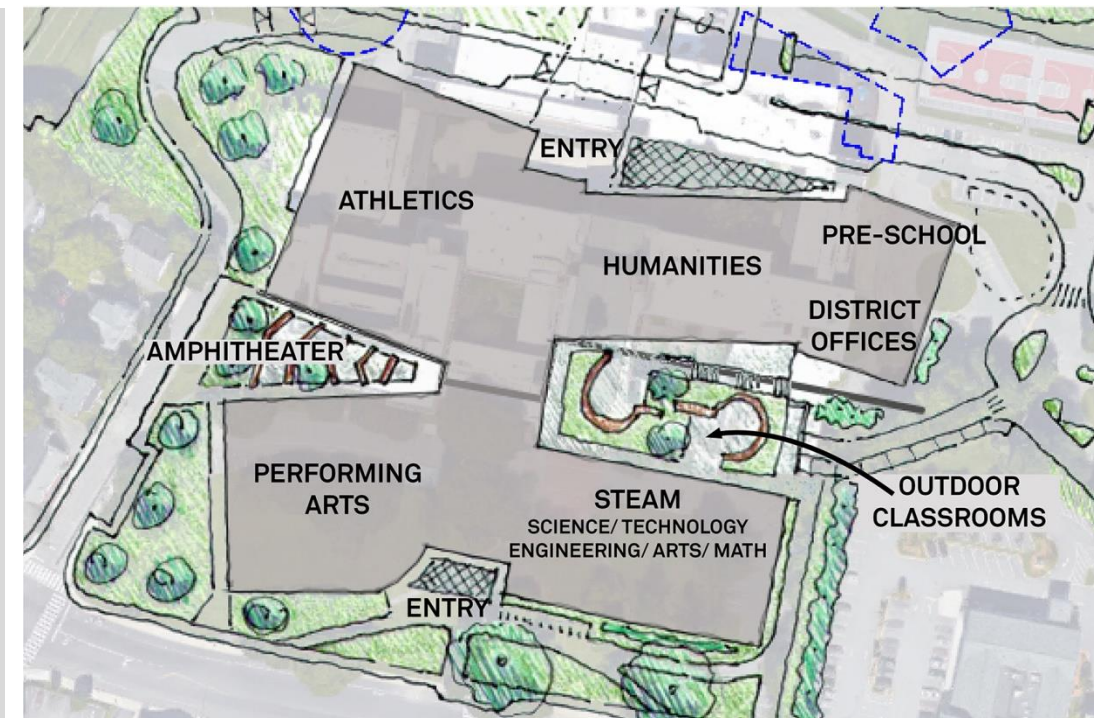
# ARLINGTON HIGH SCHOOL BUILDING PROJECT

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NOVEMBER 28<sup>TH</sup> 2018

*Schematic Design:  
Project Update, Q&A and  
Feedback*

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





# Agenda

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- Project Update
- Design Update
- Q&A
- Gallery Walk & Feedback Survey



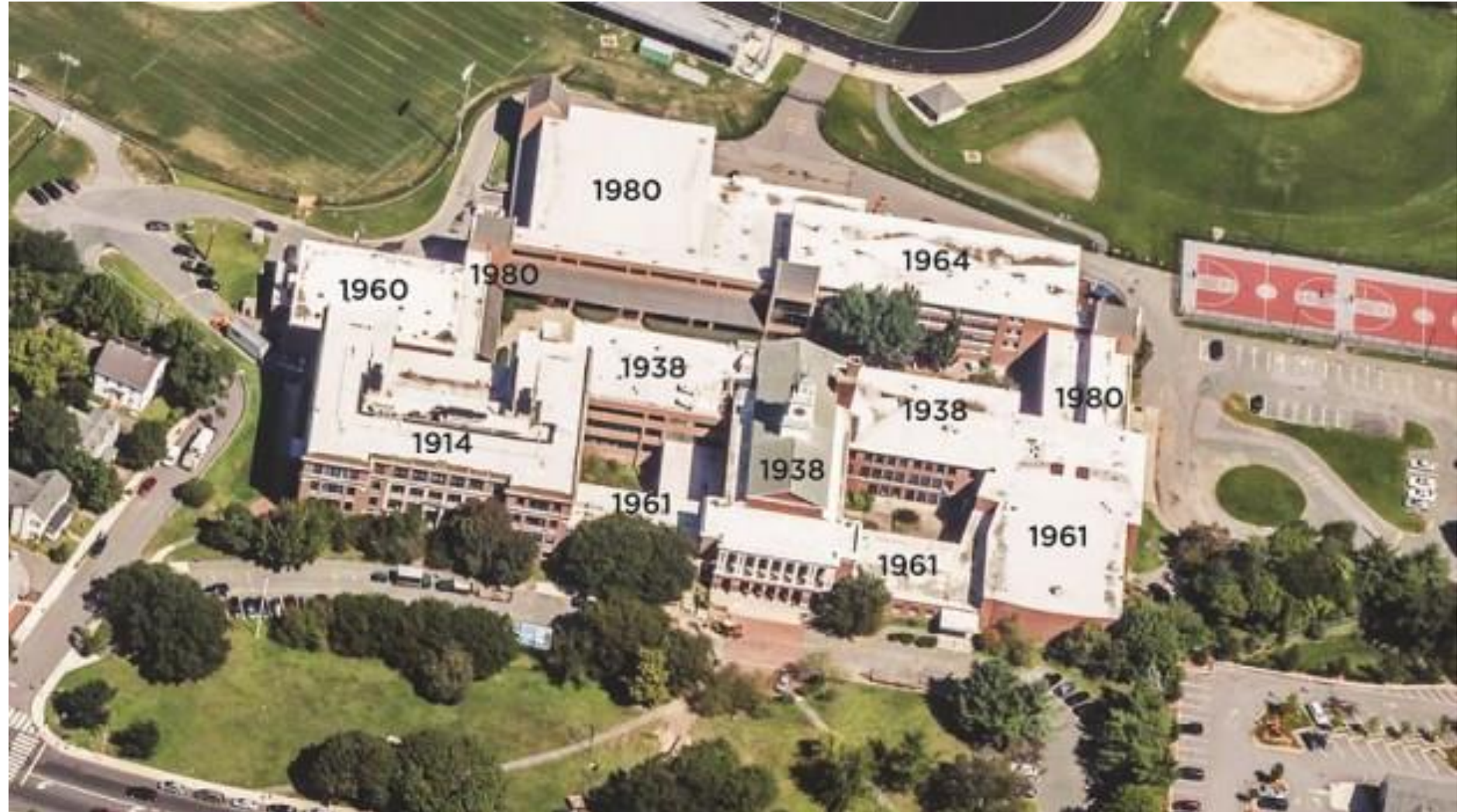
# The AHS Facility Today

More than just a  
High School

Only feasible site

Does not meet  
educational needs

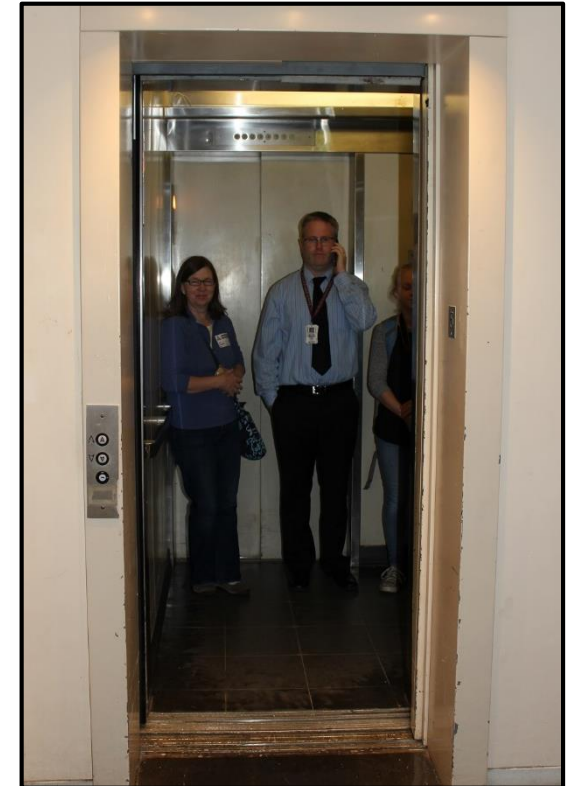
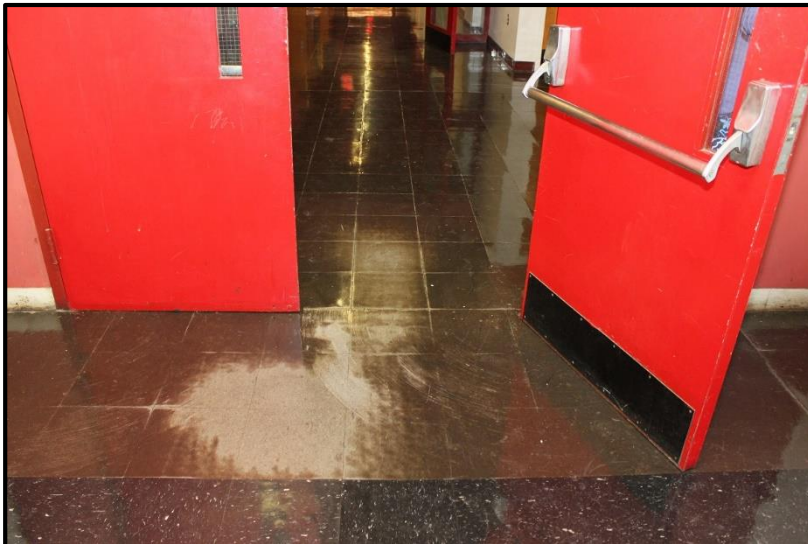
Deteriorating  
facility







# AHS Today – Deteriorating & Aging Facility





# AHS Today – Educational Limitations







# AHS Today – Small, Dated Science Labs





# Building Momentum for the Project

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- 2013 NEASC Accreditation report – facilities are inadequate.
- Facility is a collection of outdated buildings that do not work well.
- Growing enrollment – current AHS cannot accommodate growth.
- Overwhelming town-wide vote in 2016 to fund a feasibility study.

**Arlington is united in its desire to  
create a 21<sup>st</sup> century high school**



# The MSBA Process

Feasibility Study



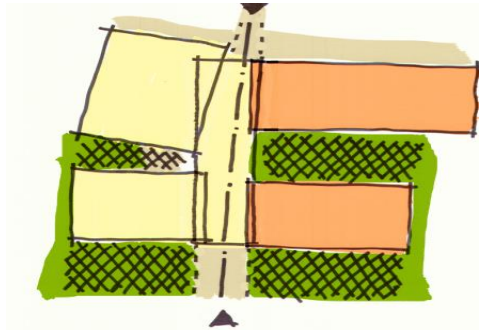
Schematic Design



Design Development



Construction Drawings



As the design process progresses, not only does the building come into clearer view, but the projected cost of the project does as well.

MSBA (Mass School Building Authority) is Arlington's financial partner

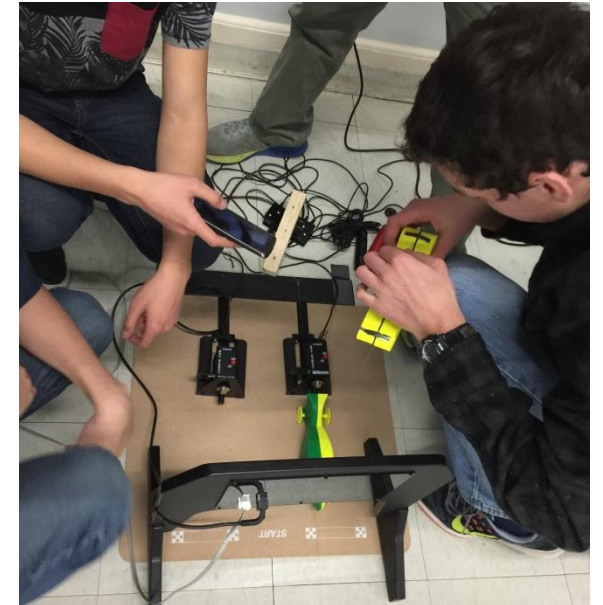




# Educational Vision – Basis for Design

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- School building is welcoming, accessible, easy to navigate
- Space supports social emotional health of students
- Large, central learning commons (aka library) allows research, collaborative group work
- Hands-on experience in STEM/STEAM (Science, Technology, Engineering, Arts, Math)
- Project-based and personalized learning





## Educational Vision - continued

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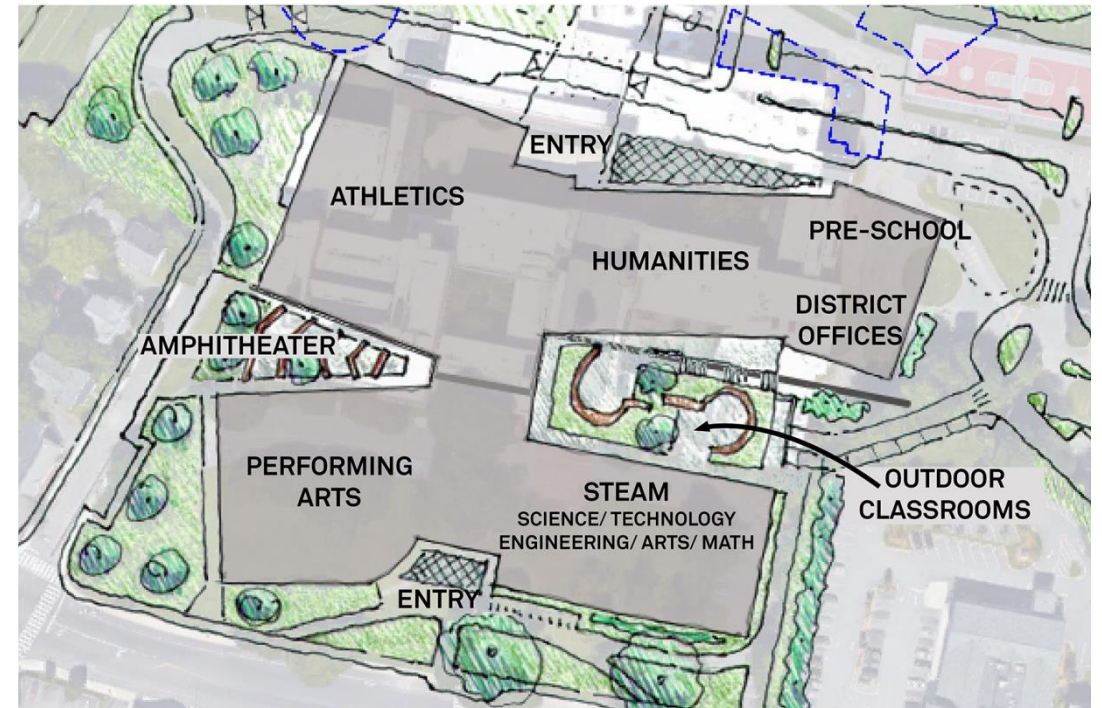
- Up-to-date technology throughout school
- Outstanding art and music continues
- Teacher interaction will foster interdisciplinary courses
- Many different, new kinds of spaces: gathering, display, breakout, performance
- Flexible and sustainable

**Educational Vision calls for building a high school for Arlington's future**



# Design Concept Decision

- Renovation-only option ruled out
  - Reno-only = no additions
  - Could not accommodate program or student growth
- Multiple concepts considered: renovation/addition and new
- New construction design concept chosen after careful consideration
- Many on committee originally favored renovation/addition







# Why Design Concept was Selected

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- Strong alignment with Educational Program and vision
- Less expensive (\$25M less than retaining original buildings)
- Faster construction time (swing space, less student impact)
- Avoids potentially costly, higher-risk renovation
- Highest potential to reach net-zero sustainability goal
- Optimal and direct access to community spaces (Gym, Auditorium)
- More accessible use of green space for students



# The MSBA Process

Feasibility Study



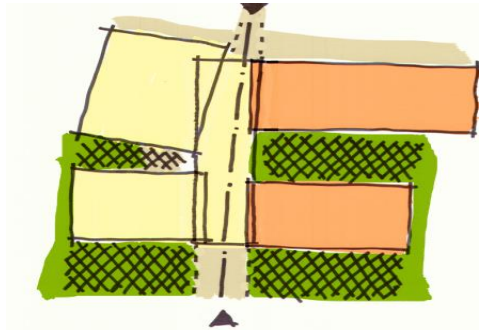
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# Schematic Design – What's Next

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- Finalize Schematic Design by February
  - Choose exterior design, finalize site plan, select materials, etc.
  - Building Committee will select exterior concept at 12/4 meeting
- Create more precise budget and scope
  - Estimates further refined as more details available
  - Trade-off and Value Engineering discussions in January
- Will submit Schematic Design to MSBA in early February
  - MSBA vote on MSBA funding portion of project in mid-April
- June debt exclusion vote
  - Town Meeting vote



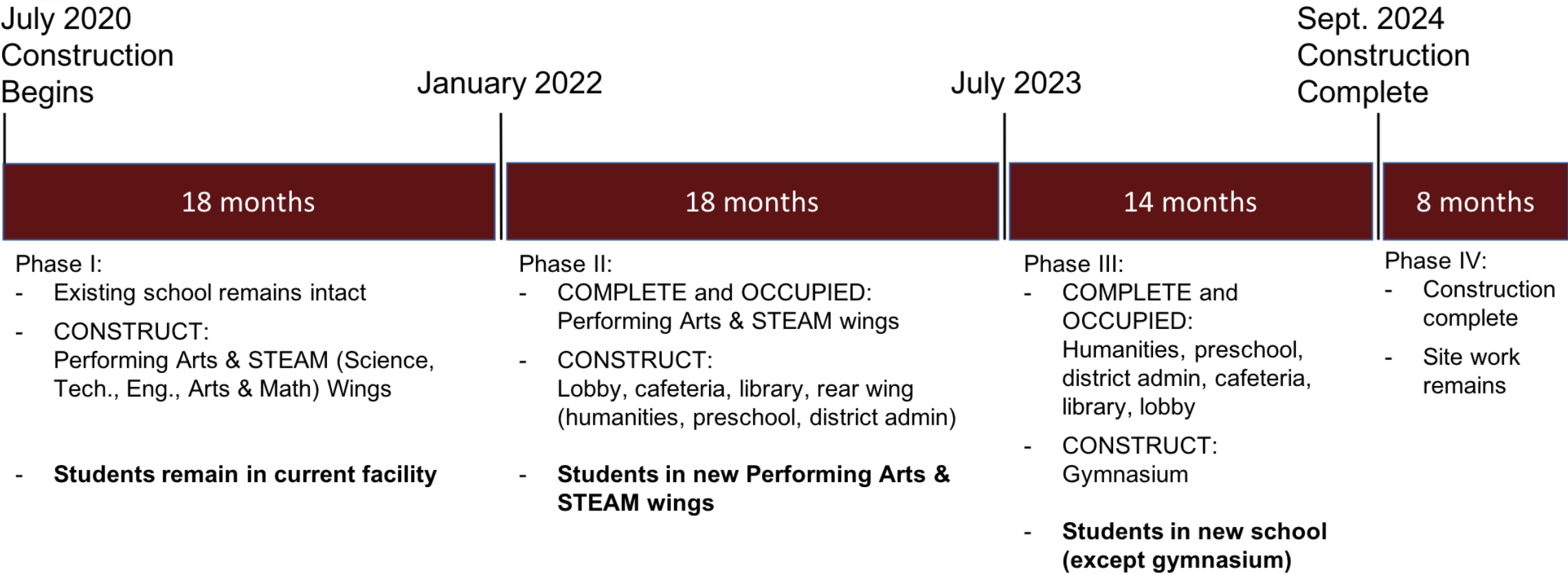
# Sustainability Update

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- Target is a net-zero building to reduce operating costs and carbon footprint
- Sustainability and energy use must be baked into the design
- Selected for the Accelerate Performance program
  - Designed to help achieve very low energy usage and position for net-zero building
  - Provides the Town with free technical support to help achieve the desired outcomes



# Construction Timeline



Total Project Estimate: 4 years, 10 months  
*Note: Estimate subject to change when Construction Manager is hired*





# Project Cost Notes

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- Current estimate is \$308M
  - ~\$70M are costs unique to AHS
  - Recently decided to move Comptroller and Facilities out of AHS
- Initial trade-off discussion happening next week
  - Need to plan for future enrollment growth
- Arlington debt exclusion vote needed to move forward
- MSBA will provide ~\$100M in funding
- Belmont High School project passed (\$1,800/taxpayer impact)



# Recent Questions to the Building Committee

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Question	Answer
Will traffic be impacted by a new design?	Traffic on Mill Street and Mass Ave is being impacted now by increasing enrollment and would be impacted no matter what design we selected. The proposed site plan improves traffic around the building, and we have to do more analysis about Mill Street and Mass Avenue.
What will happen to the Pierce practice field?	The Pierce practice field is owned 50/50 by the DPW and AHS. The DPW is expanding in order to improve town services, and the AHS and DPW design teams are in contact with one another. The design we chose (3A) allows for additional practice space in the back of the school (though not as large as the full Pierce field).



# Recent Questions to the Building Committee

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Question	Answer
<p>What action did the Arlington Historical Commission take and what does it mean for this project?</p>	<ul style="list-style-type: none"><li>• The Commission voted on October 2, 2018 to add AHS to their inventory.</li><li>• The Building Committee will comply with the town process regarding historic structures.</li><li>• We do not anticipate a construction delay.</li></ul>





# Recent Questions to the Building Committee

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Question	Answer
What happens if the June vote fails?	<p>The town will lose ~ \$90 -100 million in MSBA state funding for the project.</p> <p>In order to maintain accreditation, we will have to address AHS' problems on our own, which means taxpayers will pay more money.</p>
Would there be time to vote again on a different design?	<p>If the June vote fails, we will have another 60 days or so to hold a second vote on the <u>same</u> design.</p> <p>We cannot change the design without repeating the Feasibility Study and Schematic Design (at Arlington's expense and with delays).</p>



# Stay Updated

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- Visit [www.ahsbuilding.org](http://www.ahsbuilding.org) for updates
- Blog Posts are in-depth articles about topics of interest
- Sign up for e-Bulletins
- Follow us on [Facebook](#)
- Upcoming Events
  - Jan 14: AHS Tours, 6pm
  - Jan 14: Community Forum, 7pm, Town Hall



# Benefits of the New AHS

- Meets 21<sup>st</sup> century Educational Vision
- Addresses enrollment growth
- Students into NEW Performing Arts & STEAM facilities January, 2022



Fill out survey tonight or online by 12/2 at  
[www.surveymonkey.com/r/ahs5](http://www.surveymonkey.com/r/ahs5)