

AHSBC Presentation

January 8, 2019

ARLINGTON HIGH SCHOOL

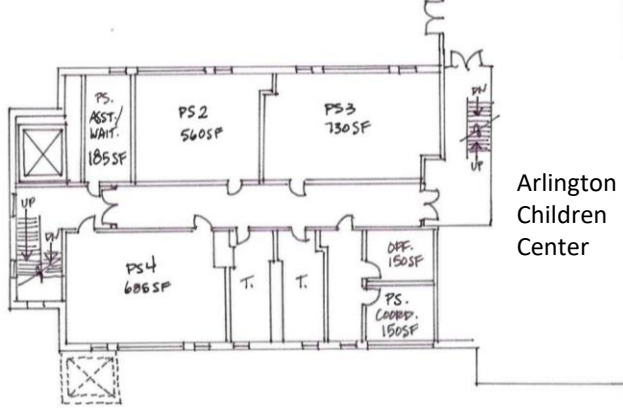


HMFH ARCHITECTS

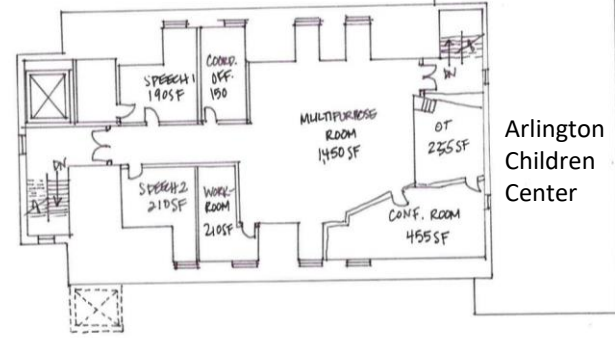
Schematic Design

- Parmenter study

Preschool @ Parmenter



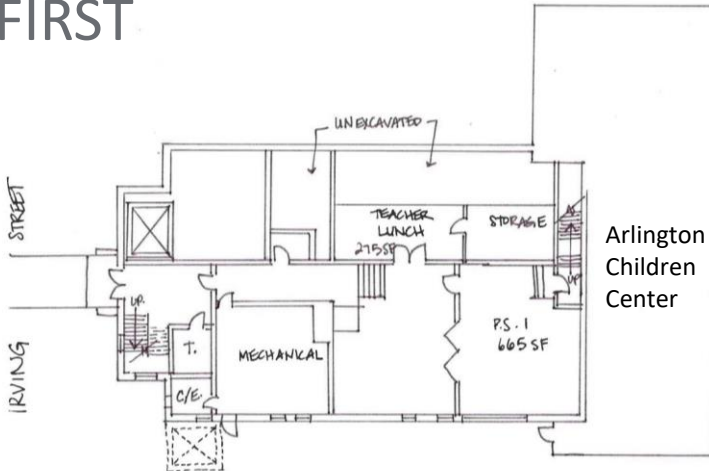
Arlington
Children
Center



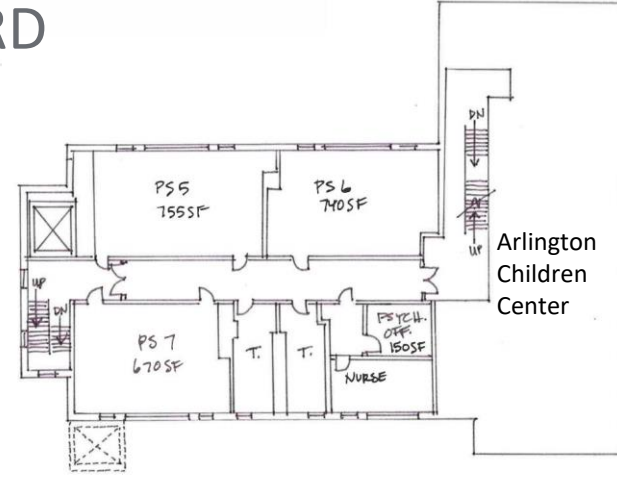
Arlington
Children
Center

FIRST

THIRD



Arlington
Children
Center



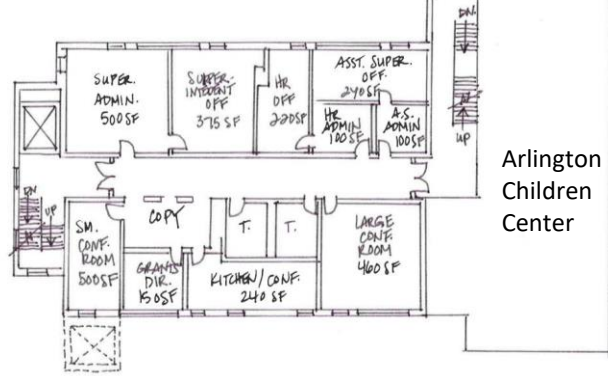
Arlington
Children
Center

LOWER

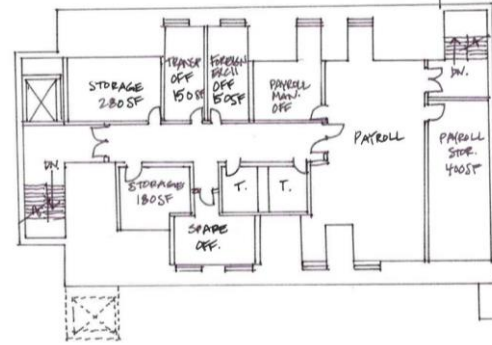
SECOND

DRAFT LAYOUT 1/8/19

District @ Parmenter

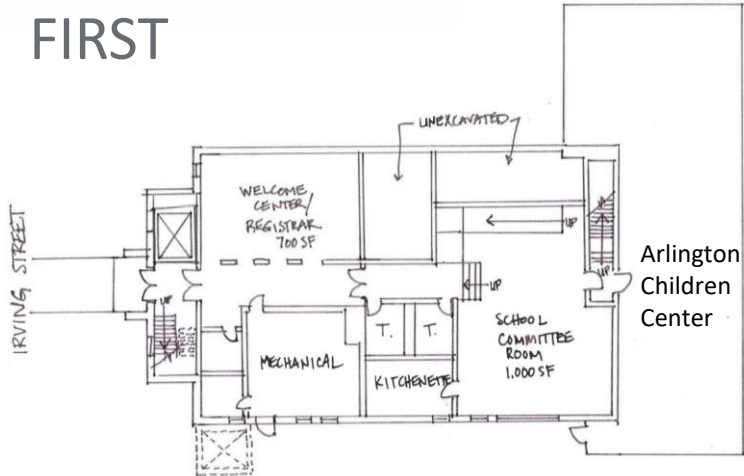


Arlington
Children
Center



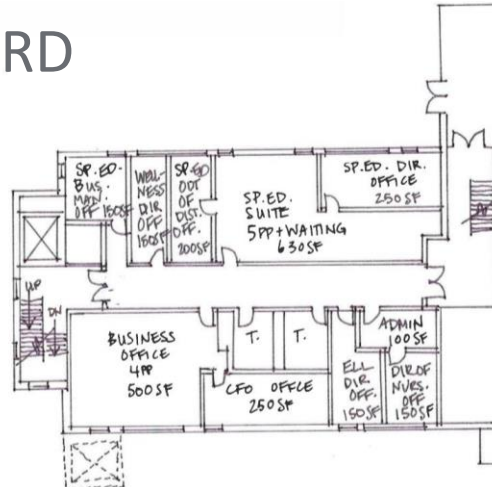
Arlington
Children
Center

FIRST



Arlington
Children
Center

THIRD



Arlington
Children
Center

LOWER

SECOND

DRAFT LAYOUT 1/8/19

Menotomy Preschool Temporarily Located at Parmenter

Schedule:

tenants move out June 30 2019
renovation July -December 2019 (~6 months)
preschool moves in to Parmenter December 2019
preschool moves back to HS site December 2024 @ end of construction

Space program deficits:

undersized classrooms, toilets,

Parmenter renovation budget (1 w/o elevator):

construction w/ escalation		\$1,486,818
soft costs	20%	\$297,364
contingency	5%	\$74,341
budget		\$1,858,523

Parmenter renovation budget (1A w inside elevator):

construction w/ escalation		\$2,207,198
soft costs	20%	\$441,440
contingency	5%	\$110,360
budget		\$2,758,998

Parmenter renovation budget (1B w outside elevator):

construction w/ escalation		\$2,359,178
soft costs	20%	\$471,836
contingency	5%	\$117,959
budget		\$2,948,973

Renovations include:

- floor infill, stairs/lift
- min. new partitions/doors/ electrical/lighting/mechanical/finishes
- new Nurse's toilet in 1A
- min. abatement
- new elevator 1A & 1B
- roofing repairs
- new furnace/ gas conversion
- electrical service upgrades

District Offices Permanently Located at Parmenter

Schedule:

preschool moves out of Parmenter in July 2023

renovation ~14 months

district moves in September 2024 @ end of Phase 2 construction

District renovation budget (2A w inside elevator):

(w/ inside elevator if Option 1 is chosen for temp preschool)

construction w/ escalation		\$7,141,773
soft costs	20%	\$1,428,355
contingency	5%	\$357,089
budget		\$8,927,216

District renovation budget (2B w outside elevator):

(w/ outside elevator if Option 1 is chosen for temp preschool)

construction w/ escalation		\$7,263,585
soft costs	20%	\$1,452,717
contingency	5%	\$363,179
budget		\$9,079,481

District renovation budget (2A modified):

(inside elevator constructed previously in Option 1A for temp preschool)

construction w/ escalation		\$6,491,773
soft costs	20%	\$1,298,355
contingency	5%	\$324,589
budget		\$8,114,716

Renovations include:

- significant floor infill, stairs/ramp
- all new partitions/doors/ electrical/lighting/mechanical/finishes
- all new toilets
- full abatement
- new elevator 2A & 2B
- all new windows
- roofing repairs
- new furnace/ gas conversion
- electrical service upgrades
- fire protection

District Offices Swing Space in Downs House

(renovated as temporary district offices while Parmenter is renovated)

Schedule:

Downs House empty July 1 2023

renovation ~2 months - **this is tight**

district moves to Downs temporarily end of August 2023

Downs House swing space renovation budget

(does not incl. School Committee meeting room)

construction w/ escalation

\$1,000,000

soft costs

20%

\$200,000

contingency

5%

\$50,000

budget

\$1,250,000

Renovations include:

- use of two floors of Downs
- min. new partitions/doors/ electrical/lighting
- new data drops as needed

Menotomy Preschool Permanently Located at Parmenter - the full building

(ACC lease thru June 30, 2024; would need break lease as of June 30, 2019)

Schedule:

tenants move out June 30 2019
renovation July 2019 -August 2020 (~14 months)
(HS/Downs preschool locations need to be emptied June 30 to create temp HS Admin)
preschool moves in to Parmenter September 2020

Space program deficits:

missing one preschool classroom

Parmenter renovation budget:

construction w/ escalation		\$10,500,000
soft costs	20%	\$2,100,000
contingency	5%	\$525,000
budget		<u>\$13,125,000</u>

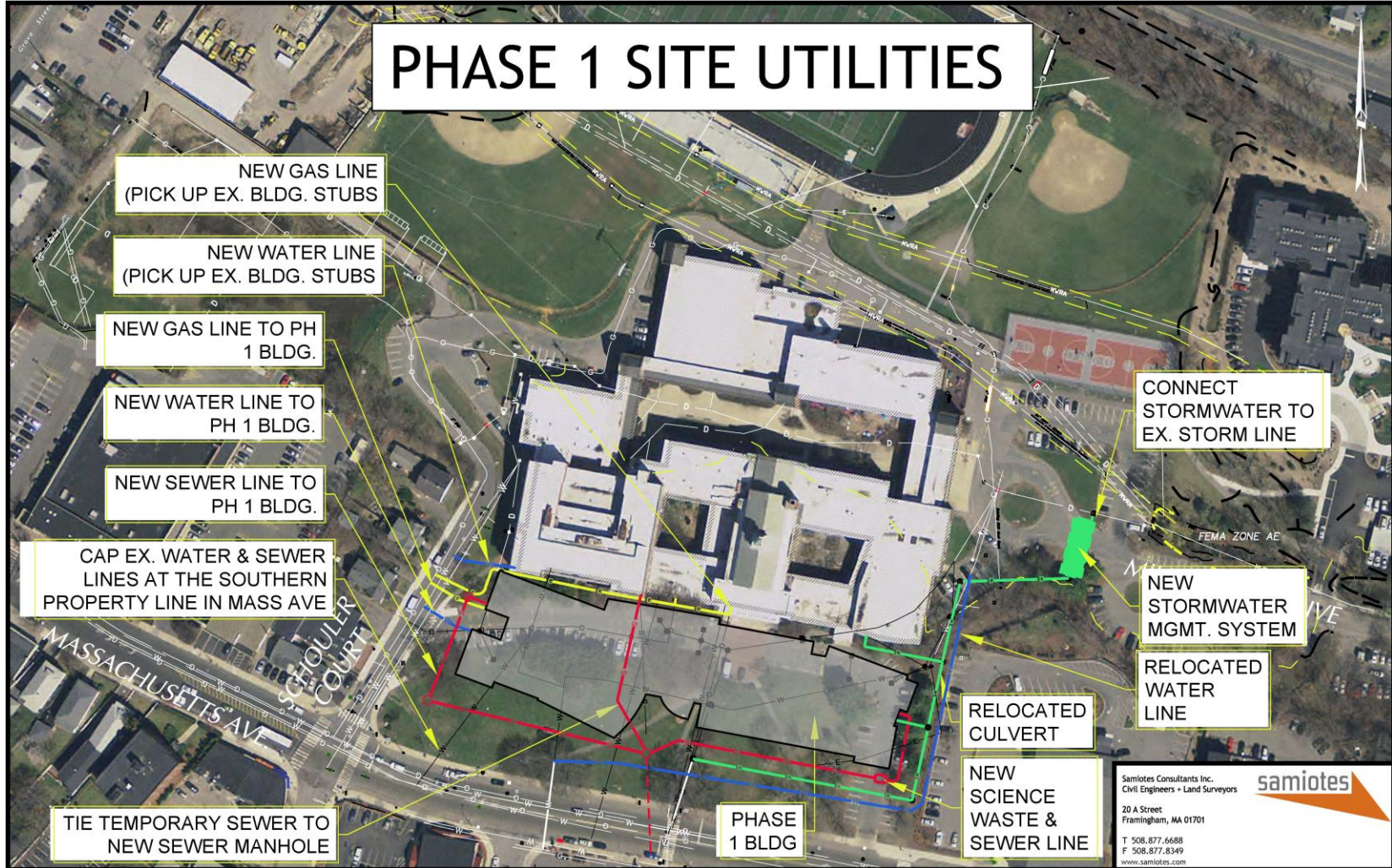
Renovations include:

-similar scope to 2A/ full gut renovation
-new toilets at Classrooms plus adult, and Nurse

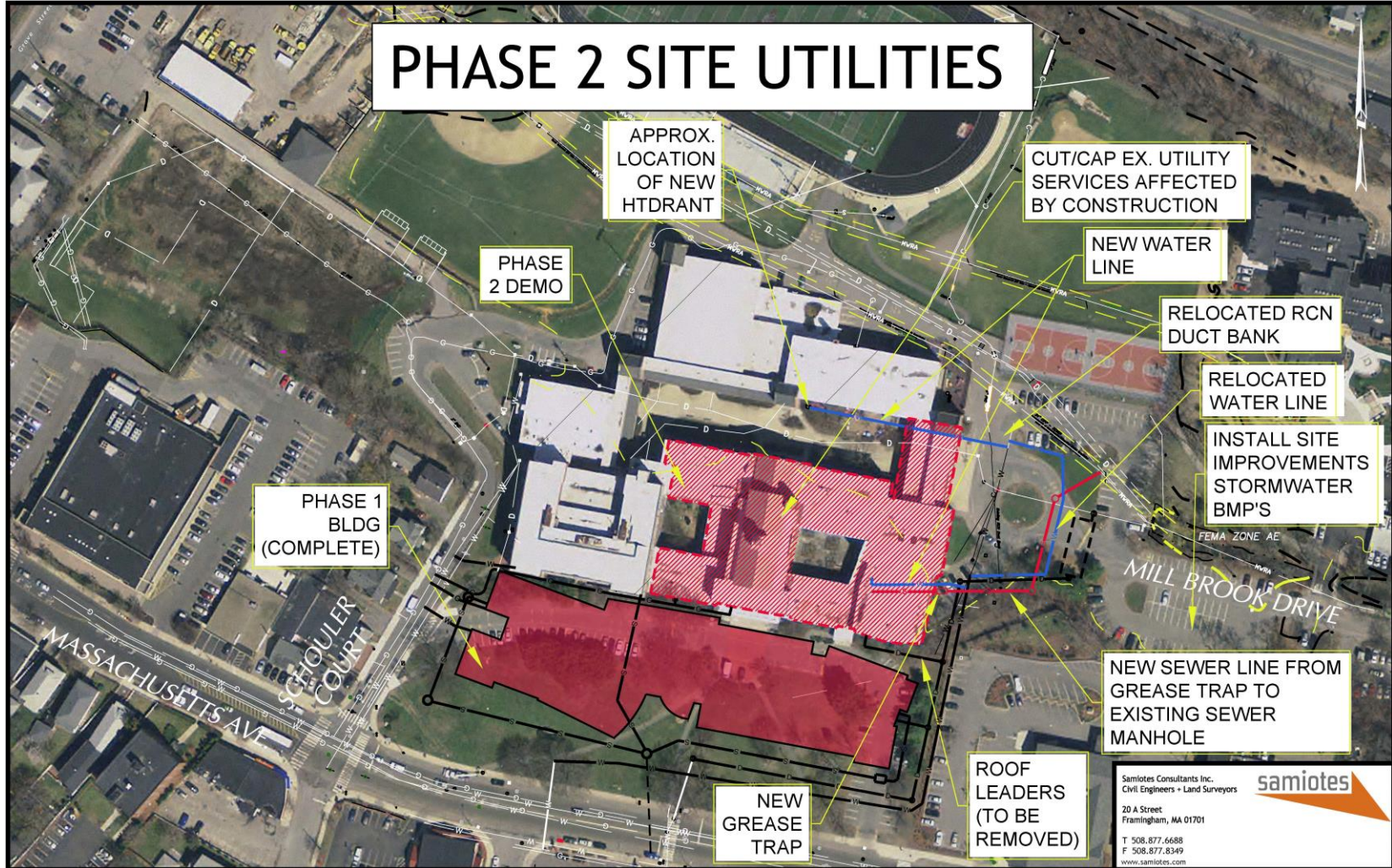
Schematic Design

- Parmenter study
- Civil site plan design

PHASE 1 SITE UTILITIES



PHASE 2 SITE UTILITIES



PHASE 3/4 SITE UTILITIES

INSTALL SITE
IMPROVEMENTS
STORMWATER
BMP'S

NEW SEWER LINE
FROM PHASE 3

NEW WATER/SEWER
SERVICES TO ATHLETIC
OUTBUILDING

PHASE
3/4 DEMO

CUT/CAP ALL
REMAINING
UTILITY SERVICES

PHASE 3
BLDG
(COMPLETE)

ROOF DRAIN (TIE TO
STORMWATER MGMT.
SYSTEM)

CUT/CAP TEMP.
GAS/SEWER LINE

PHASE 2
BLDG
(COMPLETE)

PHASE 1
BLDG
(COMPLETE)

FEMA ZONE AE

MILL BROOK DRIVE

MASSACHUSETTS AV

CHOUER COURT

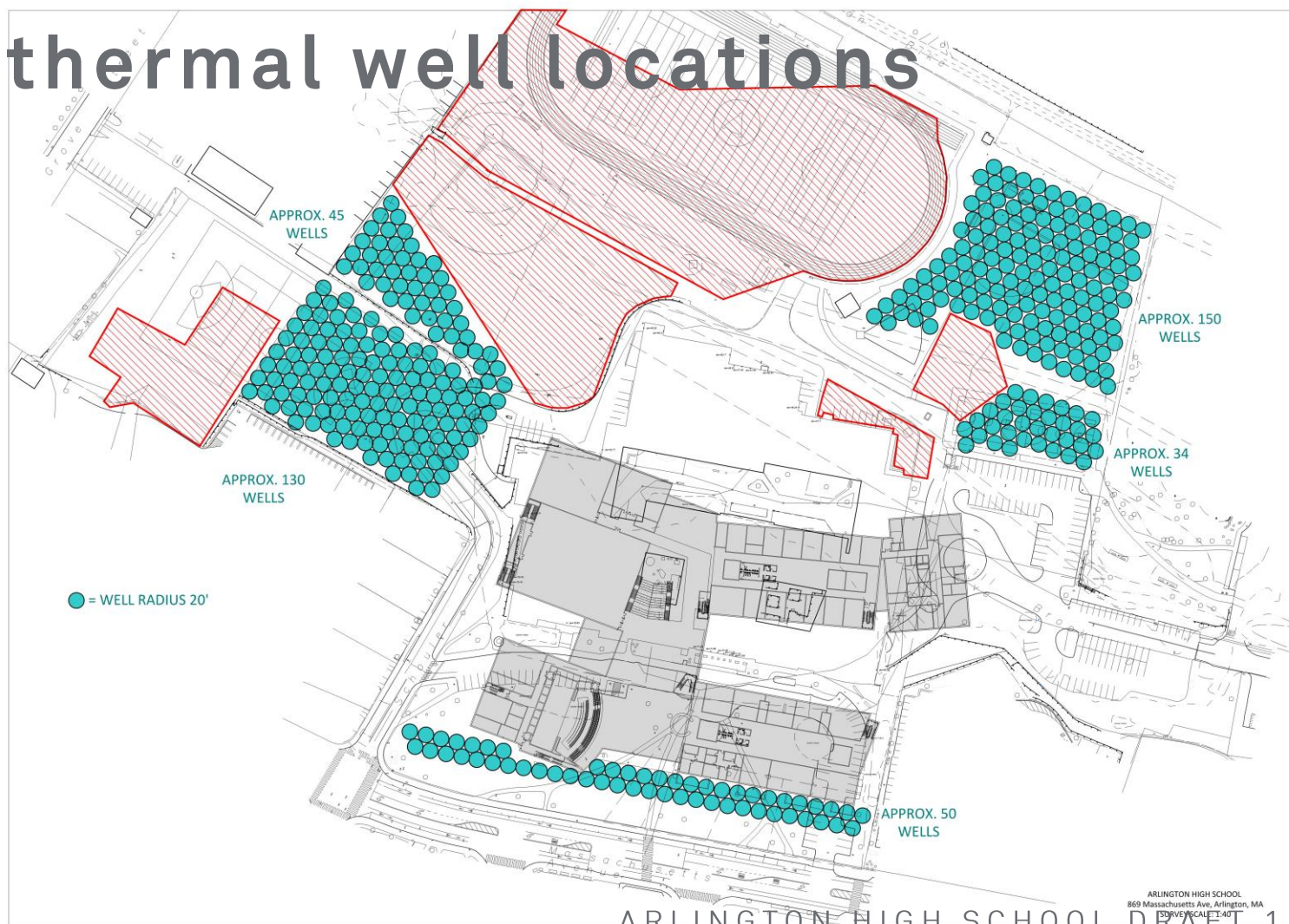
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Schematic Design

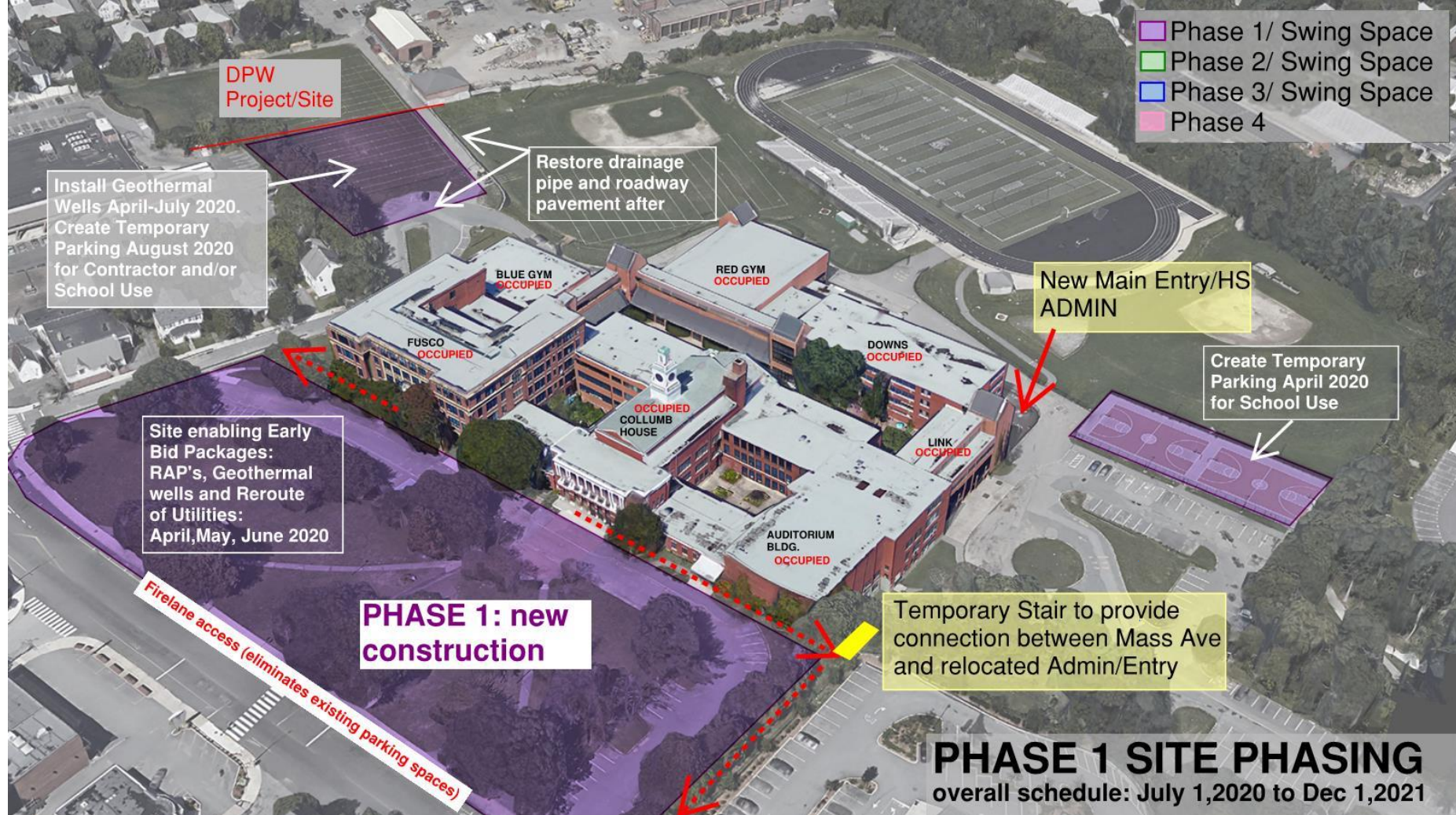
- Parmenter study
- Civil site plan design
- Geotech/geo-environmental update

Geothermal well locations

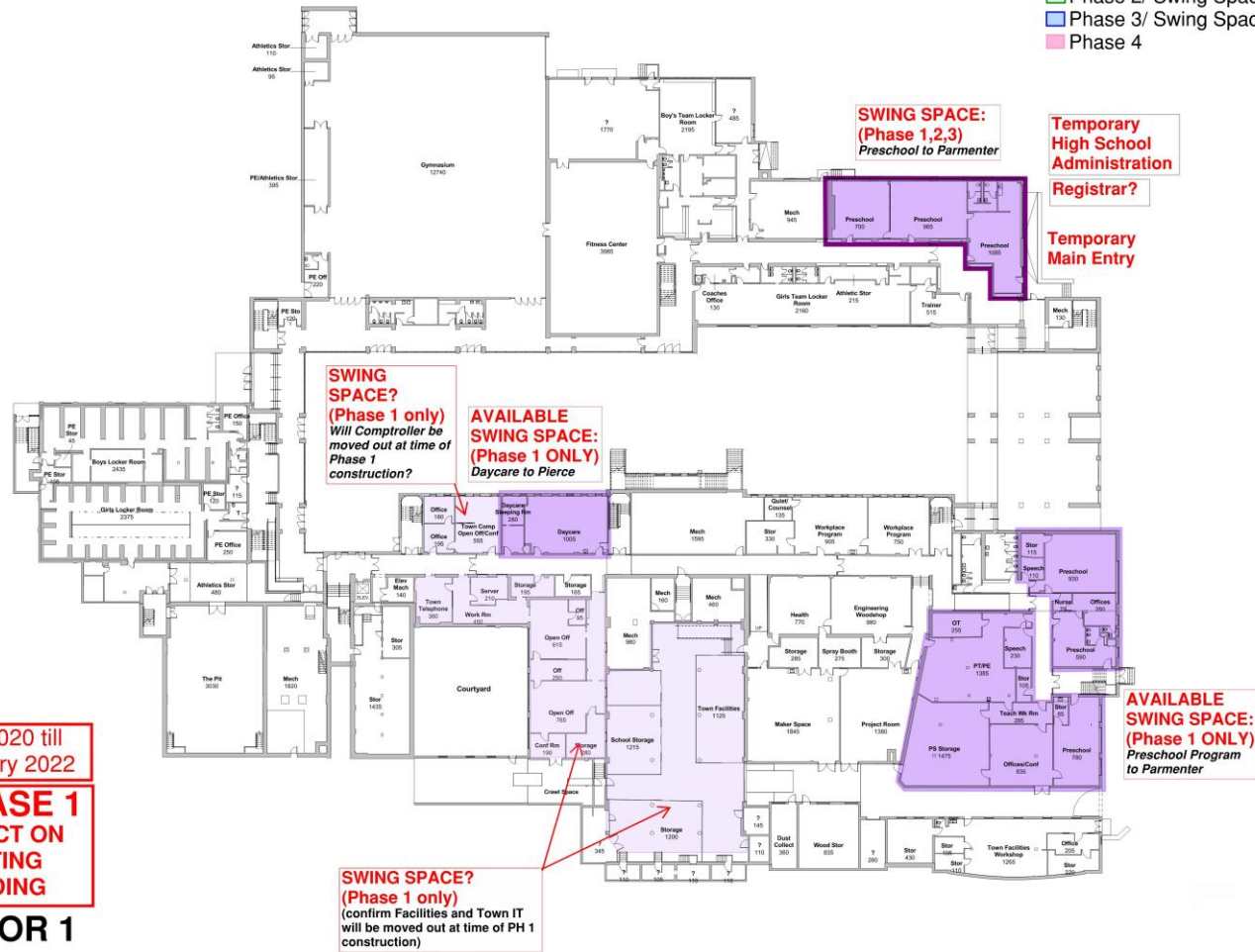


Schematic Design

- Parmenter study
- Civil site plan design
- Geotech/geo-environmental update
- Phasing/temporary use draft diagrams



- Phase 1/ Swing Space
- Phase 2/ Swing Space
- Phase 3/ Swing Space
- Phase 4

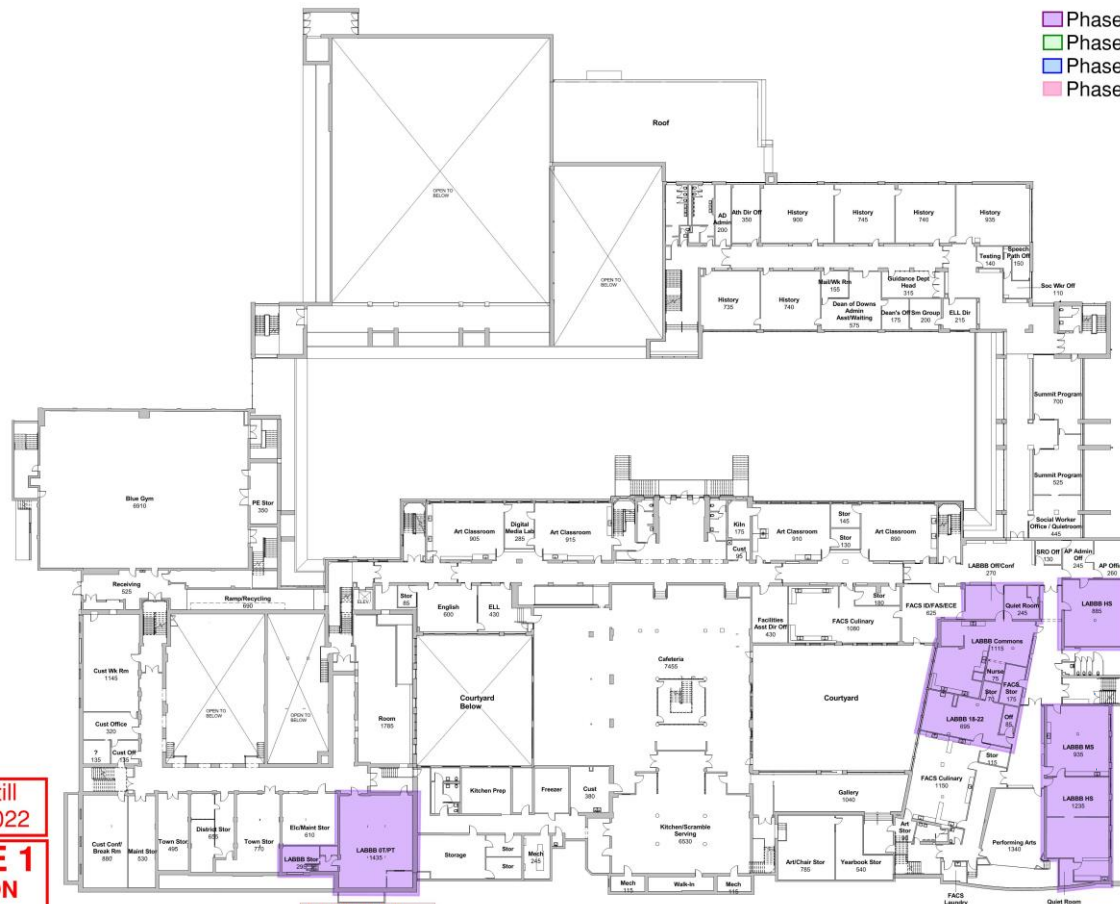


July 2020 till
January 2022

PHASE 1
IMPACT ON
EXISTING
BUILDING

FLOOR 1

- Phase 1/ Swing Space
- Phase 2/ Swing Space
- Phase 3/ Swing Space
- Phase 4



July 2020 till
January 2022

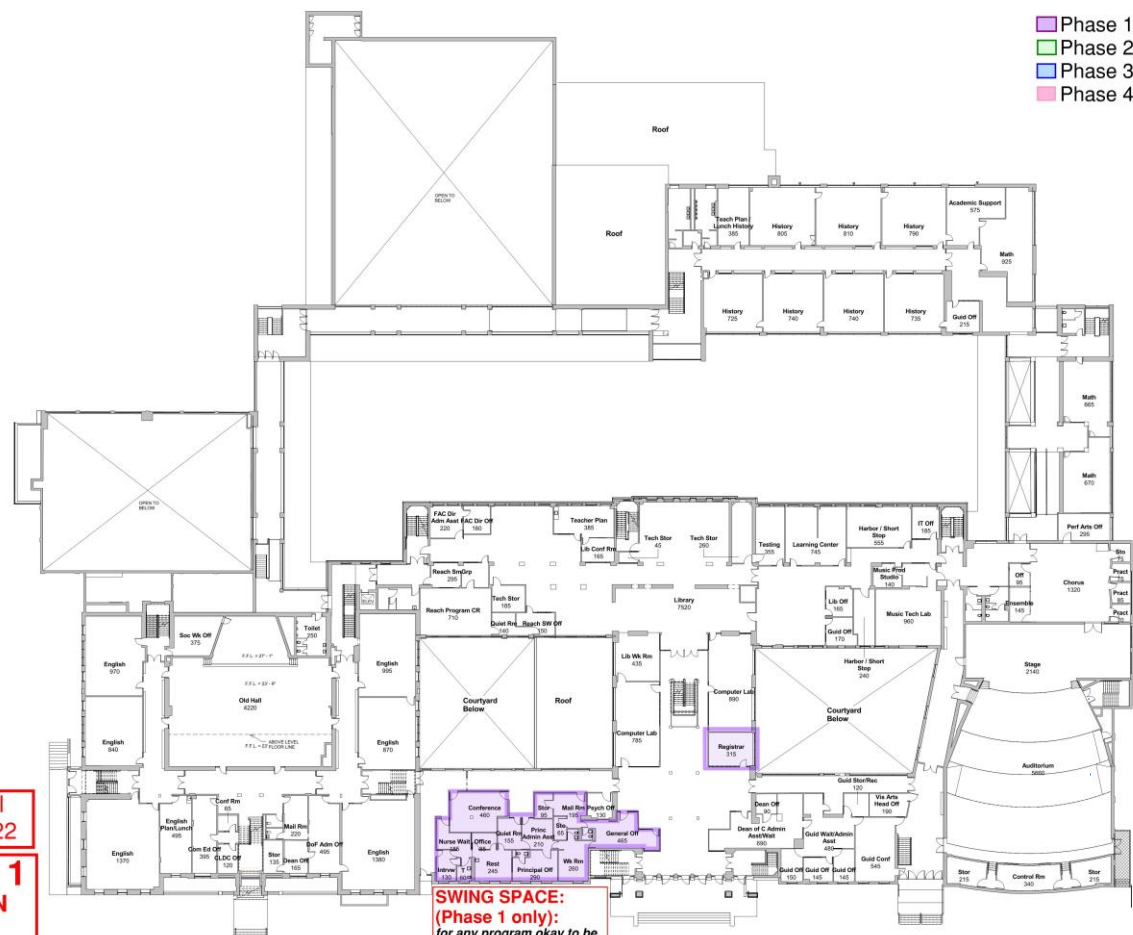
PHASE 1
IMPACT ON
EXISTING
BUILDING

FLOOR 2

**AVAILABLE
SWING SPACE:**
(Phase 1 and 2)
LABBB Program to
Ottoson

**AVAILABLE
SWING SPACE:**
(Phase 1 ONLY)
LABBB Program to
Ottoson

- Phase 1/ Swing Space
- Phase 2/ Swing Space
- Phase 3/ Swing Space
- Phase 4



July 2020 till
January 2022

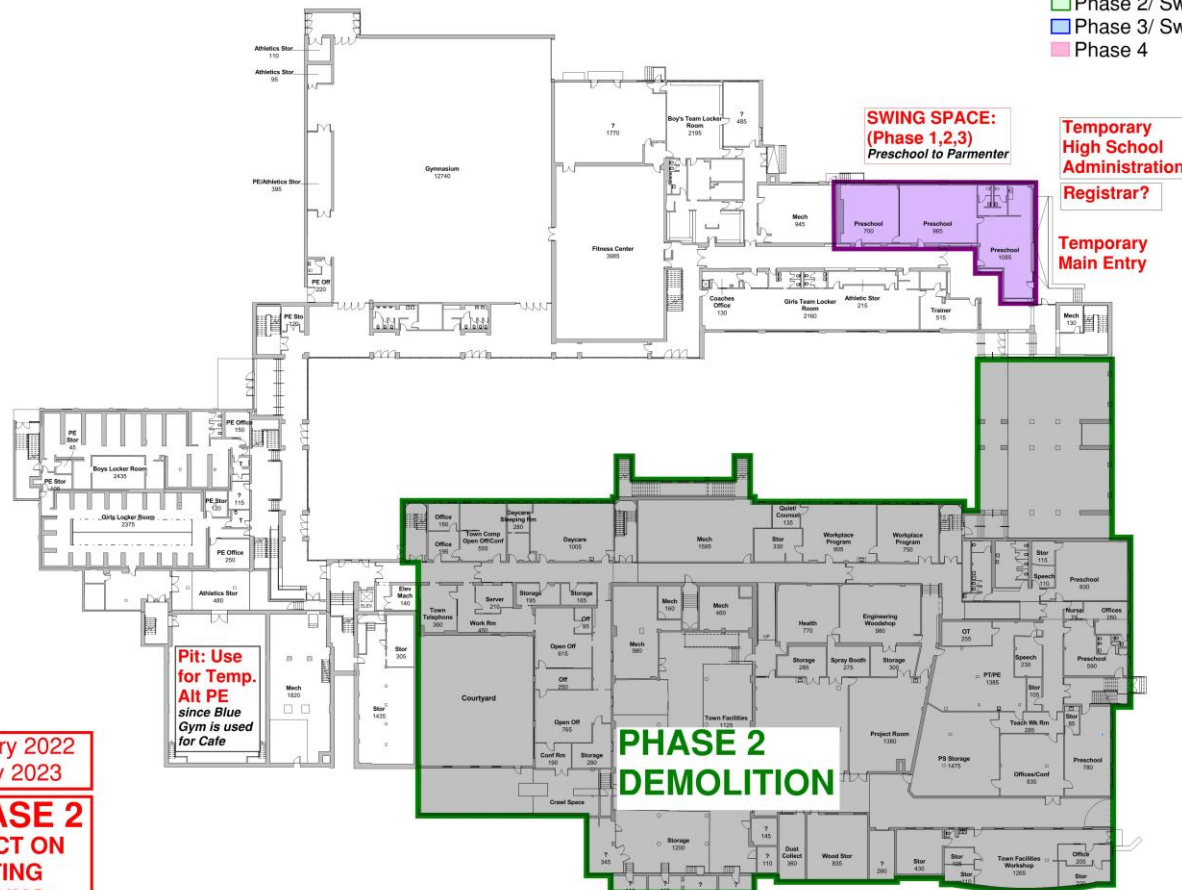
PHASE 1
IMPACT ON
EXISTING
BUILDING

FLOOR 3

SWING SPACE:
(Phase 1 only):
for any program okay to be
abutting construction



- Phase 1/ Swing Space
- Phase 2/ Swing Space
- Phase 3/ Swing Space
- Phase 4



January 2022
till July 2023
PHASE 2
IMPACT ON
EXISTING
BUILDING

FLOOR 1

PHASE 1 STEAM WING and PERFORMING ARTS COMPLETED

- Phase 1/ Swing Space
- Phase 2/ Swing Space
- Phase 3/ Swing Space
- Phase 4

Lost Spaces needing to find swing space:
Guidance (use 2 History CR)
Library (use OldHall & Adj. CRs)
Harbor/SS (use CR adj. to OldHall)
Reach (use CR adj. to OldHall)
Summit Program (use 2 History CR)
Work Place Program (use 2 History CR)
FACS (use Sci Labs and/or extra CRs in PH1)
Drama CR (use LABBB CR in Fusco)

Use for
GUIDANCE

Temporary
Cafeteria

Temporary
Kitchen
services

**AVAILABLE
SWING SPACE:
(Phase 1 and 2)
LABBB Program to
Ottoson
Use for DRAMA CR**

**PHASE 2
DEMOLITION**

January 2022
till July 2023

**PHASE 2
IMPACT ON
EXISTING
BUILDING**

FLOOR 2

PHASE 1 STEAM WING and PERFORMING ARTS COMPLETED

- Phase 1/ Swing Space
- Phase 2/ Swing Space
- Phase 3/ Swing Space
- Phase 4

Lost Spaces needing to find swing space:
Guidance(use 2 History CR)
Library(use OldHall & Adj. CRs)
Harbor/SS(use CR adj. to OldHall)
Reach(use CR adj. to OldHall)
Summit Program(use 2 History CR)
Work Place Program(use 2 History CR)
FACS (use Sci Labs and/or extra CRs in PH1)
Drama CR (use LABBB CR in Fusco)

AVAILABLE SWING SPACE:
(Phase 2 and 3)
To be History CR
Math CR into PH1

Temporary Library uses Old Hall and adjacent CRs for Reach and Harbor SS
 English CRs move to Downs

January 2022 till July 2023

PHASE 2 IMPACT ON EXISTING BUILDING

FLOOR 3

AVAILABLE SWING SPACE (offices):
(Phase 2)
 Community Ed into PH1

Temporary Connection to Phase 1 new Building

PHASE 1 STEAM WING and PERFORMING ARTS COMPLETED

PHASE 2 DEMOLITION

- Phase 1/ Swing Space
- Phase 2/ Swing Space
- Phase 3/ Swing Space
- Phase 4

Lost Spaces needing to find swing space:
Guidance (use 2 History CR)
Library (use OldHall & Adj. CRs)
Harbor/SS (use CR adj. to OldHall)
Reach (use CR adj. to OldHall)
Summit Program (use 2 History CR)
Work Place Program (use 2 History CR)
FACS (use Sci Labs and/or extra CRs in PH1)
Drama CR (use LABBB CR in Fusco)

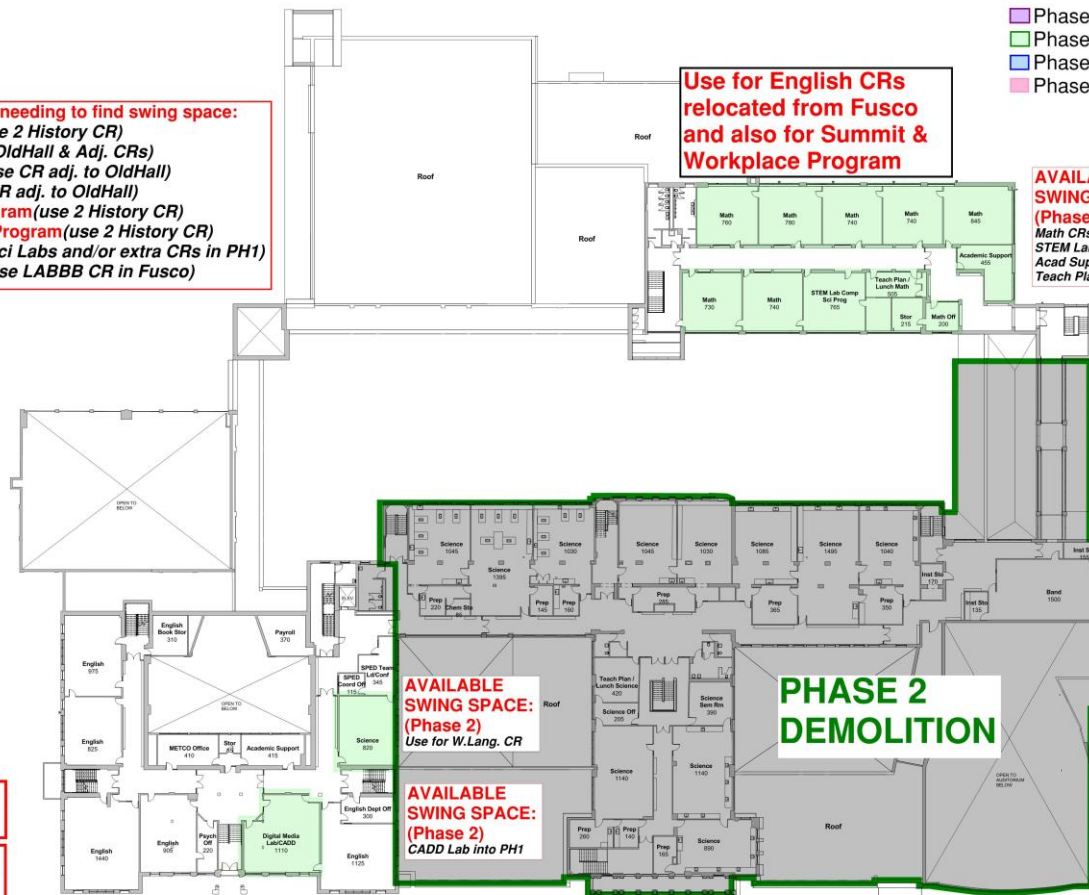
**Use for English CRs
relocated from Fusco
and also for Summit &
Workplace Program**

**AVAILABLE
SWING SPACE:
(Phase 2 and 3)**
 Math CRs into PH1
 STEM Lab into PH1
 Acad Support into PH1
 Teach Plan into PH1

January 2022
till July 2023

**PHASE 2
IMPACT ON
EXISTING
BUILDING**

FLOOR 4



**AVAILABLE
SWING SPACE:
(Phase 2)**
 Use for W.Lang. CR

**AVAILABLE
SWING SPACE:
(Phase 2)**
 CADD Lab into PH1

PHASE 1 STEAM WING and PERFORMING ARTS COMPLETED

- Phase 1/ Swing Space
- Phase 2/ Swing Space
- Phase 3/ Swing Space
- Phase 4

FLOOR 5



Loss of one World Language CR

Temporary Connection to Phase 1 new Building

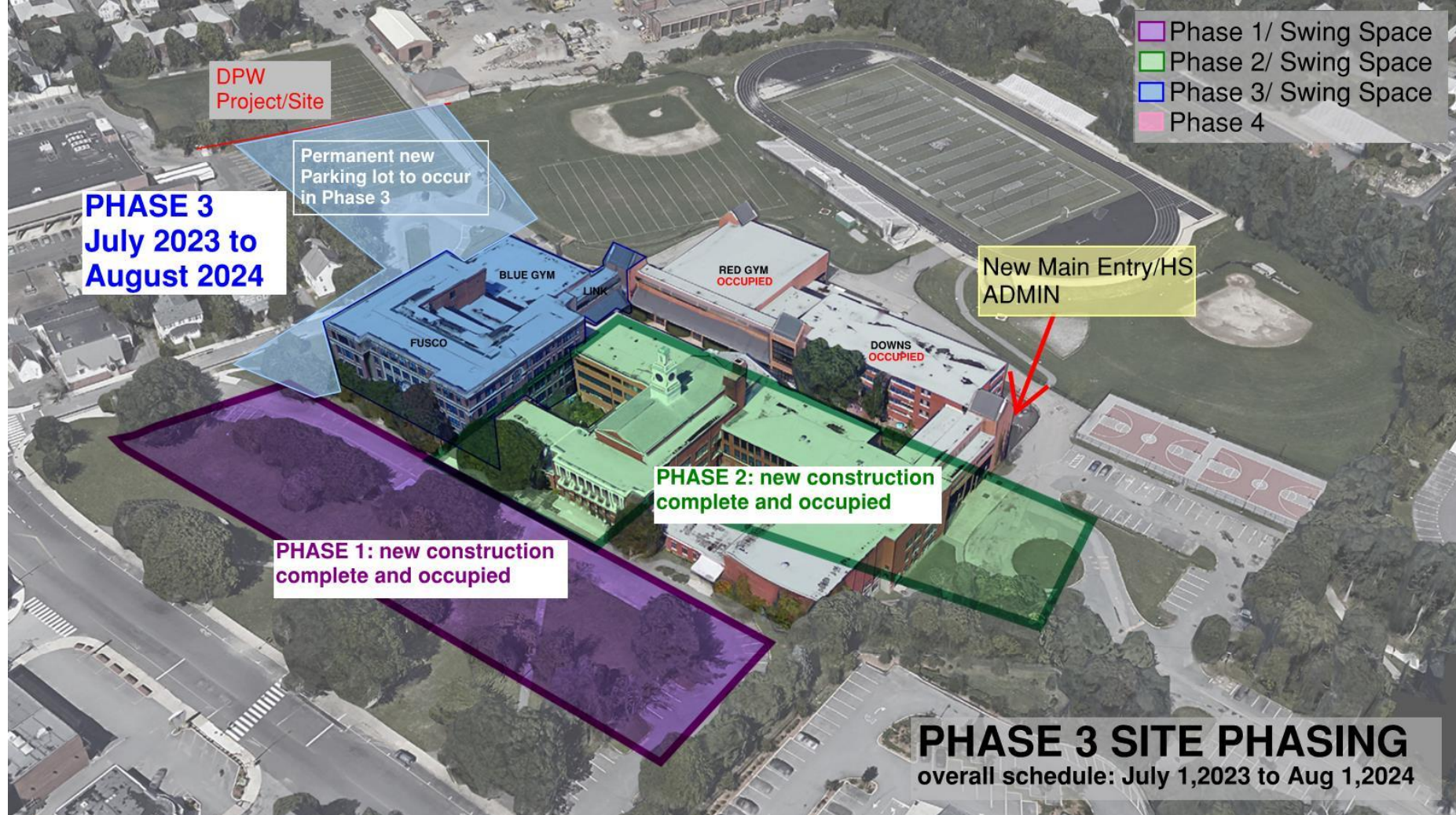
FLOOR 6



January 2022
till July 2023

**PHASE 2
IMPACT ON
EXISTING
BUILDING**

PHASE 1 STEAM WING and PERFORMING ARTS COMPLETED



- Phase 1/ Swing Space
- Phase 2/ Swing Space
- Phase 3/ Swing Space
- Phase 4

Lost Spaces needing to find swing space:
Drama CR (use Spaces in Downs)
Locker Rooms (use spaces in Downs?)(Still have Team locker Rooms available in Downs)
PE Offices (use space in Downs)
PIT Temp Alt PE Use (use space in Downs if req'd)

SWING SPACE:
 (Phase 1,2,3)
 Preschool to Parmenter

Temporary High School Administration
Temporary Main Entry

Swingspace use of locker rooms

Temporary covered walkway connection to Red Gym

PHASE 3 DEMOLITION

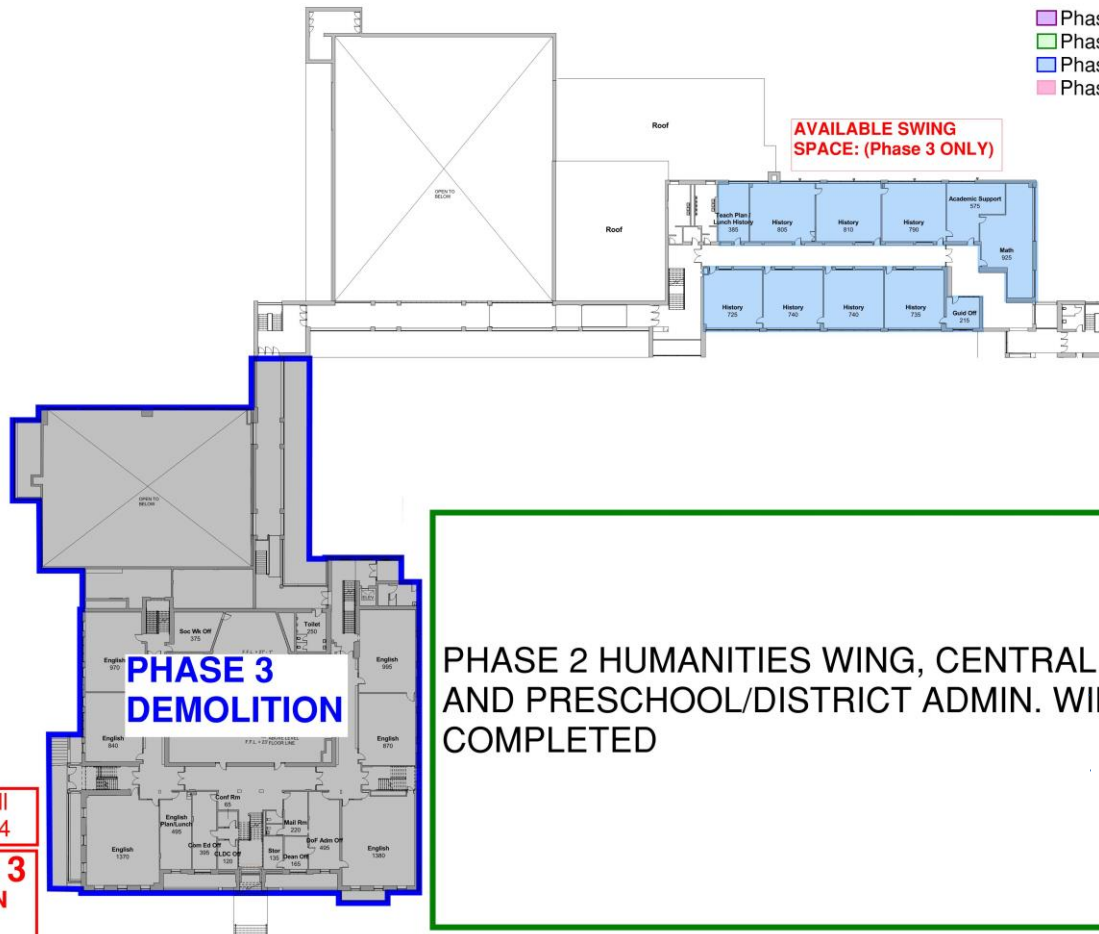
PHASE 2 HUMANITIES WING, CENTRAL SPINE AND PRESCHOOL/DISTRICT ADMIN. WING COMPLETED

July 2023 till August 2024
PHASE 3 IMPACT ON EXISTING BUILDING

FLOOR 1 **PHASE 1 STEAM WING and PERFORMING ARTS COMPLETED**

- Phase 1/ Swing Space
- Phase 2/ Swing Space
- Phase 3/ Swing Space
- Phase 4

AVAILABLE SWING SPACE: (Phase 3 ONLY)



**PHASE 3
DEMOLITION**

**PHASE 2 HUMANITIES WING, CENTRAL SPINE
AND PRESCHOOL/DISTRICT ADMIN. WING
COMPLETED**

July 2023 till
August 2024

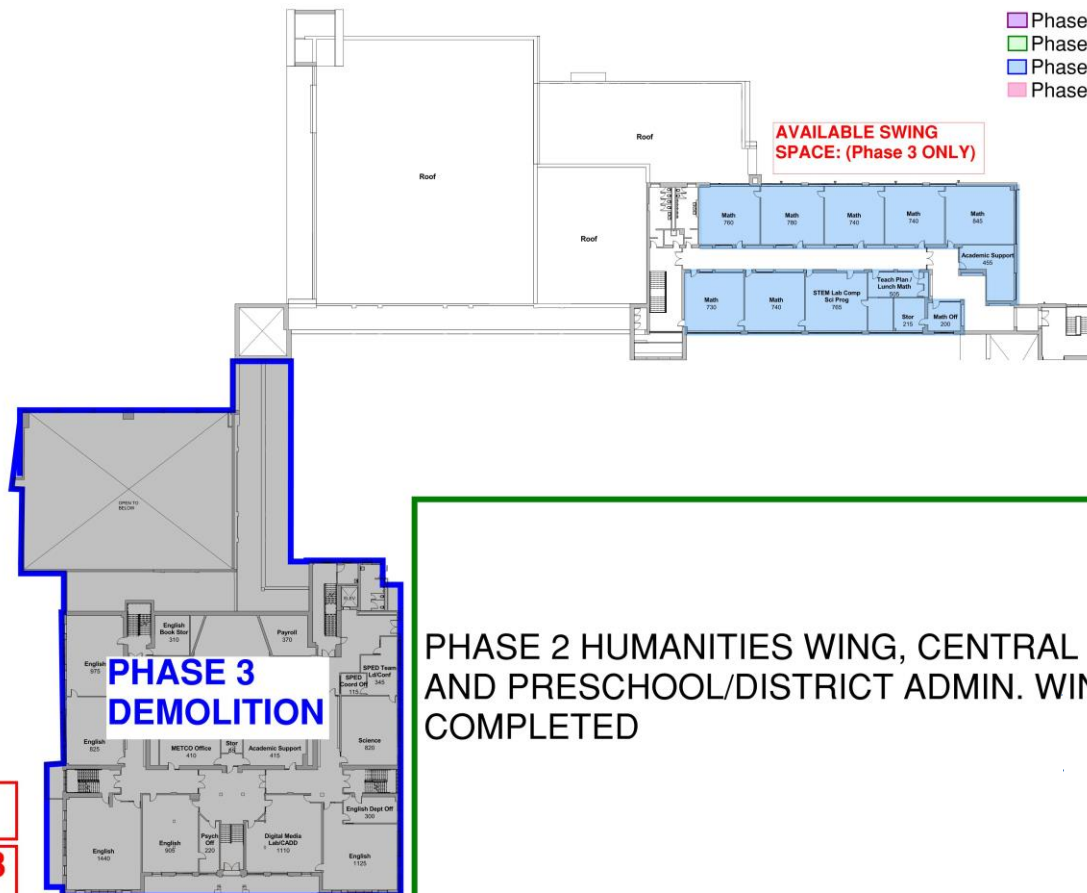
**PHASE 3
IMPACT ON
EXISTING
BUILDING**

FLOOR 3

PHASE 1 STEAM WING and PERFORMING ARTS COMPLETED

- Phase 1/ Swing Space
- Phase 2/ Swing Space
- Phase 3/ Swing Space
- Phase 4

AVAILABLE SWING SPACE: (Phase 3 ONLY)



PHASE 3
DEMOLITION

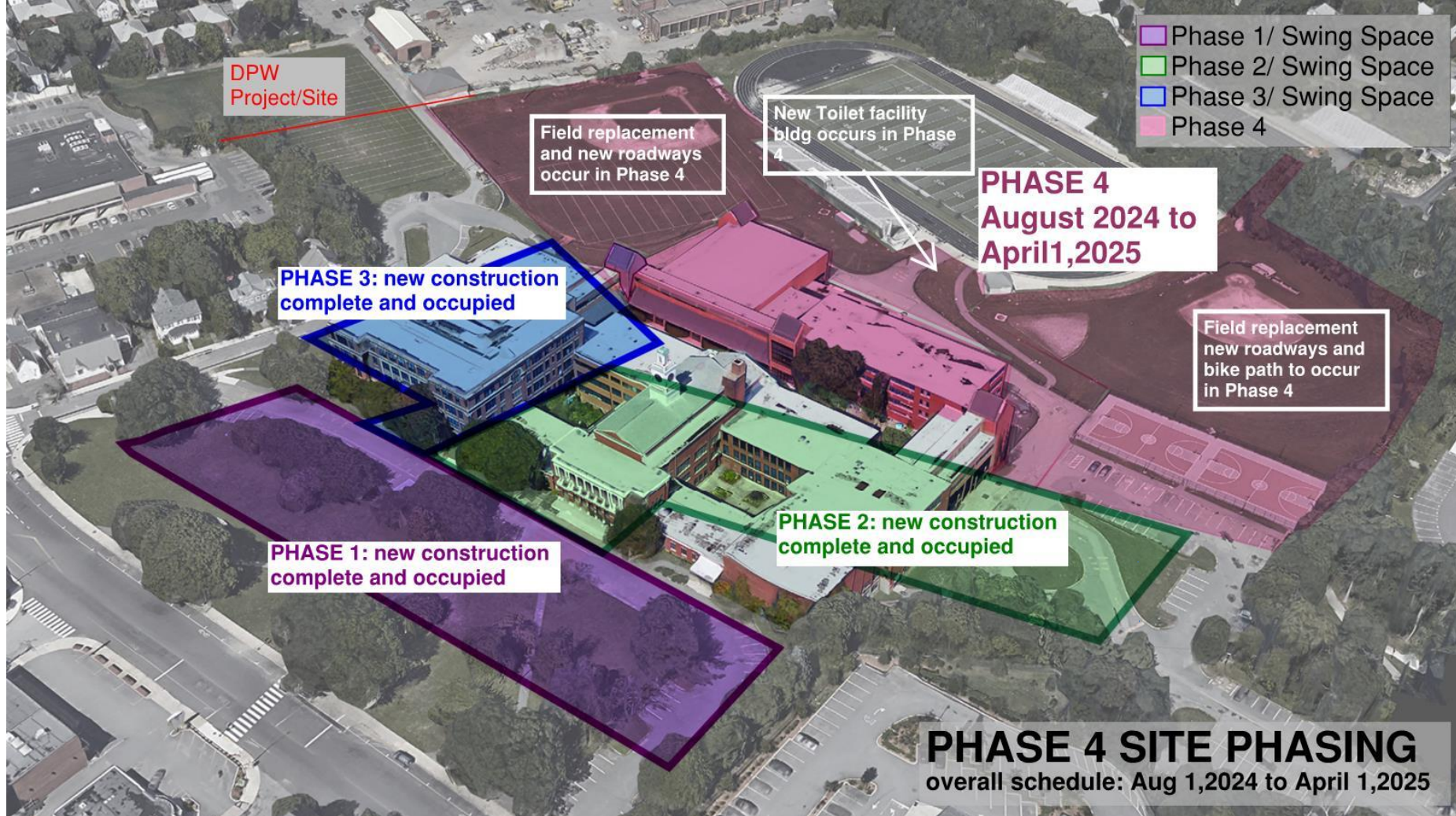
PHASE 2 HUMANITIES WING, CENTRAL SPINE
AND PRESCHOOL/DISTRICT ADMIN. WING
COMPLETED

July 2023 till
August 2024

PHASE 3
NO IMPACT
ON EXISTING
BUILDING

FLOOR 4

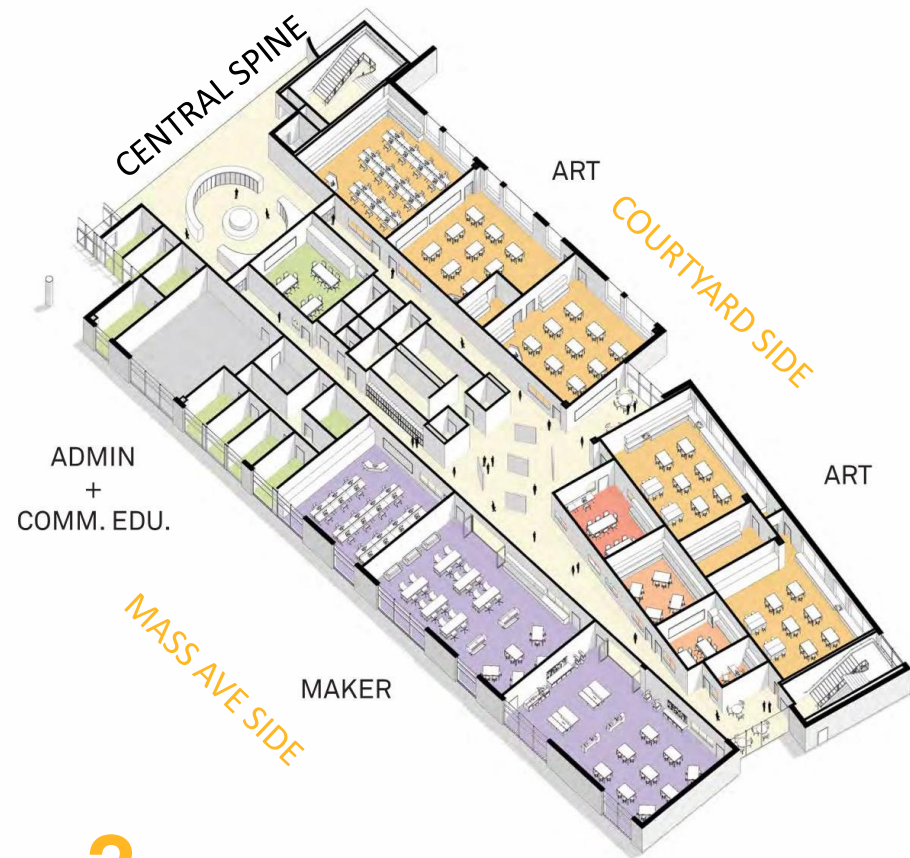
PHASE 1 STEAM WING and PERFORMING ARTS COMPLETED



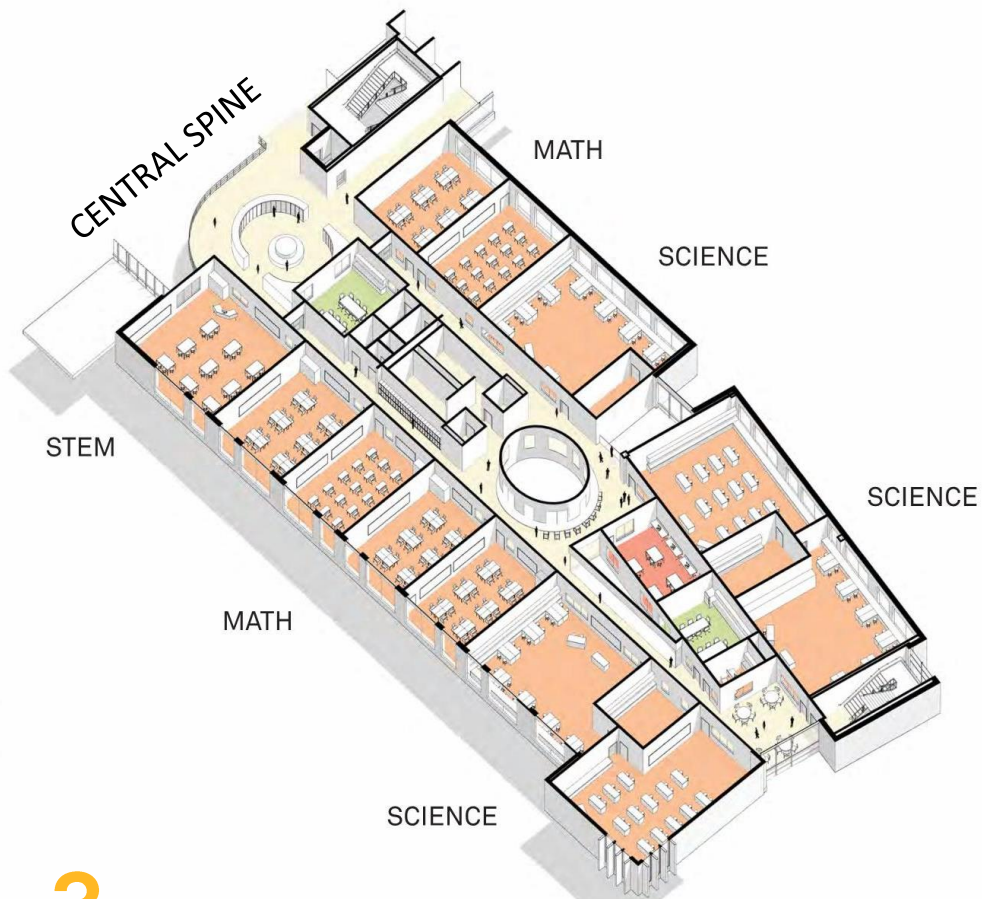
Schematic Design

- Parmenter study
- Civil site plan design
- Phasing/temporary use draft diagrams
- Interior core spaces

STEAM Wing

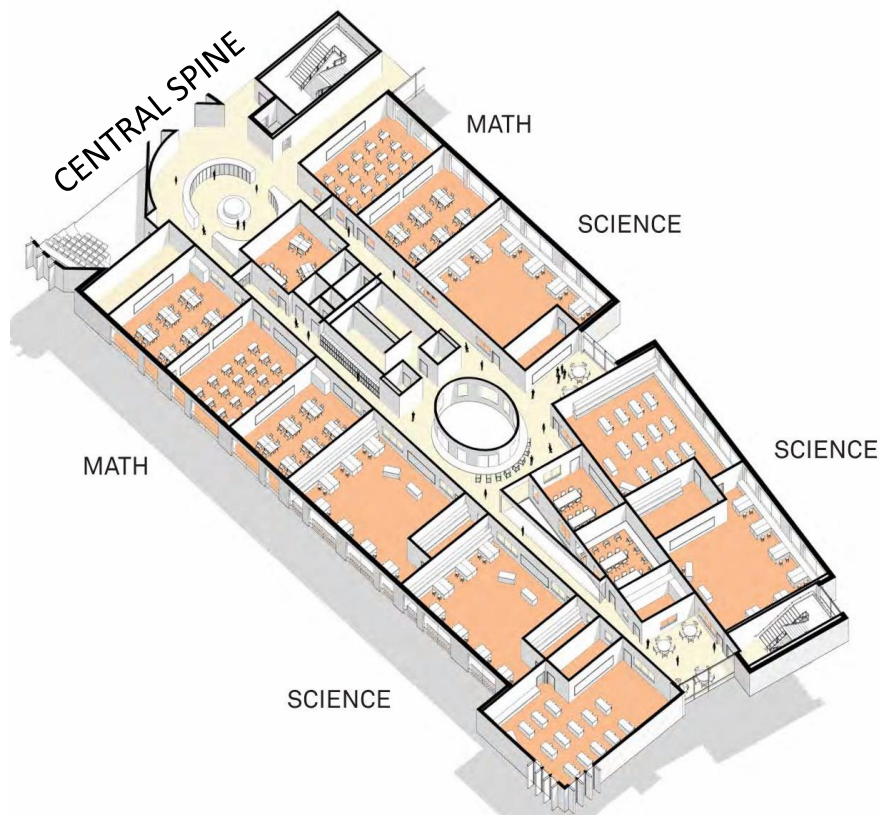


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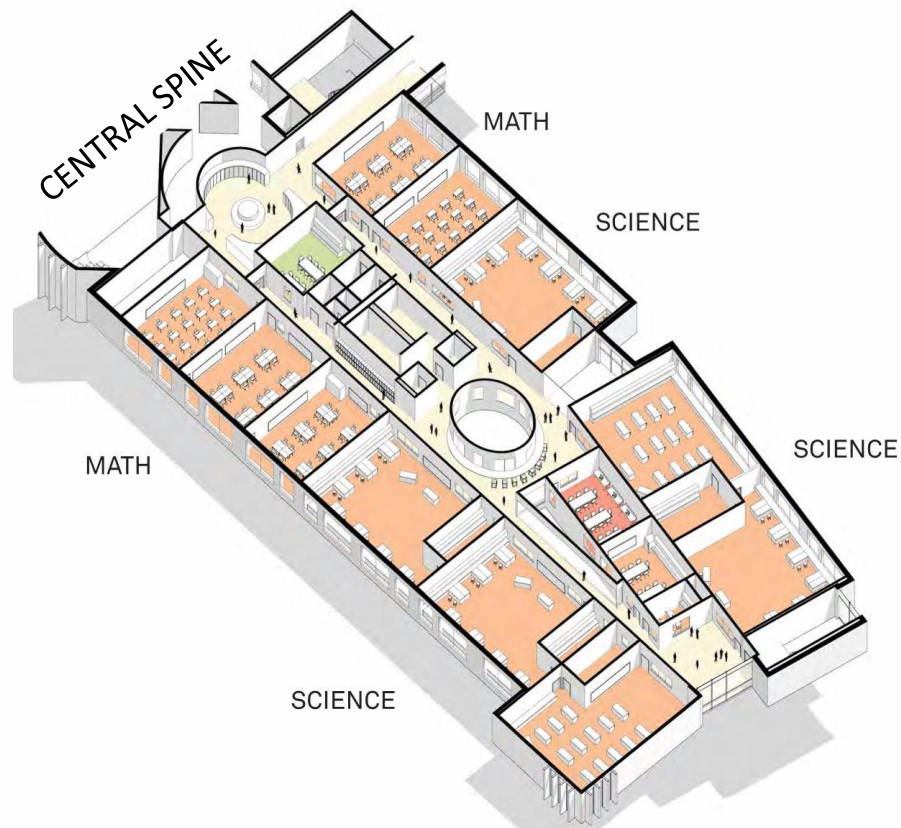


3

STEAM Wing



4



5

Performing Arts & Athletics Wings

