

**ARLINGTON PUBLIC SCHOOLS**

*In accordance with the provisions of the Massachusetts General laws, Chapter 30A, Section 20, notice is hereby given for the following meeting of the:*

***Arlington School Committee  
School Committee Special Meeting  
Wednesday, January 30, 2019  
5:30 PM***

*Arlington High School  
School Committee Room  
869 Massachusetts Avenue, 6th Floor  
Arlington, MA 02476*

*School Committee discussion on Value Engineering for new AHS*

*Adjournment*

*The listings of matters are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*

*Stated times and time amounts, listed in parenthesis, are the estimated amount of time for that particular agenda item. Actual times may be shorter or longer depending on the time needed to fully explore the topic.*

*Submitted by Kirsi Allison-Ampe, MD, Chair*

*Correspondence Received:*

- *AHS VE list 1 29 2019 AHSBC*
- *Items for separate pricing 1 29 2019 AHSBC*



**Town of Arlington, Massachusetts**

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**Open Meeting**



## Town of Arlington, Massachusetts

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### **Meeting Location**

#### **Summary:**

Arlington High School  
School Committee Room  
869 Massachusetts Avenue, 6th Floor  
Arlington, MA 02476



## Town of Arlington, Massachusetts

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### School Committee discussion on Value Engineering for new AHS

#### ATTACHMENTS:

Type	File Name	Description
▢	Backup Material AHS-_VE_List_1.29.19_use.pdf	AHS VE List 1 29 2019 AHSBC
▢	Backup Material Items_for_Separate_Pricing_1-29-19.pdf	Items for Separate Pricing 1 29 2019 AHSBC

Arlington High School  
Skanska/HMFH VE List

Please Note: The below table lists areas of the building that MSBA does not fully reimburse. The purpose of this table is to indicate the educational impact of not having them within the building as well as the cost impact of removing them from the project should the estimates require.

#	VE Suggestion	Proposed Space in PSR	Proposed Reduction	Proposed Space after Reduction	Space in AHS today	Impact of reduction on Education Program	MSBA-reimbursable status of space	Potential Savings for AHS (ranges)		Add'l costs incurred if reduced	Accepted	
		Net sq. ft.	Net sq. ft.	Net sq. ft.	Net sq. ft.			Low	High		Yes	No
<b>Accepted VE Items</b>												
1	<b>Comptroller</b> Move Comptroller to DPW	900	900	0	930	Reduced program efficiencies (AHS offices enable prep space for evening classes)	No	\$1,000,000	\$2,000,000	Cost to construct space?	X	
2	<b>Facilities Department</b> Move Facilities Dept to DPW	3,650	3,650	0	5,895	Reduced parking for off-hours events	No	\$3,000,000	\$4,000,000	Cost to renovate space?	X	
<b>VE Items Under Review</b>												
3	<b>IT Network and offices</b> Move IT Dept offsite	3,150	3,150	0	3,400	Reduced parking for off-hours events	No	\$2,000,000	\$3,000,000	Cost to renovate space?	X	
4	<b>Payroll</b> Move Payroll offsite	1,550	1,550	0	1,850	Reduced parking for off-hours events	No	\$2,000,000	\$3,000,000	Cost to renovate space?		
<b>Items for Consideration if Estimates Require</b>												
<b>Program Square Foot Reductions</b>												
<b>PE/Athletic Spaces</b>												
5	Reduce size of proposed Gymnasium	16,000	4,000	12,000	12,740	Current enrollment is already strained by existing space. no space large enough for all school assemblies, reduced PE offerings, lose walking track.	Up to 12k sf	\$3,000,000	\$4,000,000			
	Reduce size of proposed Gymnasium	16,000	2,000	14,000	12,740	Current gym already is strained to accommodate population. no space large enough for all school assemblies, reduced PE offerings. Walking track retained, but overlapping with basketball courts.	Up to 12k sf	\$500,000	\$1,500,000			
	Eliminate Alternative PE Space	7,000	7,000	0	13,925	Loss of existing level of space and programming with growing enrollment, reduced PE offerings (climbing, team sports), severe impact to gymnastics and wrestling athletic programs among others.	No					
	Reduce Alternative PE Space	7,000	2,000	5,000	13,925	Loss of existing level of space and programming with growing enrollment, inability to offer enough sections of PE to meet graduation requirements, reduced PE offerings (climbing, team sports), severe impact to gymnastics, volleyball, wrestling athletic programs among others.	No	\$500,000	\$1,500,000			
	Eliminate Trainer/ Laundry/Ice Space	500	500	0	515	Inability to meet required services for athletics. Health and safety issues for student-athletes.	No	\$250,000	\$750,000			
6	<b>Auditorium</b> Reduce seating from 900 to 750	9,000	1,500	7,500	5,660	Forced to schedule 4 assembly sessions to serve entire school (higher cost for outside speakers, increased disruption, reduction in enrichment opportunities). Inability to serve performing arts program needs (concerts, performances). Reduced attendance/income for larger, popular community events.	up to 750 seats	\$1,500,000	\$2,500,000			
	Reduce seating from 900 to 825	9,000	750	8,250	5,660	Same as above	up to 750 seats	\$750,000	\$1,250,000			
	Reduce size of Stage	2,140	540	1,600	2,140	Reduced drama program offerings, inability to house/stage instrumental and choral music program, limited spaces in town for large group concerts, reduced quality of performing arts programs.	up to 1,600 sf	\$250,000	\$750,000			
7	<b>Performing Arts Spaces (Music/Drama)</b> Reduce size of Band room	2,500	1,000	1,500	1,500	Reduced quality of band program, limited ability to host/house/rehearse instrumental music program, inability to offer program to all students who want to participate.	up to 1,500sf	\$500,000	\$1,500,000			
	Reduce size of Chorus room	2,500	1,000	1,500	1,320	Reduced quality of band program, limited ability to host/house/rehearse vocal music program, inability to offer program to all students who want to participate.	up to 1,500sf	\$500,000	\$1,500,000			
	Eliminate Costume storage	500	500	0	430	Increased cost of purchase/rental of costumes. Reduced quality of drama program.	No	\$250,000	\$750,000			
	Eliminate Drama classroom (Black Box Theater)	3,000	3,000	0	1,340	Loss of existing space. Would eliminate the ability to offer hands-on drama classes. Reduced drama program offerings.	No	\$2,000,000	\$3,000,000			
	Reduce Size of Drama classroom (Black Box Theater)	3,000	1,500	1,500	1,340	Would largely eliminate the usefulness and flexibility of the Drama Classroom as a performance space, making it a large classroom. Reduced drama program offerings.	No	\$750,000	\$1,750,000			
	Amphitheater	N/A	N/A	N/A	0	Missed opportunity for school and community outdoor performances and social gatherings.	No	TBD	TBD			
8	<b>Classroom Spaces</b> Reduce 6 classrooms from 950 sf to 850 sf	5,700	600	5,100	Varies	Larger class sizes, reduced variety of work spaces for varied learning approaches.	up to 950 sf each classroom	\$250,000	\$750,000			
	Convert 2 Science Labs to regular classrooms	24,480	1,580	22,900	13,155	Necessary to meet MSBA and NEASC requirements with growing enrollment. Reduced science program offerings, class sizes over 25 students.	17 science labs	\$750,000	\$255,000			
	Convert 1 Art Classroom	1,350	1,350	0	900	Reduction in art program offerings, larger	3 art classrooms	\$1,000,000	\$2,000,000			
9	<b>Library/Learning Commons</b> Reduce Size of Library Learning Commons (aka Media Center)	12,550	1,681	10,869	9,520	Lack of flexible spaces for collaboration, small large group meeting space. Overcrowding, enrollment growth. Would not have existing functionality.	up to 10,869 sf	\$1,000,000	\$2,000,000			
10	<b>Debate and Discourse Lab</b> Eliminate Debate & Discourse Lab	2,100	2,100	0	4,220	Reduced quality of overall education, lack of large group meeting space, lack of PD workshop space.	Yes	\$1,000,000	\$2,000,000			
<b>Non-Program Square Foot Reductions</b>												
<b>Special Education Programs</b>												
11	<b>Menotomy Preschool</b> Move Menotomy preschool offsite	16,610	16,610	0	10,260	Elimination of early childhood development course offerings; impacts to early childhood ed certification program.	Pending	\$10,500,000	\$11,500,000	Cost to renovate space		
12	<b>LABBB</b> Move LABBB offsite	6,810	6,810	0	7,425		Yes	\$4,000,000	\$5,000,000	Cost to renovate space		
<b>Arlington Public School-related offices</b>												
13	<b>School District Offices</b> Move District admin offsite	8,595	8,595	0	6,650	Reduced collaboration between district administration. Eliminate future ability to convert to classrooms to accommodate enrollment growth.	No	\$5,500,000	\$6,500,000	Cost to renovate space		
14	<b>Community Education</b> Move Community Ed offsite	1,800	1,800	0	460	Reduced program efficiencies (AHS offices enable prep space for evening classes)	No	\$1,000,000	\$2,000,000	Cost to renovate space		
15	<b>Deletion of Elevated Bike Ramp</b>	N/A	N/A	N/A	N/A		No	TBD	TBD			
<b>Sample Building VE Items</b>												
16	Increase brick veneer and decrease paneling by 10%											
17	Decrease curtainwall, double glazed by 10%											
18	Decrease skylights by 10%											
19	Limit catwalks in auditorium											
20	Provide VCT in all areas in lieu of linoleum/rubber											
21	Delete Gym dividing net											
22	Reduce built-in casework in classrooms											
23	Decrease plantings											
24	Reduce photovoltaic by 10%											
25	Reduce geo-thermal by 10%											
<b>Contingency Reductions</b>												
26	Reduce construction and owner's contingencies to 4% and 2%											

Potential savings have been rounded to the nearest hundred thousand  
 Red Text = Non-Program Items  
 \* 1.5 multiplier used to estimate gross square feet in new construction building  
 \*\* 1.73 multiplier used to estimate gross square feet in existing facility

Arlington High School		
Schematic Design		
		Items for separate pricing
		SITE AMENITIES
1		competition baseball field (flipped fields/new backstops/grading LESS softball disturbance due to geo-wells/reseeding/drainage-irrigation changes)
		\$693,815
2	out/	turf fields - baseball & softball (above cost of grass)
		\$1,130,264
3		amphitheater (AV/stage/granite tiers)
		\$471,121
4		MM Bikeway ramp access
		\$2,892,755
5		ramp/stair at east side
		\$668,560
6		traffic light at Mill Street
		\$479,500
		NET ZERO/MECHANICAL SYSTEM
7		geothermal wells (w partial VRF)
		\$9,864,000
8		containerized bad soil due to drilling wells
		\$2,740,000
		VS.
9	out/	VRF (w partial geothermal) SAVINGS OVER BASE DESIGN
		(\$3,738,730)
10		PV infrastructure/super-structure @ RTUs/installation @ roof
		\$1,265,880
11		PV infrastructure/structure/installation @ parking lot
		\$1,433,020
12		PV infrastructure/structure/installation @ north side bleacher location
		\$289,070
13		electrical vehicle charging at 10% of parking
		\$205,500
14		electrical vehicle ready infrastructure at remaining 90% of parking
		\$184,950
15		bike parking for 100 bikes (per LEED), each rack holds 2, therefore 50 racks
		\$82,200
		PREMIUM for HISTORIC REUSE
16		restore/reuse of existing Collomb façade at large courtyard in Phase 2
		\$2,055,000
17	out/	refabricate new Collomb façade at large courtyard in Phase 2
		\$2,466,000
18		Fusco façade reuse/relocation
		\$473,472
19		Salvage, repair, store and reinstall Fusco wood panel
		\$20,550
20		Salvage, repair, store and reinstall Old Hall proscenium
		\$34,250
21		Salvage, repair, store and reinstall Old Hall plaster friezes
		\$27,400
22		Salvage, repair, store and reinstall River of Hands mosaic
		\$41,100
23		Salvage and repair clock
		\$27,400
		POTENTIAL VE ITEMS
		30% of copper siding to brick veneer
		\$556,611
		60% of copper siding to brick veneer
		\$556,611



**Town of Arlington, Massachusetts**

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**Adjournment**



**Town of Arlington, Massachusetts**

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**Submitted by Kirsi Allison-Ampe, MD, Chair**





## Town of Arlington, Massachusetts

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### Correspondence Received:

#### Summary:

- AHS VE list 1 29 2019 AHSBC
- Items for separate pricing 1 29 2019 AHSBC