

### 3.3.1. Introduction

#### Overview

Since submitting the PDP to MSBA at the end of April 2018, the Design Team has undertaken the following tasks and activities:

- Completed the Site Survey
- Conducted Geotechnical investigation
- Responded to MSBA PDP Review Comments
- Initiated a Traffic Study
- Met with Town Officials
- Received MA Historic Commission's PNF Response Letter
- Developed the Alternatives identified in the PDP, inclusive of floor plans, site plans, phasing plans, massing and built models, and perspective sections
- Developed Construction Cost Estimates for the Alternatives
- Attended regular meetings with Arlington High School Building Committee
- Attended AHSBC Sustainability Sub-committee meetings
- Presented to Arlington School Committee
- Presented to Arlington Town Select Board
- Presented at Town-wide Open Forums
- Assisted the Town/District in evaluating potential swing space

#### Summary of Updated Project Schedule

The Project Team has collaborated with the Town and School Administrations and High School Building Committee to determine potential durations for the Preferred Schematic Alternative. Schedule updates have been provided to MSBA each month and to the District at each Building Committee meeting. We have included an updated Preferred Schematic master schedule in **Appendix T**.

This update includes all baseline requirements of an MSBA schedule with PSR submission dates, targeted dates for Town wide project and funding approvals. We have included appropriate MSBA design review periods for Schematic Design, 60% CDs and 90% CDs. The Project is targeting the April 2019 MSBA Board of Directors meeting for approval of the Project Scope and Budget Agreement and June 2019 for the Town Vote. Construction start is forecasted to begin July of 2020. The preferred solution is a new high school that will be constructed in three phases, starting with construction of additions to the south, following with abatement/demolition and new construction in two additional phases. The target final phase move-in date is September 2024. The final site development is to be complete by April 2025.

#### Summary of the Final Evaluation of Existing Conditions

A site survey has been completed using a combination of aerial photography and on the ground verification. There will be a need to provide a more detailed survey of certain areas, inclusive of wetland flagging in later design phases.

The geotechnical Preliminary Foundation Engineering Report has been completed inclusive of subsurface exploration at all sides of the existing school building and within the central courtyard.

Massachusetts Historic Commission has responded to the previously submitted Project Notification Form (PNF) and this response has been received by MSBA and acknowledged in the PDP Review Comments. MHC does not require any further review.

#### Summary of the Final Evaluation of Alternatives

Four preliminary alternatives identified in the PDP were further developed in the PSR study phase. Two alternatives included renovations of the two oldest portions of the existing high school called Fusco and Collomb along with significant additions. Two alternatives were of all new construction. All alternatives would require occupied, phased construction. It was determined early on that temporary relocation of the most vulnerable

occupants was necessary. These occupants include the preschool, the early childhood education program, and the LABBB program students.

Key factors in evaluating the alternatives include:

- how well the proposed layouts met the Educational Guiding Principles and Program
- the length of construction and level of disruption to teaching and learning
- the use and programming of the front green and rear of the site
- the iconic presence of the high school
- the potential to achieve a high-level of sustainable and near net zero energy design

Evaluation in summary:

- all alternatives provide the education space requirements; the layouts of Alternatives 2 and 6A were best at creating the adjacencies and circulation to best meet the Guiding Principles
- Alternatives 2, 5B, and 6A met the site programmatic needs, including parking, distinct drop off areas, open space for educational programming, and a welcoming presence on Mass Avenue
- the length of construction varies from single phase of 4 years and 2 months to four phases over 5 years and 5 months
- the estimated project costs range from \$284 million to \$333 million

### **Summary of the District's Preferred Solution**

The District's Preferred Solution is Alternative 6A, all new construction with a first phase constructed on the open front green, which thereby provides swing space for the remaining two phases to be completed. The organized layout provides four wings off a central "Main Street" axis that includes the cafeteria, library learning commons, and green roof as the central gathering hub of the school. The STEAM and humanities wings are to the east of the central axis and the performing arts and gymnasium wings are to the west of the central axis. Each wing can easily be locked off for security after hours. The shared program spaces (auditorium and gymnasium) are easily accessed by the public after hours. To the rear of the building and adjacent to the humanities wing is a three-story wing with the preschool and district administration offices. These programs will have their own distinct entrances. The location of these programs keeps them nearby and easily accessed, but not in the middle of the day to day high school operations.

Alternative 6A does not have the shortest construction schedule nor is it the least costly, but it meets and exceeds all other requirements to deliver educational spaces to support the Arlington students, teachers, and administrators. At \$308 million, it is the second least costly alternative and at 4 years and 10 months, it is the second shortest construction duration. But a significant portion of the new school, inclusive of the STEAM and performing arts wings, will be operational in just 20 months. The second phase, inclusive of the humanities and central axis spaces will be complete just 18 months after that, with only the gymnasium wing left to complete.

Building on a portion of the front green allows for increased space to the rear of the building for parking, circulation, and improved connections between the school and the existing play fields. Alternative 6A creates outdoor learning opportunities between the building wings that can be used for performances, science experiments, and art projects, as well as for outdoor lunches/meetings/ and social gatherings.

A copy of the MSBA Preliminary Design Program review and corresponding District response is in **Appendix A**.

## **3.3.2. Evaluation of Existing Conditions**

### **Site Survey**

A site survey has been completed using a combination of aerial photography and on the ground verification. There will be a need to provide a more detailed survey of certain areas, inclusive of wetland flagging in later design phases. The survey is **Appendix B** but is printed on 18" x 24" sheets for legibility and the four drawing sheets are attached.