

**BELMONT HIGH SCHOOL BUILDING COMMITTEE  
FINAL MEETING MINUTES  
January 30, 2019  
Homer Building Gallery  
7:30 AM**

2019 FEB 28 PM 2:17

**Meeting #61**

*Committee Members Attending:*

Chair Lovallo; Members John Phelan, Pat Brusch, Bob McLaughlin, Joel Mooney, Diane Miller, Chris Messer, Emma Thurston, Patrice Garvin, Joe DeStefano

*From Daedalus:* Tom Gatzunis

*From Perkins+Will:* Brooke Trivas, Vital Albuquerque

*From Skanska:* Mike Morrison

*BHSBC Members Absent:* Steve Dorrance, Jamie Shea, Tom Caputo, Mike McAllister, Lisa Fiore

Several Belmont citizens attending the meeting.

*Planning Board Members Attending:* Charles Clark (chair), Steve Pinkerton (vice chair), Karl Haglund, Edmund Starzec

**I. Call to Order**

The meeting was called to order at 7:35 a.m. by Chair Lovallo. He reviewed the agenda and turned to the first item.

**II. Planning Board (PB) Update**

Chair Lovallo provided a brief recap of the most recent PB/BHSBC working session meeting, including the discussions on parking spaces, curb cuts, and site circulation. The Planning board would like BHSBC to implement the following. The South Wing is perceived to be constrictive to the pond (not allowing for appropriate green-space) – the South Wing may therefore be shifted 17 feet to the west to gain 10 feet of frontage to the ponds edge.

**III. Building Design Update**

Ms. Trivas was asked to cover the impact to the project if BHSBC were to implement the requested change by the Planning Board.

- SF would not be impacted, though the volume of the build is increased due to the shift
- Interior programming on the 4<sup>th</sup> floor will be impacted. Superintendent John Phelan reviewed the impacts to the Director offices with P&W. Mr. Phelan approved the changes.
- Cost impact – Skanska estimates the revisions on the building envelope will cost \$90K-\$120K.  
Note: Estimated cost increases cannot increase the project budget therefore offsetting costs

must be achieved. Daedalus will track this cost going forward. BHSBC will work expeditiously to find ways with in the project to absorb this cost.

- Site Impact: There is a shift to the drop area (High School side). Additionally the distance between the front entry and curb increases. Minimal impact.
- Schedule: P&W made it clear that a decision is needed today so that it did not affect the DD timeline and deliverables for the project.

#### Discussion by Committees

- Concerns of the building moving closer to Concord Ave.
  - Acknowledge by Planning Board but viewed the gain in green space in front of the school to be more advantageous
- BHSBC members understand the issue presented by the Planning Board and feel content with the impacts that were presented by Chair Lovallo and P&W.

Chair Lovallo asked the Planning Board given the feedback and BHSBC endorsement of the proposed change could they take a vote. PB could not take a formal vote until February 5 (official hearing date). The Planning Board meet (via a sidebar - straw vote) in which they stated they would in favor of BHSBC accepting of the South Wing shift (as proposed) and would take no further action on the building exterior envelope.

Based on the favorable (in principal) vote by the Planning Board, BHSBC voted to accept the South Wing shift proposal by the Planning Board.

*Mr. McLaughlin moved:* To approve the South wing shift as proposed by the Planning Board to move approximately 17 feet to the west to achieve a net increase of approximately 10 feet of additional green space between Claypit pond and the new building  
The motion passed unanimously.

#### IV. Comments from Belmont Residents

No comments.

#### V. New Business

Mr. Lovallo explained that meeting notes of the various working sessions would be distributed to the BHSBC members. If MBHSBC members wanted to attend a particular working session, they needed to inform Chair Lovallo to ensure we are in compliance with open meeting laws.

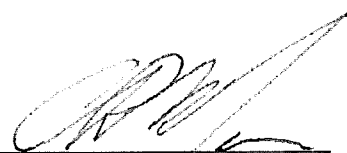
#### VI. Adjournment

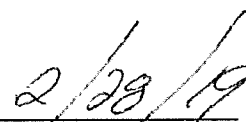
The meeting ended at 8:36 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Chris Messer

Approved:

  
Chris Messer, Secretary

  
Date

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