

**BELMONT HIGH SCHOOL BUILDING COMMITTEE
JOINT MEETING WITH SCHOOL COMMITTEE
AND BOARD OF SELECTMEN
FINAL MEETING MINUTES
November 16, 2017
Belmont High Library School
6:30 PM**

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Meeting #28

Committee Members Attending:

Chair Lovallo; Members: John Phelan, Adam Dash (arrived at 8:02 p.m.) Tom Caputo, Pat Brusch, Dan Richards, Joe DeStefano (left before meeting ended), Bob McLaughlin, Diane Miller, Chris Messer, and Jamie Shea

From Daedalus: Shane Nolan

From Perkins+Will: Brooke Trivas, Rick Kuhn, David Warner (Warner Larson)

Board of Selectmen Members Present: Chair Williams and Selectman Paolillo (Selectman Dash)

SC Members Present: Chair Lisa Fiore (called the SC meeting to order at 6:38 p.m.), (Tom Caputo), Kate Bowen, Andrea Prestwich, Susan Burgess-Cox

BHSBC Members Absent: Phyllis Marshall, Gerald Boyle, Joel Mooney, and Phil Ruggiero

1. Call to Order

The meeting was called to order at 6:35 p.m. by Chair Lovallo. Introductions were made around the table.

2. Minutes of Previous Meetings

Ms. Brusch moved: To approve the Minutes of 11/2/17, as amended.
The motion passed unanimously, by those present at the meeting.

3. Comments from Belmont Residents

Mr. David Otte, Goden Street, expressed concern about the traffic in and around Goden Street with regard to the building project.

Ms. Kathy Synnott, from the Brendan Grant Foundation Board member, expressed concern about preserving the infrastructure of the Brendan Grant Memorial Baseball Field. Much of the field was created with community contributions to memorialize Brendan. She requested that as much as possible be preserved when the field is moved.

Mark Davis, Pct. 1, said he is very interested in the environmental aspects of the project, e.g, reducing the carbon footprint, overall energy reduction, etc.

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4. Treasurer's Report

Chair Lovallo informed the Committee that the following Invoices are ready for their approval:

Invoice 1: Perkins +Will \$130,000

Mr. McLaughlin moved: To approve the Invoice of \$130,000.
The motion passed unanimously.

Invoice 2: Hannah Fischer \$1,365.00

Mr. McLaughlin moved: To approve the Invoice of \$1,365.00.
The motion passed unanimously.

Invoice 3: Daedalus \$18,400.00

Mr. McLaughlin moved: To approve the Invoice of \$18,400.00.
The motion passed unanimously.

Invoice 4: Jessie Bennet Web Design \$750.00

Mr. McLaughlin moved: To approve the Invoice of \$750.00.
The motion passed unanimously.

Invoice 5: AIR Graphics \$116.00

Mr. McLaughlin moved: To approve the Invoice of \$116.00.
The motion passed unanimously.

5. Public Relations Update (Jamie Shea)

Ms. Shea noted that the community survey has received 1,200 responses. The survey will close down on 11-30-17. Articles are being placed in the Belmont Citizen Herald covering various project issues. The video is moving forward, with help from Mr. Richards.

6. BHS Project Update (Chair Lovallo)

Chair Lovallo explained that the PDP (Preliminary Design Program) report is currently being put together. The plan is to vote on this report when the group meets again on November 30; the deadline for MSBA submission is December 13. The Preferred Schematic Report (PSR) will be submitted to the MSBA in February.

Chair Lovallo referenced several upcoming BHSBC meetings:

November 30 at 6:30	PDP Local Action (Vote) – Joint Meeting (Wellington)
December 7 at 6:30	Sustainability Presentation – Joint Meeting
December 12 at 7:00	(with tours starting at 6:00) Community Engagement #5
January 11 at 6:30	Traffic Presentation – Joint Meeting

January 16 at 7:00
January 23 at 7:00
February 1 at 6:30
February 13 at 7:00

Community Engagement #6 Configuration Discussion -
Configuration and Design Option Selection – Joint Meeting
PSR Presentation – Joint Meeting
PSR Local Action – Joint Meeting

7. Preliminary Site Planning Diagrams (Brooke Trivas)

Ms. Trivas began with a review of the proposed building configuration matrix: renovation only, renovation with addition, all new building. She noted that the grade configuration 7-12 option will be assumed for the purposes of this planning process and can be scaled back, if needed, when exploring 8-12 or 9-12. The designs of the fields will be integrated into the site planning as well.

Mr. Kuhn reviewed the potential site design options of renovation with addition. He reviewed the impact on the fields, parking, building height, building footprint, traffic flow, etc.

Chair Lovallo raised the issue of the Community Path recommendations, noting that the feasibility study for that project is coming to an end and a recommendation for the community path will be put forward soon. Ms. Trivas replied that the plans are being kept flexible to allow for community path options. Selectman Paolillo added that the community path will need to be designed, constructed, etc. and will not be implemented for several years to come.

8. Preliminary Building Diagrams (Brooke Trivas)

Ms. Trivas reviewed that building height, building footprint, building efficiencies, parking, the flow of traffic, landscaping, the walking path, the neighborhood, and other many other relevant issues/concepts are all being considered during this preliminary phase.

Ms. Trivas reviewed the preliminary components of the new construction options, e.g., phasing, footprint, impact of the fields, etc. It was noted that the new building design is compact. Principal Richards said that a more compact building is a good thing as it brings people and ideas together.

Mr. McLaughlin asked when the BHSBC is able to offer its input into the project. These various models are “preliminary designs” but more information is needed, he said, and he would like to be able to contribute to the process – as a BHSBC member – before hard decisions need to be made. Chair Lovallo noted that *these* meetings are the time for committee dialogue and feedback.

9. Massing Models (Brooke Trivas)

Mr. Kuhn presented small-scale site massing models for the four preliminary development solutions studied thus far. They include major renovation with addition, minor renovation with major addition west, minor renovation with major addition south, and all new construction west.

10. Preliminary Evaluation of Building Configurations (Brooke Trivas)

Ms. Trivas explained how the various options can be evaluated using the Evaluation of Options Matrix form. The committee offered feedback on the evaluation form.

Chair Lovallo acknowledged that the committee may need more opportunities to give feedback on the matrix of options. Chair Lovallo stated that he will send the Evaluation of Options Matrix form to the FINAL

BHSBC to fill out. This will begin the ranking and evaluation process.

11. Conceptual Project Costs (Shane Nolan)

Mr. Nolan reviewed the preliminary order of magnitude for projected total project costs:

- code only upgrades to the existing high school (\$118-132M)
- grade configuration 9-12 (\$200-230M)
- grade configuration 8-12 (\$230-270M)
- grade configuration 7-12 (\$260-300M)

Mr. Nolan mentioned that “soft costs” as well as construction costs of \$500-525 dollars per square foot are included in total project costs. It is expected that the MSBA will reimburse Belmont for +/- 40% of the eligible costs when the Project Funding Agreement is reached. Chair Lovallo noted that the costs are escalating quickly. Superintendent Phelan explained that, if grade 9-12 were chosen, the town will incur costs to address the enrollment at the K-8 levels. He is working to get a handle on those costs.

12. Comments on Draft PDP Sections (Chair Lovallo)

Chair Lovallo reviewed the titles of the seven sections of the report. As the sections are completed, section drafts will be uploaded to the drop-box.

13. Next BHS Building Committee Meetings (Joint meetings with BOS and SC)

Thursday, November 30, 2017 at 7:00 p.m. (Wellington School Community Room)

14. Other/New Business

None.

15. Related Meeting Documents

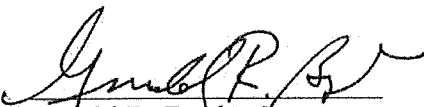
1. Future Committee Meetings
2. Daedalus Total Project Cost Summary
3. Perkins + Will's power point presentation materials
4. Preliminary Order of Magnitude Costs

16. End Meeting

The meeting ended at 8:37 p.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved: 
Gerald R. Boyle, Secretary

12/11/17
Date

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