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**BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
March 13, 2019
Homer Building Gallery
7:30 AM**

Meeting #64

Committee Members Attending:

Chair Lovallo; Members John Phelan, Mike McAllister, Tom Caputo, Pat Bruschi, Bob McLaughlin, Diane Miller, Emma Thurston, Jamie Shea, Steve Dorrance, Patrice Garvin

From Daedalus: Tom Gatzunis

From Perkins+Will: Vital Albuquerque

From Skanska: Mike Morrison

From CDM Smith: Jerry Wang, Robert Button

From InPosse: Rob Diemer

BHSBC Members Absent: Joe DeStefano, Joel Mooney, Lisa Fiore, Chris Messer

I. Call to Order

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

II. Treasurer's Report

Ms. Thurston informed the Committee that the following Invoices are ready for their approval:

Invoice 1: Skanska \$101,072.00

Mr. McLaughlin moved: To approve the Invoice of \$101,072.00.

Mr. Morrison provided some information on this Invoice.

The motion passed unanimously.

Invoice 2: Perkins+Will \$1,097,500.00

Mr. McLaughlin moved: To approve the Invoice of \$1,097,500.00.
The motion passed unanimously.

Invoice 3: Daedalus \$9,627.00

Mr. McLaughlin moved: To approve the Invoice of \$9,627.00.

The motion passed unanimously.

Invoice 4: Daedalus \$45,000

Mr. McLaughlin moved: To approve the Invoice of \$45,000.
The motion passed unanimously.

Invoice 5: Daedalus \$45,000

Mr. McLaughlin moved: To approve the Invoice of \$45,000.
The motion passed unanimously.

Invoice 6: Daedulus \$27,203.58

Mr. McLaughlin moved: To approve the Invoice of \$27,203.58.
The motion passed unanimously.

Total Project Cost Budget Summary

Chair Lovallo briefly reviewed MSBA's reimbursements of the eligible costs. Mr. Gatzunis provided additional information on the Total Project Cost Budget Summary handout, specifically in answer to a question about expected change orders (aka the PCOs – Proposed Change Orders). Mr. Morrison explained further details on change orders. Mr. Caputo asked if more detail can be provided within the construction costs. Mr. Gatzunis stated that Daedalus will add that in for the next month's update.

Mr. Gatzunis informed the BHSBC that Daedalus has been bought out by a company called, CHA, an engineering architectural firm. CHA had not been in the OPM business prior to this merge. This merger will allow Daedalus to have hands-on access to engineering and architectural insights.

Ms. Garvin informed the BHSBC that Belmont again received a AAA bond rating from two rating agencies. The first \$100M was bonded by the Town Treasurer and the interest rate received for that bonding was lower than originally estimated, which means the burden to taxpayers will be slightly less than projected for the first \$100M bonded.

III. Next Full Building Committee Meetings

Chair Lovallo noted that the design development work is beginning to wrap up. Much work went into getting us to this point. He noted that he will meet soon with the Belmont Disability Access Commission to discuss accessibility.

Chair Lovallo then turned to upcoming BHSBC meetings. He noted that the BHSBC will need to make some major design decisions (interior and exterior) over the next six weeks. Several estimates will be coming in by mid April. He suggested that the BHSBC can vote its decisions on April 24.

The BHSBC discussed the upcoming meetings, e.g., the details of what will be discussed at the meetings, the frequency of meetings, as well as the decisions that will need to be made. Steering, phasing, design, and MEP meetings were also touched on briefly.

Mr. Phelan will hold a meeting (for BHSBC members) to review the building project in more detail,

similar to the presentation Chair Lovallo did for the School Committee. The BHSBC agreed that this would be helpful so that they understand more fully what the inside of the building will look like.

Upcoming Meetings:

Wednesday, March 27, 2019 at 7:30 a.m.	Homer Building, 3 rd Floor
Friday, April 12, 2019 at 7:30 a.m.	Homer Building, 3 rd Floor
Monday, April 22, 2019 at 5:00 p.m.	Homer Building, 3 rd Floor
Wednesday, April 24, 2019 at 7:30 a.m.	Homer Building, 3 rd Floor

IV. Planning Board (PB) / Conservation Commission (ConCom) Updates

Chair Lovallo noted that the recent PB meeting went well. The PB reviewed an early presentation of the site and they did not offer too much in the way of feedback.

ConCom, he continued, were provided with an overview of the entire project. The project integrates more than just the pond. The pond pathway was explored. There will be several more meetings with ConCom. Ms. Bruschi added some additional details concerning the pond and the post-construction phase. The overall condition of the area (pond and environs) will be left better (once the project is completed) than it is now.

V. Phasing Update

Mr. Morrison began with site phasing. He noted what the area will look like when the students return to school in the fall. He reviewed various walkways and pathways for access in and around the building, around the pond, and to/from the nearby fields. Pedestrian access was reviewed as well. Chair Lovallo noted that the construction site is away from the street and sidewalks. Mr. Morrison then reviewed the student and staff parking areas, visitor parking options, and he noted where trailers will be located and where student/bus drop off areas will be located. The flow of traffic in and around the site was briefly explored and discussed. He also reviewed the construction traffic route. He noted where Police Detail will be located in the neighborhood area.

Mr. Morrison explained the impact to the fields. He explained that the process will involve borrowing top soil from existing fields in order to get the foundation level.

Chair Lovallo reviewed the Summer Phasing Plan at the building site. He briefly reviewed the Demolition Phases as well as classroom phasing, including locker and locker room locations. Mr. Phelan explained Phase 2 of the classroom phasing. He noted that the solutions developed in the new high school will avert the temporary modular space needs.

VI. Building Energy Model Update

Mr. Albuquerque introduced Mr. Rob Diemer, from InPosse, who provided an update concerning the Energy Model. Mr. Diemer reviewed various building energy use estimations. The building's energy bill should be low given the ZNE offsets. He reviewed annual energy uses (cooling, heating, electricity, etc.), noting that the information will become more accurate in the near future as the design progresses. The heating and cooling measures will impact the geothermal well field demand. The close prediction of total heating and cooling loads indicates that the well field will be nearly balanced, reducing if not eliminating the need for heat rejection in the summer months. He discussed renewable

energy, roof mounting, panels, inverters, and site mounted PVs. Finally, he reviewed additional operational opportunities for performance improvement, e.g., plug loads, commissioning efforts, etc.

Mr. Button, of CDM Smith, reviewed the Geothermal Design concerning test wells, well installation, thermal conductivity testing/results, energy loading, modeling, and the proposed well fields. Based on the energy predictions and the results from test wells, CDM Smith recommends a total of 320 wells on a 20-foot grid pattern extending into the ground 500 feet. He noted that their preliminary layout confirms that all wells can be placed on the east side of the site in the Phase 1 build.

VIII. Minutes of Previous Meetings

The Minutes of 2/27/19 will be reviewed at the next meeting.

IX. Comments from Belmont Residents

No residents were in attendance at this meeting.

X. Related Meeting Documents

1. BHSBC Phasing Presentation
2. Energy Update
3. Geothermal Update


XI. Adjournment


The meeting ended at 9:48 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary


Date