

**BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
April 22, 2019
Homer Building Gallery
5:00 PM**

RECEIVED
TOWN CLERK
BELMONT, MA

2019 MAY 13 PM 2:13

Meeting #67

Committee Members Attending:

Chair Lovallo; Members Chris Messer, John Phelan, Tom Caputo (left for a BOS meeting at 5:56), Pat Brusch, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Jamie Shea, Steve Dorrance, Patrice Garvin (left for a BOS meeting at 5:56), John Marshall

From Daedalus: Tom Gatzunis

From Skanska: Mike Morrison, Helene Guezennec, Jim Craft

From Perkins+Will: Brooke Trivas, Patrick Cunningham, Rick Kuhn, Chris Karlson, Elizabeth Dame, Jeff Brussel

BHSBC Members Absent: Mike McAllister, Emma Thurston

There were roughly 100 citizens in attendance at the beginning of this meeting. (By 8:00 there were about 8 people remaining.)

I. Call to Order

The meeting was called to order at 5:00 p.m. by Chair Lovallo.

He began by reviewing the evening's agenda and by providing some background information on the building project. He provided an overview of the work that the BHSBC as well as Skanska, Daedalus, and Perkins+Will have been engaged in since 2016. The current building cost is \$25M over budget. He provided the background information concerning the incorporation of ZNE design into the building. The building is currently ZNE ready. The building users, Chair Lovallo explained, will be very important in achieving ZNE. He described all of the factors that will work together to make the building ZNE. He then reviewed what happened at the BHSBC's October 4, 2018 Energy Summit.

Chair Lovallo next explained the Value Engineering (VE) exercise (occurring tonight) that will have the BHSBC make adjustments by evaluating 250 items in order to make informed decisions on what items might be revised or perhaps eliminated. He then reviewed what happened at the April 12, 2019 BHSBC meeting and he reviewed who spoke at that meeting in favor of ZNE.

Chair Lovallo then reviewed the process for the evening's meeting. He noted that the Building Committee will review the 250 items that are on the Design Development VE list. The full list amounts to \$40M items; clearly not all the items will need to be removed. Superintendent Phelan clarified that the #1 score means the item(s) are likely to be adjusted in order to save money, items marked #2 will *maybe* be adjusted (or continued to be explored) and a #3 will be reserved for items that are likely to be kept, i.e., are too meaningful to be modified in order to achieve savings.

III. Value Engineering Discussion

Chair Lovallo said that there are three considerations that the BHSBC will evaluate tonight while reviewing each of the items:

1. The Cost of Item
2. The Impact on the Education Programming
3. The Impact on the Quality of the Building (both short and long term)

Ms. Trivas noted that the dollar amounts are not exact for each and every line item – sometimes the figures are an order-of-magnitude estimate. She began by reviewing the first items on the list, which fell under the “General” category. The BHSBC discussed the items, mostly in order, and gave each item a 1, 2 or a 3. The next items discussed include: Masonry, Geothermal, Site/Landscape, Structural, Doors, Interiors (walls, floors, ceilings), Auditorium, Architectural Exteriors, Architectural CW, HVAC, Plumbing, Electrical, Security, AV, Pool Equipment, FFE, and Elevators.

Mr. McLaughlin suggested that the Committee review the PV (Photovoltaics) item #215, in light of the number of people (supporting ZNE) in the room. Chair Lovallo noted that the infrastructure for the panels would be in place regardless of whether or not the solar panels are installed at this time. They could be installed at a later date, for example.

Concerning the doors, Mrs. Brusch raised a concern about how the first-floor automatic fire doors would work during a fire, and also suggested that further design coordination was needed regarding door swings and door hardware. Bathroom partitions were then discussed. Terrazzo, marmolium, and other materials (tile, wall coatings, classroom plywood) were explored. Teacher classroom storage space units [shelving, panels, wardrobes] (at both the high and middle school) was briefly discussed. Classroom sidelights were briefly explored.

Mrs. Brusch raised some issues about the FFE budget. She noted that certain items can be moved to the FFE budget. But she cautioned that the FTE budget is not sufficiently funded to cover all the FFE needs of the building. She explained more about this process.

Concerning the theater and auditorium area, Mr. Messer raised the point that some of the theater components seem like add-ons. Can we afford to embellish the program to this extent, he asked? Superintendent Phelan noted that the theater program involves a large number of students both on stage and behind the scenes. Ms. Shea noted that the theater program at BHS is an amazingly enriching, high quality program, and is completely student driven.

The next areas that the BHSBC explored focused on the equitone panels, silica block, roof scuppers for overflow, and adding brick in certain places. Operable windows were then briefly discussed. Ms. Miller said she had wanted the windows to open, but if they can only open four inches, kids can't jump out anyway, and since they impair the ZNE concept, maybe it's best to eliminate the operable windows. Chair Lovallo noted that operable windows will require more analysis since the cost savings is currently unknown.

IV. Comments from Belmont Residents

[The review of the VE list was not complete, and the time for resident's comments was moved to the next meeting, following completion of the VE list review.]

V. Next Full Building Committee Meeting

Wednesday, April 24, 2019 at 7:30 a.m.

Homer Building, 3rd Floor

VII. Related Meeting Documents

1. Design Development Estimate Summary
2. Design Development VE List (Skanska, Daedalus, Perkins+Will)


VIII. End Meeting

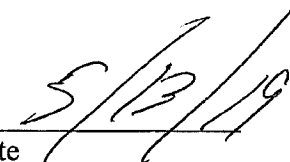
The meeting was adjourned at 9:25 p.m. by Mr. McLaughlin, to be resumed on Wednesday, April 24th at 7:30 a.m. at the Homer Building 3rd Floor Gallery to continue tonight's agenda.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary


Date