

**BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
May 3, 2019
Homer Building Gallery
7:30 AM**

RECEIVED
TOWN CLERK
BELMONT, MA

2019 MAY 13 PM 2:14

Meeting #70

Committee Members Attending:

Chair Lovallo; Members John Phelan, Tom Caputo, Bob McLaughlin, Pat Bruschi, Joe DeStefano, Joel Mooney, Chris Messer, Jamie Shea, Emma Thurston, John Marshall, Patrice Garvin, Diane Miller, Steve Dorrance

From Daedalus: Tom Gatzunis, Shane Nolan

From Perkins+Will: Brooke Trivas, Patrick Cunningham, Rick Kuhn, Chris Karlson

From Skanska: Mike Morrison

BHSBC Members Absent: Mike McAllister

There were about 7 citizens in attendance at this meeting.

I. Call to Order

The meeting was called to order at 7:32 a.m. by Chair Lovallo. He informed the BHSBC that the Value Engineering (VE) process should be wrapped up today. He said the meeting will end with a formal vote by the Committee. The agenda this morning, he said, will involve continued analysis of the revised VE list. The current gap is now under 1 million dollars (\$779K).

Questions Remaining from the Previous Meeting (Tuesday, 5/30/19)

Chair Lovallo began by answering a question about synthetic turf. He explained that, in some cases, costs have been added throughout the VE process. He noted that some turf products are not good and there are concerns about harmful impacts to health; however, cancer-causing products will not be used. Ms. Trivas explained that there are many material alternatives that can be used (other than the recycled tires). She explained some of the alternatives.

Selectman Caputo asked if all the potential cost savings have been disclosed. Chair Lovallo noted that they have been disclosed and he explained that this is on the current VE list.

Mr. Thayer asked if today's VE list could be put on the website; he also requested to have a hardcopy of the current VE list. Chair Lovallo noted that the materials are up on the screen and he will ensure that they are posted to the website today.

Ms. Thurston asked about the orchestra pit and the manual lift and covers: would it require a licensed train staff to lift it up and down? Mr. Morrison said that, yes, it would require a trained person.

Ms. Shea raised a question about the East field irrigation. Chair Lovallo explained how the field will

be irrigated.

II. A Continuation of the Value Engineering Discussion

Chair Lovallo began with VE items in the #700s. He discussed the Brendan Grant baseball field and the requests of those representing the Brendan Grant field. Issues relating to natural grass, turf, and irrigation were discussed. Ms. Thurston noted that this is a large swath of artificial turf; she wondered about the implications of this much turf, from an environmental perspective.

Mr. McLaughlin asked a question about the upcoming bid process. The bid process, bid protection, and safety valve funding were briefly explored. The area around Clay Pit Pond was then discussed, e.g., the egress, the vegetation, the area around the walking path. Perhaps CPA funding could be used for landscaping (in conjunction with the Conservation Commission).

Field lighting was then discussed. It is not in the budget at this point; however field lighting is an issue that will be returned to in four years.

The VE List was evaluated in terms of the current rankings, items added back in, and the items that are still under consideration.

Chair Lovallo then returned to items in the #200s, e.g., pool equipment, classroom speech enhancement features, electrical fixtures, science equipment, plumbing and fire protection, mechanical/exhaust, chill beams/heating pipes, fan boxes, etc.

The BHSBC discussed the building exteriors, e.g., the front door, the details, window articulation, reduced embellishments, flushings, building base materials, etc.

Concerning the orchestra pit, the numbers have been adjusted a bit, noted Chair Lovallo. However, these items are not currently included in the base-bid program. The theater program and auditorium have not been compromised and, in many ways, have been improved. Superintendent Phelan added some background information on the theater arts requests. He noted that the infrastructure could be put in place (\$511K), and money could be fundraised for the mechanicals. The pit infrastructure money is not currently there, although it could be an “add-alternate” should money become available. This adds value to the program and can be added later.

Chair Lovallo reiterated that this could be the number one add-alternate at about \$500K. He clarified that the yearly maintenance fees would not be exorbitant.

Ms. Trivas provided additional information on the black box space: lighting grid, catwalks, wire grid, pipe grid, crisscross catwalks, etc.

The orchestra pit was further discussed. Chair Lovallo noted that, if the orchestra pit infrastructure is added back in (as an add alternate), the theater and music parent groups (POMS and PATRONS) would need to create a serious and ambitious fundraising plan to cover the cost of the mechanical lifts. The pit lift cost is unlikely to be covered by taxpayers. He noted that it would be a poor use of taxpayer money to spend on a pit that never sees the lifts and thus doesn't get utilized.

The Committee then discussed bathroom ceiling heights, classroom door hold-openings (automatic releases), perimeter fencing, grass areas near the building, ornamental grass, etc. Ms. Garvin raised the

issue of natural grass maintenance: who is responsible for it – DPW? Facilities? What will it cost to maintain?

Chair Lovallo noted that the net result of Value Engineering discussions and deliberations over the past two weeks – if accepted – would adjust the building construction costs back within the budget, with approximately \$500,000 additional reductions below the budget. (The next time the project costs will be estimated will be for the 60% Construction Documents, sometime in August this year.)

Mr. McLaughlin moved: To take all items in the #1 priority column (green column) designated as “highly likely” and change them to accepted Value Engineering items.
The motion passed unanimously.

Mr. McLaughlin moved: To accept the design development package incorporating the VE solutions previously approved.
The motion passed unanimously.

III. Comments from Belmont Residents

Mr. Thayer thanked the Committee for their support of ZNE. He noted that Town Meeting supported the Energy climate change.

Ms. Mary Kennedy, TMM Pct. 3, asked several questions that she said do not need to be answered now. She cautioned the Committee against moving ahead with the orchestra pit: this is not a professional theater.

IV. Next Full Building Committee Meetings

Wednesday, May 8, 2019 at 7:30 a.m. Homer Building, 3rd Floor

V. Other/New Business

There was no other/new business.

VI. Related Meeting Documents

1. Further Revised Design Development VE List (Skanska, Daedalus, Perkins+Will)

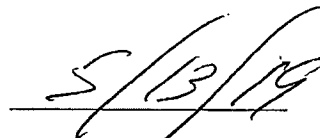
VII. Adjournment

The meeting ended at 9:47 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved: _____



Chris Messer, Secretary

Date