

**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**  
**FINAL MEETING MINUTES**  
**October 10, 2019**  
**Wellington Community Room**  
**7:00 PM**

RECEIVED  
TOWN CLERK  
BELMONT, MA

2019 OCT 31 AM 8:56

**Meeting #84**

*Committee Members Attending:*

Chair Lovallo; Members John Phelan, Mike McAllister, Tom Caputo, Pat Brusch, Bob McLaughlin (arrived at 7:50 p.m.), Joel Mooney, Jamie Shea, Steve Dorrance, Kate Bowen, Diane Miller, Ellen Schreiber, Emma Thurston (arrived at 9:08 p.m.)

*From Daedalus:* Tom Gatzunis, Shane Nolan

*From Skanska:* Jim Craft, Michael Loring

*From Perkins and Will:* Brooke Trivas, Elizabeth Dame

*BHSBC Members Absent:* Joe DeStefano, Chris Messer, Patrice Garvin

There were roughly 30 citizens in attendance at this meeting.

**I. Call to Order**

The meeting was called to order at 7:02 p.m. by Chair Lovallo. He began by reviewing the evening's agenda. He thanked the Committee for their efforts during the last four weeks of Value Engineering (VE). It was a draining process, he said, and tonight the Committee will return to business items, and, after those items are taken care of, the Committee will discuss the Orchestra Pit.

***Re-Cap on How to Stay on Budget***

Mr. Gatzunis explained the process by which the Project Team will keep the building on budget. He noted that the VE adjustments are being incorporated into the project. There are daily phone calls with Daedalus and Skanska and the Design Team reviewing the current design and drawings.

Chair Lovallo added that, over for the next four weeks, all the drawings will be carefully examined. A 90 percent estimate will be presented for the 11/5/19 meeting.

***Website Emails Update***

Chair Lovallo then clarified that the BMHSBC website email address currently sends emails only to the Chair, Vice Chair, and the Superintendent. The public was not clear on this point; there was an assumption that the entire Committee was receiving the emails. A note has been placed on the website informing people about who receives the email. Chair Lovallo opened this topic up to hear the Committee's comments. Various possibilities were raised and briefly discussed.

**II. Minutes of Previous Meetings**

*Mr. Mooney moved:* To approve the Minutes of 9/26/19.  
The motion passed unanimously.

### **III. Treasurer's Update**

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

#### ***Invoice 1: Air Graphics***

*BOS Chair Caputo moved:* To approve the Invoice of \$86.60.  
The motion passed unanimously.

#### ***Invoice 2: American Service Company***

*Ms. Mooney moved:* To approve the Invoice of \$900.00.  
The motion passed unanimously.

#### ***Invoice 3: Burnell Controls, Inc.***

*Mr. Mooney moved:* To approve the Invoice of \$584.00.  
The motion passed unanimously.

#### ***Invoice 4: Daedalus***

*Mr. Mooney moved:* To approve the Invoice of \$58,111.32.

Chair Lovallo explained that this bill relates to the monitoring of soil removal from the site.

The motion passed unanimously.

#### ***Invoice 5: The Eagle Leasing Company***

*Ms. Mooney moved:* To approve the Invoice of \$198.00.

Chair Lovallo noted that this Invoice (and Invoice 6 below) represents monthly costs for temporary storage containers for athletics.

The motion passed unanimously.

#### ***Invoice 6: The Eagle Leasing Company***

*Mr. Mooney moved:* To approve the Invoice of \$198.00.  
The motion passed unanimously.

#### ***Invoice 7: The Eagle Leasing Company***

*Mr. Mooney moved:* To approve the Invoice of \$103.65.

Chair Lovallo explained that this Invoice pertains to steel boxes.

The motion passed unanimously.

***Invoice 8: GateHouse Media***

*Mr. Mooney moved:* To approve the Invoice of \$203.26.  
The motion passed unanimously.

***Invoice 9: iStorage***

*Mr. Mooney moved:* To approve the Invoice of \$169.00.

This Invoice is for the storage of pool equipment.

The motion passed unanimously.

***Invoice 10: Marjam Supply Company***

*Mr. Mooney moved:* To approve the Invoice of \$1,865.71.

Chair Lovallo noted that this Invoice represents replacement ceiling tiles that were purchased while the work is going on.

The motion passed unanimously.

***Invoice 11: Perkins&Will***

*Mr. Mooney moved:* To approve the Invoice of \$991,445.17

Chair Lovallo noted that this Invoice represents Design work.

The motion passed unanimously.

***Invoice 12: Sig'n Print Works***

*Mr. Mooney moved:* To approve the Invoice of \$47.50.  
The motion passed unanimously.

***Invoice 13: Sig'n Print Works***

*Mr. Mooney moved:* To approve the Invoice of \$47.50.  
The motion passed unanimously.

***Invoice 14: U.T.S of Massachusetts***

*Mr. Mooney moved:* To approve the Invoice of \$3,420.00.  
The motion passed unanimously.

***Invoice 15: Skanska***

*Ms. Brusch moved:* To approve the Invoice of \$3,336,074.00.

Mr. Nolan explained that this Invoice pertains to site work and pile driving. This Invoice was briefly discussed. The Committee requested to see various budget documentation.

The motion passed unanimously.

#### **IV. Project Budget Update**

Mr. Nolan provided an update on the project budget. He reviewed the following categories:

- Feasibility
- Administration
- Architecture and Engineering
- Construction
- Miscellaneous Project Costs
- Furniture and Equipment
- Contingency

He reviewed various budget totals: MSBA, Current Project Budget, Committed Amount, Eligible Costs, Ineligible Costs, and Balance to Finish.

Chair Lovallo noted that this type of review will occur monthly.

#### **V. Construction Update**

Mr. Loring provided an overview of the progress of the project. He reviewed several photos. The pile driving, he noted, has been completed.

Chair Lovallo noted that there will be a monthly construction update with photos and work lists.

#### **VI. Notice on Construction Cost Events**

Chair Lovallo explained that cost changes will occur, and that the Committee needs to be informed of the changes. The changes can be tracked on a log. Mr. Nolan explained how changes are currently tracked. Ms. Schreiber asked if the project updates could be discussed *before* the budget updates are discussed, with the payment finalized/approved at the end. Chair Lovallo stated that this suggestion made sense.

#### **VII. Next Full Building Committee Meeting**

Chair Lovallo reviewed the following meetings. He noted specific topics that will be explored at each meeting.

Wednesday	Oct. 23, 2019	7:30 a.m.	Homer Building, 3 <sup>rd</sup> Floor
Tuesday	Nov. 5, 2019	6:30 p.m.	Homer Building, 3 <sup>rd</sup> Floor
Thursday	Nov. 21, 2019	7:30 a.m.	Homer Building, 3 <sup>rd</sup> Floor
Wednesday	Dec. 11, 2019	7:30 a.m.	Homer Building, 3 <sup>rd</sup> Floor

## **VIII. Presentation and Discussion on Adding Orchestra Pit**

Chair Lovallo began by thanking the Patrons (theater parents) and POMS (Parents of Music Students) for patiently waiting for the Committee to return to this topic (post the VE process). He noted that, while the building project is concerned with growing the programs, it also needs to be flexible. The Pit is not currently a part of the program. However, the new auditorium footprint is smaller than what we have now. The current Pit is off to the side, but, because of the reduced size, there is no “side area” in the new design. Adding a Pit will add costs to the project – adding costs is challenging following a grueling Value Engineering Process. Chair Lovallo suggested that Pit funding not be discussed tonight. The costs can be looked at after the 90 percent budget comes in. Tonight, we will discuss if we should have a Pit, and, if so, which Pit should be pursued.

### ***Committee Pit Discussion***

Ms. Shea advocated for adding a Pit – if there is the funding. The Pit will impact programming, students, and the Fine and Performing Arts department. Chair Lovallo referenced a letter from Ms. Thurston in support of a Pit. He noted that her letter states that many high schools have some type of Pit. Ms. Schreiber asked about how the money would be found, especially given that the Committee had to cut so many things in the VE process. Would any of the things we cut come back, she asked? Chair Lovallo said that this is why it makes sense to look at the Pit after the 90 percent budget comes in.

Superintendent Phelan noted that the new auditorium is amazing. He explained that there will be a drama room and a room for tech. There are also band rooms, orchestra rooms, and a black box theater. He said a Pit will be supported – if the funding is available. He noted that the auditorium needs to have multiple uses, which will offer a good “bang for the dollar.” The Pit was not in the original design; as such, this is an add-on and there are some who see it as “a *nice* to have, not a *need* to have.”

Mr. McLaughlin said he needs to understand what the order of magnitude is (how much this will cost). This is a high school auditorium, he said, not a professional theater space. There is no extra money, he stressed – and we have already made very painful cuts (e.g., cat walks, white boards, shelving units). If we have extra money, we first need to restore that which we have cut.

Ms. Brusch said that the money (funding for a Pit) is a concern. The real numbers will not be known until the bids come in. The space needs to be flexible. A decision cannot be made tonight, as we do not know where we are until the 90 percent budget comes in.

Chair Lovallo stated that this project overall cannot and will not exceed \$295M, and that the project has been fiscally prudent. Supporting a Pit, he said, does not signal the wasting of taxpayer dollars, but expresses for support of a valued program in this town. It is difficult to know exact pricing. He then discussed the bid process.

## **IX. Comments from Belmont Residents**

Mr. Matt Cubstead, Patrons President, began by thanking the Committee. If we don’t act now, he said, we can’t add a Pit back in later. He spoke in support of having a Pit and to the many advantages of having a Pit.

Mr. Mike Reevey, parent, spoke in support of having a Pit. Belmont's Performing Arts Program is world class. And that comes from hard work and valuing this program.

Mr. Clemens Myer, resident, said he was surprised to hear how many schools have a Pit. He said that, as a taxpayer, he would rather have money put toward a Pit than in other places. He requested that the Committee look to sports to make cuts.

Ms. Libby Boss, parent/musician, spoke in support of the Pit. She highlighted all of the benefits to showcasing orchestra music.

Mr. Nathaniel Myer, former BHS student, spoke to the value of having a Pit, from the perspective of history and as a musician. It is important to strive for excellence and for professional standards.

Mr. Arto Asadoorian, Director of Fine Arts/resident/Town Meeting member, said that the music/fine arts program is taken very seriously in Belmont. The standards are higher than "just high school." If this space does not have a Pit, the product will be worse.

Chair Lovallo quoted from a letter from the Theater Director, Ezra Flam. Without a pit (he quoted Mr. Flam), the program will not have what it *currently* has, as the new auditorium does not have space for musicians.

### ***Perkins and Will – A Review of Pit Options***

Ms. Dame reviewed the four options:

- 1 – no Pit (i.e., current design)
- 2 – Pit with no infill (infill = permanent hole in the ground)
- 3 – Pit with temporary floor infills
  - 3A – temporary ramp and stair
  - 3B – lift and stair
- 4 – Mechanical Pit and Lift

She explained the features (e.g. mechanical versus manual lifts, railings, ramps, baffles, infill, etc.) of each option. Chair Lovallo reviewed the design and construction costs and a list of attributes of each option.

Mr. McAllister asked about kids participating in Orchestra with no Pit. Mr. Asadoorian noted that, if there is no Pit added on, it will be difficult to have kids participate at all.

Ms. Brusch asked about the line-of-sight if the Orchestra was in the first three rows (with no added on Pit).

### ***Comments from Belmont Residents (Part 2)***

Ms. Kimberly Carlile, Past President of POMS, spoke to the possibility of fundraising for the Pit. She said maybe other items could be postponed in order to get the Pit. She then spoke to the value of the auditorium and the music/theater program.

Ms. Christine Dunn spoke to the investment in education that Belmont has prioritized. A Pit is a tool

for learning: team work, professionalism, project management. The Pit is a part of necessary equipment that enhances learning.

Mr. Seth Clark, parent/theater architect, said the Pit should not be a “nice to have.” He asked questions about the current auditorium design.

Chair Lovallo noted that the decision cannot be made until the 90 percent budget report. However, the Pit area would need to have piles/steel and excavation done now (costing \$25K) – i.e., foundation components. Chair Lovallo clarified that the Committee would need to spend the \$25K now to *allow* for option 2 or 3, down the road. Mr. Mooney suggested option 2 with fundraising later for infill platforms (creating a new option: 2A: removable railing and ramps with future infill availability.) Mr. Mooney clarified that option 2A really is 3A, with the funding for infill platforms coming later. Chair Lovallo also explained that this addition requires additional design fees, so approximately \$12K is necessary for additional design services for the foundation design.

## **X. Decision on Adding Orchestra Pit**

Chair Lovallo asked that a motion be made to allow for the Pit to be prepared for.

*Mr. McLaughlin moved:* To approve spending \$25K now and to revisit this issue in November.

*Ms. Shea* amended the motion to keep the 3A option open.

*Mr. McLaughlin amended the motion to \$37K to include the foundation cost and added design services.*

The motion passed unanimously.

## **XI. Other/New Business**

### ***Elevator Bid***

Mr. Loring explained the elevator bid. The Design Team and Daedalus support this bid.

*Mr. Mooney moved:* To approve the bid and award the contract to Delta-Beckwith for \$596,675, with a total project cost of \$633,444.

The motion passed unanimously.

## **XII. Related Meeting Documents**

1. Project Budget Update (Daedalus)
2. Grades 7-12 Visual and Performing Arts Calendar
3. Summary of Effort for Anticipated Orchestra Pit Changeover
4. Orchestra Pit Design Update (Perkins & Will)
5. Orchestra Pit Option Summary
6. Skanska Elevator Bid

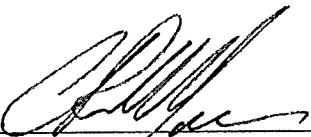
## **XIII. End Meeting**

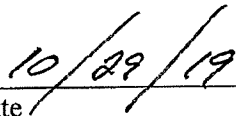
The meeting ended at 9:35 p.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

  
Date