

**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**  
**FINAL MEETING MINUTES**  
**May 22, 2019**  
**Board of Selectmen's Meeting Room**  
**7:30 AM**

RECEIVED  
TOWN CLERK  
BELMONT, MA

2019 JUN 13 AM 9:00

**Meeting #72**

*Committee Members Attending:*

Chair Lovallo; Members John Phelan, Mike McAllister, Tom Caputo, Pat Brusch, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, Emma Thurston, Jamie Shea, John Marshall and Patrice Garvin

*From Daedalus:* Tom Gatzunis and Shane Nolan

*From Perkins+Will:* Brooke Trivas, Rick Kuhn, Vital Albuquerque

*From Skanska:* Jim Craft and Kris Olsen

*BMHSBC Members Absent:* Steve Dorrance

**I. Call to Order**

The meeting was called to order at 7:32 a.m. by Chair Lovallo. He then reviewed the agenda and turned to the first item.

**II. Minutes of Previous Meetings**

*Mr. Mooney moved:* To approve the Minutes of 5/8/19.  
The motion passed unanimously.

**III. LEED Team**

Chair Lovallo noted that LEED (Leadership in Energy and Environmental Design) has been around for many years. He said LEED must be tracked even though this project will *exceed* the LEED requirements (as a result of the ZNE). He noted that Ms. Miller will take the lead on the LEED tracking and will work with a few members of the community.

Ms. Miller stated that there is a member from the community who may be interested in working on LEED.

**IV. Project Teams Designation Update**

Chair Lovallo stated that the Project Teams may need to be designated as formal subcommittees. Mr. McLaughlin added that if deliberation and votes will happen – it will need to be deemed a subcommittee. However, if the group is only discussing topics and bringing decisions back to the full committee, it can be deemed a working group or a Team. Ms. Trivas and Ms. Brusch agreed that FF&E will need to be an official subcommittee. Ms. Miller requested that the FF&E subcommittee not be appointed until after the current high school is inventoried (including technology) – which will

happen this summer.

## **V. Committee Name**

Chair Lovallo stated that the Building Committee will need a new name since the project now incorporates the middle school. Various documents (stationary, online, etc.) are being changed accordingly. He proposed changing the name *from* Belmont High School Building Committee *to* the Belmont Middle and High School Building Committee (BMHSBC).

*Mr. McLaughlin moved:* To change the Committee name to: *Belmont Middle and High School Building Committee (BMHSBC).*

The motion passed unanimously.

## **VI. Construction Schedule Update**

Mr. Olsen, Skanska General Superintendent, provided an overview of the construction schedule. This summer, he explained, three things will happen: a new locker room will be built, abatement and demolition of the pool structure will occur, and underground and utility work will occur. In August, Skanska will work on the roadway for busses and drop off/pick up for the school community. The foundation will be worked on in the fall and, by November, they will begin erecting steel.

Superintendent Phelan provided an overview of what is being done to keep the community apprised of the construction schedule. He noted that the building will run as it always has starting in September. He spoke to the safety measures that are already in place and Mr. Olsen provided more detail on safety measures.

Chair Lovallo reiterated that safety is a number one concern. Dust and noise will be carefully monitored.

The Committee discussed issues relating to the construction schedule and various safety measures.

## **VII. Decision Matrix - Authorizations**

Chair Lovallo explained the Owner Architect Contractor (OAC) and Steering Meetings. Certain action items are generated from these meetings, e.g., submittals, cost changes, and RFIs. He noted that certain overall contracts will need to be changed. He explained that the summer work bid package may need to be amended (as the scope has been adjusted). He noted that there will be more bid packages for both fall and winter work down the road.

Mr. Nolan explained *how* a contract is changed and *when* a contract might be changed, i.e., the change order process. Mr. Craft provided additional detail on circumstances that might warrant a contract change. Chair Lovallo explained the cost change implications, in other words: how the design team works with the contractors on order of magnitudes. These changes will be brought to the BMHSBC. Mr. Gatzunis noted that there is an entire Daedalus committee that will review the cost and schedule changes and the impacts of those changes.

Mr. Nolan then explained the Contract Amendments, Changes and Approvals document prepared by Daedalus.

Chair Lovallo noted that it is expected that scope changes will happen with a project when a million dollars a day is being spent. He said these changes will be brought to the Committee (for review) about once a month.

The Committee discussed the change order process, the \$10,000 threshold, and when these changes need to be brought to the full committee.

### **VIII. Groundbreaking Update**

Superintendent Phelan provided an overview of the Groundbreaking Event, which is scheduled for Tuesday, May 28, 2019. He noted that special guests have been invited. He touched on the highlights of the ceremony, e.g., the marching band, DPW support, Police/Fire support, the 7<sup>th</sup> graders will be there as the first entering class, etc.

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

#### *Artificial Turf Field Discussion*

Chair Lovallo summarized why one of the fields will be turf, e.g., durability, multiple use, wet condition use, can be used starting on day-one, etc. This provides many options for use for the community and the students. The material of the turf will be examined. This field is shaded, he said, which makes natural grass growing very difficult.

Ms. Shea asked if it was possible to have turf material that does not pose serious health concerns. Chair Lovallo suggested that this area be researched over the next few months. Superintendent Phelan agreed that the health issues do need to be explored; he added that the cost analysis is important too.

Ms. Erin Lubien, TMM Pct. 7, said she is concerned about artificial turf for many reasons. She cited several organizations that share this concern. She noted her concerns in detail, e.g., safety for the users, overall health impacts, environmental impacts, etc.

Chair Lovallo reiterated that the actual material will be researched further for sure. Perkins+Will's health group will research this topic as well. Mr. Marshall provided some background information on field use, maintenance, and longevity of fields.

Ms. Courtney Sturgeon, Common Street, expressed her concern about artificial turf as well as about hard wiring at the high school. She noted that the historic beauty of Belmont seems to be changing for the worse.

Ms. Lubien added that if the turf material poses even a possible health risk, it should not be used.

### **X. Building Exterior Signage Design Update**

Chair Lovallo explained that the exterior signage will be presented to the Planning Board at the next meeting on June 4<sup>th</sup>, and this Building Committee review will inform Perkins+Will on what to present to the Planning Board. Rick Kuhn presented design options for the four signs: Concord Avenue entrance, Hittinger Street entrance, High School entrance, and Middle School entrance.

Various aspects of the designs were reviewed, including size, orientation, material, lettering, name,

lighting, etc. Committee members were split on the orientation of the sign along Concord Avenue, and wanted to hear what the Planning Board says. All seemed to support illumination of the signs at Concord Avenue, and at the entrances to the building. Members expressed support for the Concord Avenue sign to be integrated into a bench so people can sit along it as a popular meeting location. The landscape around this area should support that activity and be easy to maintain.

The Hittinger Street sign was shown to be much smaller, and was received well. This sign may not require illumination. Both street signs should not include the building address, but just the name “Belmont Middle and High School.” Letters were two feet tall and seemed proportionally appropriate, supported on the top edge of each entrance canopy.

## **XI. Site Camera**

Chair Lovallo presented the site camera for consideration, as a continuation of a discussion that was introduced in previous meetings. Daedalus provided a summary of the research they performed, in answer to prior Committee questions.

The installation costs were included, as was a mounting location (on the southeast light pole at Harris Field). The vendor confirmed that the more reliable power connection is hard-wired rather than solar, because solar is challenged with dropped internet connections.

Daedalus confirmed that the Town of Belmont would contract directly with the vendor, and the vendor would send out the entire package in a box for installation by an independent electrical contractor. The vendor will maintain storage of images, which can be downloaded by the Town of Belmont. The product will have digital zoom.

*Mr. McLaughlin moved:* To proceed to procure and install the TrueLook 20 Mpx fixed camera with hard-wire power for the four-year construction duration, for a total cost of \$19,950.  
The motion passed unanimously.

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

Wednesday, June 5, 2019 at 7:30 a.m.	Board of Selectmen’s Meeting Room
Wednesday, June 26, 2019 at 7:30 a.m.	Homer Building Gallery, 3 <sup>rd</sup> Floor

## **XIII. Other/New Business**

None.

## **XIV. Related Meeting Documents**

1. Skanska Construction Schedule Update
2. Daedalus Contract Amendments, Changes and Approvals
3. Belmont Middle and High School Construction Camera System Cost Summary

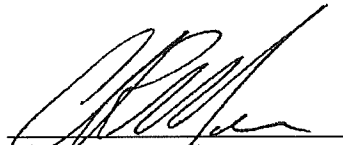
## **XV. Adjournment**

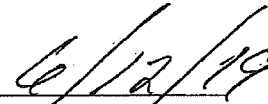
The meeting ended at 9:40 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

  
Date