

BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES

March 28, 2018

Homer Building Gallery
8:30 AM

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Meeting #42

Committee Members Attending:

Chair Lovallo; Members Adam Dash, John Phelan, Mike McAllister, Tom Caputo, Pat Bruschi, Phyllis Marshall, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, Jamie Shea

From Daedalus: Tom Gatzunis

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

BHSBC Members Absent: Emma Thurston, Dan Richards

I. Call to Order

The meeting was called to order at 8:30 a.m. by Chair Lovallo. He reviewed the morning's agenda and then turned to the first item.

II. Design Update

Chair Lovallo noted that there has been a lot of discussion concerning the three design options. This morning gives the committee an opportunity to continue discussing the options.

Ms. Trivas agreed that this is a great time for the BHSBC to offer its thoughts, issues, and concerns. Mr. DeStefano expressed his concern for the height between floor levels. He said 18 feet seems very high. Ms. Trivas explained why heights between floor levels and particularly at the first floor are high, which has to do with the programs offered on the first floor, e.g., band, chorus, etc. Ceiling height and issues related to the proposed building height were explored. Concerns were expressed with the floor-to-floor heights shown as 18 feet, 14 feet, 14 feet and 16 feet for floor levels from first to roof. The space needed for "mechanicals" was therefore explained: there needs to be at least 4 feet between the top of the ceiling and the floor above to accommodate the mechanicals (wires, pipes, vents, etc.); this is separate from the floor-to-ceiling height (for which the typical MSBA target is 10 feet); thus, for example, a floor-to-ceiling proposal of 14-10-10-12 feet for four floors might actually imply a floor-to-floor proposal of 18-14-14-16 feet. Mr. Cunningham noted that some inches could be shaved off, which will impact the overall cost of the project. However, it could create costs and issues in other areas. It's a balancing act, Mr. Gatzunis offered. He agreed that there are diminishing advantages to cutting the floor-to-floor height, as doing so will have an impact elsewhere.

Ms. Bruschi added a point about lighting via natural daylight. What works on paper, she said, is not always what works in reality. Natural light was a priority at the Wellington, but window shades often need to be drawn in order to see the Smart Board and the computer screens.

Mr. Phelan spoke to the size of the classrooms as it relates to the height of the ceilings. He advocated for the higher ceilings, as it makes the classrooms feel more spacious. Mr. Cunningham noted that the

MSBA looks for typical classroom ceiling heights to be in the 10-foot range, which is what P+W is targeting for this project.

Ms. Shea agreed that screens are hard to see with natural light, however, she said that students will be using the hallway space to learn and meet and small groups and hallway spaces should be bright, open and comfortable. She then explained why she liked the Hybrid design (innovation spaces, ability to collaborate with other teaches, etc.).

Mr. McAllister spoke to the potential space as it supports existing programs. He raised the point of small spaces being exchanged for larger spaces. He also brought up his experience with the spiral staircase at the Chenery; specifically the issue of projectiles being tossed around. Mr. Phelan summarized how the space needed (in terms of overall square footage) supports the number of students, the programs, and the practicality and usefulness of the space. The hybrid model pulls together the best points of the three design options. There is no “extra space”, he said – it is all accounted for with teachers, students, and programs. The square-footage will continue to be analyzed, added Chair Lovallo, in terms of volume, effectiveness, purpose, light, etc. We are trying to achieve consensus around which design to move forward with, he said.

Ms. Miller asked about the potential for *community-wide* uses for the new building. Mr. Phelan explained ways in which the public can use various spaces in the building. The space will offer rental opportunity as well, he said. Selectman Dash expressed his support for the Hybrid design. He added that this may be his last meeting as a Board of Selectman representative and he thanked the BHIBC for its work on the project.

IV. Minutes of Previous Meetings

Ms. Brusca moved: To approve the Minutes of 3/22/18.
The motion passed unanimously.

V. Treasurer’s Report

Ms. Marshall informed the Committee that the following Invoice is ready for their approval:

Invoice 1: Daedalus \$33,720

Ms. Marshall moved: To approve the Invoice of \$33,720
The motion passed unanimously.

VI. Next Full Building Committee Meeting

Wednesday, April 11, 2018 at 7:30 a.m. Homer Municipal Building, 3rd Floor Gallery
(bathrooms and lockers will be discussed)

III. Comments from Belmont Residents

There were no residents in attendance.

II. Design Update (continued)

Ms. Shea spoke to the community uses of the building.

VII. Other/New Business

Chair Lovallo provided a quick MSBA update. The PSR report was submitted last month. The MSBA has requested a design update. The Education plan will be re-submitted again, as well. At the end of June, there is an MSBA Board meeting.

XIII. Related Meeting Documents

1. Perkins+Will design handout

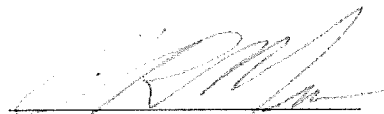
IX. Adjournment

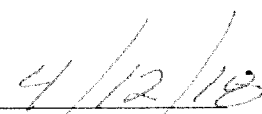
The meeting ended at 9:15 a.m. by Ms. Shea.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary


Date