

AGENDA FOR THE
BELMONT HIGH SCHOOL BUILDING COMMITTEE
DATE OF MEETING: Thursday, November 30, 2017
TIME OF MEETING: 6:30 PM
LOCATION: Roger Wellington Elementary School, Community Room
121 Orchard Street, Belmont, MA 02478

1. Call to order
2. Minutes of previous meeting
3. Comments from Belmont residents
4. Project schedule update (Bill Lovallo)
5. Comments on draft PDP sections (Bill Lovallo)
6. Preliminary evaluation update (Bill Lovallo)
7. Preliminary site plan designs updated (Brooke Trivas)
8. Pros and Cons (Bill Lovallo)
9. Current construction costs (Tom Gatzunis)
10. Approval action on PDP submission to MSBA (Bill Lovallo)
11. Next full Building Committee meeting
12. New business
13. End meeting

Agenda Item #1

Call To Order

Agenda Item # 2

Minutes of previous meeting
28, November 16, 2017

**BELMONT HIGH SCHOOL BUILDING COMMITTEE
JOINT MEETING WITH SCHOOL COMMITTEE
AND BOARD OF SELECTMEN
DRAFT MEETING MINUTES
November 16, 2017
Belmont High Library School**

6:30 PM

Meeting #28

Committee Members Attending:

Chair Lovallo; Members: John Phelan, Adam Dash (arrived at 8:02 p.m.) Tom Caputo, Pat Bruschi, Dan Richards, Joe DeStefano, Bob McLaughlin, Diane Miller, Chris Messer, and Jamie Shea

From Daedalus: Shane Nolan

From Perkins+Will: Brooke Trivas, Rick Kuhn, David Warner (Warner Larson)

Board Members Present: Chair Williams and Selectman Paolillo (Selectman Dash)

SC Members Present: Chair Lisa Fiore (called the SC meeting to order at 6:38 p.m.), (Tom Caputo), Kate Bowen, Andrea Prestwich, Susan Burgess-Cox

Members Absent: Phyllis Marshall, Gerald Boyle, Joel Mooney, and Phil Ruggiero

1. Call to Order

The meeting was called to order at 6:35 p.m. by Chair Lovallo. Introductions were made around the table.

2. Minutes of Previous Meetings

Ms. Brusch moved: To approve the Minutes of 11/2/17, as amended.
The motion passed unanimously, by those present at the meeting.

3. Comments from Belmont Residents

Mr. David Audi, Goden Street, expressed concern about the traffic in and around Goden Street with regard to the building project.

Ms. Kathy Sennet, from the Brendan Grant Foundation Board member, expressed concern about preserving the infrastructure of the Brendan Grant Memorial Baseball Field. Much of the field was created with community contributions to memorialize Brendan. She requested that as much as possible be preserved when the field is moved.

Mark Davis, Pct. 1, said he is very interested in the environmental aspects of the project, e.g, reducing the carbon footprint, overall energy reduction, etc.

4. Treasurer's Report

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

Invoice 1: Perkins +Will \$130,000

Mr. McLaughlin moved: To approve the Invoice of \$130,000.

The motion passed unanimously.

Invoice 2: Hannah Fischer \$1,365.00

Mr. McLaughlin moved: To approve the Invoice of \$1,365.00.

The motion passed unanimously.

Invoice 3: Daedalus \$18,400.00

Mr. McLaughlin moved: To approve the Invoice of \$18,400.00.

The motion passed unanimously.

Invoice 4: Jessie Bennet Web Design \$750.00

Mr. McLaughlin moved: To approve the Invoice of \$750.00.

The motion passed unanimously.

Invoice 5: AIR Graphics \$116.00

Mr. McLaughlin moved: To approve the Invoice of \$116.00.

The motion passed unanimously.

5. Public Relations Update (Jamie Shea)

Ms. Shea noted that the community survey has received 1,200 responses. The survey will close down on 11-30-17. Articles are being placed in the Belmont Citizen Herald covering various project issues. The video is moving forward, with help from Mr. Richards.

6. BHS Project Update (Chair Lovallo)

Chair Lovallo explained that the PDP (Preliminary Design Program) report is currently being put together. The plan is to vote on this report when the group meets again on November 30; the deadline for MSBA submission is December 13. The Preferred Schematic Report (PSR) will be submitted to the MSBA in February.

Chair Lovallo referenced several upcoming BHSBC meetings:

November 30 at 6:30	PDP Local Action (Vote) – Joint Meeting
December 7 at 6:30	Sustainability Presentation – Joint Meeting
December 12 at 7:00	(with tours starting at 6:00) Community Engagement #5
January 11 at 6:30	Traffic Presentation – Joint Meeting
January 16 at 7:00	Community Engagement #6 Configuration Discussion -
January 23 at 7:00	Configuration and Design Option Selection – Joint Meeting
February 1 at 6:30	PSR Presentation – Joint Meeting
February 13 at 7:00	PSR Local Action – Joint Meeting

7. Preliminary Site Planning Diagrams (Brooke Travis)

Ms. Travis began with a review of the proposed building configuration matrix: renovation only, renovation with addition, all new building. She noted that the grade configuration 7-12 option will be assumed for the purposes of this planning process and can be scaled back, if needed, when exploring 8-12 or 9-12. The designs of the fields will be integrated into the site planning as well.

Mr. Kuhn reviewed the potential site design options of renovation with addition. He reviewed the impact on the fields, parking, building height, building footprint, traffic flow, etc.

Chair Lovallo raised the issue of the Community Path recommendations, noting that the feasibility study for that project is coming to an end and a recommendation for the community path will be put forward soon. Ms. Travis replied that the plans are being kept flexible to allow for community path options. Selectman Paolillo added that the community path will need to be designed, constructed, etc. and will not be implemented for several years to come.

8. Preliminary Building Diagrams (Brooke Travis)

Ms. Travis reviewed that building height, building footprint, building efficiencies, parking, the flow of traffic, landscaping, the walking path, the neighborhood, and other many other relevant issues/concepts are all being considered during this preliminary phase.

Ms. Travis reviewed the preliminary components of the new construction options, e.g., phasing, footprint, impact of the fields, etc. It was noted that the new building design is compact. Principal Richards said that a more compact building is a good thing as it brings people and ideas together.

Mr. McLaughlin asked when the BHSBC is able to offer its input into the project. These various models are “preliminary designs” but more information is needed, he said, and he would like to be able to contribute to the process – as a BHSBC member – before hard decisions need to be made. Chair Lovallo noted that *these* meetings are the time for committee dialogue and feedback.

9. Massing Models (Brooke Travis)

Mr. Kuhn presented small-scale site massing models for the four preliminary development solutions studied thus far. They include major renovation with addition, minor renovation with major addition west, minor renovation with major addition south, and all new construction west.

10. Preliminary Evaluation of Building Configurations (Brooke Travis)

Ms. Travis explained how the various options can be evaluated using the Evaluation of Options Matrix form. The committee offered feedback on the evaluation form.

Chair Lovallo acknowledged that the committee may need more opportunities to give feedback on the matrix of options. Chair Lovallo stated that he will send the Evaluation of Options Matrix form to the BHSBC to fill out. This will begin the ranking and evaluation process.

11. Conceptual Project Costs (Shane Nolan)

Mr. Nolan reviewed the preliminary order of magnitude for projected total project costs:

code only upgrades to the existing high school (\$118-132M)

grade configuration 9-12 (\$200-230M)

grade configuration 8-12 (\$230-270M)

grade configuration 7-12 (\$260-300M)

Mr. Nolan mentioned that “soft costs” as well as construction costs of \$500-525 dollars per square foot are included in total project costs. It is expected that the MSBA will reimburse Belmont for +/- 40% of the eligible costs when the Project Funding Agreement is reached. Chair Lovallo noted that the costs are escalating quickly. Superintendent Phelan explained that, if grade 9-12 were chosen, the town will incur costs to address the enrollment at the K-8 levels. He is working to get a handle on those costs.

12. Comments on Draft PDP Sections (Chair Lovallo)

Chair Lovallo reviewed the titles of the seven sections of the report. As the sections are completed, section drafts will be uploaded to the drop-box.

13. Next BHS Building Committee Meetings (Joint meetings with BOS and SC)

Thursday, November 30, 2017 at 7:00 p.m. (Wellington School Community Room)

14. Other/New Business

None.

15. Related Meeting Documents

Future Committee Meetings

Daedalus Total Project Cost Summary

Perkins + Will's power point presentation materials

Preliminary Order of Magnitude Costs

16. End Meeting

The meeting ended at 8:37 p.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

Gerald R. Boyle, Secretary

Date

Agenda Item # 3

Comments from Belmont residents

Agenda Item # 4

Project Schedule Update

Bill Lovallo

Future PSR Public Meetings

- Sustainability Presentation
December 7th 6:30 p.m. – Joint Meeting
- School Configuration Presentation – SC Meeting
December 12th 7:00 p.m.
- Community Engagement – Design Workshop
December 14th 7:00 p.m. – Tours at 6:00

Future PSR Public Meetings

- District Configuration Presentation – SC Meeting
January 9th 7:00 p.m. – Joint Meeting
- Traffic Presentation
January 11th 6:30 p.m. – Joint Meeting
- Design Update from Workshop – Joint Meeting
January 16th 7:00 p.m.

Future PSR Public Meetings

- Configuration and Design Option Selection
January 23rd 7:00 p.m. – Joint Meeting
- PSR Presentation
February 1st 6:30 p.m. – Joint Meeting
- PSR Local Action (Vote)
February 13th 7:00 p.m. – Joint Meeting

Agenda Item # 5

Comments on draft PDP sections

















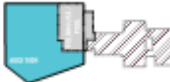


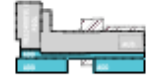


Bill Lovallo

Agenda Item # 6

Preliminary evaluation update

Bill Lovallo

PROPOSED BUILDING CONFIGURATION MATRIX

	1 RENOVATION ONLY	2 RENOVATION + ADDITION	3 NEW CONSTRUCTION		
A GRADES 9-12 1,470 Students 298,840 SF / EXISTING 330,000 SF+ / PROPOSED No educational capacity compliance		A.2.1  MAJOR RENOVATION MINOR ADDITION Maintains Exist. Fieldhouse/ Pool + Auditorium	A.2.3  MINOR RENOVATION MAJOR ADDITION Maintains Exist. Fieldhouse/ Pool	A.2.5  MINOR RENOVATION MAJOR ADDITION Maintains Exist. Fieldhouse/ Pool + Auditorium	A.3.1  NEW CONSTRUCTION WEST SIDE OF BHS Demolition BHS, New Gymnasium and Auditorium, no Pool
		A.2.2  MINOR RENOVATION MAJOR ADDITION Maintains Exist. Fieldhouse/ Pool + Auditorium	A.2.4  MINOR RENOVATION MAJOR ADDITION Maintains Exist. Fieldhouse/ Pool	A.3.2  NEW CONSTRUCTION WEST SIDE OF TRACK / FIELD Demolition BHS, New Gymnasium and Auditorium, no Pool	
B GRADES 8-12 1,845 Students		B.2.1  MAJOR RENOVATION MINOR ADDITION Maintains Exist. Fieldhouse/ Pool + Auditorium	B.2.3  MINOR RENOVATION MAJOR ADDITION Maintains Exist. Fieldhouse/ Pool	B.2.5  MINOR RENOVATION MAJOR ADDITION Maintains Exist. Fieldhouse/ Pool + Auditorium	B.3.1  NEW CONSTRUCTION WEST SIDE OF BHS Demolition BHS, New Gymnasium and Auditorium, no Pool
		B.2.2  MINOR RENOVATION MAJOR ADDITION Maintains Exist. Fieldhouse/ Pool + Auditorium	B.2.4  MINOR RENOVATION MAJOR ADDITION Maintains Exist. Fieldhouse/ Pool	B.3.2  NEW CONSTRUCTION WEST SIDE OF TRACK / FIELD Demolition BHS, New Gymnasium and Auditorium, no Pool	
C GRADES 7-12 2,215 Students		C.2.1  MAJOR RENOVATION MINOR ADDITION Maintains Exist. Fieldhouse/ Pool + Auditorium	C.2.3  MINOR RENOVATION MAJOR ADDITION Maintains Exist. Fieldhouse/ Pool	C.2.5  MINOR RENOVATION MAJOR ADDITION Maintains Exist. Fieldhouse/ Pool + Auditorium	C.3.1  NEW CONSTRUCTION WEST SIDE OF BHS Demolition BHS, New Gymnasium and Auditorium, no Pool
		C.2.2  MINOR RENOVATION MAJOR ADDITION Maintains Exist. Fieldhouse/ Pool + Auditorium	C.2.4  MINOR RENOVATION MAJOR ADDITION Maintains Exist. Fieldhouse/ Pool	C.3.2  NEW CONSTRUCTION WEST SIDE OF TRACK / FIELD Demolition BHS, New Gymnasium and Auditorium, no Pool	

OPTIONS

	Compliance Factors													
	1. Ed Program Compliance	2. Traffic/ Site Circulation	3. Parking	4. Neighborhood Impact/ Shad	5. Design Flexibility	6. Site Access	7. Phasing Complexity	8. Fields Accommodation	9. Duration Schedule	10. Impact to Students Phasing	11. Sustainability	12. Civic Benefits	13. Permit/ Zoning	14. Rail Impact
Renovation Only														
2.1 Major Renovation, Minor Addition														
2.2 Minor Renovation, Major Addition														
2.3 Major Addition, West Addition														
2.4 Major Addition, South Addition														
2.5 Major Addition, East Addition														
3.1 New Construction, West of BHS														
3.2 New Construction, West of Harris														






- Positive impact(3)
- Neutral(2)
- Negative impact(1)

11/22/2017

Compliance Factors

1. Ed Program Compliance – how effective/efficient can this design be at meeting the Ed Program
2. Traffic/ Site Circulation – how well can the design accommodate good traffic and circulation solutions on site
3. Parking – does the design provide a good solution for distributed parking with successful adjacencies to building and fields
4. Neighborhood Impact/ Shadows – how does the physical massing affect the neighborhood
5. Design Flexibility – how accommodating is the design in providing flexibility for changes in use over time
6. Site Access – how accommodating can the site design be when addressing neighborhood traffic issues
7. Phasing Complexity – how challenging will phasing be for construction
8. Fields Accommodation – how well does the site design accommodate the needs of the outside athletic programs
9. Duration Schedule – how much impact does phasing have on the construction schedule for this design
10. Impact to Students Phasing – How does the design solution reduce the impact on student/staff due to construction phasing
11. Sustainability – how accommodating will the design be to achieving high energy efficiency and low operating costs relative to baseline occupancy requirements
12. Civic Benefits – how beneficial to civic uses is this design
13. Permit/ Zoning – how will the process of permitting and zoning approvals be affected by the site/ building design
14. Rail Impact – how will the train noise be perceived inside the building

REDUCED BUILDING CONFIGURATION MATRIX

1		2			3	
RENOVATION ONLY		RENOVATION + ADDITION			NEW CONSTRUCTION	
A GRADES 9-12 1,470 Students	B GRADES 8-12 1,845 Students	C GRADES 7-12 2,215 Students				
RENOVATION ONLY		A,B,C / 2.1	A,B,C / 2.3	A,B,C / 2.4	A,B,C / 3.1	
						
		MAJOR RENOVATION MINOR ADDITION	MINOR RENOVATION MAJOR ADDITION	MINOR RENOVATION MAJOR ADDITION	NEW CONSTRUCTION WEST SIDE OF BHS	
		Maintains Exist. Fieldhouse/ Pool + Auditorium	Maintains Exist. Fieldhouse/ Pool	Maintains Exist. Fieldhouse/ Pool	Demolition BHS, New Gymnasium and Auditorium, no Pool	

Agenda Item # 7

Preliminary site plan designs update

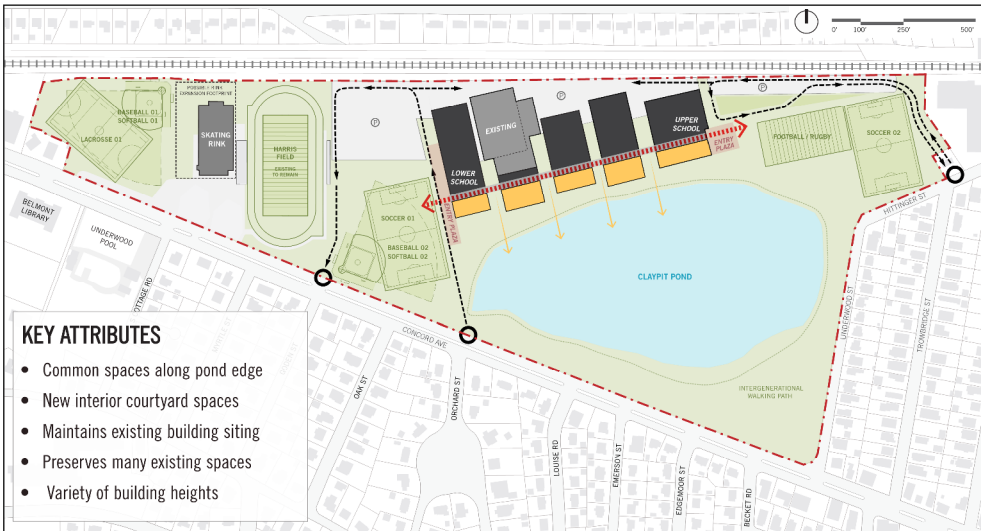
Brooke Trivas

BELMONT HIGH SCHOOL

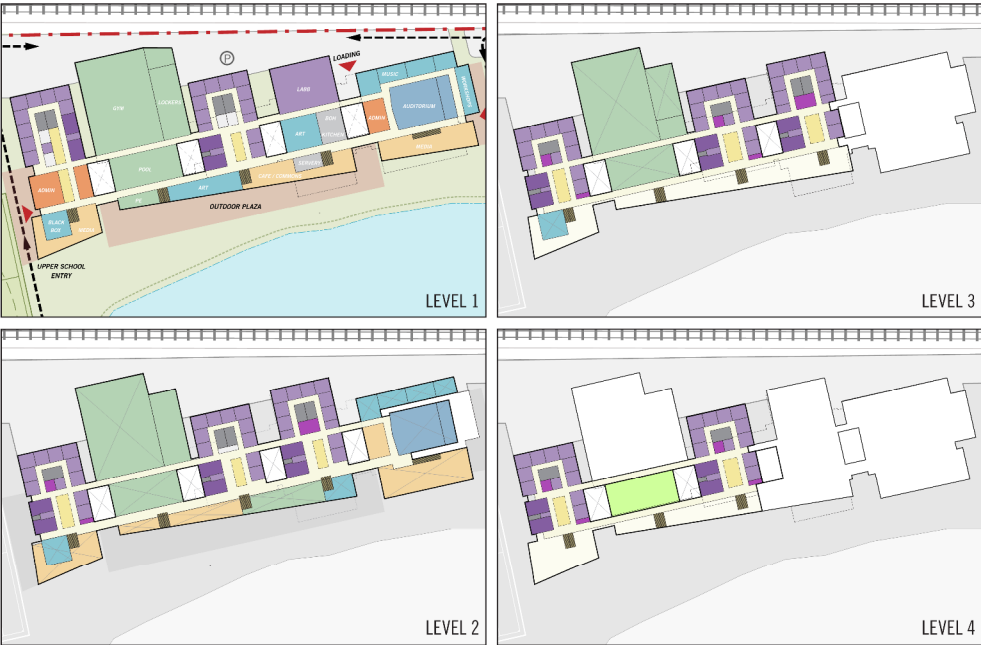
I. MAJOR RENOVATION AND MINOR ADDITION / C.2.1

SITE DIAGRAM

ESTIMATED CONSTRUCTION DURATION : 48 MONTHS



BUILDING PLAN DIAGRAMS



PROS

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CONS

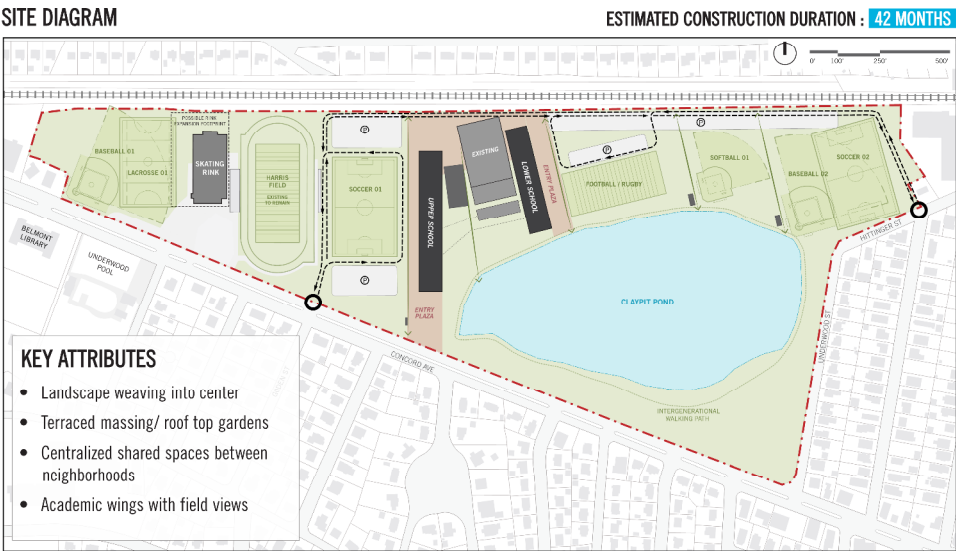
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PROPOSED BUILDING CONFIGURATION

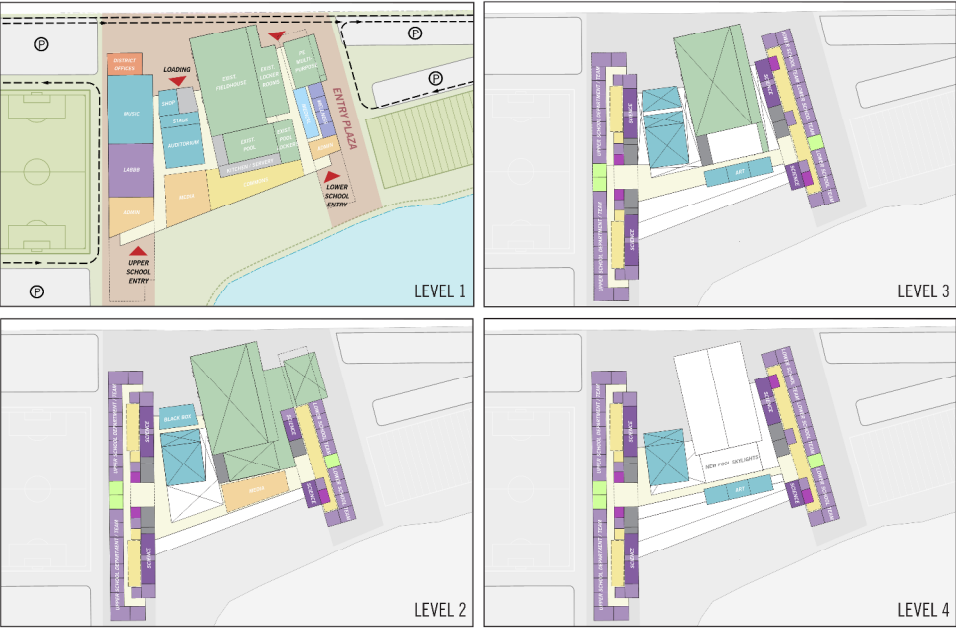
- 9-12 HIGH SCHOOL FOR 1,470 STUDENTS 343,494 GSF
- 8-12 HIGH SCHOOL FOR 1,845 STUDENTS 393,561 GSF
- 7-12 HIGH SCHOOL FOR 2,215 STUDENTS 451,575 GSF

BELMONT HIGH SCHOOL

II. MINOR RENOVATION / MAJOR ADDITION / C.2.3



BUILDING PLAN DIAGRAMS



PROS

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CONS

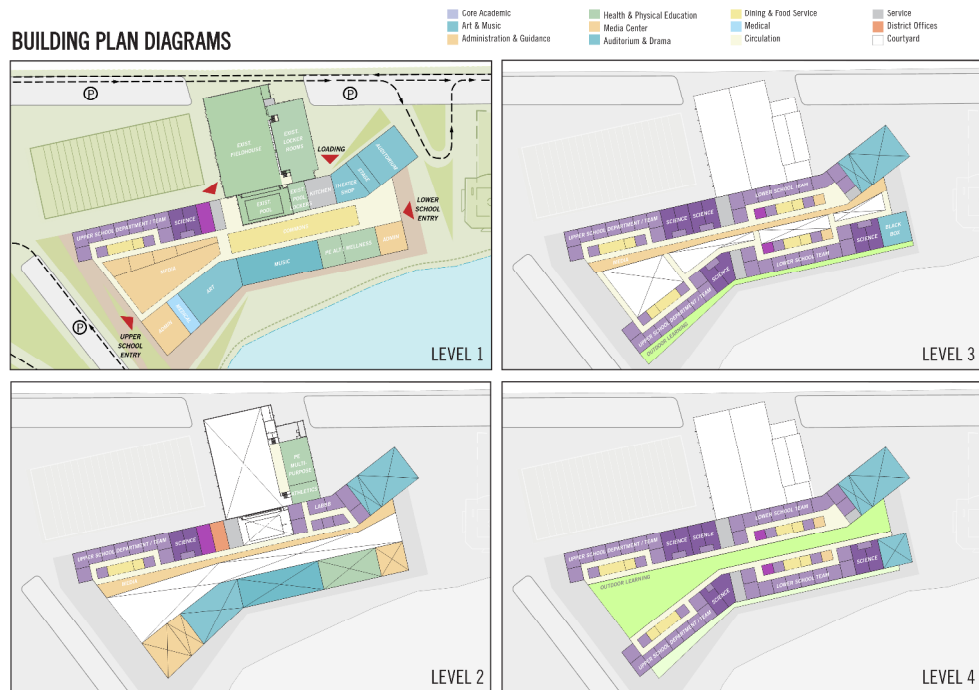
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PROPOSED BUILDING CONFIGURATION

- 9-12 HIGH SCHOOL FOR 1,470 STUDENTS 343,494 GSF
- 8-12 HIGH SCHOOL FOR 1,845 STUDENTS 393,581 GSF
- 7-12 HIGH SCHOOL FOR 2,215 STUDENTS 451,575 GSF

II. MINOR RENOVATION / MAJOR ADDITION / C.2.4

ESTIMATED CONSTRUCTION DURATION : 42 MONTHS



CONS

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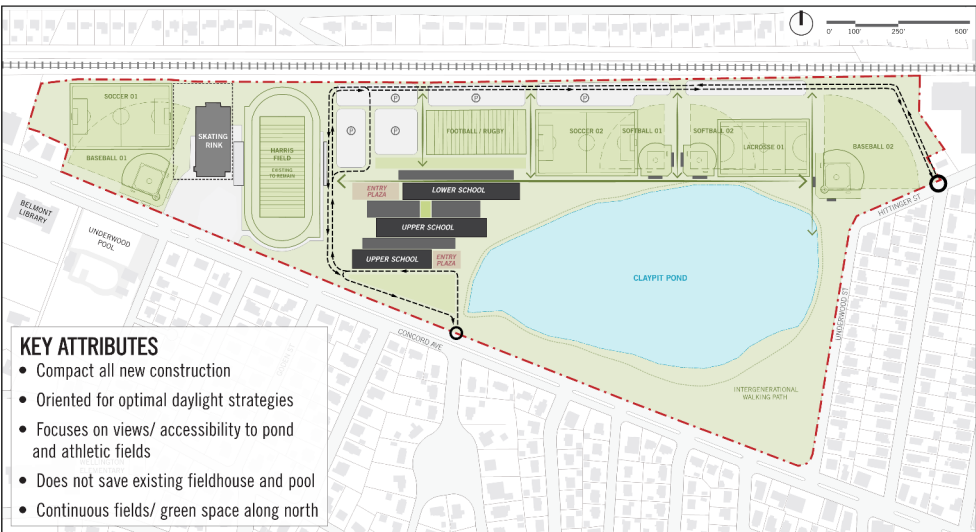
- 9-12 HIGH SCHOOL FOR 1,470 STUDENTS 343,494 GSF
- 8-12 HIGH SCHOOL FOR 1,845 STUDENTS 393,561 GSF
- 7-12 HIGH SCHOOL FOR 2,215 STUDENTS 451,575 GSF

BELMONT HIGH SCHOOL

III. NEW CONSTRUCTION / C.3.1

SITE DIAGRAM

ESTIMATED CONSTRUCTION DURATION : 36 MONTHS



PROS

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CONS

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BUILDING PLAN DIAGRAMS



PROPOSED BUILDING CONFIGURATION

- 9-12 HIGH SCHOOL FOR 1,470 STUDENTS 311,619 GSF
- 8-12 HIGH SCHOOL FOR 1,845 STUDENTS 363,186 GSF
- 7-12 HIGH SCHOOL FOR 2,215 STUDENTS 422,700 GSF

Agenda Item # 8

Pros and Cons

Bill Lovallo

Agenda Item # 9

Current construction costs

Tom Gatzunis

Agenda Item # 10

Approval action on PDP submission to MSBA
Bill Lovallo

December 2017

Module 3 Local Actions and Approval Certification Template

Instructions: Complete the letter and certification set forth below and print on (City/Town/Regional School District) letterhead. Please submit one original, signed version of the letter and certification and one electronic version to the MSBA.

[Letterhead of City/Town/Regional School District]

[Date]

Ms. Diane Sullivan
Senior Capital Program Manager
40 Broad Street
Boston, Massachusetts 02109

Dear Ms. Sullivan:

The Town of Belmont School Building Committee ("SBC") has completed its review of the Feasibility Study *Preliminary Design Program* for the Belmont High School project (the "Project"), and on November 30, 2017, the SBC voted to approve and authorize the Owner's Project Manager to submit the Feasibility Study related materials to the MSBA for its consideration. A certified copy of the SBC meeting minutes, which includes the specific language of the vote and the number of votes in favor, opposed, and abstained, are attached.

Since the MSBA's Board of Directors invited the District to conduct a Feasibility Study on November 09, 2016, the SBC has held twenty (20) meetings regarding the proposed project, in compliance with the state Open Meeting Law. These meetings include:

1. School Building Committee meeting #10 held at the Homer Municipal Building, Belmont MA at 7:30am on December 08, 2016
2. School Building Committee meeting #11 held at Belmont Town Hall, Belmont MA at 4:30pm on December 22, 2016
3. School Building Committee meeting #12 held at the Homer Municipal Building, Belmont MA at 7:30am on January 05, 2017
4. School Building Committee meeting #13 held at the Homer Municipal Building, Belmont MA at 7:30am on February 02, 2017
5. School Building Committee meeting #14 held at the Homer Municipal Building, Belmont MA at 7:30am on February 17, 2017
6. School Building Committee meeting #15 at the Homer Municipal Building, Belmont MA at 7:30am on March 01, 2017
7. School Building Committee meeting #16 at the Beech Street Center, Belmont MA at 7:00pm on April 06, 2017

December 2017

8. School Building Committee meeting #17 held at the Homer Municipal Building, Belmont MA at 7:30am on April 13, 2017
9. School Building Committee meeting #18 held at the Homer Municipal Building, Belmont MA at 7:30am on April 20, 2017
10. School Building Committee meeting #19 held at the Beech Street Center, Belmont MA at 6:00pm on May 04, 2017
11. School Building Committee meeting #20 held at the Homer Municipal Building, Belmont MA at 7:30am on June 15, 2017
12. School Building Committee meeting #21 held at the Homer Municipal Building, Belmont MA at 7:30am on July 20, 2017
13. School Building Committee meeting #22 held at the Homer Municipal Building, Belmont MA at 7:30am on August 10, 2017
14. School Building Committee meeting #23 held at the Homer Municipal Building, Belmont MA at 7:30am on August 24, 2017
15. School Building Committee meeting #24 held at the Homer Municipal Building, Belmont MA at 7:30am on September 14, 2017
16. School Building Committee meeting #25 held at the Homer Municipal Building, Belmont MA at 7:30am on October 5, 2017
17. School Building Committee meet #26 (joint meeting with School Committee) held at the Homer Municipal Building, Belmont MA at 7:30am on October 19, 2017
18. School Building Committee meeting #27 (joint meeting with Board of Selectmen and School Committee) held at the Wellington Middle School, Belmont MA at 6:30pm on November 2, 2017
19. School Building Committee meeting #28 (joint meeting with Board of Selectmen and School Committee) held at Belmont High School, Belmont MA at 6:30pm on November 16, 2017
20. School Building Committee meeting #29 (joint meeting with Board of Selectmen and School Committee) held at the Wellington Elementary School, Belmont MA at 6:30pm on November 30, 2017

In addition to the SBC meetings listed above, the District held three (3) public meetings, at which the Project was discussed. These meetings include:

1. New Belmont High School public presentation #2 held Chenery School Belmont MA at 7:00pm on September 19, 2017
2. New Belmont High School public presentation #3 held Beech Street Center, Belmont MA at 1:15pm on October 13, 2017
3. New Belmont High School public presentation #4 held at Belmont High School, Belmont MA at 10am October 28, 2017

December 2017

The presentation materials for each meeting, meeting minutes, and summary materials related to the Project are available locally for public review at:

<http://www.belmont-ma.gov/belmont-high-school-building-committee>

To the best of my knowledge and belief, each of the meetings listed above complied with the requirements of the Open Meeting Law, M.G.L. c. 30A, §§ 18-25 and 940 CMR 29 *et seq.*

If you have any questions or require any additional information, please contact Thomas Gatzunis, Daedalus Projects Inc. tgatzunis@dpi-boston.com or (617) 451 2717.

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

By: _____

Title: Chief Executive Officer

Date:

By: _____

Title: Superintendent of Schools

Date:

By: _____

Title: Chair of the School Committee

Date:

Agenda Item # 11

Next full Building Committee Meeting

Agenda Item # 12

New business

Agenda Item # 13

End Meeting