

AGENDA
BOARD OF SELECTMEN JOINT MEETING WITH
BELMONT HIGH SCHOOL BUILDING COMMITTEE AND SCHOOL COMMITTEE
DATE OF MEETING: Thursday, November 16, 2017
TIME OF MEETING: 6:30 PM
LOCATION: Belmont High School, Library
221 Concord Avenue, Belmont, MA 02478

1. Call to order
2. Minutes of previous meeting # 27
3. Comments from Belmont residents
4. Treasurer's Report (Bill Lovallo)
5. Public relations update (Jamie Shea)
6. Belmont High School Project Update (Bill Lovallo)
7. Preliminary Site Planning Diagrams (Brooke Trivas)
8. Preliminary Building Diagrams (Brooke Trivas)
9. Massing Models (Brooke Trivas)
10. Preliminary Evaluation of Building Configurations (Brooke Trivas)
11. Conceptual Project Costs (Shane Nolan)
12. Comments on draft PDP Sections (Bill Lovallo)
13. Next full Building Committee meeting dates
14. New business
15. End Meeting

Agenda Item #1

Call To Order

Agenda Item # 2

Minutes of previous meeting
27, November 2, 2017

**BELMONT HIGH SCHOOL BUILDING COMMITTEE
JOINT MEETING WITH SCHOOL COMMITTEE
AND BOARD OF SELECTMEN
DRAFT MEETING MINUTES
November 2, 2017
Chenery Middle School
6:30 PM**

Meeting #27

Committee Members Attending:

Chair Lovallo; Members: Adam Dash, John Phelan, Tom Caputo, Pat Bruschi, Dan Richards, Phyllis Marshall, Joe DeStefano, Diane Miller, Chris Messer, and Jamie Shea

From Daedalus: Mr. Tom Gatzunis and Mr. Shane Nolan

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

Board Members Present: Chair Williams 6:32 and Selectman Dash

SC Members Present: Chair Lisa Fiore, (Caputo), Susan Burgess-Cox, Kate Bowen

Others: Mike McAllister, Chenery Middle School Principal

Members Absent: Gerald Boyle, Bob McLaughlin, Joel Mooney, and Phil Ruggiero

I. Call to Order

The meeting was called to order at 6:31 p.m. by Chair Lovallo. Introductions were made around the table.

II. Minutes of Previous Meetings

Ms. Brusch moved: To approve the Minutes of 10/19/17.
The motion passed unanimously.

III. Comments from Belmont Residents

No comments.

IV. Treasurer's Report

Ms. Marshall informed the Committee that there are no bills to process tonight. She reviewed what has been paid to date as well as what has been encumbered to date. Chair Lovallo confirmed that \$1.75M was initially allocated to the building committee and a little over \$190,000 remains.

V. Public Relations Update (Web Page, Other Media Outlets)

Ms. Shea introduced the Belmont High School seniors (from her Capstone class) who conducted a study of the traffic at BHS. The students reviewed the data from the traffic study survey (via a slide show) that they created and disseminated to BHS students, parents, and teachers/staff.

Regarding the student feedback, the data showed that there is a traffic backlog of cars between 7:00 and 7:20 a.m. in the morning. There are a large number of students driving to the high school at this time and an even larger number that are being dropped off at this time. There does not appear to be a lot of carpooling, especially among the student drivers.

Teachers are also impacted by the traffic, which blocks up Concord Ave. from Belmont Center and heading East toward Cambridge. Parents were also surveyed and the data was similar. Most of the parent drop-offs were between 7:20 and 7:40 a.m.

Parents seemed to feel that there is a lack of biking culture at the high school; more bike racks and better bike lanes may be needed. Parents also suggested staggered start times, as a way to mitigate drop off traffic jams.

The suggestions (from the survey) were reviewed (e.g., satellite pick up and drop offs, more parking, staggered start times, better cross walks). The suggestions seemed to offer ways to improve the traffic congestion issue. The presenting students also discussed various “student incentives” as a means to improve the traffic situation.

The students briefly entertained questions and comments.

[The SC called their meeting to order as of 6:54 p.m.]

VI. Project Schedule Update

Chair Lovallo explained that the PDP (Preliminary Design Program) report is currently being put together. The PDP will consist of seven sections. The deadline for MSBA submission is December 13. The seven sections of the PDP will be sent out (to the Board of Selectmen and to the School Committee) for review and comments throughout the month of November. The hope is to vote to approve the PDP report when these bodies meet together on November 30.

VII. District Space Summary Update

Superintendent Phelan began with the three grade configurations that are being explored for the new building: 7-12, 8-12, 9-12. The architectural firm of SMMA is exploring the design options for the impact of the various configurations. For example, what will be the *impact* on the elementary schools if the 9-12 grade configuration is selected? This is an exercise in both design and logistics, and in identifying alternative space options.

Chair Lovallo raised the issue of cost estimations for exploring the configuration impacts on the other schools. The MSBA, Superintendent Phelan confirmed, will not contribute to the cost of adding space at the elementary schools, should that need to happen.

VIII. Space Summary Update

Ms. Trivas explained the Program Tree and the “neighborhood” concept, which concerns placing the programmatic elements (e.g., English, Math, SPED, Art, seminar rooms, teacher planning rooms, etc.) in certain spaces. She reviewed some of the rooms in the “neighborhood.” She discussed shared spaces, learning/civic common spaces, etc. The existing spaces can be compared to the proposed spaces with a graphical representation. This is all preliminary planning, she said, nothing is fixed. Superintendent Phelan added that the elements are being moved around to learn what makes the most sense – the “adjacencies” are moved from location to location within various neighborhoods.

Ms. Trivas reviewed the various options for the placement of classrooms – where students can work individually, collectively, in perimeter classrooms, or in central innovation. She reviewed the cluster of departments that can have flexible space and noted that science is one discipline that cannot be interchanged.

Innovation spaces were briefly discussed. Ms. Trivas reiterated that the planning at this point is preliminary and is committed to flexibility.

There was a brief discussion that the concepts are difficult to grasp and that is it difficult to offer feedback. Selectman Dash asked whether the renderings and virtual reality view of the new building would be ready before the design? Would it be so far along in the process that it could not be changed if people did not like what they saw in the renderings and virtual reality view? He requested that the renderings and virtual realty view be completed before the plans were unchangeable.

Ms. Trivas reviewed a potential middle school layout.

IX. Matrix of Options

She then reviewed various configuration matrixes, e.g, a newly-built building, a building renovation (major or minor), and/or an addition to the existing building. The costs of these three matrixes and their impact on students will be explored.

X. Building Diagrams

Mr. Cunningham and Mr. Kuhn reviewed the “renovation with addition” concept for a grade 7-12 configuration. They touched on various components of the plan, which include a three-story building, a large lobby space, upper/lower school wings, a new auditorium, lots of natural light, etc. There will be multiple, complex phases for this scheme. The nearby neighborhood (the impact to Channing Road) and the nearby railroad tracks were briefly discussed. The efficiency of the building, its compactness, the use of the perimeter, and how it is lit was also explored. Mr. Cunningham stated that the bike path and the walking path are both being considered in this planning process.

The matrix of options presentation was briefly discussed. BOS Chair Williams asked several questions about the three grade configurations. Superintendent Phelan touched on the need for a space remedy (as a result of the enrollment numbers) to the middle and elementary schools if a grade 9-12 school is built.

XI. Estimating Project Costs

Mr. Gatzunis reviewed costs that are relevant to the project. There are over 115 line items that go into the budget for the project. He explained costs differences between the design/bid/build approach versus the construction manager approach. The construction estimates are very detailed.

Concerning cost trends, Mr. Gatzunis stated that the Northeast is booming, which means that the costs are increasing. The current trend is upwards of \$500 per square foot. These costs may increase 4-5% per year. The asbestos abatement will be an additional cost. Ms. Trivas added that there will be some efficiencies, given the tight sight.

Chair Lovallo noted that Daedalus is steeped in cost estimation. The trends, he reiterated, are going upwards, which is why it is important to keep the project moving along.

In answer to a question, Superintendent Phelan explained how he is researching various space configurations. Teachers and administrators are touring newly-built high schools (Scituate, for example). He noted that the educational methods are already shifting both at the Chenery and at the high school; the new building will need to support these new techniques. The staff will need professional development.

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

Thursday, November 16, 2017 at 6:30 p.m. (BHS Library, learning common)

Thursday, November 30, 2017 at 6:30 p.m. (TBD)

XIII. Other/New Business

None.

XIV. Related Meeting Documents

Perkins + Will's meeting agenda

Daedalus Total Project Cost Summary

Perkins + Will's power point presentation materials

Daedalus Total Project Budget

XV. End Meeting

The meeting ended at 8:38 p.m. by Ms. Shea.

Respectfully submitted by:

Lisa Gibalerio

Approved:

Gerald R. Boyle, Secretary

Date

Agenda Item # 3

Comments from Belmont residents

Agenda Item # 4

Treasurer's Report

Phyllis Marshall

Vote to approve the following invoices:

Perkins & Will \$130,000.00

Hannah E. Fischer \$1,365.00

Daedalus Projects Inc \$18,400.00

Jessie Bennett Web Design \$ 750.00

AIR Graphics \$ 116.00

Agenda Item # 5

Public Relations Update

Jamie Shea

Agenda Item # 6

Belmont High School Project Update

Bill Lovallo

Future Committee Meetings

- PDP Local Action (Vote)
November 30th 6:30 p.m. – Joint Meeting
- Sustainability Presentation
December 7th 6:30 p.m. – Joint Meeting
- Community Engagement #5
December 12th 7:00 p.m. – Tours at 6:00
- Traffic Presentation
January 11th 6:30 p.m. – Joint Meeting

Future Committee Meetings

- Community Engagement #6
January 16th 7:00 p.m.
- 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 # 7

Preliminary Site Planning Diagrams

Brooke Trivas

Agenda Item # 8

Preliminary Building Diagrams

Brooke Trivas

Agenda Item # 9

Massing Models

Brooke Trivas

Agenda Item # 10

Preliminary Evaluation of Building Configurations

Brooke Trivas

EVALUATION OF OPTIONS MATRIX

OPTIONS

A.1.1 Renovation Only

A.2.1 Major Renovation, Minor Addition

A.2.2 Minor Renovation, Major Addition

A.2.3 Major Addition, West Addition

A.2.4 Major Addition, South Addition

A.2.5 Major Addition, East Addition

A.3.1 New Construction, West of BHS

A.3.2 New Construction, West of Harris

Compliance Factors														
1. Ed Program Compliance	2. Traffic/ Site Circulation	3. Parking	4. Neighborhood Impact/ Shac	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	Total
														20
														24
														20
														33
														35
														21
														31
														24

- Fullfills expectations/ minimal impact(3)
- Neutral(2)
- Fails expectations/ significant impact(1)

Agenda Item # 11

Conceptual Project Costs

Shane Nolan

BELMONT HIGH SCHOOL

11/17/2017

PRELIMINARY ORDER OF MAGNITUDE COSTS

Estimated Total Project Costs

Code Upgrades Only to existing High School

\$118m - \$132m

Grade Configuration 9-12

\$200m - \$230m

Grade Configuration 8-12

\$230m - \$270m

Grade Configuration 7-12

\$260m - \$300m

Agenda Item # 12

Comments on draft PDP sections

Bill Lovallo

PDP Section Review

November 20th	3.1.1	Introduction
November 20th	3.1.2	Educational Program
November 20th	3.1.3	Initial Space Summary
November 13th	3.1.4	Evaluation of Existing Conditions
November 15th	3.1.5	Site Development Requirements
November 27th	3.1.6	Preliminary Evaluation of Alternatives
	3.1.7	Local Actions and Approvals

Agenda Item # 13

Next full Building Committee Meeting

Agenda Item # 14

New business

Agenda Item # 15

End Meeting