

BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES

April 11, 2018

Homer Building Gallery
7:30 AM

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BELMONT, MA

2018 APR 27 PM 1:59

Meeting #43

Committee Members Attending:

Chair Lovallo; Members John Phelan, Tom Caputo, Pat Bruschi, Dan Richards, Phyllis Marshall, Bob McLaughlin, Joel Mooney, Chris Messer, Emma Thurston, Jamie Shea

From Daedalus: Tom Gatzunis, Shane Nolan

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

From the School Committee: Kate Bowen

BHSBC Members Absent: Diane Miller, Joe DeStefano, Mike McAllister

I. Call to Order

The meeting was called to order at 7:35 a.m. by Chair Lovallo. He began by congratulating Tom Caputo on his Selectman position. Mr. Caputo will now serve on the BHSBC as a Selectmen's representative. Chair Lovallo noted that there is currently no School Committee representative. He briefly reviewed the agenda.

II. Design Update

Ms. Trivas provided an update on what has happened since the last BHSBC meeting, at the end of March. She noted that the 7-12 Steering Committee has been meeting with the Design Team. Faculty/Administration surveys are coming in and the results are being reviewed. The Design Team is meeting every Friday with the technical consultants, and also met with the Kitchen consultants. The theater arts consultant will be brought in soon. The ceiling height issue is being examined, as is the overall building square footage. She then explained the teacher planning spaces, and also various increases and reductions in space allotments throughout the building.

Superintendent Phelan explained Belmont's role in the LABBB collaborative (which concerns Special Education). The program will remain at the current Chenery Middle School and the program's needs will be well met at the Chenery, as space will open up there.

Ms. Trivas continued with the design updates concerning various spaces, e.g., maker space, invention space, innovation space, learning commons, etc. She noted that the nomenclature concerning these spaces needs to be clarified. Mr. McLaughlin suggested using terms that are familiar to the majority of the citizens. There was consensus that consideration needs to be given to the terms used to describe various spaces.

Superintendent Phelan provided a summary of a recent tour of the newly-built Dearborn High School. It was interesting to see spaces that Belmont is considering. Ms. Shea agreed, and added that to see

spaces in person made a meaningful difference – concepts went from the abstract to the real.

Mr. Kuhn then provided specific details on some of the space and height adjustments, including the outdoor areas. Mr. Cunningham reviewed some specific height adjustments. He explained how the mechanical structures were adjusted to reduce the height. He reviewed the ceiling heights on all four levels:

- Level 1 16 feet
- Level 2 14 feet
- Level 3 14 feet
- Level 4 between 14 and 16 feet

Chair Lovallo provided clarifying comments throughout the presentation. The group briefly discussed the concepts of single and dual phasing. (Phasing refers to the timing throughout which the students/faculty begin utilizing the new building.)

Mr. Cunningham reviewed the updated site design. He highlighted where various departments/spaces will be placed, he reviewed the auditorium and art/music spaces, media center as well as entryways, exits, elevator placements, etc. Other topics that were briefly discussed include the placement of the dumpsters, the roof, the roof garden, mechanical wells, skylights and natural lighting.

Mr. Kuhn reviewed the “working massing model.” He pointed out various design aspects (and capacity) of the project, including: lower and upper school commons, dining areas, maker spaces, closed spaces, etc. He pointed out the “scale” of the various spaces.

III. Comments from Belmont Residents

There were no comments.

IV. Discussion of PSR Report Submission

Chair Lovallo briefly noted that there is a PSR Revision One (PSR R1). He explained why the MSBA requested this revision to the PSR.

V. Update on Project Costs (Daedalus)

Mr. Nolan reviewed the square footage reductions in the building and how the reduction in size and improvements to efficiency impacted the construction costs, which brought the total estimated project cost down from \$309,045,915 to \$295,824,624. The square foot costs are trending down as well.

Mr. Mooney provided a brief update on the testing that is currently happening at the BHS. There is some (limited) impact found to the materials (as a result of the former dump site) from the boring tests.

VI. Approval Action of PSR Report Submission to MSBA

Chair Lovallo requested a vote on the various motions:

Chair Lovallo moved: Approval on the PSR R1 Report Submission to the MSBA (tomorrow).
The motion passed unanimously.

VII. Next Full Building Committee Meeting

Chair Lovallo noted that the next meeting will provide another Design Update and a Design Workshop. The space between the school and the pond will be explored.

Thursday, April 26, 2018 at 7:00 p.m. (at the Wellington Cafeteria)

VIII. Treasurer's Report

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

Invoice 1: Perkins+Will \$120,000

Mr. McLaughlin moved: To approve the Invoice of \$120,000.
The motion passed unanimously.

IX. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 3/28/18.
The motion passed unanimously.

X. Other/New Business

- Chair Lovallo noted that there was a meeting with Belmont's Emergency Management Agency (BEMA) group. The new building could be used as an evacuation center in the event of an emergency. The Chenery is also an evacuation center.
- On April 23, there is a meeting concerning the building's operation systems, e.g., plug loads, occupancy sensors, etc. This will be a Building Systems and Operations Subcommittee meeting, and thus will be posted as a public meeting.
- Chair Lovallo provided an update on the Request for Proposal for the Construction Manager at Risk (CMR) process. Three firms responded: Skanska, Suffolk, and Gilbane. He informed the BHSBC that the submissions review meeting will be held on April 30. The CMR firms will be invited to interviews on May 7th, with the Subcommittee planning to make a recommendation on a CMR firm to the full Building Committee at the May 8th Building Committee meeting. The BHSBC was encouraged to attend the interviews, which will be scheduled for midday.

Member McLaughlin moved: To authorize the Subcommittee, on behalf of the BHSBC, to send out the Request for Proposal for the Construction Manager at Risk services to Skanska, Suffolk, and Gilbane.
The motion passed unanimously.

- Ms. Bruschi noted that she and Chair Lovallo met with the Goden Street neighbors last night, and last week they met with the *Safe Routes to Schools* group. More traffic meetings (Hittenger, etc.) will occur in the coming days, and there will be a meeting on April 24 with the Planning Board. No formal votes will be taken on the 24th. She explained what the Planning Board will be reviewing, e.g., the exterior of the building (everything that can be seen from the

outside). There will be similar meetings with the Recreation Department, Conservation Commission, etc.

XI. Student Toilet Discussion

Ms. Trivas explained the gender inclusivity designs for toilets. She explained what the gender neutral multi-stall facilities might look like, including placement of sinks, urinals, etc. She said the layout of the PE space, lockers, the pool area, facilities, etc. will be explored in more detail at another time. She showed the design plans for these facilities at another school.

Chair Lovallo noted that ultimately this will be a decision for the School Department. Issues pertaining to sensitivity, building flexibility, relevant state laws, MSBA guidelines, etc. were briefly explored.

XII. Student Locker Discussion

Ms. Trivas discussed the potential locker sizes and the 1-to-1 ratio design for the middle school area. For the high school, lockers are a different conversation – in some cases there are no lockers, some are used as charging stations, etc.

XIII. Survey Results of Locker Study

Ms. Shea discussed the results of a recent survey on general locker use by students in the Belmont High School. The survey was sent out to all students. Ms. Shea noted that about half of the respondents (604 responses) said they use their lockers and half do not use lockers and therefore carry their stuff around. Many of those who do not use lockers said the lockers were too far away (which causes a time crunch in between classes) and many said they store things in their cars. Those who use the lockers said they do so to store their sports equipment. Others who use lockers, use them to store winter jackets, etc.

The BHSBC briefly discussed issues relating to lockers.

XIV. Adjournment

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

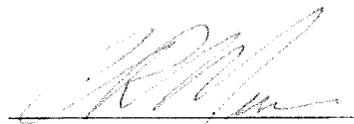
XV. Related Meeting Documents

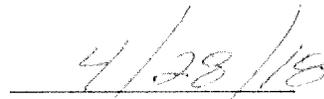
1. Daedalus Cost Summary – PSR R1
2. Schematic Design Update Perkins+Will
3. Student Locker Usage Survey
4. MSBA Local Actions letter (to Ms. Sullivan) concerning the PSR R1

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary


Date