

**BELMONT HIGH SCHOOL BUILDING COMMITTEE**  
**FINAL MEETING MINUTES**  
**April 26, 2018**  
**Wellington School Cafeteria**  
**7:00 PM**

RECEIVED  
TOWN CLERK  
BELMONT, MA

2018 MAY 15 PM 2:30

**Meeting #44**

*Committee Members Attending:*

Chair Lovallo; Members: John Phelan, Pat Bruschi, Phyllis Marshall, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, Emma Thurston, Jamie Shea

*From Daedalus:* Shane Nolan

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

*BHSBC Members Absent:* Dan Richards, Mike McAllister, Tom Caputo

*School Committee Members Attending:* Catherine Bowen, Tara Donner, Susan Burgess-Cox

There were roughly 28 citizens in attendance at this meeting.

**I. Call to Order**

The meeting was called to order at 7:11 p.m. by Chair Lovallo. Chair Lovallo reviewed the agenda and turned to the first item.

**II. Design Update**

Ms. Trivas noted that she and her colleagues have received a lot of design feedback over many meetings throughout the past few days and weeks. Steps have been taken to incorporate that feedback into the most current iteration of the plan. Tonight, she explained, the current design plan will be explored. She briefly discussed the various spaces in the lower middle school building, e.g., maker space, innovation space, etc. She pointed out where more light and air were added to various spaces. Natural light has been increased in the library and media center areas. The visual and performing arts (chorus, band, etc.) are now located together.

Mr. Cunningham provided some "South Plaza" design details. He also reviewed the library entry space.

BHSBC members then asked questions and offered comments. Mr. Messer asked about the empty V space in the lower school media area. Mr. Kuhn noted that this space opens up the views and allows for more light. Mr. DeStefano asked about the heating and cooling of some of the open spaces. He said he appreciates the adjustments in ceiling height and also expressed concerns about the size of the building overall. Other clarifying questions were raised and addressed. Chair Lovallo asked about the views of the main High School entrance to the west.

Mr. Kuhn then discussed the potential building materials. He noted that the new high/middle school

FINAL

will likely be the largest building in town. He briefly reviewed the history of the high school site – which included the placement of various sheds, and the history of the bricklaying. He discussed the ways in which parts of the site’s history could be honored in the new building. He discussed the potential use of brick and terra cotta and window placement throughout the building. The Committee asked various questions about the materials (terra cotta and brick) as well as horizontal versus a vertical layout.

### **III. Comments from Belmont Residents**

Mr. Dick Madden, 535 Pleasant Street, noted that he emailed materials to the Building Committee. He expressed concerns about the design, noting that it is not very traditional. He referenced the Natick (a model school) high school plan, which was built for \$78M, just six years ago. He then asked specific questions about the design slides. He noted that there are large spaces to heat and there could be a lot of heat pouring out of windows. He asked if all the open space was necessary? These open spaces look good in pictures, he said, but will surely cost a lot of money. He expressed concern about the “open arm” design. Ms. Trivas then explained the Model School concept, which is no longer held in esteem as it once was. The Model School concept would be difficult to apply to Belmont, she said.

Chair Lovallo provided information as well. The open areas are being looked at, he said, and allow for light. Mr. Madden also asked about the placement of the courtyards. Chair Lovallo noted that the building’s energy use is being carefully considered. Mr. Cunningham provided some additional information on the mechanical systems as well as the cost benefit analysis.

Mr. John Kolterman, Pct. 1, asked about the net zero goal. Chair Lovallo stated that the energy performance will be very high even if the building does not hit net zero. Mr. Kolterman then raised concerns about the traffic and the large number parking spots. He encouraged parking areas for bicycles. Chair Lovallo noted that the proposed number of parking spots is actually less than the current parking availability. Mr. Cunningham also addressed these concerns. He noted that if the currently proposed amount of parking is not needed in the future, it could be reclaimed for green space. He spoke to the flood plain issue with Clay Pit Pond and the likelihood of soil displacement.

Mr. Charles Smart, Elizabeth Road, stated that he is concerned about the overall cost of the building. The total project cost is currently estimated at \$295M, offered Chair Lovallo, with up to 40% of eligible costs subsidized by the MSBA, which brings the cost down to \$218M. This project will likely add \$1,800 to the average annual tax bill for homeowners, offered Mr. McLaughlin, over a 30-year period.

Superintendent Phelan explained how the lower school will be divvied up.

Ms. Tara Donner, Town Meeting member and newly elected School Committee member, noted that the operating costs need to be focused on – over the life of the building. She expressed concerns about the sight lines for students in the library area as well as the number of staff who will be supervising in some of the non-classroom areas. Superintendent Phelan provided some additional information on the staffing and on the sight lines of various spaces. Ms. Donner also asked about noise mitigation measures for the cafeteria and about the need for cleaning the large number of windows.

### **IV. Design Workshop – South Plaza**

Ms. Trivas set up the South Plaza visioning exercise. Several groups of audience members and  
FINAL

BHSBC members met in small groups and discussed the possibility of a working garden classroom, a music/art garden, and the potential for outdoor recreational activities. Each group reported out on their “visions”. Examples include: outdoor performance spaces, using the pond in science classes, garden learning, mental re-charge spaces, solar gardens, step seating, an extension of the dining area for outdoor eating, and a green space for community gatherings.

Chair Lovallo thanked everyone for their feedback and for participating in the exercise

#### **V. Discussion of PSR Resubmission**

Chair Lovallo noted that the recent meeting with the MSBA went very well. The MSBA is pleased with the current design. On May 9, the facility group will meet with the MSBA. The PSR will be resubmitted then as well. The MSBA full Board meeting will occur on June 27. The final design approval will take place in August. The MSBA would like to see cost efficiencies and would like to see the building have slightly less square footage.

#### **VI. Update on CMR Selection**

Mr. Nolan provided a brief update on selection process. The CMR proposals are being reviewed and interviews will occur on Monday, May 7 at 11:00 a.m. On Tuesday evening, May 8, the SC and BOS and BHSBC will meet at the Chenery Middle School. At that meeting, the CMR selection subcommittee will bring a recommendation of the most favorable CMR firm for full Building Committee approval. (A vote on the PSR is also expected, which will be presented the next day at the MSBA.)

#### **VII. Update on Site Design and Traffic**

Chair Lovallo provided a brief update on the recent Planning Board meeting, which dealt with traffic, site design, and issues related to parking, etc. On June 5, Chair Lovallo and Ms. Bruschi will meet again with the Planning Board. They will also meet with the Traffic Advisory Committee on May 10th.

#### **VIII. Minutes of Previous Meetings**

*Mr. McLaughlin moved:* To approve the Minutes of 4/11/18, as amended.  
The motion passed unanimously.

#### **IX. Treasurer’s Report**

Ms. Marshall informed the Committee that the following Invoices are ready for their approval:

##### ***Invoice 1: Daedalus \$28,409.17***

This bill is made up of two numbers: \$22,990.00 March OPM for feasibility study; and \$5,419.17 for geotechnical services.

*Mr. McLaughlin moved:* To approve the Invoice of \$28,409.17.  
The motion passed unanimously.

FINAL

**Invoice 2: Virtual Town Hall Holdings \$2,750.00**

*Mr. Mooney moved:* To approve the Invoice of \$2,750.00  
The motion passed unanimously.

**X. Next Full Building Committee Meeting**

Tuesday, May 8, 2018 at 7:00 p.m.

**XI. Other/New Business**

There was none.

**XII. Related Meeting Documents**

1. Perkins+Will presentation April 26, 2018

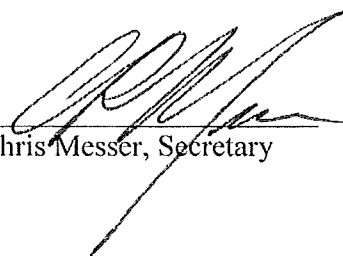
**XIII. End Meeting**

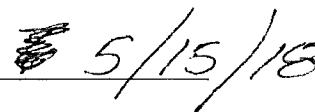
The meeting ended at 9:15 p.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

  
Date