

BELMONT HIGH SCHOOL BUILDING COMMITTEE  
FINAL MEETING MINUTES  
June 7, 2018  
Homer Building Gallery  
7:30 AM

RECEIVED  
TOWN CLERK  
BELMONT, MA

2018 JUN 28 PM 3:02

**Meeting #48**

*Committee Members Attending:*

Chair Lovallo; Members: John Phelan, Mike McAllister, Tom Caputo, Pat Brusch, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, Emma Thurston, Jamie Shea, Lisa Fiore, Patrice Garvin

*From Daedalus:* Shane Nolan

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

*From Skanska:* Mr. Dan Lanneville

*BHSBC Members Absent:* Dan Richards

Others attending: Police Chief McLaughlin; Assistant Chief MacIsaac; Melissa O'Connor, SRO; Mr. Steve Mazzola, Information Technology Director; Steve Dorrance, Facility Department Director

**I. Call to Order**

The meeting was called to order at 7:32 a.m. by Chair Lovallo. He reviewed the agenda and then turned to the first item.

**II. Minutes of Previous Meetings**

*Mr. McLaughlin moved:* To approve the Minutes of 5/16/18.  
The motion passed unanimously.

*Mr. McLaughlin moved:* To approve the Minutes of 5/24/18.  
The motion passed unanimously.

**III. Treasurer Update**

Chair Lovallo thanked Ms. Marshall for her many years of service to the town of Belmont as well as to the BHSBC. He noted that Ms. Garvin, Town Administrator, is now an official BHSBC member. Chair Lovallo added that the committee still needs a Treasurer, and he asked for a nomination. Ms. Brusch nominated Ms. Thurston.

*Mr. Brusch moved:* To appoint Ms. Emma Thurston as Treasurer.  
The motion passed unanimously.

Chair Lovallo noted that the Skanska contract is ready for execution. The amount of the contract is

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\$103,912.

*Mr. McLaughlin moved:* To accept and execute the Skanska contract.  
The motion passed unanimously.

#### **IV. Update on MSBA Facilities Assessment Committee**

Chair Lovallo stated that the recent MSBA meeting went well, as did the follow up phone call. The MSBA staff has approved the Preferred Schematic Report. Basically, the project and the work that defines the project have been approved by the MSBA staff, and the procedural Board meeting scheduled for June 27 will formalize the approval. Chair Lovallo thanked all those involved in making this happen. Superintendent Phelan also added a word of thanks.

Chair Lovallo noted that the design team submitted the pricing package for the Schematic Design cost estimate to all 3 estimating groups.

#### **V. Building Zero Net Energy (ZNE) Design Update**

Chair Lovallo stated that there is a Building Systems and Operations subcommittee, which has met four times. He thanked the subcommittee (and others) for their work.

Chair Lovallo outlined four areas that will be explored: mechanical systems, energy comparisons, life cycle, and the pros/cons of the various options. He reviewed the energy goals that have been stated across town, including a reduction in greenhouse gas emissions by 80% by the year 2050. He explained the HVAC System goals – noting that achieving these energy goals saves money. He then explained the following concepts: energy distribution throughout the school, and how the geo exchange of energy works. He noted that energy tests will be run on the wells during the Design Development phase. He also touched on how the rooftop cooling towers and the boiler system will work in the alternate system being considered.

Chair Lovallo reviewed the various energy use options, given the energy demands of the building. Both options, he said, are aligned with the principle of ZNE. Mr. Cunningham added that the energy numbers are very efficient.

Chair Lovallo reviewed the ZNE A, B, C, and D options. He explained some of what would be needed to achieve ZNE within these options. The building is ZNE ready.

Concerning costs, Chair Lovallo reviewed the life cycle cost summaries. The options are not that different with regard to costs. Mr. Cunningham noted that there are rebates and other cost savings incentives available that make the GeoExchange System even more cost attractive.

The Base Option (GeoExchange System) seems to be the one to move forward with, Chair Lovallo said, but more work needs to be done. He referenced a letter from Roger Colton, Chair of the Energy Committee, which acknowledged the BHSBC for its work on ZNE.

#### **VI. Technology Design Update**

Mr. Steve Mazzola, Information Technology Director, noted that technology is an ever-evolving area. He reviewed what is currently in the classrooms as well as in other spaces, e.g., lab spaces, Media  
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areas, administrative areas, SPED classrooms, etc. He also reviewed the current infrastructure regarding what technology can be supported, e.g., network wiring, network speed, wireless coverage, etc.

Mr. Mazzola outlined what will be needed with regard to planning and design for the new building. A working group will be convened to research and recommend best practices for classroom and student device technology. He discussed wireless infrastructure and device integration as well as planning for the new lab spaces. He noted that security systems, phone systems, and network infrastructure needs to be compatible across town. He stressed the need to continue having an integrated system, as it reduces costs. But – the integrated system requires a lot of thought.

## **VII. Building Security Design Update**

Superintendent Phelan thanked the Police Department for their work in keeping the schools safe and in working closely with the School Department. He explained some of the key aspects of school security, e.g., site lines around the building, protocols for entering the building, locked doors, cameras inside and outside of the building, etc. Teachers and staff will receive security training. The building will have state-of-the-art security features consistent with current high school designs.

## **VIII. Comments from the BHSBC**

Ms. Fiore asked about the noise of the HVAC system. Mr. Cunningham provided some information on how the noise from the mechanical units will be mitigated. He noted that the location of the mechanics is being carefully planned. Ms. Trivas added that acoustical consultants will be involved.

Mr. Bob McLaughlin spoke to the security needs of the building. He specifically asked about break out windows on the first floor. Superintendent Phelan said that there will be exit doors on the first floor, not windows that will open. He spoke to the communication devices that will be used in and around the building. Ms. Trivas added that installing windows that open for exiting can be done, but it will add to the cost – and windows that open to let people out can also let people in, which would raise another security concern. Mr. McLaughlin explained that metal detectors will eventually be required. Ms. Trivas noted that the building is being appropriately wired to power detectors, if they are required in the future.

Chief McLaughlin stated that the Police Department has been and will continue to be very involved in the Security planning process.

Selectman Caputo asked about heating/cooling zones on off hours.

Ms. Shea asked about LEED certification.

## **IX. Comments from Belmont Residents**

Mr. James Booth, Energy Committee, thanked the BHSBC for their work on Energy. He spoke to the Geo-exchange option's benefits. Chair Lovallo raised the topic of parking canopies.

Mr. Claus Becker, TMM Pct. 5, spoke to the controlling of costs and reducing risks. He said there will be a tax on carbon energy, down the road. Green energy will be more cost efficient. Chair Lovallo agreed that the costs over time will likely be less with the GeoExchange system.

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**X. Building Exterior Design Update**

Mr. Kuhn provided interior and exterior design updates. He began by reviewing the next iterations of the window design, placement of operable walls, lighting placement options, glare reduction, building angles (with regard to natural light), etc. Regarding the exterior design updates, he reviewed landscaping, views from Concord Ave., emergency access path, stair placements, outdoor eating, column and bench placements. BHSBC members provided some feedback on the bump-outs and other aspects on the updates.

Chair Lovallo stated that he would like to explore in more detail the views from Concord Ave., the identity distinction discussion for the upper/lower schools, and a connection to the front door entrance of the building.

**XI. Next Full Building Committee Meeting**

Tuesday, June 19, 2018 at 7:00 p.m. – at the Chenery [phasing, site logistics, scheduling]  
Thursday, June 28, 2018 at 7:30 a.m.

**XII. Other/New Business**

None.

**XIII. Related Meeting Documents**

- 1. BHS HVAC System Review
- 2. Roger Colton letter
- 3. Roger Wrubel letter
- 4. Project Available Funds

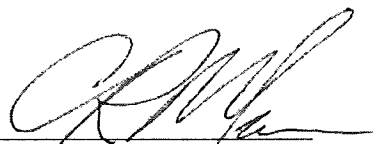
**XIV. Adjournment**

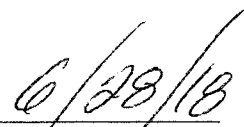
The meeting ended at 9:34 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
 Chris Messer, Secretary

  
 Date