

BELMONT HIGH SCHOOL BUILDING COMMITTEE  
FINAL MEETING MINUTES

June 28, 2018

Chenery Middle School  
7:00 PM

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BELMONT, MA

2018 JUL 23 PM 2: 22

**Meeting #50**

*Committee Members Attending:*

Chair Lovallo (arrived at 7:12); Members Mike McAllister, Tom Caputo, Pat Bruschi, Bob McLaughlin, Joel Mooney, Chris Messer, Emma Thurston, Jamie Shea, Lisa Fiore, Steve Dorrance

*From Daedalus:* Tom Gatzunis and Shane Nolan

*From Skanska:* Dan Lanneville

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

*BHSBC Members Absent:* John Phelan, Dan Richards, Joe DeStefano, Diane Miller, Patrice Garvin

*School Committee (SC) Members Attending:* Tara Donner, Andrea Prestwich, Susan Burgess-Cox, Lisa Fiore, Kate Bowen (arrived at 7:56 p.m.)

There were roughly 20 citizens in attendance at this meeting.

**I. Call to Order**

The meeting was called to order at 7:03 p.m. by Vice Chair Bruschi. She turned to the approval of CMR Selection Subcommittee minutes.

*Mr. McLaughlin moved:* To approve the CMR Selection Subcommittee Minutes of April 30, 2018 and May 7, 2018.

The motion passed unanimously.

**II. Schematic Design Update**

Ms. Trivas said that the presentation tonight will mainly focus on the North elevation, and the Design Team will provide an inside tour of various spaces as well. Mr. Kuhn discussed the building's north exterior, which will consist of a red pre-cast concrete material which could be fabricated to resemble brick. He noted that red could be the color of the entire building with smaller areas done in grey. He explained the materials that will be used in the Field House; he noted that solar panels cannot be used there. He added that the mechanicals will be stored in an area that might have a mechanical screen.

Mr. McLaughlin raised the issue of what this building *project* should be called now that it clearly is encompassing more than a high school. There is also the question of what the actual new building will be called when it is built.

SC Chair Burgess-Cox called the SC to order at 7:15 p.m. She noted that the SC has not yet opined on a new name for the BHS building. Chair Lovallo agreed with Mr. McLaughlin that since the project

encompasses grades 7-12, perhaps the name for the project/building should reflect that. Several BHSBC members expressed a desire that the actual project receive an official name sooner rather than later. It will be important that voters know that basically *two* buildings are being built. Ms. Brusch discussed the timeline for the name of the project and its impact on the wording of the ballot question, which will be voted on by the Selectmen.

Mr. Cunningham then showed images (renderings) of the inside of the building. He pointed out various spaces: front office, fine arts/theater section, library area, etc.

Ms. Trivas discussed branding elements of the interior, e.g., walls, banners, colors, logos, tile graphics, etc. Branding will likely include student art and other community and high school related images. She noted that some branding elements could add cost to the overall project. Branding could be integrated into the wayfinding which has a budget and may absorb these costs. Mr. Cunningham showed some outdoor study spaces, the pathway to the middle/lower school area, casual study/hangout spaces (sunken stairs), common spaces, maker spaces, and areas that are naturally lit. The tour included a peek at the field house, the pool, the cafeteria, the band room, a typical classroom, and the roof. He noted that colors and textures have not been defined.

Mr. McAllister noted that there seems to be some very cavernous, open spaces, e.g. the cafeteria. He asked if noise a concern? Ms. Trivas replied that yes, it is a concern, and that the acoustics will be dealt with. If spaces have to be closed off – because of noise – that will happen, she added.

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

Mr. Mike Reeve asked about the band room configurations. He noted that the building seems to look “too amazing” from a “passing the vote” perspective. He also asked why we would spend even more money on branding. Chair Lovallo spoke to the cost-effective initiatives that are in place, e.g., using brick – which is both durable and maintainable. With regard to branding, the kids have to want to be there and want to learn. Branding is about a thoughtful way to build a sense of identity – for the students. The building, Chair Lovallo continued, is well-thought-out, and the branding will likely be both appropriate and what’s right for Belmont.

Mr. Reeve also asked about the sound system that will be used in the auditorium.

Someone asked if there was a floor plan layout for the building. Currently this design looks to be challenging to maintain. Ms. Shea replied that floor plans are on the website and Ms. Trivas reviewed a floor plan for the project.

### **IV. Review of Schematic Design Submission**

Chair Lovallo reviewed the set of materials that will be submitted to the MSBA, e.g., a schedule, cost estimates, logistics, and phasing. Chair Lovallo noted that there was an MSBA Board meeting held yesterday. The MSBA Board approved the PSR (Preferred Schematic Design) submission, clearing the way for the Schematic Design submission. He thanked Senator Brownsberger and Representative Rogers for their vocal support of the project.

### **V. Project Cost Update**

Mr. Nolan noted that Daedalus, Perkins + Will and Skanska all worked together to prepare

construction (schematic design) costs estimates. Each firm prepared an independent estimate, then all three firms reconciled the estimates to validate the full construction cost. Mr. Nolan began by reviewing what funding has already been approved through Town Meeting in 2016 to fund the Feasibility and Schematic Design, which totaled \$1,750,000. The total budget estimate is \$295,159,189, of which \$236,647,607 is for construction costs, while \$58,511,582 is for design, administration, furniture, and equipment costs (called “soft costs”). The MSBA will reimburse certain eligible project costs. Mr. Nolan reviewed both the eligible and ineligible costs. He explained the MSBA reimbursement rate. Chair Lovallo noted that Belmont’s reimbursement rate is 40.66% of eligible costs. The current cap on construction cost reimbursement is \$333 per square foot, which is significantly lower than industry high school construction costs in this area. He noted that the net reimbursement is about 10% less than it was for the Wellington because of the construction cost ratio (reimbursement cap versus actual costs), commenting that the MSBA is not keeping up with inflation.

Mr. Nolan reviewed the total project budget breakdown numbers: feasibility, administrative, construction, furniture/equipment, contingency, and miscellaneous project costs. Chair Lovallo spoke briefly to the technology number and to the contingency numbers. The project is well covered, he said, from a contingency perspective.

Mr. Nolan stated that Belmont’s share of this project is \$212,810,750. The state grant is roughly \$82,348,439 – roughly a 72% (Belmont) / 28% (state) split. After subtracting what MSBA funded to date, the net funding for Belmont anticipated for this project is \$211,060,750.

The BHSBC asked several questions concerning the numbers. Mr. Messer asked specifically about the known versus the unknown ineligible costs.

Chair Lovallo then reviewed the costs of other school projects in Massachusetts. This comparison reflects that Belmont’s numbers are right in the ballpark of other school projects across the state.

## **VI. Comments from Belmont Residents**

Ms. Angela Thoma, Baystate Road resident and Citizen Herald reporter, asked about the impact of this project on homeowner taxes. Chair Lovallo responded that Belmont Town Treasurer, Floyd Carman, attended a Building Committee meeting earlier in the year and this issue was discussed. Chair Lovallo asked Member McLaughlin to summarize the information presented by Mr. Carman. Mr. McLaughlin said it will be about \$1,800 in additional taxes, per year, for the average homeowner – the average house in Belmont is appraised at \$1M.

## **VII. Local Actions Approval For MSBA Submission**

*Mr. McLaughlin moved:* To approve the submission of the Schematic Design with a project cost of \$295,159,189M.  
The motion passed unanimously.

The SC moved a similar motion.

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

*Mr. McLaughlin moved:* To approve the Minutes of 6/19/18.  
The motion passed unanimously.

**IX. Next Full Building Committee Meeting**

Chair Lovallo proposed the following meeting dates:

- Thursday, July 19, 2018 at 7:30 a.m. – Homer Gallery
- Thursday, August 16, 2018 at 7:30 a.m. – Homer Gallery

**X. Other/New Business**

Ms. Bruschi then discussed that the BHSBC will need to vote to request that the Board vote to put the debt exclusion on the ballot in November 2018.

*Ms. Bruschi moved:* That the BHSBC ask the Board of Selectmen to put a debt exclusion on the ballot for November 2018.

Both the ballot question as well as the *process* concerning the ballot question were then briefly discussed.

The motion passed unanimously.

Chair Lovallo informed the Committee that on Tuesday, July 17 at 7:00 p.m. there will be a meeting concerning campaign finance and open meeting law. He asked that all members of the Building Committee and School Committee make an effort to attend, as the presentation is directly relevant to this Project.

**XI. Related Meeting Documents**

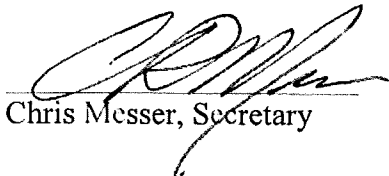
- 1. Letter to Diane Sullivan – local action to submit schematic design to MSBA
- 2. Project Budget Cost Update
- 3. Perkins+Will Design Update Presentation

**XV. End Meeting**

The meeting ended at 9:09 p.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:   
Chris Messer, Secretary

Date 8/23/18