

BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES

September 12, 2018
Homer Building Gallery
7:30 AM

RECEIVED
TOWN CLERK
BELMONT, MA

2018 OCT 16 PM 1:53

Meeting #53

Committee Members Attending:

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

From Daedalus: Shane Nolan

From Perkins+Will: The consultants were not present at this meeting.

BHSBC Members Absent:

There were 3 community members in attendance.

I. Call to Order

The meeting was called to order at 7:31 a.m. by Chair Lovallo. He began by reviewing the agenda and showing video of the design work that was submitted to the MSBA. He then turned to the first item on the agenda.

II. Treasurer's Report

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

Invoice 1: Skanska

Ms. Bruschi moved: To approve the Invoice of \$4,156.00.
The motion passed unanimously.

Invoice 2: Daedalus

Mr. McLaughlin moved: To approve the Invoice of \$25,995.83.

Mr. Nolan explained what the invoice is for.

The motion passed unanimously.

Invoice 3: Perkins + Will

Ms. Bruschi moved: To approve the Invoice of \$12,500.00.
The motion passed unanimously.

Invoice 4: Hannah Fischer

Mr. McLaughlin moved: To approve the Invoice of \$1,610.00.
The motion passed unanimously.

Ms. Shea explained what Ms. Fischer has been doing over the past several weeks.

High School Pool

Ms. Mary Bradley, Belmont resident, expressed her concern about the BHS Pool being inaccessible for two or three years (during the construction phase). She noted how many families this would impact all of whom participate in Dolphins, BAT (Belmont Aquatic Team), and the BHS swim teams. She noted that the Recreation Department will lose revenue, as well. She raised the idea of putting a temporary pool in the field house.

Chair Lovallo responded that the pool area will indeed be impacted for two years and not 3 years as Mary stated. Alternatives to the pool (and athletics in general) are being discussed. The costs associated with alternative plans are being explored as well. The cost of a temporary pool is approximately \$3M. The cost for a bubble around the outdoor pool is undetermined and could be greater than \$3M. Also, operating the bubble is extremely expensive, as it requires a constant flow of heat.

Mr. Phelan added that he has been in touch with the BHS Athletic Director, Mr. Jim Davis, to explore other options for the BHS swim teams. The goal is to continue the sport during the construction phase. He has also met with members of the BAT and Dolphin teams to explore options with them. However, he noted that his priority is to meet the needs of the BHS swim teams.

Ms. Bruschi noted that, many years ago, swimming had been a part of the PE program, but this is no longer the case.

Chair Lovallo expressed his concern for these swim programs, but noted that impacts will be felt by some groups during the construction phase.

Selectman Caputo asked why the pool cannot remain open, given that it is not being renovated. Chair Lovallo explained that the location of the pool makes it impossible to keep open during construction. He explained several engineering technicalities relating to the location of the pool and its ceiling.

Ms. Fiore noted that, while the two-year swim team(s) gap will be a setback, the gap will not kill these programs. The dollar impact has to be considered, she added.

New Business: Community Underpass Letter of Support

Ms. Garvin, Town Administrator, stated that the Board of Selectmen is requesting the BHSBC's support on a letter concerning the need to *study* the Community Underpass as it relates to Alexander Ave. She explained the BOS's reasons for submitting this request at this time.

Chair Lovallo referenced the July 19, 2018 BHSBC meeting minutes to review the motion made by the BHSBC concerning the Community Path underpass.

Ms. Bruschi noted that the Community Path is separate from the building project, although the underpass does have a slight impact.

Selectman Caputo moved to reiterate the July 19 motion: That the BHSBC endorse, through a letter from the Building Committee Chair, the Selectmen's request for the CPC to consider off-cycle funding for the design of the Community Path phase 1A, as it pertains to the Alexander Avenue Underpass, although this is not a component of the Belmont High School building project.

The motion passed unanimously.

III. MSBA Submission Update

Chair Lovallo noted that the MSBA August 29, 2018 vote was unanimous to support the BHS building project as well as to make official the MSBA grant (\$77.9M) against a Total Project Cost of \$279.0M. Chair Lovallo added that MSBA confirmed that the maximum total grant is limited to \$80.6M against the Total Project Budget of \$295.2M.

Mr. Phelan explained the letter from DESE (Department of Education Secondary Education), which confirmed that the new building will meet the needs of the students, specifically the students with IEPs (Individual Education Plans).

IV. Project Funding Agreement Review

Chair Lovallo noted that the Project Scope and Budget Agreement was also approved on August 29 by the MSBA, and is now being reviewed by Town Counsel. He reviewed some of the documentation related to this agreement. He explained the 35.42% reimbursement rate for eligible costs, before the incentive points. The project received two additional incentive maintenance percentage points, which was the maximum allowable. He reviewed the other incentive points, which brings the MSBA reimbursement rate up to 40.66%.

Chair Lovallo noted that some people are confused because he mentioned at Town Meeting this spring a reimbursement rate of 40% whereas, if you do the math on the grant versus the Total Project Cost, you get a ratio of 27%. He explained that the BHS reimbursement rate of 40.66% (which is actually a bit higher than he expected in the spring) is against *eligible* costs and not all costs, which is why the ratio on the Total Project Cost will be correspondingly less. He stated that in the spring he was expecting a maximum MSBA grant of \$75M, and now we are confirmed at \$80M, which is a huge benefit for Belmont.

Chair Lovallo briefly reviewed some of the ineligible costs, e.g., pool, field house, black box theater, legal fees, permitting costs, asbestos removal, moving costs, etc. He explained that the largest contributor to ineligible costs is the excess above the MSBA construction cost cap on average cost per square foot – this project is at \$532/sf, whereas the MSBA cap is \$333/sf. He stated that \$80.6M is the maximum amount of the MSBA grant, but Belmont needs to spend the full budget of \$295.2M in order to be eligible to receive the maximum MSBA grant. This grant maximum includes contingencies. He explained the construction contingency rate, which is set at 6%.

The BHSBC briefly discussed the MSBA Project Scope and Budget Agreement document.

V. Traffic Working Group Update

Chair Lovallo noted that the traffic meetings (which are held every other week) have been going well. It is hoped that traffic-related decisions (as they pertain to the new building) could be made by the end of the year.

VI. PR Update – Presentation of the Video

Ms. Shea noted that the PR group is gearing up its materials for the November vote. She said the video is ready; it will be a part of the Project Outreach. She added that the BHSBC should have a presence at the various Back-to-School Nights. She, Chair Lovallo, and Mr. Phelan have been attending various PTA/PTO and Back-to-School meetings to discuss the new building project.

Mr. Jeff Hansell, Executive Director of the Belmont Media Center (BMC), asked who will present the video. Mr. McLaughlin noted that public funds cannot be used to make the video and that the video's intent had been to educate the MSBA and Town Meeting. Chair Lovallo noted that the BMC donated its services and did not charge the BHSBC for producing the video, therefore public funds were not used.

Superintendent Phelan noted that the Town Departments have been apprised of the Campaign Finance rules and regulations, with regard to the ballot question. He said he could send the PowerPoint presentation concerning the BHSBC's role in the upcoming ballot vote and campaign.

VII. Planning for Next Phase

Chair Lovallo explained that there is a town-wide vote on November 6, and Town Meeting is scheduled to vote the following week (i.e., at a Special Town Meeting). He explained what needs to be in place – with regard to Design – on November 7. The Construction Team has also been planning for the construction phase. Chair Lovallo stated that plans must be in place, even though the vote's outcome is not known.

Mr. Phelan provided an overview of what happens if the November 6 vote is *not* successful. He noted that modular classrooms would need to be purchased for both the high and middle schools. The middle school would need to be renovated and enlarged to accommodate the increasing enrollment. The high school would need a major renovation and enlargement, as well. The construction would take 10 years and would cost about \$247M with no state reimbursement, and is expected to require three separate town votes, none of which is guaranteed. He noted that the current cost for taxpayers for the new building is about \$213M, with only one vote required to make it happen.

The BHSBC briefly discussed the alternative plan (i.e., if the November 6 vote is not successful).

VIII. Energy Forum Update

Chair Lovallo provided an overview of what is happening with regard to the community's energy goals. There is an upcoming Energy Forum – Thursday, October 4 at 7:00 p.m. He explained who will be presenting at that meeting. He said he is hopeful that members of the BHSBC can attend the forum. In fact, he said he will arrange for this to be the next BHSBC meeting, and a small amount of business can occur when the Energy Forum winds down.

IX. Comments from Belmont Residents

None.

X. Minutes of Previous Meetings

Mr. Mooney moved: To approve the Minutes of 8/15/18.
The motion passed unanimously by those present.

XI. Next Full Building Committee Meeting

Thursday, October 4, 2018 at 7:00 p.m. at the Chenery Auditorium (Energy Summit).

XII. Other/New Business

None.

XIII. Related Meeting Documents

1. Total Project Budget
2. MSBA Letter to the Board of Selectmen

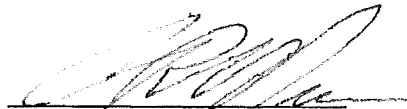
XIV. Adjournment


The meeting ended at 9:16 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary


Date