

BELMONT HIGH SCHOOL BUILDING COMMITTEE  
FINAL MEETING MINUTES

October 10, 2018  
Homer Building Gallery  
7:30 AM

RECEIVED  
TOWN CLERK  
BELMONT, MA

2018 OCT 23 PM 2:02

**Meeting #54**

*Committee Members Attending:*

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

*From Daedalus:* Tom Gatzunis, Shane Nolan

*From Skanska:* Mike Morrison

*BHSBC Members Absent:* Joe DeStefano and Patrice Garvin

**I. Call to Order**

The meeting was called to order at 7:34 a.m. by Chair Lovallo. He reviewed the morning's agenda and noted that this meeting will be a BHSBC "working meeting".

**II. Treasurer's Report**

Chair Lovallo noted that there is almost \$9,000 left from the Perkins+Will reimbursable expenses account. He said money is needed to deal with traffic mitigation issues; therefore, this amount will be re-directed toward their Traffic consultant, Nelson and Nygaard.

*Mr. Mooney moved:* To approve the amount of \$8,963.77 which will be re-directed from the Perkins+Will reimbursable expenses allocation toward the Traffic Consultant: Nelson and Nygaard.

The motion passed unanimously.

He then noted that the budget for Ms. Hannah Fischer, who is working with the Public Relations (PR) team writing advertising copy, has been exceeded. Her fees are both reasonable and discounted, but the initial funding allocation is now depleted. Therefore, an extra \$1,500 will need to be added to this budget. Ms. Bruschi noted that we should not be adding additional funding to what had been budgeted, after the fact. She said she will vote to support this, but that a lot of money has been spent on PR and that money may be needed elsewhere (furniture, for example) down the line. Mr. McLaughlin noted that public money should not be spent to advance the debt exclusion vote. He said he hopes this is funding the dissemination of factual information. Chair Lovallo said the funding is in the right bucket of money and the information she is writing and sharing is factual.

*Ms. Shea moved:* To approve that \$1,500 be allocated to the PR fund.

The motion passed unanimously.

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

### ***Invoice 1: Perkins+Will***

*Mr. McLaughlin moved:* To approve the Invoice of \$16,981.89.  
The motion passed unanimously.

### ***Invoice 2: Daedalus***

*Mr. Mooney moved:* To approve the Invoice of \$7,925.00.  
The motion passed unanimously.

### ***Invoice 3: Skanska***

*Mr. McLaughlin moved:* To approve the Invoice of \$4,156.00.  
The motion passed unanimously.

## **III. MSBA Project and Budget Agreement**

Chair Lovallo explained that the *Project and Budget Agreement* has been discussed by the BHSBC at previous meetings. There are nine sections within this document. Those sections describe the project, the budget, and outline the MSBA contract agreement. The document requires several signatures and has been reviewed by the Town's legal counsel, Anderson Kreiger.

Two votes are needed today: 1) a vote to approve that the BHSBC Chair will be the official signatory on the committee's behalf for the Project and Budget Agreement, and 2) a vote to approve the Project Scope and Budget Agreement itself.

*Mr. McLaughlin moved:* To approve the BHSBC Chair to be the official signatory for the Belmont High School Building Committee.  
The motion passed unanimously.

*Mr. McLaughlin moved:* To approve the Project Scope and Budget Agreement.  
The motion passed unanimously.

## **IV. Traffic Working Group (TWG) Update**

Chair Lovallo noted that the Traffic Working Group is meeting regularly. There is a Town consultant that is working on traffic issues. (Nelson Nygaard is *not* working for the Traffic Working Group). He noted that the Traffic Working Group created a document that they would like the BHSBC Chair to sign. Chair Lovallo stated that he did not feel it is appropriate for him to sign this document on behalf of the entire BHSBC. He then explained that he has received many emails from residents of Goden Street, Myrtle Street, and School Street concerning traffic. He said his responses have been clear with regard to the purview of the BHSBC as it relates to traffic. He added that there has *not* been consistent neighborhood feedback concerning traffic, e.g., Hittinger Street residents have different concerns from Goden Street residents, etc. Many of the traffic concerns are off the project's site, therefore the Board of the Selectmen, School Committee, etc. will need to consider opining – not the BHSBC.

Mr. Phelan said that the School Committee (SC) has drafted a response letter to the TWG, and also has not signed the Traffic Working Group's agreement. He summarized the content of the SC's response letter.

Concerning the BHSBC's letter of response, Mr. McLaughlin noted that the BHSBC response letter needs adjusting. Several edits to this letter were put forward and discussed.

The BHSBC briefly discussed issues related to the flow of traffic and safety issues for walkers and bikers.

*Mr. McLaughlin moved:* To approve the BHSBC response letter – with the edits discussed today – to the Traffic Working Group's Agreement Letter.  
The motion passed unanimously.

## **V. Planning for Next Phase**

**Energy Summit:** Chair Lovallo noted there was an excellent Energy Summit discussion held last week. He reviewed the members of the Expert Panel who were present at the meeting. He noted that the round-table discussion was very informative. He encouraged BHSBC members to watch the meeting. He noted that the project will likely provide energy savings (\$5M) over 30 years. He briefly reviewed some of the highlights of the meeting, e.g., ZNE Class D concepts, lifecycle savings, renewable energy sources, etc.

Mr. Dorrance added that ZNE D will work well for Belmont. It will take less people-power to operate this system and it is self-sufficient; the technology is both maintainable and reliable. He explained a bit about the life expectancy of the system and how this technology operates.

Mr. Phil Thayer, from the audience, said moving in this direction makes sense, especially given that it will save the Town \$5 million. In response to Ms. Bruschi's comment about why national certification of the energy plan was not pursued at the Cheney (it was "costly and onerous"), Mr. Thayer added that ZNE certification today is substantially less onerous and less expensive than LEED certification was 10 years ago.

The BHSBC briefly discussed issues relating to the Energy Summit and ZNE D for the high school project.

**Next Phase Planning:** Chair Lovallo said that there is a bid package going out for work that will be done over winter break at the high school. This bid package is among the first steps that need to be taken. Additionally, the site will be surveyed right after the vote. Finally, the geothermal test wells package will go out in November.

## **VI. PR Update**

Ms. Shea updated the Committee that the PR team has been attending PTO meetings as well as the Community Engagement meetings. Back-to-School nights are now completed and went well overall. She thanked BHSBC members for their attendance at these events. Ms. Bruschi noted that the BHSBC should be at Town Meeting on Tuesday, November 13 at 7:00 p.m., assuming the vote is successful. She explained the wording difference between the ballot question and the Town Meeting Warrant Article.

## **VII. Comments from Belmont Residents**

Mr. Hank Thidemann, Warwick Road, asked several questions about the project:

1) *What is the lifespan of new building?*

Chair Lovallo replied 50 years.

2) *What is the timeline of debt exclusion?*

Chair Lovallo replied 30 years.

3) *Is this the town's longest financial commitment?*

Ms. Brusch replied that the Wellington is also a 30-year debt exclusion.

4) *Will energy savings/carbon emission codes become more strict over time? Will they cost more over time?*

Chair Lovallo replied that, while he cannot predict what future codes might require, over time such codes had become more stringent. As currently envisioned, this project would certainly meet all current minimum existing energy codes, and likely exceed them in several cases.

Mr. Phil Thayer asked, from the audience, if given that a projected \$5 million in energy savings over the lifetime of the project that had been discussed earlier, have any analogous calculations been performed regarding what the project's projected *carbon* savings would be over a similar time period, compared to a baseline if these various energy savings measures were *not* taken for the project.

Chair Lovallo replied that, while no such analogous calculation had yet been done for carbon emissions, that an "E3 calculator" was being developed by several entities (including Skanska) which may be able to provide this calculation. The concept of the E3 calculator was briefly explored. Evaluating embodied carbon that is harvested, manufactured, and installed in our buildings is becoming more common in building construction and can be used to help select the proper components (i.e., those that create less embodied carbon) for projects, along with traditional cost models. It is expected that some building decisions may use this process. (The term "E3 calculator" refers to a tool used by all California investor-owned utilities to compute the cost-effectiveness of energy efficiency programs. The tool is based on an avoided-cost calculation methodology developed by "E3" – Energy + Environmental Economics, an energy consulting firm – hence the name "E3 Calculator".)

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

*Ms. Brusch moved:* To approve the Minutes of 9/12/18.  
The motion passed unanimously.

## **XI. Next Full Building Committee Meeting**

Wednesday, November 14, 2018 at 8:00 a.m. in the BHS auditorium (#55)

## **XII. Other/New Business**

None.

## **XIII. Related Meeting Documents**

1. Project Scope and Budget Agreement

2. Anderson Kreiger memo (related to #1 above)
3. High School Traffic Working Group agreement letter
4. Energy Summit Handout

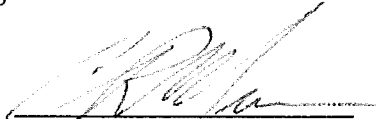
**XIV. Adjournment**

The meeting ended at 8:56 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

10/23/18  
Date