

**BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
January 18, 2018
Homer Building Gallery
7:30 AM**

2018 FEB -5 PM 2: 31

Meeting #36

Committee Members Attending:

Chair Lovallo; *Members:* Adam Dash (left at 8:50 a.m.), John Phelan, Tom Caputo, Pat Bruschi, Phyllis Marshall, Bob McLaughlin, Joel Mooney (left at 8:20 a.m.), Diane Miller, Chris Messer, Jamie Shea, Emma Thurston (arrived at 8:01 a.m.)

From Daedalus: Tom Gatzunis

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

BHSBC Members Absent: Dan Richards, Joe DeStefano

I. Call to Order

The meeting was called to order at 7:34 a.m. by Chair Lovallo.

Invoice 1: Daedalus (Geotechnical Services) \$1,504.45

Mr. Mooney moved: To approve the Invoice of \$1,504.45.
The motion passed unanimously.

II. Community Input Survey Report (Diane Miller)

Ms. Miller briefly reviewed the survey data from the report's executive summary. She noted that the survey was online for 8 weeks and it received almost 1,800 responses, with almost half of the respondents being students. Students expressed concern about rats in the building and the overall condition of the building, as well as space/lighting issues and the need for more quiet spaces (and a library space). They named performing arts and athletic facilities as priorities and they expressed a desire to be a part of the decision-making process. Other respondent groups (parents, teachers, etc.) named dealing with enrollment as a top priority.

She reviewed data highlights from the survey questions.

Chair Lovallo noted that the data will be put online and will be forwarded to Perkins+Will.

The BHSBC briefly discussed the survey results, specifically other ways to receive community feedback on the building project. Mr. Gatzunis suggested that the major questions/concerns raised in the survey be responded to. Ms. Marshall agreed and added that, along with providing project updates, the group should attempt to be responsive to the survey. Chair Lovallo suggested that a student focus group be formed as a way to continue to get more student feedback. Ms. Bruschi added that it is time to engage a broader range of residents more fully – Town Meeting members and parents have been enrolled in the process, she said, but more could be done to involve older residents.

Issues dealing with *how* to involve a broader range of community members were briefly explored.

Chair Lovallo stated that perhaps it is time for the BHSBC Communications Working Group to become an official BHSBC subcommittee, which means posting meetings, holding meetings in public places, taking meeting minutes, filing meeting minutes, etc. The Subcommittee distinction (versus Working Group) was explored.

Ms. Brusch moved: That the BHSBC Chair create a *Communications Subcommittee* of the BHSBC.

The motion passed with 11 members in favor and one member abstaining.

III. Discussion on Preliminary Site Designs

Mr. Mooney began this portion of the meeting by providing feedback on the preliminary site design options. He requested that street-level sight lines be further developed for C2.3 and C2.4. Mr. McLaughlin suggested that it be confirmed (very soon) that these sites are possible (from a hazardous waste/geotechnical perspective) to put a building. The placement of the rink, in relation to the placement of the fields, was briefly explored. Mr. Cunningham explained the 100-year floodplain guidelines. These guidelines will impact the ground level design, overall elevation levels, drainage, resilience issues, etc. The 500-year floodplain guidelines were briefly discussed as well.

Superintendent Phelan stated that he believes option C2.1 is not workable because of the phasing issues; C3.1 falls off because it does not allow for a pool or a field house. This leaves C2.4 or C2.3 as viable options, with C2.4 as his first choice.

Chair Lovallo discussed the process around choosing the design site option. The vote does not have to be unanimous but should have a majority of BHSBC members in favor of it. He said he hopes that Committee members can support the *process*, even if the design site selection does not go his/her way. The process could be simple elimination. Mr. Caputo asked a question about the Atrium space in the center of the building in C2.4. He noted that these spaces can be loud. Mr. Cunningham responded to the acoustics issue.

The Committee discussed whether or not taking a straw poll today would be helpful. (A straw poll was not taken.)

Mr. McLaughlin expressed his preference for C2.4 but added that the Committee must keep its eye on the cost of this project. The cost and the fiscal impact on residents will have a lot to do with getting this project passed. Mr. Gatzunis clarified the estimated cost scenarios that are available. Each design has different costs associated with it and the calculus is more than just construction price per square foot times the total square footage. Each design option does not cost the same, as they have different elements. And some of these elements have not even been selected yet. As time goes on, the cost estimate will become more precise.

Ms. Thurston added that the grade-configuration determination impacts both the design selection and the cost. If grade 8-12 is selected, money will need to be spent in dealing with enrollment at the lower grades. Mr. Messer added that the building's design should blend in with the town's overall aesthetics. He also raised a concern about space gaps. Chair Lovallo stated that a downside of C2.3 is that it has an imposing L corridor that will be prominent to Concord Ave. Ms. Shea agreed about the L shape

and its imposing view to Concord Ave. and added that, as a BHS teacher, C2.4 is a better educational design.

Ms. Brusch asked to have the differences between C2.3 and C2.4 made more clear. Can the positive elements of both these designs be brought together, she asked, to create a C2.3/4?

Chair Lovallo informed the BHSBC that, after the vote on Tuesday night, he will ask the Committee to vote to establish the formation of another Subcommittee: Building Operations and Systems. He also informed the Committee that the Evaluation sheets (on the four design options) will need to be collected and incorporated into the final report.

IV. Next Building Committee Meeting (Joint Meeting with BOS and SC)

Tuesday, January 23, 2018 at 7:00 p.m.

X. Related Meeting Documents

1. Initial Community Input Survey

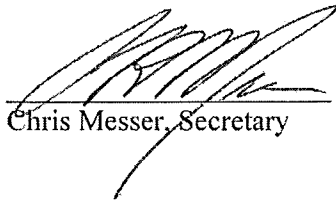
XI. Adjournment

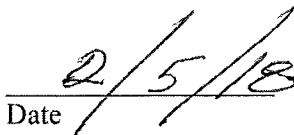
The meeting ended at 9:11 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary


Date