

**BELMONT HIGH SCHOOL BUILDING COMMITTEE  
FINAL MEETING MINUTES  
March 6, 2018  
Homer Building Gallery  
7:30 AM**

**Meeting #40**

*Committee Members Attending:*

Chair Lovallo; Members: Adam Dash, John Phelan (left at 8:27 a.m.), Mike McAllister, Tom Caputo, Phyllis Marshall, Bob McLaughlin, Joe DeStefano (left at 9:06 a.m.), Diane Miller, Chris Messer, Emma Thurston, and Jamie Shea

*From Daedalus:* Tom Gatzunis, Richard Marks, and Shane Nolan

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

*BHSBC Members Absent:* Pat Brusch, Joel Mooney, Dan Richards,

**I. Call to Order**

The meeting was called to order at 7:33 a.m. by Chair Lovallo. He then reviewed the agenda, welcomed Mr. Mike McAllister (Principal of the Chenery Middle School) to the BHSBC table, and turned to the first item on the agenda.

**II. Minutes of Previous Meetings**

*Mr. McLaughlin moved:* To approve the Minutes of 2/13/18.  
The motion passed unanimously.

**III. Treasurer's Report**

Ms. Marshall informed the Committee that there are no Invoices ready for approval this morning. She briefly reviewed what has been spent and what has been submitted for reimbursement at this point. The unencumbered value is approximately \$82,736, and it is expected that some encumbered funds will be released due to less scope for website design and visioning from Frank Locker. This is estimated to be about \$13,000, bringing the total unencumbered value to approximately \$95,000.

**IV. Update on PSR Report Submission**

Chair Lovallo reviewed the next steps on the PSR submission. Mr. Nolan provided some details on the MSBA process with regard to the schematic design. Ms. Trivas also weighed in on the MSBA's role, at this point, in the process. She noted that there is an upcoming presentation with the MSBA as well as a conference call. The MSBA's comments on the PSR report will be helpful, she said, and this feedback will be factored into the presentation. It is during this phase that the MSBA begins to dive more deeply into the details of the design. Ms. Trivas noted that preferred options and critical adjacencies are being worked on and that other data regarding traffic and the pond are also being looked at.

Superintendent Phelan explained that while the community seems to feel connected in to the BHSBC process, the educators need to be brought in as well. A working group of 19 teachers will begin meeting every other week to explore issues relating to the 7-12 grade configuration. Other groups of teachers will also be brought together to explore the BHS project.

Chair Lovallo noted that site analysis (pertaining to the soil) will occur this month. Superintendent Phelan provided a brief ice rink update. The incinerator site is being explored as a potential rink location. There is another space on campus that works well for the rink, but it impacts the JV baseball field, which will likely need to be relocated off site.

Mr. McLaughlin noted that a report (from about 10 years ago) does exist; this report concluded that a rink cannot be placed on the Incinerator Site due to financial challenges with the construction complexities.

## **V. Comments from Belmont Residents**

Ms. Amy Tannenbaum, 21 Goden Street, spoke to her neighborhood's concerns on traffic. The neighborhood is not feeling particularly heard. Having Goden Street as an entry/exit way for the new high school is not feasible. Goden Street is already a traffic mess. She reviewed the many reasons why Goden Street is not appropriate for the entry/exit way. She asked – Is this the best option? Who is exploring the other alternatives for an entry/exit way to the high school? What will be done to make the street safe for walkers, bikers, and those who live on Goden Street?

Chair Lovallo noted that there are many discussions on traffic happening. The high school project is five-years out – what, he asked, will happen to address traffic congestion in the meantime? He noted that he was at a recent Traffic Advisory Committee (TAC) presentation to hear their thoughts on traffic issues across town. This Thursday, TAC is holding a public forum and residents will be able to express their traffic concerns. Many issues relating to traffic will continue to be explored and have been explored. He assured Ms. Tannenbaum that the Goden Street concerns have been heard, and in fact, have been imparted to the TAC.

Ms. Tannenbaum followed up with a comment focused on the exploration of other viable entry/exit options. She stated that she would like to see *evidence* that other options are being thoroughly studied.

The BHSBC briefly discussed issues relating to traffic and its impact on the schematic design phase. Chair Lovallo reiterated that the TAC is looking to come up with a holistic approach to address the town's traffic issues as a whole. Traffic can't be addressed neighborhood by neighborhood. To do so just pushes the traffic around without solving any of the issues.

## **VI. Public Relations (PR) Update**

Ms. Shea reviewed the five areas that the PR group has been focusing on:

1. community uses of the new building
2. 21<sup>st</sup> Century Learning
3. the design concepts
4. abutter concerns (traffic, rats, shading)
5. virtual tours

She suggested that these topics could be grouped together and explored at community forums. She described ways in which the community can be more fully engaged in the process and in the above noted discussion points.

Mr. McLaughlin noted that the *cost* of the project should be included among the five items she outlined above. Furthermore, the project needs to be referred to as something other than the new “high school”. It is now encompassing more than a traditional high school. Mr. Gatzunis noted that the MSBA will continue to refer to this project as the Belmont High School project. It will be up to the community to re-brand the name to include that this project is actually encompassing *two* buildings.

Superintendent Phelan added that considerable thought has been given to the naming of the project - given that the configuration will be grades 7-12. One possibility is to call the building the “Belmont Academy” with an upper and lower school distinction. He then spoke to the advantages of the 7-12 grade configuration. The naming of the school is not the responsibility of the Building Committee and is the responsibility of the School Department and School Committee.

The BHSBC discussed issues relating to what the new project will be called – in order to encompass the grade 7-12 model. The BHSBC also discussed how the cost issue can be addressed, e.g., that it is costly to build in Massachusetts, that the building will encompass grades 7-12, and that the *alternatives* to this project to address enrollment (e.g., building a new elementary school, adding an addition to the Chenery Middle School) will likely cost more money as they lack MSBA reimbursement.

## **VII. Schematic Design Schedule**

Chair Lovallo reviewed the timeline over the next several months, e.g., budget submission, schematic design, etc.

## **VIII. Construction Contract Procurement Chapter 149 versus 149A**

Chair Lovallo introduced Mr. Richard Marks (Daedalus President and Project Executive) who will lead the Construction Contract Procurement discussion. Mr. Marks explained the distinction between hiring the Construction Manager At Risk (Ch. 149A.) as opposed to Design-Bid-Build (Ch. 149).

He reviewed the pros and the cons of each method. He noted that CM at Risk tends to have more benefits (efficiency and procedurally) especially for projects that cost over \$100 million dollars. CM at Risk change orders tend to be less than Design-Bid-Build. He also reviewed other CM at Risk projects across the state.

Chair Lovallo added that CM at Risk seems to be the option he is seeing on public projects across the state. This method is more rigorous and the detailed accounting process is helpful throughout the building process. He stated that it is beneficial to be able to select the construction team. He noted that CM at Risk is also better for the phasing of the building.

Both Chair Lovallo and Mr. Marks expressed their support for the Ch. 149A option. Ms. Trivas agreed and stated her support for and the benefits of the CM at Risk option. Both Mr. McLaughlin and Mr. DeStefano concurred and expressed their support for this option, however, both added that obtaining the *right* CM personnel will be key. Mr. Marks explained the process for obtaining the CM at Risk, e.g., submitting an RFQ – which begins the bidding process.

Chair Lovallo further outlined the process of obtaining the CM at Risk as well as what follows for their scope at Schematic Design: estimating the cost of the project, finalizing the schedule, developing detailed site and construction logistics plans, and value engineering. He said a subcommittee will need to be formed once the CM at Risk option is approved.

*Mr. McLaughlin moved:* To pursue the CM at Risk option (Chapter 149A) and to proceed immediately on this.

The motion passed unanimously.

Chair Lovallo requested that a subcommittee be formed.

*Mr. McLaughlin moved:* To form a CM at Risk subcommittee that Chair Lovallo will appoint. The motion passed unanimously.

Chair Lovallo thanked Mr. Marks. He also noted that the appropriate “conflict of interest forms” for himself and Mr. Mooney will be signed and submitted.

### **IX. Design Resiliency 101**

Ms. Trivas introduced her colleague, Mr. Chris Karlson, who has been involved in the “visioning” process.

Mr. Cunningham reviewed the concept of resilient design, which pertains to stressors and shocks (e.g., storms, power outages, extreme temperatures, extreme rainfall, flooding – from sea level rise) that will potentially stress the building and its inhabitants. He explained each stressor’s impact on the building/inhabitants and noted that these stressors are happening more frequently. The building can be designed in a more resilient way to mitigate the community’s vulnerability. He discussed the available options to make the building more resilient and he explored various mechanical contingencies that can be put in place, e.g., generator backup, a place to hold people and serve food, etc.

### **X. Visioning Recap – this item will be postponed to the next meeting**

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

Thursday, March 22, 2018 (21<sup>st</sup> Century Learning) 7:00 p.m., location TBD

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

None.

### **XIII. Related Meeting Documents**

1. Design-Bid Build versus CM at Risk
2. Approved Construction Manager-at-Risk list per Inspector General
3. BHS Total Project Cost Summary
4. Meeting agenda

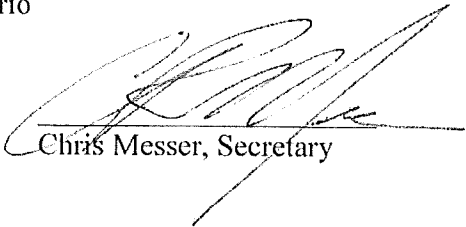
### **XIV. Adjournment**

The meeting ended at 9:35 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

Date 4/5/18