

**BELMONT HIGH SCHOOL BUILDING COMMITTEE**  
**FINAL MEETING MINUTES**  
**March 22, 2018**  
**Beech Street Center**  
**7:00 PM**

2018 APR -5 PM 2: 51

**Meeting #41**

*Committee Members Attending:*

Chair Lovallo; Members: John Phelan, Tom Caputo, Pat Bruschi, Phyllis Marshall, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, Emma Thurston, Jamie Shea

*From Daedalus:* Tom Gatzunis, Shane Nolan

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

*BHSBC Members Absent:* Adam Dash, Mike McAllister, Dan Richards

There were about 25 residents in attendance.

**1. Call to Order**

The meeting was called to order at 7:05 p.m. by Chair Lovallo. He reviewed the evening's agenda and then turned to the first item.

**2. Visioning Recap**

Mr. Karlson noted that several "Visioning" sessions (pertaining to the new building) have taken place over the six past months. He reviewed highlights of the components of the common workshop activities: visual listening, K-12 educational trends, defining core spaces, and exploring "adjacency" diagrams. He summarized the most positive visual reactions to the options presented in the workshops, which include: an abundance of natural light, outdoor access, open space, and greenery. He also reviewed highlights of feedback from the faculty (both high and middle school levels) as well as feedback from the community engagement workshops held last fall. Art integration, diverse learning spaces, and sustainability were favored aspects overall.

**3. Belmont's Vision for 21<sup>st</sup> Century Learning**

Ms. Shea recapped last fall's community survey. There were about 1,800 responses – 45% of which were high school students. Enrollment challenges were among the top priorities in designing the new building from both the community and faculty perspectives, while students valued the arts and athletics. Transparency and community engagement were also top priorities.

Superintendent Phelan spoke to the fact that the new building will need to address the operational needs of the entire town. District-wide enrollment challenges will be met by creating a grade 7-12 building; doing so will free up space in other schools which will be made available for lower grades – which are facing burgeoning enrollment. He reviewed the role of the education and the top six skills that our students will need to master for future employment. He then reviewed his vision for teaching and learning in the 21<sup>st</sup> century: rigorous academic content, social/emotional development – as well as

the ability to design, create, synthesize, and make meaning of content.

Ms. Shea offered her perspective, as a former middle school teacher and a current high school teacher (BHS/Social Studies), on what is needed to support the educational vision, with real world application. She briefly summarized the research in the field as it relates to the educational vision. She reviewed examples (in science, social studies, English, etc.) that are moving toward this vision, but are limited by the current building's constraints. She reviewed the kinds of spaces that would support the educational vision, e.g., break out spaces, maker spaces, project rooms, etc.

Superintendent Phelan added that kids are spilling over into the hallways throughout the district, not just at BHS. Space is needed and the capacity for space will be created across the district, as a result of the 7-12 configuration.

Chair Lovallo noted that a lot of input has gone into and continues to go into the *design* of the new building.

#### **4. Comments from Belmont Residents**

Mr. Daryl King, Pct. 1, reiterated that the survey highlighted that the issue of sustainability was a top priority among the kids. It's the kids who will have to deal with the operating costs of an inefficient building, down the road.

Mr. McLaughlin noted that, while the 21<sup>st</sup> Century vision sounds terrific, he requested to hear the cost impacts of these visioning concepts. Chair Lovallo replied that this analysis would come, but not necessarily at tonight's meeting.

#### **5. Design Update**

Ms. Trivas noted that the Preferred Schematic Design report was submitted in February. She reviewed some of the design priorities, e.g., biking/walking safety, traffic mitigation issues, upper/lower school entrances, "massing" and how it relates to Concord Ave., and parking lot placement. She noted that the further development of the project is continuing to occur on a daily basis.

Mr. Kuhn reviewed the Media Terrace and the Pinwheel organizational designs. Mr. Cunningham reviewed the level 1 and 2 plans of the Pinwheel. He then explained the organizational diagram of the Media Terrace for the lower and upper school.

Ms. Trivas explained the Hybrid design option that is also under consideration. The Hybrid option combines the favored aspects of the Pinwheel and the Media Terrace. This option is likely to be more efficient and cost effective. Mr. Kuhn explained the main components of the Hybrid: contiguous central space, collocated science wing, singular scale on pond, etc. Mr. Cunningham reviewed the floor plan of the Hybrid as well as the positive aspects of the Media Terrace and Pinwheel that were retained to create the Hybrid option. Ms. Trivas added that this plan is very preliminary and has not been thoroughly vetted.

The BHSBC briefly discussed the Hybrid option. Mr. Phelan stated that the practical programmatic needs of the students have been incorporated into this model. He spoke favorably of this new option. From an educational perspective, he said, it is an effective use of the space.

## 6. Comments from Belmont Residents

Ms. Mary Lewis stated that the public really needs to hear what is currently missing with the current building. This needs to be better communicated to the community as there is a lot of misinformation out there. The cost of the building is a concern to the community. She suggested that a version of tonight's presentation needs go to the PTA/PTOs.

Mr. Bill Anderson asked about the district's projected enrollment capacity in six years, when the doors open to the new building. Chair Lovallo noted that enrollment studies have been undertaken and the district's enrollment will likely continue to climb. He spoke to the issue of capacity and design enrollment. Mr. Phelan noted that he feels comfortable with the 7-12 grade configuration option, given the enrollment projections for the district.

Ms. Trivas asked for the BHSBC's feedback on the three options: Pinwheel, Media Terrace, and Hybrid. More detailed dimensions of the buildings, she said, will be available at the next meeting.

Feedback (via thumbs up, thumbs neutral, and thumbs down) was provided on the three options.

Mr. Phelan stated that the overall building's scheduling, travel spaces, flow of student traffic, and shared spaces are concepts that are being considered and discussed at this time. Chair Lovallo then explained possibilities around potential construction and phasing options. He and Ms. Trivas noted some of the work that is currently happening around the high school, e.g., borings, surveying, etc.

## 7. Minutes of Previous Meetings

*Ms. Shea moved:* To approve the Minutes of 3/6/18.  
The motion passed unanimously.

## 8. Treasurer's Report

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

### ***Invoice 1: Mr. Frank Locker, Educational Consultant (Visioning Work)***

*Mr. Mooney moved:* To approve the Invoice of \$3,000.  
The motion passed unanimously.

### ***Invoice 2: Perkins+Will (Schematic Design Work)***

*Mr. McLaughlin moved:* To approve the Invoice of \$120,000.  
The motion passed unanimously.

### ***Invoice 3: Lisa Gibalerio (Minutes Recording)***

*Mr. Mooney moved:* To approve the Invoice of \$825.00.  
The motion passed unanimously.

## 9. CMR Procurement Schedule

Chair Lovallo explained that the subcommittee will meet regarding the CM at Risk procurement. Mr. Nolan added details to the selection process. This is a two-phase process:

1. RFQ - Request for Qualifications
2. RFP – Request for Proposal

He reviewed the schedule of what will happen at upcoming meetings, leading up to the issuing of the RFP. He explained the ranking process and the reviewing of the proposals. In early May, a shortlist of firms will be interviewed, and around May 9, a firm should be on board.

Chair Lovallo clarified that the bid will be for the *cost of the CMR services*; the bid is not for the total cost/price of the building.

#### **10. Traffic Solutions Work Plan**

Chair Lovallo reviewed a 10-step process to develop a Traffic Solutions Work Plan – which includes a list of upcoming meeting dates.

#### **11. Schematic Design Meeting**

Chair Lovallo outlined the next set of meetings concerning the BHSBC’s schematic design phase.

#### **12. Next Full Building Committee Meetings**

Wednesday, March 28, 2018 at 7:30 a.m.  
Wednesday, April 11, 2018 at 7:30 a.m.

#### **13. Other/New Business**

None.

#### **14. Related Meeting Documents**

1. Perkins+Will handout on the design options
2. Schematic Design Traffic Solutions Work Plan
3. The Role of Schools
4. Schematic Design Public Meeting Summary
5. Projected CMR Timeline & Schedule

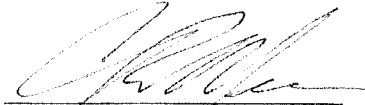
#### **15. Adjournment**

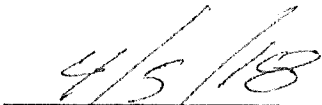
The meeting ended at 8:57 p.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

  
Date