

**BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
November 30, 2017
Wellington School
6:30 PM**

2017 DEC 11 PM 2:42

Meeting #29

Committee Members Attending:

Chair Lovallo; Members: Adam Dash, John Phelan, Tom Caputo, Pat Bruschi, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer and Jamie Shea

BHSBC Members Absent: Gerald Boyle, Bob McLaughlin, Phil Ruggiero, Phyllis Marshall, Dan Richards

School Committee Members Attending: Chair Lisa Fiore, (Tom Caputo), Susan Burgess-Cox, Andrea Prestwich, Murat Bicer

School Committee Members Absent: Catherine Bowen

Board of Selectmen Attending: Chair Jim Williams, Adam Dash, Mark Paolillo

From Daedalus: Tom Gatzunis and Shane Nolan

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

1. Call to Order

The meeting was called to order at 6:30 pm by Chair Lovallo.

Chair Lovallo welcomed everyone and noted the purpose of the evening's joint SBC, SC and BOS meeting was to review the Preliminary Design Program (PDP). This is the first submission to MSBA under the feasibility study for a new Belmont High School. Chair Lovallo noted that previous BHSBC meetings had included presentations on some of the content included in the PDP and tonight's meeting would focus on the various options being put forward for the proposed new Belmont High School. Chair Lovallo noted that his hope is for some open discussion on the PDP options being presented tonight. The sections being presented tonight were uploaded to the shared Dropbox and tonight's presentation will be made available on the project website.

2. Minutes of Previous Meetings

Mr. Bruschi moved: To approve the Minutes of 10/19/17.
The motion passed unanimously.

3. Comments from Belmont Residents

Chair Lovallo opened the meeting to comments from any Belmont residents. There were no public comments at this time.

4. Project Schedule Update

Chair Lovallo reviewed the schedule of upcoming meetings. These include a *Joint BHSBC & SC meeting on Thursday, December 7, 6:30 pm* – Sustainability Presentation. He noted that the Belmont Energy Committee has been invited to attend this meeting. The format will be:

- 15 minutes for the design/consultant to explain what sustainability means
- 15 minutes for the Energy Committee to present
- 15 minutes for the design team/consultants to present what they feel is appropriate for the Belmont HS project

SC meeting December 12, 7:00 pm at Chenery Middle School – School Grade Configuration Presentation

Community Engagement Design Workshop December 14, 7:00 pm at Belmont High School. This will be preceded by HS tours at 6:00 pm.

Ms. Miller encouraged people to attend the HS tours preceding the December 14 meeting. Mr. Messer asked if the agenda for this meeting could be issued early so that people have time to review and understand the topics and can prepare.

- SC meeting January 9, 7:00 pm location TBD – School Grade Configuration Presentation. (Mr. Phelan explained that the January 9 SC meeting will be an open forum to discuss the grade configuration.)
- Joint BHSBC & SC meeting January 11, 6:30 pm location TBD – Traffic Presentation
- SBC meeting January 16, 7:00 pm – Update from Design Workshop
- Joint SC & SBC meeting January 23, 7:00 pm at Chenery Middle School – Decision on School Grade Configuration and Design Option
- Joint SBC & SC meeting February 1, 6:30 pm location TBD – PSR Presentation
- Joint SBC, SC, BoS meeting February 13, 7:00 pm location TBD – PSR Vote

5. Comment on Draft PDP sections

Chair Lovallo presented a binder containing the draft PDP. He noted that all the sections had now been uploaded as drafts to the shared Dropbox site and he reminded people that any comments should be sent directly to him, not the designer or any of the consultants. Chair Lovallo will distribute comments in accordance with established communications protocols.

Chair Lovallo noted that the Superintendent, together with his team, have been working on the educational program contained within section 3.1.2 of the PDP. This explains how the school district would operate under the three possible grade configurations: 7-12, 8-12 and 9-12. Supt. Phelan noted that he, the school principal and department heads, will continue to work on the educational program and the explanation of variances from the MSBA program. This has been an ongoing effort - which includes weekly meeting of those involved.

Chair Lovallo showed the standard MSBA space summary sheets contained within section 3.1.3 of the draft PDP binder. These are standard worksheets that are then customized to individual districts' educational program and space needs.

Chair Lovallo explained that section 3.1.4 contains information on the existing conditions at the Belmont High School. This had been a previous BHSBC agenda item and the designer and consultants had done a PowerPoint presentation at an earlier BHSBC meeting on the information contain in this section.

Chair Lovallo explained that section 3.1.5 includes information on existing site conditions, utilities, code analysis and permitting and zoning information.

Chair Lovallo noted that section 3.1.6 would be reviewed in detail at this meeting under a separate agenda item.

Chair Lovallo noted that section 3.1.7 includes a standard letter template, modified for this project to list the number of BHSBC meetings and public presentations held during this phase of the project. This letter serves as a certification that the materials for the PDP have been reviewed and that a vote of the School Building Committee was taken to allow the OPM to submit this document to the MSBA. This letter requires the signatures of the Superintendent of Schools, Chair of the School Committee, and the Chair of the Board of Selectmen. Chair Lovallo noted that he hoped this vote would be taken at the end of tonight's meeting.

Mr. Messer asked if the PDP document was an ongoing working document to be updated as the project proceeds or whether it would be "mothballed" after submission to MSBA. Chair Lovallo noted it is the first of 3 submissions to MSBA during the feasibility/schematic design phase. The Preferred Schematic Design (PSR) is the next document that will be prepared which will progress the design of the options being put forward in the PDP. At the conclusion of the PSR, one option will be recommended and that will be designed to a schematic design level in the Schematic Design Report (SDR) submittal.

6. Preliminary Evaluation Update

Chair Lovallo explained that the next part of tonight's meeting was to review the design options being put forward for further design consideration. He emphasized that the PDP required that a range of options are reviewed and recommended for further evaluation during the PSR phase. It is at the end of the PSR phase that a single option will need to be recommended to move forward into schematic design.

Chair Lovallo reminded attendees that the list of option includes what is known as the "repair option". This is an upgrade of the *existing building only* and does not take into considerations any educational or programmatic needs. This is a baseline that is required as part of the MSBA process. Chair Lovallo reviewed the matric of other options being proposed. These include 7 options all of which are applicable to the 3 grade configurations being studied. The options include various minor renovation/major additions, major renovation/minor additions and a completely new building scheme.

Chair Lovallo thanked those who had used the evaluation form for the various options and returned comments. Chair Lovallo noted that based on comments received - renovation options

2.2, 2.5 and new build option 3.2 were *not* considered favorable. The feedback received consistently showed option 2.1, 2.3, 2.4 and 3.1 being most desirable. The Committee will review these 4 options tonight.

Selectman Dash asked why only two new building options were considered and only one was being put forward for further consideration. Chair Lovallo noted that all the options are predicated on existing site and building conditions and the need to maintain and operate the HS as an educational facility and for public use during construction. Discussion followed on whether it would be feasible to demolish and build new in phases so that at the end of the project the HS will be a completely new structure on the footprint of the existing (old) facility. Chair Lovallo noted that may be possible but the phasing and logistics of this make it unfeasible. Mr. DeStefano noted that options 2.3 and 2.4 appeared to be all new construction with the exception of the existing field house and pool. Selectman Paolillo noted that very serious consideration should be given to retaining the existing field house and pool as these are key community assets.

7. Preliminary Site Designs

Ms. Trivas presented the following options for the Committees review:

- Option 2.1 Major Renovation and Minor Addition
- Option 2.3 Minor Renovation and Major Addition
- Option 2.4 Minor Renovation and Major Addition
- Option 3.1 New Construction

Mr. Cunningham and Mr. Kuhn gave an overview of each option:

Option 2.1 involves multiple phases. Phase one would be to construct a new addition to the west side of the existing field house. The second phase involves a major demolition, renovation and addition on the south side of the existing high school. This option would have an upper and lower school with a central “main street” and separate access for upper and lower schools at either end of the building. It was noted that this option retains the field house, pool and auditorium. Mr. Cunningham reviewed the traffic flow, parking layout and field layout for this option. Mr. Cunningham felt that this option is the least sustainable in terms of energy efficiency due to the amount of existing exterior walls that would be remain.

Option 2.3 is a phased addition and renovation which provides a compact new building with the upper and lower schools on the east and west side separated by a central commons. The commons would house shared space for both upper and lower schools. This option provides separate entrances for the upper and lower school. The field house and pool would be retained under this option. Mr. Cunningham reviewed the traffic flow, parking layout and field layout for this option. Mr. Cunningham noted that this option “wraps” part of the existing field house thus increasing the energy efficiency in this part of the building.

Option 2.4 is another phased scheme involving addition and renovations. This option provides north and south wings separated by a central commons. The commons would house shared space for both upper and lower schools. The upper and lower schools would be located in an west/east configuration under this option. However, this option provides the flexibility so that

they could also be separated north/south. The field house and pool would be retained under this option. Mr. Cunningham reviewed the traffic flow, parking layout and field layout for this option. It was noted that this option appears to make best use of the site characteristics. Mr. Cunningham noted that an east/west scheme is the most desirable in terms of solar orientation.

Option 3.1 involves the construction of a new building to the south west of the existing building. This building could be constructed in one phase without the need for temporary classrooms. After students move into the new building the “old” high school would be demolished to make way for fields. The field house and pool would not be retained under this option. A new gym would be constructed in line with MSBA guidelines. There would be no pool under this option. Concerns were raised over the scale of Option 3.1 particularly with it being so close to Concord Avenue.

8. Pros and Cons

Chair Lovallo invited comments on the pros and cons of each of the four options discussed. The following is a summary of those comments:

Option 2.1 Major Renovation and Minor Addition

Pros:

- a) Saves Field House and Pool
- b) Saves Auditorium

Cons:

- a) Least sustainable of all options
- b) Most impact to school operations during construction
- c) Longest duration
- d) Additional cost due to phasing

Option 2.3 Minor Renovation and Major Addition

Pros:

- a) Saves Field House and Pool
- b) Very compact
- c) Good site circulation

Cons:

- a) Separation of Upper and Lower Schools
- b) North/South building orientation
- c) Closest to the railway tracks
- d) Separates the site

Option 2.4 Minor Renovation and Major Addition

Pros:

- a) Saves Field House and Pool
- b) Good separation of Upper and Lower Schools
- c) Provides flexibility

- d) East/West building orientation
- e) Orientation to pond
- f) Good neighborhood separation

Cons:

- a) None recorded

Option 3.1 New Construction

Pros:

- a) Least impact on school during construction
- b) Desirable field layout
- c) Shortest construction duration
- d) East/West building orientation

Cons:

- a) Does not retain existing Field House and Pool/Smaller Gym
- b) Too close to Concord Avenue

9. Current Construction Costs

Mr. Gatzunis gave a brief overview of the current construction market and recent school construction costs. He explained that recent school construction cost information available from MSBA shows this sector of the public construction market is experiencing rapid inflation. Mr. Gatzunis believes this is being driven in part by the MA bid laws which require prevailing wages be paid on all public construction projects. It is also felt that the filed/trade sub-contractor requirements are a contributing factor to these inflated costs.

10. Approval Action on PDP submission to MSBA

For the BHS Building Committee - Ms. Brusch moved: *To approve and authorize the OPM to submit the Preliminary Design Program related materials to the MSBA for its consideration.*
Seconded by Mr. Mooney.
The motion passed unanimously.

For the School Committee - Mr. Caputo moved: *To approve and authorize the OPM to submit the Preliminary Design Program related materials to the MSBA for its consideration.*
Seconded by Mr. Bicer.
The motion passed unanimously.

For the Board of Selectmen - Selectman Paolillo moved: *To approve and authorize the OPM to submit the Preliminary Design Program related materials to the MSBA for its consideration.*
Seconded by Selectman Dash.
The motion passed unanimously.

11. Next School Building Committee Meeting

Thursday, December 7 at 6:30 pm in the Wellington Elementary School Cafeteria

12. New Business

No new business was discussed.

13. Related Meeting Documents

1. Perkins + Will's Preliminary Design Option Sheets
2. List of Future PSR Public Meetings
3. Preliminary Design Option Evaluation Matrix (blank)
4. Local Actions Certification Letter

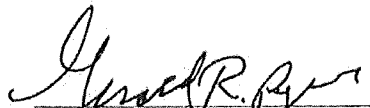
14. End Meeting

Mr. Messer moved: To end meeting at 9:10 pm. Seconded by Mr. Phelan.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Gerald R. Boyle, Secretary

12/11/17
Date