

BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
October 19, 2017
Homer Building Gallery
7:30 AM

2017 NOV 29 PM 1:58

Meeting #26

Committee Members Attending:

Chair Lovallo; Members: Adam Dash, John Phelan, Tom Caputo, Pat Bruschi, Dan Richards, Phyllis Marshall, Bob McLaughlin, Joel Mooney, Diane Miller, Chris Messer, and Jamie Shea

Others: Mike McAllister (CMS Principal), Torrance Lewis (CMS Assistant Principal), Jim Williams (BOS Chair), Glen Castro (Budget Analyst), Cindy Papa (Facilities Department), David Warner (Warner Design?), Kate Bowen and Susan Burgess-Cox (both SC Members)

From Daedalus: Tom Gatzunis and Shane Nolan

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

From Nelson\Nygaard: Meritell Font and Alyson Fletcher

Members Absent: Gerald Boyle, Phil Ruggiero and Joe DeStefano

I. Call to Order

The meeting was called to order at 7:39 a.m. by Chair Lovallo.

II. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 10/5/17.
The motion passed unanimously.

III. Resident's Comments

No Comments.

IV. Treasurer's Report

Ms. Marshall informed the Committee that the following Invoices are ready for their approval. She recommended favorable consideration for these invoices as they are appropriate and in line with expectations.

Invoice 1: Daedalus \$15,670

Mr. Bruschi moved: To approve the Invoice of \$15,670.
The motion passed unanimously.

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Invoice 2: Perkins+Will \$80,000

Mr. Mooney moved: To approve the Invoice of \$80,000.
The motion passed unanimously.

Invoice 3: Materials (post-cards, flyers) for Meet Belmont Night, etc. \$33.97

Mr. Brusch moved: To approve the Invoice of \$33.97.
The motion passed unanimously.

Chair Lovallo confirmed that these amounts are appropriate and in line.

V. Open Meeting Law (OML) Update

Mr. McLaughlin informed the BHSBC that new guidelines have been issued by the Attorney General's Office. Not much has changed with regard to subcommittees and working groups. He said he agrees with Mr. Hall's (Town Counsel) interpretation (recent memo) of the law concerning what constitutes a "public body". However, he said the town will be constrained if it follows the Town Counsel's advice concerning small working groups, e.g., postings meetings, keeping minutes, etc. Small groups, he said, need to be able to meet informally and discuss relevant issues and it is appropriate for them to do so.

Chair Lovallo stated that he is in touch with the PR group leader, Jamie Shea, and he will continue to hear updates from her. Ms. Brusch clarified that two subcommittees – hiring of the OPM (Daedalus), and the hiring of the Design Team (Perkins+Will) – were formally created (voted in). Chair Lovallo reminded the group to "cc:" the town BHSBC email when corresponding via email.

VI. Public Relations Update (Web Page, Other Media Outlets)

Ms. Shea explained that leafleting has occurred throughout town. Hundreds of people have responded to the traffic survey. Ms. Hannah Fischer will be writing columns to the local newspaper that will explain why a new building is needed. Efforts are ongoing to get the community involved in the high school building process. The upcoming Community Engagement meeting will be held on Saturday, October 28th, and will include a high school tour. Residents have asked about the cost of the project. She showed an image of the banner which will be purchased and exhibited in public spaces.

Chair Lovallo noted that a video series (the first video will overview the existing conditions) is being prepared and that Ms. Shea will confer with Perkins+Will and Daedalus on video content and other PR issues.

VII. Project Schedule Update

Chair Lovallo discussed the PDP report, which is due to the MSBA in early December. The Board of Selectmen and School Committee will need to approve the PDP report. A Google docs document will be created for their comments and edits. BOS Chair Williams expressed concern about the Board and its ability to review the PDP document. Chair Lovallo reviewed the meeting schedule going forward, with concern to the PDP. He agreed that this report covers a lot of information and he stated that he is available to keep the Board up-to-date and in the loop.

Mr. Nolan reviewed the specifics of what has to be signed (and by when) and then submitted to the MSBA.

VIII. District Space Summary Update

Superintendent Phelan noted that he has met with the BHS and CMS principals as well as the Leadership Council to review space currently used and to fully consider the space that will be needed. This data is being compared with the MSBA requirements. All three grade configurations are under consideration (9-12, 8-12, 7-12). Educational Programming is being reviewed concurrently as well. Alternative space planning for the elementary levels is being planned for, as the ultimate BHS configuration is likely to impact the K-6 grades unless the 9-12 configuration is chosen.

Chair Lovallo added that this work will be a part of the PDP report. Concerning costs, this topic has not been avoided. The findings from the space studies will impact the overall cost of the project. However, the Educational Program defines the project and that, in conjunction with the space findings, will allow the OPM to begin soon to assign project costs. The 7-12 and 8-12 grade configurations are less-known entities and will be fully discussed, but the 9-12 grade configuration is also under consideration. The 9-12 configuration may be discussed a bit less, only because it is a more familiar option. Superintended Phelan and Ms. Trivas agreed that it makes sense to start with the larger, more complex configuration (grade 7-12), as it will be easier to go from the largest to the smallest configuration.

IX. Traffic Report

Ms. Trivas introduced the Traffic Team. Traffic, she said, is one piece of many (e.g., existing condition, space, educational, etc.) that will inform the overall project. Ms. Fletcher noted that the Traffic Team has been onsite over the last few weeks.

She reviewed the following:

- routes by which cars enter and exit the high school grounds
- parking availability on and near the BHS grounds
- number of walkers and bikers (higher numbers of both during the warm weather)
- busses parked in the parking lot and MBTA routes
- traffic delays, obstructed sight lines, and overall congestion frustrations
- crash data and safety issues in and around the grounds

Mr. McLaughlin asked about the extrapolation of this data to the grade 7-12 configuration. It was noted that there will be a *future* model that will incorporate this data and the 7-8 grades may start school at a different time. Selectman Dash noted that the Community Path will need to be a part of this conversation. Chair Lovallo replied that the Community Path as well as the Rink representatives have already been brought in to the loop.

X. Space Summary Update – Matrix of Options – Adjacency Diagrams

Ms. Trivas reviewed the proposed building configuration matrix. Mr. Kuhn, Mr. Warner, and Mr. Cunningham discussed the three potential scenarios, under consideration, for the project:

1. building renovation (using the same footprint)
2. building renovation with addition
3. new construction/building

Scenarios number 2 and 3 (noted above) were explored, and the following issues, which will impact either of those scenarios, were touched on:

- traffic patterns on the site and near to the site
- parking
- access to field space
- noise issues
- the pond and the walking path around the pond
- flooding issues
- emergency access to the school
- student safety
- MBTA train tracks
- construction phases
- impact on auditorium, field house, and pool
- placement of tennis courts

All of the above items will, in turn, be impacted by the differing grade configuration options (i.e., 7-12, 8-12, 9-12).

Ms. Trivas reviewed a “program tree” for the three grade configurations, e.g., centralized, external, hybrid.

Mr. McLaughlin raised the point that the new educational concepts seem to be focused on the extroverted learners. He said he hopes the introverted learner is considered. Ms. Trivas replied that the “collaborative spaces” do consider introverted learners.

XI. Next Full Building Committee Meeting

Thursday, November 2, 2017 at 6:30 p.m. location to be determined
Potential agenda items include: building diagrams, massing models, begin to talk about costs

XII. Related Meeting Documents

1. Visioning Workshop Summary
2. Existing Conditions Summary
3. Perkins+Will Milestone Schedule
4. Educational Visioning Report (May 2017, Mr. Locker)
5. Perkins+Will Meeting Agenda

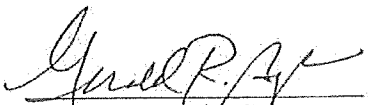
XIII. Adjournment

The meeting ended at 9:36 a.m. by Mr. McLaughlin.

FINAL

Respectfully submitted by:

Lisa Gibalerio

Approved: 
Gerald R. Boyle, Secretary

11/29/17
Date