

BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
February 1, 2018
Wellington School Community Room
6:30 PM

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BELMONT, MA

2018 FEB 14 PM 2:08

Meeting #38

Committee Members Attending:

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

From Daedalus: Shane Nolan

From Perkins+Will: Brooke Trivas, Rick Kuhn

BHSBC Members Absent: Dan Richards, Mike McAllister

School Committee Members Attending: (Tom Caputo), Susan Burgess-Cox

Board of Selectmen Attending: Chair Jim Williams, Adam Dash
[Chair Williams called the BOS to order at 6:36 p.m.]

There were approximately four citizens in attendance at this meeting.

I. Call to Order

The meeting was called to order at 6:36 p.m. by Chair Lovallo. He reviewed the evening's agenda and then turned to the first item.

II. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 1/11/18, 1/16/18, 1/18/18, 1/23/18.
The motion passed unanimously.

III. Comments from Belmont Residents

No comments this evening.

IV. Preliminary Site Design Updates

Ms. Trivas noted that one site plan, one building plan, and one grade configuration will be focused on going forward. She noted that there is a site plan [C2.4] which is continuing to develop and is currently focusing on traffic, bus zones, drop off areas, parking, athletic fields, etc.

Chair Lovallo reviewed some of the parking lot space data. Parking for this project will need to accommodate staff for grades 7-12 and upper class students. Overall, there are 430 (?) spaces being planned for throughout the campus. He added that he and Ms. Bruschi will meet soon with the

Planning Board to review the project and to touch base on the schematic design process.

Ms. Shea raised the topic of the Brendan Grant Memorial Field and asked what considerations have been taken to preserve this memorial field. Chair Lovallo explained that the BHSBC has been, from the very beginning of the process, in contact with the Brendan Grant Foundation. He reviewed the elements of the field, e.g., drainage, lighting, field layout, etc. Some of these issues are under the School Committee's purview. The Brendan Grant Foundation would like to collaborate with the BHSBC and the SC throughout the schematic design process. Mr. Phelan reiterated that the communication has been ongoing with Mr. Grant and the Foundation. He said it has been helpful to have Mr. Davis, BHS's Athletic Director, included in the conversations.

Ms. Shea then asked about the placement of tennis courts, which are not currently on the site plan. Mr. Phelan said that there will be a tennis team and that the other tennis courts, across town, would need to be utilized.

Returning to the site plan, Mr. Trivas highlighted the green space that surrounds the building and keeps the parking area on the North side near the tracks. Ms. Miller noted that the parking is centralized on the East side but that the building entrances are on the West side; this will lead to a longer walk for the high school students (which is good for exercise), and brings the upper school students closer to the lower school. It was noted that the School Department may designate the student parking areas.

Issues and questions relating to parking logistics were explored.

Ms. Trivas reviewed the flow of bikes, walkers, and cars. Chair Lovallo noted that the Traffic Advisory Committee (TAC) has retained a traffic engineer to work with the BHSBC on traffic flow. The first meeting will be held next week, after which, other groups will be involved in the process. Selectman Dash noted that the flow of traffic, once it is determined, will impact the parking planning. Ms. Trivas noted that the traffic flow is still under analysis; nothing is final at this point.

Ms. Trivas then reviewed the "academic neighborhood diagram", e.g., where classrooms, innovation spaces, shared spaces, breakout spaces, teacher planning spaces, circulation space, learning commons, etc. might be located. Stairs, bathrooms, elevators are all being placed in the building, as well. Both the student and faculty experiences are being taken into consideration as the planning process continues. Chair Lovallo asked about BHSBC input versus School Department input in making these types of building design decisions. Mr. Phelan noted that the Leadership Council is meeting and exploring with faculty what the impact of this new configuration means. This will require interface with the design team. He explained what this process might look like going forward, over the next few months. Chair Lovallo requested periodic updates on what the Leadership Council is discussing and deciding throughout this process. Mr. Phelan agreed and added that there will need to be a myriad of ways to involve the school staff, the BHSBC, and the community in this ongoing dialogue.

Ms. Trivas explained the process by which the various spaces (classrooms, innovation spaces, shared spaces, breakout space, teacher planning spaces, circulation space, learning commons, etc.) will be designed. She then discussed proposed ceiling heights and the items that will need to be placed on the roof. The square footage of the building is fairly set, she said, so if one area is enlarged, another area will need to be made smaller.

The BHSBC asked various questions and offered insights pertaining to the preliminary design plan.

V. Discussion of Preferred Schematic Report (PSR) Submission

Chair Lovallo noted that the PSR is due on Friday, February 16, 2018 and consists of multiple sections (see handout #4.) The BHSBC will vote on the PSR when it meets next week (2/13/18).

Chair Lovallo then reviewed the five PSR sections:

1. Introduction

(MSBA inquiries/PDP review, project schedule update)

2. Evaluation of Existing Conditions

(traffic report)

3. Final Evaluation of Alternatives

(building options, new cost estimate, structural/mechanical components, Qualitative Matrix)

4. Preferred Solution

(sustainability evaluation - Leeds, educational program, space summary)

5. Local Actions Approval Certifications

(regulatory approvals, meeting minutes)

Chair Lovallo spent a few minutes reviewing the project schedule update, including the MSBA's approval vote date (August 29, 2018) and the Town of Belmont's vote (November 6, 2018).

VI. Next Full Building Committee Meeting

Tuesday, February 13, 2018 at 7:00 at CMS Community Room to approve the PSR

Ms. Brusch noted that the Board of Selectmen will need to vote, over the summer, to place the BHS debt exclusion on the ballot. Chair Lovallo read the Wellington School debt exclusion ballot question and noted that the wording for the BHS ballot question would be similar.

VII. Other/New Business

BSO Update: Chair Lovallo noted that the Building Systems and Operations (BSO) Subcommittee has met to discuss temperature control, air conditioning, lighting, mechanical systems, energy efficiencies (plug load), etc.

PR Update: Ms. Shea noted that the Public Relations subcommittee met recently and heard from a concerned citizen. The BHS video is in process and the BHSBC website is coming along.

VIII. Related Meeting Documents

1. Meeting Minutes: 1/11/18, 1/16/18, 1/18/18, 1/23/18
2. Perkins + Will Site Plan documentation
3. Summary Project Schedule
4. PSR Schedule/Outline

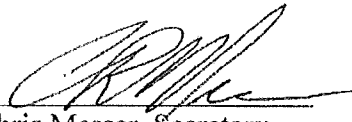
IX. End Meeting

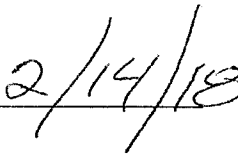
The meeting ended at 8:20 p.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary


Date