

**BELMONT HIGH SCHOOL BUILDING COMMITTEE**  
**FINAL MEETING MINUTES**  
**May 24, 2018**  
**BEECH STREET CENTER**  
**7:30 AM**

RECEIVED  
TOWN CLERK  
BELMONT, MA

2018 JUN 11 PM 3:42

**Meeting #47**

*Committee Members Attending:*

Chair Lovallo; Members John Phelan, Mike McAllister, Phyllis Marshall, Bob McLaughlin, Joe DeStefano, Diane Miller, Chris Messer, Jamie Shea, Lisa Fiore, Emma Thurston

*From Daedalus:* Shane Nolan

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

*From Skanska:* Mr. Dan Lanneville

*BHSBC Members Absent:* Tom Caputo, Pat Bruschi, Dan Richards, Joel Mooney

There were about eight members from the community in attendance.

**I. Call to Order**

The meeting was called to order at 7:34 a.m. by Chair Lovallo. He reviewed the agenda and turned to the first item on the agenda.

**II. Minutes of Previous Meetings**

*Mr. McLaughlin moved:* To approve the Minutes of 5/8/18.  
The motion passed unanimously.

**III. Treasurer's Report**

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

***Invoice 1: Perkins+Will \$120,000***

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

***Invoice 2: Daedalus \$28,527.13***

*Mr. McLaughlin moved:* To approve the Invoice of \$28,527.13 to Daedalus.  
The motion passed unanimously.

Ms. Marshall explained that this Invoice has two components: \$25,260.00 (for feasibility) and \$3,276.13 (for site development), which totals \$28,527.13.

FINAL

### ***Invoice 3: Hannah Fischer \$1,715.00***

*Mr. McLaughlin moved:* To approve the Invoice of \$1,715.00 to Hannah Fischer.  
The motion passed unanimously.

### ***Budget Update/Adjustment***

Chair Lovallo noted that \$106,091.71 is the amount available (unencumbered). He also noted that the Daedalus amount is now \$421,000, which represents a reduction of \$9,000.

*Mr. McLaughlin moved:* To reduce the Daedalus expenditure by \$9,000.  
The motion passed unanimously.

### **IV. Update on MSBA Facilities Assessment Subcommittee Meeting**

Chair Lovallo summarized the meeting with the MSBA Facilities Assessment Subcommittee (FAS), which took place on Wednesday, May 9, at MSBA's offices. The revised design was presented, and the FAS was very pleased with the revised design and was supportive of our proceeding with this design. It was a very positive experience compared to the last visit.

### **V. Building Exterior Design Update**

Chair Lovallo summarized that the "Arcade" and "Environment" exteriors are the options that Perkins+Will is now focusing on. He very briefly explained these two design options.

#### ***The Arcade Option***

Mr. Kuhn reviewed in more detail the exterior design of these two options, beginning with Arcade. He highlighted key points around in the following areas: landscaping, windows placement and details (height, glare, maintenance), views from Concord Ave., classroom placement zones, walking paths, height of building level, metal capping design for the top of the building, tapering of the building, etc.

Mr. DeStefano commented that the upper floor appears to be "top heavy." The committee discussed the maintenance needs of the windows/glass. Concerning the windows, Chair Lovallo noted that the outside of the windows will not be cleaned, except by rain. Ms. Marshall agreed, but added that the complexity and cost of cleaning the *inside* of the windows should require consideration. Mr. McLaughlin raised the issues of safety concerning the entrances and exists – if needed for gun control measures. He said there may be mandates (down the road) concerning gun control (x-ray machines, for example). Superintendent Phelan noted that those safety aspects of the building are definitely being considered (size of the vestibule, entrance/exits, etc.). Meetings with the Belmont Police Department, the BHS School Resource Officer, and Security experts from Perkins+Will have been held and are focusing on campus and building safety. Chair Lovallo added that this topic will be further explored at the next BHSBC meeting on June 7.

Mr. Kuhn then reviewed the exterior materials, e.g., metal panels, brick, etc. Chair Lovallo noted that there is still a lot of brick on the exterior. Mr. DeStefano said he is OK with the amount of brick. Ms. Miller asked to see examples of metal panels. Mr. Cunningham explained that the metal is actually "crafted" and therefore does not appear to be strictly "metal-like". Ms. Miller made a suggestion

FINAL

concerning the 4<sup>th</sup> floor design (horizontal versus vertical). Mr. Kuhn noted that the goal will be to simplify the exterior design, over time. Both Chair Lovallo and Mr. Messer inquired about the durability of the building, noting that snow removal and de-icing salts will impact the current design at the base of the building.

### ***The Environmental Option***

Mr. Kuhn then reviewed the Environment exterior option. Chair Lovallo observed that this option has a “smaller feel” to it. The Committee briefly discussed the entrances that will be used in the building. They also discussed the canopy and the “fin” design. Mr. DeStefano noted that this option feels “cleaner” and more simplified. Ms. Miller stated that she liked the three stories in this design.

Mr. Cunningham explained the concept of “branding” – which takes the life and spirit of the building and creates messages and incorporates these messages into the architecture. It is more than school colors, he explained – branding uses the building and landscape to express the spirit of the building.

The generator (and other mechanicals) as well as emergency access, walk-ways, landscaping, entrances, views from Concord Ave., materials, stairway widths, etc. were then briefly discussed. Chair Lovallo noted that the upper school entrance feels small. Sunlight (and conversely, shading) on the building, at certain times of the day, was briefly reviewed. Daylight as it hits the classrooms was discussed – as it should not be too bright in the classrooms. Shades could diffuse the daylight.

### ***Assessing the Options***

Concerning the cost of the two options, it would appear that the Arcade option requires more detail and therefore, more cost. The differential of the two options is not yet known.

Chair Lovallo noted that there may not be a clear choice on these two options, although the Environment option seems to feel more contained and simple. He said the classroom functionality (educational purpose) should be the priority. Superintendent Phelan and Ms. Shea provided some feedback from the educational perspective. Window height, design, and operability was explored – for both options – in some detail.

Ms. Miller asked whether the pros of the two options can be merged and moved forward on to create one exterior option.

## **VI. Comments from Belmont Residents**

Mr. Bob Kennedy offered his perspective on the materials. He discussed bricks, windows, and lighting in detail. Kids, he said, are looking to the future; the building should be engaging to them. He offered his thoughts on several design perspectives/possibilities.

Ms. Mary Kennedy reviewed her experience in design. She expressed her preference for the Environment option. She offered insights on various aspects of the design.

Ms. Maryann Scali expressed an interest in tennis courts. She provided a historical perspective on tennis courts. She also asked that handicapped entrances be considered.

Ms. Ann Paulsen said that the front door of the building is not clearly situated/visible. The community

FINAL

should be able to find the front door easily. Please keep in mind, she said, that Belmont does not keep up its landscaping.

Mr. James Booth asked about the energy impacts of the two models. Mr. Cunningham replied that they are comparable.

Chair Lovallo requested that any other comments (concerning the Exterior Design options) be emailed to him. He directed Perkins+Will to pursue the “Environment” option, with further development based on the following comments heard (listed in no particular order):

1. Window layout from interior
2. Alignment of bay windows
3. Bay cladding
4. Column arcade at west entry
5. Glass separation from ground surface
6. Fourth floor horizontal banding
7. Treatment at end of classroom wings
8. Maintenance and cleaning
9. Durability of metal panel at ground level
10. HS and MS identities
11. Establishing site connection to entry
12. Building appearance from Concord Avenue vistas

Chair Lovallo indicated that the intent is to see this further developed in our Committee meeting on June 7.

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

**Thursday, June 7, 2018 at 7:30 a.m.** – Exterior Design Update, Safety/Security, Zero Net Energy, Technology

Chair Lovallo mentioned several other meetings that will occur or have occurred, e.g., Board of Selectmen, Traffic Advisory, Planning Board and the BHSBC Energy Subcommittee.

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

Ms. Shea provided a website update – noting that the upgrades will not require additional funding. She requested volunteers for the BHSBC Town Day table.

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

1. Feasibility Budget – Total Project Cost Summary
2. Perkins+Will Exterior Design Update

#### **XIV. Adjournment**

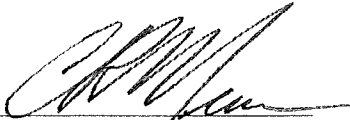
The meeting ended at 9:42 a.m. by Ms. Thurston.

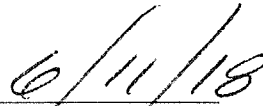
Respectfully submitted by:

FINAL

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

  
Date