

BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES

January 23, 2019
Homer Building Gallery
7:30 AM

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2019 FEB 28 AM 9: 28

Meeting #60

Committee Members Attending:

Chair Lovallo; Members John Phelan, Mike McAllister, Tom Caputo, Pat Bruschi, Bob McLaughlin, Joel Mooney, Diane Miller, Chris Messer, Emma Thurston, Jamie Shea, Lisa Fiore, Steve Dorrance, Patrice Garvin

From Daedalus: Shane Nolan

From Perkins+Will: Brooke Trivas, Patrick Cunningham, Rick Kuhn, Vital Albuquerque, Derek Shin

From Skanska: Dan Lanneville

BHSBC Members Absent: Joe DeStefano

One Belmont citizen attended the meeting.

I. Call to Order

The meeting was called to order at 7:33 a.m. by Chair Lovallo. He reviewed the agenda and turned to the first item.

II. Minutes of Previous Meetings

Ms. Bruschi moved: To approve the Minutes of 1/9/19.
The motion passed unanimously.

III. Planning Board (PB) Update

Chair Lovallo noted that the next meeting of the PB with members of the BHSBC is Tuesday, February 5 at 7:00 PM. The exterior of the building, the massing, etc. will be discussed. The public has been invited to this meeting. Today's BHSBC meeting will be important to receive the BHSBC's feedback on the design to date.

Chair Lovallo then provided a brief recap of the most recent PB/BHSBC meeting, including the discussions on parking spaces, curb cuts, and site circulation. He noted that the South Wing is perceived to be constrictive to the pond (not allowing for appropriate green-space) – the South Wing may therefore be shifted 16 feet to the west. This issue will be further discussed at 9:00 a.m. this morning in a “working session” with the PB. He invited BHSBC members to attend the working session.

IV. Future Contributions from Committee Members: Committee Project Teams

Chair Lovallo then referred the BHSBC to a handout he had distributed earlier entitled “Committee Project Teams.” These Teams are similar to working groups, and will meet during the day as needed. (He explained why these Teams are not being called subcommittees.) These groups will focus on the content areas indicated on the handout, e.g., Design, Systems, FF&E/IT, Regulatory, etc.

Committee Project Teams

I. Design (interior finishes, plan details, branding, exterior design)

Jamie, Diane, Joe, Lisa, John, Pat

II. Systems (MEP/Fp systems, sustainability, security)

Bob, Joel, Chris, Michael, Steve, John, Pat

III. FF&E/IT (furniture, fixtures, equipment, IT)

Tom, Jamie, Diane, John, Pat

IV. Regulatory (site traffic, HS Traffic Working Group, Planning Board)

Emma, Joel, Patrice, John, Pat

V. Construction Planning Update

Mr. Lanneville noted that a trailer is onsite now; they are looking to furnish it. Skanska will begin “enabling” work soon. Bids will go out in February, with work beginning in early Spring. Design development drawings will be ready in March and a bid package will go out in April. Chair Lovallo added that the design development drawings will provide an updated pricing forecast. The budget, however, is immutable. He explained what will be involved in assessing these detailed drawings.

Chair Lovallo provided a brief geo-tech update. The frigid weather has had an impact on the work related to borings and wells.

VI. Commissioning Update

Mr. Nolan noted that the MSBA hired a Commissioning Agent, BVH Integrated Systems. Daedalus reviewed the contract and decided to supplement the contract. A bid went out for the supplemental commissioning work and the proposals are now being evaluated. He hopes they will have a recommendation at the next BHSBC meeting.

Chair Lovallo thanked Mr. Dorrance for his input on this.

VI. PR Update

Ms. Shea noted that the PR group met with Mr. Morrison of Skanska. She provided a brief overview of the work the group is doing:

- Communicating the “cost-effective” measures to the public
- Providing construction updates, Design updates, and Website updates

She did create a bike survey, for both BHS students and staff. She provided an overview of survey results. Basically, respondents requested covered parking for their bikes (to protect bikes from rain); yet, it's not likely they would bike in inclement weather.

VII. Building Design Update

Ms. Trivas noted that the focus will be on the live model as well as a strategy for the interior (ways of approaching the interior design). Mr. Kuhn reviewed the exterior live model. He touched on the exterior base, the stairwell design, pre-cast, use of glass, window placements, and flat massing on the backside, which faces North (near the Rugby field).

BHSBC members asked clarifying questions. Ms. Miller encouraged the Design Team to reach out to the BHS Art Department faculty to get “branding” ideas for the exterior flat mass. Chair Lovallo raised a concern about the juxtaposition of the practice field being so close to all of the glass. The glass, he said, will be vulnerable to flying balls. Mr. Messer asked about light mitigation and the roof design.

Mr. Kuhn then reviewed the entryway, including the glass, the front door canopy, and the various sun screens. Chair Lovallo commented on the windows. He noted that humid air should not enter the building. It begs the question why windows that open are needed at all (since there are fresh air ducts). Ms. Shea said that operable windows are needed, *and* staff will need to understand how/when to open the windows. Mr. Dorrance expressed his concern about the operable windows. Inoperable windows are preferred from a mechanical and maintenance perspective. Operable windows will add cost over time, added Chair Lovallo. Perhaps some sections of the school will have inoperable windows. Mr. Caputo noted that the sun screens seem quite substantial, i.e., not subtle. Ms. Fiore asked about the sun screen water runoff issues.

Ms. Trivas noted that it would be helpful to know what the building will be called – given that the signage area will need to be designed. Chair Lovallo said that the School Committee will decide the name of the building, at some point down the line.

Mr. McLaughlin asked about the shifting of the South Wing away from the pond, at the PB's request. Chair Lovallo stated that this is a compromise. He explained the PB's perspective. A decision will need to be made quickly. The shift will not impact classrooms or programs; it moves a few offices around. Ms. Trivas said that, if this change is done now, it will not have an impact on cost. If the BHSBC decides to request the shift, the staff/faculty will need to be informed.

Several members of the BHSBC felt that this wing shift will require a lot of work for minimal benefit, i.e., adding 10 feet of green space and shifting the shadow on the pond. Chair Lovallo noted that this decision might require another meeting.

Mr. Cunningham then reviewed the *character* of the entry space, the entry portal, and specialized spaces. He reviewed the specialized creation spaces, noting what gets evoked in these areas. He touched on use of the rooms, storage areas, themes that get animated (welcoming areas), as well as the face of the auditorium. Supporting the open spaces to be “student centered” was briefly explored.

VIII. Comments from Belmont Residents

Mr. Brian Saper asked for confirmation that the building will be ZNE (zero net energy). Chair Lovallo replied that yes, ZNE is being pursued. He noted various ways this is happening.

IX. Next Full Building Committee Meeting (#61)

Wednesday, February 13, 2019 at 7:30 a.m. – Homer Building, 3rd Floor

X. Other/New Business

None.

XI. Related Meeting Documents

1. Perkins+Will Design Update
2. Committee Project Teams

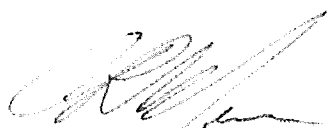
XII. Adjournment

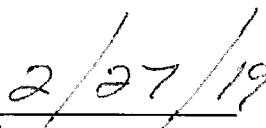
The meeting ended at 9:03 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary


Date