

**BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES**

2019 MAR 28 PH 3: 16

**February 27, 2019
Homer Building Gallery
7:30 AM**

Meeting #63

Committee Members Attending:

Chair Lovallo; Members John Phelan, Mike McAllister (arrived at 8:35 a.m.), Tom Caputo, Pat Bruschi, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, Emma Thurston, Jamie Shea, Lisa Fiore, and Patrice Garvin

From Daedalus: Tom Gatzunis and Tony DelGreco

From Perkins+Will: Brooke Trivas, Vital Albuquerque, Rick Kuhn, Patrick Cunningham, Jennifer Williams, Derek Shin, Brad Pineau, Nikki Liu

From Skanska: Mike Morrison

BHSBC Members Absent: Steve Dorrance

I. Call to Order

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

II. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 1/23/19.
The motion passed unanimously.

Mr. McLaughlin moved: To approve the Minutes of 1/30/19.
The motion passed unanimously.

Mr. McLaughlin moved: To approve the Minutes of 2/15/19.
The motion passed unanimously.

III. Treasurer's Report

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

Invoice 1: Perkins+Will \$1,097,500

Mr. Mooney moved: To approve the Invoice of \$1,097,500.
The motion passed unanimously.

Invoice 2: Daedalus \$46,500

Mr. Mooney moved: To approve the Invoice of \$46,500.
The motion passed unanimously.

Invoice 3: Skanska \$105,897.10

Mr. McLaughlin moved: To approve the Invoice of \$105,897.10

Chair Lovallo noted that this is Payment Application Number 2. Mr. Morrison reviewed the Invoice prior to its approval. The number was adjusted to \$105,897.10 to include both fees plus outstanding costs from December work.

The motion passed unanimously.

IV. Contract Amendments

Chair Lovallo explained the Skanska Amendment Number 5, which is for a construction management agreement. This basically changes the *signatory* name to more local Skanska employees with no cost change.

Mr. Mooney moved: To approve the Contract Amendment Number 5.
The motion passed unanimously.

Chair Lovallo explained that it would make sense to be able to re-use the topsoil. There is a firm that will test the soil and make recommendations. Mr. Mooney added more detail concerning the blending of the soil.

Mr. Mooney moved: To approve the contract amendment for topsoil \$3,400.
The motion passed unanimously.

Ice Rink Study Funding \$15,000

Selectman Caputo provided a brief update concerning the rink, as explored at a recent School Committee meeting. He stated that the Massachusetts Department of Capital Asset Management and Maintenance had responded to the Board of Selectmen request for clarification on permissible post-closure uses for the former incinerator site on Concord Ave. DCAMM indicated that a public-private partnership for an ice-rink would violate the "municipal use" stipulation in the legislation that transfers the former incinerator site property to the town. As a result, the BHS campus is the only remaining viable site for the development of a new town ice rink currently under consideration.

Chair Lovallo explained the "West Field" consideration that he asked Perkins+Will to look into. The study will consider parking, play fields, and maybe tennis courts, and to see what remains for the single versus double sheets of ice options. He said this will be a quick study involving short money (\$15,000). Ms. Bruschi noted that the hockey rink is *outside* of the BHSBC's project scope. This is a slippery slope. She added that the sheet and ½ of ice also includes a Pro Shop. The town, she said, should *engage* Perkins+Will (i.e., fund the \$15,000), but this should not be a BHSBC cost. She went on to explain potential costs that the Building project might face in the design development phase.

The BHSBC discussed issues relating to this proposal. Chair Lovallo outlined the issues that the study will explore. He noted that it will benefit the BHSBC to explore this issue now, before the RFP

process is underway. Mr. McLaughlin noted that getting the information now makes sense as the BHSBC will need to defend certain rationales, down the road. Mr. Messer stated that he supports all of the points for why this study should occur now, however, he agreed with Ms. Brusch that the funding should come from the town.

Mr. McLaughlin moved: To approve the \$15,000 allocation, to study the rink.
The motion passed with 10 in favor and three opposed.

Additional Traffic Funding Money \$33,525.00

Chair Lovallo raised the issue of engaging the Traffic Engineering team of Nelson Neigard to work with Belmont's Engineer Mr. Glenn Clancy. He outlined what parts of the traffic study are in the BHSBC's scope and what parts fall outside of the scope.

Mr. McLaughlin moved: To approve the \$33,525.00 for the additional traffic study scope outside the original HS basis of design.
The motion passed unanimously.

Web Camera Funding

Chair Lovallo then raised the issue of a web camera on site, a concept which Daedalus has studied. Would this benefit the public, he asked, in order to know what is happening on the site? The cost would be approximately \$25,000 for four years. The camera would be solar-powered and web-enabled, and could record a time-line history of the project construction. The single camera could be mounted on one of the Harris Field light poles, looking east at the new High School construction project. He requested that the Committee think about this. Superintendent Phelan said that the School Department is very interested in this (as an educational tool) and would be willing to share the cost.

V. Updates: Planning Board (PB) and Conservation Commission (ConCom)

Chair Lovallo noted that the PB meetings are going well.

Ms. Brusch provided some information on the recent ConCom meeting. She discussed the placement of pavement on the dirt path around the pond. The pavement will allow egress and access to and from the school.

V-b. Miscellaneous Topics

KFDA Insurance Consultant \$10,000

Chair Lovallo provided some information on what types of insurance coverage are needed for this project, e.g., builder's risk, etc. An additional \$10,000 may be needed in order to get through the bid process.

The BHSBC discussed the need for the \$10,000.

Mr. Mooney moved: To approve the \$10,000 for additional insurance.
The motion passed unanimously.

Bike Path Update

In answer to a question from Mr. Mooney, Selectman Caputo noted that the Selectmen had reaffirmed their selection of the "southern route" for the Belmont Community Path. This southern route runs along the edge of the BHS campus. Selectman Caputo asked the committee about whether there was sufficient space along the northern edge of the BHS site design to support a community path that met the state's design requirements. Chair Lovallo noted that the Design Team will prepare a diagram showing the challenges at the pinch point behind the Field House for further review by the Community Path consultant team.

VI. Building Exterior Materials Design Update

Ms. Trivas introduced the other members from the P+W design team. She reviewed that the design has focused on landscape, interior, and exterior. Mr. Kuhn reviewed various exterior materials. He noted color distinctions, solar/shade options, etc. The interior window areas were then discussed. He then showed examples of exterior sun shades as well as brick options (color and size). He also showed examples of stone for the base area and ceiling material options.

Perkins+Will then presented the preferred materiality for the exterior. This was based on comments received by some members of the Building Committee when they visited the Perkins+Will offices on February 25th. The presentation of materials did not receive objections from the Building Committee. Chair Lovallo explained that this material selection will be presented to the Planning Board next Tuesday.

VII. Next Full Building Committee Meeting

Wednesday, March 13, 2019 at 7:30 a.m.	Homer Building, 3 rd Floor
Wednesday, March 27, 2019 at 7:30 a.m.	Homer Building, 3 rd Floor
Thursday, April 11, 2019 at 7:30 a.m.	Homer Building, 3 rd Floor
Wednesday, April 24, 2019 at 7:30 a.m.	Homer Building, 3 rd Floor

VIII. Interior Design Update

Mr. Cunningham then reviewed several interior design concepts. He noted that the classrooms will have varying functional needs, e.g., storage, acoustic, etc.

Ms. Williams discussed the existing branding at both the High School and Middle School. She noted the conception for the new school colors would be brighter to reflect the net zero building. She stressed that durability and sustainability are being considered. She touched on the various places color will exist throughout the building, including the hallways, classrooms, ceilings, floor materials, etc. Various color pallets were discussed. Superintendent Phelan expressed his preference that there be a dominant color theme and not too broad a use of colors (he did not favor the yellow and orange). Mr. Cunningham provided examples of interior colors and accent options throughout the building. The use of glass in the building was also reviewed. Mr. Cunningham reviewed the interior design of break out and maker spaces.

Ms. Trivas reviewed various colors and materials in classroom and hallway areas. She touched on possible lighting options and magnetic door pieces.

The BHSBC offered their thoughts on some of the options presented by Perkins+Will.

Based on these comments from the Building Committee, Perkins+Will is planning on updating the design and coming back with another presentation. Chair Lovallo mentioned that it might be advantageous that some Committee Members go to the Perkins+Will offices to review interiors and provide input prior to the next Building Committee presentation. This was met with favorable comments and Chair Lovallo stated that he will follow up on this.

IX. Comments from Belmont Residents

There were no residents present at this meeting.

X. Other/New Business

There was none.

XI. Related Meeting Documents

There were none.


XII. Adjournment

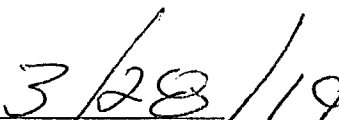
The meeting ended at 9:55 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary


Date