

**BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
April 24, 2019
Homer Building Gallery
7:30 AM**

2019 MAY 13 PM 2: 13

Meeting #68

Committee Members Attending:

Chair Lovallo; Members John Phelan, Tom Caputo, Pat Bruschi, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, Jamie Shea, John Marshall, Steve Dorrance

From Daedalus: Tom Gatzunis and Shane Nolan

From Perkins+Will: Brooke Trivas, Patrick Cunningham, Rick Kuhn, Vital Albuquerque, Chris Karlson,

From Skanska: Mike Morrison and Helene Guezenec

BHSBC Members Absent: Mike McAllister, Emma Thurston, and Patrice Garvin

There were 7 citizens in attendance at this meeting.

I. Call to Order

The meeting was called to order at 7:30 a.m. by Chair Lovallo. He then informed the BHSBC that about two-thirds of the Value Engineering list was gotten through on Monday evening (4/22/19).

II. A Continuation of the Value Engineering Discussion

Chair Lovallo reviewed that there are three considerations that the BHSBC kept in mind while reviewing each of the items on Monday evening:

1. The Cost of Item
2. The Impact on the Education Programming
3. The Impact on the Quality of the Building (both short and long term)

He reminded those present that a #1 score means the item(s) are *likely* to be adjusted in order to save money, items marked #2 *may* be adjusted (or continued to be explored), and a #3 will be reserved for items that are likely to be *kept*, i.e., are too meaningful to be eliminated in order to achieve savings.

The VE list has been adjusted (since Monday evening). He also noted that some items do not have a cost assigned to them yet, and that other items have had their cost estimates adjusted since Monday evening.

Chair Lovallo then requested that the meeting scheduled for this Friday morning be moved to next Tuesday morning, April 30 (7:30 a.m.). This would allow for more time to further evaluate the VE list.

He then noted that he attended last evening's School Committee meeting, which had issues related to energy on the agenda. He summarized some of what was discussed last night concerning solar panels, the Wellington School, etc.

Chair Lovallo then noted that "everything" (design drawings, specs, etc.) but the budget will be submitted to the MSBA next Monday. Once Skanska has a revised budget, it will then be submitted to the MSBA.

Revisiting the VE List

Chair Lovallo began by reviewing several line items that have been adjusted since Monday evening.

The BHSBC briefly explored certain line items relating to the roof and the garden/terrace as well as to the Field House and gym walls.

The art room exterior doors and walls were then discussed (and adjusted).

Concerning the auditorium, Chair Lovallo noted that the new auditorium will be an improvement over what we have, though it will not be state-of-the art with every bell and whistle.

The discussion turned to light fixtures, curtain wall systems, adjustments in the auditorium, classroom windows, window seats, science room hoods, occupancy/air sensors, and HV units. During the HVAC discussion, Superintendent Phelan and Mr. Dorrance expressed a concern about altering the structure and core systems: they worried that, if scope was changed, the systems would not be as robust and may have longevity issues or higher maintenance costs.

The group then considered plumbing (fire protection), electrical, type of lighting controls, cable trays, aluminum versus copper feeders and, finally, PV units.

Chair Lovallo opened up the discussion to the group concerning item number 215: PV units, at a cost of \$3M. Ms. Shea and Ms. Miller both suggested that this item (215) be marked as a #3, given the community's dedication and passion around this topic. Ms. Shea noted that, as head of the Public Relations subcommittee, she has publicized PV for several years. Superintendent Phelan said a #2 might make sense. While the community expects and desires that this happen, he said we may need flexibility in determining how to fund this – there is the contingency, he suggested, which could be utilized in order to make this happen. Chair Lovallo explained the cost savings (of solar panels) over 30 years, which is about \$1M. Ms. Bruschi said that the contingency is for *unanticipated/unforeseen* items (not for items in the current design) and that the contingency number is low – given the scope of the building project. Number 215, she suggested, is either in or it's out, and the contingency should not be relied upon to fund PVs. She then asked about what constitutes ZNE. Finally, she said she believes the PV needs to stay in and receive a #3.

Chair Lovallo provided some information on energy, PV units, and the overall budget. He said he also supports marking this as a #3. Mr. McLaughlin agreed that the #3 mark makes sense, given that PV units have been publicized since the beginning of this project, among other reasons. Chair Lovallo reiterated that he agrees with classifying 215 as #3, for all the reasons stated – and also because the educational programming has not been compromised, and we are within striking distance of reducing the \$25M overage.

The BHSBC then looked at the electrical feeds, panel boards, outdoor signage, etc. [Superintendent Phelan informed the Committee that the School Committee voted last night, and the new name of the building project is *Belmont Middle and High School*.]

Security cameras (which will be reduced by 20 percent) and AV (sound enhancement) were then briefly discussed. The classroom AV systems and the exterior sound systems were also explored.

Pool equipment (and other pool related items – pumps, etc.) were the next areas discussed.

The Committee completed their first round of the VE Summary list. The priority #1 items, when totaled, were at approximately \$22,000,000, leaving a shortage of \$3,000,000 to reach the construction budget. Chair Lovallo noted that some items were not fully priced and some conservative estimates may grow, and even so it seems unlikely that the budget would be reached with just #1 priority items. In closing, Chair Lovallo asked the Committee to review the #2 priority items and be prepared to discuss those in more detail at the next meeting, with the expectation that some may need to be moved to #1.

III. Comments from Belmont Residents

Several Community members commented on the mechanical systems, landscape reductions, and building façade simplifications.

IV. Next Full Building Committee Meeting

Tuesday, April 30, 2019 at 7:30 a.m. Homer Building, 3rd Floor

V. Other/New Business

There was no other/new business.

VI. Related Meeting Documents

1. Revised Design Development VE List (Skanska, Daedalus, Perkins+Will)


VII. Adjournment

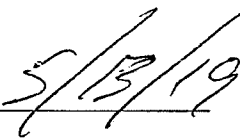
The meeting ended at 10:15 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary


Date