

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

RECEIVED  
TOWN CLERK  
BELMONT, MA

2019 MAY 13 PM 2: 14

**Meeting #69**

*Committee Members Attending:*

Chair Lovallo; Members John Phelan, Tom Caputo, Pat Bruschi, Joe DeStefano, Joel Mooney, Chris Messer, Jamie Shea, Emma Thurston, John Marshall, Patrice Garvin

*From Daedalus:* Tom Gatzunis and Shane Nolan

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

*From Skanska:* Mike Morrison, Jim Craft, Helene Guezenec

*BHSBC Members Absent:* Mike McAllister, Bob McLaughlin, Diane Miller, Steve Dorrance

There were about 12 citizens in attendance at this meeting.

**I. Call to Order**

The meeting was called to order at 7:35 a.m. by Chair Lovallo. He informed the BHSBC that an updated Value Engineering (VE) list has been distributed. The agenda, he said, will involve continued analysis of the VE list. The current gap is now just over \$4M. He explained why the number is fluctuating a bit. The \$4M number is more accurate (right now) as a result of the ongoing reconciliation process. Chair Lovallo noted that the BHSBC will drill down on the \$4M overage with the goal of getting that number down to zero.

Chair Lovallo noted that parents and teachers have been in contact with him concerning items related to the theater arts/music program black box/auditorium. He said there have been many detailed discussions about the program and that the Committee is aware of how important this program is to the community. The design team will explain in more detail some of the items on the list that relate to the theater arts/music program.

Superintendent Phelan noted that he has been in touch in with both Mr. Assadorian (Fine Arts Director) and Mr. Flam (Theater Director) concerning the auditorium items.

Chair Lovallo added that he has also received many letters concerning artificial turf and the Committee will spend a little time today discussing turf and other options for the fields.

*But First, Some Good News!*

Mr. Mooney noted that Belmont was ranked as the number 9 top high school in the state by US News and World report. Ms. Shea noted that the informational video that she and Hannah Fischer produced won a national award.

## II. A Continuation of the Value Engineering Discussion

Chair Lovallo began by reviewing several line items, e.g., outside classroom space, site landscaping (grass), field turf, etc. Ms. Garvin raised the issue of maintenance of the green space and Chair Lovallo added that turf fields need maintenance as well. These maintenance costs will impact the operating budget; they are not one time costs (i.e., they are not “one and done”). Certain fields will require irrigation, among other things.

The BHSBC spent some time discussing the maintenance of sod, grass, and turf. Superintendent Phelan noted that fees could be collected (from out-of-towners who use the fields) and that revenue could be used to help maintain the fields. It will require creative thinking in order to support the maintenance of the fields – from a capital and operating budget perspective. Chair Lovallo agreed that maintenance is an issue that will need to be revisited, down the road.

Ms. Garvin raised concerns about reductions made to traffic mitigation efforts, e.g., light signals. She then provided a summary of what has been discussed concerning the rink. The town is looking to support a private/public partnership. An RFP will be written this summer and issued in the fall. The impact of this, Chair Lovallo stated, is that west of Harris Field cannot be used. He discussed the impact to the entire area including the White Field House. Ms. Shea asked about the BHSBC’s responsibility to this area vis-a-vis educational programming. Selectman Caputo said much of this discussion will ultimately fall to the School Committee, with input from the BOS and the BHSBC. Fencing, parking, and sodding was then discussed. Ms. Bruschi noted that the BHSBC is responsible for three fields and 90 parking spaces as well as the demolition of the White Field House.

The opening/closing of the classroom doors, fire doors, tiles and other surface materials, etc. was then discussed by the Committee.

### *Auditorium Discussion*

Ms. Trivas provided some details on the VE items related to the auditorium. Ms. Dame explained several options pertaining to how the catwalks, stairs, and ramps could be simplified. Chair Lovallo noted that the straight up and down ladders have been removed for safety reasons. Ms. Dame raised the issue of the gridiron above the stage - which connects the catwalks and allows for maintaining the rigging systems. Superintendent Phelan summarized Mr. Flam’s feedback on this issue. He emphasized that the productions at BHS are student run - which means that students need to access certain areas. Mr. Gatzunis noted that the grid itself (which is used to inspect the ceiling rigging system) will also need to be inspected at some point in the future.

Regarding the scope of the black box, Ms. Dame explained the catwalk surface adjustments, perimeter lighting, and gridiron rigs. Mr. Gatzunis suggested the use of light trusses - as they would work well for students. Black box seating, the shell base, and the thrust stage was then explored. Superintendent Phelan noted that there will not be much opportunity for renting this space out (for revenue) as it is and will continue to be - heavily used. The auditorium ceiling was then discussed.

Chair Lovallo noted that the Orchestra Pit has not been included in the design. He explained that “all in” it would have cost over \$800K. Ms. Thurston noted that there is a fundamental difference in the *performance* quality in having a pit. Chair Lovallo noted that the pit could be built without the lift, which would save about \$300K.

Granite panels and flush glazed windows were then discussed.

### **III. Comments from Belmont Residents**

Ms. Julie Crocket, Pct. 5 TMM, requested that the black box be left as originally designed. She noted that given the scope of the entire building project, these items are generally small dollar amounts. The orchestra pit is an *educational* expense and should be evaluated against other *educational* expenses. Residents are already paying for this debt exclusion and can't be asked to also fund other items. There is no capacity for parent funding of this nature. Please, she requested, include the thrust stage pit and black box.

Ms. Mary Kennedy, TMM Pct. 3, said there is a lot of "fat" still in the budget and that the theater stage is more "professional". Similar items have been cut even from corporate projects she has worked on. She wondered if the theater/stage items have morphed into "wants" and are not "needs".

Ms. Marcia Haines, Chair of Patrons, thanked the Committee for the work they have done. She noted that some of the tweaks that were made don't directly impact the students (which is good). She added that the theater program impacts the social and emotional learning of students. The theater program provides a safe and welcoming home for many students and fosters a nurturing community.

Ms. Erin Lubien stated that health and safety must be a number one priority for the BHSBC. She discussed the surfaces and staining products at the Wellington, which are toxic to humans and pets. She requested that the decisions made focus on health and safety, sustainability and maintenance.

#### *ZNE Note*

Regarding item #215, Chair Lovallo took a moment to clarify that there was overwhelming support to ensure that PV is funded in construction budget.

#### **VE (continued)**

There are several items that remain. Chair Lovallo noted that the Committee will need to meet on Friday to discuss the overage that still exists. Mr. Gatzunis encouraged the BHSBC to evaluate all the #2 items on the VE list to determine if they should be kept (and given a #3) or removed/adjusted (and marked #1).

### **IV. Next Full Building Committee Meetings**

Friday, May 3, 2019 at 7:30 a.m.      Homer Building, 3<sup>rd</sup> Floor  
Wednesday, May 8, 2019 at 7:30 a.m.      Homer Building, 3<sup>rd</sup> Floor

### **V. Other/New Business**

There was no other/new business.

### **VI. Related Meeting Documents**

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


**VII. Adjournment**

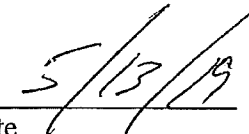
The meeting ended at 9:45 a.m.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

  
Date