

**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**  
**FINAL MEETING MINUTES**  
**September 26, 2019**  
**Homer Building Gallery**  
**7:30 AM**

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**Meeting #83**

*Committee Members Attending:*

Chair Lovallo; Members John Phelan, Tom Caputo, Pat Bruschi, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, Emma Thurston, Jamie Shea, Steve Dorrance, Mike McAllister, Kate Bowen, Ellen Schreiber, Patrice Garvin

*From Daedalus:* Tom Gatzunis, Shane Nolan

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

*From Skanska:* Jim Craft, Helene Guezennec, Michael Loring, Joe Palermo

*BMHSBC Members Absent:* None.

There were about 75 residents in the audience, 20 of whom were youth.

**I. Call to Order**

The meeting was called to order at 7:30 a.m. by Chair Lovallo. He began by adjusting the agenda and addressing comments to the Committee/audience.

*Comments from the Chair*

Chair Lovallo noted that he has received a lot of emails. Ninety percent of the emails requested that the ZNE goals (installation of solar panels) not change. Ten percent of the emails requested that the educational programming not be changed or compromised. He noted that the Committee is still in the design phase, and as such, design conversations are still occurring.

**II. Zero Net Energy (ZNE) Summarized**

Chair Lovallo then reviewed the meaning the ZNE, including utilization of renewable sources, the reduction of energy, supplementation of resources, installation of PV, etc. The building, however, was never *fully* ZNE designed. He noted that the Belmont community expressed its desire for ZNE from the beginning. Perkins and Will took this information in and incorporated it into the design. He reviewed the energy saving components, e.g., shading, LED lights, geo-exchange heating/cooling, no fossil fuels, automation, etc. The goal is to reduce the demand on energy and offset it by using renewable resources.

Chair Lovallo then explained Energy Use Intensity (EUI). The building currently has a EUI of 30, but it could go lower. The building is already energy efficient, by design. He explained the MSBA drive to keep the cost per square foot down. No one on the Committee wants to see ZNE go away, he

stressed. However, the budget cannot be changed. It is a finite and fixed budget and it is being adjusted constantly. The Value Engineering process of adjusting the budget is difficult.

Chair Lovallo explained the three core principals of design development (DD):

- 1 – is it true to the School’s core mission?
- 2 – sustainability
- 3 – value (quality of materials)

Chair Lovallo reviewed some of the VE adjustments, e.g., tile, wall materials, glass, etc. PV will not be eliminated today, but reducing it may need to be explored at some point. The design of this project and the VE process has made Belmont better.

The Committee then introduced itself and offered brief comments.

#### *BMHSBC Comments*

Mr. McLaughlin noted that providing the best possible education for our students was the *top* promise made to the community. The educational programming, via the VE process, has been dying a death by a thousand cuts. The three million dollars, which has been put toward PV, could restore some of these cuts. Furthermore, PV could be restored via Town Meeting in the near future. This suggestion is a surreptitious way of exceeding the budget. He noted that Superintendent Phelan concurred that the educational excellence of the building is being eroded and Mr. Dorrance agreed that the longterm maintenance costs are rising. He then noted all of the items that have been eliminated. Removing solar panels (in the short term) preserves the educational excellence and offers a first class, durable school.

Superintendent Phelan said that he appreciates the advocacy of ZNE from the community. He noted that educational programming, sustainability, quality and value of the school must also be considered. These VE cuts are painful and have an impact on teachers, students, and instruction. These are hard choices that need to be balanced. The school, he said, will be energy efficient.

Ms. Schreiber said that taking this (i.e. funding the solar panels) to Town Meeting is a mistake. A request to TM for funding the solar panels is, in fact, increasing the budget, which breaks the promise we made to the community of staying within budget. The hard decisions need to be made now.

Ms. Bruschi noted that *some* of the cut items do come back later, but other items will not.

Ms. Garvin stated that she is a steward of the *entire* town budget and it is concerning that the maintenance costs of this building are rising. ZNE has a positive budget impact on the overall budget.

#### *Comments from Belmont Residents*

Ms. Madelyn Kitch, a student, thanked the Committee for their efforts and spoke in strong support of ZNE. She cited the many advantages of having a ZNE building.

Ms. Anne Mahon, Pct. 4, said that the town (TM) does not, in fact, come back to funding these types of things.

### III. Value Engineering (VE) Discussions

Ms. Brusch noted that some concerns (she has received via email) center around the cutting of things that will come back to bite us, cost wise. She discussed that things at the Wellington (e.g., noise, walkway, etc.) that are requiring funding now are *not* VE related. In the end, the building may be better as a result of this process.

Chair Lovallo began with the 60 % CD VM list, which currently totals \$17.7M in cuts. Therefore, it is a bit short of the \$19.2M goal. Exterior (sky light reductions, etc.) and Interior (e.g., catwalks, wood panels, tile wall in locker rooms, markerboards, etc.) VE items were briefly explored. He reviewed items that the Committee had previously agreed to reduce. The case was made to not eliminate markerboards due to the instructional impact in the classrooms.

Granite, asphalt, and concrete curbing were then explored. Mr. Santoro, DPW Assistant Director, spoke to the disadvantages of using concrete curbing; granite curbing is much more durable and saves money in the long-run; it is the appropriate choice for this project.

Trees were then discussed. The Committee agreed that fewer trees will be OK, but perhaps the trees should be larger in size (in order to comply with the Planning Board's desires). A reduction of benches was then explored. Ms. Shea noted that perhaps the benches could be installed as "class gifts" from the parents.

Chair Lovallo briefly discussed the Contingency Fund as it relates to pricing escalation, design development, 90 percent pricing, relief valves, and bid/add/deduct alternates. Chair Lovallo mentioned the area west of Harris Field. A brief discussion ensued about the need to house three fields.

Today's VE adjustments led to a balanced budget, he said, however, this VE list will need to be revisited if our budget is exceeded following the 90% CD cost estimate - which starts in October.

### IV. Approval of VE List

Chair Lovallo requested a motion to approve the VE List.

*Mr. Mooney moved:* To approve the 60 percent CD VM Combined List for VE Approval.

The motion passed with 13 in favor and with two opposed.

### VII. Next Full Building Committee Meetings

Thursday	Oct. 10, 2019	7:00 p.m.	Chenery Middle School
Wednesday	Oct. 23, 2019	7:30 a.m.	Homer Building, 3 <sup>rd</sup> Floor
Wednesday	Nov. 6, 2019	6:30 p.m.	Homer Building, 3 <sup>rd</sup> Floor
Thursday	Nov. 21, 2019	7:30 a.m.	Homer Building, 3 <sup>rd</sup> Floor

### VI. Minutes of Previous Meetings

*Mr. McLaughlin moved:* To approve the Minutes of 9/19/19.  
The motion passed unanimously.

**VIII. Other/New Business**

None.

**IX. Related Meeting Documents**

1. Perkins and Will 60 percent CD VM Combined List for Approval
2. Perkins and Will 100 percent DD VM Combined List
3. BHS Solar Finance Model
4. Skanska Reconciled Project Cost Summary

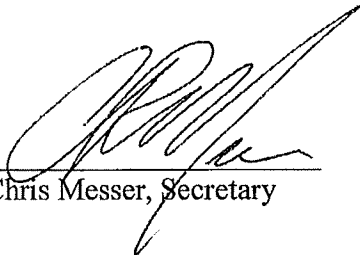
**X. Adjournment**

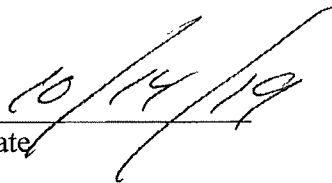
The meeting ended at 9:25 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

  
Date