

**BELMONT SCHOOL COMMITTEE MINUTES
JOINT MEETING WITH BELMONT HIGH SCHOOL BUILDING COMMITTEE
AND BOARD OF SELECTMEN
BELMONT HIGH SCHOOL LIBRARY
NOVEMBER 16, 2017**

SC Members Present: Dr. Lisa Fiore, Chair
 Ms. Susan Burgess-Cox, Secretary
 Ms. Kate Bowen
 Mr. Thomas Caputo
 Ms. Andrea Prestwich
 Mr. John Phelan, Superintendent

SC Members Absent: Mr. Murat Bicer

BHS-BC Members: Chair Bill Lovallo; M. Patricia Brusch, (Tom Caputo), Adam Dash, Joe DeStefano, Bob McLaughlin, Chris Messer, Diane Miller, Dan Richards, (John Phelan), Joe DeStefano, Diane Miller, Chris Messer, and Jamie Shea

Board of Selectmen: Chair James Williams, Marc Paolillo, (Adam Dash)

1. Call to Order

The Belmont High School Building Committee (BHS-BC), School Committee (SC) and Board of Selectmen (BOS) meetings were all called to order at 6:35 p.m. by Chair Lovallo (BHS-BC), Chair Fiore (SC) and Chair Williams (BOS). Introductions were made around the table.

2. Approval of Minutes

Upon a motion by Pat Brush, members of the BHS-BC voted unanimously to approve the minutes of November 2, 2017.

3. Comments from Belmont Residents

Mr. David Otte, a resident of Goden Street, expressed concern about traffic in and around Goden Street as it relates to the building project.

Ms. Kathy Synnott, Board Member of the Brendan Grant Foundation, expressed concern regarding the preservation of the infrastructure of the Brendan Grant Memorial Baseball Field if it is moved. Much of the field was created with community contributions to memorialize Brendan Grant.

Mr. Mark Davis, a resident of Precinct 1, is interested in the environmental aspects of the project.

4. Treasurer's Report

The Building Committee approved the following invoices:

- \$130,000 to Perkins and Will;

- \$1,365 to Hannah Fischer
- \$18,400 to Daedalus
- \$750 to Jessie Bennet Web Design; and
- \$116 to AIR Graphics.

5. Public Relations Update

BHS-BC Member Jamie Shea reported that a community survey regarding the BHS building project received 1,200 responses. The survey will close on November 30, 2017. Additionally, several articles will be in the Belmont Citizen Herald covering project issues and a project video is moving forward with assistance from Principal Richards.

6. Project Schedule Update

Chair Lovallo noted that the Preliminary Design Program (PDP) report is being assembled. The plan is to for the Belmont High School Building Committee (BHS-BC), School Committee (SC) and Board of Selectmen (BOS) to vote to approve the PDP on November 30, 2017. The deadline for MSBA submission of the PDP is December 13, 2017. Chair Lovallo noted several upcoming BHS-BC meetings.

7. Preliminary Site Planning Diagrams

Ms. Brooke Trivas, from the firm Perkins and Will, reviewed the proposed building configuration matrix: renovation only, renovation with addition, and new building. The grade configuration of 7-12 will be assumed for purposes of the planning process as it can be scaled back for an 8-12 and a 9-12 configuration. Ms. Trivas noted that plans are being kept flexible to allow for community path options.

Mr. Rick Kuhn, from the firm Perkins and Will, reviewed site design options of renovation with addition and responded to questions and comments made by committee members.

8. Preliminary Building Diagrams

Ms. Trivas reviewed issues and concepts being considered in building design including: height, foot print, parking options, efficiencies, traffic, landscaping, the pond walking path, the community path, and the neighborhood. The potential new building design is compact. Principal Richards noted that a more compact building brings people and ideas together.

BHS-BC member Bob McLaughin noted that while the models presented are preliminary designs, he felt that more information is needed for BHS-BC members to contribute comments and input to the project before major decisions are made. Chair Lovallo noted that these meetings are a time for community dialogue, feedback and contributions.

9. Massing Models

Mr. Kuhn presented small-scale site massing models for the four preliminary development solutions studied thus far: major renovation with addition, minor renovation with major addition west, minor renovation with major addition south, and all new construction west.

10. Preliminary Evaluation of Building Configurations

Ms. Trivas explained how the various configuration options can be evaluated using an Evaluation of Options Matrix Form. The committee offered feedback on the form. Chair Lovallo agreed to send the form to BHS-BC, SC and BOS members to fill out to begin a ranking and evaluation process.

11. Conceptual Project Costs

Shane Nolan, Project Manager from Daedalus, reviewed a preliminary order of magnitude for projected total project costs:

- Code only upgrades to existing school (\$118 – 132M)
- Grade configuration 9-12 (\$200-230M)
- Grade configuration 8-12 (\$230-270M)
- Grade configuration 7-12 (\$260-300M)

Mr. Nolan noted that “soft costs” as well as construction costs of \$500 – 525 per square foot are included in total project costs. It is expected that the Massachusetts School Building Authority (MSBA) will reimburse Belmont for approximately 40% of eligible costs when the Project Funding Agreement is reached. Chair Lovallo noted that building costs are escalating quickly. Superintendent Phelan reported that if grade configuration 9012 is chosen, the town will incur costs to address building issues regarding enrollment at the K-8 level. Superintendent Phelan is working to obtain additional information on those related costs.

12. Comments on Draft PDP Sections

Chair Lovallo reviewed the titles of each section of the report. As sections are completed, drafts will be uploaded to a dropbox available to BHS-BC members, SC members and BOS members.

13. Next BHS Building Committee Meetings (Joint meetings with BOS and SC)

Thursday, November 30, 2017 at 7:00 p.m. (Wellington School Community Room)

14. Other/New Business

None.

15. Related Meeting Documents

1. Future Community Meetings
2. Daedalus Total Project Costs Summary
3. Perkins + Will's power point presentation materials
4. Preliminary Order of Magnitude Costs

16. Adjourn

Upon a motion by Chair Fiore, seconded by Tom Caputo, the SC voted unanimously to adjourn at 8:37 p.m.

Respectfully submitted by:



Susan Burgess-Cox, Secretary