

**BELMONT SCHOOL COMMITTEE MINUTES
JOINT MEETING WITH BELMONT HIGH SCHOOL BUILDING COMMITTEE
AND BOARD OF SELECTMEN
CHENERY COMMUNITY ROOM
January 16, 2018**

SC Members Present: Ms. Susan Burgess-Cox, Secretary
Ms. Kate Bowen
Mr. Thomas Caputo
Ms. Andrea Prestwich

SC Members Absent: Dr. Lisa Fiore, Chair
Mr. Murat Bicer

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

Board of Selectmen: Chair James Williams & (Adam Dash)

Town Administrator: Patrice Garvin

1. Call to Order

The SC meeting was called to order at 7:12 p.m.

2. Approval of Minutes

Upon a motion from Bob McLaughlin, seconded by M. Patricia Brusch, the Belmont High School Building Committee (BHS-BC) voted unanimously to approve minutes from January 9, 2018.

3. Comments from Belmont Residents

Ms. Anne Paulson a resident of School Street asked about pedestrian and biking access. Chair Lovallo noted that the Traffic Advisory Committee will meet to discuss traffic recommendations discussed at the January 11, 2018 BHS-BC meeting.

Ms. Tara Donner, a Belmont parent, asked if Belmont has explored costs associated with turning the Chenery into an elementary school. Mr. Phelan provided some information noting that the district has not priced out a K-6 option for the Chenery.

4. Update on Project Costs (Tom Gatzunis)

Mr. Gatzunis of Daedalus reviewed project costs as they relate to the three grade configurations (7-12, 8-12, 9-12) as well as the various options for the new project, e.g., major renovation, partial renovation, new construction, etc. noting that the construction rates are increasing about 4% annually. The average cost is \$550.00 per square foot of building construction on average for local MSBA school building costs. The current MSBA agreement with Belmont is to reimburse for 36.89% of *eligible* costs leaving Belmont with an estimated net cost of about 74% of the total project. Mr. Gatzunis's handout included the price to taxpayers for each configuration option.

5. Funding the Project (Floyd Carman)

Belmont Treasurer, Floyd Carman reviewed the potential tax implications imposed by the various construction options. The total cost of the project ranges from \$318.9M to \$402.1M. The average assessed property value in Belmont is \$1M, therefore the impact ranges from \$1,460.00 to 1,840.00 annually – per property owner. This is at an estimated 4% borrowing rate, over 30 years.

Chair Lovallo noted that better cost numbers will not be identified until this summer. Mr. Carmen agreed with a comment that if assessments increase, the taxes paid for the project stay the same.

6. Costs for K-8 Schools (John Phelan)

Mr. Phelan reviewed costs for “right sizing” the lower schools noting that the town does not have an identified plan or funding source for these options. (The full PowerPoint presentation is on both the BPS and BHSBC websites.) While the town could still elect to incur costs to “right size” the lower schools with a 7-12 option, the District can accommodate anticipated student enrollment in the remaining buildings should the district move forward with a 7-12 configuration. The other BHS configuration options would require work to the remaining schools to accommodate anticipated enrollment.

7. Preliminary Site Design Updates (Brooke Trivas)

Ms. Brooke Trivas, Mr. Rick Kuhn and Mr. Patrick Cunningham of Perkins and Will reviewed the four main options for the new building noting where plans have been updated since the last presentation to the BHS-BC in November 2017:

- 2.1 Major Reno/Add
- 2.3 Reno/Major Add
- 2.4 Reno/Major Add
- 3.1 New Construction

Ms. Trivas, Mr. Kuhn and Mr. Cunningham discussed pros/cons of each option as well as the impact on phasing during the construction process. The group reviewed and discussed: mark-up photos of the potential designs/site plans, the process and timing for the project, financial implications of each option, the impact of design on operational costs, traffic, bicycle and pedestrian access, landscaping possibilities, gym, auditorium, and field house locations as well as classroom space, green space, and proximity to Concord Avenue for each option.

Ms. Trivas noted that the options outlined above can be re-worked to keep the positive elements and attempt to eliminate those deemed negative. The committee may elect an option that *combines* some of the above while maintaining the basic design integrity. Mr. Cunningham noted that he anticipates that the operational and maintenance costs for all four solutions appear cost-neutral.

The BHSBC will continue this dialogue at a meeting on Thursday, January 18, 2018 at 7:30 AM.

8. Next BHSBC Meetings

Thursday, January 18, 2018 at 7:30 a.m.
Tuesday, January 23, 2018 at 7:00 p.m.

9. Other/New Business

Chair Lovallo noted that there is an Evaluation sheet pertaining to the design / site selection options. He requested that Committee members fill out the form and be prepared to discuss it.

10. Related Meeting Documents

1. January 9, 2018 Minutes
2. Summary of Potential K-8 Costs for Right Sizing Schools
3. PDP Site Strategies Matrix
4. Concept Cost Summary PDP
5. BHS Proposed Building Configurations
6. BHS Building Project (tax impact)
7. Evaluation Matrix

11. Motion to Adjourn

Upon a motion by Tom Caputo, seconded by Kate Bowe, the School Committee adjourned at 8:55 p.m.

Respectfully submitted by:



Susan Burgess-Cox, Secretary