

BELMONT SCHOOL COMMITTEE MINUTES
JOINT MEETING WITH BELMONT HIGH SCHOOL BUILDING COMMITTEE
AND BOARD OF SELECTMEN
CHENERY MIDDLE SCHOOL
JUNE 28, 2018

SC Members Present: Ms. Susan Burgess-Cox, Chair
Ms. Andrea Prestwich, Secretary
Ms. Lisa Fiore
Ms. Kate Bowen (arrival 7:56 p.m.)
Ms. Tara Donner
Ms. Jill Norton

BHS-BC Members Present: Chair Lovallo (arrived at 7:12); Mike McAllister, Tom Caputo, Pat Bruschi, Bob McLaughlin, Joel Mooney, Chris Messer, Emma Thurston, Jamie Shea, (Lisa Fiore), Steve Dorrance

1. Call to Order

The SC meeting was called to order at 7:03 p.m.

2. Approval of Minutes

Upon a motion from Bob McLaughlin, seconded by M. Patricia Bruschi, the Belmont High School Building Committee (BHS-BC) voted unanimously to approve minutes from April 30, 2018 and May 7, 2018.

3. Schematic Design Update

Ms. Brook Trivas of Perkins and Will provided a presentation focused on the North elevation. The design team provided an inside tour of various spaces as well. Mr. Rick Kuhn of Perkins and Will discussed the building's north exterior, which will consist of a red pre-cast concrete material which could be fabricated to resemble brick. He explained the materials that will be used in the Field House noting that solar panels cannot be used there. Mechanicals will be stored in an area that might have a mechanical screen.

Mr. McLaughlin raised the issue of what this building *project* should be called now that it clearly is encompassing more than a high school. There is also the question of what the actual new building will be called when it is built.

Ms. Burgess-Cox responded that the SC has not yet opined on a new name for the BHS building. Several BHSBC members expressed a desire that the actual project receive an official name sooner rather than later. It will be important that voters know that basically *two* buildings are being built. Ms. Bruschi discussed the timeline for the name of the project and its impact on the wording of the ballot question.

Mr. Patrick Cunningham from Perkins and Will showed images (renderings) of the inside as well as the outside of the building. Ms. Trivas discussed branding elements of the interior, e.g., walls, banners, colors, logos, tile graphics, etc. Branding will likely include student art and other community and high school related images.

4. Comments from Belmont Residents

Mr. Mike Reeve asked about the band room configurations. He noted that the building seems to look “too amazing” from a “passing the vote” perspective. Chair Lovallo spoke to the cost-effective initiatives that are in place, e.g., using brick – which is both durable and maintainable. Mr. Reeve also asked about the sound system that will be used in the auditorium.

Someone asked if there was a floor plan layout for the building noting that the current design looks challenging maintain. Ms. Shea replied that floor plans are on the website and Ms. Trivas reviewed a floor plan for the project.

5. Review of Schematic Design Submission

Chair Lovallo reviewed materials that will be submitted to the MSBA, e.g., a schedule, cost estimates, logistics, and phasing. At a meeting held on June 27, 2018, the MSBA Board approved the PSR (Preferred Schematic Design) submission, clearing the way for the Schematic Design submission. Chair Lovallo thanked Senator Brownsberger and Representative Rogers for their vocal support of the project.

6. Project Cost Update

Mr. Shane Nolan of Daedalus noted that Daedalus, Perkins + Will and Skanska all worked together to prepare construction (schematic design) costs estimates. Each firm prepared an independent estimate, then all three firms reconciled the estimates to validate the full construction cost. The total budget estimate is \$295,159,189, of which \$236,647,607 is for construction costs, while \$58,511,582 is for design, administration, furniture, and equipment costs (called “soft costs”). The MSBA will reimburse certain eligible project costs. Mr. Nolan reviewed both the eligible and ineligible costs. He explained the MSBA reimbursement rate. Chair Lovallo noted that Belmont’s reimbursement rate is 40.66% of eligible costs. The current cap on construction cost reimbursement is \$333 per square foot, which is significantly lower than industry high school construction costs in this area. He noted that the net reimbursement is about 10% less than it was for the Wellington because of the construction cost ratio (reimbursement cap versus actual costs), commenting that the MSBA is not keeping up with inflation.

Mr. Nolan reviewed the total project budget breakdown numbers: feasibility, administrative, construction, furniture/equipment, contingency, and miscellaneous project costs.

Mr. Nolan stated that Belmont’s share of this project is \$212,810,750. The state grant is roughly \$82,348,439 – roughly a 72% (Belmont) / 28% (state) split. After subtracting what MSBA funded to date, the net funding for Belmont anticipated for this project is \$211,060,750.

The BHSBC asked several questions concerning the numbers. Mr. Messer asked specifically about the known versus the unknown ineligible costs.

Chair Lovallo then reviewed the costs of other school projects in Massachusetts. This comparison reflects that Belmont’s numbers are right in the ballpark of other school projects across the state.

7. Comments from Belmont Residents

Ms. Angela Thoma, Baystate Road resident and Citizen Herald reporter, asked about the impact of this project on homeowner taxes. Chair Lovallo responded that Belmont Town Treasurer, Floyd Carman, attended a Building Committee meeting earlier in the year to discuss this issue. Mr. McLaughlin provided a summary

stating that it would be approximately \$1,800 in additional taxes, per year, for the average homeowner with an appraisal of \$1M.

8. Local Action Approval for MSBA Submission

Following the discussion on project costs and comments from Belmont residents, upon a motion by Lisa Fiore, seconded by Tara Donner, the School Committee

VOTED unanimously to approve the submission of the Schematic Design with a project cost of \$295,159,189M.

9. Other/New Business

Ms. Brusch discussed that the BHSBC will need to vote to request that the Board vote to put the debt exclusion on the ballot in November 2018.

Ms. Brusch moved: That the BHSBC ask the Board of Selectmen to put a debt exclusion on the ballot for November 2018.

Both the ballot question as well as the *process* concerning the ballot question were then briefly discussed.

The motion passed unanimously.

Chair Lovallo informed the Committee that on Tuesday, July 17 at 7:00 p.m. there will be a meeting concerning campaign finance and open meeting law. He asked that all members of the Building Committee and School Committee make an effort to attend, as the presentation is directly relevant to this Project.

10. Related Meeting Documents

1. Letter to Diane Sullivan – local action to submit schematic design to MSBA
2. Project Budget Cost Update
3. Perkins+Will Design Update Presentation

11. Motion to Adjourn

Upon a motion by Lisa Fiore, seconded by Tara Donner, the School Committee adjourned at 9:09p.m.

Respectfully submitted by:



Susan Burgess-Cox, Chair for
Andrea Prestwich, Secretary