

BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES

June 19, 2018
Chenery Middle School
7:00 PM

RECEIVED
TOWN CLERK
BELMONT, MA

2018 JUL -9 PM 2:25

Meeting #49

Committee Members Attending:

Chair Lovallo; Members Patrice Garvin, John Phelan, Tom Caputo, Pat Bruschi, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, Emma Thurston, Jamie Shea, Lisa Fiore

From Daedalus: Tom Gatzunis, Shane Nolan

From Skanska: Mr. Dan Lanneville

From Perkins+Will: Brooke Trivas, Patrick Cunningham, Rick Kuhn, Chris Karlson

BHSBC Members Absent: Dan Richards and Mike McAllister

School Committee Members Attending: Lisa Fiore, Catherine Bowen, Jill Norton, Tara Donner, Susan Burgess-Cox (Chair)

Board of Selectmen Attending: Chair Dash and Selectman Caputo
[Chair Dash called the BOS to order at 7:03 p.m.]

There were roughly 30 citizens in attendance at this meeting.

I. Call to Order

The meeting was called to order at 7:03 p.m. by Chair Lovallo. He began by reviewing the evening's agenda and turning to the first item.

II. Update: Construction Phasing, Schedule, and Site Logistics

Mr. Lanneville and Mr. Morrison discussed the phasing of the project. They discussed the Early Enabling Packages of the site. This is a method by which a committee can bid some discreet jobs that are not Filed Sub-bids. It allows for some work to be done in advance of bidding the entire building. For example, in the Spring of 2019, Skanska and the BHSBC will begin installation of site utilities and begin to build some roads. This will be done while the students are still in school, and will not impact the playing fields or five of the tennis courts. Police details will be at Goden St. and Concord Ave. to ensure safe traveling for students.

Phase Two will begin after graduation, in June of 2019, and concerns actual construction at BHS. Temporary covered walkways will be created from the Field House to Harris Field, and from the west end of the existing school to the front of the school near Claypit Pond. This will allow for an emergency egress from the school during the two years of this phase of construction. Access to the site, as well as the work and school zones, was also discussed.

Phase Three will begin approximately 2 years from the beginning of Phase 2. It concerns the Lower School construction (grades 7 and 8), once the High School is complete. Students in grades 9 to 12 will be moved into the completed High School wing, abatement of hazardous materials will begin, and the existing building will be demolished. Issues relating to traffic, entrance, and exiting the site and site parking were touched upon. Parking during the school construction will allow for about 240 spaces, which will be sufficient for all staff and some visitors. Student parking is still being discussed, but is likely to be on local streets, as it was during the Wellington construction in 2010 to 2011 – when Modular Units were placed at the high school – in the parking lot area.

The tentative schedule right now calls for construction to begin in the spring of 2019, with a goal for full completion in the summer of 2023. Mr. Lanneville explained that the Higgenbottom Swimming Pool (indoor pool) will be offline for the first 2 years of construction. Much of the new building is being built next to and over the pool, and so it will not be able to be used during that part of the construction phase. The Wenner Field House will also be offline during the summers of 2019, 2020, and 2021, but the construction activity there is anticipated to be limited to summers, therefore that facility can be used by the school and community during the school years. New locker facilities will be constructed beginning in 2021, so accommodations will be made for lockers in the modular units until the High School wing is complete. Baseball and Soccer Fields will not be available from Summer of 2019 until August 2023.

There were some questions at this point from committee members about the impact of the new travel routes involving the Hittinger St. area. Mr. Lanneville explained that there would be “block out” periods for construction vehicle operation during drop off and pick up hours.

III. Comments from Belmont Residents

Ms. Anne Paulsen mentioned the good job that Skanska did with Wellington, especially in making sure that the neighbors were impacted as minimally as possible. She asked about walking conditions for students to BHS. Chair Lovallo explained that planning for the safety of all who are coming to the site will be a major topic of planning and discussion in the coming year.

Selectman Paolillo asked if there was a cushion built into the construction schedule. Mr. Lanneville explained that there was not a “cushion”, but that they were exploring ways of being more efficient. Chair Lovallo explained that the Committee is looking at ways to reduce some of the time by using different construction methods. He mentioned how the tremendous amount of asbestos that was put into BHS is impacting what has to be done and the length of time it will take to completely abate it.

Selectman Caputo asked if there would be areas that would be needed for high school programs that would not be completed in the first two phases. The answer is yes, some of the areas will be contained in the other part of the construction, such as the Weight Room, Art classrooms, and the nurses area. Temporary arrangements for these activities will be made during the time that the Lower School wing is under construction.

Selectman Paolillo then asked about lines of communication with the neighbors and the town, especially in light of the experience with the Cushing Village work. Mr. Lanneville explained some of how they dealt with communication during the Wellington construction. A website was set up that was monitored daily by the contractor. It included frequent updates, a 3-month look-ahead, anything special concerning traffic activity that might impact neighbors or other citizens. Skanska also maintained an “open-door policy” where neighbors could come to the site and speak directly to the

contractor. An email address was used frequently.

IV. Update: Building Exterior Design

Ms. Trivas discussed the “eye level” design updates as well as the visitor space. As of now, Harvard Blend brick is planned. It will be somewhat different shades, but a standard size brick. There may be a pattern in the inset areas. More work is to be done in the Design Development period, which will begin as soon as Belmont voters approve the funding for the project (the vote is planned for November 2018).

Several members expressed approval of the changes made concerning the windows and the use of more durable materials close to the ground. Ms. Miller noted that there still needs to be work done to reduce the amount of hardscape. She expressed concern about the dark area outside the sides of the South Wing. Questions were asked about the 20 feet wide fire access/bike path, which is likely to be concrete. Areas will be marked to show the space intended for bicycle travel. Chair Lovallo explained that the DPW is also interested in the construction of this area in terms of snow removal. Superintendent Phelan expressed his appreciation that a lot of green space was added to the pond side of the school.

Mr. Messer asked the designers to plan for the fact that kids prefer to walk to their destination in a straight line, and so to plan accordingly with walkways. He also asked about fencing, especially to control access to Harris Field’s visitor bleachers.

Mr. Mooney said that the entrance walk needs far more work.

Ms. Fiore requested that maintenance needs be attended to, especially for landscaping, as the town has limited ability to do a lot of upkeep.

V. Comments from Belmont Residents

Mr. Bob Kennedy, Pct. 3, said that something more is needed at the South side plane to identify the site.

Ms. Paulsen, Pct. 1, asked about whether or not the drop-off should be eliminated and the students required to walk in from Concord Ave. She also asked about permeable surfaces on the walkways, and whether there would be conflicts with students encountering vehicles after crossing at Goden St. Chair Lovallo replied that the sidewalks are located away from traffic. As for permeable surfaces, Ms. Trivas explained that we would need to check with DPW, as this surface requires regular cleaning and maintenance.

Ms. Bowen, School Committee, requested a bump out at the crosswalks on Concord Ave.

Ms. Carolyn Bishop mentioned how important it is for Lower School students to use their own door on the east side of the building. She asked if the small roof was pitched – it is – and then asked several questions about the running of the school itself.

Chair Lovallo spoke about a seminar (on July 17) being arranged by Town Clerk Ellen Cushman with the Office of Campaign Finance. The seminar’s purpose will be to review the rules of what can and cannot be done by town employees and officials with regard to ballot questions. All citizens are

invited, but especially those individuals who will be directly involved with the High School vote planned for November 2018.

VI. Minutes of Previous Meetings

Mr. Mooney moved: To approve the Minutes of 6/7/18.
The motion passed unanimously.

VII. Treasurer's Report

Ms. Thurston informed the Committee that the following Invoices are ready for their approval:

Invoice 1: Perkins + Will \$122,488.80

Mr. Mooney moved: To approve the Invoice of \$122,488.80.
The motion passed unanimously.

Invoice 2: Daedalus \$31,665.00

Mr. McLaughlin moved: To approve the Invoice of \$31,665.00.
The motion passed unanimously.

Invoice 3: Lisa Gibalerio \$1,170.00

Mr. Mooney moved: To approve the Invoice of \$1,170.00.
The motion passed unanimously.

XII. Next Full Building Committee Meeting

Thursday, June 28, 2018 at 7:00 p.m.

XIII. Other/New Business

None.

XIV. Related Meeting Documents

1. Skanska Presentation on Construction Phasing, Schedule and Site Logistic
2. Perkins+Will Presentation on Exterior Design

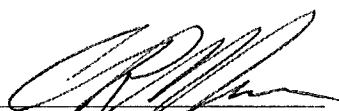
XV. End Meeting

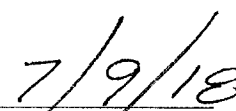
The meeting ended at 9:07 p.m. by McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary


Date