

**BELMONT HIGH SCHOOL BUILDING COMMITTEE**  
**FINAL MEETING MINUTES**  
**May 16, 2018**  
**Wellington School Cafeteria**  
**7:00 PM**

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**Meeting #46**

*Committee Members Attending:*

Chair Lovallo; Members John Phelan, Mike McAllister, Tom Caputo, Pat Brusch, Joe DeStefano, Joel Mooney, Diane Miller, Jamie Shea, Lisa Fiore, Bob McLaughlin

*From Daedalus:* Tom Gatzunis

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

*BHSBC Members Absent:* Dan Richards, Chris Messer, Emma Thurston, Phyllis Marshall

*From Skanska:* Mr. Dan Lanneville, Project Executive; Mr. Kris Olsen, Senior Superintendent; Mr. Jim Craft, Sr. Project Manager; Paige Matthews, Project Manager; Jaimme Reynolds, MEP Commissioning; Joe Palermo, Lead Estimator

There were roughly 30 citizens in attendance at this meeting.

**I. Call to Order**

The meeting was called to order at 7:04 p.m. by Chair Lovallo. He then reviewed the evening's agenda and turned to the first item.

**II. Introduction of CMR Firm**

Chair Lovallo introduced the members from the Construction Manager Firm, Skanska. He noted that the project has not yet been bid. Skanska, he added, was the firm in charge of the Wellington School project. Skanska worked hard and was committed to getting the school to open on time.

Mr. Dan Lanneville, Project Executive, Skanska, stated that he stood in this very cafeteria seven years ago. He explained what his (and Skanska's) role would be for the BHS project. He introduced the following members of the Skanska Team: Jim Craft, Kris Olsen, Paige Matthews, Jaimme Reynolds, and Joe Palermo. He briefly explained their roles.

Mr. Lanneville explained the role and purpose of the Construction Manager. The Constructer Manager oversees many details of the project and also oversees the construction of the building. Skanska is a part of the early planning process (from this point forward) and will also (when the time comes) hire the necessary sub-contractors. The task at hand is to determine the best schedule for the project while keeping quality and safety in mind. The Skanska team, he said, is ready to go and will quickly get up to speed on the project.

**III. Traffic Evaluation Update**

Chair Lovallo noted that this is a followup to the traffic discussion held at the Traffic Advisory Committee (TAC) meeting last Thursday evening. Chair Lovallo stated that the project has strived to be transparent and inclusive of the residents' feedback. He then introduced Mr. Jason Schreiber, of Nelson Nygaard/Stantec. Chair Lovallo explained the process concerning the traffic plan to date and he outlined this evening's presentation. The traffic plan will continue to proceed with the input of many, including the Board of Selectmen, Planning Board, TAC, and the BHSBC.

Mr. Schreiber summarized the presentation that was given to TAC last week. He explained that some of this information has been presented before and some of it is new. He noted that biking, walking, and parking were all factors that were considered. He stated that 1/3 of the current BHS students drive to the school, 1/3 are dropped off, and 1/3 either walk or bike to the school.

Mr. Schreiber then reviewed several aspects of the traffic analysis plan. He explained the enhanced biking circulation and connections as well as some of the future conditions. He reviewed current and projected traffic circulation patterns.

Mr. Schreiber then reviewed safe walking and biking pathways to the Alexander underpass and Harris Field. He noted several possibilities/suggestions (e.g., foot bridge, fencing, colored cross walks, one ways, limiting turns on the left, cutouts on Concord Ave., eliminating drop off loops, etc.) that have been determined to be not workable in the area. He explained why these particular items are not recommended.

#### **IV. Site Design Options for Consideration**

Chair Lovallo briefly summarized his recent meeting with Walk Boston. Most importantly, he said, walking to school not only needs to *be* safe, it needs to *feel* safe. Belmont could certainly increase the number of walking students by making it safe and inviting for them to do so. He noted that TAC and the Board of Selectmen will meet on Monday evening to discuss biking, walking and circulation of traffic options for Belmont. The MSBA is focused on the school, not so much on the traffic in the surrounding neighborhoods. Some of these recommendations can be implemented now, he said, if the Board of Selectmen chooses to do so. The parking lot areas on the new site (including the number of parking lot spaces) was then briefly discussed.

The BHSBC members then asked clarifying questions concerning the parking and traffic concepts presented by Mr. Schreiber.

Mr. Schreiber further explained the one-way on Oak (entrance) and Goden (open median) options. He discussed where stop signs and additional signage could be useful.

#### **V. Comments from Belmont Residents**

Ms. Virginia Cox, of the Payson Park area, noted that it takes 20 minutes to get to the Wellington at 4:45 p.m. She spoke to the grid-lock in the area and the complications with school busses entering the area at this time and intense congestion. She also asked about the kids carpooling to school.

Ms. Anne Paulsen, School Street, expressed interest in seeing the new slides. She noted that one-way traffic worked well when the Wellington was under construction. She spoke to several traffic pattern areas during morning and afternoon. The neighborhood, she said, is concerned about adding many more traffic lights. Any changes to the traffic flow will require a lot of planning before being

executed. She then asked about the width of the BHS driveway. Chair Lovallo replied that it will be 24 feet wide. Ms. Paulsen asked several other questions concerning the driveway area. She expressed concern about the width of the roadway around the high school. Chair Lovallo responded to some of the concerns raised by Ms. Paulsen.

Mr. Vincent Stanton expressed his thoughts on safely walking to school as well as on integration of the Community Path.

Ms. Zoe Armstrong, BHS Junior, stated that most kids know how to cross a street safely. She noted that, even if more kids are walking/biking to school, they will not be able to do so in deep snow. She also requested improved snow removal for the parking lot.

Ms. Ana Abrams, Goden Street, emphasized that kids who are walking to school should not have to contend with intense traffic patterns.

Ms. Carolyn Bishop, Orchard Street, said she is very concerned about how we plan to take a lane on Concord Ave for the left turn onto the site at Goden Street. She notes that Concord Ave is only one lane of traffic so she can't figure out how we are going to make it two lanes there - unless we go into the median and lose some trees and she is opposed to that. She feels that the only people who need to take a bus to BHS are in Kendall Gardens and the back of the Hill, we do not need so many buses. She is very worried about cars parking on both sides of Concord Ave, afraid it will become like School Street near Wellington. She said there is rarely a traffic jam at BHS, does not know what "queue" we are trying to alleviate.

Mr. Russ Leino, Sherman Street, Chair of the Community Path Implementation Committee, asked what was meant concerning the Alexander Ave underpass and its impact on traffic and drop off. The answer, he claimed, is "there will be more walking and biking." He asked what that would cost. Mr. Schreiber replied that he estimated about \$2M.

Mr. Fred Paulsen, School Street, asks for more specifics on the plan to increase walking and biking.

## **VI. Update on MSBA Facilities Assessment Committee Meeting**

Chair Lovallo deferred this discussion until next meeting due to timing.

## **VII. Building Exterior Design Update**

Ms. Trivas and Mr. Kuhn presented on three basic "treatments" of the exterior of the building. Perkins+Will, Ms. Trivas explained, have been working on three exterior designs, including materials, what the windows will look like (placement and orientation) and the general building façade. Each option can be done in a variety of colored materials, e.g., red (brick) white, or very light (tannish). It was noted that the exterior design should take advantage of the bucolic setting. The three options also take into consideration the front entrance to the school, the perspective from Concord Avenue, the top level transition of materials (massing and height), and the classroom wing façades.

Options:

1. "Arcade": red brick or light brick, vertical character, paired windows
2. "Shifted": red brick or light brick, random character, large central windows

3. “Environmental”: red brick or light brick, horizontal character, views/daylight control

Ms. Miller said she prefers the first option, especially the windows. She expressed concern about the entranceway on all the options near the upper school end. Mr. Mooney stated that the building appears to be a “huge mass.” Perhaps there could be “treatments” to break up the building, he asked. Mr. DeStefano said he likes the first option and asked about the top floor. He suggested softening the top of the building so that it will appear lower. Mr. McAllister said that he would prefer if the lower school looked different from the upper school – both on the inside and on the outside. Superintendent Phelan offered that option 1 looks most “school like” and that the windows are appropriate. Ms. Bruschi stated that she also likes the first option, the vertical windows, but thinks the colors are too light (too corporate or hospital looking).

Mr. Lovallo stated to Perkins+Will that the takeaways from the meeting are that they should continue to develop the first and third options (“Arcade” and “Environment”). With that are the 5 main areas where comments were focused (listed in no particular order):

1. Windows
2. South elevation looking at Concord Ave.
3. Entry approach
4. Top level transition of material
5. Ways to break up the large planar façade

### **VIII. Comments from Belmont Residents**

Mr. Bob Kennedy (an architect) requested that they focus on the long expanse of walls with south exposure. He feels # 3 is dramatically better architecturally and that it gets rid of the “hundred windows in a row” feel. He agreed that the building looking hospital-like. He said he would like to see # 3 in a darker red, what he called “Belmont red” brick and wants to see how the shadows appear. He said he really does not like all the windows in a row on the south side.

Mr. Vincent Stanton stated that, since the building is massive, can we do 3 segments with courtyards in between, he asked. (The reply was no.) He said these options do not salute the Belmont civic atmosphere.

Ms. Carolyn Bishop expressed her distastes with new buildings when you don’t know where the entrance is (thinks this is one of those). People should feel “welcomed” into a building. This entrance is like a cave with the overhang.

Chair Lovallo asked Perkins+Will to further develop options 1 and 3 only. The BHSBC will meet again on May 24 to delve deeper into these two options.

### **IX. Minutes of Previous Meetings**

Chair Lovallo noted that the minutes (5/8/18) will be reviewed at the next BHSBC meeting.

### **X. Treasurer’s Report**

Chair Lovallo deferred this discussion until next meeting due to timing.

**XI. Next Full Building Committee Meeting**

Thursday, May 24, 2018 at 7:30 a.m. (Beech Street Center)  
Thursday, June 7, 2018 at 7:30 a.m. (Homer Gallery)

**XII. Other/New Business**

None.

**XIII. Related Meeting Documents**

1. Belmont High School Site Access Analysis
2. Perkins+Will Building Design Update

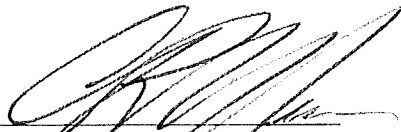
**XIV. End Meeting**

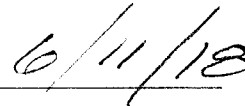
The meeting ended at 10:05 p.m. by Bob McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

  
Date