

BELMONT HIGH SCHOOL BUILDING COMMITTEE
Joint Meeting with Board of Selectmen and School Committee
FINAL MEETING MINUTES
May 8, 2018
Chenery Middle School Community Room
7:00 PM

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BELMONT, MA

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Meeting #45

Committee Members Attending:

Chair Lovallo; Members John Phelan, Tom Caputo, Pat Bruschi, Phyllis Marshall, Bob McLaughlin, Joe DeStefano, Joel Mooney, Emma Thurston, Jamie Shea, Diane Miller (arrived at 8:09 p.m.)

From Daedalus: Shane Nolan

Also: Ms. Patrice Garvin, Town Administrator

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

BHSBC Members Absent: Chris Messer, Dan Richards, Mike McAllister

School Committee Members Attending: Susan Burgess-Cox (Chair), Catherine Bowen, Lisa Fiore, Andrea Prestwich, Tara Donner [Chair Burgess-Cox called the BOS to order at 7:04 p.m.]

In the audience: Assistant Superintendent Darius, Finance Director DiCologero

Board of Selectmen Attending: Chair Dash; Selectmen Caputo and Paolillo
[Chair Dash called the BOS to order at 7:04 p.m.]

There were roughly 50 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 agenda and turned to the first item on the agenda.

II. Treasurer's Report

Ms. Marshall provided the Committee with a brief budget update. She then requested that motions be made concerning certain remaining funds.

Mr. McLaughlin moved: To liquidate \$9,950 (money not spent on Mr. Locker's services).
The motion passed unanimously.

Mr. McLaughlin moved: To liquidate \$3,600 (money not spent from Jessie Bennet's services).
The motion passed unanimously.

Mr. McLaughlin moved: To unencumber \$9,000 (money not spent from MacPhail's budget for site investigation and evaluation).

The motion passed unanimously.

There now remains slightly over \$105,000 of unencumbered money.

Geo-Environmental Update

Mr. Mooney noted that the geotechnical subsurface exploration, geothermal evaluation, and environmental testing have been performed, with reports being issued now.

III. Construction Manager Selection Update

Ms. Brusch began by noting that the Committee will hire a construction company to manage the construction of the new building. Hiring a construction company will allow the Committee to hire a *Construction Manager*. She touched on the benefits of this process (fewer “change orders”, an additional 1% reimbursement from the MSBA, etc.). She noted that an RFP was issued several weeks ago. She briefly explained the bid process, noting that three firms applied: Gilbane, Skanska, and Suffolk. These three firms have been interviewed and their references have been checked. The firms were ranked and each submitted their project fees. She noted that the subcommittee ranked Skanska the highest, with Gilbane ranked second, and Suffolk third. Next steps include engaging in contract discussions with Skanska.

Chair Lovallo thanked the members of the subcommittee. He noted that the process was both thoughtful and thorough.

Ms. Brusch moved: To enter into contract negotiations with Skanska (to finalize the contract) to manage the construction.

The motion passed unanimously.

IV. Update on Site Design and Traffic

Chair Lovallo provided some background information on the site design process. He noted that comments received from the community have been considered (and where appropriate, incorporated into the process) and meetings have occurred with the Planning Board and with the Traffic Advisory Committee (TAC). Chair Lovallo then provided some information from *Walk Boston*, which promotes walking safely to school. The BHSBC plans to meet with *Walk Boston* Representatives.

Ms. Trivas stated that the Design Team has been busy gathering information; a new iteration of the site design does exist. She reviewed handicapped and emergency parking areas. She also reviewed the bike lane and biking storage areas.

V. Comments from Belmont Residents

Ms. Anne Paulsen, School Street, expressed concern about the flow of traffic on Goden Street. She noted that the entire neighborhood surrounding Goden Street is dense with children and parents getting to school. These children, she said, need to be able to walk and bike safely to school. She then asked about the bike lane and road widths. She stressed the need for safe biking and walking to school.

Ms. Jessie Bennett, Trowbridge Street, asked about the crosswalks and expressed concern about the *placement* of the crosswalks. Chair Lovallo provided some additional information on the crossing

areas. He noted that a signalized crosswalk area has been explored. Ms. Bennett suggested that additional busses will help mitigate traffic.

Ms. Zoe Armstrong, Junior at BHS, asked about the cross-over the railroad tracks (via bike). She noted that the neighbors have complained when students use this area to get to the high school. Selectman Paolillo replied that the plan for the bike path is to have an underpass by Alexander Ave. He noted that this has been a safety concern for many years. Ms. Armstrong also asked about the entrances and exits in the new building.

Ms. Deborah Gali, Myrtle Street, asked about the plan for two-way traffic on the new site. She expressed safety concerns about this. She also expressed concerns about the neighborhood flow of traffic.

BOS Chair Dash raised the point that many of the neighborhood concerns are currently *not* being incorporated under the recent traffic study. He added that the BOS will also make suggestions (to the TAC) on the flow of traffic. He requested that the traffic consultants as well as TAC come together to create alternatives to the current traffic plans. Chair Lovallo reiterated that safety is a top priority for all the groups weighing in on the traffic flow suggestions. The discussions need to happen town-wide and collectively, he agreed, and not in silos.

Ms. Che Ching Wa (??) spoke to the current flow of traffic and the impact on safety for walkers. She stated that Goden Street is currently burdened with heavy flow of traffic. Selectman Paolillo added that perhaps the addition of Police presence (directing traffic) may be needed at the start and finish of school times in order to add a level of safety and security.

VI. Design Update

Ms. Trivas reviewed the updates concerning the planning of the project. She touched on the entry and exit ways; she explained the changes in the theater arts (auditorium), dining, nursing and athletic areas. She noted that staff/faculty concerns have been heard and incorporated when possible. Mr. Cunningham added some updated details on the design, e.g., use of daylight, efficiencies, views, landscape, the pond, etc. Mr. Kuhn provided some historical information on the site, the bricks, and other buildings in town. The historical information will help influence the design (e.g., selection of color, selection of materials, etc.) of the new building. He reviewed several possibilities for the external design options of the building, including windows, colors, slant of the sun, shading devices, etc. Chair Lovallo provided several follow-up comments.

Mr. DeStefano asked if the windows would be operable. The answer was yes.

Both Ms. Shea and Ms. Donner expressed some of what is important from their perspectives as classroom teachers. Ms. Bowen asked about the percentage of glazing in the classrooms.

VII. Virtual Reality Presentation

Mr. Karlson and Mr. Cunningham presented a virtual reality tour of the project. Mr. Cunningham pointed out various spaces, stairways, eating areas, library/media commons, hallways, lockers, etc. for both the upper and lower schools.

Ms. Thurston asked if the open spaces will be deafeningly loud. Ms. Trivas replied that there are

acoustic experts that are being consulted.

Superintendent Phelan spoke to the numbers of students (close to 800) who will be in the lower school. He added that the BHSBC is addressing the needs/concerns of the faculty and staff. Ms. Donner asked about the safety of the open stairwells. Selectman Caputo also asked about the noise from groups of kids in open spaces being situated near classrooms. Ms. Miller asked if the lower school open spaces might feel overwhelming for that age group. Ms. Trivas replied that there are acoustic experts that are looking at the open spaces now, and that acoustic performance is paramount and will not be compromised and, if needed, additional walls will be added to control acoustics.

VIII. Comments from Belmont Residents

Ms. Mary Lewis asked about the window design and its impact on costs. She said clean lines look better from the outside. She also stated that the design looks corporate and that this building should look like a school. She advised that the design be kept simple, practical and affordable.

Ms. Ellen Schreiber expressed concern about the safety of the building given the activity levels of kids. She asked about the location of the parking lots with respect to the entrance/exit ways. She noted that the building is very large and its design should reflect some of the historical buildings in Belmont.

Mr. Daryl King offered comments on the windows, advising to keep it simple. He also spoke to the efficiency of the windows.

Ms. Carolyn Bishop, Pct. 1, spoke to keeping some of the traditional aspects in the building. She said there looks to be a lot of cavernous, wasted space. She wondered who would wash the expansive amount of glass. She asked about security of the building. She requested room for student art to be displayed in the new building. She requested that there be ample music space. She stressed keeping the building functional, less industrial, with a touch of tradition.

Mr. Dick Madden raised several questions/concerns about the design of the building.

Ms. Jessie Bennett raised concerns about the open space that is two stories high. She said it poses a danger with so many kids in the building.

IX. Minutes of Previous Meetings

Ms. Brusch moved: To approve the Minutes of 4/26/18.
The motion passed unanimously.

X. Building Committee Schedule Through Schematic Design

Chair Lovallo highlighted some of the upcoming meetings. He referenced the handout, and noted where an additional meeting was added: June 19 at 7:00 p.m.

XI. Discussion of PSR Re-Submission

Chair Lovallo noted that the PSR Re-Submission has been going well with the MSBA.

XII. Local Actions Approval for MSBA Submission of Preferred Schematic Report Review

Ms. Shea moved: To approve and submit the package for the PSR2 resubmission to the MSBA.
The motion passed unanimously.

The Board of Selectman and School Committee passed similar motions, as well.

XIII. Next Full Building Committee Meeting

Wednesday, May 16, 2018 at 7:00 p.m. at the Wellington High School

XIV. Other/New Business

None.

XV. Related Meeting Documents

1. BHSBC Upcoming Meeting Schedule
2. MSBA letter concerning PSR Submission
3. Walk Boston letter
4. Transportation Access Considerations
5. Building Committee Design Update (Perkins+Will)
6. Feasibility Design Cost Summary (Daedalus)

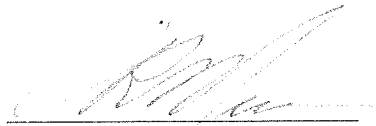
XVI. End Meeting

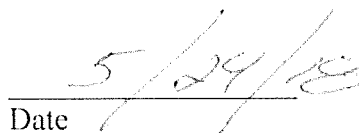
The meeting ended at 9:19 p.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary


Date