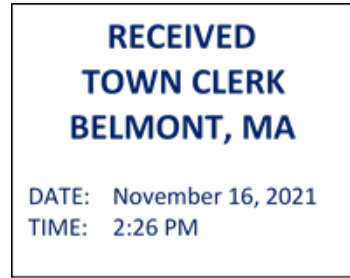


**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**  
**Final Meeting Minutes**  
**Wednesday, October 20, 2021**  
**Virtual Zoom Meeting**  
**7:00 PM**



**Meeting #130**

*Committee Members Virtually Attending:*

Chair Lovallo; Members, Bob McLaughlin, Emma Thurston, Joel Mooney, Ellen Schreiber, Patrice Garvin, David Blazon, Kate Bowen, Tom Caputo, Chris Messer, Pat Brusch,

*From CHA:* Don White, Tony DelGreco

*From Perkins+Will:* Vital Albuquerque, Mirelle Botros

*From Skanska:* Mike Loring, Jim Craft, Paige Matthews

*From Warner Larson:* Ti Johnson

*Members Absent:* Joe DeStefano, John Phelan, Mike McAllister, Diane Miller, Jamie Shea

**I. Call to Order**

The meeting was called to order at 7:00 P.M. by Chair Lovallo. He thanked Matt and the Belmont Media Center for their technical support. He explained the remote meeting protocol, e.g., state your name before speaking, mute computers, and he explained how the Committee will vote, etc. Meeting materials will be posted on the BMHSBC website, shortly after the meeting. He also advised residents that they can click into the meeting during resident comment time by pressing #9 or by “raising” their hands.

Chair Lovallo took attendance via roll call, reviewed the agenda, and turned to the first item on the agenda.

**II. Next Building Committee Meetings**

Wednesday	November 10, 2021	at 8:00 AM	Virtual	[131]
Thursday	November 18, 2021	at 7:00 PM	Virtual	[132]
Friday	December 10, 2021	at 8:00 AM	Virtual	[133]

**III. West of Harris Field Design History**

Mr. Albuquerque reviewed the Perkins & Will design plan for the overall site area, including playing fields and the new ice rink. Chair Lovallo noted that the ice rink does not fall within the Building Committee’s scope, but the Committee needs to understand possible ice rink plans in order to make informed decisions about those areas within its scope. Mr. Albuquerque reviewed the field areas that have been designed (e.g., softball, baseball, soccer, throwing circles), then noted the parking area

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(which is jug-handle shaped) and the area for a skating rink. Chair Lovallo explained that initially there were discussions that the rink be a public/private partnership; there were also discussions which have the town assuming fiscal responsibility for the rink.

Mr. Albuquerque then reviewed three possible schemes (designs) for where the rink would be placed. Scheme #2 is currently the preferred design, with the ice rink on the North/West side and the parking lot off Concord Ave. He and Chair Lovallo provided more details concerning scheme #2. Mr. Albuquerque explained several design images, related to scheme #2.

#### **IV. West of Harris Field School Committee Decision**

Chair Lovallo read excerpts from the School Committee (SC) Minutes of May 5, 2021. The Minutes reflected that the SC preferred scheme #2. The SC vote supporting scheme #2 was unanimous. Mr. Blazon asked about plans for maintenance of this area. Chair Lovallo said maintenance has not yet been explored. Mr. Caputo asked about the parking lot and the number of designated parking spots. He noted that 90 (+ 20) spots had been signed off by the Planning Board. Chair Lovallo noted that nothing is “set in stone” concerning the number of parking spots in this area.

Ms. Bowen provided some context on the SC discussion concerning the field space areas, the impact on the athletic programs, the parking areas, etc. Ms. Schreiber expressed support for designing the parking now, one that will exist when the rink is built. However, she stated that the parking lot should not be built now and then need to be re-built once the rink is in place. She stressed the need for cost efficiency with regard to the development of this area. Ms. Bowen echoed the cost efficiency comment. Chair Lovallo stated that reducing the size of the spectator seating area, if there is any, and/or reducing the size of the parking lot would rein in the costs. He added that the current cost estimates are three years old and are likely to be higher now.

#### **V. Comments from Belmont Residents (Session 1 of 2)**

Ms. Lisa Pargoli, TMM Pct. 4, noted that classrooms are not being used in the new building and the enrollment number was inflated. Chair Lovallo explained how enrollment is estimated.

Mr. Larry Link asked about the likelihood of student parking in the proposed parking lot. Chair Lovallo confirmed this. Mr. Link also expressed concern about the Cottage/Concord Ave intersection.

Ms. Heather Barr expressed concern about the health and safety of the athletes with the parking lot so close to Harris Field.

Ms. Pargoli asked how this impacts town’s desire to maintain green space, have less traffic, and an overall smaller carbon footprint. Chair Lovallo agreed that these are reasonable concerns and – there is a need for parking in this area otherwise people will continue to park in residential neighborhoods.

Ms. Anne Paulson asked for clarification on who is paying for what on scheme #2. Chair Lovallo provided that information. She requested more budget information concerning this portion of the project. Chair Lovallo noted that just over \$2 million has already been allocated for this part of the project.

Ms. Wolf, 18 Goden St, said reducing the number of parking spaces just means that people will park  
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elsewhere – on neighboring streets. She is also concerned about air quality and pollution. The parking should be managed on school property, not in residential areas.

Ms. Tananbaum, 21 Goden St., expressed her ongoing wish for integrated solutions. Everyone needs to be talking to each other to solve problems. We are incentivizing driving to school; we should be charging students for parking.

## **VI. West of Harris Field Discussion on Design Considerations**

Chair Lovallo discussed a document that showed six considerations concerning the design options.

The Committee offered comments on these considerations. Chair Lovallo provided background information on issues relating to student parking, the proposed parking lot, and the impacts of these decisions as they are vetted with the Planning Board. Ms. Schreiber suggested that a decision is made on the number of parking spots, before designing the parking lot.

### *The Six Design Considerations:*

#### **01 Consider if Building Committee should make design decisions based on potential of a future ice rink project**

- Does it seem likely that a rink project is likely in the future
- School Committee voted on preferred option

The Committee agreed that a future ice rink component as defined by the SC decision should be considered.

#### **02 Consider if original field scope is still appropriate as previously directed by School Department**

- Overlapping JV softball, JV baseball, JV soccer
- Shotput and discus areas needed to host track meets

The Committee did not see any new information from the School Department (SD) to change the earlier program scope decisions.

#### **03 Consider if tennis will be included in discussions**

- Not in original scope
- Did School Department change their position on tennis since prior direction to Building Committee
- Should an interim option for tennis be considered ahead of a new ice rink

The Committee did not see any new information from the SD to change the earlier program scope decisions.

#### **04 Consider approach to parking in context of potential new ice rink**

- How many total parking spaces will be needed
- How many parking spaces to construct now
- What is finish condition of parking lot

The Committee had many questions on parking and the community was well divided on preference. More study is required concerning the parking spot count, its configuration, and the material. The count and configuration should be the first focus with material considered as pricing options.

**05 Consider if Building Committee should bring in new ice rink utilities from street to avoid disturbing new work put in place**

- Not in original scope
- May avoid additional costs of reconstruction of finished work with future project

The Committee agreed that this should be considered with costs held outside the budget for alternative funding sources.

**06 Consider if a new crosswalk signal at Cottage Street should be part of this project**

- Not in original scope
- Does the project add more risk to the Concord Avenue and Cottage Street intersection for pedestrians crossing
- Original agreement with OCD was that this signal would be incorporated into future ice rink project
- Should Building Committee consider incorporating only design component of signalized intersection into project

The Committee agreed that this should be considered with costs held outside the budget for alternative funding sources. The Committee will need to consider what is the trigger for requiring a signal change. Past studies can be utilized as a starting point.

## **VII. West of Harris Field Design and Construction Schedule Review**

Mr. White described a potential schedule going forward. Construction would start in July 2022. He reviewed what is next in terms of creating the design, the necessary related steps, and meetings that would need to happen before next July. Pricing would occur in December. Scope and design would continue through the end of January. Meetings with the Planning Board would happen in March (or sooner). Bidding would occur in May/June. The bid approval would likely be awarded in June. Work will wrap up in October 2022. Chair Lovallo clarified that there are two pricing exercises embedded in the schedule.

Committee members asked questions concerning the schedule. Ms. Schreiber asked about the compressed schedule; why this is happening now and not in 2023 when the project is finished? Chair Lovallo explained the benefits of getting started now. Ms. Garvin suggested that these meetings continue to be held at night (for public participation) and suggested that the neighbors be informed of the process via flyers. Mr. Albuquerque noted that the meeting in four weeks (11/18) is an important one (concerning the design confirmation). He said it seems like parking is a critical issue. Mr. Mooney noted that the design will drive the actual costs and how that all fits together will require additional work (on the part of the Committee). Ms. Schreiber noted that the Committee will need a lot of parking information in order to make decisions next month.

## **VIII. West of Harris Field Budget Update**

Chair Lovallo displayed a budget document created by Skanska. The budget number of \$2,272,924

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(which is three years old) is currently included in the cost of the GMP; the expected budget number is \$2,380,493 if this scope was removed from the GMP. The numbers will need to be updated as escalation has occurred.

#### **IX. West of Harris Field Bidding Options**

Chair Lovallo opted to skip this agenda item.

#### **X. Comments from Belmont Residents (Session 2 of 2)**

Ms. Paulsen asked when the public discussion will take place. Chair Lovallo said this meeting tonight has been a public discussion and there will be another such meeting again in November: (11/18/21 at 7:00 PM). She asked about field use.

Mr. Link expressed to issues concerning student parking.

#### **XI. New Business/Other**

None.

#### **XII. Related Meeting Documents**


1. Perkins & Will Design Presentation West of Harris Field
2. Budget Information for Scheme #2
3. CHA Scheduling Proposal
4. West of Harris Field Design Considerations

#### **XIII. Adjournment**

The Chair ended the meeting at 9:12 PM., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:		11/16/2021
	Chris Messer, Secretary	Date