



Belmont Municipal Skating Rink Building Committee

Meeting Minutes #69 Wed 1/31/24 at 7:30 AM
Hybrid Meeting, Live at Town Hall and via Zoom.

Building Committee Members

Attending: (* In Person)

- Mark Haley*, Chair
- Dante Muzzioli *, Vice Chair
- Meg Moriarty
- Tom Caputo*
- Anne Marie Mahoney
- Dan Halston
- Steve Sala*
- Katherine Oates
- Anthony Ferrante
- Bill Shea*
- Frank French
- Dynelle Long

Absent

Others: Dave Blazon

Call to Order – Mark Haley called the meeting to order at 7:34 AM

Items Discussed:

1. **Budget-** Don White from CHA reviewed the budget with the committee. \$2,423,098 in Owner’s and Design contingency, and another \$608,213 in construction contingency. Concrete is not finalized yet, but preliminary pricing is \$300,000 over budget. Don also noted that he put a place holder in for additional time for Skanska at \$100,000 for extended overhead related costs, all of which needs to be vetted. There was also a discussion about escalation, which on average is 6% a year or ½ % per month.

Tom Caputo stated that that the contingency seems low, especially considering the number of moving parts with this project.

CHA – Owner’s Project Manager

- Jake Zelikman* (Author of Meeting Minutes)
- Don White
- Tom Gatzunis*

TGAS -- Design Team

- Christian Boran*
- Tina Tanios
- Ted Galante

Skanska – Construction Manager

- Mike Morrison
- Ian Wilson
- Jake Chiudina*

Various members of the public did attend via Zoom.

Tom Gatzunis responded by stating that design contingency will roll into the project estimate as more details are provided, and contracts are awarded to subs. The Owners contingency is for potential budget overruns and or committee related scope increases.

Ted Galante stated that he understands the budget pressure and that hard decisions will need to be made in the next coming weeks.

2. **Schedule** – Jake Zelikman from CHA presented a high-level schedule. The team will continue to provide updates to this schedule. Please see attached.
3. **Construction Update-** Demo is ongoing. There was a small oil spill on site that has been contained and large group effort to clean it up by the project team, and DEP. Concrete under rink slab has black mastic that contains Asbestos containing material. This is attached to the underside of the concrete so it will be removed with the concrete as Asbestos containing material, and trucked to a facility out of state that accepts this type of ACM debris A preliminary high-level schedule prepared by CHA was reviewed and will be updated as new information becomes available.
4. **Invoices-**
Skanska- Skanska pay requisition #1 in the amount of #406,715.66 was reviewed by the committee. A motion to approve these invoices was made by Dante Muzzioli. The motion was seconded by Bill Shea. The motion was approved unanimously.

Project Dog- 3 Project Dog invoices # 20717, 20987, 21261 each in the amount of \$595 for pre-qualification of construction managers, pre-qualification of filled sub bids, and pre-qualification of additional trades were presented. A motion to approve these invoices was made by Dante Muzzioli. The motion was seconded by Bill Shea. The motion was approved unanimously.

5. **Design update-**
Flagpole- Discussion took place if a flagpole would be in the front area of the building. Dave Blazon responded that although this is something we would like to have, but that there will be a flag hung inside the rink. Many committee members agreed. It was noted the cost of an exterior flagpole that would also need lighting is not in the budget.
Synthetic Turf- A discussion took place regarding the logistics of having Synthetic turf including how it will be installed and where it will be stored in the winter. Anthony Ferrante stated that this is out of scope for this committee as we have been asked to build a rink. He then stated that this is between the future rink manager and the recreation department.
6. **Adjournment** – Mark Haley made a motion to adjourn the meeting and was seconded by Bill Shea. The motion was approved unanimously.



Budget Update

Post Committed Costs vs Budgets

Item No	Item of Work	TGAS Budget for Public Forum, 3/29/23	Skanska 9/11/23 SD Estimate	Committed Contracted Amounts to Vendors	Current Balance (OVER) Budget or UNDER Budget vs. 9/11 Estimate	Comments
Skanska Sections of Work						
Skanska Trades Bought Out - Costs Committed						
	Demolition and Haz Mat Abatement	\$ 400,000 Abate Allowance	\$ 633,335	\$ 453,500	\$ 179,835	
	PEMB		\$ 2,902,519	\$ 2,907,000	\$ (4,481)	
	All Other Skanska Trades NOT Bought Out Yet		\$ 16,737,916	\$ 0	\$ 0	
	Totals		\$ 20,273,770	\$ 3,360,500	\$ 175,354	
Skanska Project Overhead Cost Totals						
		\$ 2,829,472	\$ 3,302,164	\$ 3,302,164	\$ -	
Construction Totals						
		\$ 19,485,207	\$ 23,575,934	\$ 6,662,664	\$ 175,354	
Other Costs in TGAS Total Summary						
	Cost Escalation (11%)	\$ 2,088,373	No Longer Required - Included in Project Line Item Totals per SKA, 9/27/23			
	Design Contingency (16%)	\$ 3,371,773	\$ 1,369,419			
	Owner's Contingency (5%)	\$ 1,053,679	\$ 1,053,679			
	Total Escalation & Contingencies	\$ 6,513,825	\$ 2,423,098			
	Total in TGAS Amended Proposal 10/10/23	\$ 2,675,000	\$ 2,675,000	\$ 2,689,922	\$ (14,922)	
	OPM Fees	\$ 906,000	\$ 906,000	\$ 861,463	\$ 44,537	
	Project Related Costs (Less Owner Insur, In Abv)	\$ 373,000	\$ 373,000	\$ 70,100	\$ 4,900	
	Totals	\$ 29,953,032	\$ 29,953,032	\$ 10,284,149	\$ 209,869	Current Cost UNDER Budget on Committed Cost Items
Other Design / OPM Related POTENTIAL Cost Impacts						
1. Extended Timeframe related costs for Design Team and OPM Team - to be evaluated, currently not known.						
					TBD	
Other Construction Related POTENTIAL Cost Impacts						
1. Translucent Wall Panels - \$190K Now included in PEMB Pricing, Based on Kalwal. Option to entertain alternate by Kingapan being reviewed. Potential Cost Reduction +/- \$25K						
					\$ 25,000	Potential Reduction
2. Stormwater Detention System, with Phosphorus Removing Capabilities - Design is underway, but could be an added cost of +/- \$50K or more - TBD Based on actual design						
					\$ (50,000)	Potential Overrun
3. Waterline - Relocated Route - the waterline as presently designed would come off the main in Concord Ave in the Eastbound lane. To come direct to the site, the Water Dept stated it would have to go UNDER the storm box culvert - that would be very costly. An alternative is to tap off the main further west BEYOND the start of the box culvert and run onto the site further west. This is likely a less expensive option but adds Ex, BF and Piping beyond the initially intended route. Potential added cost TBD until design is complete - Carry a budget of \$50K over the initial budget.						
					\$ (50,000)	Potential Overrun
4. Concrete Bid Package - Currently Skanska has reported we have +/- \$300,000 overrun on the concrete vs their estimate of 9/11/23. Until we have finalized numbers, this is just a potential cost overrun. New foundation drawings are being issued this week for best and final pricing on the concrete package.						
					\$ (300,000)	
Total Potential Construction Adds / Deducts					\$ (375,000)	Net Costs over Budget for Potential Added Costs



ID	Task Name	Duration	Start	Finish	Qtr 4, 2023			Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024			Qtr 1, 2025			Qtr 2, 2025			Qtr 3, 2025			Qtr 4, 2025
					Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
1	Design	9 days	Fri 2/2/24	Thu 2/15/24																									
2	MEP Drawings Complete	0 days	Fri 2/2/24	Fri 2/2/24																									
3	All Construction Documents Complete	0 days	Thu 2/15/24	Thu 2/15/24																									
4																													
5	Bidding	479 days	Mon 10/2/23	Thu 7/31/25																									
6	*Bidding by group*																												
7	1) MEPFP (Mechanical, Electrical, Plumbing, and Fire Protection)	21 days	Mon 2/5/24	Mon 3/4/24																									
8	2) Remaining Trades- Misc. Metals, Waterproofing, Masonry, Glazing, Roofing, Tile, Resilient Floor, Ceilings, and Painting	28 days	Fri 2/16/24	Tue 3/26/24																									
9																													
10	*Bidding Details Below*																												
11	Site Work Bid to Mobilize	44 days	Mon 1/29/24	Thu 3/28/24																									
12	Concrete Bid to Mobilize	135 days	Mon 10/2/23	Fri 4/5/24																									
13	Rink Metal Building Lead Time	175 days	Tue 10/24/23	Mon 6/24/24																									
14	Electrical Gear Bid to Mobilize	394 days	Mon 1/29/24	Thu 7/31/25																									
15	Refrigeration & Ice Sheet Bid to Mobilize	251 days	Mon 12/4/23	Mon 11/18/24																									
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18	Construction	470 days	Wed 12/6/23	Wed 9/24/25																									
19	Rink Demolition	52 days	Wed 12/6/23	Thu 2/15/24																									
20	Initial Electrical Scope	93 days	Thu 2/15/24	Mon 6/24/24																									
21	Temp Power Operational Haris Field	0 days	Fri 3/15/24	Fri 3/15/24																									
22	Temp Power Operational Softball Field	0 days	Tue 4/30/24	Tue 4/30/24																									
23	Site Work	131 days	Fri 3/29/24	Fri 9/27/24																									
24	Install Foundations	37 days	Wed 4/17/24	Thu 6/6/24																									
25	Construction of Rink	319 days	Thu 2/1/24	Tue 4/22/25																									
26	Substantial Completion	0 days	Tue 4/22/25	Tue 4/22/25																									
27	Install Electrical Gear and Cutover to Permanent	0 days	Wed 9/24/25	Wed 9/24/25																									

Project: Belmont rink schedule
Date: Fri 1/26/24

Task		Inactive Task		Manual Summary Rollup		External Milestone	
Split		Inactive Milestone		Manual Summary		Deadline	
Milestone		Inactive Summary		Start-only		Progress	
Summary		Manual Task		Finish-only		Manual Progress	
Project Summary		Duration-only		External Tasks			



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