

2019 JAN 18 AM 9:05

## **BELMONT PERMANENT BUILDING ADVISORY COMMITTEE MINUTES**

Date: Thursday Nov. 28, 2018

Attendance: Stephen Sala – Pat Bruschi – William Lovallo – Joel Mooney

Robert McLaughlin – Michael Smith – William Shea

**GENERAL :** The group met in Room 1 in the Town Hall from 7:30 AM to 8:45 AM

**MEETING MINUTES:** Oct. 25, 2016 Meeting Minutes: Approved

### **FIRE STATION REPAIR UPDATE**

- Funds were appropriated for the Belmont Center building in the 2019 Capital Budget
- Main Firehouse repairs are substantially complete
- Belmont Center firehouse will be bid this winter

### **DEPT. of PUBLIC WORKS – POLICE STATION RENOVATIONS**

- Design program is on track
- The DPW and Police Station will proceed to bid in Feb. 2019
- Daedalus Co is the OPM
- The Police Station will undergo a modest interior renovation
- Planning Board relief may be required for the project
- The project is seeking an additional \$500,000 in funding
- Police Station: A bit over budget
- DPW: On budget

### **NEW LIBRARY**

- The full committee met on Nov. 27.
- The committee chose Oudens Ello Architecture as the Schematic Design Architect
- The Library program was reviewed by the team
- A 6 month schematic design schedule was submitted
- An asbestos/hazardous material and a topographical survey is underway
- The contract between Oudens Ello and the Town has been signed
- Next meeting scheduled for Jan. 8, 2019
- Zoning issues may need to be resolved on the project
- A Zero Net Energy building to be considered – Stephen Sala to submit the idea to the team

## **HIGH SCHOOL**

- The project was approved by Town Vote on Nov 6, 2018
- Construction Commencement: Anticipated Spring 2019
- A tunnel under the Commuter Rail to the High School is being considered and requires design tie-in into the High School project
- Early bid packages will be released over the next few months
- Foundation package out to bid in April 2019
- Curtin Wall system out to bid in early 2019
- Cleanup of trash is required behind the High School
- Surveyors onsite at this time
- Geothermal well testing will occur next month
- A Zero Net Energy building has been endorsed by the School Committee. The Committee agreed to being responsible for implementation and achieving this goal.
- Updated design package will be available next month
- Building design will be finalized by the end of 2018
- Phasing schedule is being developed
- Construction: 4 years anticipated
- Traffic Issues: Currently being addressed
- Building footprint: To be finalized by Feb 2019
- Parking Areas: To be resolved

## **INSURANCE**

- On Tue. Oct. 30 at 3 PM, Skanska and their insurance consultant met with the Stephen Sala of the PBC and Library BC, Anne Marie Mahoney from the DPW/PS Committee, Town Administrator Patrice Garvin, and Robert McLaughlin, William Lovallo, and Pat Bruschi from the High School and PB Committees to discuss the various insurance options available to the Town for buildings under construction
- The group discussed Contractor Controlled Insurance Program vs Owner Controlled Insurance Program
- Different types of projects require specific types of coverage
- W. Lovallo and Patrice Garvin recently met with an independent insurance consultant to discuss insurance options
- The BHSBC has now retained the firm of KFDA Risk Advisors to assist the town with issues on the BHS
- The DPW/PS project will have to determine their insurance needs.

**NEXT MEETING**      Wed. Jan. 16, 2019 at 7:30 AM  
Stephen J. Sala      Secretary      Dec. 3, 2018