

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

Date: Wednesday Jan. 16, 2019

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

Robert McLaughlin

(Michael Smith & William Shea were not present)

**GENERAL :** The committee met in Room 1 in the Town Hall from 7:30 AM to 8:50 AM

RECEIVED  
TOWN CLERK  
BELMONT, MA  
2019 APR -1 PM 2:24

**MEETING MINUTES:** The Meeting Minutes of Nov. 28, 2018 were approved

### **FIRE STATION REPAIRS UPDATE**

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

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

- Police Station-Scope of Work Change: Police officers and employees will now be relocated offsite during construction and the interior scope of work has been revised. A landscaping plan is being developed.
- The DPW and Police Station will proceed to bid in Feb. 2019 and bids will be opened in March 2019. The projects will go to a Town Meeting vote in April 2019
- DPW: The design is complete and the project is on budget. Projected ground breaking is April 2019. Completion is scheduled for the Fall 2019. No outstanding project issues at this time.

### **NEW LIBRARY**

- The full committee met on Jan. 8
- Oudens Ello reviewed their original concept plan with the committee
- The Library program has been revised by the team
- A 6 month schematic design schedule has been submitted
- An asbestos/hazardous material and a topographical survey have been completed
- The committee has discussed completing a “field trip” to local libraries to look at various design concepts
- The committee has discussed if the Dover Amendment would apply to the Library. It appears that the Library may come under the Dover Amendment.
- Next committee meeting is scheduled for Jan. 22, 2019
- A Zero Net Energy building is being considered by the committee

## **HIGH SCHOOL**

- Construction Commencement: Summer 2019
- Early bid packages will be released over the next few months
- Asbestos material has been removed in the Field House area
- Design Development Documents are 50% complete
- Final geothermal well testing is ongoing for the three wells
- The final site survey is complete.
- A construction trailer will be set onsite this week
- The Belmont High School website is open to the public for informational purposes
- A Planning Board meeting was held on Jan. 15. Curb cut locations and parking space amounts were approved. Site plan is currently under review. Location of the South Wing is still to be determined. Next Planning Board meeting is Feb. 5
- The Building Exterior design will be reviewed on Jan. 23
- Current design is to be submitted to the Planning Board the week of Jan. 27
- All Planning Board meetings are open to the public for comment
- The Site Construction package will be available in February 2019
- Discussions concerning the project are ongoing with the Building Dept.
- The Phasing of the two stages of the project still needs to be resolved.
- The location of the swing spaces is under review
- Temporary site parking and drainage is to be determined
- A Commissioning Agent is to be hired and will be paid for by MSBA. The cost is \$0.78 /SF. The firm is from CT. A separate commissioning agent for the geothermal portion of the project will be hired by the Town
- Construction: 4 years anticipated

## **INSURANCE**

- Typically, project insurance is 2-3% of the construction cost.
- The PBC over the past few months have been discussing Contractor Controlled Insurance Program vs Owner Controlled Insurance Program
- Different types of projects require specific types of coverage
- The BHSBC has now retained the firm of KFDA Risk Advisors to assist the town with insurance issues on the BHS and future projects.
- Smaller projects like the DPW/PS will be typically insured by the General Contractor.
- Daedalus Co (OPM) has been involved in these discussions

### **COMMUNITY PATH**

- The PBC is not involved with this project

### **SKATING RINK**

- This project is a Public/Private enterprise
- Proposals under consideration are: A. to construct a new facility at the current site or B. Relocate to the Incinerator site
- A BOS/SC will take place on Jan. 22 to discuss the subject with the public.
- The Permanent Building Committee is not involved with this project

### **MISCELLANEOUS**

- The Town is working on developing a contract between the Town and future General Contractors along MA State standards ( Brookline MA template)
- "Portugese" is no longer considered a MBE

**NEXT MEETING      Wed. March 20 Town Hall    7:30 AM**

Stephen J. Sala      Secretary      Jan. 22 2019