

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
Final MEETING MINUTES
August 14, 2019
Homer Building Gallery
7:30 AM

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Meeting #77

Committee Members Attending:

Chair Lovallo; Members John Phelan, Tom Caputo, Pat Bruschi, Bob McLaughlin, Joe DeStefano, Joel Mooney, Steve Dorrance, Isaac Taylor, John Marshall and Patrice Garvin

From Daedalus: Shane Nolan

From Perkins+Will: Brooke Trivas and Rick Kuhn

From Skanska: Mike Morrison

BMHSBC Members Absent: Emma Thurston, Kate Bowen, Ellen Schreiber, Mike McAllister, Jamie Shea, Diane Miller, Chris Messer

I. Call to Order

The meeting was called to order at 8:00 a.m. by Chair Lovallo. Prior to receiving a quorum, Chair Lovallo and Mr. Morrison gave a construction update and explained that the initiation of pile driving would begin the week of August 19, 2019. Information about pile driving will be placed on the website and a phone call will be made to areas where residents are expected to be affected. Chair Lovallo introduced the new principal of Belmont High School, Mr. Isaac Taylor. He then reviewed the agenda and turned to the first item.

II. Minutes of Previous Meetings

Mr. Mooney moved: To approve the Minutes of 7/24/19.
The motion passed unanimously.

III. Treasurer's Report

Chair Lovallo informed the Committee that the following Invoices are ready for their approval:

Invoice 1: UTS

Mr. McLaughlin moved: To approve the Invoice of \$7,600.
The motion passed unanimously.

Invoice 2: Skanska (July requisition)

Mr. McLaughlin moved: To approve the Invoice of \$2,646,772.00.
The motion passed unanimously.

Invoice 3: Perkins+Will (issued 60 percent of the construction documents)

Mr. McLaughlin moved: To approve the Invoice of \$1,117,366.75.
The motion passed unanimously.

Invoice 4: Wolsey Associates, LLC

Chair Lovallo noted that this represents about 50 % of the budget for this site condition survey of homes within a certain distance of the pile driving operations. Seventy-four notices were sent to the owners of the homes, three residents replied that they were not interested in having their homes surveyed. Forty-three of these homes wanted the survey done. Another two homeowners also made special requests. Three of the 74 also asked for an interior review. As of this date, we have not heard from 30 homeowners and we will follow up with them. The report will be in electronic format and each homeowner may ask to have his made available to him. The surveys should be finished this month.

Mr. McLaughlin moved: To approve the Invoice of \$11,865.00.
The motion passed unanimously.

Invoice 5: Daedalus

Staffing on the project is now at seven, with three on site full time, plus managers Mr. Gatzunis and Mr. Nolan and two others in the office.

Mr. McLaughlin moved: To approve the Invoice of \$110,000.00.
The motion passed unanimously.

Invoice 6: Daedalus (from KFDA; insurance consultant)

Mr. McLaughlin moved: To approve the Invoice of \$1,881.55.
The motion passed unanimously.

Change Orders

Chair Lovallo noted that the following change orders will need to be voted on. All *Authorization Requests* were approved by Chair Lovallo and Mrs. Brusch.

The total cost of Change Order # 1; Amendment # 9 is \$114,281.00. This results in a change to the Skanska contract, adjusting the contract to \$14,610,933.

Items in Change Order:

1. Temporary Locker Room and Bathroom work
2. Trailer for coaches (to be used for next 2 years)
3. Floor of the locker room (coating)
4. Brick mock up panels (already in total budget, but were not part of the construction award, so had to be paid for this way)
5. Homosote to protect Field House Floor during summer work
6. Inspection of the pool drain

Mr. McLaughlin moved: To approve the above noted Change Orders (Change Order #1; Amendment 9).

The motion passed unanimously.

V. Committee Site Visit

Chair Lovallo informed the Committee that site visits will be held for Building Committee members on Tuesday, August 27, 2019 at 5 p.m. and should last about an hour. He suggested that Committee members park on Concord Ave and enter by the gate near the trailers (members can meet outside of the trailers). Members will be issued hard hats and should wear hard soled shoes (boots are best), and no sneakers or flip-flops.

VII. Structural Steel Phase 1 Bid Discussion and Approval

Chair Lovallo noted that this agenda item will be discussed at next week's Committee meeting.

VIII. South Terrace, Plaza, and Landscape Update

Ms. Trivas and Mr. Kuhn gave a presentation on the general landscape and site plan at the South side of the site.

A description of the canopy on the South facade was given. Mr. Dorrance expressed concerns about ice build up and the potential for icicles. Leaving openings helps with both ice buildup and with cleaning, he said. Mr. Mooney suggested hose bibs for cleaning. The Committee, in general, liked the post with glass infill for the balcony. The Committee also suggested that the steps leading to the terrace be made of granite for maintenance (and for appearance).

Mr. Dorrance expressed concerns about mowing the middle section of grass. (The other two grass strips can be accessed from the top and bottom, but Mr. Dorrance is concerned about mowers being able to maneuver a turn here).

Questions arose about ADA access to the concrete between the grass strips and it appears that all can be accessed, but P+W will confirm.

XI. Other/New Business

Chair Lovallo reported on the Conservation Commission meeting of August 3, 2019. There were two main concerns expressed from the commissioners. One was the amount of hardscape with the 20 feet of emergency drive required by the Fire Department. The second was the run off of the grass fields draining into Clay Pit Pond. They would prefer artificial fields for all playing fields. There will be a follow up meeting with the Conservation Commission on September 12, 2019.

X. Next Full Building Committee Meeting

Wednesday, August 21, 2019 at 7:00 p.m. Beech Street Center

Chair Lovallo noted that the major topic will be a discussion and exploration of artificial turf or natural grass playing fields. Presentations will be made by Mr. McLaughlin and Ms. Bowen after they research artificial/natural grass fields. Presentation materials will be sent prior to the meeting.

XII. Related Meeting Documents

1. Perkins + Will's presentation on South Plaza, Terrace, and Landscape

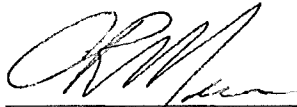
XIII. Adjournment

The meeting ended at 8:57 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary

Date

