

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
Wednesday, June 10, 2020
Virtual Zoom Meeting
8:00 AM

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: July 13, 2020
TIME: 9:08 AM

Meeting #101

Committee Members Virtually Attending:

Chair Lovallo; Members, Tom Caputo, John Phelan, Mike McAllister, Pat Brusch, Bob McLaughlin, , Jamie Shea, Ellen Schreiber, Emma Thurston, Jon Marshall, Steve Dorrance, Joe DeStefano, Chris Messer, Diane Miller, Patrice Garvin, Jon Marshall

From Daedalus: Tom Gatzunis, Shane Nolan

From Perkins+Will: Brooke Trivas, Vital Albuquerque

From Skanska: Mike Loring, Justin Ferdenzi

Members Absent: Joel Mooney, Kate Bowen

I. Call to Order

The meeting was called to order at 8:05 a.m. by Chair Lovallo. He thanked Belmont Media Center for their support in hosting the meeting and 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, after the meeting. He also advised residents that they can click into the meeting during resident comment time by pressing #9.

Chair Lovallo reviewed the agenda and then reviewed the dates of the upcoming meetings.

II. Next Full Building Committee Meetings

Wednesday	June 17, 2020	at 8:00 a.m.	Virtual	[102]
Wednesday	July 8, 2020	at 8:00 a.m.	Virtual	[103]
Wednesday	July 22, 2020	at 8:00 a.m.	Virtual	[104]
Wednesday	August 12, 2020	at 8:00 a.m.	Virtual	[105]
Wednesday	Sept. 9, 2020	at 8:00 a.m.	Virtual	[106]

III. Recap of Topping Off Ceremony May 15, 2020

Chair Lovallo noted that the Topping Off Ceremony was held on May 15. Mr. Jeff Hansell, Executive Director of the Belmont Media Center (BMC), showed a video he produced which captured the highlights of the event. Chair Lovallo thanked Skanska for their role in the ceremony.

IV. Minutes of Previous Meetings

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Mr. McLaughlin moved: To approve the Minutes of 5/13/20.
The motion passed unanimously.

Mr. McLaughlin moved: To approve the Minutes of 5/14/20.
The motion passed unanimously.

Mr. McLaughlin moved: To approve the Minutes of 5/20/20, as amended.
The motion passed unanimously.

V. Update on Project Cost Events

Mr. Nolan began by referencing the total project cost summary document. There have been no changes to the budget this month. He reviewed the contingencies, ProPay reimbursements, contingency expenditure logs, construction contingency, construction cost summary, the change orders, authorization requests, and the potential change orders (PCOs). Chair Lovallo offered some clarifying comments. Mr. Nolan explained the MSBA ProPay process. He noted that there are several amendments to date as well as other construction costs, e.g., steel and other trades. He touched on Skanska's May requisition. About 18 percent of the expected GMP value is complete ... and 25 percent of the current contractor value.

Mr. Gatzunis provided a brief update on FEMA reimbursements. He noted that the FEMA (Federal Emergency Management Agency) money *will not* be deducted from the MSBA grant to Belmont.

VI. Construction Update Including COVID-19 on Project

Mr. Loring began by providing a recap of the highlights of the May work that was performed, e.g., geo-thermal well process and drilling, A and B wings have concrete slabs, building C had its first concrete pour last week, C wing decking and detailing, B and C under-slab utility installation, framing and fireproofing, and incorporating COVID-19 on-site provisions. He then provided more details on the COVID-19 precautions that are in place, e.g., mask wearing, temperature checks (which are upcoming), and the self reported questionnaire.

Mr. Loring explained what was happening in several on site photos that were displayed (shared) on the screen. Mr. Messer asked a question about the trade contractors that are on site.

Concerning the work that is being executed in June, Mr. Loring noted that façade work would continue, roofing work will occur, and concrete slab work will also continue. Field House work will begin on June 18th.

Chair Lovallo stated that Building Committee site visits were put on hold this Spring; he asked if the Committee would be comfortable with walk-throughs, once the workers are not on-site, perhaps in the late afternoon? The Committee gave a "thumbs up" and Chair Lovallo stated that he and Ms. Brusch will create an opportunity to conduct a safe site visit.

VII. Project Schedule Update

Mr. Loring reviewed several target dates for summer work.

VIII. Treasurer's Report

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Ms. Thurston informed the Committee that the following Invoices are ready for their approval:

Invoice 1: Anderson & Kreiger (Town Counsel, Legal Fees)

Mr. McLaughlin moved: To approve the Invoice of \$8,040.00.
The motion passed unanimously.

Invoice 2: Daedalus (Construction Admin. Services)

Mr. McLaughlin moved: To approve the Invoice of \$132,000.00.
The motion passed unanimously.

Invoice 3: Daedalus (Geothermal Oversight)

Mr. McLaughlin moved: To approve the Invoice of \$24,209.20.
The motion passed unanimously.

Invoice 4: Daedalus (MacPhail geotech services)

Mr. McLaughlin moved: To approve the Invoice of \$5,675.69.
The motion passed unanimously.

Invoice 5: Eagle Leasing (storage container fees)

Mr. McLaughlin moved: To approve the Invoice of \$99.00.
The motion passed unanimously.

Invoice 6: Eagle Leasing (storage container fees)

Mr. McLaughlin moved: To approve the Invoice of \$99.00.
The motion passed unanimously.

Invoice 7: iStorage (storage of pool equipment)

Mr. McLaughlin moved: To approve the Invoice of \$822.40.
The motion passed unanimously.

Invoice 8: Lisa Gibalerio (Minutes Recording)

Mr. McLaughlin moved: To approve the Invoice of \$1,382.50.
The motion passed unanimously.

Invoice 9: Perkins & Will (design service fees)

Mr. McLaughlin moved: To approve the Invoice of \$138,322.45.
The motion passed unanimously.

Invoice 10: Skanska (construction for May)

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Mr. McLaughlin moved: To approve the Invoice of \$4,124,680.00.
The motion passed unanimously.

Invoice 11: UTS (third party inspections for soil, concrete, and steel)

Mr. McLaughlin moved: To approve the Invoice of \$13,857.50.
The motion passed unanimously.

Orchestra Pit Update

Chair Lovallo provided an update on the Orchestra Pit. He noted that there is a hole in the ground and \$30,000 has been approved for the foundation costs. He tied this back to the GMP, and noted that this estimate was a bit low (it is coming in closer to \$43K). Chair Lovallo reviewed what would need to happen, going forward, assuming the project continues with the Pit included. Mr. Loring added that the Pit cost would include an additional \$20K-25K on top of the \$43K. Chair Lovallo informed the Committee that there are further additional design costs bringing the total to \$85K for this phase of Pit development.

He asked the Committee members to comment.

Mr. McLaughlin noted that money has been spent already and the Pit ought to be carefully considered before more funding is allotted. Ms. Shea and Ms. Thurston both stated that the Committee should preserve the Pit option at this time as it supports important programming. Chair Lovallo added that these Pit construction costs were included in the GMP. Selectman Caputo agreed about the incremental costs piling up and asked about the total costs of the Orchestra Pit. Chair Lovallo said around \$225,000 might be the total number, including the platform and railings.

Superintendent Phelan said he supports committing to this project and moving forward today in order to keep options open on the Pit.

The Committee continued to discuss the cost impacts of preserving the Pit as an option. Chair Lovallo said he will request cost estimates from the design team for what is required to do concerning the Pit work down the road. Mr. Dorrance said it makes sense to preserve the option.

IX. Comments from Belmont Residents

Mr. Meyer stated that he supports the Pit.

Ms. Haines echoed Mr. Meyer's comments and said the arts are more important than ever and that the Pit is key to supporting the arts in the community.

Ms. Crocket agreed and expressed support for the Pit.

Mr. Reavey noted that Town Meeting (TM) now has the ability to conduct its business remotely; therefore, the Pit's placement will now impact TM less than was previously believed.

Mr. Messer noted that the Pit is not the only item that is being "toted down the line"; each of these items need to be addressed in totality. There are a finite amount of funds, he said, so all of these things
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need consideration. The field house roof was noted as one such item.

X. New Business/Other

None.

XI. Related Meeting Documents

1. School Project Construction Update
2. Schedule Update
3. Total Project Cost Summary

XII. Adjournment

The meeting ended at 9:38 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:	<u><i>Christopher R. Messer</i></u>	<u>7/13/2020</u>
	Chris Messer, Secretary	Date