

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

RECEIVED
TOWN CLERK
BELMONT, MA
2020 AUG 13 AM 10:30

Meeting #103

Committee Members Virtually Attending:

Chair Lovallo; Members, Chris Messer, Tom Caputo, John Phelan, Mike McAllister, Pat Bruschi, Bob McLaughlin, Jamie Shea, Ellen Schreiber, Emma Thurston, Jon Marshall, Steve Dorrance, Diane Miller, Jon Marshall, Kate Bowen

From Daedalus: Tom Gatzunis, Shane Nolan, Justin Ferdenzi, Tony DelGreco

From Perkins+Will: Brooke Trivas, Vital Albuquerque, Brian Spangler

From Skanska: Mike Morrison

Members Absent: Joel Mooney, Joe DeStefano, Patrice Garvin

I. Call to Order

The meeting was called to order at 8:00 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 turned to the first item.

II. Minutes of Previous Meetings

Ms. Bruschi moved: To approve the Minutes of 6/10/20.
The motion passed unanimously.

The minutes of 6/17/20 will be reviewed at the next meeting on (7/22/20).

III. Update on Project Cost Events

Mr. Nolan began by referencing the overall project cost summary document. He noted that there is a GMP amendment. The funds were approved by Town Meeting, but are waiting for appropriation. He reviewed the contingency expenditure log and noted that the contingency has been recently reduced in order to fund the budget overage. Three applications are currently under review: 27, 28, 29. Contingency reimbursements are now underway.

Mr. Ferdenzi reviewed the PCO log (contingencies and allowances) and the order of magnitude costs. Chair Lovallo asked clarifying questions concerning the funding of the change orders.

Mr. Nolan explained that the change orders are being tracked; they are tracked closely so that the exposure is known. There are some potential change orders have not yet been formally submitted. These are likely to come out of the owner's construction contingency. Mr. Nolan provided more details on how these are tracked and where the funding might come from.

Committee members asked clarifying questions concerning the change orders – specifically, are they design oversights? And, how many more will be seen? Mr. Nolan explained that most of the change orders are adjustments to the design. Ms. Trivas added that a third party is reviewing what was submitted by Skanska for a particular change regarding a high cost for fire protection adjustments. Fire protection and fire proofing were briefly discussed.

Mr. Nolan then explained the RFI process. Scope changes will happen throughout the project. Mr. Ferdenzi provided some information on the tracking and on the three buckets (three places) that will fund the change orders. Mr. Gatzunis provided clarifying information on these allowances and the process by which the money is moved to contingency.

Chair Lovallo explained how he and Ms. Bruschi are apprised of the change orders. He discussed how these are reviewed on a weekly basis and then are presented to the Committee monthly.

GMP Contract Amendments

Mr. Nolan reviewed the BVH Amendment – which includes field testing of the building envelope. Value is \$42,306.

Ms. Bruschi moved: To approve Amendment #11 for Daedalus.
The motion passed unanimously.

Mr. Nolan explained the miscellaneous expenses for Perkins and Will which pertain to LEED certification submissions and additional survey scope. Value is \$35,231.

Ms. Bruschi moved: To approve Amendment #5 for Perkins and Will.
The motion passed unanimously.

Mr. Nolan presented the current Skanska Change Order #04. Chair Lovallo noted that that amendment relates to the VE process scope changes; it is not likely to be repeated. Mr. Nolan added more details concerning this amendment. Value is a credit of \$362,945.

Ms. Bruschi moved: To approve the Amendment #04 for Skanska.
The motion passed unanimously.

VI. Treasurer's Report

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

Invoice 1: Anderson & Kreiger (Town Counsel, Legal Fees re: GMP and COVID)

Ms. Bruschi moved: To approve the Invoice of \$8,766.00.
The motion passed unanimously.

Invoice 2: Daedalus (Construction Admin. Services)

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

Invoice 3: Daedalus (Geothermal Oversight)

Ms. Brusch moved: To approve the Invoice of \$23,120.66.
The motion passed unanimously.

Invoice 4: Daedalus (peer review for documents)

Ms. Brusch moved: To approve the Invoice of \$11,825.00.
The motion passed unanimously.

Invoice 5: Eagle Leasing (storage container fees)

Ms. Brusch moved: To approve the Invoice of \$297.00.
The motion passed unanimously.

Invoice 6: Perkins & Will (design service fees)

Ms. Brusch moved: To approve the Invoice of \$167,760.71.
The motion passed unanimously.

Invoice 7: Skanska (construction services)

Ms. Brusch moved: To approve the Invoice of \$5,960,565.00.
The motion passed unanimously.

Invoice 8: UTS (third party inspections for soil, concrete, and steel)

Ms. Brusch moved: To approve the Invoice of \$13,263.14
The motion passed unanimously.

Mr. Messer requested a breakdown of the oversight inspections for geothermal work in laymen's terms since this oversight is at the center of this project. Mr. Gatzunis presented further information.

V. Construction Update

Mr. Morrison began by providing a recap of the highlights of the June work that was completed. He discussed work that is currently being done this month. Infrastructure work has been a priority this summer. He reviewed the content of several on site photographs, e.g., facades, roofing, duct work, field house, etc. Exterior wall construction and WEP/FP components will continue throughout July.

Mr. Gatzunis provided information on the well field work that is occurring on site. The well work is extensive: the wells are 20 feet apart and go 500 feet down. He also discussed the level of oversight that is in place, as well.

VI. Project Schedule Update - Including COVID-19 on Project

Mr. Morrison reviewed several target dates for summer work. The project is on track. He highlighted several project milestones. Mr. Morrison then discussed the safety measures that need to be adhered to as the building becomes more closed. Mask wearing is happening. Mr. Messer asked about roof foot traffic mitigation. Mr. Morrison replied that yes, the roof will be protected. Mr. Gatzunis added that the roof area will be kept clean.

VII. Field House Locker Room Slab Impact

Mr. Gatzunis provided information on the field house locker room work, e.g., active electrical lines and duct banks that run underground. There is a risk that the electrical circuits will not switch back on once they are tripped off. There are no drawings for the electrical “spaghetti” lines. He described the risky process that would need to take place in order to deal with these lines. The slab will need to be cut out to deal with new plumbing.

Chair Lovallo added that the plan had been to deal with this work this summer. However, it has become too risky to proceed. There are several options on the table to deal with this issue. Mr. Gatzunis provided summaries (and related costs) of each option. However, there is an alternative (option 3 – which will cost about \$100K) that addresses the issue and also allows the small gym to be accessed a year early than expected. Chair Lovallo explored the impact of this on the building’s phasing. Superintendent Phelan discussed the ways this will impact phasing for the next two years.

Superintendent Phelan noted that the School Department could work with the change in schedule for the small gym and locker room. Chair Lovallo confirmed work will proceed with Option #3.

VIII. Building Committee Site Visit

Chair Lovallo noted that he and Ms. Brusch walked the site recently and that there is a process by which the Committee can tour the site, as well. He stressed that this is not mandatory and that Committee members can choose *not* do a tour, or can participate in a partial tour. He suggested Tuesday, Aug. 4th in the late afternoon as a possible date.

Mr. Morrison provided the Committee with instructions and protocols for accessing the site.

IX. Comments from Belmont Residents

None.

X. New Business/Other

Chair Lovallo noted that Mr. Nolan will be moving on from Daedalus and this project. He acknowledged all of the excellent work that Mr. Nolan has put into the project. He wished him the best of luck and thanked him for all his work on the project.

II. Next Full Building Committee Meetings

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]

XI. Related Meeting Documents

1. School Project Construction Update
2. June Schedule Update
3. Total Project Cost Summary
4. Attachment F Contract for Designer Services
5. Contract for Project Management Services Amendment #11
6. Skanska Prime Contract Change Order #004

XII. Adjournment

The meeting ended at 9:59 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:	<u>Christopher R. Messer</u>	<u>08/13/2020</u>
	Chris Messer, Secretary	Date

