

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
Wednesday, September 9, 2020
Virtual Zoom Meeting
8:00 AM

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: October 19, 2020
TIME: 4:54 PM

Meeting #105

Committee Members Virtually Attending:

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

From Daedalus: Tom Gatzunis, Tony DelGreco, Justin Ferdenzi, Sandra Saccone

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

From Skanska: Mike Loring, Jim Craft

Members Absent: Jamie Shea

I. Call to Order

The meeting was called to order at 8:00 a.m. by Chair Lovallo. 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 took attendance via roll call and reviewed the agenda.

II. Minutes of Previous Meetings

Mr. Mooney moved: To approve the Minutes of 8/12/20.

The motion passed unanimously, by those present at the meeting.

III. Update on Project Cost Events

Mr. Ferdenzi began by summarizing the *Total Project Cost Summary* document. He reviewed the Propay payout to date, the Contingency Expenditure Log (approved owners and approved construction). The Contingency Expenditure Log was briefly discussed by the Committee. He also discussed the PCOs and Mr. Craft mentioned the “worst case scenario” numbers and the low versus high estimates - as they relate to the contingency. Chair Lovallo noted that the number of TBDs (to-be-determined) is going down. Mr. Loring added some detail concerning the TBDs as well as Perkins and Will’s role in the determining the TBDs.

Ms. Schreiber asked about several specific TBDs; she requested having the prior month’s numbers included in the document. Mr. Loring provided some additional information on the “submitted” items

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and those items that have not yet been submitted (the potential estimated category). Many items are in the process of being finalized, he offered. Chair Lovallo added that he is examining the exposure every month.

The Committee continued to discuss the submitted and unsubmitted PCOs as they relate to the TBDs. Chair Lovallo wove the Orders of Magnitude and the total GMP into this conversation, as well. Mr. Albuquerque noted that coordination of the site work, steel, mechanical systems, geothermal wells, etc. are big ticket items and there will not be as many big items in Phase 2.

Chair Lovallo then discussed the Allowance Summary and the CM Contingency. Mr. Craft explained the purpose of the CM Contingency – which relates to unanticipated/unknown expenses. Skanska uses this money to solve problems, address scheduling issues, etc., within the control of Skanska. Chair Lovallo noted that the CM Contingency is for unanticipated construction gaps, and not Owner or designer changes.

The Committee then looked at the “breakdown of costs,” what has been billed against those costs as well as the change order approval process. The costs associated with mechanical storage were briefly discussed.

IV. Change Order Approval

Chair Lovallo noted that the Committee needs to approve a change order. He reviewed the details of the change order. Mr. Gatzunis reviewed the items listed on the Change Order as well as its impact to the contract. Mr. Albuquerque summarized the food service equipment revisions (at the point of sale) as well as the crack isolation membrane, the school guard glass, and soffit clarifications on the Field House.

The total value of the change order is \$164,120.00.

Mr. McLaughlin moved: To approve the Change Order #6.
The motion passed unanimously.

Chair Lovallo noted that Change Order #7 (pertaining to COVID related costs) is likely to be presented at the next Committee meeting. These costs accrue monthly and will be reviewed at meetings every three months. Federal relief funding is being pursued and may assuage COVID’s fiscal impact on the project.

V. Treasurer’s Report

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

Invoice 1: Daedalus (Construction Admin. Service Fee)

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

Invoice 2: Daedalus (Geothermal Oversight/Inspections)

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Mr. McLaughlin moved: To approve the Invoice of \$21,463.32.
The motion passed unanimously.

Invoice 3: Daedalus (MacPhail geotech services)

Mr. McLaughlin moved: To approve the Invoice of \$143.85.
The motion passed unanimously.

Invoice 4: Eagle Leasing (storage container fees)

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

Invoice 5: Perkins & Will (design service fees)

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

Invoice 6: Skanska (construction bill)

NB: Mr. Gatzunis noted that included in this invoice is \$122,054.00 for COVID related expenses in the general contract. He reiterated that federal relief funding is being pursued for COVID related expenses. Ms. Garvin noted that these COVID fund reimbursements will need to be coded separately for accounting purposes.

Mr. McLaughlin moved: To approve the Invoice of \$8,378,318.00
The motion passed unanimously.

Invoice 7: UTS (third party inspections for soil, concrete, and steel)

Mr. McLaughlin moved: To approve the Invoice of \$12,662.50.
The motion passed unanimously.

VI. Construction Update

Mr. Loring provided a review of August work occurring at the various building areas, e.g., exterior façades (South and West), roof work, and roadway work. He added that geothermal well drilling wrapped up in August, interior electrical and structural work is occurring, as is dry walling the A wing followed by the B and C wings. Mr. Loring then reviewed several photos from the site. He reviewed the “September 2020 look-ahead” document. In answer to a question, Mr. Loring summarized what happened this summer concerning the Field House renovations.

VII. Project Schedule Update

Mr. Loring reviewed the schedule for September 2020, including underground utilities (pool piping). Chair Lovallo discussed the impact of the underground utilities on the schedule and on the budget.

VIII. Next Building Committee Site Visit

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Chair Lovallo noted that the next site visit is tentatively scheduled for Wednesday, Oct. 7, 2020 at 4:30. The building is likely to look different in October. The Committee expressed interest in this site visit tour.

COVID Update

Mr. Loring noted that workers are wearing face coverings and are using other forms of PPE. It's difficult to have 100 percent enforcement of this, but mask wearing is the mandate.

Mr. Gatzunis explained that the contractor vehicles are now parking in the main lot, where students typically park. Once the students return, the vehicles will be back on Concord Ave., but the utility work that is occurring on the corner of Goden St. and Concord Ave. by National Grid should be complete by then.

IX. Corridor Wall Tile Proposal

OME Summary

Chair Lovallo referenced the OME [Order of Magnitude Estimate] Summary document (owner directed changes as a result of functional needs). Mr. Albuquerque reviewed the corridor door changes (for improved functionality) throughout the building (totaling \$87K). He next summarized the Field House storage revisions to hold various pieces of equipment, and the installation of added drainage to rinse the equipment (\$75K) as well as science classrooms sink relocations (\$98K). Lastly, he reviewed the FFE modifications and layout (\$105,672).

Corridor Wall Tile Proposal

Mr. Albuquerque then explained the corridor wall tile proposal concerning the central core corridor spaces. He reviewed the proposed tile plans (including specific materials) for each floor. Tile was added in some places and removed in other places.

Chair Lovallo reviewed the tile options: Option A at \$122K and Option B (which includes adding more tile) at \$248K.

Tile Discussion: The Committee discussed the breadth and scope of the tile proposals. Issues concerning the cost impacts, varying tile height dimensions, tile durability, epoxy paint finish versus tile functionality, ongoing maintenance, student heavy use areas, drywall, epoxy paint areas, overall aesthetics, etc. were explored.

Ms. Schreiber moved: To add tile on floors 2, 3, and 4 at the central core corridor to a height of 4'6".

The motion passed unanimously.

Chair Lovallo noted that he will advise Perkins & Will to issue a CCD to add tile to floors 2, 3, and 4, and to continue studies on the other areas discussed at the ground floor and exit stairs.

X. Next Full Building Committee Meetings

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Wednesday	Sept. 23, 2020	at 8:00 a.m.	Virtual	[106]
Wednesday	Oct. 14, 2020	at 8:00 a.m.	Virtual	[107]

XI. Comments from Belmont Residents

None.

XII. New Business/Other

None.

XIII. Related Meeting Documents

1. School Project Construction Update
2. Total Project Cost Summary
3. Skanska Prime Contract Change Order Number 06
4. Owner Changes OME Summary

XV. Adjournment

The meeting ended at 10:24 a.m. by Mr. Messer.

Respectfully submitted by:

Lisa Gibalerio

Approved:	<u><i>Christopher R. Messer</i></u>	<u>10/19/2020</u>
	Chris Messer, Secretary	Date