

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
Wednesday, November 18, 2020
Virtual Zoom Meeting
8:00 AM

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: December 7, 2020
TIME: 10:37 AM

Meeting #108

Committee Members Virtually Attending:

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

From Daedalus: Tom Gatzunis, Justin Ferdenzi, Sandra Saccone, Donald White

From Perkins+Will: Brooke Trivas, Vital Albuquerque

From Skanska: Mike Loring, Jim Craft

Members Absent: Patrice Garvin, Jamie Shea, Steve Dorrance

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, shortly 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, took attendance via roll call, and reviewed the upcoming meeting dates.

II. Next Full Building Committee Meetings

Wednesday	Nov. 25, 2020	at 8:00 a.m.	Virtual	[109]
Friday	Dec. 11, 2020	at 8:00 a.m.	Virtual	[110]
Friday	Dec. 18, 2020	at 8:00 a.m.	Virtual	[111]

Chair Lovallo: Do Friday or Thursday mornings work for people? There are members who cannot attend Wednesday mornings. The Committee briefly discussed potential meeting times. Chair Lovallo will follow up with some Committee members to find a suitable meeting time, avoiding as many conflicts as possible.

III. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 10/16/20.
The motion passed unanimously, by those present at the meeting.

FINAL

IV. Update on Project Cost Events

Mr. Ferdenzi began by reviewing the Propay reimbursements to date, which total \$34,916,866.00. This is about 40% of the total project payments made to date. He then summarized the *Total Project Cost Summary* document including a review of the historical Change Orders. Chair Lovallo explained the trend in the submitted PCOs. In answer to a question from Chair Lovallo, Mr. Ferdenzi confirmed that the project is on budget (and on time).

Mr. Ferdenzi summarized the Potential Change Orders from the Construction Cost Summary document. He noted that the document may not reflect all of the change orders as a result of a slight lag concerning when the list is created. The Committee briefly discussed the list of CCDs. In answer to a question about FFE, Chair Lovallo noted that there will be a separate meeting (next week) to dive into all aspects of FFE, including the budget.

The Owner Allowance balance(s) and the CM Contingency were reviewed next. Mr. Ferdenzi summarized the current requisition from Skanska. Mr. Gatzunis noted that *all* 500 pages are reviewed by Perkins & Will, Daedalus, and Skanska. He explained the approval process, Phase One occupancy, and the retainage hold backs. Mr. Ferdenzi reiterated that the project is on budget.

V. BRR#02 Approval

Ms. Saccone noted that \$1,000 was moved from CA to CD. This is merely moving the money from one bucket to another. Chair Lovallo clarified that this adjustment needs to be approved in order to have the proper items in the ProPay system for MSBA.

Ms. Brusch moved: To approve BRR#02 as submitted.
The motion passed unanimously, by those present at the meeting.

VI. Change Order Approvals

PC Change Order #9 - \$737,748.00

Mr. Albuquerque provided some background information on this change order.

Mr. McLaughlin moved: To approve the Change Order #9.
The motion passed unanimously.

VII. 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 (FFE Tent Rental)

Mr. McLaughlin moved: To approve the Invoice of \$11,177.57.

FINAL

The motion passed unanimously.

Invoice 3: Daedalus (geothermal services)

Mr. McLaughlin moved: To approve the Invoice of \$705.60.
The motion passed unanimously.

Invoice 4: Daedalus (MacPhail geotechnical engineering services)

Mr. McLaughlin moved: To approve the Invoice of \$12,164.26.
The motion passed unanimously.

Invoice 5: Eagle Leasing (storage container fees)

Mr. McLaughlin moved: To approve the Invoice of \$103.65.
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: Eagle Leasing (storage container fees)

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

Invoice 8: Eagle Leasing (storage container fees)

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

Invoice 9: Eagle Leasing (storage container fees)

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

Invoice 10: Eagle Leasing (storage container fees)

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

Invoice 11: Eagle Leasing (storage container fees)

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

Invoice 12: Eagle Leasing (storage container fees)

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

Invoice 13: Eagle Leasing (storage container fees)

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

Invoice 14: Perkins & Will (design service fees and FFE)

Mr. McLaughlin moved: To approve the Invoice of \$180,088.69.
The motion passed unanimously.

Invoice 15: Skanska (construction bill)

Mr. McLaughlin moved: To approve the Invoice of \$7,853,315.00.
The motion passed unanimously.

Invoice 16: UTS (third party inspections for soil, concrete, and steel)

Mr. McLaughlin moved: To approve the Invoice of \$10,117.00.
The motion passed unanimously.

VIII. Tile Update

Mr. Albuquerque provided information on stair tiles #2, 6, 3 and in the ground floor area. He noted where the tile will be placed and where tile will be added. Concerning the ground floor tile, he explained the “basis of the design” tile addition, which is more expensive. Committee members agreed that the “basis of the design” is a better looking and better functioning material.

Mr. Albuquerque then explained the addition of blue tile at Stair 3 as opposed to epoxy paint. The added Stair 3 tile will cost \$50,000 more. The total amount of additional tile costs added since GMP will be \$240,000.

The Committee briefly discussed the tile additions. Ms. Bowen expressed a concern about the added cost and the fact that tile is immutable – which means this color will not be changing and the branding may change. Superintendent Phelan expressed support for having tile in high traffic stair wells, especially this stair well which is central to the building.

Mr. McLaughlin moved: To approve Perkins & Will’s recommendation for the addition of tile.
The motion passed, with one opposed vote.

IX. Construction Update

Mr. Loring provided a review of work occurring in October at the various building areas, e.g., pouring of concrete, painting of the walls, dry wall, tile, ceiling work (throughout A/B/C Wings). He discussed that outdoor exterior work that is occurring, e.g., roofing, glass panels, brick placement, etc. The goal, he stressed, is to stay on schedule and to take advantage of the more mild weather.

FINAL

He then reviewed several photographs of work being done on site, including the pool, brick progress, painting progress, windows/masonry, etc.

X. Project Schedule Update

Mr. Loring reviewed the schedule for 2020, noting that the project is on schedule – which reflects a great effort from all involved in the project. He outlined several critical paths going forward in order to keep the project on schedule, going forward into the winter months.

Chair Lovallo added that a commitment decision during the month of March 2021 must be made concerning the student occupancy date of the new High School of September 1, 2021. Once committed to this date, construction activities will occur that will make it impossible to reoccupy the old High School after June 20, 2021. A Plan B is being developed for construction should that commitment to September 1, 2021 occupancy not be achievable in March 2021. There may be absolutely no need to activate a Plan B, but creating a Plan B now does need to happen. It is prudent to spend the time on a potential Plan B scenario, he said.

Chair Lovallo also noted that quality assurance testing is ongoing.

XI. Comments from Belmont Residents

None.

XII. New Business/Other

At next week's meeting, the Committee will meet to discuss FFE: Wednesday, Nov. 25, 2020 at 8:00 a.m.

XIII. Related Meeting Documents

1. School Project Construction Update
2. Total Project Cost Summary
3. Project Schedule Update
4. Skanska Prime Contract Change Order Number 09
5. MSBA Project Funding Agreement Budget Review Req. #2 Letter

XIV. Adjournment

The meeting ended at 9:46 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved: Christopher R. Messer 12/01/2020
Chris Messer, Secretary Date

FINAL