

**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**  
**FINAL MEETING MINUTES**  
**Thursday, January 14, 2021**  
**Virtual Zoom Meeting**  
**8:00 AM**

**RECEIVED**  
**TOWN CLERK**  
**BELMONT, MA**

DATE: January 25, 2021  
TIME: 2:36 PM

**Meeting #112**

*Committee Members Virtually Attending:*

Chair Lovallo; Members, Tom Caputo, Mike McAllister, Bob McLaughlin, Ellen Schreiber, Emma Thurston, Joel Mooney, Jon Marshall, Kate Bowen, Jamie Shea, John Phelan, Chris Messer, Pat Bruschi, Patrice Garvin, Jay Marcotte

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

*From Perkins+Will:* Vital Albuquerque, Brian Spangler

*From Skanska:* Mike Loring

*Members Absent:* Diane Miller, Joe DeStefano

**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 took attendance via roll call and turned to the first item on the agenda.

**II. Next Building Committee Meetings**

Thursday	Jan. 21, 2021	at 8:00 a.m.	Virtual	[113]
Thursday	Feb. 11, 2021	at 8:00 a.m.	Virtual	[114]

**III. Messaging the Project**

Chair Lovallo noted that last week's site visit was exciting and generated a lot of enthusiasm. That enthusiasm, he suggested, can be shared with the public along with the fact that the project is on budget and on schedule. Ms. Schreiber added that something (perhaps a video) be shared with the public, as the impact of this project has landed on residents' property tax bills. Chair Lovallo responded that Belmont Media Center (BMC) will be videoing the project and the local media outlets will be reporting out as well. The Committee discussed various aspects of how to message the project to the public. Several Committee members volunteered to discuss aspects of messaging to the public.

**IV. Minutes of Previous Meetings**

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*Mr. Mooney moved:* To approve the Minutes of 12/18/20.  
The motion passed unanimously, by those present at the meeting.

## **V. Update on Project Cost Events**

Mr. Ferdenzi began by noting that the Propay submissions are a bit slow due to the holidays; it's expected they will catch up by the end of this month. He reviewed the deltas as they relate to the recent change orders. The number of change orders has dropped off, added Chair Lovallo. Mr. Ferdenzi next reviewed the Owners Contingency, the Owners Construction Contingency, Owner's Allowances, and the Construction Manager's Contingency – all of which represents about 10 percent of the GMP. Chair Lovallo explained the Original, Current, and Projected Values and noted that the project is trending in a good direction.

Mr. Ferdenzi stated that Change Orders 11 and 12 (12 pertains to Covid related costs) will be discussed today and are not yet included. He reviewed the PCOs that are under review.

Mr. Ferdenzi then touched on the Owner Allowance balance (\$2,390,300). Concerning the CM Contingency, there were a few changes this month. Mr. Gatzunis spoke to the MSBA's request concerning the change orders; they will approve and reimburse at the end of the project. Chair Lovallo reviewed the large components of the requisition.

## **VI. Change Order Approvals for #11 and #12**

### *Change Order #11*

Mr. Albuquerque reviewed several of the larger items (of the 31) from Change Order #11, which total \$730,506. Field House cooling, steel coordination scope changes, soffit adjustments, concealed sprinkler heads, wireless mics, fourth floor drinking fountain, and steel dunnage.

The Committee asked clarifying questions concerning these changes, which Mr. Albuquerque and Chair Lovallo addressed. Ms. Bowen asked if some of these items (e.g.: air curtain and basketball hoop) fall under "nice to have" versus needed items? Chair Lovallo replied that these items do fall into "need to have", although in some cases, the costs were over the original allowances. Cost efficiency has been a priority, offered both Mr. Loring and Mr. Albuquerque. Ms. Bowen also asked about the procedure (i.e., the process) for making these types of changes. Chair Lovallo provided clarifying information on how the process unfolds. Discussions occur, requests are vetted, and then ultimately it is up to the full Committee to approve.

*Mr. McLaughlin moved:* To approve Prime Contract Change Order #11 in the amount of \$730,506.

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

### *Change Order #12*

Chair Lovallo provided some background information on Covid funding allocations. The costs are about to exceed the current allowance, therefore, the allowance needs to be built back up. Mr. Loring noted that the actual costs did stay within the \$300K budgeted amount. However, air quality

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enhancements were needed (\$40K). The remaining \$85K will fund the next few months (through March 2021) of Covid related costs. He then reviewed several items (e.g., the installation of additional sanitary stations) from Change Order #12, which total \$125,000.

Mr. Gatzunis stated that all of this will be submitted for Cares Act reimbursement. However, the Cares Act ended in December, but it may continue in 2021 and Covid costs may eventually be reimbursed.

Mr. Marshall explained that there is an extension through 2021, but the money has not been made available yet. Some items are no longer reimbursable, (air ventilation and air clarifying mechanisms).

Covid reimbursements were discussed. Mr. Loring briefly explained the Skanska testing requirements. Chair Lovallo raised several questions concerning the budget with regard to Covid. The questions focused around whether the Committee would reduce the taxpayer burden on the project by offsetting the Cares Act reimbursement against the Town Meeting budget approval, or do nothing to the approved Town Meeting budget approval and use the Cares Act reimbursement to offset those unforeseen costs from Covid. No decision is required now. Mr. Gatzunis noted that these costs will *not* go through the MSBA as eligible costs, so the Town's reimbursement from the State won't change; they are more of a Town Accounting issue.

*Ms. Thurston moved:* To approve Prime Contract Change Order #12 in the amount of \$125,000.

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

## **VII. Treasurer's Report/Update**

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

### ***Invoice 1: Daedalus (monthly fee)***

*Mr. McLaughlin moved:* To approve the Invoice of \$132,000.00.

The motion passed unanimously.

### ***Invoice 2: Daedalus (wellfield installation monitoring)***

*Mr. McLaughlin moved:* To approve the Invoice of \$705.60.

The motion passed unanimously.

### ***Invoice 3: Daedalus (MacPhail and Associates)***

*Mr. McLaughlin moved:* To approve the Invoice of \$12,164.26.

The motion passed unanimously.

### ***Invoice 4: Eagle Leasing (storage container fees)***

*Mr. McLaughlin moved:* To approve the Invoice of \$208.00.

The motion passed unanimously.

### ***Invoice 5: Eagle Leasing (storage container fees)***

*Mr. McLaughlin moved:* To approve the Invoice of \$297.00.

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The motion passed unanimously.

***Invoice 6: Eagle Leasing (storage container fees)***

*Mr. McLaughlin moved:* To approve the Invoice of \$297.00.  
The motion passed unanimously.

***Invoice 7: Eagle Leasing (storage container fees)***

*Mr. McLaughlin moved:* To approve the Invoice of \$297.00.  
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: Lisa Gibalerio (Minutes Recording)***

*Mr. McLaughlin moved:* To approve the Invoice of \$910.00.  
The motion passed unanimously

***Invoice 11: Perkins & Will (design service fees, CA, air purification efforts)***

*Mr. McLaughlin moved:* To approve the Invoice of \$381,058.00.  
The motion passed unanimously.

***Invoice 12: Skanska (construction bill)***

*Mr. McLaughlin moved:* To approve the Invoice of \$7,371,022.00.  
The motion passed unanimously.

***Invoice 13: UTS (third party inspections for soil, concrete, and steel)***

*Mr. McLaughlin moved:* To approve the Invoice of \$3,921.00.  
The motion passed unanimously.

**VIII. Construction Update**

Mr. Loring provided a review of work that occurred in December 2020 at the various building areas, noting that weather and heat protocols are in place. Masonry is continuing and progress is being made on the exterior. He then reviewed interior work throughout buildings A, B, C. He discussed that electrical work is happening as well as wall finishes, metal panels, and wall glass. He showed several  
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“progress photos” of both the exterior and the interior.

## **IX. Project Schedule Update**

Mr. Loring reviewed the schedule for 2021, noting that the project is currently on schedule, with a TCO date of August 18, 2021, making way for teachers and students to occupy the building in September 2021.

## **X. Comments from Belmont Residents**

Mr. Thayer raised a question concerning the DEP regulation regarding the disposal of commercial organic waste (i.e., on site composting). Chair Lovallo said it's likely this can happen as this is a flexible building, but it's not clear right now that it will happen. Currently, there is not a specific composting program. The Committee can gather more information and take this topic up at a later date.

## **XI. New Business/Other**

None.

## **XII. Related Meeting Documents**

1. School Project Construction Update
2. Total Project Cost Summary
3. Project Schedule Update
4. Skanska Prime Contract Change Orders Number 11 and 12

## **XIII. Adjournment**

The meeting ended at 10:06 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:	<u>Christopher R. Messer</u>	<u>01/25/2021</u>
	Chris Messer, Secretary	Date

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