

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
Friday, March 12, 2021
Virtual Zoom Meeting
8:00 AM

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: March 26, 2021
TIME: 10:53 AM

Meeting #116

Committee Members Virtually Attending:

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

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

From Perkins+Will: Vital Albuquerque, Brian Spangler

From Skanska: Mike Loring, Jim Craft

Members Absent: Jamie Shea, Patrice Garvin

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, reviewed the agenda, and turned to the first item on the agenda.

II. Next Building Committee Meetings

Chair Lovallo requested the adding of a short meeting next week, on Friday, March 19. He explained the nature of the meeting – approving a furniture contract. He also noted what would be covered at the three upcoming meetings.

Friday	March 19, 2021	at 8:00 a.m.	Virtual	[117]
Friday	April 9, 2021	at 8:00 a.m.	Virtual	[118]
Wednesday	April 14, 2021	at 8:00 a.m.	Virtual	[119]

West of Harris Field

Chair Lovallo noted that there has been a lot of community interest concerning the area west of Harris Field. The Building Committee, he said, is not involved in making decisions for this area, i.e., field

FINAL

space west of Harris Field. This area falls under the purview of the School Department and to some extent - the Board of Selectmen. Superintendent Phelan provided some information concerning the potential placement of a single sheet of ice and/or tennis courts in that area. Selectman Caputo added that the Select Board will discuss this topic on Monday evening 3/15 (at around 7:40 PM) with Perkins and Will. Selectman Caputo will answer questions about the BOS meeting at the next Building Committee meeting on Friday, March 19.

III. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 2/11/21.
The motion passed unanimously, by those present at the meeting.

IV. Update on Project Cost Events

Mr. Ferdenzi noted some budget updates in the construction services area. Pro Pay submissions are ongoing and change orders are being filled out; they will not be processed until the Committee signs the Budget Revision Request pending from MSBA. The Budget Revision Request adjusts the allocations of funding *within* the overall project budget, without changing the overall project budget number. Mr. Gatzunis noted that this involves an MSBA legal approval process, with payment at the end, once approved.

Mr. Ferdenzi next reviewed the Owners Contingency, the Owners Construction Contingency, and Construction Manager's Contingency. He briefly discussed two Perkins and Will amendments. Chair Lovallo observed that change requests are reducing significantly. The balance number is not changing as much as it was. Allowances and Contingencies are currently at 6.3 % (had been at 10.3%) and are headed toward 3.8% as we head toward project completeness. The project is currently about 75-80% complete for Phase 1. The Committee briefly discussed these projected values.

Mr. Ferdenzi then reviewed the PCCO totals – both those that have been submitted and those currently under review. Chair Lovallo noted that the number will be in the 2-3 percent range, once the project nears completion. Mr. Albuquerque reviewed several of the changes (tile, wall panels, etc.) concerning the list of CCDs. Chair Lovallo reviewed a few other changes in the past month, e.g., roadway drainage, orchestra pit.

Approved Allowance Expenditures were briefly discussed. Under the Construction Cost Summary document, waterproofing the pool to prevent leaking was explored. Chair Lovallo stressed that this endeavor is a part of Quality Assurance and no leakage issues are expected once the work is complete. He then explained the cost impact of concrete curling which can happen on slabs. This cost is *likely* to come out of the contingency fund, but where it is funded from has not yet been determined.

Chair Lovallo reviewed the numbers to date on the current requisition.

V. Approval of Designer Fees Amendment (#7)

Chair Lovallo noted that sometimes changes occur that are out-of-scope, e.g., air quality ventilators and the orchestra pit. This particular request (#7) dates all the way back to last May, as some requests take time. Chair Lovallo reviewed the Attachment F document. Mr. Albuquerque explained in more detail the items listed on Amendment #7: loading dock canopy, slab heat rejection, stair tiles, maker
FINAL

space glazing. Slab heat rejection and the loading dock canopy are among the five items being recommended for approval today. He next explained fees related to the Geothermal Test Well oversight.

The Committee asked clarifying questions concerning the Designer Fees Amendment #7, specifically related to the Geothermal oversight. Mr. Gatzunis reviewed the Geothermal items that total \$180,400.

Next: Mr. Albuquerque explained the Accelerated CA review, which concerns Covid related expenses, while Mr. Marshall spoke to the possibility of Cares Act reimbursement. Mr. McLaughlin suggested removing the Covid related costs of \$108,800, therefore bringing the total of Amendment #7 to \$219,605. Amendment #8, which will pertain specifically to those Covid related items, is valued at \$108,800.

Mr. McLaughlin moved: To approve the Designer Fees Amendment #7 (\$219,605), with removal of Covid related items.

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

Mr. McLaughlin moved: To approve the Designer Fees Amendment #8 (\$108,800) for Covid related items.

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

VI. Change Order Approval #14

Mr. Albuquerque reviewed several of the larger items (e.g., slab edge revisions, HVAC Riser Diagram, Field House HVAC panels, ductwork/beams, eyewash waste piping, sound attenuators, sprinkler heads, interior glazing, etc.) from Prime Contract Change Order #14, which totals \$941,369.00

Ms. Schreiber moved: To approve Prime Contract Change Order #14 in the amount of \$941,369.00.

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: Comm-Tract (fiberoptic cable installation)

Ms. Brusch moved: To approve the Invoice of \$2,128.00.

The motion passed unanimously.

Invoice 2: Daedalus (monthly CA fee)

Ms. Brusch moved: To approve the Invoice of \$132,000.00.

The motion passed unanimously.

Invoice 3: Daedalus (consultant Tracey Ogden cost for geothermal well oversight)

Ms. Brusch moved: To approve the Invoice of \$327.60.

FINAL

The motion passed unanimously.

Invoice 4: Daedalus (for BVH, for building envelope testing)

Ms. Brusch moved: To approve the Invoice of \$7,535.00.
The motion passed unanimously.

Invoice 5: Eagle Leasing (storage container fees)

Ms. Brusch moved: To approve the Invoice of \$198.00.
The motion passed unanimously.

Invoice 6: Perkins & Will (design service fees for CA)

Ms. Brusch moved: To approve the Invoice of \$354,686.00.
The motion passed unanimously.

Invoice 7: Skanska (Pay Application #26)

Ms. Brusch moved: To approve the Invoice of \$6,007,410.00.
The motion passed unanimously.

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

Ms. Brusch moved: To approve the Invoice of \$1,760.00.
The motion passed unanimously.

Invoice 9: UTS (third party inspections for soil, concrete, and steel)

Ms. Brusch moved: To approve the Invoice of \$1,996.00.
The motion passed unanimously.

VIII. Construction Update

Mr. Loring provided a review of work that occurred in February 2021 at the various building areas (A, B, C). He also provided a March look-ahead. Good progress has been made both to the exterior and interior of the project. More and more drywall has been installed with finishes. The heaviest construction is complete and the finishes work will continue to occur. Mr. Loring discussed several progress photos.

IX. Project Schedule Update

Mr. Loring noted that the schedule has been discussed frequently; he then reviewed the schedule for the spring and summer months of 2021. It was noted that the project is one-week off schedule, with a post-Labor Day start of school still on schedule for September 9th.

X. Comments from Belmont Residents

FINAL

Mr. Thayer congratulated the Committee for doing a terrific job.

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 14
5. Attachment F Contract for Designer Services Amendment 7

XIII. Adjournment

The meeting ended at 10:12 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:	<u>Chris Messer</u>	<u>03/26/2021</u>
	Chris Messer, Secretary	Date