

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

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: May 4, 2021
TIME: 9:50 AM

Meeting #119

Committee Members Virtually Attending:

Chair Lovallo; Members, Tom Caputo, Mike McAllister (arrived at 8:31), Bob McLaughlin, Emma Thurston, Joel Mooney, Kate Bowen, John Phelan, Chris Messer, Pat Bruschi, Diane Miller, Ellen Schreiber, Joe DeStefano, Jamie Shea, David Blazon

(Members Caputo, Shea and DeStefano left the meeting early; member Blazon left at 9:30)

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

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

From Skanska: Mike Loring, Jim Craft

Members Absent: 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

Friday	April 30, 2021	at 8:00 a.m.	Virtual	[120]
Wednesday	May 12, 2021	at 8:00 a.m.	Virtual	[121]

Chair Lovallo noted that there will be a building tour on Tuesday, April 27 at 4:30 PM. The tour should take about an hour and a half. Color decisions will be made at the Committee meeting on Friday the 30th. The School Department has invited high school staff to take tours during the week of April 26.

Chair Lovallo thanked the Select Board and noted that Mr. Caputo will continue on as the BOS representative.

Chair Lovallo provided some scheduling updates for the project (number of weeks until completion of FINAL

certain aspects, etc.).

III. Minutes of Previous Meetings

Kate Bowen provided suggested amendments on cafeteria color selection.

Mr. McLaughlin moved: To approve the Minutes of 4/9/21, as amended.
The motion passed via a roll call vote of 12-0-2. (Yes: Lovallo, Thurston, Phelan, Brusch, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, Messer, Schreiber
Abstain: Shea, DeStefano)

Superintendent Phelan noted that the grey color was chosen for the cafeteria furniture.

IV. Update on Project Cost Events

Mr. Ferdenzi informed the Committee that the Pro Pay submissions are reimbursed through #37. Chair Lovallo clarified that \$91.5M is the taxpayer impact thus far and 42.7% has been spent to date. Mr. Ferdenzi next reviewed the Owners Contingency, the Owners Construction Contingency, and Construction Manager's Contingency. Chair Lovallo reviewed several allowance and contingency numbers for Phase 1 and 2. He reviewed the original value, current value and projected values, as well. Mr. Caputo raised a concern about the "projected value" column as it relates to how much of the contingency funds *might* need to be utilized.

Mr. Ferdenzi then reviewed the GMP and the PCCO totals – those that have been submitted and those currently under review.

Chair Lovallo called attention to several items, including the overtime budget for the six-day work weeks, which will be adjusted on a monthly basis. Mr. Mooney then explained the \$550K for CCD 300 Roadway Revisions. The site had been very muddy (due to the underlying clay) during early sitework, foundation construction, and geothermal well installation. In the fall of 2020, the site dried up and there was an opportunity to get pavement placed on the site to improve traffic within the site and limit mud getting onto Concord Avenue. At that time, it was decided that a standard approach for constructing the roadway subbase would be used for the site roadways. A more significant subbase would provide satisfactory performance, but might not be needed, would be costly, take time on the schedule, conflict with other site activities, and generate excess soils that would need off-site disposal. However, several areas (about a 1/3 of the roadways) currently need to be repaired as they did not perform well. Drainage also needs to be included as part of the repair. Mr. Mooney noted that this will not be as much of an issue in Phase 2, as pavement already exists in those areas of future site roadways.

Committee members asked clarifying questions concerning the roadways. Mr. Mooney and Chair Lovallo responded to the questions and Chair Lovallo added that soil piles will appear again on the site. It was agreed that this was an appropriate decision and the most cost-effective approach, said Chair Lovallo. Mr. Loring agreed that this was dealt with at the right time.

Next, Owner Allowances and Approved Allowance Expenditures were very briefly discussed. Chair Lovallo reviewed the CM and Owner's Contingency Funds. The project has crossed the 50% threshold for construction cost overall – Phase 1 of construction is approximately 84% complete (based on construction cost). Mr. Ferdenzi reviewed several items, e.g., electrical, HVAC, and stored material
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fees for carpet, tile, and cabinets. Mr. Loring and Mr. Gatzunis further discussed the electrical and mechanical impacts.

V. Change Order Approval (#15)

Mr. Albuquerque reviewed several of the larger cost items in this Change Order, e.g., millwork, corridor door revisions, exterior slab heat rejection, pool underground and vent line, HS vestibule revisions, amperage clarifications, pool drainage reinforcement, ground floor tiles, deck spray radiant floor, and bathroom automatic faucets. Committee members asked clarifying questions concerning the highlights presented by Mr. Albuquerque.

Mr. McLaughlin moved: To approve Prime Contract Change Order (PCCO) #15 in the amount of \$1,325,236.00

The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Lovallo, Thurston, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, Messer, McAllister, Schreiber.)

VI. Treasurer's Report/Update

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

Invoice 1: BSC Group (design work for traffic signals)

This Invoice was withdrawn as it falls under the purview of Perkins and Will.

Invoice 2: Eagle Leasing (storage container fees)

Mr. McLaughlin moved: To approve the Invoice of \$99.00.

The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Lovallo, Thurston, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, Messer, McAllister, Schreiber.)

Invoice 3: Eagle Leasing (storage container fees)

Mr. McLaughlin moved: To approve the Invoice of \$129.00.

The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Lovallo, Thurston, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, Messer, McAllister, Schreiber.)

Invoice 4: Encore Fire Protection (disable and re-able the field house and high school fire alarm)

Mr. McLaughlin moved: To approve the Invoice of \$1,440.68.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, Messer, McAllister, Schreiber.)

Invoice 5: iStorage (storage of pool equipment)

Mr. McLaughlin moved: To approve the Invoice of \$400.20.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, Messer, McAllister, Schreiber.)

Invoice 6: Lisa Gibalerio (for Minutes Recording)

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Mr. McLaughlin moved: To approve the Invoice of \$997.50.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, Messer, McAllister, Schreiber)

Invoice 7: Perkins & Will (design service fees for CA and FF&E)

Mr. McLaughlin moved: To approve the Invoice of \$530,620.00.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, Messer, McAllister, Schreiber)

Invoice 8: Skanska (Pay Application 27)

Mr. McLaughlin moved: To approve the Invoice of \$6,701,971.00.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, Messer, McAllister, Schreiber)

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

Mr. McLaughlin: To approve the Invoice of \$1,996.00.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, Messer, McAllister, Schreiber)

VII. Construction Update

Mr. Loring provided a review of work that occurred in March and has continued in (April 2021) at the various building wing areas (A, B, C). Wing A is near completion and Wing B is getting there as well. He noted that having electricity in Wing C has been quite helpful. Outdoor work has included the roadways, and hardscape/landscape. He provided a May and June look-ahead, noting that Phase 2 is expected to begin in June.

Mr. Loring then displayed and discussed several progress photos.

VIII. Project Schedule Update

Mr. Loring noted that several milestone dates are now in the Project Schedule. He then discussed the six-day work weeks which will help keep the project on schedule. The Project remains on schedule, with TCO scheduled for August 2021.

IX. Update on Concord Ave Roadwork

Chair Lovallo informed the Committee that Concord Ave. roadway work will get started in June, just after school gets out on the 16th. Certain bus stops will need to be shifted for safety and the town will oversee this work, along with striping and potential curb adjustments. Committee members asked clarifying questions (examples include: the bike bath placement and the potential of a stop light in front of Goden or Orchard Street) concerning this roadwork on Concord Ave. Chair Lovallo clarified that the Concord Avenue work with Skanska includes the traffic light at Goden Street with crosswalk signals, and with a new separate crosswalk signal at Orchard Street.

X. Comments from Belmont Residents

Mr. Thayer asked about the funding of the roadways and about the building specialist position that will not be funded now that the recent override has failed. Chair Lovallo noted that the Building Committee is not in charge of building operations, but that IBS will monitor the building remotely under the Building Committee agreement into 2024 for warranty reasons, which will be an added benefit for the Facility Department as they get acclimated to the building mechanical system operation.

XI. New Business/Other

None.

XII. Related Meeting Documents

1. School Project Construction Update
2. Total Project Cost Summary
3. Project Schedule Update
4. Prime Contract Change Order Number 015

XIII. Adjournment

The meeting ended at 9:57 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:	<u>Chris Messer</u>	<u>05/04/2021</u>
	Chris Messer, Secretary	Date