

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
Final MEETING MINUTES
Wednesday, May 12, 2021
Virtual Zoom Meeting
8:00 AM

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: June 7, 2021

TIME: 9:19 AM

Meeting #121

Committee Members Virtually Attending:

Chair Lovallo; Members, Tom Caputo, Mike McAllister, Bob McLaughlin, Emma Thurston, Joel Mooney, Kate Bowen (arrived at 8:30), Chris Messer, Pat Bruschi, Diane Miller, Ellen Schreiber, Joe DeStefano, David Blazon

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: John Phelan, Patrice Garvin

I. Call to Order

The meeting was called to order at 8:00 a.m. by Chair Lovallo. He thanked the Belmont Media Center (and Jeff Hansel) for their technical support and then 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

Wednesday	May 26, 2021	at 8:00 a.m.	Virtual	[122]
Thursday	June 10, 2021	at 8:00 a.m.	Virtual	[123]

Ms. Shea asked what role the Building Committee plays (versus the School Department) in moving out of the building. Chair Lovallo noted that this will be explored further at the next meeting on May 26, but that the School Dept and Building Committee will be working together.

III. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 4/30/21.

The motion passed via a roll call vote of 9-0-4. (Yes: Lovallo, Thurston, Bruschi, Miller, Blazon, Caputo, Mooney, Shea, McLaughlin, Messer, DeStefano, McAllister, Schreiber; Abstain: Miller, Shea, Messer, DeStefano)

FINAL

IV. Update on Project Cost Events

Mr. Ferdenzi called attention to several updated budget numbers, including the GMP. He discussed Pro Pay submissions and reimbursements as well as the Belmont taxpayer costs to date. Change orders, it was noted, will be reimbursed at the end of the project. Next, he reviewed the Contingency Expenditure Log, the approved owner's and approved construction contingency budget numbers. Mr. Ferdenzi also reviewed the submitted PCCO totals.

Building Committee members asked clarifying questions concerning the project, the contingency costs to date (and the anticipated contingency costs) as well as areas of potential exposure. Chair Lovallo explained how potential exposures will be handled. The budget and contingency numbers are being closely tracked. He explained how the budget numbers have been tracked; he referenced a budget presentation addressed to the Committee one year ago and offered to update this projection summary during the next business meeting. In answer to a question, he explained what is meant by "*swing space*" – which had a budget of \$1 million but now shows \$0.

Mr. Loring offered comments on the budget projections. From a construction perspective, the exposures are known (overtime pay, for example). The Owners Construction Contingency fund can be used if needed. Skanska will continue to be engaged in budget projections. Mr. Craft added more content to how the construction budget is adjusted.

Mr. Ferdenzi next reviewed the GMP projection noting that once today's three PCCOs are approved, the GMP number will be adjusted accordingly. Once approved, the approved PCCOs will be placed in the submitted column. The allowance summary projections were briefly discussed.

V. Change Order Approvals #16, 17, 18 (PCCOs)

Change Order Approval #16 (MBTA)

Chair Lovallo explained PCCO 16 which pertains to the MBTA and work that will be done along the railroad tracks for safety monitoring. The MBTA needs to be reimbursed via a "force account" for costs incurred. Money will be put into an account and drawn on. Chair Lovallo explained the permitting line item on the budget (\$200,000).

Mr. Mooney moved: To approve Prime Contract Change Order #16 in the amount of \$117,796. The motion passed unanimously via a roll call vote of 14-0-0. (Yes: Lovallo, Thurston, Brusch, Miller, Blazon, Caputo, Mooney, Bowen, Shea, McLaughlin, Messer, DeStefano, McAllister, Schreiber)

Change Order Approval #17 (Quarterly Covid 19 Expenses)

Chair Lovallo reviewed the Covid costs that have accrued, which include the removal of the special bathrooms. The town will continue to seek reimbursement for Covid related costs and these costs are tracked separately. Covid related costs were briefly explored including the evolving CDC protocols, tracking and reimbursement. Mr. Loring added that protocols on the site are not being relaxed as work is being done in the building, in close quarters. In answer to a question, he stated that he is not tracking who among the workers has received a Covid vaccine.

FINAL

Mr. McLaughlin moved: To approve Prime Contract Change Order #17 in the amount of \$140,000.

The motion passed unanimously via a roll call vote of 13-0-0. (Yes: Lovallo, Thurston, Brusch, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, Messer, DeStefano, McAllister, Schreiber)

Change Order Approval #18

Mr. Albuquerque reviewed some of the larger items found on this PCCO, e.g., Concord Ave curbing, plumbing coordination and mechanical well above the pool, and the field house storage revisions. In answer to a question from Mr. McLaughlin, Chair Lovallo briefly reviewed how these changes are vetted and brought to the Committee. Mr. Gatzunis added more information concerning the process by which the change orders are vetted, processed, and reviewed. The OPM and designer must approve the proposed changes before they are put before the Building Committee. Chair Lovallo explained how the estimated values appear on the cost summary logs.

Mr. Albuquerque continued reviewing some of the larger items from PCCO 18, e.g., added casework, reduced network switches, generator power feed, and Overtime work to implement changes.

Mr. McLaughlin moved: To approve Prime Contract Change Order #18 in the amount of \$428,563,00.

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

VI. Approval of Ice Rink Plywood Floor Protection

Chair Lovallo explained the need to put down plywood to protect the ice slab in the ice rink – the building will be used this summer as swing space for storage of the existing High School contents that cannot go into the new school until the new school is completed later this summer.

Mr. McLaughlin moved: To approve the plywood order (Koopman Lumbar and Hardware) in the amount of \$21,787.50.

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

VII. Additional Design Services Approval

Chair Lovallo explained the work that was needed for coordination of the underpass, bike path, and cross-walk revisions along Concord Ave. Sidewalks needed to be redesigned and the Goden St. intersection needed to be reconfigured. The Committee discussed in some detail the work that was needed as well as the design fees associated with this work.

Mr. McLaughlin moved: To approve the Additional Design Services in the amount of \$13,190. The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Brusch, Miller, Blazon, Caputo, Bowen, McLaughlin, Messer, DeStefano, McAllister, Schreiber)

VIII. Treasurer's Report/Update

FINAL

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

Invoice 1: Anderson & Kreiger (legal services)

Mr. McLaughlin moved: To approve the Invoice of \$2,293.00.

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

Invoice 2: CHA (March monthly draw)

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

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

Invoice 3: CHA (MacPhail-February)

Mr. McLaughlin moved: To approve the Invoice of \$10,904.75.

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

Invoice 4: CHA (geothermal consultant)

Mr. McLaughlin moved: To approve the Invoice of \$2,041.20.

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

Invoice 5: CHA (MacPhail-April)

Mr. McLaughlin moved: To approve the Invoice of \$776.14.

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

Invoice 6: CHA (April monthly draw)

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

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

Invoice 7: CHA (geothermal consultant and enclosure commissioning consultant)

Mr. McLaughlin moved: To approve the Invoice of \$18,044.25.

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

Invoice 8: Civic Plus (annual fee website hosting)

Mr. McLaughlin moved: To approve the Invoice of \$1,102.50.

FINAL

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

Invoice 9: Perkins and Will (design services)

Mr. McLaughlin moved: To approve the Invoice of \$182,805.00.

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

Invoice 10: Skanska (Pay Application #28)

Mr. McLaughlin moved: To approve the Invoice of \$6,303,080.00.

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

Invoice 11: UTS (third party inspections for soil, concrete, and steel - March)

Mr. McLaughlin moved: To approve the Invoice of \$2,365.00.

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

Invoice 12: UTS (third party inspections for soil, concrete, and steel – April)

Mr. McLaughlin moved: To approve the Invoice of \$3,759.00.

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

IX. Construction Update

Mr. Loring provided a review of work that occurred in April 2021 at the various building areas (A, B, C). They are getting ready for both finishes and the punch list in A wing. Paint, finish, tile, ceiling, and lighting are all moving forward. He then provided a May/June 2021 look-ahead, including the installation of the loading dock and curbing. Mr. Loring finished his update with several progress photos from the within and outdoors of the site.

X. Project Schedule Update

Mr. Loring noted that a Certificate of Occupancy is expected to occur in August, via the issuance of a TCO (Temporary Certificate of Occupancy) for Phase 1.

XI. Comments from Belmont Residents

Mr. Kopperl asked about the operations and proper maintenance of the energy systems in the building to ensure the building operates at optimum potential. In response, Chair Lovallo provided some information about the agreement in place with IDF, who is overseeing the design and construction of the building management system (BMS) that monitors and adjusts the mechanical and electrical systems in the building to ensure optimum performance. They are under agreement until 2023, at
FINAL

which time they may continue to monitor and advise the Facilities Department under a separate agreement. Their outsourced services are facilitated with the web-based interface into the BMS, so all their work can be done from their offices as they monitor thousands of data points being recorded in the new building with their specialty software.

XII. New Business/Other

None.

XIII. Related Meeting Documents

1. School Project Construction Update
2. Total Project Cost Summary
3. Project Schedule Update
4. Skanska Prime Contract Change Orders Number 16
5. Skanska Prime Contract Change Orders Number 17
6. Skanska Prime Contract Change Orders Number 18
7. Koopman Lumber and Hardware Quote

XIV. Adjournment

The Chair ended the meeting at 10:05 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:	<u>Chris Messer</u>	<u>06/07/2021</u>
	Chris Messer, Secretary	Date

FINAL