

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
Final Meeting Minutes
Wednesday, August 11, 2021
Virtual Zoom Meeting
8:00 AM

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: September 20, 2021
TIME: 9:40 AM

Meeting #125

Committee Members Virtually Attending:

Chair Lovallo; Members Tom Caputo, John Phelan, Bob McLaughlin, Emma Thurston, Joel Mooney, Pat Bruschi, Ellen Schreiber, Joe DeStefano (left at 8:45), Mike McAllister, Patrice Garvin

From Belmont TA Office: Jon Marshall

From Daedalus: Tom Gatzunis, Don White

From Perkins+Will: Brian Spangler, Christina Strid, Brooke Trivas, Jeff Brussel, Jennifer Miller, Brad Pineau, Mirelle Botros

From Skanska: Mike Loring, Jim Craft

Members Absent: David Blazon, Diane Miller, Chris Messer, Jamie Shea, Kate Bowen

I. Call to Order

The meeting was called to order at 8:05 a.m. by Chair Lovallo. He thanked Jeremy and the Belmont Media Center for their technical support. 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 (noting that it was very full), and turned to the first item on the agenda.

II. Next Building Committee Meetings

Tuesday	August 17, 2021	at 7:00 PM	Virtual	[126]
Friday	September 10, 2021	at 8:00 AM	Virtual	[127]
Thursday	September 23, 2021	at 8:00 AM	Virtual	[128]
Thursday	October 14, 2021	at 8:00 AM	Virtual	[129]

Chair Lovallo explained that the evening meeting will allow for more community input on the topics that the community has expressed concern about, e.g., construction that is occurring at Concord and Goden Streets and the impact to residents' properties. He reviewed the agenda for the 8/17/21 evening meeting. Chair Lovallo confirmed that there will be a quorum of Committee members there and that the Select Board will be present, as well.

He then reviewed the topics that will be covered for the remaining upcoming meetings in September

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and on 10/14.

III. Building Site Tour

August 25, 2021 at 4:30 PM

Chair Lovallo informed the Committee that the next Building site tour will be held on Wednesday, August 25, 2021 at 4:30 PM. He expressed his excitement for this tour. He informed the Committee to meet at the front turn-around of the building. He suggested hard hats and boots be worn.

IV. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 7/8/21.

The motion passed via a roll call vote of 10-0-1. (Yes: Lovallo, Thurston, Phelan, Brusch, Caputo, Mooney, McLaughlin, Schreiber; Abstain: Garvin)

IV. Update on Project Cost Events

Mr. White began with totals to date. Chair Lovallo reviewed the amount of total reimbursement from the MSBA. Chair Lovallo also reviewed the owner allowances, owner contingencies and the owner's construction contingency. In response to several questions posed by Ms. Schreiber, these line items were discussed in detail. Chair Lovallo noted that while the overall numbers had been rising steadily, they have remained stagnant for the last few months. He noted that this is why the Projected Value numbers have not changed significantly. In answer to Mr. Caputo's question, Chair Lovallo touched on expected and unexpected costs in Phase 2 of the project. Mr. White added that some of the previous change orders pertained to Phase 2 (so those costs have already been captured). Mr. Loring added details concerning Phase 2 and the risks of the in the ground work versus above the ground work.

VI. Change Order Approvals #22

PCCO #22

Mr. Spangler reviewed the major cost items pertaining to Change Order #22. He began with the temporary condition revisions and the relieving angle alteration brick tolerance detail. He explained the nature of brick tolerances, brick cutting, and why a plate needed to be added. Committee members asked several questions concerning this line item. Chair Lovallo added additional details on the process concerning this item. Next up, Mr. Spangler reviewed plate revisions, fire dampers, wall panel support system and tile, the added light fixture and housing at entry monument signs, and removal and reinstallation of ground floor topping slab. Chair Lovallo explained how these incurred costs are shared and accounted for.

Mr. Spangler continued reviewing major cost items: sprinkler head confirmation, relocation of radio equipment, and mechanical well grating support. Chair Lovallo confirmed that there were no additional questions from Committee members and he asked for a motion:

Mr. McLaughlin moved: To approve Prime Contract Change Order #22, in the amount of \$1,266,280.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

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VII. Designer Add Services Approval

Chair Lovallo explained that there were four relatively small add services totaling approximately \$19,000. Mr. White explained the modifications involved in these add services.

Ms. McLaughlin moved: To approve the four Designer Add Services totaling \$19,050.00. The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Bruschi, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

VIII. Treasurer's Report/Update

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

Invoice 1: Apple Inc. (technology)

Mr. McLaughlin moved: To approve the Invoice of \$69.00. The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Bruschi, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 2: Apple Inc. (technology)

Mr. McLaughlin moved: To approve the Invoice of \$32,364.00. The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Bruschi, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 3: Apple Inc. (technology)

Mr. McLaughlin moved: To approve the Invoice of \$18,870.00. The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Bruschi, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 4: Apple Inc. (technology services)

Mr. McLaughlin moved: To approve the Invoice of \$649.00. The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Bruschi, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 5: Apple Inc. (technology services)

Mr. McLaughlin moved: To approve the Invoice of \$76,265.00. The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Bruschi, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 6: CHA (monthly draw)

Ms. McLaughlin moved: To approve the Invoice of \$132,000.00. The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Bruschi, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 7: CHA (geothermal draw)

Mr. McLaughlin moved: To approve the Invoice of \$8,059.99.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 8: CHA (BVH testing)

Mr. McLaughlin moved: To approve the Invoice of \$10,893.75.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 9: Dell (computers)

Mr. McLaughlin moved: To approve the Invoice of \$46,194.10.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 10: Lisa Gibalerio (Minutes Recording)

Mr. McLaughlin moved: To approve the Invoice of \$1,347.50.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 11: NEC (technology installation)

Mr. McLaughlin moved: To approve the Invoice of \$24,927.64.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 12: Ockers (technology)

Mr. McLaughlin moved: To approve the Invoice of \$105,542.16.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 13: Ockers (technology)

Mr. McLaughlin moved: To approve the Invoice of \$1,400.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 14: Ockers (cable labor)

Mr. McLaughlin moved: To approve the Invoice of \$250.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 15: Perkins and Will (monthly services)

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

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 16: Re-Stream (IT crates and dollies)

Mr. McLaughlin moved: To approve the Invoice of \$2,755.50.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 17: Skanska (Pay Application #31)

Chair Lovallo provided clarification concerning pay application #31.

Mr. McLaughlin moved: To approve the Invoice of \$9,193,314.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 18: UTS (third party inspections)

Mr. McLaughlin moved: To approve the Invoice of \$7,165.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 19: Wakefield Moving and Storage (moving services)

Mr. McLaughlin moved: To approve the Invoice of \$34,956.27.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 20: WB Mason (furniture and fixtures)

Mr. McLaughlin moved: To approve the Invoice of \$346,988.69.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 21: WB Mason (furniture and fixtures)

Mr. McLaughlin moved: To approve the Invoice of \$14,730.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 22: WB Mason (furniture and fixtures)

Mr. McLaughlin moved: To approve the Invoice of \$28,471.50.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 23: WillScot (trailer relocation costs)

Mr. McLaughlin moved: To approve the Invoice of \$7,817.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Bruschi, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

IX. Construction Update

Mr. Loring provided a construction update concerning the interior and the perimeter of the project. He noted that the kids will inhabit the school in less than a month. He reviewed progress throughout the various buildings: A, B, C. He noted that punch-listing is occurring and furniture will be installed soon. He touched on the Field House renovation. He noted work that occurred in July and what is expected to be taking place in August in those buildings. August will be focused on finishing up, adding lights, adding safety features, and continued walk-throughs. He discussed several “progress photos” which showed areas that are in progress and near completion.

X. Project Schedule Update

Mr. Loring stated that the project remains on schedule and that there are TCO walk-throughs scheduled for later this month. Chair Lovallo noted that he remains in contact with School Department personnel (e.g., Principal Taylor) concerning the upcoming move-in. Superintendent Phelan thanked to all who are working hard to open the building on time.

XI. Comments from Belmont Residents

None.

XII. Approval to Convey Building to School Department at TCO

Ms. Bruschi provided an overview of how the TCO process works. The Building Committee will turn the building over to the School Department and the School Committee will take a vote to accept the building. This will transfer the legal responsibility of the building *from* the Building Committee *to* the School Committee. The Committee briefly discussed the TCO process. Chair Lovallo noted that the safety systems must be fully operational.

Mr. McLaughlin moved: Approval to transfer portions of the building to the School Department once the TCO has been issued.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Phelan, Bruschi, Caputo, Mooney, McLaughlin, McAllister, Schreiber, Lovallo)

XIII. COVID-19 Cost Reimbursement

Mr. McLaughlin noted that \$1.3M in Covid reimbursement federal funding has been received by the Town of Belmont, and another 1.3M is expected soon. Five million more is expected in the near future. He then reviewed the current Covid-19 related costs to the Project. The Board of Selectmen will meet soon to discuss how this funding will be dispersed. Mr. McLaughlin will attend that Board meeting to continue to advocate for this Project’s appropriate Covid-19 reimbursement.

XIV. Update and Approval of Bid Package 5 for FF&E

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Ms. Strid reviewed the three purchase orders, each related to custodian equipment: Packages 5 A (scissor lift), B (custodian equipment) and C (custodian equipment). She also reviewed a Summary Schedule

Chair Lovallo requested that each package (5 - A, B, C) be voted on:

Mr. McLaughlin moved: To approve Bid Package 5A United Rentals for FF&E in the amount of \$14,050.88.

The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Lovallo)

Mr. McLaughlin moved: To approve Bid Package 5B Stewart's Power Equipment for FF&E in the amount of \$22,045.35.

The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Lovallo)

Mr. McLaughlin moved: To approve Bid Package 5C Country Club Enterprise for FF&E in the amount of \$11,825.00.

The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Caputo, Mooney, McLaughlin, McAllister, Lovallo)

XV. FF&E Update

Ms. Strid noted that furniture installation for student areas will likely be completed this week. Other areas will be installed soon.

XVI. Technology Update

Mr. White noted that IT is moving forward smoothly and is being coordinated with Mr. Mazzolla (IT Director) and Mr. Faria (IT Consultant). He explained the IT hook up and WIFI connection process.

XVII. New Business/Other

None.

XVIII. Related Meeting Documents

1. School Project Construction Update
2. Total Project Cost Summary
3. Project Schedule Update
4. Skanska Prime Contract Change Order Number 22
5. Covid 19 Cost Summary
6. FF&E Presentation
7. Perkins & Will Invoices (for four Add Services)

XIX. Adjournment

The Chair ended the meeting at 10:03 a.m., following a motion made by Mr. McLaughlin.

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Respectfully submitted by:

Lisa Gibalerio

Approved: 
Chris Messer, Secretary

09/18/21
Date