

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
Final Meeting Minutes
Friday, September 10, 2021
Virtual Zoom Meeting
8:00 AM

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: September 29, 2021
TIME: 9:16 AM

Meeting #127

Committee Members Virtually Attending:

Chair Lovallo; Members Tom Caputo, John Phelan (left at 9:00), Bob McLaughlin, Emma Thurston, Joel Mooney, Ellen Schreiber, Joe DeStefano (left early), Mike McAllister, Patrice Garvin, David Blazon, Diane Miller, Kate Bowen, Chris Messer

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

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

From Skanska: Mike Loring, Jim Craft, Paige Matthews

Members Absent: Pat Bruschi, Jamie Shea

I. Call to Order

The meeting was called to order at 8:00 a.m. by Chair Lovallo. He thanked Matt 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, and turned to the first item on the agenda.

II. Next Building Committee Meetings

Thursday	September 23, 2021	at 8:00 AM	Virtual	[128]
Thursday	October 14, 2021	at 8:00 AM	Virtual	[129]

Chair Lovallo briefly reviewed topics that will be covered at the 9/23/21 meeting.

III. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 8/11/21.

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

Mr. McLaughlin moved: To approve the Minutes of 8/17/21, with one slight adjustment.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Thurston, Phelan, Miller,

FINAL

Blazon, Caputo, Mooney, McLaughlin, Messer, DeStefano, McAllister, Schreiber, Lovallo)

IV. Update on First Day of High School

Superintendent Phelan began by saying that this has been a very long process over many years involving hundreds of meetings. He thanked the Building Committee members as well as many town departments, and Skanska for their diligence, energy, and efforts. He stated how excited the students and staff were to be in a new, well lighted building. He thanked the residents who volunteered their time. He acknowledged Chair Lovallo and Vice Chair Brusch for their leadership on this project.

Chair Lovallo noted that he had the privilege to be there Thursday morning as the school opened for the first day. He reiterated how excited students and staff were.

V. Planning for Public Open House

Superintendent Phelan stated that Open Houses (to tour the new building) will likely occur on Saturdays in October. The Committee briefly discussed the Open Houses. Questions arose concerning if the tours should wait until the Field House, Pool and Auditorium are finished – which might be later in October.

Superintendent Phelan said he would like to seek guidance from the Committee on which groups tour the building first. BHS students will likely be the tour guides. He will work with Principal Taylor on nailing down the dates and noted that it might make sense to avoid the Indigenous Peoples' holiday weekend.

VI. Update on Project Cost Events

Mr. Ferdenzi began with totals to date: \$176M paid. Chair Lovallo noted that the MSBA has not recently submitted a reimbursement via ProPay. The MSBA will stop issuing reimbursements when the project is 95% billed on eligible costs. Chair Lovallo noted that there is a new column of unencumbered soft costs. Mr. Ferdenzi touched on the approved PCCOs' column; Chair Lovallo added that today additional PCCOs will be approved.

Chair Lovallo also reviewed the owner allowances & contingencies (original, current, and projected values) and the owner's construction contingency. Phase 1 is nearly completed concerning the submission of bills. Mr. Ferdenzi reviewed the GMP value.

Costs related to second shift work were briefly discussed. Mr. Loring confirmed that there will be less spent on premium time (overtime/additional shifts) going forward. Chair Lovallo noted that this summer's record amount of rainfall has impacted the project and has caused additional costs. Drainage has been an issue on the site.

The Owner Allowance and CM Contingency summaries were reviewed next. Chair Lovallo reviewed some anticipated future costs that might occur over the next two years. He explained the process for reviewing the CM Contingency summary; Committee members asked clarifying questions.

Chair Lovallo discussed the Invoices that were reviewed this month as well as the punch list process.

FINAL

VII. Discussion on Pending Changes

Chair Lovallo explained to the Committee how potential changes are evaluated and prioritized. Ms. Schreiber requested to see the list of pending changes as soon as it is available.

VIII. Change Order Approvals #23

PCCO #23

Mr. Spangler reviewed the major cost items pertaining to Change Order #23. He briefly reviewed the following items: bike path coordination, Phase 1 space circuits, duct work intake exhaust relocation, power for new traffic signals (which Chair Lovallo provided some information on), fire protection coordination, sprinkler coverage, roadway subgrade drainage, wall panel support system and finally – premium time (over-time) for changes, which had been previously discussed.

Mr. White discussed the handling of hazardous chemicals. He explained the handling, storage, and disposal process of the chemicals.

Mr. McLaughlin moved: To approve Prime Contract Change Order #23, in the amount of \$652,878.00.

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

IX. Installation Costs from Belmont Light

Chair Lovallo explained the process by which Belmont Light provided electrical power distribution from Concord Avenue to the school building. This is a project cost, not a ratepayer cost. He provided information on various related details of the project, including the recommended enhancement of redundancy in the network by Belmont Light. He noted that there are two columns detailing the incurred costs: a part of which is the responsibility of the project, and a part of which is not (e.g., the conduit costs for redundancy). Both Chair Lovallo and Mr. Loring acknowledged the professionalism of the Belmont Light Department.

Ms. McLaughlin moved: To approve the Belmont Light Department PO in the amount of \$124,692.60.

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

X. COVID-19 Cost Reimbursement

Mr. McLaughlin noted that incurred Covid costs are at \$530,916.00. The project has currently only received a reimbursement of \$330,557.00, which leaves a balance of \$200,359.00. However, another \$105,000 is expected to be allocated to offset that balance. The Select Board will vote soon on the \$105,000. Chair Lovallo asked that the Project team explore the details of the \$94,443 in project costs expended from January through March 2021, determine whether any of those costs can be eligible for reimbursement by federal funding, and report any such costs quickly to the Town Administrator's office before the Select Board takes up the vote.

FINAL

XI. Treasurer's Report/Update

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

Invoice 1: Anderson and Kreiger (May)

Ms. McLaughlin moved: To approve the Invoice of \$3,335.00.

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

Invoice 2: Anderson and Kreiger (June)

Ms. McLaughlin moved: To approve the Invoice of \$2,854.00.

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

Invoice 3: Anderson and Kreiger (July)

Ms. McLaughlin moved: To approve the Invoice of \$1,771.00.

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

Invoice 4: Anderson and Kreiger (August)

Ms. McLaughlin moved: To approve the Invoice of \$4,156.00.

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

Invoice 5: CCS Presentation Systems

Ms. Saccone explained that this was for the installation of smart boards, cable management and post installment testing.

Ms. McLaughlin moved: To approve the Invoice of \$521,571.00.

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

Invoice 7: Dell (computers)

Mr. McLaughlin moved: To approve the Invoice of \$25,723.50.

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

FINAL

Invoice 8: Dell (computers)

Mr. McLaughlin moved: To approve the Invoice of \$29,972.70.

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

Invoice 9: Hubtech (technology)

Mr. McLaughlin moved: To approve the Invoice of \$23,861.35.

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

Invoice 10: NEC (technology – phone software)

Mr. McLaughlin moved: To approve the Invoice of \$33,541.12.

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

Invoice 11: Ockers (technology – installation of wireless access points)

Mr. McLaughlin moved: To approve the Invoice of \$1,550.00.

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

Invoice 12: Ockers (technology)

Mr. McLaughlin moved: To approve the Invoice of \$375.00.

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

Invoice 13: Ockers (cable labor)

Mr. McLaughlin moved: To approve the Invoice of \$1,550.00.

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

Invoice 14: Ockers (cable labor)

Mr. McLaughlin moved: To approve the Invoice of \$2,350.00.

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

Invoice 15: Skanska (Pay Application #32)

Mr. McLaughlin moved: To approve the Invoice of \$10,279,438.00.

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

FINAL

Invoice 16: UTS (third party inspections)

Mr. McLaughlin moved: To approve the Invoice of \$9,198.75.

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

Invoice 17: WB Mason (furniture and fixtures)

Mr. McLaughlin moved: To approve the Invoice of \$526,813.16.

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

Invoice 18: WB Mason (furniture and fixtures)

Mr. McLaughlin moved: To approve the Invoice of \$96,859.50

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

Invoice 19: WB Mason (furniture and fixtures)

Mr. McLaughlin moved: To approve the Invoice of \$31,396.00.

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

Invoice 20: WB Mason (furniture and fixtures)

Mr. McLaughlin moved: To approve the Invoice of \$511.95.

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

Invoice 21: Belmont Light (PO discussed earlier)

Mr. McLaughlin moved: To approve the Invoice of \$124,692.60.

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

Invoice 22: Perkins and Will (monthly draw)

Mr. McLaughlin moved: To approve the Invoice for Perkins and Will in the amount of \$201,855.

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

XII. Construction Update

Ms. Matthews provided a construction update concerning the interior and the perimeter of the project. She reviewed the work that occurred in August and noted that the TCO milestone was successful.

FINAL

Many inspections have been occurring. She reviewed upcoming milestones, e.g., pool, auditorium. She then discussed some Phase 2 work that is occurring this month.

She discussed several “progress photos” which showed areas that are in progress and near completion, including the grass, pond terrace, millwork, mural installation, café commons, media center, Field House fitness room, and the previous high school demolition. Photos of Phase 2 show portions of the existing High School demolished, with approximately one-third of the old site currently taken down.

XIII. Project Schedule Update

Ms. Matthews discussed the updates concerning the pool, abatement and demo of the previous building, and stated that Phase 2 is still on schedule.

XIV. FF&E Update and Approval of Bid Packages 6A, 6B, 6C

Ms. Miller provided an FF&E update and noted that the budget has remained the same. Some custodial equipment needs to be ordered for Phase 2. She explained how the bid packages are impacting the contingency fund. She then reviewed the schedule going forward through the fall.

Mr. Blazon noted that he had to purchase some of what was needed ahead of time as the delivery times were too slow. Chair Lovallo suggested that he submit what he had to purchase in writing, as soon as possible.

Mr. McLaughlin moved: To approval FF&E bid package 6A (Fisher Scientific) in the amount of \$288.72.

The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Miller, Blazon, Bowen, McLaughlin, Messer, McAllister, Schreiber, Lovallo)

Mr. McLaughlin moved: To approval FF&E bid package 6B (Creative Office Pavilion) in the amount of \$14,395.00.

The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Miller, Blazon, Bowen, McLaughlin, Messer, McAllister, Schreiber, Lovallo)

Mr. McLaughlin moved: To approval FF&E bid package 6C (Clean and Safe) in the amount of \$11,929.90.

The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Miller, Blazon, Bowen, McLaughlin, Messer, McAllister, Schreiber, Lovallo)

XVI. Technology Update

Ms. Saccone noted that most of Phase 1 technology has been installed and is being tweaked. She provided some details on this process. It is moving forward smoothly and is being coordinated with Mr. Mazzolla (IT Director).

XVII. Update on Phase 1 Work to Complete post TCO

Chair Lovallo noted that this is a very detailed list. He highlighted certain areas (e.g., auditorium, pool,) that are still in transition.

FINAL

XVIII. Comments from Belmont Residents

None.

XIX. New Business/Other

Mr. McLaughlin noted that the process guide (mentioned in the 8/17/21 Meeting Minutes) for neighbors was expected to be in place this month. Chair Lovallo noted that there should be a meeting next week to discuss the process by which neighbors will file claims.

XX. Related Meeting Documents

1. School Project Construction Update
2. Total Project Cost Summary
3. Belmont Light PO for Project Costs
4. Project Schedule Update
5. Skanska Prime Contract Change Order Number 23
6. Covid 19 Cost Summary
7. FF&E Presentation
8. Work to Complete as of TCO (Temporary Certificate of Occupancy)

XXI. Adjournment

The Chair ended the meeting at 10:14 a.m., following a motion made by Mr. McLaughlin. (He again expressed congratulations to all on a job well done!)

Respectfully submitted by:

Lisa Gibalerio

Approved: 
Chris Messer, Secretary

09/28/2021
Date

FINAL