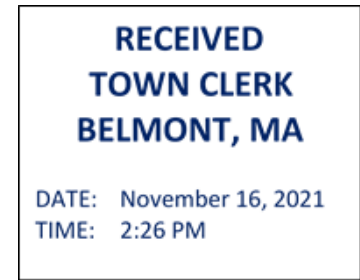


BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
Final Meeting Minutes
Thursday, October 14, 2021
Virtual Zoom Meeting
8:00 AM



Meeting #129

Committee Members Virtually Attending:

Chair Lovallo; Members Tom Caputo, John Phelan, Bob McLaughlin, Emma Thurston, Joel Mooney, Ellen Schreiber, Mike McAllister, Patrice Garvin, David Blazon, Diane Miller, Kate Bowen, Chris Messer, Pat Brusch, Jamie Shea

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

From Perkins+Will: Brian Spangler, Vital Albuquerque, Christina Strid

From Skanska: Mike Loring, Jim Craft, Paige Matthews

Members Absent: Joe DeStefano

I. Call to Order

The meeting was called to order at 8:01 a.m. by Chair Lovallo. He thanked Julie 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

Wednesday	October 20, 2021	at 7:00 PM	Virtual	[130]
Wednesday	November 10, 2021	at 8:00 AM	Virtual	[131]
Thursday	November 18, 2021	at 7:00 PM	Virtual	[132]
Friday	December 10, 2021	at 8:00 AM	Virtual	[133]

Chair Lovallo briefly reviewed topics that will be covered at the 10/20 meeting, i.e., the area west of Harris Field.

Chair Lovallo thanked the Committee for their commitment in attending the meetings.

III. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 9/23/21.

The motion passed unanimously via a roll call vote of 15-0-0. (Yes: Thurston, Garvin, Phelan,

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Brusch, Miller, Blazon, Caputo, Mooney, Bowen, Shea, McLaughlin, Messer, McAllister, Schreiber, Lovallo)

Chair Lovallo explained that there is a remaining subcommittee meeting that needs to be approved.

Mr. Caputo moved: To approve the Minutes of 1/22/2019, (Telecommunications Subcommittee).

The motion passed unanimously via a roll call vote of 4-0-0. (Yes: Messer, Caputo, Shea, Miller)

IV. Updates

A. Update on Public Open House Tours

Superintendent Phelan stated that the Open Houses for the new high school will be led by BHS students and Ms. Lisa Hertibise (who is the head of Language Arts). The Open Houses will be held on Oct. 20, 23 and 27, from 4:00 – 6:00 PM. Chair Lovallo suggested that it might be helpful if Committee members could be on hand to answer questions from the public.

B. Miscellaneous Updates:

Town Clerk's Ethics Training Request

Chair Lovallo reminded the Committee to complete the Ethics Training; this is a required training.

Former High School Building Demolition

Chair Lovallo then showed photos of the demolition of the former high school building.

Daedalus Name Change

Chair Lovallo noted that the business name of Daedalus has changed to CHA. (CHA recently acquired Daedalus; the employees have not been changed.)

V. Update on Project Cost Events

Mr. Ferdenzi began with a review of the document that reflects the anticipated changes. He next reviewed the MSBA reimbursements and the ProPay submissions. Chair Lovallo reminded the Committee that the MSBA submissions are not reimbursed in full (40% of eligible costs are reimbursable). He again explained how the project is funded – clearing up any misconceptions that are out there on social media.

Mr. Ferdenzi reviewed the Owner's Contingency balances. Chair Lovallo also reviewed the owner allowances & contingencies (original, current, and projected values) and the owner's construction contingency. Projected values were briefly explored by Committee members. Chair Lovallo explained the risks involved in Phase 2, which caused a jump in the budget numbers. He added that the area west of Harris Field still needs to be priced; the cost is documented, but it is not a solid number. Mr. Loring reiterated that the Allowance and Contingencies document is not 100 percent solid. Some of these numbers are mere projections; it is expectable that there will be some fluctuations

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in the numbers. There may be some savings (in places where the estimate was higher than it actually will be) and other numbers will have been estimated too low and need to be adjusted up. Chair Lovallo agreed that there are some placeholders (in place) to handle potential risks (for example, the soil pile on the site) which are being presently evaluated. Mr. Albuquerque added that Phase 1 changes are being reviewed and that the list of changes is currently being compared with items in Phase 2. The Committee discussed issues related to the order of magnitude and the process of comparing the Phase 1 budget number adjustments to Phase 2 potential number adjustments. This process will help elucidate what changes occurred in Phase 1 and examine what caused the change, so as to hopefully avoid similar exposure in Phase 2.

Mr. Ferdenzi next summarized the PCCO totals. Chair Lovallo added that three PCCOs will be reviewed today. Mr. Ferdenzi noted that the unsubmitted costs column identify numbers that have been adjusted. He explained the asterisks. They include the most up-to-date pricing (month by month) that is known. Chair Lovallo added that while the prices do fluctuate, this document will be updated to reflect the most accurate pricing.

Mr. Gatzunis explained the Construction Cost Summary document. He reviewed several line items, including soil abatement. He explained that the very rainy summer caused the soil to turn to slick clay and it created an unstable surface for the crane, resulting in a safety issue. The soupy soil had to be removed (at a cost) and gravel was brought in and placed there instead. He and Mr. Craft explained this process in detail, i.e., reinforcing the crane pad, etc. Ms. Schreiber asked several follow up questions.

Chair Lovallo noted that Phase 1 Premium Time (overtime expenses) projections will need to be reconciled in November and are currently captured in the budget. He noted that next month, retainage issues will be addressed.

VI. Discussion on Pending Changes

Chair Lovallo referenced the *Pending Changes Log* and explained to the Committee how potential changes are tracked and evaluated. Mr. Albuquerque stated that this document is where the Phase 1 and Phase 2 comparisons are occurring. Mr. Loring noted that the actual list of exposures is likely longer than what is reflected in this document.

VII. Change Order Approvals PCCOs: #24, 25, 26

PCCO #24

Chair Lovallo noted that this PCCO reflects language adjustments to a Skanska MBTA agreement concerning the use of the tracks. The language had to be reviewed by the legal teams on both sides.

Mr. McLaughlin moved: To approve Prime Contract Change Order #24.

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

PCCO #25

Mr. Spangler reviewed the major cost items pertaining to Change Order #25. He briefly reviewed the following items: waterproofing slab at transformer vaults, adding of ceiling soffits at phasing line,
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loading dock canopy ceiling, Field House mechanical adjustment, infill for mezzanine structure, precast vault for fiber connections, geothermal pipe loops, theater rigging controls, art panel installation, and orchestra pit installation. Mr. White explained the line item pertaining to the premium time expenditures. The time-slips will be reviewed in detail, and 50% are currently released and reflected in this PCCO. Chair Lovallo explained the graphics expenditures and noted why the mural installation had not been captured in the GMP. All the other graphic walls are accounted for - for both Phase 1 and 2. Mr. Albuquerque noted that there is a graphic wall in the middle school that will require installation, as well, but that this will be a while down the road. Ms. Bowen asked about the Add Alternates; Chair Lovallo replied that he will put a document together and this topic will be discussed at a future meeting.

Ms. Schreiber moved: To approve Prime Contract Change Order #25, in the amount of \$600,407.00.

The motion passed unanimously via a roll call vote of 14-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, Messer, McAllister, Schreiber, Lovallo)

PCCO #26

This relates to Covid costs.

Mr. McLaughlin moved: To approve Prime Contract Change Order #26.

The motion passed unanimously via a roll call vote of 14-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, Messer, McAllister, Schreiber, Lovallo)

VIII. COVID-19 Cost Reimbursement

Mr. McLaughlin noted that \$105,000 will be received from the Select Board by way of ARPA funding. Ms. Garvin explained the process by which the ARPA money will be allocated. The requests are being reviewed.

IX. Technology Change Order Approvals

Chair Lovallo noted that there are several purchase order cost adjustments that need to be voted on today. Ms. Saccone reviewed the changes and the vendor POs. She noted that supply chain and labor changes caused some cost increases due to work scope adjustments in sequence of installation. She reviewed some of the larger items, including an additional Apple computer, which will add to the cost to this PC. She then reviewed and provided information on the PO adjustments for CCS, NEC, Hub Tech, and Valley Communications. Chair

Apple

Ms. Brusch moved: To revise the Purchase Order for Apple in the amount of \$128,866.00

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

CCS

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Ms. Brusch moved: To revise the Purchase Order for CCS in the amount of \$677,236.50
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, Messer, McAllister, Schreiber, Lovallo)

NEC

Ms. Brusch moved: To revise the Purchase Order for NEC in the amount of \$83,904.43
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, Messer, McAllister, Schreiber, Lovallo)

Ockers

Ms. Brusch moved: To revise the Purchase Order for Ockers in the amount of \$123,967.71
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, Messer, McAllister, Schreiber, Lovallo)

Hub Tech

Ms. Brusch moved: To revise the Purchase Order for Hub Tech in the amount of \$191,381.56.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, Messer, McAllister, Schreiber, Lovallo)

Valley Communications

Ms. Brusch moved: To revise the Purchase Order for Valley Communications in the amount of \$1,668.45
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, Messer, McAllister, Schreiber, Lovallo)

X. Designer Additional Service Proposals Approvals

Samiotes

Mr. Gatzunis explained that residents requested that property line boundaries be made official.

Ms. Brusch moved: To approve the Invoice for Samoites in the amount of \$3,157.00.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, Messer, McAllister, Schreiber, Lovallo)

BSC Group

Chair Lovallo noted that the following motion was to address traffic signals adjustment options on Concord/Goden Ave.

Ms. Brusch moved: To approve the Invoice for BSC Group in the amount of \$5,180.00
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, Messer, McAllister, Schreiber, Lovallo)

XI. Treasurer's Report/Update

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

Invoice 1: AET Labs

Ms. Brusch moved: To approve the Invoice of \$3,263.20.

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

Invoice 2: AET Labs

Ms. Brusch moved: To approve the Invoice of \$7,308.10.

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

Invoice 3: CCS Presentation Systems

Ms. Saccone explained that this was for the installation of smart boards.

Ms. Brusch moved: To approve the Invoice of \$104,959.00.

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

Invoice 4: CHA (monthly draw)

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

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

Invoice 5: CHS (geotech and geothermal consultant services)

Ms. Brusch moved: To approve the Invoice of \$31,826.39.

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

Invoice 6: Comm-Tract

Mr. Brusch moved: To approve the Invoice of \$27,018.58.

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

Invoice 7: Harbour Food Service Equipment (food service equipment)

Ms. Brusch moved: To approve the Invoice of \$18,866.43.

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

Invoice 8: Hub Tech (technology remainder due, invoice # changed)

Ms. Brusch moved: To approve the Invoice of \$2,337.00.

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

Invoice 9: Hub Tech (technology)

Ms. Brusch moved: To approve the Invoice of \$750.00.

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

Invoice 10: Hub Tech (technology)

Ms. Brusch moved: To approve the Invoice of \$145,750.00.

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

Invoice 11: LCN (technology – phone software)

Ms. Brusch moved: To approve the Invoice of \$77,550.00.

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

Invoice 12: NEC (technology – phone software)

Ms. Brusch moved: To approve the Invoice of \$180.80.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Bowen, Messer, McAllister, Schreiber, Lovallo)

Invoice 13: Ockers (technology – installation of wireless access points)

Ms. Brusch moved: To approve the Invoice of \$4,000.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Bowen, Messer, McAllister, Schreiber, Lovallo)

Invoice 14: School Furnishings

Ms. Brusch moved: To approve the Invoice of \$1,546.96.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Bowen, Messer, McAllister, Schreiber, Lovallo)

Invoice 15: School Furnishings

Ms. Brusch moved: To approve the Invoice of \$3,172.23.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Bowen, Messer, McAllister, Schreiber, Lovallo)

Invoice 16: School Furnishings

Ms. Brusch moved: To approve the Invoice of \$372.70.

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The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Bowen, Messer, McAllister, Schreiber, Lovallo)

Invoice 17: Skanska (Pay Application #33)

Ms. Brusch moved: To approve the Invoice of \$7,494,450.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Bowen, Messer, McAllister, Schreiber, Lovallo)

Invoice 18: Theatrix (black box theater lighting)

Ms. Brusch moved: To approve the Invoice of \$196,388.45.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Bowen, Messer, McAllister, Schreiber, Lovallo)

Invoice 19: Theatrix

Ms. Brusch moved: To approve the Invoice of \$10,699.18.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Bowen, Messer, McAllister, Schreiber, Lovallo)

Invoice 20: Wakefield Moving and Storage

Ms. Brusch moved: To approve the Invoice of \$60,848.73.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Bowen, Messer, McAllister, Schreiber, Lovallo)

Invoice 21: WB Mason (furniture and fixtures – a remainder due, Invoice # changed)

Ms. Brusch moved: To approve the Invoice of \$96,859.50.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Bowen, Messer, McAllister, Schreiber, Lovallo)

Invoice 22: Perkins and Will (monthly draw)

Ms. Brusch moved: To approve the Invoice for Perkins and Will in the amount of \$167,918.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Bowen, Messer, McAllister, Schreiber, Lovallo)

XII. Construction Update

Ms. Matthews provided a brief construction update concerning the interior of the project. She reviewed the work that occurred in September and noted that punch listing occurred throughout the building. She noted October work in Phase 1 that is currently occurring – specifically in the auditorium. She discussed several photos which showed the demolition area, which is now a cleared site. She discussed several progress photos, as well, e.g., locker rooms, the pool, auditorium, and black box.

XIII. Project Schedule Update

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Ms. Matthews briefly discussed the scheduling updates concerning both Phase 1 and Phase 2. She reported that the project is on schedule for a completion date of July 21, 2023.

XIV. FF&E Update

Ms. Strid provided a very brief status update on the furniture and equipment that are being installed. Chair Lovallo added that it is exciting to see the students utilizing the various learning spaces.

XV. Technology Update

Ms. Saccone noted that the Phase 1 technology installation is near completion; the cabling will need to be changed with the updated teacher stations, and all work should be complete around December 1.

XVI. Comments from Belmont Residents

Mr. Thayer asked about the recent hiring of a Facilities Department Assistant Manager. He asked if this is the systems maintenance position? Chair Lovallo said that Mr. Blazon will need to address that question, but he needed to leave the meeting.

XVII. New Business/Other

None.

XVIII. Related Meeting Documents

1. School Project Construction Update
2. Total Project Cost Summary
3. Project Schedule Update
4. Several Skanska Prime Contract Change Orders
5. Project Pending Changes
6. Covid 19 Cost Summary
7. Technology Change Order
8. Designer Additional Service Proposals

XIX. Adjournment

The Chair ended the meeting at 10:23 a.m., following a motion made by Ms. Schreiber.

Respectfully submitted by:

Lisa Gibalerio

Approved: 
Chris Messer, Secretary

11/16/2021
Date