

# **BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**

## **Final Meeting Minutes Friday, December 10, 2021 Virtual Zoom Meeting 8:00 AM**

**RECEIVED  
TOWN CLERK  
BELMONT, MA**

DATE: January 18, 2022  
TIME: 2:18 PM

### **Meeting #133**

*Committee Members Virtually Attending:*

Chair Lovallo; Members Tom Caputo (left early), Bob McLaughlin, Emma Thurston, Joel Mooney, Ellen Schreiber, Mike McAllister (arrived at 8:12), David Blazon, Diane Miller, Kate Bowen, Chris Messer (left early), Pat Brusch

*From CHA:* Don White, Justin Ferdenzi, Tony DelGreco

*From Perkins+Will:* Brian Spangler, Vital Albuquerque, Christina Mulligan

*From Skanska:* Jim Craft, Mike Loring, Mike Morrison

*Members Absent:* Patrice Garvin, Jamie Shea, John Phelan, Joe DeStefano

### **I. Call to Order**

The meeting was called to order at 8:02 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 via roll call, 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 noting that this is the last meeting of the year. He acknowledged that the meeting materials were sent late yesterday and he apologized for that, noting that the recent holiday caused delays.

### **II. Next Building Committee Meetings**

Friday	January 14, 2022	at 8:00 AM	Virtual	[134]
Thursday	January 27, 2022	at 7:00 PM	Virtual	[135]

(The evening meeting on 1/27 is to discuss the area west of Harris Field.)

### **III. Minutes of Previous Meetings**

Mr. McLaughlin suggested that the Chair postpone the approval of these two sets (11/10/21 and 11/18/21) of meeting Minutes, as members need more time to read them. Chair Lovallo agreed to review these sets of meeting Minutes when the Committee meets next on January 14, 2022.

### **IV. Update on Project Cost Events**

Mr. Ferdenzi began with a review of the Project Cost Summary Sheet. ProPay submissions for FINAL

November and December will be submitted this month. He reviewed the few items that have been updated on the document. The document, confirmed Chair Lovallo, has not changed much.

Mr. Ferdenzi next reviewed the owner and construction contingencies, noting that the remaining balance is \$1,115,213.00. Chair Lovallo added that the cap has been reached and that a budget revision request is immanent. In other words, he posed the question: how does this number impact keeping the ProPay system going forward? Mr. Ferdenzie explained that the reimbursements will occur, but not regarding change orders. Chair Lovallo clarified that the change orders will in fact be reimbursed, but not until the project is closed out. This topic area was discussed and various aspects of it were elucidated, e.g., the BRR, soft cost contingency amounts, the reimbursement timeline, the impact on cash flow, etc.

The Contingency Expenditure Log was reviewed next. Chair Lovallo noted that things are not changing as much anymore. Amounts are allocated and on books and payments are being authorized. Mr. Ferdenzie reviewed the Allowances and Contingencies, e.g., owner's construction, owner's allowance, Skanska's CM, soft cost, etc. Chair Lovallo acknowledged that the negative number (-230K) is concerning, however, it is being dealt with. Value Engineering is being looked at, as is an evaluation of budget items, close outs, finalizing cost events, construction scope deferrals and also - additional sources of income. These endeavors will provide us with a better picture and a contingency refresh. Mr. Loring added that, while the CM Contingency is factored into the bottom-line, it almost should be *below the line*, so that the potential exposure is more accurate since some of the line items are anticipated real costs while others are potential exposures.

The projected CM Contingency balance document was then reviewed. Chair Lovallo explained how potential exposures are cross referenced so as not to be double counted. In answer to a question, Mr. Craft updated the Committee on the soil issues (removal/replacement) and where they stand now.

## **V. Discussion of Pending Changes**

Chair Lovallo next discussed items on the Pending Document Revision Log. He called the Committee's attention to PRs (proposal requests before authorization) and ASIs (which do not have a material impact).

## **VI. Summary of Abatement Reconciliation**

Next, Chair Lovallo discussed the Abatement Reconciliation (which concerns the removal of state-regulated materials) summary document. Mr. Morrison provided more detailed information on the abatement process pertaining to the scope, pricing, bidding as well as the actual removal of the hazardous material.

## **VII. Summary of Premium Time Costs**

Mr. Loring discussed the schedule compression for the project. He reviewed important dates and budget numbers pertaining to 2021. He noted where overtime (OT) costs (throughout the summer) exceeded the original projections. He discussed the overtime projections and how they were split. The OT expenses, he explained, came in at double what had been projected back in April 2021. He noted that the \$1 million OT cost estimate may have been optimistic, since it came in at just over \$2M. However, if the OT had not been authorized, the project would have been delayed for months, resulting in an estimated cost of over \$3M. This suggests that the Committee decision to accelerate FINAL

and not delay was the correct choice.

Mr. Loring answered Committee questions (Phase 2 impacts, Covid impacts) concerning the reconciled Overtime budget number: \$2,107,963.00. Mr. Caputo and Mr. McLaughlin discussed the Covid relief funding in more detail, and considered whether some of the OT cost was due to COVID impacts and could be reimbursed via other sources.

## **VIII. Change Order Approval**

### *PCCO #29*

Mr. Spangler reviewed the major cost items (over \$10,000) pertaining to Change Order #29. He briefly explained the following items: temporary Phase 1 Irrigation, Field House (FH) locker room revisions, FH ceiling framing and stair railing, HVAC flushing requirements, FH and small gym lead abatement, steel supports for FH south wall, drinking fountain removal/piping, West wall steel installation, insulation wrap installation, branch insulation, Phase 1 grading revisions (soil removal), relieving angle leg length for Phase 2, reinforced glass, glass replacement at sprinklers, installation of the bike path asphalt pad, and lastly - solar walkway lights.

Mr. White reviewed the premium time reconciliation.

Committee members asked clarifying questions regarding PCCO 29.

*Mr. McLaughlin moved:* To approve Prime Contract Change Order #29, in the amount of \$1,350,426.00.

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

## **IX. Treasurer's Report/Update**

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

### ***Invoice 1: Anderson and Kreiger (legal services pertaining to insurance discussions)***

*Mr. McLaughlin moved:* To approve the Invoice of \$609.00.

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

### ***Invoice 2: CHA (monthly draw and a MacPhail invoice)***

*Mr. 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, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, McAllister, Schreiber, Lovallo)

### ***Invoice 3: Clean and Safe (janitorial supplies)***

*Mr. McLaughlin moved:* To approve the Invoice of \$8,504.90.

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

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**Invoice 4: Perkins and Will (*monthly draw*)**

*Mr. McLaughlin moved:* To approve the Invoice for Perkins and Will in the amount of \$183,809.40.

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

**Invoice 5: Pro AV Systems (*technology*)**

*Mr. McLaughlin moved:* To approve the Invoice of \$10,965.56.

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

**Invoice 6: Skanska (*Pay Application #35*)**

*Mr. McLaughlin moved:* To approve the Invoice of \$2,584,366.00.

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

**Invoice 7: Stewarts Power Equipment**

*Mr. McLaughlin moved:* To approve the Invoice of \$22,045.35.

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

**Invoice 8: Theatrix (*theater equipment*)**

*Mr. McLaughlin moved:* To approve the Invoice of \$7,238.00.

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

**Invoice 9: UTS (*testing services*)**

*Mr. McLaughlin moved:* To approve the Invoice of \$7,333.00.

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

**Invoice 10: WB Mason (*furniture*)**

*Mr. McLaughlin moved:* To approve the Invoice of \$140,634.10.

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

**Invoice 11: WB Mason**

*Mr. McLaughlin moved:* To approve the Invoice of \$57,724.68.

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

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### ***Invoice 12: WB Mason***

*Mr. McLaughlin moved:* To approve the Invoice of \$210,925.06.

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

### ***Invoice 13: WB Mason***

*Mr. McLaughlin moved:* To approve the Invoice of \$97,444.66.

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

Monthly draws for CHA and Perkins and Will were briefly discussed

### **V. Update on Public Open House Tours**

Mr. McAllister began by noting that the October tours were well received. The next two tour dates will be in January: the 10<sup>th</sup> from 4-6 PM and one more date in January. All residents are welcome to attend. Publicizing the tours was briefly explored.

### **XI. Construction Update**

Mr. Morrison provided a brief construction update. He reviewed the Phase 1 and 2 work that occurred in November (drainage, structures, retaining wall, FH, foundation elements, etc.) and work that is currently occurring in December (mainly steel preparation, stage, locker rooms, Phase 2 utilities, HVAC work, turf installation, etc.) Progress photos were reviewed including the auditorium, turf, shower/locker room area, utility work, generator pad, etc.

### **XII. Project Schedule Update**

Mr. Morrison discussed the project schedule, noting that things are on schedule.

### **XIII. COVID-19 Cost Reimbursement**

Mr. McLaughlin noted that the Covid reimbursement of \$86,775.00 has been requested from the Select Board.

### **XIV. Summary of Add Alternate Costs Versus Estimates**

Chair Lovallo discussed the first four Add Alternates, noting that this pertains to places where the actual costs exceeded the estimates. Mr. Ferdenzi shared details on these four items: sky lights, loading dock canopy, slab heat rejection, and wall tile stairs. Additionally, the orchestra pit needed to be closed in, costing an extra \$39,435.00.

Mr. McLaughlin asked about solar credit that might be issued from the federal government.

### **XV. Comments from Belmont Residents**

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Ms. Pargoli asked about the enrollment numbers and the cost to heat and staff the building. Chair Lovallo replied that the building is fairly full and that the middle school numbers are high. She also asked about the Field House furniture removal fees; can the DPW move the equipment? Chair Lovallo noted that the DPW has in fact worked for the project to save costs. She then asked about Covid relief money, where would it come from? Chair Lovallo explained where the allocation might come from.

#### **XVI. New Business/Other**

None.

#### **XVII. Related Meeting Documents**

1. School Project Construction Update
2. Total Project Cost Summary
3. Project Schedule Update
4. Skanska Prime Contract Change Order # 29
5. Perkins and Will Pending Changes
6. Abatement Reconciliation
7. Covid 19 Cost Summary
8. Premium Time Summary
9. Add Alternate Cost Summary

#### **XVIII. Adjournment**

The Chair ended the meeting at 10:22 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved: CRM  
Chris Messer, Secretary

1/16/2022  
Date