

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
February 27, 2020
Construction Trailer
7:30 AM

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: October 4, 2021
TIME: 5:12 PM

Meeting #92

Committee Members Attending:

Chair Lovallo; Members John Phelan, Tom Caputo, Pat Bruschi, Bob McLaughlin, Joel Mooney, Chris Messer, Jamie Shea, Steve Dorrance, Kate Bowen, Ellen Schreiber, Mike McAllister (arrived at 8:35) Emma Thurston (arrived at 8:46), Patrice Garvin

From Daedalus: Tom Gatzunis, Shane Nolan

From Perkins+Will: Brooke Trivas, Vital Albuquerque, Christina Strid

From Skanska: Mike Loring, Jim Craft

BMHSBC Members Absent: Joe DeStefano, Diane Miller

I. Call to Order

The meeting was called to order at 7:31 a.m. by Chair Lovallo. He then reviewed the agenda and turned to the first item.

II. Minutes of Previous Meetings

Ms. Bruschi moved: To approve the Minutes of 2/5/20.
The motion passed unanimously.

Mr. McLaughlin moved: To approve the Minutes of 2/7/20.
The motion passed unanimously.

III. Update on Project Bidding for Trade Contracts

Mr. Nolan provided an update on the trade contracts (totaling \$76M). However, citing a mathematical error, the selected roofer withdrew his bid, which is permitted by Massachusetts public bidding law. Mr. Nolan explained the bid withdrawal process, then explained that the next-lowest roofer bid is currently \$1M higher than the withdrawn bid. Chair Lovallo provided additional details on the impact of this to the overall budget. Mr. Nolan provided information concerning the HVAC bids; the HVAC trade is being rebid due to improper specification language and potential for a delayed protest over that.

The Committee briefly discussed these two trade contract updates.

IV. Approval of Skanska Amendment #16 [\$79,231,337]

Chair Lovallo noted that the Committee needs to vote on the formal contract amendment for approval

for Skanska.

Mr. Loring explained the formal Amendment - #16 (\$79,231,337). Amendment 16 was briefly discussed.

Mr. Mooney moved: To enter Skanska Amendment #16 in the amount \$79,231,337 and to establish that the updated contract for Skanska is \$150,688,644.
The motion passed unanimously.

Skanska - Project Cost Summary Update

Mr. Loring explained the summary sheet concerning the remaining trade bids. He discussed the \$1.6M figure, which represents the total project variance over budget. He noted that the bid process is fluid and that overall there is good participation. He spoke to the efforts put forth to keep the project on budget.

Chair Lovallo added that the goal is to approve the GMP (guaranteed maximum price) at the April 8 Committee meeting. This would not require that all the bids are locked in, but the goal is to have nearly all of the construction costs locked down at GMP. He then explained the 2% and 6% contingencies, as well as other contingencies, bringing the total project contingency up to about 10% of construction cost.

Drywall Bid Package Award [\$15,768,400.00]

Chair Lovallo explained that the walls (of the school) need to go up next, and this contract will allow for that to happen. Mr. Loring reviewed the bid process for this award as well as its impact on the total budget (the bid was \$3.2M over what had been budgeted). Mr. Craft explained the current market conditions, which have impacted this bid process; he emphasized that it's a sellers market right now. He explained that this value is in the project cost summary just presented.

Mr. Phelan moved: The recommendation to award the Drywall Bid Package.
The motion passed unanimously.

V. Discussion on FF&E (Furniture, Furnishings and Equipment)

Ms. Trivas explained to the Committee what FF&E is, what has happened thus far concerning FF&E, what the next steps are, how the subcommittee will stay on track, and finally – the documenting, purchasing, and final steps. The FF&E budget is \$3.765M. She informed the Committee that there will be a separate process for procuring IT, e.g., technology and connectivity.

She then noted the Groups numbers:

- #1 – items in the base bid
- #2 - loose furnishings (desks, chairs, etc.)
- #3 - equipment, etc. (microscopes, etc.)

She reviewed that there will be a preliminary FF&E budget and that budget has been aligned with a detailed spreadsheet. The building's existing FF&E has been inventoried and catalogued.

Ms. Strid spoke to understanding the overall FF&E vision, gathering options, and holding a furniture fair (to see selections/options). She explained how the process stays on budget, while also keeping the vision in tack. She then provided an overview of how items are purchased, e.g., public bids or through the state contract. She explained the reference plans, delivery, installation, and punch lists.

Ms. Trivas then discussed the FF&E Kick Off meeting. Superintendent Phelan noted that a subset of the Middle and High School faculty, curriculum directors, Principals, etc. will attend the Kick Off meeting. He explained how the process will unfold in phase two, three (visioning), etc. all the way through to the final sign off for finishes and budget.

Chair Lovallo noted that there is a lot of work to be done and that it requires the formation of a subcommittee (aka - working group) to move all of the work forward. The subcommittee will make decisions and will share information with the full Committee, at monthly BMHSBC meetings. This subcommittee must meet in public meetings, post agenda, deliberate and make decisions with a quorum, and furnish meeting minutes publicly.

The Committee asked clarifying questions concerning the FF&E process.

Chair Lovallo asked who on the Committee is interested in serving on the FF&E subcommittee. The following responded that they are willing to be FF&E subcommittee members:

1. Ms. Brusch
2. Ms. Shea
3. Superintendent Phelan
4. Mr. Dorrance
5. Ms. Bowen

VI. Approval of Subcommittee for FF&E

Mr. McLaughlin moved: To approve the appointment of the above five people, named above, to serve on the FF&E subcommittee.
The motion passed unanimously.

VII. Update on Concord/Goden Intersection

Chair Lovallo explained that the Goden St. intersection needs updating in order to handle the traffic. Ms. Sheila LeDuc, a Concord Ave resident, spoke to the intense traffic issues in this area. The delays are significant. There has been concern within the neighborhood about some of the proposals.

Chair Lovallo provided an overview of a past traffic study (conducted by Nelson/Nygaard last summer). He specifically discussed the Goden/Concord intersection and noted where lights will be placed, where the median will be placed, where parking will be allowed and not allowed, where trees will be kept and the taken away, the placement of bike lanes, the community path plan, and placement of an MBTA bus stop. There are nine MBTA bus stops along both sides of Concord Ave., he said, and there will be a request put forth to the MBTA to reduce this number to five.

VIII. Comments from Belmont Residents

Mr. Brian Kopperl asked about the overage on the drywall bid and how it will impact the overall

contingency fund.

IX. Next Full Building Committee Meeting

Wednesday, March 11, 2020 at 7:30 a.m.	Homer Building, 3 rd Floor [93]
Wednesday, March 25, 2020 at 7:30 a.m.	Homer Building, 3 rd Floor [94]
Wednesday, April 8, 2020 at 7:30 a.m.	Homer Building, 3 rd Floor [95]

X. Other/New Business

None.

XI. Related Meeting Documents

1. Skanska - Amendment 16 Trade Contractors
2. Skanska - Project Cost Summary Update
3. Skanska - Drywall Package No. 9A
4. Perkins and Will Belmont FFE Schedule
5. Perkins and Will FFE Presentation

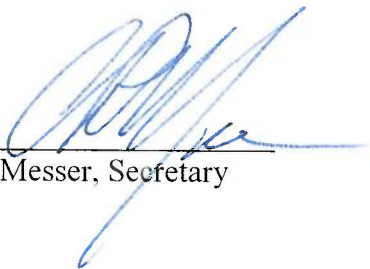
XII. Adjournment

The meeting ended at 9:41 a.m. by Ms. Thurston.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary


Date