

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
November 5, 2019
Homer Building Gallery
6:30 PM

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Meeting #86

Committee Members Attending:

Chair Lovallo; Members John Phelan, Pat Bruschi, Joel Mooney, Diane Miller, Chris Messer, Emma Thurston, Jamie Shea, Steve Dorrance, Kate Bowen, Ellen Schreiber

From Daedalus: Tom Gatzunis, Shane Nolan

From Skanska: Jim Craft, Michael Loring,

From Perkins+Will: Brooke Trivas, Patrick Cunningham, Vital Albuquerque,

BHSBC Members Absent: Mike McAllister, Tom Caputo, Bob McLaughlin, Joe DeStefano, Patrice Garvin

There were roughly 30 citizens in attendance at this meeting.

I. Call to Order

The meeting was called to order at 6:31 p.m. by Chair Lovallo. He began by reviewing the evening's agenda, pointing out the live webcam (and directing citizens on how to get to the webcam), and turning to the first item.

II. Minutes of Previous Meetings

Mr. Mooney moved: To approve the Minutes of 10/23/19.

The motion passed unanimously, by all who were present at the 10/23/19 meeting.

III. Construction Cost Events Update

Mr. Nolan began with the major contracts that have been executed, e.g., Skanska, Perkins and Will, and DPI Contracts. He then reviewed the Total Project Cost Summary budget numbers, including Feasibility, Administration, Architectural and Engineering, Construction and Miscellaneous Project Costs. Mr. Nolan next reviewed the Owners Cost Contingency and the Approved Construction Contingency. The Skanska Contract and Amendments, the total Skanska Contract and Skanska's Application for Payment were then briefly mentioned. Mr. Nolan made note of the Construction Costs Summary numbers and the Approved Authorization Requests..

Chair Lovallo explained the system of tracking the budget numbers as well as the process for approving change order events.

Mr. Nolan then explained the change order: **AR #15 \$162,581** for the removal of topsoil.

Ms. Shea moved: To approve the change order for Skanska for the removal of topsoil (AR #15) in the amount of \$162,581.

The motion passed unanimously.

Chair Lovallo then asked (the Committee) if the process of authorizing payments and change orders is working satisfactorily. Ms. Schreiber asked for some clarification on the process, and Ms. Shea stated that the current system is acceptable. Mr. Nolan explained the Potential/Pending ARs (Authorization Requests), which have not yet been submitted. He noted that CCDs (Construction Change Directives) and PRs (Proposal Requests) are both issued by the design team to provide construction directives to the contractor. A CCD is a directive where they must proceed and provide pricing as soon as possible; a PR is a directive to solicit pricing ahead of the work, so the Owner can make a decision on whether to proceed with the work. Ms. Bruschi explained how one of the larger authorizations was approved, and that the nature of the work was in scope.

Mr. Nolan provided a brief summary for the Application and Certification for Payment form.

Mr. Craft then explained the process by which a subcontractor requests a change order. Skanska can reject the request (without Daedalus or the Committee seeing it) or, if Skanska agrees and thinks the change order is reasonable, the request will get forwarded to Daedalus and then to the Committee.

Chair Lovallo explained appropriate uses of the contingency fund (in scope and out of scope).

IV. Construction Update

Mr. Loring provided a brief summary of what was accomplished in October, e.g., excavation, pile caps, installation of rebar, etc. He provided a brief "look-ahead" for November, e.g., mini pile installation, anchor bolts, and more concrete placement.

V. Treasurer's Report

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

Invoice 1: Wosley Associates (condition survey of abutters property)

Mr. Mooney moved: To approve the Invoice of \$590.00
The motion passed unanimously.

Invoice 2: iStorage (a monthly fee for pool equipment storage)

Mr. Mooney moved: To approve the Invoice of \$401.60.
The motion passed unanimously.

Invoice 3: Galaxy Integrated Technologies (intercom and camera installation at relocated High School entrance)

Mr. Mooney moved: To approve the Invoice of \$10,853.31.
The motion passed unanimously.

Invoice 4: Daedalus (monthly bill)

Mr. Mooney moved: To approve the Invoice of \$75,000.00.
The motion passed unanimously.

Invoice 5: Daedalus (piling consultation utilizing MacPhail for July and August)

Mr. Mooney moved: To approve the Invoice of \$58,111.32.
The motion passed unanimously.

Invoice 6: Stantec Consulting Service Inc. (the third party review that ConCom requires concerning storm water)

Mr. Mooney moved: To approve the Invoice of \$7,934.67.
The motion passed unanimously.

Invoice 7: UTS (inspection and testing of soil; more invoices will follow)

Mr. Mooney moved: To approve the Invoice of \$195.00.
The motion passed unanimously.

Invoice 8: Lisa Gibalerio (September and October Minutes Recording)

Mr. Mooney moved: To approve the Invoice of \$810.00.
The motion passed unanimously.

Invoice 9: Perkins and Will (Construction/Design Documents)

Mr. Mooney moved: To approve the Invoice of \$987,750.00.
The motion passed unanimously.

Invoice 10: Skanska (reviewed earlier in meeting)

Mr. Mooney moved: To approve the Invoice of \$3,078,227.00.
The motion passed unanimously.

VI. 90 Percent CD Construction Cost Update

Mr. Nolan, Mr. Craft, and Chair Lovallo reviewed the following *90 Percent CD Construction Cost Update* documents:

- Project Cost Summary
- Direct Cost Summary
- Summary of Early Bid Package Values
- Project Contingency Calculator
- Direct Cost Summary Comparison
- Project Cost Summary Comparison

Mr. Craft distinguished phase one and phase two of the project as well as various contingencies. He explained pricing escalation and its impact on the budget.

Chair Lovallo noted that the project is currently on budget and that there is no requirement to revisit the Value Engineering process. The bid/add alternate list (numbered and ranking) will occur at the next Committee meeting on November 21, 2019. Chair Lovallo noted, in answer to a question from Ms. Miller, that the mechanism is in place for the Orchestra Pit; \$25,000 was put aside to allow for the Pit structure to be in place. However, the Pit is not included in the design drawing.

The Committee then discussed bid protection and add alternates (again, this topic will be discussed in more detail at the next Committee meeting on 11/21/19).

Chair Lovallo stated that nothing is being cut tonight (including solar panels). The Pit may be added as an “add alternate” at the next meeting.

VII. Review of VE List from 60 Percent Construction Documents

Chair Lovallo noted that the add alternate list will have 12-20 items on it, some of which may likely be from the 60% Construction Document VE list, and will be discussed and voted on at the 11/21/19 meeting. The nature of the priority list will be explored in detail at that meeting.

VIII. Interiors Design Update

Ms. Miller mentioned the names of the Committee members who have worked on the Interiors Design. She explained that Interiors Design is concerned with the building’s color schemes, finishes, identity, branding, mascots, graphics, etc. She reviewed the Goals and Objectives for various spaces (entry ways, corridor areas, auditorium, café commons, media centers, classrooms, field house and small gym) – emphasizing that the materials should be durable. She noted that the Committee will provide feedback and the Interiors Team will follow up.

Mr. Cunningham provided a bit more design detail concerning the internally focused spaces. He reviewed color schemes for the middle and high school; the middle school will have its own identity, but some color schemes will be the same. Student art will be on display in the entryway of the building and on the auditorium walls. This will allow for a smooth transition for students from the existing building into the new building. Ms. Shea underscored the importance of displaying the student art in the foyer. She said it will make a meaningful difference for welcoming the students and for them feeling a part of the new building.

Mr. Cunningham reviewed the auditorium finishes (e.g., curtain, seat cushions, wood panels, etc.) as well as the carpets and other materials. He then reviewed the finishes in the café commons, inside and outside of the classrooms, the middle school entry, middle school welcome wall, media center, and the middle school innovation space. He then discussed the field house renovation as well as the alternative fitness space and pool.

Chair Lovallo thanked the Interiors Team for all of their work. He invited the Committee members to comment on the Interior options. The Committee’s feedback was positive overall. Ms. Bowen expressed concern that the middle school color palette seemed dark. Mr. Cunningham noted that the real color details will not be decided until further along in the process.

IX. Comments from Belmont Residents

Mr. Phil Thayer asked several questions concerning the new building's glass ratio, the solar panel bid, and the community email address. He made certain requests concerning the prioritization of PVC solar panels. He would like the following statement: "*the community has expressed overwhelming support for solar panels*" to be noted explicitly in all documentation.

Mr. Mike Reavy spoke in support of the Orchestra Pit.

Ms. Julie Crockett also spoke in support of the Orchestra Pit. She asked if the Pit would be on the add/alternate list? She requested that the Committee prioritize the Pit and that the funding be included in the base bid. Chair Lovallo replied that this issue will be discussed further on 11/21/19.

Interiors Design Motion

Mr. Mooney moved: To affirm that the interiors color and materials scheme for the BMHS have been approved.
The motion passed unanimously.

X. Approval of 90 Percent Construction Document Submission to MSBA

Chair Lovallo asked for a motion to approve the 90 Percent Construction Document Submission to MSBA.

Mr. Mooney moved: To approve the 90 Percent Construction Document Submission to MSBA.
The motion passed unanimously.

XI. Next Full Building Committee Meeting

Thursday	Nov. 21, 2019	7:30 a.m.	Homer Building, 3 rd Floor
Wednesday	Dec. 11, 2019	7:30 a.m.	Homer Building, 3 rd Floor

XII. Other/New Business

None.

XIII. Related Meeting Documents

1. Daedalus Executed (Major) Contracts
2. Skanska School Project Update
3. 90 % CD Reconciled Estimate – Issue 02 (Skanska)
4. 60 % CD VM Combined List for Approval
5. Interiors Team Summary – Perkins & Will

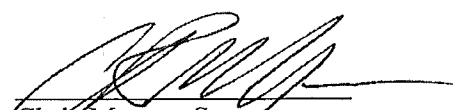
XVI. End Meeting

The meeting ended at 8:56 p.m. by Ms. Brusch.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary

1/17/2020
Date