

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
Final Meeting Minutes
Thursday, February 17, 2022
Virtual Zoom Meeting
8:00 AM

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: March 7, 2022
TIME: 9:57 AM

Meeting #138

Committee Members Virtually Attending:

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

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

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

From Skanska: Mike Loring, Mike Morrison

Members Absent: Joe DeStefano, Pat Bruschi, Bob McLaughlin, Tom Caputo

I. Call to Order

The meeting was called to order at 8:00 a.m. by Chair Lovallo. He thanked Jeff 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 “raising their hand” or by pressing #9.

Chair Lovallo took attendance via roll call, reviewed the agenda, and noted that there might be an additional March meeting.

II. Next Building Committee Meetings

Wednesday	Mar. 9, 2022	at 8:00 AM	Virtual	[139]
Wednesday	Apr. 13, 2022	at 8:00 AM	Virtual	[140]

III. Building Committee Tour

Chair Lovallo suggested that it’s time for Committee members to participate in another site tour; a tour is scheduled for Wed., March 9 at 4:00 PM. The tour should take about an hour.

IV. Topping Off Ceremony

Chair Lovallo noted that it has been six years since the Committee began meeting (it began in April of 2016) and, with the completion of steel erection for the entire school, this marks a time for all to celebrate a significant accomplishment with the Topping Off Ceremony. The Topping Off Ceremony is scheduled for Friday, March 4 at 11:00 AM. The public will be invited, as will the media outlets.

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V. Minutes of Previous Meetings

Mr. Mooney moved: To approve of the Minutes of 1/14/22.

The motion passed via a roll call vote of 11-0-1. (Yes: Thurston, Garvin, Phelan, Miller, Blazon, Mooney, Bowen, Messer, McAllister, Schreiber, Lovallo; Abstain: Shea)

Mr. Mooney moved: To approve the Minutes of 2/3/22.

The motion passed via a roll call vote of 11-0-1. (Yes: Thurston, Garvin, Phelan, Miller, Blazon, Mooney, Bowen, Messer, McAllister, Schreiber, Lovallo; Abstain: Shea)

Mr. Mooney moved: To approve the Minutes of 2/4/22, as amended.

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

VI. Update on Project Cost Events

Mr. Ferdenzi began with a review of the ProPay submissions. Chair Lovallo and Mr. Ferdenzi next reviewed the Construction Cost Summary document, specifically noting the Alternate Funding section. Mr. White explained how the decisions made at the 2/16/22 meeting will be incorporated into the spreadsheet. Mr. Gatzunis added that the pending revision log from Perkins and Will will be reviewed twice a week. A number will be put in for every pending change that comes forward. Chair Lovallo added additional details on this process; there will be no changes without him and Ms. Brusch knowing. Issues related to this topic were explored by the Committee.

Chair Lovallo discussed the Budget Summary document, e.g., owner allowance, CM Contingency and cost exposures. He reviewed the numbers on requisition #37 (Skanska's Pay Application and Certification for Payment).

VII. Discussion of Pending Changes

Chair Lovallo next discussed items on the Pending Document Revision Log. He explained how the document is revised and updated. In answer to a question from a Committee member, he explained a change made to the Field House banner/railing. He also explained the reason for the art wing ventilation adjustment. The dark rooms will also need proper ventilation and lighting adjustments.

VIII. Change Order Approval

PCCO #31

Mr. Spangler reviewed some of the larger items on this PCCO, e.g., maker space sliding door clarifications, removal of Phase 2 sprinklers, illuminated exit signs (questions arose around this item – concerning where the responsibility lies), asbestos abatement in the small gym, locker wall finish in Field House, maintenance tunnel infill, a threshold credit, and CMU infill in small gym.

Ms. Schreiber moved: To approve PCCO #31 in the amount of \$183,553.00.

The motion passed via a roll call vote of 8-1-0. (Yes: Thurston, Miller, Mooney, Bowen, Messer, McAllister, Schreiber, Lovallo; No: Blazon)

IX. Technology Budget Update and Change Approval

Chair Lovallo noted that some gaps in technology needed to be adjusted. Ms. Saccone reviewed the technology cost summary document. Phones at the pool and a wheelchair lift were added.

Ms. Schreiber moved: To approve the technology PO adjustment in the amount of \$660.00. The motion passed unanimously via a roll call vote of 8-0-0. (Yes: Thurston, Miller, Blazon, Mooney, Bowen, McAllister, Schreiber, Lovallo)

Ms. Saccone explained the invoice concerning Chris Fournier, who worked on lighting alignment in the theater/auditorium areas.

Ms. Schreiber moved: To approve the PO request for Chris Fournier in the amount of \$975.00. The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Miller, Blazon, Mooney, Messer, Bowen, McAllister, Schreiber, Lovallo)

X. Treasurer's Report/Update

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

Invoice 1: CHA (monthly draw)

Ms. Schreiber moved: To approve the Invoice in the amount of \$132,000.00. The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Miller, Blazon, Mooney, Bowen, Messer, McAllister, Schreiber, Lovallo)

Invoice 2: CHA (a MacPhail invoice)

Ms. Schreiber moved: To approve the Invoice in the amount of \$18,509.59. The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Miller, Blazon, Mooney, Bowen, Messer, McAllister, Schreiber, Lovallo)

Invoice 3: Christopher J. Fournier (lighting)

Ms. Schreiber moved: To approve the Invoice in the amount of \$975.00. The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Miller, Blazon, Mooney, Bowen, Messer, McAllister, Schreiber, Lovallo)

Invoice 5: Falcetti Pianos (piano and piano covers)

Ms. Schreiber moved: To approve the Invoice in the amount of \$21,827.48. The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Miller, Blazon, Mooney, Bowen, Messer, McAllister, Schreiber, Lovallo)

Invoice 6: NEC (wiring)

Ms. Schreiber moved: To approve the Invoice in the amount of \$275.00. The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Miller, Blazon, Mooney, Bowen, Messer, McAllister, Schreiber, Lovallo)

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Invoice 7: NEC (wiring)

Ms. Schreiber moved: To approve the Invoice in the amount of \$385.00.

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

Invoice 8: Perkins and Will (monthly draw)

Ms. Schreiber moved: To approve the Invoice in the amount of \$101,558.00.

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

Invoice 9: Pro AV Systems (technology)

Ms. Schreiber moved: To approve the Invoice in the amount of \$2,720.00.

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

Invoice 10: School Furnishings

Ms. Schreiber moved: To approve the Invoice in the amount of \$7,299.34.

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

Invoice 11: Skanska (Pay Application #37)

Ms. Schreiber moved: To approve the Invoice in the amount of \$3,135,824.00.

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

Invoice 12: TW Promotions (FFE for athletic mats)

Ms. Schreiber moved: To approve the Invoice in the amount of \$34,571.52.

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

Invoice 13: United Rentals (scissor lift)

Ms. Schreiber moved: To approve the Invoice in the amount of \$14,050.88.

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

Invoice 14: UTS (testing services)

Ms. Schreiber moved: To approve the Invoice of \$4,150.00.

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

XI. Construction Update

Mr. Morrison provided a brief construction update. He reviewed the Phase 1 (e.g., auditorium and stage rigging, punch list, HVAC systems) and Phase 2 work (e.g., site utility work, Field House locker rooms, structural steel erection, steel decking) that occurred through the end of January. He summarized the work (for both Phase 1 and 2) that is upcoming over February break. He showed several progress photos from the site, e.g., outdoor ducts, locker rooms, boiler room, E and F buildings, and several ariel photos of the middle school.

XII. Project Schedule Update

Mr. Morrison discussed the project schedule, noting that the dates remain the same. Completion is set for July 2023.

XIII. Comments from Belmont Residents

Mr. Iler expressed his extreme frustration for design mistakes that taxpayers have to pay for. He listed several items that should have been known by the designers – these errors are amounting to hundreds of thousands of dollars, he said. He continued: The CHA spreadsheets are incorrect. How can we trust them (CHA) to monitor costs going forward? Please hold them responsible. Chair Lovallo said that it is difficult for the public to understand all the complex details of this process. Accountability will be discussed. Steps must be taken to allow the Committee to make informed decisions to move the project forward.

Mr. Thayer asked about CHA's fee on this project. Understanding the fees, he said, would help the public with their concerns. Chair Lovallo said it is a fixed fee that does not change when the price (of the project) goes up. Mr. Thayer asked why there are so many Value Engineering events (when compared to other school building projects)? Chair Lovallo noted that this is a very large project and perhaps the contingency needed to be higher – 6 percent is a low contingency.

Ms. Stephanie asked about the GMP contract and the subcontractors. She asked about the Committee's internal response to waste, fraud, and inefficiency. Chair Lovallo discussed some of the causes for the changes that resulted in the \$12-16M in total projections. He discussed the checks and balances that are in place.

Ms. Pargoli expressed her frustration, as well. Things are vague and there are no answers. Questions are not answered fully. Chair Lovallo noted that the documents are updated frequently and carefully.

XIV. New Business/Other

Chair Lovallo noted that the Committee voted (on 2/16/22) to remove scope (i.e., several items) from the project; this sets the stage to put together a bid package for PV. He explained the process for executing a bid package in a favorable timetable.

Mr. Phelan spoke to the community comments, of late. He expressed his appreciation to the Committee volunteers who have worked tirelessly for the past six years. He offered heartfelt thanks to Chair Lovallo, the Committee, CHA, Perkins and Will and Skanska for all of their efforts on this project.

XV. Related Meeting Documents

1. School Project Construction Update
2. Total Project Cost Summary
3. Project Schedule Update
4. Skanska Prime Contract Change Order #31
5. Pending Revision Log
6. Technology Cost Summary


XVI. Adjournment

The Chair ended the meeting at 10:08 a.m., following a motion made by Mr. Messer.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary

03/06/2022

Date