

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE

**Final Meeting Minutes
Wednesday, March 9, 2022
Virtual Zoom Meeting
8:00 AM**

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: April 25, 2022
TIME: 9:12 AM

Meeting #140

Committee Members Virtually Attending:

Chair Lovallo; Members, Bob McLaughlin, John Phelan, Joel Mooney, Ellen Schreiber, Kate Bowen (arrived 8:15), Tom Caputo (left early), Pat Bruschi, David Blazon, Mike McAllister, Diane Miller, Emma Thurston, Joe DeStefano, Jamie Shea (left early)

From CHA: Don White, Tom Gatzunis

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

From Skanska: Jim Craft, Paige Matthews, Dan Lanneville

Members Absent: Chris Messer, Patrice Garvin

I. Call to Order

The meeting was called to order at 8:01 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., votes will be taken via roll call, state your name before speaking, mute computers, etc. Meeting materials were sent out yesterday and those 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 or by “raising” the hand icon.

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	Apr. 13, 2022	at 8:00 AM	Virtual	[141]
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III. Building Committee Site Tour

Chair Lovallo informed the Committee that a site tour is scheduled for later this afternoon, at 4:00 PM; meet in the lobby, please bring proper footwear and wear a hardhat. The tour should take about an hour to 90 minutes.

IV. Minutes of Previous Meetings

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

The motion passed via a roll call vote of 11-0-2. (Yes: Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, Shea, McLaughlin, DeStefano, Schreiber, Lovallo; Abstain: Thurston, McAllister)

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V. Approval of Municipal PV Procurement Consultant

Chair Lovallo stated that it has been a community effort to get a PV consultant to guide the Building Committee through the PV bid process. There is a “PV Team” in town that has been talking with Chair Lovallo. This team indicated that while some money would need to be spent on a PV consultant, Belmont would get better value and perhaps a better bid. He thanked the PV Team for their efforts and expertise.

Mr. White then discussed that three PV consulting firms that were under consideration. He noted the fee range of the quotes. Solar Design Associates (SDA) is the firm that is being recommended. Chair Lovallo added that they (SDA) have the technical expertise in solar and in PV design. SDA will be able to review the bid packages.

Mr. Jon Abe and Mr. Brian Kopperl, from Belmont’s PV Team, spoke about SDA’s experience. Chair Lovallo added that Belmont will likely receive a better value, as a result of engaging a PV consultant.

Mr. McLaughlin moved: To approve Solar Design Associates (PV Consultant) at a cost of \$77,810.

The motion passed unanimously via a roll call vote of 13-0-0. (Yes: Thurston, Brusch, Miller, Blazon, Caputo, Mooney, Bowen, Shea, McLaughlin, DeStefano, McAllister, Schreiber, Lovallo)

VI. OPM and Designer Update

Chair Lovallo stated that this (*OPM and Designer Update*) is a new agenda item, one that will highlight what the Design and OPM Teams have been working on throughout the last month. Mr. Gatzunis noted that CHA has five members on site, full time, conducting oversight of Phase 1 and Phase 2 items. Their ongoing duties include reviewing the punch list, updating the budget, communicating and coordinating with the School Administration on a weekly basis, ongoing review of PCO, Allowance Expenditure and Proposal Request Review documents, assembling and most recently -- issuing PV Panel Consultants. They work daily in collaboration with Perkins & Will and Skanska.

Mr. Spangler, Perkins & Will, provided a review of Perkins & Will’s activities in February. He noted that they are on site, they issue weekly field reports, attend weekly meetings with Mr. Blazon, attend weekly change cost review meetings, respond to Request for Information (RFIs), review shop drawing packages, revision packages, review design changes and they review every line of the progress reports.

VII. Update on Project Cost Events

Chair Lovallo noted that this document is in its 9th iteration. He said he strives for accuracy with the numbers. He asked the Committee if this document is useful.

Mr. White began with a review of the total project costs. This is updated on a regular basis. Chair Lovallo added that \$57M has been received from the MSBA via the ProPay system. Chair Lovallo next reviewed several other cost related documents, without going into deep detail. He then reviewed the Allowance and Contingency Summary document. He discussed the projected values noting that they are more comfortable with the numbers reflected in these values - this far along in the project. He also discussed the Revised Projected GMP and Allowance and Contingencies. Phase 2 is nearly 30
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percent complete. He noted how the soft costs will impact the GMP.

Builders Risk, the issuing of insurance checks, and how changes will be tracked (i.e., the cost exposure log) were briefly discussed. Mr. Gatzunis put forth that presenting this information to the Committee, on a monthly basis, is difficult to do. Certain costs are fluid; they change daily. He stressed that there is oversight on a weekly basis. The authorization value was discussed. Ms. Bowen asked if it should be reduced from \$50K to \$25K? Chair Lovallo replied that the authorization value may be decided at any time.

Mr. White then reviewed February's requisition.

Auditorium (Balcony) Railing Height Adjustment Discussion

Chair Lovallo next discussed a Price Request for the auditorium balcony to address the railing height. While the railing is code compliant, questions arose about its safety, comfort, and usability. He explained the possible installation of another railing. He then reviewed the auditorium seat site lines. Mr. Phelan spoke to the railing height issue and its impact on safety and security. Ms. Schreiber noted that she is grateful for the proposed change as she felt a safety issue does exist. Ms. Brusch said she has had a concern about the railing height since it was designed. As currently designed, it presents a toppling over safety issue, especially for kids.

This topic was explored at length by Committee members and consultants.

VIII. Discussion of Pending Changes

Mr. Spangler noted that these items are in the "active queue" as far as potential changes. The queue changes daily. He reviewed the Pending Document Revision Log.

VIII. Change Order Approval

PCCO #32

Mr. Spangler reviewed some of the larger items on this PCCO, e.g., Orchestra Pit implementation, radiant floor coordination, Field House plumbing coordination, adding drainage at the North side parking, piping connection for the pool pre-warming system, CCD 366 labor costs, relocation of Field House scoreboard, girls' locker room infill and the need for additional fire protection time to coordinate drawings.

Mr. McLaughlin moved: To approve PCCO #32, in the amount of \$412,878.00.

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

X. Treasurer's Report/Update

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

Invoice 1: AET Labs (theater equipment)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$320.00.

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

Invoice 2: AET Labs (tool boxes and cabinets)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$2,250.00.

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

Invoice 3: CHA (monthly draw)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$132,000.00.

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

Invoice 4: CHA (a MacPhail invoice)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$3,295.02.

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

Invoice 5: CivicPlus (website)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$1,157.63.

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

Invoice 6: Clean and Safe (vacuum)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$730.00.

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

Invoice 7: Lisa Gibalerio (Minutes Recording)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$1,505.00.

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

Invoice 8: Perkins and Will (monthly draw)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$136,408.00.

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

Invoice 9: Skanska (Pay Application #38)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$2,192,921.00.

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

Invoice 10: Swift (software licensing for Dell)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$19,000.00.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 11: Theatrix (lighting and retainage)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$11,050.85.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 12: Theatrix (lighting and cables)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$7,738.00.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 13: Theatrix (lighting)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$1,445.00.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 14: UTS (Dec. and Jan. testing services)

Mr. McLaughlin moved: To approve the Invoice of \$9,502.50.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 15: WB Mason (furniture)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$32,632.47.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 16: WB Mason (furniture)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$5,465.83.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 17: WB Mason (furniture)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$17,697.69.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, McAllister, Schreiber, Lovallo)

Invoice 18: WB Mason (furniture)

Mr. McLaughlin moved: To approve the Invoice in the amount of \$3,484.30.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, McAllister, Schreiber, Lovallo)

Mr. McLaughlin suggested that roll call voting for unanimous votes is not necessary. Chair Lovallo will inquire with the Town Clerk.

XI. Construction Update

Ms. Matthews provided a brief construction update for work completed in February. She reviewed the Phase 1 items (HVAC, steel, batting cage installation, etc.) and Phase 2 items (steel, Field House work, etc.). She summarized the work (for both Phase 1 and 2) that is upcoming this month (March 2022). She showed several progress photos from the site, e.g., steel erection, E and F buildings, locker room dry wall, HVAC steel supports, and batting cages.

XII. Project Schedule Update

Ms. Matthews discussed the project schedule, noting that things are tracking well and are on schedule.

XIII. Comments from Belmont Residents

Mr. McGaw commented on the PCCO document suggesting that descriptions be added. He thanked the Committee for raising the handrail in the balcony seats, and asked about the PV consultants.

Mr. Iler thanked the Committee for moving forward with the PV consultant. He asked if SDA could present a few comments at the next Committee meeting in April. He thanked the Committee for the transparency around cost tracking. Chair Lovallo stated that the PV consultant will present to the Committee and Community, but it might not be at the April meeting.

Ms. Pargoli asked about total cost overruns and where the money is coming from. Chair Lovallo noted that the budget has not changed, and that ARPA funding is additional money coming in to offset Covid costs. He added that scope was cut around Harris Field to reduce the overrun. She stated that this topic still does not seem clear.

XIV. New Business/Other

None.

XVI. Related Meeting Documents

1. Total Project Cost Summary
2. CHA and P&W Activities 2022
3. Auditorium Railing
4. Perkins & Will: Pending Document Revisions Log
5. Prime Contract Change Order #32
6. Middle and High School Project Construction Update

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7. Project Schedule Update

XVII. Adjournment

The Chair ended the meeting at 10:19 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:		4/24/2022
	Chris Messer, Secretary	Date