

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
Final Meeting Minutes
Thursday, July 14, 2022
Virtual Zoom Meeting
8:00 AM

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: August 24, 2022
TIME: 2:39 PM

Meeting #146

Committee Members Virtually Attending:

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

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

From Perkins+Will: Vital Albuquerque, Brian Spangler

From Skanska: Paige Matthews

Members Absent: Chris Messer, Ellen Schreiber

I. Call to Order

The meeting was called to order at 8:01 a.m. by Chair Lovallo. He thanked Julie 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 this week 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

Thursday Aug. 11, 2022 at 8:00 AM Virtual (to be confirmed) [147]

Chair Lovallo noted that the Aug. 11 meeting may be held in-person, as the State is expected to lift the remote meeting request. He will try to book the Homer room for the in-person meetings. Hybrid is a possibility, although hybrid meetings are more difficult to run. He asked for Committee member comments. Ms. Bowen stated that the public would like continued access to meetings and the in-person format is less well attended by the members of the public. Mr. Caputo said while he understands the value of in-person, there is value in the hybrid format so that the community can attend. Ms. Thurston spoke in favor of the flexibility of hybrid. Ms. Shea concurred. Ms. Garvin explained some Open Meeting Law (OML) and hybrid protocols. It's possible that the State legislature will extend the remote meeting allowance, she added. Chair Lovallo said there will be an end of August site tour and the Committee will meet again in September.

III. Minutes of Previous Meetings

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Mr. McLaughlin moved: To approve of the Minutes of 6/23/22.

The motion passed via a roll call vote of 9-0-4. (Yes: Thurston, Phelan, Brusch, Blazon, Mooney, Bowen, McLaughlin, McAllister, Lovallo; Abstain: Miller, Caputo, Shea, DeStefano)

IV. OPM, Designer and Construction Manager Updates

Mr. Gatzunis provided the OPM updates, e.g., the Phase 1 punch list is phasing out, lighting control issues are being addressed, locker procurement is occurring, the PV bidding/procurement process is underway, and Phase 2 work is continuing.

Mr. Spangler provided the Perkins and Will updates. They are doing work with the Field House, well drilling related to the irrigation system, and many other design details on site.

Ms. Matthews provided the Skanska updates, e.g., PV project related meetings, Field House work, Phase 2 work, including: mechanical units, stair 4, D North curtainwall, etc.

V. Update on Project Cost Events

Mr. White provided a brief project cost update. He discussed total project costs to date. Chair Lovallo noted what the MSBA has contributed to date (\$60M) and what the tax burden has been to date (\$171M) which is 80 percent of the anticipated total taxpayer burden.

Mr. White then reviewed the Owner's Cost Contingency Utilization and the Construction Contingency documents. He briefly reviewed the GMP PCCOs. The Construction Contingency balance is running negative by \$3M, which is expected at this time. Chair Lovallo explained this number as well as Skanska's amended contract value. Mr. White then discussed today's PCCOs (#37 and #38) which will be discussed later in the meeting. He noted that there are PCOs that are currently being reviewed. He discussed projected costs, Covid costs, builder's risk insurance claims, owner's contingency, construction contingency offsets, and soft cost contingencies. He briefly reviewed the total cost exposure log.

VI. Discussion of Pending Change Orders

Mr. Spangler explained the Pending Revision Log. This log changes daily and is reviewed frequently in order to clarify any design changes. Chair Lovallo noted that there will be additional changes, and that each week it ebbs and flows.

VII. Review of Pending Change Orders

Mr. White explained the following PCOs (he again stated that there are more under review):

- PCO 695 – a change to glass thickness and a change to the iron welding (\$30,437.00)
- PCO 688 – suspended metal catwalk in field house (\$67,811.00)
- PCO 704 – Phase 2 light frames (cutting and rewelding) (\$5,615.00)

VIII. Designer/OPM Add Services Approval

Chair Lovallo explained that there were costs associated with the Harris Field redesign (which is no FINAL

longer under this Committee's purview). Taking out Harris Field has resulted in a reduction in the overall scope of Perkins and Will's design work, which is addressed in Amendment #13.

Mr. Phelan moved: To approve the Perkins and Will Amendment #13, in the amount of \$-49,820.00.

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

Chair Lovallo explained that there were costs associated with the changing of playing field elevations to accommodate the excess soil pile on site, and some incidental meetings held with BSC Group on the traffic signal at Goden and Concord that were not in scope. This additional scope is captured in Amendment #14.

Mr. Phelan moved: To approve the Perkins and Will Amendment #14, in the amount of \$19,256.00.

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

Mr. White explained Amendment #12. McPhail Associates needed to be on site for the removal of unsuitable soil/clay and for the soil replacement.

Mr. Phelan moved: To approve the CHA Amendment #12, in the amount of \$43,818.00.

The motion passed unanimously via a roll call vote of 12-0-0 (Yes: Thurston, Garvin, Phelan, Brusch, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, McAllister, Lovallo)

IX. Prime Contract Change Order Approval

PCCO #37

Mr. Spangler reviewed some of the larger items on this PCCO, e.g., mechanical shaft termination, room number adjustments and fire alarm reprogramming, steel slab extension for middle school stairs, North roadway subgrade improvement, additional vertical plates at D-East, plywood in lieu of sheathing, and roof area decking in area F. He then explained two financial credits: a labor credit for sports netting and a credit for the removal of wall mounted basketball hoops.

Committee members asked clarifying questions.

Ms. Bowen moved: To approve PCCO 37, in the amount of \$223,785.00.

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

PCCO #38

Chair Lovallo explained that this credit reflects the area west of Harris Field, which the Committee voted in a recent meeting to remove from scope. The value presented in PCCO #38 is the allowance held in the current contract for that work.

Mr. Mooney moved: To approve PCCO 38, in the amount of a credit for \$-2,377,280.00.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Thurston, Garvin, Phelan,

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Brusch, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, McAllister, Lovallo)

X. Approval of Vendor Services

Chair Lovallo requested motions for the following three vendors so that the town accountant can pay the invoices.

Ms. Saccone briefly explained the need for moving services. Quotes were sought from three companies, with two providing the actual quotes.

Mr. Phelan moved: To approve the Sterling Movers PO in the amount of \$18,023.00.
The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Thurston, Garvin, Phelan, Brusch, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, McAllister, Lovallo)

Ms. Saccone provided information on the Wakefield amendment pertaining to the extended rental time. She noted why the extra time was necessary. She added that a few items (crates, etc.) went missing during the move – and needed to be replaced. Ms. Brusch noted that other moves have also been tight and that the school department (in the past) has paid for this type of overage.

Ms. Bowen moved: To approve Wakefield Moving Amendment #1 in the amount of \$27,686.84.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, McAllister, Lovallo)

Chair Lovallo explained that additional funding needs to be approved for UTS and that this amount is within the allocated budget. This will cover the materials testing scope for Phase 2 work.

Ms. Bowen moved: To approve UTS Amendment #1 in the amount of \$160,000.00.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, McAllister, Lovallo)

XI. Treasurer's Report/Update

Mr. McAllister informed the Committee that the following Invoices are ready for their approval:

First Grouping: Vendor Invoices

• <i>Boston Kiln</i>	<i>\$2,235.00</i>
• <i>Boston Kiln</i>	<i>\$140.00</i>
• <i>Harbour Food Service</i>	<i>\$880.00</i>
• <i>School Furnishings</i>	<i>\$1,669.76</i>
• <i>School Furnishings</i>	<i>\$500.97</i>
• <i>UTS (ongoing testing services)</i>	<i>\$13,277.75</i>
• <i>Wakefield Moving</i>	<i>\$5,570.50</i>
• <i>Wakefield Moving</i>	<i>\$3,718.10</i>
• <i>Wakefield Moving</i>	<i>\$2,805.95</i>
• <i>Wakefield Moving</i>	<i>\$3,433.94</i>
• <i>Wakefield Moving</i>	<i>\$5,520.40</i>

- **Wakefield Moving** **\$6,637.95**

Ms. Saccone explained the Wakefield invoices.

Ms. Bowen moved: To approve the above 12 *Vendor* Invoices.

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

Second Grouping: Consultant Invoices

- **Anderson & Kreiger** **\$5,990.50** (PV legal services)
- **CHA (monthly draw)** **\$132,000.00**
- **CHA (MacPhail)** **\$1,632.58**
- **Lisa Gibalerio** **\$1,172.00** (Minutes Recording)
- **Perkins and Will (monthly draw)** **\$101,558.00**
- **Solar Design Associates** **\$29,200.00**

Mr. Mooney moved: To approve the above six *Consultant* Invoices.

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

Third Grouping: Contractor Invoice

- **Skanska (Pay Application #42)** **\$4,895,781.00**

Mr. Mooney moved: To approve the above Invoice, Skanska Pay Application #42.

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

XII. Construction Update

Ms. Matthews provided a brief construction update for work completed in June e.g., Area D, Field House, Phase 2 interiors and exteriors. as well as summarizing the work that is happening this month (July 2022), e.g., duct work, F building, Phase 2 site work, interior and exterior.

She showed several progress photos from the site.

XIII. Project Schedule Update

Ms. Matthews discussed the project schedule, noting items that have been completed, items that are ongoing, as well as upcoming milestones. She discussed the schedule and noted that the Area D building is weather tight 2 days ahead of schedule; Area F is proceeding on schedule.

Ms. Bowen asked if the electrical work that has started is incorporating the PV “readiness” components and if it will also be on schedule. Chair Lovallo explained that the readiness work is progressing. He added that he cannot speak to the overall PV schedule because panel availability remains an unknown in the industry. Ms. Bowen also asked when the playing fields will be planted

and ready for use. Chair Lovallo explained that the fields will be ready for use in the fall of 2023 after they have been through a growing season.

XIV. Comments from Belmont Residents

Ms. Pargoli asked why are we paying for a moving company when we have Town staff? Chair Lovallo and Ms. Saccone explained that Town staff, CHA staff, and Skanska staff have assisted in some of the moves, but the magnitude, timing, and scope of the items that needed to be moved would not have been possible using Town staff alone. There is also a level of expertise and equipment that is needed to move everything.

Ms. Pargoli then asked: why are workers being paid premium time to work in the Summer? Chair Lovallo explained that the workers are not being paid premium time to work in the Summer; they may be paid premium time to work additional overtime hours to complete specific tasks if the schedule and condition requires it. These additional funds were set aside in the CM contingency budget.

Ms. Pargoli's last question concerned the electrical costs for the new building and what they will be when Phase 2 is completed. Chair Lovallo replied that the operating costs are not the responsibility of the Building Committee; that information would have to be obtained from the School/Facilities department. He added: the total electrical costs for this new building will be higher than the total electrical costs for the former HS because this is a larger school, and electricity is the only utility in the building, with no oil for heating and no gas for cooking. The solar panel system is not installed at this time, and when it is installed next year, it is expected that it will generate 1/3 of the building's electrical needs from renewable resources.

XV. New Business/Other

None.

XVI. Related Meeting Documents

1. Total Project Cost Summary
2. CHA, P&W, and Skanska Activities June 2022
3. Perkins & Will: Pending Document Revisions Log
4. Skanska PCO documents: 695, 688, 704
5. Attachment F Contract for Designer Services Amendment #13, 14,
6. Contract for Project Management Services Amendment #12
7. Prime Contract Change Order #37
8. Prime Contract Change Order #38
9. Moving Services Quote Comparison – Summer 2022
10. UTS Change Order to Price Proposal Dec. 9, 2021
11. Middle and High School Project Construction Update
12. Project Schedule Update

XVII. Adjournment

The Chair ended the meeting at 10:20 a.m., following a motion made by Mr. McLaughlin.

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Respectfully submitted by:

Lisa Gibalerio

Approved: 
Chris Messer, Secretary

08/24/2022
Date