

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE

Final Meeting Minutes Thursday, September 8, 2022 Virtual Zoom Meeting 8:00 AM

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: October 18, 2022
TIME: 2:40 PM

Meeting #148

Committee Members Virtually Attending:

Chair Lovallo; Members, Emma Thurston, Patrice Garvin, John Phelan, Pat Bruschi, Diane Miller, David Blazon, Tom Caputo, Jamie Shea, Bob McLaughlin, Ellen Schreiber, Chris Messer, Joe DeStefano, Joel Mooney, Mike McAllister, Kate Bowen

(Left meeting early: Caputo, Messer, Thurston, Shea, DeStefano)

Others in attendance: Karla Koza, Jennifer Hewitt

From CHA: Don White, Tony DelGreco, Sandra Saccone

From Perkins+Will: Vital Albuquerque (arrived late), Brian Spangler

From Skanska: Jim Craft, Paige Matthews

I. Call to Order

The meeting was called to order at 8:00 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 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	Oct. 13, 2022	at 8:00 AM	Virtual	[149]
Thursday	Nov. 10, 2022	at 8:00 AM	Virtual	[150]

III. Minutes of Previous Meetings: Review and Approve

Mr. Phelan moved: To approve of the Minutes of 8/18/22.

The motion passed via a roll call vote of 8-0-6. (Yes: Thurston, Phelan, Bruschi, Miller, Blazon, Caputo, Shea, Lovallo; Abstain: Mooney, Bowen, Messer, DeStefano, McAllister, Schreiber,)

IV. District Transition Plans for Middle School

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Superintendent Phelan spoke about the shifting of the schools once the middle school building is complete. He explained that Karla Koza (former Chenery Middle School Principal for the past two years) has been appointed to a one-year position overseeing the middle school transition and reconfiguration work. She will work with IT, the Design Team, and will oversee academics and curriculum. She will also work on the vision of teaching/learning.

Chair Lovallo welcomed Ms. Koza to the Building Committee meeting.

V. Middle School Color Mockup Comments

Chair Lovallo reviewed the three middle school colors, one color on each of the three levels. He asked for Committee feedback on the middle school color palette. The feedback was very positive.

Superintendent Phelan stated that he has heard good feedback, as well.

VI. Photovoltaic System Procurement Update

Mr. White provided an update on the Procurement process. The bid list is close to being completed. The comprehensive package is almost complete and it should go out to bid next week. The bid period should last about three weeks. Chair Lovallo noted that the Building Committee's vote on the PV selection process will likely impact the October business meeting. In answer to a question from Mr. Messer, Mr. White discussed both the installation time and the logistics of procuring panels. The market has been volatile, he said. Chair Lovallo provided additional information on the logistics, the tariffs, and impacts on the overall PV schedule.

VII. OPM, Designer and Construction Manager Updates

Mr. White provided the OPM updates, e.g., wrapping up of Phase 1, reviewing cost updates on a weekly basis, PV is underway, PCO reviews are occurring, utility work is continuing, and glass work is ongoing.

Mr. Spangler provided the Perkins and Will updates. e.g., field house/small gym occupancy, daily walk throughs, site work and affidavits, change order reviews, submittal packages, site visits, middle school design work, and athletic fields.

Ms. Matthews provided the Skanska updates, e.g., focused on TCO, Phase 1 work, punch-list completion (in order to open the school this week), and a full-on middle school focus.

VIII. Update on Project Cost Events

Mr. White provided a brief project cost update; he reviewed the summary sheet of Pro Pay 52. He noted that the "cost spent to date" number changes every month (although these totals are similar to last month). Chair Lovallo added that 83% of the tax burden is currently realized in the cost to date, while 87% of the project is completed; he explained what the construction contingency costs are.

Mr. White then reviewed the Owner's Cost Contingency Utilization and the Construction Contingency documents. Chair Lovallo mentioned the magnitude of cost as well as the projected costs. Mr. White summarized the PCCOs, PCOs and other cost exposures (through August 31). Chair Lovallo provided additional information on PCCO #40, which will be reviewed in more detail. Mr. White then reviewed

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the Total Project Budget numbers: original/current/projected values. He also reviewed allowances and contingencies. Chair Lovallo provided additional details on the summary sheet as well as on the contract sum to date, previous retainage from Phase 1, work completed and stored to date.

Committee members offered comments and asked clarifying questions.

IX. Discussion of Pending Change Orders

Mr. Spangler explained the Pending Revision Log; he noted that most of the entries are related to the athletic fields and switch gear equipment adjustments. The list changes daily. Chair Lovallo added that these revisions are not major issues. Mr. Spangler briefly explained the pool and field house banner system. Mr. McAllister noted that he is working with three vendors concerning how the banners will be mounted.

X. Review of Pending Change Orders

Ms. Matthews explained the following PCOs.

- PCO 721 interior entry door/masonry
- PCO 741 field house/metal decking to support roof

XI. Prime Contract Change Order Approval

PCCO #40

Mr. Spangler reviewed some of the larger items on this PCCO, e.g., fiber connection at Hittinger and Trowbridge, relocation of the energy recovery ventilator, synthetic turf field accelerated installation time (Mr. White added some details on this), adding two inches of loam on top of the existing loam, masonry infill wall openings in small gym, added steel wall supports for unsupported brick in the field house and new adhesive flooring in the field house. Mr. DelGreco added more detail on the fiber connection at Trowbridge.

Committee members asked clarifying questions.

Mr. McLaughlin moved: To approve PCCO #40, in the amount of \$454,417.00.

The motion passed unanimously via a roll call vote of 14-0-0. (Yes: Thurston, Garvin, Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, Messer, McAllister, Schreiber, Lovallo)

XII. Designer/OPM Add Services Approval

Chair Lovallo noted that the Committee needs to approve the placement of a proper irrigation system to serve the field(s). The need for drainage and irrigation is important for the fields. The options to do this include: well drilling, building a cistern, tapping into the town's water source (MWRA), and utilizing the water at Clay Pit pond. The Clay Pit pond water, he continued, will need to be tested to see if it might be appropriate for use.

Committee members asked clarifying questions. Mr. Mooney noted that well water would also need to be tested. Ms. Schreiber asked about the frequency of testing and tapping into the MWRA supply.

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Ms. Bowen asked if the town has a broader plan for assessing the water quality of Clay Pit pond. Ms. Garvin provided some information on water testing and water risk assessment. Mr. Mooney noted what water sources feed into where. Mr. Blazon spoke to the complexity of this issue. From a Facilities standpoint, he suggested connecting via the town's MWRA source. Chair Lovallo noted some of the costs associated with various options. He spoke to how this might work operationally. Most Committee members seemed to prefer the MWRA option.

Ms. Bowen requested that the committee consider directing some of the funds that would have been spent on the well drilling to go toward the purchase of newer technology aeration equipment for the fields, which would maintain good soil and help conserve water.

Mr. McLaughlin moved: To approve support for a change from the current well solution (pertaining to field irrigation/drainage) to the MWRA option.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Garvin, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, McAllister, Schreiber, Lovallo)

XIII. Treasurer's Report/Update

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

First Grouping: Consultant Invoices

- **CHA (monthly draw) \$132,000.00**
- **CHA (MacPhail) \$3,222.45**
- **Perkins and Will (monthly draw) \$107,340.25**

Mr. McLaughlin moved: To approve the above three *Consultant* Invoices.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Garvin, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, McAllister, Schreiber, Lovallo)

Second Grouping: Contractor Invoice

- **Skanska (Pay Application #44) \$3,875,598.00**

Mr. McLaughlin moved: To approve the above Invoice, Skanska Pay Application #44.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Garvin, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, McLaughlin, McAllister, Schreiber, Lovallo)

XIV. Construction Update

Ms. Matthews provided a brief construction update for work completed in August e.g., field house locker renovation, gym flooring, striping, equipment, etc. She briefly mentioned Phase 1 progress, Phase 2 site work, Phase 2 utilities and work done to the building's exterior. She discussed work that is (and will be) occurring in September for both Phase 1 and 2.

She showed several progress photos from the site.

XV. Project Schedule Update

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Ms. Matthews noted that Area F is “building tight” (meaning the windows have been installed). She mentioned items that have been completed and items that are ongoing. In answer to a question, she discussed the punch list. Chair Lovallo added that the overall construction schedule is on target, even with Covid’s interruptions.

XVI. Comments from Belmont Residents

Ms. Pargoli asked about the clarification of the fiscal and cost analysis documents – when will that happen? Ms. Miller spoke to the Building Committee video segment topics, noting that there will be an upcoming video clip that will discuss the process pertaining to the fiscal documents and cost analysis. Ms. Pargoli said that the fiscal analysis is still very unclear. Chair Lovallo noted that the Building Committee website has detailed documents on the cost analysis – he asked if she looked at those documents? He offered to send her a link to where the documents are located on the website.

XVII. New Business/Other

None.

XVIII. Related Meeting Documents

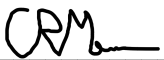
1. Total Project Cost Summary
2. CHA Clay Pit Pond Letter
3. CHA, P&W, and Skanska Activities Aug. 2022
4. Perkins & Will: Pending Document Revisions Log
5. Skanska PCO documents: 721 and 741
6. Prime Contract Change Order #40
7. Middle and High School Project Construction Update
8. Project Schedule Update

XX. Adjournment

The Chair ended the meeting at 10:13 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:		10/18/2022
	Chris Messer, Secretary	Date