

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE

**Final Meeting Minutes
Thursday, October 13, 2022
Virtual Zoom Meeting
8:00 AM**

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: November 15, 2022
TIME: 2:23 PM

Meeting #149

Committee Members Virtually Attending:

Chair Lovallo; Members, Emma Thurston, John Phelan, Pat Bruschi, Diane Miller, David Blazon, Tom Caputo, Jamie Shea, Bob McLaughlin, Joel Mooney, Mike McAllister, Kate Bowen

Absent Members: Chris Messer, Joe DeStefano, Patrice Garvin

(Committee members who left the meeting early: Phelan, McAllister, Caputo, Shea)

Others in attendance: Karla Koza (School Department Director of Reconfiguration Transition), Jennifer Hewitt (Belmont Finance Director), and Doug Faria (Advanced Technology Design)

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

From Perkins+Will: Brian Spangler

From Skanska: Paige Matthews, Jim Craft

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., 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 Nov. 10, 2022 at 8:00 AM Virtual [150]
This meeting may run a little longer due to the PV procurement discussion.

III. Minutes of Previous Meetings: Review and Approve

Mr. McLaughlin moved: To approve the Minutes of 9/8/2022, as amended.

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

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IV. Photovoltaic System Procurement Update

Mr. White provided an update on the Procurement bidding process. We are out to bid, he explained, with six prequalified firms. While we received seven statements, one firm did not meet the criteria. The six bids will be submitted through bid-docks where they will be scored. Bids are due on Wednesday, Oct. 26. He explained the base-bid and the rooftop area it will cover as well as the two alternate bids and what areas they will cover. On November 10, the PV recommendation will be presented to the Committee.

Chair Lovallo explained the prequalification system under Chapter 149A (which requires that the lowest bidder is selected – as it has been prequalified). Mr. White added more details on the bid process (i.e., specific information concerning the selection of the bidder).

V. OPM, Designer and Construction Manager Updates

Mr. DelGreco provided the OPM updates, e.g., locker room installation, PV, scheduling winter work, playing field drainage, fireproofing, slab penetrations, and elevator installation.

Mr. Spangler provided the Perkins and Will updates. e.g., working with Skanska on the middle school, which has been the main focus.

Ms. Matthews provided the Skanska updates, e.g., the trailer was relocated in order to get it out of the roadway, parking was moved offsite, and stairwells were worked on.

Neighborhood parking was briefly discussed. Ms. Thurston noted that the neighbors have not made complaints; she thanked Skanska for their consideration concerning neighborhood parking.

VI. Update on Project Cost Events

Mr. White provided a brief project cost update; he reviewed the summary sheet and Pro Pay #54. He noted that the “cost spent to date” number is updated on a-monthly-basis. Soft costs and projections are being updated via Current Projected Final Costs. Chair Lovallo added that the state has provided almost \$65M in funding. Another \$10M is expected from the state until the final audit occurs in 2024. He noted that 85 percent of the taxpayer anticipated contribution has been spent.

Mr. White then reviewed the Owner’s Cost Contingency Utilization and the Construction Contingency documents. He noted that the approved PCCOs are reflected on the document and that PCCO 41 will be discussed today. He next discussed the document entitled *Additional Anticipated and Potential Costs to the GMP*. Chair Lovallo mentioned that there are several unknowns which need to be planned for.

Mr. White then reviewed the Total Project Budget numbers: original/current/projected values. He also reviewed allowances and contingencies. He discussed Covid related costs and builders risk claims. Up next, he explained the soft cost contingencies, noting that they are evaluated thoroughly. Chair Lovallo provided additional details on the summary sheet, noting that 88 percent of the construction is complete, with nine months left to go. Next month, PV costs and PV funding will be discussed in detail.

VII. Treasurer’s Report/Update

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

First Grouping: Design Professionals

- **Anderson & Kreiger** **\$58.00**
- **Anderson & Kreiger** **\$1,085.00**
- **CHA (monthly draw)** **\$132,000.00**
- **CHA (MacPhail)** **\$764.54**
- **Perkins and Will (monthly draw)** **\$103,721.00**
- **Solar Design Assoc.** **\$8,918.75**

Mr. McLaughlin moved: To approve the above six *Design Professional* Invoices.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, McAllister, Lovallo)

Second Grouping: Vendor Services

- **Construction Risk Partners** **\$10,599.00**
- **Local IQ New England** **\$259.96**
- **UTS** **\$10,085.64** (August testing services)
- **UTS** **\$8,162.00** (Sept. testing services)

Mr. McLaughlin moved: To approve the above four *Vendor Service* Invoices.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, McAllister, Lovallo)

Third Grouping: Contractor Invoice

- **Skanska (Pay Application #45)** **\$4,586,527.00**

Mr. McLaughlin moved: To approve the above Invoice, Skanska Pay Application #45.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, McAllister, Lovallo)

VIII. Review of Pending Change Orders

Mr. DelGreco explained the following PCOs:

- PCO 734 an issue with the Bariatric Lift (\$13,281)
- PCO 759 relocation of Fan-18 in Field House (\$29,597.00)
- PCO 760 added ventilation middle school art wing (\$128,670.00)

The plan for the Kiln ventilation was briefly discussed.

IX. Discussion of Pending Changes (Revision Log)

Mr. Spangler explained the Pending Revision Log; he noted that it ebbs and flows on a-monthly-basis. Chair Lovallo added that issues related to roadway drainage will need to be addressed; there are potential savings to offset those costs.

X. Prime Contract Change Order Approval

PCCO #41

Mr. Spangler reviewed some of the larger items on this PCCO, e.g., painting of temporary stair space, structural modifications due to unforeseen gym conditions, saw cutting slab for art room panels, add exterior ladder to access knuckle roof, locker room duct opening infill, classroom door alcove soffit height framing, existing masonry repair in small gym, and CMU support at field house.

Chair Lovallo adjusted the PCCO number to \$255,883.00 and then addressed Committee members' questions. Ms. Matthews addressed the field house question as well as the painting of the staircase (painting allowed for surface cleaning). Mr. McLaughlin commented that \$22K for a ladder seems expensive. Mr. Spangler and Ms. Matthews provided some information on this.

Mr. McLaughlin moved: To approve PCCO #41, in the amount of \$255,883.00.
The motion passed unanimously via a roll call vote of 8-0-0. (Yes: Thurston, Bruschi, Miller, Blazon, Mooney, Bowen, McLaughlin, Lovallo)

XI. Approval of Technology Vendor Procurement

Mr. Faria explained the procurement process for Phase 2 of technology. He noted where cost savings have been realized. Chair Lovallo asked how the savings is being achieved. Mr. Faria explained how savings has been achieved and noted that it is not likely to continue into next year. He then explained the two motions, noted below. Finally, he discussed what is coming up next concerning the roll out of the remaining technology.

Mr. McLaughlin moved: To approve LCN/WLAN in the amount of \$81,762.47.
The motion passed unanimously via a roll call vote of 8-0-0. (Yes: Thurston, Bruschi, Miller, Blazon, Mooney, Bowen, McLaughlin, Lovallo)

Mr. McLaughlin moved: To approve NEC/VOIP in the amount of \$43,636.53.
The motion passed unanimously via a roll call vote of 8-0-0. (Yes: Thurston, Bruschi, Miller, Blazon, Mooney, Bowen, McLaughlin, Lovallo)

XII. Construction Update

Ms. Matthews provided a brief construction update for work completed in September, e.g., relocation of trailers, field construction, water-tight completion, Area D dry wall installation and painting, fire proofing, and Area F rough-in activities.

She discussed work that will be occurring in October for both Phase 1 and 2, both for the exterior and the interior.

She showed several progress photos from the site.

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XIII. Project Schedule Update

Ms. Matthews discussed critical path items that will be executed (e.g., casework, flooring, drywall electrical, etc.) in the coming months. Chair Lovallo added that the March and April inspections will be important. He also noted that Phase 2 is expected to be complete in July 2023.

XIV. Comments from Belmont Residents

Mr. Kopperl asked about the base PV sizing. Chair Lovallo provided some base sizing information concerning this question. Mr. Kopperl asked about issues relating to roof leaks. Chair Lovallo explained the situation, noting that it was not a roof leak. Mr. Kopperl then discussed the tax credit option. Chair Lovallo said the Committee will look into the tax credit option; it will be pursued.

Mr. Iler expressed concern about the splitting of PV into three pieces. Chair Lovallo provided the thinking behind the bid process. It will be important to have options where the bidding is concerned. The Committee cannot spend more than \$2.6M. Mr. Iler then asked about the video segments. Ms. Miller reviewed the upcoming video schedule. Chair Lovallo added that a “construction cost change flow chart type diagram” will be posted to the BMHSBC website – which will hopefully be clarifying for the public.

XV. New Business/Other

None.

XVI. Related Meeting Documents

1. Total Project Cost Summary
2. OPM, Designer, CM Updates
3. Perkins & Will: Pending Document Revisions Log
4. Skanska PCO documents: 734, 759, 760
5. Prime Contract Change Order #41
6. Middle and High School Project Construction Update
7. Project Schedule Update
8. Technology Procurement Presentation

XVII. Adjournment

The Chair ended the meeting at 10:07 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary

November 15, 2022
Date

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