

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
Final Meeting Minutes
Thursday, March 23, 2023
Virtual Zoom Meeting
8:00 AM

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: April 24, 2023

TIME: 9:59 AM

Meeting #157

Committee Members Virtually Attending:

Chair Lovallo; Members Emma Thurston, John Phalen, Pat Bruschi, Diane Miller, Tom Caputo, Joel Mooney, Jamie Shea, Bob McLaughlin, Chris Messer, Mike McAllister

Absent Members: Patrice Garvin, Dave Blazon, Kate Bowen, Joe DeStefano

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

From CHA: Tom Gatzunis, Don White, Tony DelGreco

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

From Skanska: Mike Morrison, Jim Craft, Adrian Majewski

Others in attendance: Karla Koza School Department Director of Reconfiguration Transition

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.

II. Next Building Committee Meetings

Thursday	April 13, 2023	at 8:00 AM	Homer Gallery	[158]
Friday	April 28, 2023	at 8:00 AM	Homer Gallery	[159]

III. Planning for In-Person Meetings

Chair Lovallo noted that as of April 1, this Committee will hold its meetings “in person” and he has reserved the Homer Gallery room on the third floor. He quoted a message from the Town Clerk’s office noting that meetings will be held in person and that *participating, voting members will need to be in person*. If the State Legislature votes to extend virtual public meetings, Chair Lovallo will send out a notice to Committee members and the Committee will stay with the virtual meeting format.

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IV. Next Building Committee Tour

Chair Lovallo noted that a building tour will be scheduled for Tuesday, April 11 at 5:00 PM; the Committee will meet at the high school entrance and will tour the middle school area.

V. Minutes of Previous Meetings: Review and Approve

[This agenda item was postponed until next meeting.]

VI. Update on Project Cost Events

Chair Lovallo stated that the Committee asked for a closer analysis of where we are financially and specifically - what remains in contingency funds. Mr. White reviewed the MSBA allotment and added the additional funding sources, e.g., Covid funding and Builder's Risk Insurance. Currently, there will be \$106,297 remaining at the end of the project. Chair Lovallo noted that this will not impact the taxpayer burden.

Chair Lovallo referenced a document which lists items that can be adjusted (BMHS Contingency Adjustment), i.e., not done now (removed from the list) and perhaps done later. He then explained that there are items that may need to be addressed as the project winds down and \$500,000 in contingency was the amount allocated for these items. This contingency number of \$500K was drawn down from (for PV, etc.) and is now at \$106,297. The contingency number needs to be restored to about \$350K - which accounts for the Committee's decision last year to fund additional PV costs in the amount of approximately \$150K from this contingency. Ms. Brusch noted that when the Wellington School opened and when Phase 1 of this project was opened - \$200K or more was needed to be spent on various necessary items. She said \$350K seems like the right number. Mr. Messer asked about the timing of the list and adding items back or not. Chair Lovallo provided some information on the timing. Superintendent Phelan thanked Chair Lovallo and his team for creating a list that does not impact teaching and learning. He said that fields, basketball hoops and signage (items 1, 2 and 8) are important and that the items other than those could be delayed.

Mr. White referenced the BMHS Contingency Adjustment document, which again - reflect line items that could be eliminated or delayed. Chair Lovallo requested that Committee members offer feedback on the 13 items. The full list totals \$466.8K. Mr. White reviewed the line items; he noted the value of the items, the impact of removing them, as well as which items could be added back later. Mr. Albuquerque pulled up a document that displayed visuals relating to items on the contingency list.

Committee members offered comments. Ms. Shea agreed with Mr. Phelan's comments (above) and stressed her desire to keep the basketball hoops. Mr. McLaughlin and Ms. Thurston also aligned with Mr. Phelan. The banners were explored; it was noted that they will be installed at some point. Mr. Messer confirmed that some signage would be present for the opening of the middle school.

VII. Comments from Belmont Residents

Ms. Paulsen asked about graphics. She noted that permanent fixtures (within the building) are not looked at after a while. She also requested that the plantings remain on the list and she asked that the signage be reduced. The indoor graphics were briefly discussed. Chair Lovallo added that the planting

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beds are located in a dark location.

Mr. Kopperl offered that students could do artwork for the walls, dugouts are not necessary, and the west side soccer net is likely needed.

Ms. Lenk asked when the documents were received and why the public did not receive the materials. Chair Lovallo explained legal guidance from Mr. Hall (Town Council) that suggested that if the document was not deliberated on by the Committee, it did not need to be made available to the public prior to the meeting.

Ms. Gates, Shade Tree Committee, noted that the trees on the north side could be moved to another spot, as there is not enough light there to maintain them.

Mr. Iler, School Street, agreed with Ms. Lenk concerning the Committee's documents being available for resident review, prior to meetings.

Ms. Pargoli also agreed about making documents available to the public.

Ms. Stephanie asked about holding CHA accountable for mistakes made. Chair Lovallo replied that the Friday, April 28 meeting will discuss project accountability.

VIII. Contingency Adjustment Review and Approval

Chair Lovallo asked for a decision on an adjusted list.

Superintendent Phelan proposed eliminating items #3, 4, 5, 10, 11, 12, and 13. The Committee discussed this proposal. The line item concerning field nets (#6) will be reduced by 50% and the dugout was explored (#7) and kept.

Mr. Phelan moved: To approve the *adjusted* Contingency Adjustment document, as noted above, totaling \$274,191.00 in adjustments, which updates the total contingency to \$380,488.00.

The motion passed unanimously via a roll call vote of 8-0-0. (Yes: Thurston, Phelan, Bruschi, Miller, Mooney, McLaughlin, Messer, Lovallo)

IX. New Business/Other

The next Committee meeting is Thursday, April 13 at 8:00 PM.

X. Related Meeting Documents

1. Total Project Cost Summary
2. BMHS Contingency Adjustment

XI. End

The Chair ended the meeting at 9:27 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

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Lisa Gibalerio

Approved: 
Chris Messer, Secretary

April 21, 2023
Date