

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
Final Meeting Minutes
Thursday, June 22, 2023
Virtual Zoom Meeting
8:15 AM

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: July 24, 2023

TIME: 3:04 PM

Meeting #161

Committee Members Virtually Attending:

Chair Lovallo; Members Emma Thurston, John Phalen, Pat Bruschi, Dave Blazon, Tom Caputo, Joel Mooney, Kate Bowen (arrived at 9:00), Bob McLaughlin, Chris Messer, Joe DeStefano, Mike McAllister, Amy Zuccarello

Absent Members: Shea, Miller, Garvin

(Committee members who left the meeting early: Mooney and DeStefano)

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

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

From Skanska: Jim Craft, Mike Morrison, James Chung, Jeff Feirstein

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

I. Call to Order

The meeting was called to order at 8:15 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.

II. Next Building Committee Meetings

Thursday July 20, 2023 at 8:00 AM Virtual [162]

III. Minutes of Previous Meetings: Review and Approve

Mr. McLaughlin moved: To approve the Minutes of 4/28/2023.

The motion passed via a roll call vote of 11-0-1. (Yes: Thurston, Phelan, Bruschi, Blazon, Caputo, Mooney, McLaughlin, Messer, McAllister, Zuccarello, Lovallo; Abstain: DeStefano)

Mr. McLaughlin moved: To approve the Minutes of 5/18/2023.

FINAL

The motion passed via a roll call vote of 9-0-3. (Yes: Phelan, Bruschi, Caputo, Mooney, McLaughlin, Messer, McAllister, Zuccarello, Lovallo; Abstain: DeStefano, Blazon, Thurston)

IV. OPM, Designer and Construction Manager Updates

Mr. DelGreco provided the OPM updates for June 2023, e.g., they are working with Skanska, with Belmont Light, working on irrigation installation on the sport's fields. Oversight is the same as last month. Mr. Gatzunis asked the public to please stay off the new sod on the fields to allow it to grow.

Mr. Spangler provided the Perkins and Will updates for June 2023, e.g., submitted the final design application for LEED certification, working with Skanska on the affidavit occupancy scheduling and focusing on the ongoing punch list. Mr. Spangler added that the Phase 2 furniture has been delivered; Ms. Mulligan has worked hard on organizing the furniture delivery.

Mr. Morrison provided the Skanska updates for June 2023, e.g., focusing on Phase 2 punch list, preparing for summer work and working on the check list that is produced by Perkins and Will to move the occupancy scheduling forward.

V. Project Schedule Update

Mr. Morrison offered that they are working on many details to get to the August 15 (substantial completion) milestone. They are working on the stair demo, Phase 2 inspections, field work, electrical inspections, and PV installation.

VI. Update on Project Cost Events

Chair Lovallo discussed a potential risk concerning PV. While nothing is settled yet, the Committee needs to be informed of this potential risk. The Committee may need to meet sooner than July 20 to make some decisions on this issue.

PCO 933 – Mr. White noted that the racking system (which tilts a PV panel) has been an issue. He explained how the panels sit into the racks and how they are ballasted down onto the roof. Griffin Electric has brought in PanelClaw as the racking system vendor, which was the basis of design. The wind conditions (i.e., wind uplift) and building geometry are making it very difficult to secure the panels to the roof by ballasting only, which was the method bought on the bid documents. The situation is still developing as the engineers are researching an alternate solution to add mechanical anchors to fasten the PV racks to the roof. Griffin Electric has estimated a cost of \$220,529.00 to fasten the panels to the roof. Roofing subcontractors will need to be involved, as well. He added that the cost impacts of this issue (\$337,303.00) will take up a large portion of the remaining contingency fund.

Mr. McLaughlin asked about spending the \$337,303 versus removing this section of panels. Mr. Messer asked if installing the panels this way was in the original scope. Mr. Caputo asked about the degree percentage of the fastening tilt (5 vs 10 degrees) across the roof. Maybe different sections can have different tilts, he wondered. Mr. White provided additional information to address these questions. Mr. Morrison discussed the mechanics of how the panels are tethered together.

Chair Lovallo said that there will likely be a Building Committee meeting in about two weeks, to discuss this issue further. Adhesives (as a Plan C option) were briefly explored.

FINAL

Mr. White provided the monthly report focusing on the Current Projected Final Costs. He discussed the current expected exposure costs, which includes the racking system attachment costs. He then took the Committee through the total original budget and the updated total available funding. Chair Lovallo then noted the MSBA reimbursements, to date, as well as the total project complete percentage, which is 96.5 percent.

VII. Discussion of Pending Changes

Mr. Spangler reviewed the Pending Document Revisions Log, noting that the list ebbs and flows each month. Chair Lovallo explained the items under consideration, e.g., art room panels, kiln exhaust, ambulatory stall revision. Mr. McLaughlin asked if these items will exceed the remaining \$4,000. Chair Lovallo noted that the costs are not issued yet, but that they could exceed \$4,000. Mr. Albuquerque noted that most of these pending costs are currently incorporated into the previously discussed cost projection.

VIII. Review of Pending Change Orders

Mr. DelGreco provided information on the following PCOs:

- PCO 913 (installation of three markup boards at \$8,000)
- PCO 924 (small gym wall switch protection at \$5,077)
- PCO 933 (PV roof fastening mechanics, as discussed above, at \$337,303)

IX. Prime Contract Change Order Approvals

Chair Lovallo noted that PCCO #53 is for a \$331,503.00 credit back to the project. These items were discussed previously and are now ready for approval.

Mr. Spangler reviewed several of the items: protection for the generator, athletic field credit, basketball court drain reduction, which resulted in a credit, added steel frames for scoreboard, alternate men's room ADA stall, a credit on the wells, a new scoreboard at softball field, and a wall graphic credit.

Mr. McLaughlin moved: To approve PCCO #53, in the amount of \$331,503.00, as noted above.

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

X. Approval of Move Vendor Purchase Orders (PO)

Ms. Saccone explained the moves; one has already happened, one is upcoming. Sterling has performed the move that occurred. There was a balance from last year's move and she explained how that balance impacted this PO.

Mr. McLaughlin moved: To approve the Moving Sterling Purchase Order change (\$2,723.64). The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Thurston, Phelan, Brusch, Blazon, Caputo, Bowen, McLaughlin, DeStefano, Messer, McAllister, Zuccarello, Lovallo)

Ms. Saccone explained that this PO is for moving materials and supplies, for the existing Chenery to move over to the new grade 7 and 8 middle school. She provided details on the bids for this move and offered why Sterling was selected. Mr. Phelan thanked Ms. Saccone, Mr. Blazon, Ms. Koza (and others) for their work on the coordination of the move.

Mr. McLaughlin moved: To approve the Moving Sterling Purchase Order (\$23,673.00). The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Thurston, Phelan, Brusch, Blazon, Caputo, Bowen, McLaughlin, DeStefano, Messer, McAllister, Zuccarello, Lovallo)

XI. Approval of Designer Services Amendments

Chair Lovallo explained that the Perkins and Will Amendment#17, is something that has been tracked for many months. This is an accounting issue concerning credits. Mr. White added that he has reviewed this amendment with Perkins and Will. He explained that the biggest cost deals with the monitoring of hazardous materials.

Mr. McLaughlin moved: To approve the Perkins and Will Amendment #17, for \$130,477.00. The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Thurston, Phelan, Brusch, Blazon, Caputo, Bowen, McLaughlin, DeStefano, Messer, McAllister, Zuccarello, Lovallo)

XII. Treasurer's Report/Update

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

First Grouping: Vendor Services

• Hub Teck	\$47,685.71	(Phase 2 IT)
• Hub Teck	\$92,107.05	(Phase 2 IT)
• LCN	\$29,300.00	(Phase 1 networking)
• LCN	\$75,500.00	(Phase 2 networking)
• NEC	\$230.00	(Phase 2 elevator phone)
• UTS	\$3,068.00	(inspections – soil and concrete)
• WB Mason	\$341,077.25	(Phase 2 furnishings)
• WB Mason	\$59,777.53	(Phase 2 furnishings)

Mr. McLaughlin moved: To approve the above eight *Vendor Service* Invoices. The motion passed unanimously via a roll call vote of 12-0-0. (Yes: (Yes: Thurston, Phelan, Brusch, Blazon, Caputo, Bowen, McLaughlin, DeStefano, Messer, McAllister, Zuccarello, Lovallo)

Second Grouping: Consultants

• Anderson & Kreiger	\$2,849.00	(legal consulting)
• CHA	\$132,000.00	(OPM monthly draw)
• Perkins and Will	\$103,606.75	(design team monthly draw)

Mr. McLaughlin moved: To approve the above three *Consultant* Invoices. The motion passed unanimously via a roll call vote of 11-0-0. (Yes: (Yes: Thurston, Phelan,

Brusch, Blazon, Caputo, Bowen, McLaughlin, Messer, McAllister, Zuccarello, Lovallo)

Third Grouping: Contractor Invoices

- **Skanska (Pay Application #55)** **\$1,418,380.00** (May's requisition, not PV)
- **Skanska (Pay Application #56)** **\$807,914.00** (May PV work)

Chair Lovallo noted that the project is 96.5 percent complete.

Mr. McLaughlin moved: To approve the above two Skanska Pay Applications #55 and #56. The motion passed unanimously via a roll call vote of 11-0-0 (Yes: Thurston, Phelan, Brusch, Blazon, Caputo, Bowen, McLaughlin, Messer, McAllister, Zuccarello, Lovallo)

Chair Lovallo provided a brief update on the town's pursuance of grants and credits.

XII. Construction Update

Mr. Morrison provided a brief construction update for work completed in May, e.g., punch list work, curb installation, seeding, and sports equipment. In June, sod installation will continue to occur and moving forward with the summer work list.

He showed several progress photos (e.g., sod installation, bleachers, media center, science lab, restrooms, etc.) from the site and discussed the work that is being done.

XIV. Open Meeting Law (OML) Complaint

This agenda item was skipped.

XV. Comments from Belmont Residents

Mr. Iler, School Street, mentioned that the Committee already received grant payments as opposed to the Chair saying the Committee doesn't get federal grant funding. Chair Lovallo clarified the Committee did receive ARPA funding redirected from the Select Board, and that his prior response was specific to REC's, AEC's, and IRA Grant, which do not go back to the Committee, but would traditionally go to the General Fund. Member Bowen noted that the recent Town Meeting approved the article that puts grant funds into a Revolving Capital Fund which can be used for future building improvements.

Lisa Pergoli asked who in the meeting group is responsible to the Town taxpayers for this project. Chair Lovallo responded that the Building Committee is the responsible party, and as such, is authorized to oversee the design and construction of the new middle and high school project. The Committee is responsible for the budget authorized by Town Meeting. He further elaborated that they are not the School Committee, and that the makeup of the Building Committee consists of 16 individuals, of which four are Town employees and the remaining 12 are Belmont citizens. Member McLaughlin noted that the Town Moderator appointed each member based on their specific talents that they bring to this project. For instance, he noted his legal background which provides guidance to the Committee for legal matters.

XVI. New Business/Other

FINAL

None.

XVII. Related Meeting Documents


1. Total Project Cost Summary and related documents
2. Perkins & Will: Pending Document Revisions Log
3. May 2023 Updates: CHA, Perkins and Will, Skanska
4. Skanska PCO documents #913, 924, 933
5. Sterling Moving PO documentation
6. Prime Contract Change Order #53
7. Middle and High School Project Construction Update
8. Attachment F – Contract for Designer Services Amendment 17
9. Project Schedule Update

XVIII. End

The Chair ended the meeting at 10:09 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:		July 24, 2023
	Chris Messer, Secretary	Date