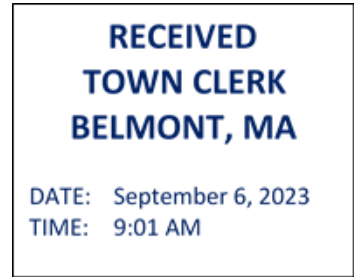


BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
Final Meeting Minutes
Thursday, July 20, 2023
Virtual Zoom Meeting
8:00 AM



Meeting #162

Committee Members Virtually Attending:

Chair Lovallo; Members Emma Thurston, Patrice Garvin, Pat Brusch, Diane Miller, Dave Blazon, Tom Caputo, Joel Mooney, Bob McLaughlin, Mike McAllister, Amy Zuccarello

Absent Members: Phelan, Bowen, Shea, Messer, DeStefano

(Committee members who left the meeting early: Mooney, Garvin)

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

From Perkins+Will: Brian Spangler, Christina Mulligan

From Skanska: Jim Craft, Mike Morrison

I. Call to Order

The meeting was called to order at 8:04 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 and reviewed the agenda. He explained the brief meeting (8:00 – 8:15) scheduled for **Wednesday, August 16** whereby the building will be turned over to those who will be responsible for managing the building, going forward. The turnover portion of the meeting will be brief and will be followed by a regular business meeting.

II. Next Building Committee Meetings

Wednesday	August 16, 2023	at 8:00 AM	Virtual	[163]
Wednesday	August 16, 2023	at 8:15 AM	Virtual	[164]
Thursday	Sept., 14, 2023	at 8:00 AM	Virtual	[165]
Thursday	Oct., 19, 2023	at 8:00 AM	Virtual	[166]

III. Committee Site Tour: Tues., August 15 at 5:00 PM

Chair Lovallo noted that there is a site visit tour scheduled for Tues., August 15 at 5:00 PM. This is a Committee members only tour. Prior to this, there will be a separate tour for the School Committee.

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IV. Minutes of Previous Meetings: Review and Approve

Mr. McLaughlin moved: To approve the Minutes of 6/22/2023.

The motion passed via a roll call vote of 7-0-3. (Yes: Brusch, Blazon, Mooney, McLaughlin, McAllister, Zuccarello, Lovallo; Abstain: Thurston, Miller, Garvin)

V. OPM, Designer and Construction Manager Updates

Mr. DelGreco provided the OPM updates for June 2023, e.g., weekly IT meetings for equipment installations, Phase 2 temp stair demolition, and reconstruction of the fields.

Mr. Spangler provided the Perkins and Will updates for June 2023, e.g., FF&E delivery, focusing on occupancy, reviewing maintenance manuals for the building systems, reviewing warranty documents, certification letters, site item punch lists (e.g., bleachers, fencing around fields, etc.).

Mr. Morrison provided the Skanska updates for June 2023, e.g., the splice area construction has been a major focus. They have also been focusing on collecting, assembling, and submitting much documentation related to occupancy.

Chair Lovallo added that “turnover meetings” are occurring. These meetings are related to insurance, warranty, operations, attic stock, punch list, etc. There also have been meetings on the temporary parking lot, which is now gone. Discussions have been ongoing concerning parking areas on Concord Ave. The new parking lot will be ready for school opening in September.

VI. Project Schedule Update

Mr. Morrison began with the critical milestones needed to accomplish to get to the 8/15 completion date. Paving and striping will wrap up soon. Other items in progress include landscaping and fire alarm testing. Items that will be ongoing after 8/15 include middle school stair graphic(s), maker space finishes (casework, touch up paint), landing bench and solar work – which will continue throughout the fall. He noted that construction progress remains on schedule as discussed in previous meetings.

Chair Lovallo added that the issues concerning PV are being addressed and those updates will be provided a bit later in the meeting.

VII. Pending Design Updates

Mr. Spangler noted that the list is getting shorter. This month it includes an exhaust discharge duct for a single piece of equipment, an added riser for the kiln exhaust, and a change to a door swing direction needed for accessibility.

VIII. Submitted Cost Items Under Review

Chair Lovallo noted that these items have not been approved; they are under review. Mr. DelGreco explained the costs that are under review for 931 and 943.

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931 – This cost item pertains to the installation of control wiring.
943 – This cost item pertains to the installation of firewall furnishings.

933 - Mr. White explained that this deals with costs related to adjustments to the racking system to fasten the PV panels to the roof. He reviewed the process for dealing with how this issue has been addressed in order to solve the issue of fastening the panels to the roof. The revised design creates a 10-degree tilt (up from 5) which allows for more ballast and more watts than the 5-degree tilt submittal was showing. Some mechanical fastening will need to occur, as well.

Chair Lovallo added additional details concerning the benefits of the 10-degree tilt adjustment (more wattage generated, with less mechanical fastening required). He summarized the two options (A and B) that could occur if the Committee opts to reduce the number of roof panels.

Committee members asked clarifying questions concerning the panels and how they will be fastened to the roof, what will happen to panels/racks that won't be needed, and the benefits of the two options that Chair Lovallo referenced. Price differentials, scheduling, coordination with Belmont Light Dept., and other details relating to the PV panels as well as the two options (A and B) - were briefly explored.

Chair Lovallo said this topic will be discussed again when the Committee meets on August 16.

IX. Update on Project Cost Events

Mr. White provided the monthly report update focusing on the Current Projected Final Costs, noting that the ProPay numbers have *not* been updated for this month. He discussed the cost exposure log and the future anticipated costs. He reviewed the reimbursements and rebates (i.e., additional funding). He noted that the remaining contingency is small, at just over \$5,000.

Chair Lovallo discussed the total project complete percentage, which is 97 percent, with 96 percent of taxpayer burden complete. Mr. Caputo asked several questions pertaining to the project cost event numbers, the alternatives, the contingency fund, and the PV panel roof situation. Mr. White and Mr. Craft provided additional information. Ms. Brusch suggested that clarity on the cost credits is needed. Also, getting other town departments to provide their updates in a timelier fashion, would be beneficial.

Chair Lovallo noted that the cost exposure numbers will be updated for the next Committee meeting. Mr. White reviewed the additional anticipated and potential costs to the GMP. Mr. White then reviewed Skanska's Pay Application #57.

X. Prime Contract Change Order Approval

Mr. Spangler reviewed several of the items on this PCCO: pipe wiring to address a fire protection issue, the addition of wall switch protection plates in the small gym, additional middle school signage, grading/drainage on the field, bottle filler plumbing, a credit to remove a flat storage rack, and the adding of a field house ice machine. Mr. Caputo asked about the fees associated with the cost of the wall switch protection plates.

Mr. McLaughlin moved: To approve PCCO #54, in the amount of \$46,650.00., as noted above.
The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Brusch, Miller,

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Blazon, Caputo, McLaughlin, McAllister, Zuccarello, Lovallo)

XI. Treasurer's Report/Update

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

First Grouping: Vendor Services

- | | | |
|---------------------|--------------------|-----------------------------|
| • Comm-Tract | \$19,861.40 | (installation of IT lines) |
| • Projectdog | \$595.00 | (electronic bid process) |
| • ReStream | \$1,845.00 | (crate rentals for moving) |
| • ReStream | \$4,141.00 | “ |
| • ReStream | \$6,784.00 | “ |
| • UTS | \$1,111.50 | (soil and concrete testing) |

Mr. McLaughlin moved: To approve the above six *Vendor Service* Invoices.

The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Brusch, Miller, Blazon, Caputo, McLaughlin, McAllister, Zuccarello, Lovallo)

Second Grouping: Consultants

- | | | |
|---------------------------------|---------------------|----------------------------|
| • Anderson & Kreiger | \$279.00 | (legal consulting) |
| • CHA | \$132,000.00 | (OPM monthly draw) |
| • CHA | \$28,954.80 | (data systems monitoring) |
| • Perkins and Will | \$101,558.00 | (design team monthly draw) |

Mr. McLaughlin moved: To approve the above four *Consultant* Invoices.

The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Brusch, Miller, Blazon, Caputo, McLaughlin, McAllister, Zuccarello, Lovallo)

Third Grouping: Contractor Invoices

- | | | |
|--|-----------------------|----------------------|
| • Skanska (Pay Application #57) | \$1,518,128.00 | (June's requisition) |
|--|-----------------------|----------------------|

Mr. McLaughlin moved: To approve Skanska's Pay Application #57.

The motion passed unanimously via a roll call vote of 9-0-0 (Yes: Thurston, Brusch, Miller, Blazon, Caputo, McLaughlin, McAllister, Zuccarello, Lovallo)

XII. Review and Approval of Dedication Plaque Information

Ms. Brusch explained the dedication plaque which reflects the names of those who have been a part of the Building Committee (and/or worked with the Building Committee) since 2016. She noted that there are three questions to address:

1. Do we want to include the full list of members of those associated with the project since 2016?
2. How would members like their names to be listed?

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3. What color options do Committee members prefer?

Ms. Mulligan explained the color options of the plaque (which will be a stainless-steel sign). She noted that there is not a confirmed location for the sign.

Mr. McLaughlin asked to change the word *people* with "...*citizens* of Belmont".

Chair Lovallo said he prefers to include the full list of members. As for color, Committee members seemed to prefer option number three.

Ms. Brusch moved: To approve option three for the plaque's color, to include the full list of names, and to replace the word *people* with "...*citizens* of Belmont".

The motion passed unanimously via a roll call vote of 9-0-0 (Yes: Thurston, Brusch, Miller, Blazon, Caputo, McLaughlin, McAllister, Zuccarello, Lovallo)

XIII. Construction Update

Mr. Morrison provided a brief construction update for work completed in June, e.g., demolition, electrical, plumbing and fire. Rebuilding is occurring this month as well as inspections, punch list items, ceiling/tile work, etc.

He showed several progress photos (e.g., middle school furniture installation, technology installation, progress on fields, staircases, etc.

XIV. Open Meeting Law (OML) Complaint

Chair Lovallo provided a very brief update concerning the OML complaint that was received in late April; Mr. McLaughlin confirmed the status. Mr. George Hall, Town Counsel, is handling the complaint. No objections were voiced by members of the Committee with this approach.

XV. Comments from Belmont Residents

Lisa Pergoli asked about the dollar amount of the solar panels that won't be needed. Chair Lovallo replied that those numbers are unknown, at this time. She noted that the Belmont Light Dept. should not have been publicly criticized.

Mr. Iler, School Street, requested that revenue lost from the reduction of panels be included in the materials, when the Committee is considering the two options. Chair Lovallo replied that yes, these numbers could be reflected in another column in the document. Mr. Iler added that rebates from solar should be included as well.

Ms. Stephanie Liu asked about the eliminated items due to the cost overruns - could they be provided? Chair Lovallo stated that he could link her to those documents on the Building Committee's website; he recommended that she reach out to him for that.

XVI. New Business/Other

Only that information concerning the Committee's site tour (on August 15) will be forthcoming.
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XVII. Related Meeting Documents

1. Total Project Cost Summary and related documents
2. Perkins & Will: Pending Document Revisions Log
3. Submitted Cost Items
4. June Activity Updates from: CHA, Perkins and Will, Skanska
5. Skanska PCO documents #931, 943, 933
6. Prime Contract Change Order #54
7. Middle and High School Project Construction Update
8. Project Schedule Update
9. BMHS Plaque Options
10. Two OML letters (one from Mr. Iler and a response to Mr. Iler)

XVIII. End

The Chair ended the meeting at 10:05 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved: 
Chris Messer, Secretary

09/05/23
Date

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