

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE

**Final Meeting Minutes
Thursday, October 19, 2023
Virtual Zoom Meeting
8:00 AM**

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: November 13, 2023
TIME: 8:58 AM

Meeting #166

Committee Members Virtually Attending:

Chair Lovallo; Members Patrice Garvin, Pat Bruschi, Diane Miller, Dave Blazon, Tom Caputo, Joel Mooney, Bob McLaughlin, Chris Messer, Mike McAllister, Amy Zuccarello

Absent Members: Emma Thurston, Jamie Shea, Joe DeStefano

Others in Attendance: Jennifer Hewitt, Belmont Finance Director

From CHA: Tom Gatzunis, Don White, Justin Ferdenzi, Tony DelGreco, Sandra Saccone (arrived late)

From Perkins+Will: Brian Spangler, Christina Mulligan

From Skanska: Mike Morrison, Adrian Majewski

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 public comment time by pressing #9 or by “raising” the hand icon.

Chair Lovallo took attendance via roll call and reviewed the agenda. He turned to the first item on the agenda.

II. Next Building Committee Meetings

Thursday	Nov., 16, 2023	at 8:00 AM	Virtual	[167]
Thursday	Dec., 21, 2023	at 8:00 AM	Virtual	[168]
Thursday	Jan., 18, 2024	at 8:00 AM	Virtual	[169]

Chair Lovallo noted that monthly meetings would continue through the early Spring.

He informed the Committee that they are moving toward the “project close-out” phase for the monthly meetings, which lends itself to a different focus.

III. Dedication Ceremony and Open House

Ms. Bruschi noted that the Grand Opening Celebration will be held this Saturday, Oct 21 for the High and Middle School. She provided details on the event which will include public tours. The dedication Ceremony will be happening at 11:00 in the auditorium. Parking will be limited, and it will be raining,

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so plan ahead. There will be reserved seating (up front) for past and present Committee members.

Chair Lovallo thanked all the people who had a hand in planning Saturday's ceremony.

IV. Minutes of Previous Meetings: Review and Approve

Mr. McLaughlin moved: To approve the Minutes of 9/14/2023.

The motion passed via a roll call vote of 10-0-1. (Yes: Garvin, Bruschi, Miller, Blazon, Caputo, Mooney, McLaughlin, McAllister, Zuccarello, Lovallo; Abstain: Messer)

V. OPM, Designer and Construction Manager Updates

Mr. DelGreco provided the OPM updates for Sept. 2023, e.g., the focus has been weekly IT meetings, field oversight, and punch-list items.

Mr. Spangler provided the Perkins and Will updates for Sept. 2023, e.g., they have been focused on close out efforts, reviewing punch-list items, and finishing up the LEED certification (Leadership in Energy and Environmental Design) - which he briefly explained.

Mr. Majewski provided the Skanska updates for Sept. 2023, e.g., working on PV installation, landscape items, addressing punch-list items, and continuing the close-out process.

VI. Project Schedule Update

Mr. Majewski summarized the list of work that is not yet complete, e.g., landscaping, Wayfinding signage, the dedication plaque, an extension bench, barrel washer exhaust revision, punch-list items, White Field House demolition, kiln exhaust revision, and PV racking and wiring.

VII. Update on Solar Panel Executive Summary

Chair Lovallo discussed the process that has been ongoing with regard to PV. He summarized the bid process, the cost estimates, how much power would be generated, usage tracking, and various funding sources. He reviewed where the project is today: installation of panels, the potential need to reduce the number of panels due to fastening issues, shifting the tilt from five to 10 degrees, total roof coverage, megawatts reached, and rising costs in the PV industry. He explained that 31 percent of power will be generated, which is only slightly less than what had been anticipated (32 percent). He then reviewed the federal grant that will offset the cost to fund PV. Overall, the process has gone close to expected and he said he hopes the Committee is pleased.

Committee members asked clarifying questions concerning the PV summary. Ms. Hewitt explained how the federal grant funding will come back to the town and will support PV.

VIII. Playing Fields Dugout Canopy Changes and Approval

Chair Lovallo introduced members of the Brendan Grant Foundation: Mr. Casey Grant (President), Mr. Pete Noone, Mr. Trey Sasser. He thanked them for their work and understanding on this complex issue.

Chair Lovallo then summarized the issues related to the dugouts and canopies. The current design is slightly different than the original design. He explained that the original order was cancelled. The current price (\$80K) exceeded the original budget of \$55K. However, Mr. Sasser helped identify a FINAL

way that we could buy direct at a lower price per unit, coming in at just under \$60K (not including installation).

Mr. Grant thanked Chair Lovallo and the Committee for their ongoing efforts on this long process. Mr. Noone stated that the Foundation is willing to spend some money to support the overall project/field.

Mr. McLaughlin moved: To approve reinstating the Field Dugout Canopies (not to exceed \$60K).

The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Garvin, Brusch, Miller, Blazon, Caputo, Mooney, McLaughlin, Messer, McAllister, Zuccarello, Lovallo)

IX. Update on Conservation Commission (ConCom) Request and Approval

Chair Lovallo explained that another walking path was anticipated on the North side of the pond. This project and scope is not something that was anticipated to come under the Building Committee's budget. This next phase (extensions/connections to walking paths) is currently being explored by ConCom, the Planning Board, etc. However, the Committee needs to close out its permit for submission to the MSBA next year.

Chair Lovallo will provide an update on this at next month's Committee meeting.

X. Update on Project Cost Events

Mr. White provided the monthly project cost report update, focusing on the Current Projected Final Costs. He looked at the adjusted project funding source column and the Project Contingency History document. Chair Lovallo discussed the cost drivers (PV) and noted that the project is a little over 99 percent complete.

Mr. White then reviewed the costs already approved by Skanska (cost exposure log) as well as the PCCO #59 credit. He also reviewed Skanska's Pay Application (\$990,313.00).

XI. Prime Contract Change Order Approval

Mr. Spangler reviewed several of the items on this PCCO: landscape revisions, coping heights, additional shade blocking, three large marker boards, adding six additional sprinkler heads in the art room, and a credit (\$87,628) from the MBTA Force Account reconciliation, which Mr. White explained.

Mr. McLaughlin moved: To approve PCCO #59, in the amount of a \$44,469.00 credit, as noted above.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Brusch, Miller, Blazon, Caputo, Mooney, McLaughlin, 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

- **AET** **\$67,756.52** (Furniture)

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• AET	\$2,475.00	(Furniture)
• Hertz Furniture	\$8,214.04	(Phase 2 Equipment)
• Hertz Furniture	\$11,386.50	(Phase 2 Equipment)
• Hertz Furniture	\$23,691.07	(Phase 2 Equipment)
• Hertz Furniture	\$25,662.07	(Phase 2 Equipment)
• Hertz Furniture	\$17,710.86	(Phase 2 Equipment)
• Hertz Furniture	\$45,423.86	(Phase 2 Equipment)
• Hub Tech	\$106,760.00	(Phase 2 IT equipment)
• Sterling	\$5,997.36	(Moving Services)
• Sterling	\$11,046.14	(Moving Services for Chenery move)
• WB Mason	\$43,315.18	(Furniture)
• WB Mason	\$49,672.50	(Furniture)

Mr. McLaughlin moved: To approve the above 13 *Vendor Service Invoices*.
The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Garvin, Brusch, Miller, Blazon, Caputo, Mooney, McLaughlin, Messer, McAllister, Zuccarello, Lovallo)

Second Grouping: Consultants

• Perkins and Will	\$164,625.00	(design team monthly draw)
• SDA	\$4,893.75	(PV CA services)
• CHA	\$85,000.00	(OPM monthly draw)
• CHA	\$9,769.52	(IDS monthly services)

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

Third Grouping: Contractor Invoices

• Skanska (Pay Application #62)	\$990,213.00	(monthly draw)
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Mr. McLaughlin moved: To approve Skanska's Pay Applications #62, as noted above.
The motion passed unanimously via a roll call vote of 11-0-0 (Yes: Garvin, Brusch, Miller, Blazon, Caputo, Mooney, McLaughlin, Messer, McAllister, Zuccarello, Lovallo)

XIII. Construction Update

Mr. Majewski provided a brief construction update for work completed in Sept, e.g., punch-list items, PV installation, landscaping, and wayfinding signage.

He showed several progress photos: PV placement and an overview shot of the fields, including the Brendan Grant Memorial Field.

XIV. Comments from Belmont Residents

Mr. Brian Iler, School Street, thanked the Committee for their work on PV. He noted the cost savings from PV and the amount of CO2 which is not going into the atmosphere as a result of the solar panels. He asked what needs to be done before the power starts flowing into the building. Chair Lovallo

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provided some information on what needs to happen in coming months, e.g., transformer wiring, commissioning, and validation.

Ms. Lenk, Pct. 8 TMM, expressed surprise that the PV anchoring issues weren't anticipated. She asked why the White Field House is a part of this project and not the ice rink. Chair Lovallo explained the agreement concerning the WFH demolition, the Town's role, as well as the pricing delta from 2019 to 2023.

XV. New Business/Other

- Chair Lovallo noted that at the next meeting (11/16), the Committee will revisit the MSBA change order summary.
- Ms. Brusch encouraged Committee members to take a look at the newly hung banners in the Field House. Both she and Chair Lovallo thanked Mr. McAllister for his tremendous efforts on the banners, including the addition of banners from decades ago.
- Chair Lovallo reminded Committee members to look at the Dedication Plaque.

XVI. Related Meeting Documents

1. Total Project Cost Summary and related documents
2. Sept. Activity Updates from: CHA, Perkins and Will, Skanska
3. Prime Contract Change Order #59
4. Middle and High School Project Construction Update
5. Project Schedule Update
6. PV Executive Summary

XVII. End

The Chair ended the meeting at 9:34 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved: 
Chris Messer, Secretary

11/11/2023
Date