

**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE  
FINAL MEETING MINUTES**

2019 JUN 24 PM 2:58

**June 5, 2019**

**Board of Selectmen's Meeting Room  
7:30 AM**

**Meeting #73**

*Committee Members Attending:*

Chair Lovallo; Members John Phelan, Tom Caputo, Pat Bruschi, Bob McLaughlin, Diane Miller, Chris Messer, Jamie Shea, Steve Dorrance, Patrice Garvin

*From Daedalus:* Tom Gatzunis, Shane Nolan

*From Perkins+Will:* Brooke Trivas, Vital Albuquerque

*From Skanska:* Jim Craft

*BMHSBC Members Absent:* Mike McAllister, Joe DeStefano, Joel Mooney, Emma Thurston

**I. Call to Order**

The meeting was called to order at 7:32 a.m. by Chair Lovallo. He then reviewed the agenda and turned to the first item.

**II. Minutes of Previous Meetings**

*Mr. McLaughlin moved:* To approve the Minutes of 5/22/19.  
The motion passed unanimously.

**III. Treasurer's Report**

Chair Lovallo informed the Committee that the following Invoices are ready for their approval:

**Invoice 1: Anderson & Kreiger**

*Mr. McLaughlin moved:* To approve the Invoice of \$1,443.00.  
The motion passed unanimously.

**Invoice 2: Andrew T. Johnson Co., Inc**

*Ms. Bruschi moved:* To approve the Invoice of \$956.98.  
The motion passed unanimously.

**Invoice 3: Daedalus**

*Ms. Bruschi moved:* To approve the Invoice of \$45,000.00.  
The motion passed unanimously.

#### **Invoice 4: Daedalus for KFDA services**

*Mr. McLaughlin moved:* To approve the Invoice of \$2231.09.  
The motion passed unanimously.

#### **Invoice 5: Perkins+Will**

*Ms. Brusch moved:* To approve the Invoice of \$987,750.00.  
The motion passed unanimously.

#### **PO Approval Request : From Air Graphics for new project sign**

*Ms. Brusch moved:* To approve a PO request for \$86.80.  
The motion passed unanimously.

#### **IV. Construction Insurance (DPI)**

Chair Lovallo introduced KFDA, with presenters Mike Norek and Terry Curtian.

KFDA (Risk Advisors) reviewed the insurance requirements for the BMHS construction project.

#### ***Results on Behalf of the Town of Belmont***

CCIP (General Liability and Workman's Comp) policy is carried by Skanska, USA for the project:

- Performed detailed review of contract documents and suggested risk transfer provisions to benefit Town
- Updated and enhanced insurance requirements to improve protection for Town
- Reviewed and made suggestions for changes to contractor insurance program to benefit Town
- Identified negotiating opportunity from contractor proposal, worked with DPI to affirm exemption of \$19,368,661 from the CCIP chargeable cost basis – saving the Town \$522,954, based upon estimated costs of exempted charges

#### ***Results on Behalf of the Town of Belmont Builder's Risk Property Insurance***

- Vetted and recommended qualified bidders to submit builders risk proposals
- Conducted a competitive process including a detailed RFP with technical specifications
- Assigned insurance companies to bidders to maximize competition, which minimized builders risk costs, saving at least \$159,000 (based upon our recent experience) or as much as \$534,000

	Proposer 1	Selected Proposer 2	Proposer 3
<b>POLICY PAYMENT TERMS AND PREMIUMS:</b>			
1. Proposed Policy Term	06/10/19 to	06/10/19 to	06/10/19 to

	08/31/23	08/31/23	08/31/23
2. Phase I			
> New Construction	\$941,391	\$441,766	\$497,944
> Existing Building	\$83,391	\$82,200	Incl.
3. Phase II			
New Construction	Incl.	Incl.	Incl.
Existing Building	Incl.	\$18,020	Incl.
<b>Subtotal Premium Phases I &amp; II</b>	<b>\$1,024,782</b>	<b>\$541,986</b>	<b>\$497,944</b>
4. LEG Endorsement Add'l Premium	\$93,718	—\$42,000—	<u>Not Offered</u>
5. <b>Total Premium with LEG Endorsement</b>	<b>\$1,118,500</b>	<b>\$583,986</b>	No LEG Endorsement

- Negotiated builders risk provisions to obtain favorable coverage and cost for the Town
- Provided ongoing technical support to the project team

The presentation was completed.

*Mr. McLaughlin moved:* To approve the Builder's Risk Property Insurance present above to Construction Risk Partners was approved for the amount of \$583,986  
The motion passed unanimously.

## V. Notifications and Authorizations

Mr. Nolan presented a recommendation for approval of construction changes that occur nearly daily on a project such as this one. The need to keep the construction moving forward warrants some form of authorization apart from the full Building Committee meetings, otherwise the project construction will slow down to fit into the full Committee meeting agendas.

Discussion commenced. The primary concern was to assure that the scope changes being considered for this authorization would be within the anticipated scope that the full Committee approved, and that both representatives from the full Committee would agree to authorize this approval. Ultimately all cost changes must come before the full Committee as a construction contract change, in the form of a Change Order that would wrap several smaller scope changes into one contract change; however, at that time the smaller scope changes would already be approved through the proposed authorization.

*Mr. Phelan moved:* To approve the Memo, "Subject: Belmont High School Project: Contracts and Amendments, Changes and Approvals - Rev. 1", dated June 4, 2019 from Daedalus Project Inc., giving authority of the Chair and Vice Chair (who must co-sign off) to execute approval of up to \$50,000 to designer contract amendments, Pre GMP amendments, and Construction Change orders (see attachment for full details).  
The motion passed unanimously.

## VI. Artificial Turf Action Summary

Chair Lovallo summarized that further discussion and fact-finding is needed before a decision is made on artificial turf fields. This topic was discussed in detail in prior public meetings back in 2018, when the site design was being developed. Information was conveyed to the public on the inclusion of one artificial turf field in the project prior to the November vote. Back then, the Committee heard of

concerns with products from the Design Team; however, at that time there was no confirmed evidence that artificial turf fields were a hazard to users. Recent community responses warrant a reconsideration of this decision, following an effort to research and discuss the pros and cons.

Based on the schedule of design and submission, a decision in September is warranted on the artificial turf solution. An effort led by Bob McLaughlin was proposed by Chair Lovallo to gather information and summarize this information, so that the Committee could understand what is out there. This information should include artificial turf material and costs of maintenance and replacement, and solutions for natural grass and costs of maintenance and replacement. Information on Belmont use for fields will also be helpful, as well as what other communities have selected in recent similar projects and, if possible, the information they used to come to those decisions. Resources to gather that information should include Perkins+Will and their materials lab, Jon Marshall, and community members such as Ms. Erin Lubien.

Superintendent Phelan was asked to consult with the School Committee about their participation in the process. The Building Committee expressed interest in hearing what decisions they may come to in policy and use of the current three artificial turf fields in the district, since Mr. Phalen indicated this was a topic on their agenda. Inasmuch as this type of research effort does not need to be duplicated, it was recommended that a representative from the School Committee consult with Mr. McLaughlin to ensure that information is shared and not developed in silos. The Building Committee asked that a School Committee member be part of this effort; Mr. Phalen indicated that he would bring that back to the School Committee.

This is strictly a fact-finding working group that will supply information to the BMHSBC. The Committee expressed concern that this be unbiased relative to the current decision, and Mr. McLaughlin agreed. The Committee also agreed that a joint meeting or two with the School Committee would benefit the decision process; Mr. Phelan recommended that this combined meeting be planned for early September. Chair Lovallo suggested that the Committee may meet in August to start discussion of this material depending on the timing of when it is ready.

Chair Lovallo also suggested that, when a list is compiled of recent artificial turf field installations, individuals may visit these fields to experience the conditions prior to our Committee discussions. Members agreed that this would be helpful.

*Ms. Brusch moved:* To approve Mr. Bob McLaughlin to lead an effort to gather and summarize information on the artificial turf field subject ahead of Committee discussions and a decision on this issue in September.

The motion passed unanimously.

## **VII. Comments from Belmont Residents**

Ms. Erin Lubien commented on her concerns relating to the artificial turf field and the amount of information that is available supporting her concerns. She reaffirmed that she will share information she has with Mr. McLaughlin.

## **VIII. Other/New Business**

There was none.

## IX. Next Full Building Committee Meeting

Meeting #74: Wednesday, June 19, 2019 at 7:30 a.m.

Homer Building Gallery, 3<sup>rd</sup> Floor

## X. Related Meeting Documents

1. KFDA Risk Advisors ppt
2. Daedalus – Belmont Middle and High School – Total Project Cost Summary
3. Daedalus Memo – Belmont High School Project: Contract Amendments, Changes and Approvals – Rev 1
4. 12 reasons why synthetic turf fields pose a health risk - pamphlet

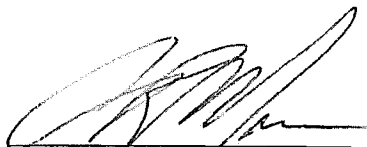
## XI. Adjournment


The meeting ended at 9:09 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Chris Messer

Approved:

  
Chris Messer, Secretary

  
Date