

**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**  
**Final Meeting Minutes**  
**Wednesday, August 16, 2023**  
**Virtual Zoom Meeting**  
**8:15 AM**

**RECEIVED**  
**TOWN CLERK**  
**BELMONT, MA**

DATE: September 19, 2023  
TIME: 9:14 AM

**Meeting #164**

*Committee Members Virtually Attending:*

Chair Lovallo; Members Emma Thurston, Patrice Garvin, John Phelan, Pat Bruschi, Diane Miller, Dave Blazon, Tom Caputo, Joel Mooney, Kate Bowen, Jamie Shea, Bob McLaughlin, Chris Messer, Joe DeStefano, Amy Zuccarello (arrived shortly after the meeting began)

*Absent Members:* Mike McAllister

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

*From CHA:* Tom Gatzunis, Don White, Tony DelGreco,

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

*From Skanska:* Mike Morrison, Adrian Majewski, Jim Craft

**I. Call to Order**

The meeting was called to order at 8:34 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 and reviewed the agenda. He turned to the first item on the agenda.

**II. Next Building Committee Meetings**

Thursday	Sept., 14, 2023	at 8:00 AM	Virtual	[165]
Thursday	Oct., 19, 2023	at 8:00 AM	Virtual	[166]

**III. Minutes of Previous Meetings: Review and Approve**

*Mr. McLaughlin moved:* To approve the Minutes of 7/20/2023.

The motion passed via a roll call vote of 9-0-4. (Yes: Thurston, Garvin, Bruschi, Miller, Blazon, Caputo, Mooney, McLaughlin, Lovallo; Abstain: Bowen, Shea, Messer, DeStefano)

**IV. OPM, Designer and Construction Manager Updates**

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Mr. DelGreco provided the OPM updates for July 2023, e.g., weekly IT meetings are continuing, coordinating with School Administration staff concerning the building's readiness, the punch-list is ramping up and is being tracked on a weekly basis.

Mr. Spangler provided the Perkins and Will updates for July 2023, e.g., focused on the close out and occupancy process and the documentation that processing the reports entails.

Mr. Morrison provided the Skanska updates for July 2023, e.g., producing and obtaining close out documentation and reports, construction completion, change of management, cost close out work, furniture delivery, cleaning, and overall readiness work. Mr. Gatzunis explained the process by which items are added to the punch-list or alternatively, to a wish list. The process is ongoing for the foreseeable future.

Chair Lovallo added that the middle school move (from the existing middle school to the new building) is happening right now.

## **V. Solar Panel Installation Update**

Mr. White informed the Committee that solar PV installation activities are ramping up on the roof. He explained the wracking system issue that is being dealt with. Skanska is installing the wracks; the process is underway. Mr. Morrison added some additional details to the roof work and PV installation. Mr. White discussed how this work is being coordinated with the Belmont Light Dept. concerning the power shut down processes. In the event that the Belmont Light Dept. shuts down the power in the grid, power generated from the roof cannot go back to the town's power. Chair Lovallo stated that this information will be presented to the Select Board, soon. In answer to a question from Ms. Garvin, Mr. White explained how the roof is waterproofed and that PV anchors to the roof will not affect the warranty. Mr. Morrison discussed the roof warranty and roof inspections.

## **VI. Project Schedule Update**

Mr. Morrison summarized the schedule update list of incomplete work. The items will be addressed between now and September (and in some cases, later in the fall).

## **VII. Demolition of White Field House (WFH)**

Chair Lovallo explained factors pertaining to the White Field House (WFH), which had been a part of the *original* scope of this project. The responsibility of the WFH was transferred to the rink rebuild process. Contractually, the WFH has not been signed off on, by this Committee. Ms. Garvin noted that she will bring a proposal (concerning the allocation of funding) to the Select Board. The funding will be used to demolish the WFH. The Building Committee will only take on the demolition of the WFH – if the funding is allocated, added Chair Lovallo. Mr. Craft provided additional details. Mr. Gatzunis noted that once the WFH is gone, it will be a grass area. Mr. McLaughlin asked that the Library project be kept in the mix, as they are short on space.

## **VIII. Pending Design Updates**

Chair Lovallo noted that a barrel wash exhaust system will need to be added for \$7,500.

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## **IX. Submitted Cost Items Under Review**

Mr. DelGreco explained the costs that are under review:

- 945 – remove and install island floor boxes
- 955 – municipal supply tie in for irrigation system
- 957 – glass detection revisions

## **X. Update on Project Cost Events**

Mr. White provided the monthly report update, focusing on the Current Projected Final Costs. There were some cost increases and cost reductions. He discussed the additional funding sources, e.g., Covid Cares Act, Covid ARPA funds, Builder's Risk Insurance. He reviewed the Project Contingency History list as well as the revised projected totals on the Cost Exposure Log.

Chair Lovallo discussed the total project complete percentage, which is a little over 98 percent complete, with 97 percent of taxpayer burden spent.

Mr. White then reviewed Skanska's Pay Application #58 (monthly requisition, less the PV) and #59 (the PV requisition).

## **XI. Prime Contract Change Order Approval**

Mr. Spangler reviewed several of the items on this PCCO: fire damper revisions, removing galvanized finish for prime finish (this resulted in a savings), provision of crushed stone for field grading, recess of the art room sliding floor panels, concrete flooring for batting cages, adding two thermostat devices, and the electrical infrastructure sensing elbows (this is a relay switch for PV vaulting sensors). Ms. Brusch noted that the PV related cost should be separated out from this PCCO.

Chair Lovallo agreed and deducted the cost of the relay switch (959 - \$10,509.00) from PCCO #55 and will create a separate PCCO (#56) to deal with this cost.

*Mr. McLaughlin moved:* To approve PCCO #55, in the *adjusted* amount of \$64,569.00, as noted above.

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

*Mr. McLaughlin? moved:* To approve PCCO #56, in the amount of \$10,509.00.

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

## **XII. Approval of Vendor Purchase Orders**

Chair Lovallo explained the following two invoices.

*Ms. Brusch moved:* To approve the Boston Kiln invoice, in the amount of \$1,865.00, as noted above.

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

*Mr. McLaughlin moved:* To approve the Clean Harbors *adjustment*, in the amount of \$1,266.50 as noted above.

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

### **XIII. Treasurer's Report/Update**

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

#### *First Grouping: Consultants*

- |                           |                     |                            |
|---------------------------|---------------------|----------------------------|
| • <b>CHA</b>              | <b>\$132,000.00</b> | (OPM monthly draw)         |
| • <b>CHA</b>              | <b>\$15,262.80</b>  | (data systems monitoring)  |
| • <b>Perkins and Will</b> | <b>\$101,558.00</b> | (design team monthly draw) |

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

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

#### *Second Grouping: Vendor Services*

- |                   |                     |   |
|-------------------|---------------------|---|
| • <b>UTS</b>      | <b>\$10,943.63</b>  | (soil and concrete testing)               |
| • <b>WB Mason</b> | <b>\$14,731.08</b>  | (Phase 2 furniture delivery/installation) |
| • <b>WB Mason</b> | <b>\$30,294.00</b>  | (Phase 2 furniture delivery/installation) |
| • <b>WB Mason</b> | <b>\$122,845.50</b> | (Phase 2 furniture delivery/installation) |
| • <b>WB Mason</b> | <b>\$356,003.50</b> | (Phase 2 furniture delivery/installation) |

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

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

#### *Third Grouping: Contractor Invoices*

- |  |                       |                    |
|--|-----------------------|--------------------|
| • <b>Skanska (Pay Application #58)</b> | <b>\$2,091,701.00</b> | (July requisition) |
| • <b>Skanska (Pay Application #59)</b> | <b>\$547,604.00</b>   | (PV requisition)   |

*Mr. McLaughlin moved:* To approve Skanska's Pay Applications #58 and #59, as noted above.

The motion passed unanimously via a roll call vote of 12-0-0 (Yes: Thurston, Brusch, Miller, Blazon, Mooney, Bowen, Shea, McLaughlin, Messer, DeStefano, Zuccarello, Lovallo)

### **XIV. Construction Update**

Mr. Majewski provided a brief construction update for work completed in July, e.g., catwalk and access latter, maker's space and athletic field(s) work. He reviewed some upcoming work, e.g.,

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completion work, finishes, landscaping, signage, etc.

He showed several progress photos (e.g., signage for the Brendan Grant field, middle school signage, paving area, baseball field, line striping, locker rooms in E wing, D wing corridor, maker space room, café commons, stair 4, and PV roof panels). The presence of geese on the fields was briefly explored.

## **XV. Comments from Belmont Residents**

Mr. Brian Iler, School Street, requested an update on the current plan for PV panels. Chair Lovallo provided information on Mr. Iler's questions. He noted that the final design is not ready to be discussed in detail.

Mr. Iler then asked about the April 28 Executive Session minutes – have they been approved? Chair Lovallo stated that they have not been approved as of yet, but that a *draft* set of minutes exists. Mr. McLaughlin noted that the Minutes will be approved, but they won't be made public until the issue is resolved. Chair Lovallo said he will look into the matter of approving this set of minutes.

## **XVI. New Business/Other**

- Invitations will be issued for the Ribbon Cutting Ceremony: Wed., Sept. 6 at 8:30 AM

## **XVII. Related Meeting Documents**

1. Total Project Cost Summary and related documents
2. Perkins & Will: Pending Document Revisions Log
3. July Activity Updates from: CHA, Perkins and Will, Skanska
4. Skanska PCO documents #945, 955, 957
5. Prime Contract Change Order #55
6. Middle and High School Project Construction Update
7. Project Schedule Update
8. Boston Kiln Sales and Service Invoice
9. Clean Harbors Environmental Services

## **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:   
Chris Messer, Secretary

September 19, 2023  
Date

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