



2022 Annual Report

Belmont Middle and High School Building Committee:

Chair: Bill Lovallo

Vice-Chair: Patricia Brusch

Secretary: Christopher Messer

Treasurer: Michael McAllister

Committee Members:

John Phelan, Superintendent

David Blazon, Director of Facilities

Kate Bowen, School Committee Liaison

Ellen Schreiber

Thomas Caputo, Select Board Liaison

Jamie Shea

Joseph DeStefano

Patrice Garvin, Town Administrator

Diane Miller

Joel Mooney

Robert McLaughlin, Warrant Committee Liaison

Emma Thurston

Purpose and Duties:

In 2016 the Building Committee was formed after the MSBA [Massachusetts School Building Authority] accepted Belmont into their Grant program to partially fund the design and construction of a new or renovated Belmont High School. The Building Committee's responsibility is to oversee the execution of this task with the MSBA. In 2018 the School Committee approved the school to be a Middle and High School consisting of grades 7-12.

In 2018 the Schematic Design was approved for a single four-story school building consisting of a separate Middle School area serving grades 7 and 8 and a separate High School area servicing grades 9-12. The total square footage of the building is 445,100 square feet with approximately 56,000 square feet being a renovated portion of the existing High School consisting mainly of the Field House, lockers, pool and Small Gym. The remaining area is all new construction.

The Belmont Middle and High School was designed to allow the Town to apply and achieve ZNE (Zero Net Energy) status. It takes a community to get this project over the ZNE finish line including the Building Committee, for implementing design components such as building orientation, window to wall ratio, sun shading, high performance building envelope, efficient MEP systems, geothermal wells, no fossil fuels, and a rooftop photovoltaic system that will provide approximately 1/3 of the total annual energy needs; the School Department, for establishing a program to achieve ZNE by setting policy and engaging the right guidance to operate the building; the Building Occupants (administration, teachers, students, community users), for being aware of energy usage and striving to change typical habits to more energy-conscious behavior such as using less plug loads, adapting to warmer interior temperatures in the summer and cooler interior temperatures in the winter, and adopting proper window ventilation protocols; and the



Belmont Community, for continuing to foster an awareness as a regional leader in energy change and to advocate for choices necessary to achieve project ZNE.

Construction was broken into two main phases with Phase 1 being the construction of the High School portion with occupancy planned for the fall of 2021 and Phase 2 consisting of the construction of the Middle School portion with occupancy planned for the fall of 2023. In 2018 the Voters of Belmont approved the Project for funding based on a budget of \$295,159,189 with \$80,644,278 of that cost being funded by MSBA as their maximum commitment, based on their ongoing evaluation of costs eligible for reimbursement as the project progresses.

Summary of Activities and Accomplishments:

In 2019 the Construction Documents were complete. Prior to that three separate rounds of estimating occurred to ensure that the estimated cost of construction, based on the design, was within the construction cost budget. Value engineering was completed in two of the estimating rounds to align the design with the construction cost. Construction on Phase 1 was started in the summer of 2019 through the release of early bid packages consisting of site work, foundations, and the building superstructure.

Bidding for the remainder of the Project was completed in 2020. In the summer of 2020, the construction agreement for the entire project was completed through the execution of the GMP [Guaranteed Maximum Price] which is the Owner's mechanism to define the project scope, cost and schedule for Contractor execution under MGL Ch149a. With this agreement in place, the MSBA reviewed the Project Funding Agreement executed in 2019 between MSBA and Belmont and in 2021 modified their agreement to align with the details of the GMP committing to funding the project to a maximum of \$79,436,265.

With the onset of COVID-19 the project was impacted in multiple ways including meetings and site access, the construction means and methods, costs, and schedule. Per the decision of the Belmont Select Board, the Building Committee switched to conducting its business via remote Public Zoom meetings starting in March 2020 and is continuing with Public Zoom meetings for the foreseeable future. Protocols were implemented for site worker safety that incurred additional cost to the project. These costs were funded through Project's contingency budget. The Building Committee worked with the Town Administration Office to offset these unanticipated COVID-19 costs in 2020 through funding from the CARES Act and continues to track and allocate costs directly associated with COVID-19 to Federal funding mechanisms rolled out in 2021 as ARPA funding.

Construction delays from COVID-19 caused by supply chain impacts and working protocols are being managed by working longer days and 6-day work weeks. These efforts incur additional costs which are being funded through the contingency budget and the Committee continues to seek funding mechanism to offset these costs. Currently the project estimates the final COVID-19 cost impacts at the end of the project to be in the range of \$4,500,000 if not higher, particularly because some COVID-19 cost impacts are not clearly evident in all pricing.



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Phase 1 was substantially completed by September 2021 with the successful opening of the high school portion of the new school welcoming students and staff into the new facility on schedule. That allowed for the demolition of the original high school to commence on time over the summer of 2021 and made way for construction of Phase 2, which is the middle school portion, to start in 2021 as scheduled.

The selection of Furniture, Fixtures and Equipment began in 2020 and concluded last year with delivery of Phase 1 FF&E being mostly completed by the time the school opened last September. Similarly, the bidding of Technology consisting of computers, classroom monitors, and similar equipment was completed last year, and technology was installed and operating in support of the first day of school last September.

PV installation was a focus of Committee effort in late 2021 and early 2022. Earlier this year the Committee retained a PV design consultant to provide expertise in design of a rooftop PV solution and to guide the Committee through the bidding, construction and commissioning of a PV system. In April the Committee voted in favor of committing to install a PV system throughout the entire roof of the new building consistent with the original design intent of the project. Bidding of the PV system is scheduled for the summer of 2022.

As a result of COVID-19 impacts, project changes, and site latent conditions, costs for the project rose dramatically with a concern that final project costs may exceed the budget. The Building Committee spent much time in early 2022 working on various ways to reduce the costs of the project and ensure all projected costs remain in line with the budget. A refresh and thorough look was taken with all items that had not been finished in an attempt to find savings. The project is on budget and this proactive effort continues monthly to ensure that the project remains on budget and the Committee expect to continue that effort through the end of the project

Goals for 2022/2023:

Summer work will complete most of the remaining scope in the Field House, outstanding punchlist items in the Phase 1 High School, and the completion of the multimodal path along the north side of Clay Pit Pond. Plans are underway for procuring remaining FF&E and technology for Phase 2 later this year. This fall the Committee will be awarding the PV scope to a PV vendor and installation is planned for spring of next year with the expectation for full energizing by the summer of 2023.

As 2022 comes to an end, we will see the Phase 2 wing being fully enclosed and interior finish work commencing. The project is scheduled to be completed in the summer of 2023 with the move of grades 7 and 8 from Chenery to the new building. Spring of 2023 will see final sitework starting with the temporary parking lot being removed and site trees being planted. Also in the Spring of 2023 the phasing walls in the High School will be adjusted to allow finish work to commence that ties both phases into one functioning building. As soon as school ends in June 2023, the Phase 1 temporary spaces will be reworked to conform to the final project configurations.

The Building Committee continues to hold regular monthly business meetings to receive updates on the progress of construction, review the Project schedule, review the Project budget, pay bills, review change orders as a result of ongoing design impacts, coordination, and latent conditions, and to determine the appropriate mechanism to fund those changes. The Building Committee conducts periodic site tours of the Project to observe the progress of



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construction and will continue to do so. Members of the Committee meet weekly with the Owner's Project Manager, CHA Companies (formally Daedalus Projects), the architect, Perkins & Will, and the Construction Manager, Skanska, to provide oversight and guidance.

The Project remains on budget and on schedule and the Building Committee continues to ensure those targets are met.

Respectfully Submitted,

Bill Lovallo, Chair
Belmont Middle and High School Building Committee