

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
DRAFT MEETING MINUTES
March 11, 2020
Homer Building Gallery
7:30 AM

Meeting #93

Committee Members Attending:

Chair Lovallo; Members John Phelan, Mike McAllister, Tom Caputo, Pat Bruschi, Bob McLaughlin, Joel Mooney, Emma Thurston, Jamie Shea, Steve Dorrance, Ellen Schreiber, Joe DeStefano and Patrice Garvin

From Daedalus: Tom Gatzunis, Shane Nolan, Tony DelGreco

From Perkins+Will: Vital Albuquerque

From Skanska: Mike Loring, Manny Hoyo

BMHSBC Members Absent: Kate Bowen, Chris Messer, Diane Miller

I. Call to Order

The meeting was called to order at 7:33 a.m. by Chair Lovallo. He then reviewed the agenda, adjusted it slightly, and turned to the first item.

II. Minutes of Previous Meetings

Mr. Mooney moved: To approve the Minutes of 2/27/20.
The motion passed unanimously.

III. Update on Project Cost Events

Mr. Nolan summarized the cost events, to date. He is submitting to ProPay (MSBA) once a month and reimbursements are coming in. He then reviewed the contingency drawdown and the construction cost summary. Chair Lovallo noted that the recent Amendment (#16) is not reflected in this report. He reviewed the concrete and steel bid allowances. Mr. Nolan continued to review various costs, including the order of magnitude estimates.

The Committee paused here and briefly discussed issues related to the Project Cost Events update report, including the impacts on the contingency fund. Mr. Albuquerque explained the details of the classroom windows (horizontal solar shades).

Mr. Nolan then reviewed various items that were billed and held in retainage. He discussed how items are bought and stored on site.

IV. Construction Update

Mr. Loring reviewed the construction highlights from February (well drilling, foundation for phase 1,

steel erecting and decking in Area B, and moving the crane around). He also provided a March look-ahead (continued drilling for wells, start installing radiant tubing, continue erecting/decking and structural steel, dismantle crane). He briefly explained the drilling operation for the wells and he explained the purpose of the man-made pond (for water and sediment run off).

Mr. Loring discussed the large truss (a high risk lift), which is located near to the pool and field house area. This work will occur on March 21, unless there is a weather event, in which case it will be moved to the 28th.

Mr. Phelan explained that the BHS students will sign the beam (topping out), which will then be raised (in late April). Mr. Hoyo provided a historical perspective on the “raising of the beam” event. This marks a major milestone of the project.

Mr. Loring briefly discussed (in answer to a question from Selectman Caputo) potential impacts to the project as a result of Covid 19.

V. Project Schedule Update

Chair Lovallo noted that the project is on schedule (on target) with some considerations that must be worked out for punchlist effort, commissioning, and furniture move in. This schedule detail is being added in throughout the coming weeks and will be better defined by GMP. Mr. Loring provided additional details.

VI. Update on GMP Costs

Mr. Loring explained the drywall bid impact. Mr. Nolan noted that the HVAC has been re-bid and came in under what was expected. Mr. Loring noted that there are allowances built in. He discussed that the GMP will allow the project to get to the Certificate of Occupancy milestone – which allows the building to be utilized. Chair Lovallo provided some additional information on the GMP costs. The GMP target date will now be moved to the end of April.

VII. Notice to Award (fireproofing, kitchen equipment, doors/frames, hw)

Approval of Bid Packages

Mr. Loring explained the three bid packages that the Committee will need to vote on today. He reviewed the bid process and noted where the bids were on or over what was budgeted.

Mr. McLaughlin moved: To approve the bid package *8B Doors Frames and Hardware* to JMK Door Solution, Inc. in the amount of **\$1,367,600**.
The motion passed unanimously.

Mr. McLaughlin moved: To approve the bid package *11A Food Service Equipment* to Boston Showcase for **\$572,450**.
The motion passed unanimously.

Ms. Bruschi moved: To approve the bid package *7B Fireproofing* to Select Spray Systems, LLC in the amount of **\$2,063,00.00**.
The motion passed unanimously.

VIII. Treasurer's Report

Ms. Thurston informed the Committee that the following Invoices are ready for their approval:

Invoice 1: Anderson and Kreiger (legal services)

Mr. McLaughlin moved: To approve the Invoice of \$381.00.
The motion passed unanimously.

Invoice 2: Andrew T. Johnson (printing services)

Mr. McLaughlin moved: To approve the Invoice of \$4,211.12.
The motion passed unanimously.

Invoice 3: Andrew T. Johnson

Mr. McLaughlin moved: To approve the Invoice of \$3,427.03.
The motion passed unanimously.

Invoice 4: Andrew T. Johnson

Mr. McLaughlin moved: To approve the Invoice of \$212.79.
The motion passed unanimously.

Invoice 5: Andrew T. Johnson

Mr. McLaughlin moved: To approve the Invoice of \$4,245.48.
The motion passed unanimously.

Invoice 6: Andrew T. Johnson

Mr. McLaughlin moved: To approve the Invoice of \$500.00.
The motion passed unanimously.

Invoice 7: Ambient (ATCO) – (Controls)

Mr. McLaughlin moved: To approve the Invoice of \$1,359.74.
The motion passed unanimously.

Invoice 8: Ambient (ATCO)

Mr. McLaughlin moved: To approve the Invoice of \$4,695.00.
The motion passed unanimously.

Invoice 9: Daedalus (McPhail - GeoTech Services)

Mr. McLaughlin moved: To approve the Invoice of \$8,337.90.
The motion passed unanimously.

Invoice 10: Daedalus (McPhail - GeoTech Services)

Mr. McLaughlin moved: To approve the Invoice of \$9,453.98.
The motion passed unanimously.

Invoice 11: Daedalus (PM duties)

Mr. McLaughlin moved: To approve the Invoice of \$115,000.00.
The motion passed unanimously.

Invoice 12: Daedalus (McPhail - GeoTech Services)

Mr. McLaughlin moved: To approve the Invoice of \$34,541.19.
The motion passed unanimously.

Invoice 13: Daedalus

Mr. McLaughlin moved: To approve the Invoice of \$4,851.99
The motion passed unanimously.

Invoice 14: Daedalus (McPhail - GeoTech Services)

Mr. McLaughlin moved: To approve the Invoice of \$654.71.
The motion passed unanimously.

Invoice 15: Daedalus (IDS Integration drawing)

Mr. McLaughlin moved: To approve the Invoice of \$4,620.00.
The motion passed unanimously.

Invoice 16: Lisa Gibalerio (Minutes Recording)

Mr. McLaughlin moved: To approve the Invoice of \$945.00.
The motion passed unanimously.

Invoice 17: Perkins & Will

Mr. McLaughlin moved: To approve the Invoice of \$1,016,322.45.
The motion passed unanimously.

Invoice 18: Perkins & Will

Mr. McLaughlin moved: To approve the Invoice of \$577,931.80.
The motion passed unanimously.

Invoice 19: Skanska

Mr. McLaughlin moved: To approve the Invoice of \$3,043,730.00.

The motion passed unanimously.

Invoice 20: UTS (inspector)

Mr. McLaughlin moved: To approve the Invoice of \$17,465.00.

The motion passed unanimously.

IX. Quality Assurance (QA) and Quality Control (QC)

Mr. Nolan provided some information on QA and QC. Skanska is responsible for the overall QA and QC review. He noted who the on-site supervisors are, e.g., McPhail Assoc., UTS, etc. He then explained the Procore system (web-based storing of project reports and documents).

Mr. Hoyo discussed his role as a QC supervisor. He keeps track of the materials used, e.g., steel, concrete, etc. and inspects the materials, cross checks with project plans/drawings, etc. He then explained the fieldwork logs. Mr. Nolan noted that deficiencies are tracked as well (in Procore).

Mr. DelGreco briefly reviewed the on-site inspection process as well as the Clerk of the Works daily report. Mr. Albuquerque explained the details of Perkins & Will's role in QA/QC inspections and oversights, i.e., field observational reports and daily field reports.

Chair Lovallo and Ms. Bruschi receive QA/QC reports.

X. Update on Public Records Requests

Mr. Dorrance provided some information on the balance that is struck concerning the public's right to access certain public records on the project. He noted that he is in touch with Belmont's Town Clerk, Ellen Cushman, on this matter. He read a statement concerning the Mass. Public Records Law. This statement will be put into the public record, and it reads as follows:

Effective March 11, 2020, all plans and specifications for the Belmont Middle and High School Building Project that depict floor plans, elevations and their details shall not be distributed or made available to the public, in accordance with Exemption (n) of the Massachusetts Public Records Law, MGL Ch. 66, since dissemination of these documents, in consideration of a generalized threat, could jeopardize public safety. Plans and specifications for landscaping, site improvements, and traffic improvements, as well as the interior finishes schedule and furniture/furnishings schedule will be provided in response to a Public Records Request filed with the Town through the Town Clerk who serves as Records Access Officer.

XI. Comments from Belmont Residents

Mr. Brian Kopperl asked about the financial risk if Covid 19 causes a shut down on the site. Chair Lovallo and Mr. McLaughlin provided some basic information on what might happen in terms of financial loss and subsequent relief. Chair Lovallo said he does not want to speculate further.

XI. Next Full Building Committee Meeting

Thursday,	March 26, 2020 at 7:30 a.m.	Homer Building, 3 rd Floor [94]
Wednesday,	April 8, 2020 at 7:30 a.m.	Homer Building, 3 rd Floor [95]

Wednesday, April 29, 2020 at 7:30 a.m.
Wednesday, May 13, 2020 at 7:30 a.m.

Homer Building, 3rd Floor [96]
Homer Building, 3rd Floor [97]

XII. Other/New Business

None.

XIII. Related Meeting Documents

1. School Project Update (February 2020)
2. February Schedule Update
3. Total Project Cost Summary – March 2020
4. Project Cost Summary Update
5. Bid Packages: No. 08B – Doors Frames and Hardware, 11A Food Service Equipment, 7B Fireproofing
6. QA/QC Presentation

XIV. Adjournment

The meeting ended at 9:28 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

Chris Messer, Secretary

Date