

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE

**Final Meeting Minutes
Thursday, March 14, 2024
Virtual Zoom Meeting
8:00 AM**

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: May 1, 2024
TIME: 2:31 PM

Meeting #174

Committee Members Virtually Attending:

Chair Lovallo; Members: Emma Thurston, Patrice Garvin, Pat Bruschi, Dave Blazon, Tom Caputo, Joel Mooney, Jamie Shea, Bob McLaughlin, Chris Messer, Mike McAllister, Amy Zuccarello

Absent Members: Joe DeStefano, Diane Miller

Members who left the meeting early: Jamie Shea (left at 8:30)

Others in attendance: Jennifer Hewitt, Finance Director

From CHA: Tom Gatzunis, Sandra Saccone, Justin Ferdenzi, Tony DelGreco

From Perkins+Will: Vital Albuquerque, Brian Spangler

From Skanska: Adrian Majewski, Mike Morrison

I. Call to Order

The meeting was called to order at 8:02 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 public comment time by pressing #9 or by “raising” the hand icon.

Chair Lovallo took attendance via roll call and reviewed the agenda, noting that there will be an Executive Session (ES) at the close of the public meeting; the need for Executive Session remains. He then turned to the first item on the agenda.

II. Next Building Committee Meetings

Thursday Apr. 11, 2024 at 8:00 AM Virtual [175]

Chair Lovallo noted that he will send out future Committee meeting dates soon.

III. Minutes of Previous Meetings: Review and Approve

Mr. McLaughlin moved: To approve the Minutes of 2/15/2024, as amended.
The motion passed via a roll call vote of 10-0-1. (Yes: Thurston, Brusch, Blazon, Caputo, Mooney, McLaughlin, Messer, McAllister, Zuccarello, Lovallo, Abstain: Shea)

IV. Project Closeout Schedule Update

Mr. Ferdenzi noted several complete items. He provided a brief update on PV and noted that the baseball dugouts are ready to be installed. Several Skanska items will be complete in April and he noted several closeout items that Skanska is currently working on (e.g., as-builts, attic stock, training of owners personnel, PCOs, and final billing). Closeout is underway with the MSBA (e.g., initial submittal for audit, reviews, final audits) - and the closeout process has been finished with the Planning Board and with the Conservation Committee (ConCom).

Committee members asked clarifying questions. Ms. Shea noted that BHS students would like to more fully understand how the building is energized and how much energy is captured. Mr. Blazon is happy to meet with the students. Chair Lovallo noted that the topic of Building Energy Performance will be discussed when the Committee meets next on April 11. Perhaps the students can watch that portion of the meeting.

V. ConCom Update and Landscape Design Services Approval

Chair Lovallo thanked ConCom and the Select Board concerning their recent meeting to discuss the North side of the Pond's walking path. The Building Committee is responsible for this section of the walking path, he informed the Committee, although it does not have the resources to address this section of the path. The Select Board put forth that Town Engineer Glenn Clancy will help create a preliminary design to deal with this section of the walking path and Town Meeting will vote on the design and to approve the necessary funding with CPA funds. Ms. Garvin confirmed this information and stated that she is not sure of the Town Meeting date at this time.

Chair Lovallo noted that the Committee will provide resources (to complete the preliminary design of the walking path) by offering its Landscape designer to assist Mr. Clancy with his design. Warner Larsen seemed positive about providing landscape resources. He requested a motion that would allow this to proceed.

Mr. McLaughlin moved: To authorize Chair Lovallo and Ms. Brusch to negotiate/engage with the Landscape designer to create a preliminary design, conditional that funds are available to do so, and they (Warner Larson) do not exceed the

agreed upon amount.

The motion passed via a roll call vote of 12-0-0. (Yes: Thurston, Garvin, Brusch, Blazon, Caputo, Mooney, Shea, McLaughlin, Messer, McAllister, Zuccarello, Lovallo)

VI. Contractor Work to Complete Summary

Mr. Morrison noted that several items are currently being worked on and were worked on in February (including over February vacation). He stated that it makes sense that some items will be monetized as a credit back to the project for work not complete. The monetary value of these items will be agreed upon next month.

VII. Committee Work to Complete Summary

Chair Lovallo reviewed a short list of items that need to be completed (and are beyond Skanska's scope of work). He noted that this list is very similar to last month's list; in some cases the costs have been adjusted. There is one addition to the list which is a field coupler hose nozzle (\$1,000). The total of these items is now \$162,000. Chair Lovallo added that the cost of these items will come out of what remains in the Contingency Fund.

VIII. Update on Project Cost Events

Mr. Ferdenzi provided the monthly project cost report update. He reviewed the additional funding sources (e.g., Covid Cares Act, ARPA funding, Builders Risk Insurance, Belmont Light Credit). Chair Lovallo noted where some additional funding numbers were adjusted. In answer to a question from Ms. Brusch, Ms. Hewitt explained why the Cares Act funding was reduced. Mr. Ferdenzi then referenced the Project Contingency History numbers. Chair Lovallo explained the process by which the MSBA Pro Pay system is reimbursing for this project. He added that the tax payor burden is currently at \$214M, which is on track.

Mr. Ferdenzie next reviewed the components that comprise the "revised projected totals". He summarized the amount of today's PCCO as well as those PCOs currently under review. The Contractor's payment application was briefly discussed.

IX. PO for LCN (\$310.00) Approval

Ms. Saccone explained the LCN PO. There is a need to add wireless access points and LCN will need to return to the school to install/connect the wireless access in the teacher's lounge area.

Mr. McLaughlin moved: To approve the PO for LCN in the amount of \$310.00. The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston,

Garvin, Brusch, Blazon, Caputo, Mooney, McLaughlin, Messer, McAllister, Zuccarello, Lovallo)

X. Prime Contract Change Order Approval

Mr. Spangler reviewed several items from PCCO #68: a lighting fixture credit, White Field House (WFH) support costs for cutting/capping utilities, heat trace controller and conduit, WFH pipe credit, and a credit to the owner's insurance as a result of a generator repair.

Mr. McLaughlin moved: To approve PCCO #68, in the credited amount of \$28,650.00.

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

XI. Treasurer's Report/Update

Mr. McAllister informed the Committee that the following Invoices are ready for their approval:

First Grouping: Vendor Invoices

Civic Plus	\$1,647.84	(website maintenance)
CCS	\$3,469.00	(Phase 2 smart board relocation)
CCS	\$1,389.00	(Phase 2 IT cover plates)
CCS	\$128,653.00	(Phase 2 smart boards for middle school)
WB Mason	\$14,056.00	(furniture packages)
WB Mason	\$10,666.48	(furniture packages)
WB Mason	\$2,141.00	(furniture packages)
WB Mason	\$1,601.33	(furniture packages)

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

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Brusch, Blazon, Caputo, Mooney, McLaughlin, Messer, McAllister, Zuccarello, Lovallo)

Second Grouping: Consultants

CHA	\$20,000.00	(OPM monthly draw for closeout)
CHA	\$5,197.50	(IDS for energy monitoring)

Perkins and Will
monthly draw)

\$20,000.00

(design team close out

Mr. McLaughlin moved: To approve the above three *Consultant* Invoices.
The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Brusch, Blazon, Caputo, Mooney, McLaughlin, Messer, McAllister, Zuccarello, Lovallo)

Third Grouping: Contractor Invoices

Skanska (Pay Application #71) **\$160,058.00** (monthly work complete)
Skanska (Pay Application #72) **\$7,900.00** (PV)

Mr. McLaughlin moved: To approve Skanska's Pay Application #71 and #72, as noted above.

The motion passed unanimously via a roll call vote of 10-0-0 (Yes: Thurston, Brusch, Blazon, Caputo, Mooney, McLaughlin, Messer, McAllister, Zuccarello, Lovallo)

XII. Comments from Belmont Residents

Ms. Pargoli asked about the Brendan Grant Foundation's contribution to the dugouts (\$65,000). She said she has been in touch with Mrs. Grant who agreed with her (Lisa) about the Foundation's need to contribute funding. Chair Lovallo responded to her concerns.

Mr. Larry Link asked about funding amounts concerning the WFH raising. Chair Lovallo provided some clarifying information on the funding of the WFH tear down.

XIII. New Business/Other

None.

XIV. Entertain a Motion to Proceed to Executive Session

Chair Lovallo put forth the following motion: To enter into Executive Session for the explicit reason to discuss strategy with respect to litigation, which is demonstrably likely, and which, if discussed in open meeting, would have a detrimental effect on the litigation position. Chair Lovallo added that the Committee will not return to Open Session.

XV. Roll Call Vote for Executive Session

The Chair's motion passed unanimously via a roll call vote of 10-0-0. 0 (Yes: Thurston, Brusch, Blazon, Caputo, Mooney, McLaughlin, Messer, McAllister,

Zuccarello, Lovallo)

[See Separate Document for Executive Session Minutes.]

XVI. Related Meeting Documents

Update Closeout List of Activities (CHA)
Outstanding Punchlist Items by Contractor
Construction Activities Beyond Skanska's Scope of Work
Combined Punchlist Update (CHA)
Total Project Cost Summary and related documents
LCN Price Quote
Prime Contract Change Order #68

XVII. End

The Chair ended the Executive Session meeting (and thus the Open Session) at 9:40 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

Chris Messer, Secretary

Date

FINAL

