



Belmont Municipal Skating Rink Building Committee

Meeting Minutes #72 Thursday 3/13/24 at 7:30 AM
Hybrid Meeting, Live at Town Hall and via Zoom.

Building Committee Members

Attending: (* In Person)

- Mark Haley*, Chair
- Dante Muzzioli *, Vice Chair
- Meg Moriarty
- Tom Caputo*
- Anne Marie Mahoney*
- Dan Halston
- Steve Sala
- Anthony Ferrante*
- Bill Shea*
- Frank French
- Dynelle Long
- Katherine Oates

CHA – Owner’s Project Manager

Jake Zelikman* (Author of Meeting Minutes)

Tom Gatzunis*

TGAS -- Design Team

- Christian Boran
- Christina Tanios
- Ted Galante

Skanska – Construction Manager

- Mike Morrison*
- Ian Wilson
- Jake Chiudina
- Jim Craft

Various members of the public did attend via Zoom.

Others: Dave Blazon*, Patrice Garvin, Mike Widmer, ahowe, Mike Widmer, ipad (2)

Call to Order – Mark Haley called the meeting to order at 7:31 AM

Items Discussed:

1. **Invoices-** None for this meeting.
2. **Meeting Minutes-** None for this meeting.
3. **Construction Update-** Demolition is near complete with 1-2 weeks left on site. Skanska is waiting to get paperwork from truck drivers/land fill regarding asbestos containing material. Skanska will then apply the unit rate and update the exposure log.
4. **Value Engineering-** The design studio showed a presentation with value engineering solutions. These solutions included:

- Reducing/removing the canopy
- Changing the sign type to have no sign structure
- Deleting translucent panels
- Deleting the small concrete/masonry wall at the front of the building
- Removing/reducing the CMU around the bottom edge of the building
- Reducing the bleachers back to the original design

The team is also looking at where money can be saved on interior partition walls where appropriate. Mark also noted we are now looking at painted concrete block as opposed to ground-face block, for an additional cost savings. Tom Gatzunis noted that we are also looking at an option to delete the block behind lockers in locker rooms but still have block in the dressing rooms. The project team had a discussion on the details of underground pipes coming into site. Tom Gatzunis noted that these are the exact type of conversations that improve the design and save money.

5. **Refrigeration-** Mark Haley informed the committee that CO2 has a global warming potential of 1. The alternative refrigerant has a global warming potential of 600. The EPA does not allow refrigerants over 700 and the number is expected to go down over time. This means this other refrigerant over time will become more expensive. The committee is very interested in a CO2 system as it is an environmentally friendly refrigerant and because it uses less electricity and water over the life of the building. Ted Galante stated that CO2 is the gold standard of a sustainable refrigeration system. Anthony Ferrante asked if there were any grants for this CO2 system. Anthony Ferrante and Katherine Oates will investigate additional grant opportunities.
6. **Solar Panels-** Patrice Garvin led a discussion about how Solar panels will be implemented into the building. Rethinking questions- Can Belmont light own the panels? Is battery storage an option to help off set costs?
7. **Estimate-** Mark Haley stated that it is possible that Skanska's estimate could be on high side. The team is getting another estimate from the design team. This is estimated to be ready and reconciled with Skanska estimate in 3 weeks. The design team is still confirming a reconciliation date. Tom Caputo noted that in 3 weeks we will have hard numbers / bid in from Site work and refrigeration packages, that will also help us to further understand where we are with the budget. Anne Marie Mahoney voiced concern about not having any budget numbers nor costs associated with the proposed items of value engineering.
8. **Adjourn-** A motion to adjourn was made by Dante Muzzioli and seconded by Bill Shea. The motion carried unanimously.