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DATE: May 8, 2024
TIME: 2:00 PM

Belmont Municipal Skating Rink Building Committee

Meeting Minutes #74 Thursday 4/5/24 at 8:30 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
Katherine Oates
Tom Caputo
Anne Marie Mahoney*
Dynelle Long*
Steve Sala*
Anthony Ferrante*
Bill Shea*
Frank French

Not Attending: Dan Halston

CHA – Owner’s Project Manager

Jake Zelikman* (Author of Meeting Minutes)
Don White*
Tom Gatzunis*
Tony DelGreco

TGAS -- Design Team

Christian Boran*
Christina Tanios
Ted Galante*

Skanska – Construction Manager

Mike Morrison*
Jake Chiudina

Various members of the public did attend via Zoom.

Others: Dave Blazon*, Lisa Pargoli, ahowe,

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

Items Discussed:

1. **Estimate-** Mark Haley led the meeting by stating that some of these value engineering decisions need to be made to manufacture the pre-engineered metal building. The second estimate will be reconciled with the first estimate before April 24th. The Building Committee will need to meet multiple times that week to make Value Engineering decisions. The Committee will be meeting Wednesday April 24th at 6PM and Thursday April 25th at 7:30 AM once the new estimate comes in and is reconciled. It was also noted that the hard number bids will be incorporated into the estimate along with the bids that are coming in such as site work. Some increased cost includes new storm water requirements, moving the building, refrigeration type, and schedule.
2. **Refrigeration type-** Ted Galante explained that when this project started a different refrigerant system was in place. The EPA and other states have put limitations on what refrigerants can be used. Refrigerants are measured by their global warming potential. The EPA and other state regulations continue to get stricter and

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only allow low global warming potential refrigerants. This has made CO2 is very sustainable and long-term maintenance friendly option.

3. **MEP-** Mechanical, electrical, plumbing trades will be going out to bid on the 2/15 set.
4. **Value Engineering** - A list of value engineering options was presented to the committee. It was noted that some of these decisions need to be made today for the pre-engineered metal building to be fabricated. Those decisions were made as a part of the motion below. The list of potential value engineering options is below.
 - Color(s) of the building
 - Roof Panel – Painted or Galvalume
 - Height of IMP/CMU base (how far the metal panels of the building come down to the ground)
 - Signage – Remove Framing and go with in letters or a decal.
 - “Bump out” at west end of lobby.
 - Knee wall
 - Translucent panels West and/or East Elevations
 - 5’ canopy around south convention structure (lobby)
 - Removing the arcade overhang

Discussion-

Meg Moriarty is not a fan of the strips and would like to see one solid color. Although other committee members are a fan of the strips.

Height of IMP/CMU- Many committee members are concerned that the base of the building could get damaged. Although they would like to keep the CMU the committee understands the cost saving of using Wall Guard instead of CMU.

The Committee did recognize the cost savings of dropping the Wall guard to 8 inches, however they felt it was best to keep the higher elevation of wall guard.

Translucent panels- Anne Marie Mahoney stated that she is a fan of the windows. Other committee members agreed.

Dave Blazon and others also stress that windows increase safety and sustainability of the building. Dynelle Long reiterated her support of the translucent wall panels as they provide natural daylight and increase safety by illuminating otherwise dark areas and sustainability by not always needing the lighting system be in use.

Decisions-

A motion to approve the roof having a galvanized coated finish instead of paint for a cost savings was made by Steve Sala. This motion was seconded by Bill Shea. The motion carried unanimously by roll call vote.

A motion to approve the colors of the building to be stripes of white, dark grey, and light grey. All Voted in favor in a roll call vote except for Dynelle Long as she liked the solid color.

A motion to approve the IMP and wall elevation as designed and switch the material from a concrete block to wall guard for a cost savings was made by Anne Marie Mahoney. The motion was seconded by Dante Muzzioli. The motion carried unanimously by roll call vote.

A Motion to approve the translucent panels on both sides as designed was made by Bill Shea. The motion was seconded by Anne Marie Mahoney.

Anne Marie Mahoney also made a comment that we are 1 big happy town and need to work together with other town departments to make this project happen.

5. **Adjourn-** Motion to Adjourn was made by Bill Shea and seconded by Dante Muzzioli.