

BELMONT PERMANENT BUILDING ADVISORY COMMITTEE MEETING MINUTES

Date: Thursday May 9, 2019

2019 SEP 23 AM 9:25

Attendance: Stephen Sala – Pat Bruschi – William Lovallo – Joel Mooney

Robert McLaughlin - Michael Smith - William Shea

GENERAL : The committee met in Room 4 in the Town Hall from 7:00 PM to 8:30 PM

MEETING MINUTES: The Meeting Minutes of March 28, 2019 were approved

FIRE STATION REPAIRS UPDATE

- Main Firehouse repairs are complete
- Belmont Center Firehouse repairs is out to bid

DEPT. of PUBLIC WORKS – POLICE STATION RENOVATIONS

- Final bids were received on April 26 totaling \$8,988,435
- Police Station low bid was received from GVW Inc for \$7,673,435
- DPW low bid was received by E.A. Colangelo for \$1,315,000
- Bids for DPW (Colangelo) and the Police Station (GVW) were approved by the DPW/Police Station Building Committee on April 30, 2019 subject to Town Meeting approval
- Funds approved by 2018 Town Meeting for both projects was \$7,990,000
- Additional funds approved by 2019 Town Meeting is \$3,756,494 to include: a. Additional construction of PS interior, OPM, design, and PS temporary location b. Contingency of \$1,919,066
- CPA funds for PS was approved by 2019 Town Meeting (including \$21K for design) \$808,575
- Total approved appropriation for DPW/PS is \$12,555,069
- Capital Budget to be sought for FF&E re-estimated at \$100,000 for DPW in FY20 and \$250,000 for PS in FY21
- DPW/PS Committee working with Town Counsel to move project toward signed agreements
- Donations will be sought to offset some on the overall project costs
- Members of the Energy Committee expressed concern that the new gas and energy efficient boiler system does not meet the Climate Roadmap toward all electric.

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MIDDLE AND HIGH SCHOOL

- DD documents have gone out to bid
- DD cost estimate was \$30 million over budget (approx. 10%) and a Value Engineering effort brought the project cost back within budget
- An Early Package contract for \$13 million has been awarded for utilities, site work and for Summer work on the Field House, Pool, and Small Gym.
- Perimeter fencing will be installed on June 10
- Groundbreaking is scheduled for May 28 at 11 AM

LEGAL

- In the future, the Town Attorney will review individual building committee issues with the attorney attached to the individual building committee.

NEW LIBRARY

- The new building is to be 2 stories, 40 foot tall, approx.. 40,000 SF, with 42 parking spaces and 10,000 SF of rooftop solar panels
- The façade will consist of glazing, brick, and precast composite panels.
- The Children's Wing and Conference Room will be located on the 1st floor
- Landscaping is proposed between Building and the Wellington Brook
- A Mechanical Penthouse is anticipated
- A large center stairway is proposed
- SD documents and cost estimate are proposed to be complete by Sept. 1, 2019
- A Fund Raising Committee has been assembled
- A Community Forum is scheduled for Sunday May 19 from 2-4 PM
- Issues with the Historical Society and Veterans have been resolved
- A Energy Analysis by the Green Engineer is ongoing

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INSURANCE

- The PBC over the past few months have been discussing Contractor Controlled Insurance Program vs Owner Controlled Insurance Program
- Different types of projects require specific types of coverage
- The BHSBC has now retained the firm of KFDA Risk Advisors to assist the town with insurance issues on the BHS.
- The High School committee is currently soliciting bids on a very detailed Builders Risk for the High School project. It will be awarded in 4 stages

SKATING RINK

- This project is a Private enterprise
- 5 options are being considered at its current location
- The Permanent Building Committee is not involved with this project

NEXT MEETING Wed. June 26 Town Hall 7:00 PM

Stephen J. Sala Secretary June 3, 2019