

**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**  
**FINAL MEETING MINUTES**  
**February 7, 2020**  
**Homer Building Gallery**  
**7:30 AM**

2020 MAR -2 PM 4: 29

**Meeting #91**

*Committee Members Attending:*

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

*From Daedalus:* Tom Gatzunis, Shane Nolan

*From Perkins+Will:* Brooke Trivas, Vital Albuquerque

*From Skanska:* Mike Loring, Jim Craft

*BMHSBC Members Absent:* Joe DeStefano, Diane Miller

**I. Call to Order**

The meeting was called to order at 7:30 a.m. by Chair Lovallo. He then reviewed the agenda and turned to the first item.

**II. Project Bidding Results**

Mr. Nolan reviewed the process surrounding the vetting of the Trade Subcontractor Bids. He noted how many bids came in for each category, e.g., masonry, HVAC, roofing, tile, painting, plumbing, electrical, etc. Some of the bids came in lower than what was budgeted and some are slightly over what was budgeted. He then summarized the add alternate list (including base bids).

Mr. Loring then reviewed the cost summary sheet for the trade awards. He summarized the contingency and mark-ups, as well.

Chair Lovallo asked several clarifying questions concerning the bids as well as the bid process. Mr. Craft provided additional information on the process.

Mr. Nolan provided project budget numbers referencing the Value Engineering process (that took place last summer and fall) as well as the updated reconciled estimates. He said he has confidence in these numbers (they are hard numbers) although not all of the bids are in.

Chair Lovallo added that the project is on a schedule and bringing the trades on board helps to *keep* the project on schedule. The GMP reckoning will occur in April. Mr. Gatzunis noted instances where the contingency fund would need to be used (usually concerning items in the ground, e.g., soil, oil tanks, etc.).

The Committee then asked several questions concerning the trade bids, non-trade bids, and add

alternates. Mr. Gatzunis added clarifying information concerning the add alternate list.

### **III. Selection of Add Alternates**

Chair Lovallo referenced the Bid Protection List (which was not available as a handout) and then read through the add alternate list (which includes seven items, e.g., skylights, canopy, slab heat ejections, wall tile, Field House roof, interior glazing, etc.); he noted the associated costs. This totals over \$2.2M, he said.

### **IV. Approval of Trade Bids**

*Mr. Mooney moved:* To authorize Skanska to release trade contracts for execution to apparent low trade bidders for base bid plus alternates 1, 2, 3 and 4 per trade bids received February 5, 2020.

Mr. McLaughlin amended the motion such that it included only add alternates one and two. (He then withdrew his amended motion).

The motion, as moved by Mr. Mooney, was discussed in some detail by the Committee. Mr. Mooney explained the rationale behind his motion, specifically the inclusion of add alternate items numbers one through four. Questions were asked and answered concerning add alternate items one through four (e.g., skylights, canopy, slab heat ejections and wall tile in certain stairwells).

The motion passed with 12 in favor and two opposed.

### **V. New Business: Windows (To Open or Not) and the Chill Beam Cooling System**

The Committee then discussed whether or not the windows should be able to be opened or if they will remain closed. Mr. Dorrance provided information on the windows, their design, maintenance needs and maintenance costs. He underscored the importance of keeping the windows closed. The combination of the chill beam cooling system, humidity, and open windows will inevitably cause problems with the cooling system, e.g., condensation with dripping water is a real concern.

Superintendent Phelan said that this is a school, and as such, the windows should be able to be opened. Chair Lovallo stated that the community and student body is committed to energy efficiency and therefore will comply with the energy requirements. In other words, they will follow the rules concerning when they can and cannot open the windows. Ms. Brooke echoed Superintendent Phelan's comments that the option of opening the windows is important in a school building, especially given that this school has historically had the option. Mr. Albuquerque said there are good arguments on both sides, but that having the option to open the windows is important. Students and teachers can *learn* when it is appropriate to open a window and when it is not.

*Superintendent Phelan moved:* To keep the windows operable.  
The motion passed with 10 in favor and four opposed.

### **VI. Comments from Belmont Residents**

Mr. Brian ? Hurd Rd. underscored that the Solar energy savings can be spent elsewhere in the project.

Ms. Bishop spoke in favor of keeping the windows closed. This will add an extra expense to the project. She said she hopes the vote is reconsidered in the future.

**VII. Next Full Building Committee Meeting**

Thursday,	February 27, 2020 at 7:30 a.m.	Homer Building, 3 <sup>rd</sup> Floor [92]
Wednesday,	March 11, 2020 at 7:30 a.m.	Homer Building, 3 <sup>rd</sup> Floor [93]
Wednesday,	March 25, 2020 at 7:30 a.m.	Homer Building, 3 <sup>rd</sup> Floor [94]
Wednesday,	April 8, 2020 at 7:30 a.m.	Homer Building, 3 <sup>rd</sup> Floor [95]

**VIII. Other/New Business**

None.

**IX. Related Meeting Documents**

1. Skanska Project Cost Summary for Trade Awards
2. Trade Subcontractor Bid Opening
3. 100 % Bid Documents Estimated Bid Alternate Values

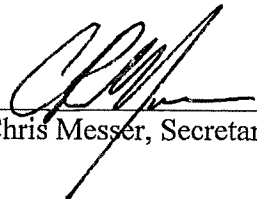
**X. Adjournment**

The meeting ended at 9:13 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

3/2/2020  
Date