

**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**  
**FINAL MEETING MINUTES**  
**June 17, 2020**  
**Virtual Zoom Meeting**  
**8:00 AM**

RECEIVED  
TOWN CLERK  
BELMONT, MA  
2020 AUG 13 AM 10:30

**Meeting #102**

*Committee Members Virtually Attending:*

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

*From Daedalus:* Tom Gatzunis, Shane Nolan

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

*From Skanska:* Mike Loring, Jim Craft

*Members Absent:* Patrice Garvin, Joe DeStefano, Diane Miller

**I. Call to Order**

The meeting was called to order at 8:00 a.m. by Chair Lovallo. He explained the remote meeting protocol, e.g., state your name before speaking, mute computers, and he explained how the Committee will vote, etc. He also advised residents that they can click into the meeting during comment time. He noted that the meeting will end at 9:30 sharp this morning.

He took a roll call of members present, reviewed the agenda, noting that the GMP discussion will focus on the COVID-19 impacts and then the orchestra pit update will be the second agenda item.

Chair Lovallo then turned to the first agenda item.

**II. Minutes of Previous Meetings**

These will be reviewed at the next meeting on July 8 as the Committee did not have a chance to review them.

**III. Discussion on Components of GMP**

Chair Lovallo confirmed that all of the GMP related issues have been addressed, with the exception of how to deal with the cost impacts of COVID-19. He explained how some of the COVID expense impacts could be reimbursed. Those impacts will need to be continuously evaluated and reviewed every three months. Town Counsel and Skanska's own counsel have both been consulted in this process and support the version that Committee members were sent last night. He noted that both sides have an opt out option, should both sides not reach an agreement on future COVID expenses.

Mr. Craft stated that the document seems reasonable from Skanska's perspective and that all share the hope that the impacts will not be significant, going forward. Skanska has been committed to adhering



to state and industry guidelines from the beginning. It's been a complex learning curve, he added, because the guidelines have shifted and the situation has been fluid.

Mr. Gatzunis provided a brief FEMA overview. Mr. Marshall stated that the reimbursement application has been submitted via the CARES Act Reimbursement Grant; he provided additional information on the submission process. The town could receive up to \$2.3M and has requested \$900K thus far. It is not clear which elements of the COVID impacts will be reimbursable. Chair Lovallo clarified that this will be a grant and that this grant funding will not impact the MSBA reimbursements.

Ms. Schreiber asked clarifying questions about the overall town reimbursement requests and allocations versus building project grant allocations as well as the funding approval process. The overall allowance was explored. Ms. Schreiber expressed her concerns about the process (pre and post approval), the ongoing COVID expenses, and about the impact to the contingency fund. Chair Lovallo provided answers to address her concerns including the approval process, the "pandemic standards", the level of scrutiny that is being applied, and Skanska's role in managing the COVID related extra work.

Mr. McLaughlin then asked clarifying questions, as well. He expressed concern about the process and the lack of a cap, i.e., overspending on the project. Chair Lovallo noted that the GMP is being managed carefully, yet, it does not cover things that happen outside the scope of the project. Selectman Caputo asked about Belmont's arrangement for this project compared to what is happening across the state. Mr. Craft provided some additional information on COVID's impacts on other projects. Mr. Loring noted that Skanska is working on and updating its COVID management plan. The situation has been extremely fluid. However, the current plan will likely be modified on a three - month basis.

Mr. Gatzunis added that Daedalus recently attended an MSBA round-table presentation specifically on COVID's impact on construction sites. The costs going forward should be rolled into the already established "best practices", e.g., wearing face shields. He discussed some of the guidelines that were discussed at that meeting, the taking of temperatures, for example.

Ms. Bowen expressed concerns about the COVID costs rolling out over time and the impact on the contingency fund – which, she said, seems to be dwindling. Chair Lovallo noted that the focus has been on the GMP, however, the change orders are piling up and will definitely impact the contingency fund. He said the anxiety people are feeling is understandable, and it should be OK, if COVID does not continue to take funding away from the contingency fund.

Ms. Thurston said she is comfortable with the GMP and how COVID is dealt with in the GMP. There are a lot of uncertainties and the GMP is written to deal with those uncertainties.

Chair Lovallo provided additional reassurance and information concerning COVID's impact on the project and how it was dealt with in the GMP.

#### **IV. Public Comments**

There were none.

#### **V. Approval of GMP**



Chair Lovallo asked for a motion.

*Mr. Mooney moved:* To approve the GMP document inclusive of the COVID-19 language, in note six of the Assumptions and Clarifications section.

The motion passed with one abstention.

## **VI. Decision on Orchestra Pit**

Chair Lovallo discussed the new auditorium and provided information concerning the orchestra pit. The orchestra pit has been allowed for. He also briefly reviewed the following: the temporary ramp, the manual platform covering, and the guardrail. Currently there is a hole in the ground.

He then showed the Orchestra Pit summary option document that was explored in October 2019. He reviewed the additional options (which will allow for a Pit) with the associated costs, in the document dated today, June 17, 2020.

Chair Lovallo reviewed each of the various options, scenarios, and associated costs, including money that was already spent (\$61K).

The Committee asked clarifying questions concerning the Pit options including inquiries about the design, the costs, and what can be done if the Pit is postponed down the road. Overall, the Committee expressed its support for option 4 if funds are available. Mr. McLaughlin expressed support for option 0, i.e., not spending any more money at this point. He expressed concern that we are on a slippery slope by continuing to spend money on this. Chair Lovallo acknowledged that it is costing money to hold this open as an option.

## **VII. Comments from Belmont Residents**

Ms. Boyle expressed support for the pit stating that it is a fundamental part of the project.

Ms. Brusch said that today's vote is to make the final decision in October. She clarified: today's vote is to preserve the pit option if the funding is there in October. Chair Lovallo agreed and offered language for the motion.

Mr. Thayer reminded the Committee of the savings that solar panels will provide.

### ***Motion Concerning the Orchestra Pit***

*Mr. McLaughlin moved:* To approve the expenditure of \$52,469 to preserve options that will support an orchestra pit option – to be decided later in the project.

The motion passed unanimously.

## **VIII. Other/New Business**

None.

## **IX. Next Full Building Committee Meetings:**

Wednesday    July 8, 2020                      at 8:00 a.m.                      Virtual                      [103]



Wednesday	July 22, 2020	at 8:00 a.m.	Virtual	[104]
Wednesday	August 12, 2020	at 8:00 a.m.	Virtual	[105]
Wednesday	Sept. 9, 2020	at 8:00 a.m.	Virtual	[106]

**X. Related Meeting Documents**

1. Belmont COVID GMP Provision 6-16-20
2. October 2019 Belmont Auditorium Orchestra Pit Options
3. Orchestra Pit Option Summary
4. Orchestra Pit Design Layout

**XI. Adjournment**

The meeting ended at 9:30 a.m. by Member McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved: Christopher R. Messer      08/13/2020  
Chris Messer, Secretary      Date