

**BELMONT MIDDLE HIGH SCHOOL BUILDING COMMITTEE**  
**FINAL MEETING MINUTES**  
August 28, 2019  
Homer Building Gallery  
6:30 PM

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BELMONT, MA  
2019 SEP -6 AM 9:51

**Meeting #79**

*Committee Members Attending:* Chair Lovallo; Members John Phelan, Pat Brusch, Mike McAllister, Tom Caputo, Diane Miller, Emma Thurston, Jamie Shea, Kate Bowen, Ellen Schreiber, Patrice Garvin (Chris Messer arrived at 7:10 PM)

*From Daedalus:* Shane Nolan

*From Skanska:* Mike Morrison

*From Perkins+Will:* Brooke Trivas, Patrick Cunningham, Rick Kuhn, Vital Albuquerque, Jeff

*BMHSBC Members Absent:* Joe DeStefano, Joel Mooney, Steve Dorrance, Bob McLaughlin

There were roughly five citizens in attendance at this meeting.

**I. Call to Order**

The meeting was called to order at 6:35 p.m. by Chair Lovallo. He began by reviewing the evening's agenda and turning to the first item.

Superintendent Phelan discussed the current state of the high school as it is prepared to open one week from today. He noted that the staff and incoming freshman orientation will be held at the High School this week. Chair Lovallo thanked the multiple town departments and the construction team for the coordinated effort it has taken to get the school ready for staff and students. Chair Lovallo explained how to access the website and the webcam for construction updates. Superintendent Phelan and Chair Lovallo discussed the noise and vibration level inside the school from the pile driving which seems to not be a problem at this time.

**II. Minutes of Previous Meetings**

*Ms. Shea moved:* To approve the Minutes of 8/14/19.

The motion passed unanimously by all those present at the 8/14 meeting.

Chair Lovallo acknowledged Lucas Tragos, recipient of the Hometown Media Award, for the video work he did related to the school building project.

**III. Value Engineering (VE) Discussion**

Chair Lovallo explained what the construction budget is, and what the Committee needs to examine to come to budget (the budget is currently about \$19M over, which is just under 10 percent). The construction budget is \$237M.

Ms. Shea asked how the contingency fund is related to this budget; Chair Lovallo explained how the

contingency fund works. Mr. Morrison explained the escalation costs for the project, how they are related to the construction market in the Greater Boston Area, and how it has affected the budget. Mr. Morrison then explained how the estimates work prior to putting out a bid to the contractors and the value of having multiple estimates.

Chair Lovallo explained how market factors affect pricing, as well as scope creep, unit pricing, missed value engineering, detail development, and construction logistics. He discussed that the concrete estimate came in \$4.4M *over* the concrete budget, however the steel package came in \$2.5M *under* budget.

Ms. Garvin asked if any town constraints for construction would have an impact on the budget. Mr. Morrison explained how the bid packages work with regard to labor and hours worked.

Ms. Schreiber asked how many more estimates have to be done before going out to bid. Chair Lovallo said one more, at 90% reconciliation.

Superintendent Phelan reiterated that the budget number of \$295M does not change.

Chair Lovallo discussed how the budget will be balanced through the VE process. The prior VE list will be reviewed as will the major themes, e.g., the building envelope, building interiors, site, systems (mechanical, electrical, fire, plumbing, lighting), phasing/logistics, structure, and allowances.

Ms. Trivas and Mr. Morrison discussed how the design and construction team are working together to find ways to bring the project to budget.

Chair Lovallo discussed how the implementation of the VE decisions can be tracked to ensure that the anticipated results are realized. The time frame for which these decisions must be made will also be tracked.

Ms. Trivas and Mr. Kuhn presented exterior changes to the building. The first change was reducing the glass at the stairway end façade and replacing it with brick.

Ms. Bowen asked how the changes made may impact the building's energy efficiency.

Mr. Kuhn explained how the building base material could be changed to masonry/precast instead of cement panel. He then discussed removing the outdoor pond terrace at the central dining area. He noted that the alternative has not been fully designed. Chair Lovallo noted that removing the canopy affects shading inside the building. Mr. Kuhn discussed revising the number of vertical sunscreens at the HS drop off area, removing all horizontal sunscreens except for south facing, and reducing the glazing area in the classroom windows from 20' to 16.8'. He then discussed removing the middle school canopy, reducing the first floor windows at the music and band façade, using masonry in lieu of curtain wall, removing the roof terrace on the 4<sup>th</sup> floor, and removing skylights. Some members of the committee expressed concern that removing the skylights will make the internal space too dark. Ms. Trivas discussed a \$500,000 savings by not replacing the kalwall of the existing fieldhouse. Chair Lovallo asked to have a lifecycle evaluation of the current wall to determine when it may need to be replaced.

#### **IV. Comments from Belmont Residents**

Ms. Ann Paulson asked about pedestrian access to the school. Chair Lovallo explained that communication has and will continue to go out encouraging students to walk to school.

Mr. Fred Paulson asked about the schedule going forward for the project and when the BMHSBC will be meeting in the future. Chair Lovallo listed the upcoming meetings through September 18. He briefly discussed when the next estimate will be reconciled to be able to go out to bid in December.

**V. Other/New Business**

None.

**VI. Next Full Building Committee Meeting**

Wednesday,	Sept. 4, 2019	6:30 p.m.	Homer Building, 3 <sup>rd</sup> Floor
Tuesday,	Sept. 10, 2019	7:00 p.m.	CMS, Joint Meeting with School Committee
Wednesday,	Sept. 18, 2019	7:30 a.m.	Homer Building, 3 <sup>rd</sup> Floor

**VII. Related Meeting Documents**

**1. P&W Presentation on Exterior VE Solutions**

2.

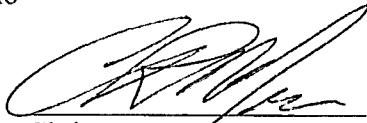
**VIII. End Meeting**

The meeting ended at 9:03 p.m. by Mr. Phelan.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

Date

