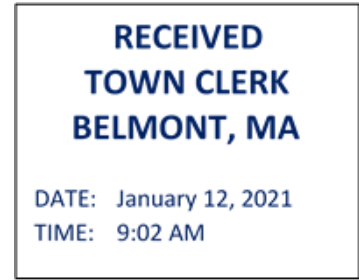


BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
Friday, December 11, 2020
Virtual Zoom Meeting
8:00 AM



Meeting #110

Committee Members Virtually Attending:

Chair Lovallo; Members, Tom Caputo, Mike McAllister, Bob McLaughlin, Ellen Schreiber, Emma Thurston, Joel Mooney, Jon Marshall, Kate Bowen, Joe DeStefano, Patrice Garvin, Jay Marcotte

From Daedalus: Tom Gatzunis, Justin Ferdenzi, Sandra Saccone, Donald White, Tony DelGreco

From Perkins+Will: Vital Albuquerque, Brian Spangler

From Skanska: Mike Loring, Jim Craft

Members Absent: Jamie Shea, John Phelan, Chris Messer, Diane Miller, Pat Brusch

I. Call to Order

The meeting was called to order at 8:06 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. Meeting materials will be posted on the BMHSBC website, shortly after the meeting. He also advised residents that they can click into the meeting during resident comment time by pressing #9.

Chair Lovallo took attendance via roll call, reviewed the agenda, and then reviewed the upcoming meeting dates.

II. Next Full Building Committee Meetings

Friday	Dec. 18, 2020	at 8:00 a.m.	Virtual	[111]
Thursday	Jan. 14, 2021	at 8:00 a.m.	Virtual	[112]
Thursday	Jan. 21, 2021	at 8:00 a.m.	Virtual	[113]
Wed.	Feb. 10, 2021	at 8:00 a.m.	Virtual	[114]

Brief Project Updates:

Chair Lovallo thanked the Superintendent and the School Committee for giving him a chance to provide an update on the project at a recent School Committee meeting. He stressed that the project is both on time and on budget. The project timeline is multifaceted – fall 2021 the high school will open and fall of 2023 the middle school will open. The project has faced obstacles and has worked hard to overcome those obstacles. He thanked those who have worked hard (e.g., the design and construction team). Concerning the budget, he reiterated that the project is on budget: \$295M is the number that will be held to. However, there are many budgets within that overriding budget and sometimes they go over and need to be adjusted by transferring funds from contingencies within the overall Project budget.

III. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 11/25/20.
The motion passed unanimously, by those present at the meeting.

IV. Update on Project Cost Events

Mr. Ferdenzi began by noting that the Propay reimbursements have not changed (since he last reported out) due to the Thanksgiving holiday. Concerning the Contingency Expenditure Log, Mr. Ferdenzi noted that the delta is in flux as numbers come in and drop off. Chair Lovallo reviewed the *submitted* and *pending* PCOs. In answer to a Committee member's question, he explained what some of the contingency changes are due to and added that while the numbers are large, they are in a "healthy" range. Selectman Caputo posited that with regard to drawing on the contingency fund, it seems we are on the downward trend. Chair Lovallo agreed that most of the large items that have impacted the contingency fund have occurred already. Mr. White and Mr. Gatzunis both agreed.

Mr. Ferdenzi then summarized the *Total Project Cost Summary* document including the GMP benchmark. He noted that \$242M is the current contract value. Approved PCOs total \$2.1M and are built in to the GMP. Mr. Albuquerque reviewed several items that needed to be adjusted (e.g., PR46, CCD 217, CCD 209, etc.). He also explained a negative number (credit) concerning the casework veneer selection, which is a natural veneer.

Mr. Ferdenzi next summarized the Owners Allowance Log – including the values. He also reviewed the CM Contingency balances. Chair Lovallo noted how certain items are moved around and itemized. Mr. Loring provided additional information on the Contingency document. Chair Lovallo reviewed the GMP construction costs and their impact on the CM Contingency and Owner Allowances. Mr. Gatzunis stressed that all of these numbers are within the overall total project budget (\$295M).

Mr. Ferdenzi informed the Committee that the project is at 40 percent construction completion at \$242M.

Potential Change Orders from the Construction Cost Summary document:

Mr. Gatzunis explained how the change orders impact the GMP through the MSBA propay process. The MSBA no longer wants the change orders to be filed by trade. The MSBA will now hold out the change orders and contingency fund requests, which makes the monthly reconciliation much more challenging. This will make it easier for the MSBA, added Chair Lovallo. All of the change orders need to be meticulously tracked for eligibility and for reimbursement purposes.

V. Prime Contract Change Order Approval #10

Mr. Albuquerque reviewed several items from Change Order #10, which total \$201,003.00.

Selectman Caputo moved: To approve Prime Contract Change Order #10 in the amount of \$201,003.00.

The motion passed unanimously, by those present at the meeting.

Chair Lovallo briefly discussed four options for where cost change money could possibly come from

(where it could be drawn from). Ms. Schreiber requested to see those four options written out together in a summary chart. Chair Lovallo indicated that the requested summary would be included on the monthly Project Cost Events document.

VI. Construction Update

Mr. Loring provided a review of work that occurred in November at the various building areas, e.g., masonry on the A wing, metal panel curtain wall, C wing curtain wall, etc. He noted that COVID-19 changes are being dealt with on a daily basis. He reviewed indoor work in buildings C, B and A. The goal is to stay on schedule and to take advantage of the mild winter weather days before the brutal January weather arrives. He described what is on the docket for December, e.g., continued masonry work and inside work, as well.

He then reviewed several photographs of work being done, including the indoor classrooms, windows, and the auditorium ceiling. Phase one is now moving into finishes.

Mr. Loring noted that COVID-19 protocols that are being strictly adhered to. He and the construction team are following state guidelines carefully. The COVID positive numbers are up across the country, the state, and with this project, as well. Mr. Gatzunis added more details concerning contact tracing.

VII. Project Schedule Update

Mr. Loring reviewed the schedule for 2020, noting that the project is currently on schedule – although there will be a three-day delay this month.

Site Visit

Chair Lovallo suggested another site visit for the Committee in January. He noted that 3:00 would be a good time, given how early the days become dark.

He proposed a site visit for: **Tuesday, January 5 at 3:00.** (If necessary, Wednesday the 6th will be the backup date.)

VIII. Treasurer's Report

Ms. Thurston informed the Committee that the following Invoices are ready for their approval:

Invoice 1: Anderson and Kreiger (legal services)

Mr. McLaughlin moved: To approve the Invoice of \$290.00.
The motion passed unanimously.

Invoice 2: Eagle Leasing (storage container fees)

Mr. McLaughlin moved: To approve the Invoice of \$297.00.
The motion passed unanimously.

Invoice 3: Eagle Leasing (storage container fees)

Mr. McLaughlin moved: To approve the Invoice of \$99.00.
The motion passed unanimously.

Invoice 4: Perkins & Will (design service fees and FFE)

Mr. McLaughlin moved: To approve the Invoice of \$201,205.00.
The motion passed unanimously.

Invoice 5: Skanska (construction bill)

Mr. McLaughlin moved: To approve the Invoice of \$7,699,189.00.
The motion passed unanimously.

Invoice 6: UTS (third party inspections for soil, concrete, and steel)

Mr. McLaughlin moved: To approve the Invoice of \$8,623.14.
The motion passed unanimously.

Cares Act Update

Chair Lovallo noted that the costs related to COVID have been paid from a separate fund, one that is funded through the Cares Act. These costs that come out of the Cares Act funding will be in addition to those funds approved by Town Meeting, and will be separately tracked in the Project Costs Summary.

IX. Summary of Selected Subcontractor Awards

Chair Lovallo explained that the state's procurement laws require that the subcontract awards for construction be posted publicly. Ms. Saccone reviewed the list of subcontractors which includes the trade description, who the subcontractors are, and the award dates. This document will be posted on the Building Committee's website.

X. Comments from Belmont Residents

None.

XI. New Business/Other

At next week's meeting (Friday, Dec. 18), the Committee will meet to discuss FF&E and an update on building ventilation.

XII. Related Meeting Documents

1. School Project Construction Update
2. Total Project Cost Summary
3. Project Schedule Update
4. Skanska Prime Contract Change Order Number 10
5. Selected Subcontractor Awards

XIII. Adjournment

The meeting ended at 9:47 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved: Christopher R. Messer 1/12/2021
Chris Messer, Secretary Date