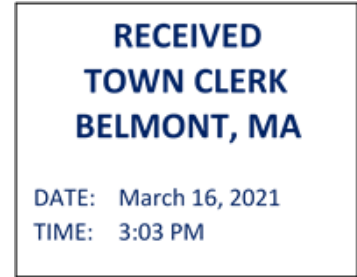


BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
Thursday, February 11, 2021
Virtual Zoom Meeting
8:00 AM



Meeting #115

Committee Members Virtually Attending:

Chair Lovallo; Members, Tom Caputo, Mike McAllister, Bob McLaughlin, Emma Thurston, Joel Mooney, Jon Marshall, Kate Bowen, Jamie Shea, John Phelan, Chris Messer, Pat Bruschi, Jay Marcotte, Diane Miller, Joe DeStefano

From Daedalus: Tom Gatzunis, Justin Ferdenzi, Sandra Saccone, Tony DelGreco, Sidni Bragg

From Perkins+Will: Vital Albuquerque, Brian Spangler

From Skanska: Mike Loring, Jim Craft

Members Absent: Patrice Garvin, Ellen Schreiber

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. 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 turned to the first item on the agenda.

II. Next Building Committee Meetings

Friday	March 12, 2021	at 8:00 a.m.	Virtual	[116]
Friday	April 9, 2021	at 8:00 a.m.	Virtual	[117]

III. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 2/4/21, as amended.
The motion passed unanimously, by those present at the meeting.

IV. Update on Project Cost Events

Ms. Bragg introduced herself. She oversees the MSBA Propay system and logs the financial submissions from Daedalus as the Owner's Project Manager. She is the liaison with Belmont's

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Treasury Department in processing project related bills.

Next: Mr. Ferdenzi noted some budget updates. Change order updates will be sent to the MSBA on a quarterly basis, while related reimbursements will occur at the end of the project (during the final audit). Ms. Bragg noted that the MSBA will be paying out \$7.2M tomorrow. She discussed details relating to the reimbursement process noting again that the MSBA will not be reimbursing change orders until the final audit. Mr. Ferdenzi then reviewed the Contingency Expenditure Log, noting the balance of \$9,320,300. He explained various PCCOs and explained the fluctuation in the numbers.

Mr. Ferdenzi next reviewed the Owners Contingency, the Owners Construction Contingency, Owner's Allowances, and the Construction Manager's Contingency. He discussed various balances, projected totals, and the overall impact on the GMP. Mr. Mooney clarified that as of now, at the end of the project, it looks like there will be \$10M remaining in contingency. Mr. Loring agreed but added that some of this \$10M is likely to be used before the project is complete. Mr. Gatzunis added that the high school is about 70 percent complete, but the budget projections are at 50 percent. Projected and current values were explored and clarified.

Mr. Ferdenzi then touched on the Owner Allowance Summary, noting that it is difficult to put a hard number on it because the allowance was set up based on anticipated costs and it is likely that most of these will be used. He reviewed the current GMP value. Regarding the Owner Allowance Summary document, it was suggested that zeros be used where there are currently dashes if the values are expected to be zero.

Mr. Albuquerque reviewed PCO 263 (\$417,691) concerning the pool underground and vent line. Work related to the pool vent line involved extensive excavation and plumbing work as well as adding a sump pump for drainage. Chair Lovallo thanked the Office of Community Development for their support in this undertaking. He and Mr. Gatzunis both provided more details on what was involved in this process, e.g., the plumbing inspection and the town's sanitary sewer system descent decree. Mr. Albuquerque added that there would have been incurred costs regarding this issue as well as impacts to the operating budget had it not been dealt with at this time and with this solution.

Chair Lovallo reviewed Requisition #25.

V. MSBA Project Funding Agreement (PFA) Amendment

Ms. Bragg began by reviewing the 2018 PFA numbers. Chair Lovallo reiterated that the total project budget number remains the same: \$295,159,189. Ms. Bragg noted that the maximum funding grant from MSBA has been reduced by \$1.2M due to itemization of ineligible costs in the GMP, which differs from the SD estimate upon which the PFA was based. The amount of \$1.2M reflects an overall Belmont funding change – i.e., an increase. To clarify: Belmont is now responsible for \$215,722,924, which is \$1.2M more than was anticipated back when the numbers were presented to Town Meeting. Ms. Bragg explained where the \$1.2M is coming from (Division 31 - Earthwork) and how this adjustment impacts the reimbursements. She said it is not uncommon in building projects of this size for the original estimates to need to be adjusted once the project is well underway, based on detailed analysis of GMP numbers by MSBA.

The Committee asked clarifying questions concerning the updated PFA. The Cares Act money and its
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relationship to reimbursements was explored. Chair Lovallo noted that the Cares Act funding of COVID-19 expenses from 2020 – totaling \$300,000 – helps to offset the \$1.2M increase, effectively reducing the increase to \$900,000. Ms. Bragg will work with Chair Lovallo to create a summary outlining the impact of the increase on Belmont taxpayers. Chair Lovallo then explained the Budget Revision Request document.

Mr. Messer moved: To accept the Budget Revision Request #3.
The motion passed unanimously, by those present at the meeting.

VI. Change Order Approval for PCCO #13

Mr. Albuquerque reviewed several of the larger items from Change Order #13, which totals \$768,306.00. He reviewed new wall and soffit levels, pool exhaust duct risers, radiant flooring manifold coordination, field house rain leaders, lavatory floor mounted sinks, and forbo adhesive.

Ms. Brusch moved: To approve Prime Contract Change Order #13 in the amount of \$768,306.00.
The motion passed unanimously, by those present at the meeting.

VII. Treasurer's Report/Update

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

Invoice 1: Daedalus (monthly fee)

Ms. Brusch moved: To approve the Invoice of \$132,000.00.
The motion passed unanimously.

Invoice 2: Daedalus (monthly fee)

Ms. Brusch moved: To approve the Invoice of \$132,000.00.
The motion passed unanimously.

Invoice 3: Eagle Leasing (storage container fees)

Ms. Brusch moved: To approve the Invoice of \$198.00.
The motion passed unanimously.

Invoice 4: Eagle Leasing (storage container fees)

Ms. Brusch moved: To approve the Invoice of \$129.00.
The motion passed unanimously.

Invoice 5: Eagle Leasing (storage container fees)

Ms. Brusch moved: To approve the Invoice of \$99.00.
The motion passed unanimously.

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Invoice 6: Perkins & Will (design service fees)

Ms. Bruschi moved: To approve the Invoice of \$368,953.00.
The motion passed unanimously.

Invoice 7: Skanska (construction bill)

Ms. Bruschi moved: To approve the Invoice of \$8,324,955.00.
The motion passed unanimously.

Invoice 8: UTS (third party inspections for soil, concrete, and steel)

Ms. Bruschi moved: To approve the Invoice of \$1,171.00.
The motion passed unanimously.

VIII. Construction Update

Mr. Loring provided a review of work that occurred in January 2021 at the various building areas (A, B, C). He noted that a second shift started in January (the second shift begins 3:00 PM and ends at 11:00 PM). Mr. Craft added that Covid is impacting the availability of subcontractors (i.e., there are fewer available now). Mr. Loring reviewed work done with the Fire Department concerning on-site fire prevention. He then provided a brief summary of work occurring throughout February. He showed several “progress photos” of both the exterior and the interior of the building.

IX. Project Schedule Update

Mr. Loring reviewed the schedule for 2021 (it is the same schedule as last month – which he explained). It was noted that the project is currently on schedule, with an expected Certificate of Occupancy date of August 18, 2021, with a post Labor Day start of school.

X. Comments from Belmont Residents

Ms. Pargoli raised a question concerning the pool drainage water issue and potential charges due to additional discharge into the sanitary sewer system. Chair Lovallo noted that there is not an additional drainage fee cost as a result of the proposed drainage approach.

XI. New Business/Other

None.

XII. Related Meeting Documents

1. School Project Construction Update
2. Total Project Cost Summary
3. Project Schedule Update
4. Skanska Prime Contract Change Orders Number 13

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5. MSBA PFA Bid Amendment
6. MSBA BRR #03

XIII. Adjournment

The meeting ended at 10:00 a.m. by Mr. Messer.

Respectfully submitted by:

Lisa Gibalerio

Approved: Chris Messer
Chris Messer, Secretary

03/16/2021
Date

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