

**BELMONT MIDDLE HIGH SCHOOL BUILDING COMMITTEE**  
**FINAL MEETING MINUTES**  
**September 4, 2019**  
**Homer Building Gallery**  
**6:30 PM**

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BELMONT, MA

2019 SEP 12 PM 2:30

**Meeting #80**

*Committee Members Attending:* Chair Lovallo; Members John Phelan, Pat Brusch, Mike McAllister, Tom Caputo, Diane Miller, Emma Thurston, Jamie Shea, Ellen Schreiber, Patrice Garvin, Joel Mooney, Steve Dorrance, Bob McLaughlin, Kate Bowen

*From Daedalus:* Tom Gatzunis

*From Skanska:* Mike Morrison, Jim Craft, Helene Guezennec

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

*BMHSBC Members Absent:* Joe DeStefano

There were roughly four 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.

**II. Minutes of Previous Meetings**

*Mr. McLaughlin moved:* To approve the Minutes of 8/21/19, as amended.  
The motion passed unanimously by all those present at the 8/21 meeting.

*Ms. Thurston moved:* To approve the Minutes of 8/28/19.  
The motion passed unanimously by all those present at the 8/28 meeting.

***First Day of School Update:***

Superintendent Phelan noted that yesterday's Steering Meeting with the Design and Construction Team went really well. He thanked the Design Team for their efforts in welcoming the students. He then provided a brief summary of the in and out of the building logistics, on the first day of school. He noted that the Police presence was effective and appreciated. Overall, the morning went well. There was a bit of a bottleneck at the release time and adjustments can be made to mitigate that bottleneck.

Chair Lovallo thanked the DPW for the street signs. Ms. Shea noted that the pile driving noise was not too loud and that she and her students were unaware that it was happening.

***Construction Update***

Mr. Morrison stated that 133 piles have been placed, which is almost a fourth of the way there. He added that demolition of the pool building is complete and final application of waterproofing is nearly

complete.

### III. Value Engineering (VE) Discussion

Ms. Trivas informed the BMHSBC that the overall schedule would be discussed (by Daedalus) as will the overall process, VE target numbers, exterior costing, and interior VE items.

Mr. Gatzunis provided a brief summary of what Daedalus will cover over the next few meetings.

Chair Lovallo thanked Mr. Gatzunis for his work and acknowledged all of his demanding FEMA responsibilities. Mr. Gatzunis explained what the FEMA work involves (swift water and still water, search and rescue efforts, etc.).

Mr. Craft provided a summary of how the VE process is moving forward. He explained several aspects of the process, e.g., valuing of certain areas, grouping items together, looking at photos, creating sketches, hearing presentations, pricing estimates, analyzing all of the data. It takes time to make the appropriate decisions concerning what is taken out of the building. He then explained the OME process (Order of Magnitude Estimate). This work, he added, will help to develop the VE road map.

Chair Lovallo added that durability, maintenance costs, and impact on the operating budget are all factors that are also under consideration. Mr. Craft reviewed a VE “road map” concerning the following areas: exterior, interior, systems, site/structure, phasing/logistics, and general conditions – all of which will be analyzed for potential VE adjustments.

Chair Lovallo clarified that Committee members do have a say in the VE adjustments. Mr. Messer asked for clarification on the “target” number. Can we be better than the target number, he asked? Ms. Shea asked how the target numbers were arrived at. Mr. Craft explained why certain areas were “targeted” for savings. Mr. Gatzunis noted that there is some flexibility on the VE adjustments based on the Committee’s feedback. Ms. Trivas reiterated that the Committee can give input into the process. Ms. Schreiber asked if \$19.2M would be the target number, i.e., the total number of cuts when added together? Chair Lovallo stated that while \$20M was mentioned last week, the target number is currently \$19.2M, and that (\$19.2) is what MSBA is asking for to make sure the project is on budget. He expressed his desire to hit the \$19.2M number. Mr. McAllister asked when the VE decisions would need to be made by? Chair Lovallo explained the advantages to making the VE decisions sooner.

The Committee discussed the target number of \$19.2M, the VE process, and the potential “add alternates”.

Mr. Cunningham reviewed the Interior VE cost reductions strategies for the following eight categories:

1. ceiling
2. flooring systems
3. lighting fixtures
4. wall construction and finishes (tile, paneling)
5. glass walls and rails (glazing)
6. casework (mill work, moldings)

7. fire control doors (simplify and reduce scope)
8. Misc. scope adjustments

Mr. Cunningham then reviewed each of the eight categories noted above. He discussed where the *specific* cost reduction changes (VE adjustments) would be made. Committee members requested to know *specific* dollar amounts whenever possible. i.e., the order of magnitude savings. The Committee discussed the pros and cons (and potential cost savings) of various materials, e.g., tile, drywall, sheet rock, tack board, panels, and solid transom. Glass railings, wood finishes, steel frames and other attributes to the hallway and stair areas were also discussed. Casework removal, within the classrooms, was next explored. Under miscellaneous scope adjustments, Mr. Cunningham mentioned a reduction to door side lights, catwalk reductions in the auditorium, rear counter data, replacing tile with polymer grout, the elimination of classroom audio systems, and the elimination of operable classroom partitions. These proposals were discussed and the Committee asked several clarifying questions.

Ms. Trivas stressed that there is not a lot of “fluff” throughout this project. Therefore, the decisions of where to cut and what to cut will be tough, going forward. Next week, the actual cost numbers will be made available.

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

Ms. Julie Crockett noted that, as a taxpayer, the cutting may need to be more aggressive, going forward. The orchestra pit should not be “on the bubble”; there are other items that can be reduced.

Ms. Mary Kennedy said that the systems (e.g., mechanical, electrical, etc.) need to be looked at for cutting. Chair Lovallo replied that they will be. She asked about light fixtures. She suggested that a list of alternates be created to replace that which is being cut.

Mr. Phil Thayer asked if it was possible to reduce the size of the Atrium area. Chair Lovallo said yes, that it could be reduced in size.

#### **V. Other/New Business**

None.

#### **VI. Next Full Building Committee Meeting**

Tuesday	Sept. 10, 2019	7:00 p.m.	CMS, Joint Meeting with School Committee
Wednesday	Sept. 11, 2019	7:30 a.m.	Homer Building, 3 <sup>rd</sup> Floor
Thursday	Sept. 19, 2019	6:30 p.m.	Homer Building, 3 <sup>rd</sup> Floor

#### **VII. Related Meeting Documents**

1. Interior Value Engineering Presentation (Perkins & Will)

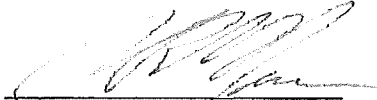
#### **VIII. End Meeting**

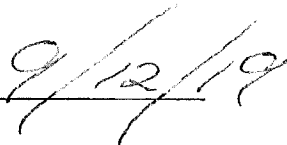
The meeting ended at 9:13 p.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

  
Date