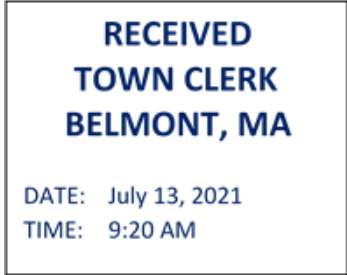


BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
Final Meeting Minutes
Thursday, June 10, 2021
Virtual Zoom Meeting
8:00 AM



Meeting #123

Committee Members Virtually Attending:

Chair Lovallo; Members, Tom Caputo (left at 9:30), John Phelan, Bob McLaughlin, Emma Thurston, Joel Mooney, Kate Bowen (joined at 8:15), Pat Bruschi, Diane Miller (left at 9:50), Ellen Schreiber, David Blazon

From Belmont: Jon Marshall

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

From Perkins+Will: Vital Albuquerque (joined at 8:50), Brian Spangler, Jennifer Miller, Christina Strid

From Skanska: Mike Loring, Jim Craft, Paige Matthews

Members Absent: Patrice Garvin, Chris Messer, Joe DeStefano, Mike McAllister

I. Call to Order

The meeting was called to order at 8:01 a.m. by Chair Lovallo. He acknowledged the Belmont Media Center (specifically, Julie from BMC) and Jon Marshall for their assistance and technical support. He then 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

Thursday	July 8, 2021	at 8:00 a.m.	Virtual	[124]
Thursday	August 12, 2021	at 8:00 a.m.	Virtual	[125]

Chair Lovallo informed the Committee that Zoom meetings will continue throughout the summer.

III. Building Committee Site Tour

Chair Lovallo noted that the Committee will tour the building on Thursday, June 24, 2021 at 4:30 PM. He encouraged Committee members to attend; everyone will meet in the front of the building. He also

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noted that he will extend that invitation to the School Committee members.

IV. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 5/26/21, as amended.

The motion passed via a roll call vote of 10-0-1. (Yes: Lovallo, Thurston, Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, McLaughlin, Schreiber
Abstain: Shea)

V. Update on Project Cost Events

Chair Lovallo began by informing the Committee that there are two new columns: *Projected Final Costs* and the *Delta* (shown in grey shading). He explained the purpose of the additional columns. The line items are tied into the ProPay system based on what is currently known and would need to be adjusted through the ProPay system via the MSBA if any adjustments were made, so his solution was to create two new columns for tracking. He confirmed that the Delta is essentially money that has been saved and becomes soft cost contingency.

Mr. Ferdenzi called attention to the total cost spent for the project, thus far. Reimbursements back from the state and the Covid Cares Act were noted as was the taxpayer contribution up to this point. Chair Lovallo stated that the Allowances and Contingencies with notation of the original, current, and projected values has been useful. He reviewed current tracking percentages.

Building Committee members asked clarifying questions concerning the owner's allowance, owner's contingency, etc.

Construction Cost Summary

Mr. Ferdenzi then reviewed the PCO log which shows the PCCOs to date. Chair Lovallo noted that only the previously approved PCCOs are currently reflected in this document; next month's summary will reflect the PCCOs that will be approved today. Mr. Loring provided some clarifying comments on cost projections and the impact on the GMP. Chair Lovallo noted other areas that are being adjusted on an ongoing basis as well. This document reflects the total project completion. He explained the retainage of funds for the punch list items. Ms. Schreiber asked clarifying questions which were addressed by Chair Lovallo.

VI. Change Order Approvals #19 (PCCO)

Mr. Albuquerque began by reviewing the larger items pertaining to Change Order #19, e.g., power for motorized shades, sink revisions for phase 2, pipe and ceiling coordination, millwork modifications, metals in the canopy/vestibule area, and fieldhouse ductwork revisions. The fieldhouse revision was briefly discussed. The concept of "value added" was briefly explored. Ms. Bruschi noted that efforts have been made to keep all of the items within the budget.

Mr. Caputo moved: To approve Prime Contract Change Order #19.

The motion passed via a roll call vote of 11-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, Schreiber)

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VII. Update on Bidding Progress for FF&E Bid Package 4

Ms. Strid provided a brief update on the FF&E bid package. She noted that during the first week of July the first furnishing shipment is expected. She reviewed the Budget Summary and the Purchase Order Packages by Manufacturer. She briefly discussed several budget details, including: the delta and the adjustment in contingency. She reviewed the breakdown chart of Package 4. Next, Ms. Strid ran through the Summary Schedule noting install, delivery, and punch list dates with the Certificate of Occupancy on 8/25. She provided more information on the Wenger furniture pieces amount (\$91,247.80) – which is higher than expected due to a price increase on their part. Chair Lovallo noted that these are value pieces.

VIII. Approval of Bid Package 4 for FF&E

Mr. McLaughlin moved: To approve Bid Package 4A School Furnishing in the amount of \$13,015.00.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Mr. McLaughlin moved: To approve Bid Package 4B COP n the amount of \$6,688.11.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Mr. McLaughlin moved: To approve Bid Package 4C Falcetti n the amount of \$21,827.48.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Mr. McLaughlin moved: To approve Bid Package 4D School Furnishings in the amount of \$1,546.96.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Mr. McLaughlin moved: To approve Bid Package 4E Wenger in the amount of \$91,247.80.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Mr. McLaughlin moved: To approve Bid Package 4F AET Labs in the amount of \$6,507.70.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Mr. McLaughlin moved: To approve Bid Package 4G AET Labs in the amount of \$19,104.10.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Mr. McLaughlin moved: To approve Bid Package 4H TW Promotions in the amount of \$34,571.52.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, Bowen, Shea, McLaughlin, Schreiber)

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Mr. McLaughlin moved: To approve Bid Package 4I Fischer Science Education in the amount of \$9,437.79.

The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Lovallo, Thurston, Phelan, Brusch, Miller, Blazon, Caputo, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Mr. McLaughlin moved: To approve Bid Package 4J Fischer Science Education in the amount of \$11,194.08.

The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Lovallo, Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Mr. McLaughlin moved: To approve Bid Package 4K WB Mason in the amount of \$19,799.00.

The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Lovallo, Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Mr. McLaughlin moved: To approve Bid Package 4L WB Mason in the amount of \$8,450.00.

The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Lovallo, Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Mr. McLaughlin moved: To approve Bid Package 4M COP n the amount of \$40,919.24.

The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Lovallo, Thurston, Phelan, Brusch, Miller, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

IX. Approval of Moving Services Vendors

Mr. White provided a quick update on the moving process. He noted that the moving vendor - Wakefield – will be providing moving supplies (e.g., crates and wrapping paper). The move is being planned for the week of June 21st with items being tagged and redistributed. Ms. Schreiber noted that the move has multiple stages: tagging for distribution location, tagging for other school districts, and items that will be disposed of. The public will get a chance to review the items. Wakefield will be moving items to the rink, for storage, over several days.

Mr. White reviewed the Summary of Moving Bids Process for Phase 1 document. He discussed the moving of chemicals (for disposal) and the need to move pianos. He then reviewed the budget numbers, including bids, estimates and updated costs to reflect the new bids.

Mr. McLaughlin moved: To approve the Moving Services for Northeast Piano Movers in the amount of \$1,750.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Lovallo, Thurston, Brusch, Miller, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Mr. McLaughlin moved: To approve the Moving Services for Triumvirate Environmental in the amount of \$9,196.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Lovallo, Thurston, Brusch, Miller, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

X. Treasurer's Report/Update

Ms. Thurston informed the Committee that the following Invoices are ready for their approval:
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Invoice 1: CHA (monthly draw)

Ms. McLaughlin moved: To approve the Invoice of \$132,000.00.

The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Miller, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Invoice 2: CHA (Interval Data Systems)

Mr. McLaughlin moved: To approve the Invoice of \$8,4000.00.

The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Miller, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Invoice 3: GateHouse Media (Bid Advertising)

Mr. McLaughlin moved: To approve the Invoice of \$54.98.

The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Miller, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Invoice 4: Koopman Lumber and Hardware (plywood for ice rink floor protection)

Mr. McLaughlin moved: To approve the Invoice of \$21,787.50.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Invoice 5: Perkins and Will (construction administration services)

Mr. McLaughlin moved: To approve the Invoice of \$200,945.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Invoice 6: Re-Stream (crates/dollies for April)

Mr. McLaughlin moved: To approve the Invoice of \$907.50.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Invoice 7: Re-Stream (crates/dollies for May)

Mr. McLaughlin moved: To approve the Invoice of \$4,645.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Invoice 8: Skanska (Pay Application #29)

Mr. McLaughlin moved: To approve the Invoice of \$6,595,217.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

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Invoice 9: UTS (third party inspections for soil, concrete, and steel - March)

Mr. McLaughlin moved: To approve the Invoice of \$2,365.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Invoice 10: UTS (third party inspections for soil, concrete, and steel – April)

Mr. McLaughlin moved: To approve the Invoice of \$3,759.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

Invoice 11: UTS (third party inspections for soil, concrete, and steel – May)

Mr. McLaughlin moved: To approve the Invoice of \$7,270.00.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Lovallo, Thurston, Phelan, Bruschi, Blazon, Mooney, Bowen, Shea, McLaughlin, Schreiber)

XI. Construction Update

Town Meeting Presentation:

Chair Lovallo noted that he provided a presentation to Town Meeting (TM). He briefly reviewed the slides he prepared for TM. He acknowledged the Committee and noted that at TM he was representing a dedicated group of Committee members.

Ms. Matthews began by noting that the Covid guidelines have been adjusted as a direct result of new state regulations. She noted other updates, roadways, curbing and the re-location of the trailers to the phase 2 location. She reviewed work performed in May throughout the building in areas A, B, and C, noting that they are moving toward punch-lists. She mentioned several look-ahead items for June in areas A, B, and C. Next, she showed several progress photos throughout the building, e.g. auditorium seating, casework, staircase, and ceiling areas.

XII. Project Schedule Update

Mr. Loring noted that the project remains on the same schedule presented last month. The project continues to project TCO (Temporary Certificate of Occupancy) in the last week of August, making way for teachers to start coming in to ready their spaces for the first day of school on September 9th. Turnover and demolition of the existing High School is still planned to start right after July 4th weekend.

XIII. Comments from Belmont Residents

Mr. Thayer inquired about the mention of surplus furniture being made accessible to the public and when that would occur. Ms. Schreiber noted that a specific date has not been confirmed but will use outlets such as social media and maybe mass emailing to get the word out once that date is confirmed. It is likely to be one of the last days of the week of June 28th.

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XIV. New Business/Other

None.

XIII. Related Meeting Documents

1. School Project Construction Update
2. Total Project Cost Summary
3. Project Schedule Update
4. Town Meeting Update 2021-06-07
5. Skanska Prime Contract Change Orders Number 19
6. FF&E Update
7. Phase 1 Summary of Moving Bids Process

XIV. Adjournment

The Chair ended the meeting at 10:11 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary

07/13/2021
Date