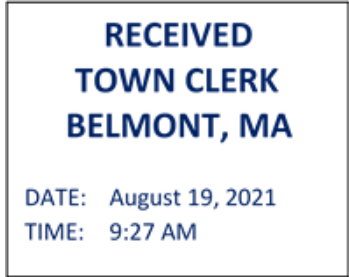


**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**

**Final Meeting Minutes  
Thursday, July 8, 2021  
Virtual Zoom Meeting  
8:00 AM**



**Meeting #124**

*Committee Members Virtually Attending:*

Chair Lovallo; Members, Tom Caputo, John Phelan, Bob McLaughlin, Emma Thurston, Joel Mooney, Kate Bowen, Pat Bruschi, Diane Miller, Ellen Schreiber, David Blazon, Joe DeStefano, Mike McAllister

*From Belmont TA Office:* Jon Marshall

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

*From Perkins+Will:* Vital Albuquerque, Brian Spangler, Christina Strid, Brooke Trivas

*From Skanska:* Mike Loring, Jim Craft, Paige Matthews

*Members Absent:* Patrice Garvin, Chris Messer, Jamie Shea

**I. Call to Order**

The meeting was called to order at 8:02 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**

Wednesday                      August 11, 2021                      at 8:00 a.m.                      Virtual                      [125]

Chair Lovallo informed the Committee that Zoom meetings will continue throughout the summer and that he and the Committee will evaluate fall meetings – whether to meet in person or to remain remote. He noted that he will schedule another new building tour in the not-too-distant future (perhaps late in August).

**III. Minutes of Previous Meetings**

*Mr. McLaughlin moved:* To approve the Minutes of 6/10/21.

The motion passed via a roll call vote of 11-0-2. (Yes: Lovallo, Thurston, Phelan, Bruschi,

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Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, Schreiber)  
Abstain: DeStefano, McAllister)

#### **IV. Update on Project Cost Events**

Mr. Ferdenzi began with FF&E updates and the adjusted deltas. The purchase orders have been updated. Chair Lovallo noted that there have not been additional MSBA reimbursements received at this time – and that two PCCOs are in the queue. He reviewed the taxpayer contributions to date. Mr. Ferdenzi then reviewed the approved owner and construction contingencies. Chair Lovallo reviewed the allowances and contingencies document: original, current and projected values.

Building Committee members asked clarifying questions concerning the owner's allowance, owner's contingency, projected values, soft costs, etc. Chair Lovallo suggested that about \$3.3M might be remaining at the end of the job.

Mr. Ferdenzi next reviewed the approved PCCO Log, noting that #20 and #21 have not been accounted for, as of yet. (They will be voted on this morning.) Chair Lovallo added that the deltas have been trending down. Mr. Ferdenzi reviewed the Owner Allowance Summary and the CM Contingency documents. Mr. Loring noted that while they are finishing Phase 1, they are also looking ahead to Phase 2 costs, potential contingencies, and projections. The Phase 2 look-ahead was briefly discussed. Chair Lovallo reviewed the Contractor's Application, to date. Mr. McLaughlin requested that these documents, as fiscally complex as they are, be sent to Committee members a bit earlier, to which Chair Lovallo agreed.

#### **V. Change Order Approvals #20 and 21**

##### *PCCO #20*

Mr. Albuquerque reviewed the major cost items pertaining to Change Order #20. He began with the miscellaneous field house coordination; Mr. McLaughlin raised a question concerning the process of approving the PCCOs. Perhaps some of these costs should not be placed on the taxpayers, he suggested. Chair Lovallo provided some feedback on the process.

Mr. Albuquerque continued with the review of the larger cost items, e.g., amended modifications per fee layouts (which was also discussed briefly), casework veneer selection, premium time costs (aka overtime), work for changes (Chair Lovallo explained the reasons we incurred costs to accelerate work, which was to save money in the long run). Mr. Loring explained the costs associated with the acceleration of the distribution and mechanical system. Next explored was the extension of the roadway stabilization detail. Mr. Gatzunis added information (regarding the materials) on this particular item and its related costs – which are not higher than usual, given what was needed. Chair Lovallo noted that he and Ms. Brusch thoroughly vet these items and ask many questions; this occurs before they are brought to the full Committee.

Mr. Albuquerque then discussed the Geothermal Glycol Specification change (i.e., the town water filtering system, pertaining to the water that is in place). Certain minerals had to be removed – i.e., required deionization. The last topic explained related to the Orchestra Pit implementation process.

*Mr. McLaughlin moved:* To approve Prime Contract Change Order #20, in the amount of  
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\$667,202.00.

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

*PCCO #21*

This pertains to the three-month Covid costs impact. Mr. Loring explained that there is a \$25,000 surplus in the Covid expense budget. He said he would like to keep the \$25K in the budget – just in case additional costs occur.

*Mr. McLaughlin moved:* To approve Prime Contract Change Order #21, in the amount of 0 dollars.

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

**VI. COVID-19 Cost Reimbursement**

Chair Lovallo explained that he asked Mr. McLaughlin to represent the building project in the tracking and reimbursement from federal money that Belmont will be receiving, to ensure that the building project has fair representation when the federal money in Belmont is allocated. Mr. McLaughlin noted that the federal money is coming in to deal with costs incurred as a result of Covid-19. He said that, given the failure of the recent operating override, many parties/departments across town will be seeking to tap into this funding. A public hearing will be held in August to discuss how to appropriately disburse (spend) this money. He said he will keep the building project's needs in the conversation when this funding is discussed and disbursed. Chair Lovallo noted that he will have this item on the agenda for our monthly business meeting so that a brief update can be provided by Mr. McLaughlin.

**VII. Treasurer's Report/Update**

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

***Invoice 1: CHA (monthly draw)***

*Mr. 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, Bruschi, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, McAllister, Schreiber)

***Invoice 2: Construction Risk Partners (insurance extension)***

*Mr. McLaughlin moved:* To approve the Invoice of \$3,840.00.

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

***Invoice 3: Encore Fire Protection (fire alarm services during construction)***

*Mr. McLaughlin moved:* To approve the Invoice of \$306.00.

The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Lovallo, Thurston, Bruschi,

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Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, McAllister, Schreiber)

***Invoice 4: Encore Fire Protection***

*Mr. McLaughlin moved:* To approve the Invoice of \$306.00.

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

***Invoice 5: Encore Fire Protection***

*Mr. McLaughlin moved:* To approve the Invoice of \$306.00.

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

***Invoice 6: Perkins and Will (construction administration services)***

*Mr. McLaughlin moved:* To approve the Invoice of \$185,152.00.

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

***Invoice 7: Skanska (Pay Application #30)***

*Mr. McLaughlin moved:* To approve the Invoice of \$8,803,908.00.

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

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

*Mr. McLaughlin moved:* To approve the Invoice of \$7,655.00.

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

**VIII. FF&E and Moving Update**

Mr. White summarized the moving process that occurred in mid-June. There were many items that needed to be moved out and only a few items remain. Other Belmont schools and departments as well as other state school districts, and the public got to review the remaining furniture. Chair Lovallo stressed that this was a huge process - an intense undertaking. He thanked all of the people involved in coordinating the moving process, e.g., Mike McAllister, Sandra Saccone, school department, BHS Administrators, DPW, Pat Bruschi and Ellen Schreiber. Mr. Gatzunis added that the town departments worked together cooperatively.

Mr. White provided updates concerning the furniture delivery process. Chair Lovallo informed the Committee that there will be more deliveries next month, as well. Mr. Gatzunis noted that IT equipment has been delivered.

**IX. Construction Update**

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Ms. Matthews provided a construction update concerning the interior and the perimeter of the project. She reviewed progress throughout the various buildings: A, B, C. She noted work that occurred in June and what is expected to be taking place in July in those buildings. She discussed several “progress photos” which showed areas that have been worked on.

#### **X. Project Schedule Update**

Ms. Matthews stated that the project remains on schedule, and that there is a plan in place for the remaining work to be completed on schedule.

#### **XI. Work to Complete at TCO**

Chair Lovallo provided an overview of the work that needs to be completed in order to receive the *Temporary Certificate of Occupancy* (TCO). He noted that while the building is ready for students, there remain several items that will not be complete in early September. He mentioned specific items (gym floor, etc.) and dates that these are expected to be completed.

[10:01 Lisa leaves meeting]

#### **XII. Comments from Belmont Residents**

Ms. Pargoli expressed concern that, having listened to this meeting, she claimed that the project is a mess. Chair Lovallo responded that the project is on schedule and on budget and that the process of this complex project is not easily presented or understood by those who don’t regularly engage in Committee meetings.

#### **XIII. New Business/Other**

None.

#### **XIV. Related Meeting Documents**

1. School Project Construction Update
2. Total Project Cost Summary
3. Project Schedule Update
4. Skanska Prime Contract Change Orders Number 20 and 21
5. Covid 19 Cost Summary
6. Work to Complete at TCO

#### **XIV. Adjournment**

The Chair ended the meeting at 10:19 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

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Approved:   
Chris Messer, Secretary

\_\_\_\_\_ Date