

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
September 11, 2019
Homer Building Gallery
7:30 AM

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2019 SEP 24 PM 3: 1

Meeting #81

Committee Members Attending:

Chair Lovallo; Members John Phelan (arrived at 8:00 a.m.), Tom Caputo, Pat Bruschi, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, Emma Thurston, Jamie Shea, Steve Dorrance, Mike McAllister (arrived at 8:14 a.m.), and Patrice Garvin

From Daedalus: Tom Gatzunis, Shane Nolan

From Perkins&Will: Brooke Trivas, Patrick Cunningham, Rick Kuhn, Vital Albuquerque, Chris Karlson, Elizabeth Dame, David Warriner

From Skanska: Mike Morrison, Jim Craft, Helene Guezennec, Anthony Neade, Matthew Impastato, Michael Loring, Dan Lanneville

BMHSBC Members Absent: Kate Bowen, Ellen Schreiber

I. Call to Order

The meeting was called to order at 7:33 a.m. by Chair Lovallo. He then reviewed the agenda and turned to the first item.

II. Minutes of Previous Meetings

Mr. Mooney moved: To approve the Minutes of 9/4/19.
The motion passed unanimously.

III. School Committee (SC) Meeting Update (Turf)

Chair Lovallo noted that the SC engaged in a dialogue (at last night's meeting) about Turf. Mr. McLaughlin informed the Committee that some health issues were discussed, however, no decisions were made. Ms. Julie Lemay, Belmont Health Board member, attended the meeting. Alternatives to crumb rubber will continue to be explored. Chair Lovallo reiterated that the infill material was what was being explored, not having natural grass. He noted that SC member, Ms. Prestwich, suggested that crumb rubber be taken off the list of infill possibilities. Mr. Crowley suggested that organic materials be used for the infill, e.g., walnut shells, coconut, etc. Chair Lovallo added that the design of the field can stay the same; therefore the base bid will not need to be overhauled. This topic will be further investigated in the coming year.

Chair Lovallo thanked the SC for their efforts.

IV. Treasurer's Report

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

Invoice 1: Skanska

Mr. McLaughlin moved: To approve the Invoice of \$3,364,827.00.

Mr. Nolan explained the nature of this Invoice, i.e., work done in August (lockers, utilities, site offices, etc.).

The motion passed unanimously.

Invoice 2: Lisa Gibalerio (Minutes Recording)

Mr. McLaughlin moved: To approve the Invoice of \$765.00.

The motion passed unanimously.

Invoice 3: Perkins&Will

Ms. Brusch moved: To approve the Invoice of \$993,550.00.

Chair Lovallo noted that this Invoice represents 1/8 of the design work for the Construction Document phase.

The motion passed unanimously.

Invoice 4: Wolsey and Associates

Mr. Brusch moved: To approve the Invoice of \$4,715.00.

Chair Lovallo noted that this Invoice is for the conditions and surveys of the abutters' homes. There are still one or two homes that will need to be surveyed.

The motion passed unanimously.

Invoice 5: UTS

Mr. McLaughlin moved: To approve the Invoice of \$7,495.00.

Mr. Nolan explained that this Invoice is for soil testing.

The motion passed unanimously.

Invoice 6: Daedalus (Geotechnical work monitoring the piling operations from McPhail)

Ms. Brusch moved: To approve the Invoice of \$39,819.74.

Ms. Brusch asked if the reports were in? Mr. Nolan noted that they just came in.

The motion passed unanimously.

Invoice 7: Daedalus

Ms. Brusch moved: To approve the Invoice of \$105,000.00.
The motion passed unanimously.

Chair Lovallo said that the system of bill paying is not currently working as well as it could and that next month he hopes the process will be better. More time is needed for the Treasurer and the Chair to review the Invoices prior to voting on them at a Committee meeting.

V. Value Engineering (VE) Discussions

Chair Lovallo began with Skanska introductions; Mr. Morrison made those introductions. Chair Lovallo noted there is also a team of Skanska personnel working hard on the project site. Ms. Trivas introduced members of the Perkins and Will team. Ms. Trivas added that the entire team (Skanska and Perkins&Will) have been working hard and also working well together.

Mr. Messer said that hard work is important and that *good* work is also important. He said that he is looking forward to delving into the good work.

Ms. Trivas reviewed Perkins and Will's agenda for the morning.

Mr. Craft reviewed the VE Cost Summary snapshot document, which includes target fiscal numbers, accepted fiscal numbers, a discussion of the numbers, and bid alternate numbers for the following categories: exterior, interior, systems, site/structure, phasing and logistics, and general conditions. The VE team, he said, is more than half way there (\$14.7M) on getting to the overall target number (\$19.2M).

In answer to Committee questions, the bid alternate process was briefly discussed. Chair Lovallo acknowledged that change is hard. A lot of time and thought went into making the initial decisions and selecting materials, etc. However, sometimes change can result in a better product.

Exterior

Mr. Kuhn reviewed the updated reductions to the exterior VE items (see Related Meeting Documents #1), which total \$1.9M. The placement of trees on the terrace was discussed. Mr. Warriner explained that the trees will provide necessary shade on a south facing terrace. Concerns were raised around maintenance of the trees, tree density, and potential root damage. Ms. Garvin noted that the tree maintenance budget is very underfunded and can get absorbed with just one windstorm.

Ms. Mary Kennedy expressed her support for the new terrace design. She asked about design of the base of the building. She then discussed some of the landscaping she saw in France.

Interior

Ms. Trivas noted that the Interior VE items will be reviewed in more detail at a later meeting. Mr. Cunningham reviewed adjustments to wood paneling, glass railing and classroom casework. Various aspects of the classroom casework reductions and/or adjustments were explored. Mr. Cunningham

then reviewed the Interior cost summary. Ms. Trivas asked for Committee acceptance of the proposed interior adjustments (\$5.9M).

Building Systems

The Perkins&Will Engineering Team presented potential adjustments to the various Systems, e.g., electrical, geothermal, water and heating pumps, fan coil units, and ductwork, pool/field house, small gym ductwork. Ms. Trivas asked for Committee acceptance of the proposed Systems adjustments (\$1.9M).

Site and Structure Improvements

Mr. Warriner reviewed soil adjustments to the area surrounding the building (fields) as well as irrigation scope adjustments, retaining wall reduction, fencing, nylon netting, tree reduction west of Harris Field, replacing granite curbing with asphalt, the terrace and retaining wall around the pond. These adjustments total \$1,186,175.00.

Ms. Trivas asked the Committee to review the Bid Alternate (interiors, systems, site and structure) lists for next week's meeting.

Mr. McLaughlin said that the solar panel reduction should absolutely occur to save \$3M. The solar panel infrastructure will be in place and the funding for panels could be restored via Town Meeting.

Ms. Bruschi asked Perkins&Will to identify those items that might become funded under FF&E.

VI. Comments from Belmont Residents

None.

VII. Next Full Building Committee Meeting

Thursday	Sept. 19, 2019	6:30 p.m.	Homer Building, 3 rd Floor
Thursday	Sept. 26, 2019	7:30 a.m.	Homer Building, 3 rd Floor

VIII. Other/New Business

None.

IX. Related Meeting Documents

1. Perkins&Will VE Presentation

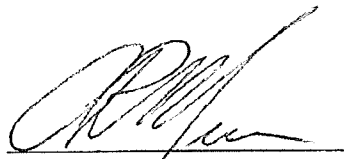
X. Adjournment

The meeting ended at 9:55 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary

Date

