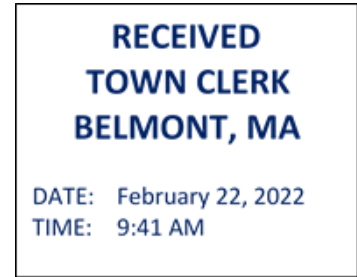


**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**

**Final Meeting Minutes  
Friday, January 14, 2022  
Virtual Zoom Meeting  
8:00 AM**



**Meeting #134**

*Committee Members Virtually Attending:*

Chair Lovallo; Members Tom Caputo, Bob McLaughlin, Emma Thurston, Joel Mooney, Ellen Schreiber, Mike McAllister, Diane Miller, Kate Bowen (arrived late), Chris Messer, Pat Bruschi, Patrice Garvin, Joe DeStefano

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

*From Perkins+Will:* Brian Spangler, Vital Albuquerque, Christina Mulligan

*From Skanska:* Jim Craft, Paige Matthews

*Members Absent:* Jamie Shea, John Phelan, David Blazon

**I. Call to Order**

The meeting was called to order at 8:00 a.m. by Chair Lovallo. He thanked Julie and the Belmont Media Center for their technical support. He explained the remote meeting protocol, e.g., state your name before speaking, mute computers, and he explained how the Committee will vote via roll call, 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 briefly discussed the upcoming meetings.

**II. Next Building Committee Meetings**

Thursday	January 27, 2022	at 7:00 PM	Virtual	[135]
Friday	January 28	at 8:00 AM	Virtual	[136]
Wed.	February 9	at 8:00 AM	Virtual	[137]

**III. Minutes of Previous Meetings**

*Mr. McLaughlin moved:* To approve of the Minutes of 11/10/21.  
The motion passed via a roll call vote of 12-0-0. (Yes: Thurston, Garvin, Bruschi, Miller, Caputo, Mooney, McLaughlin, Messer, DeStefano, McAllister, Schreiber, Lovallo)

*Mr. McLaughlin moved:* To approve the Minutes of 11/18/21.  
The motion passed via a roll call vote of 8-0-4. (Yes: Garvin, Bruschi, Caputo, Mooney, McLaughlin, Messer, Schreiber, Lovallo; Abstain: Thurston, Miller, DeStefano, McAllister)

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*Mr. McLaughlin moved:* To approve the Minutes of 12/10/21.

The motion passed via a roll call vote of 10-0-1. (Thurston, Bruschi, Miller, Caputo, Mooney, McLaughlin, Messer, McAllister, Schreiber, Livallo; Abstaining: Garvin)

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

Mr. Ferdenzi began with a review of the ProPay submissions; submission number 47 will be submitted after this meeting. He reviewed the total approved amounts, to date. He also reviewed what has been spent to date (about 70 percent of the total allotted budget). He then reviewed the taxpayer contributions to the project, thus far.

Mr. Ferdenzi next reviewed the owner contingency, cost contingency, and owner's construction contingency balance, which is currently a negative number: -\$235,213.00. These costs will be reviewed quarterly by MSBA and will be rectified at the end of the project, and there is no need to make funding adjustments to this line item until the end of the project. Mr. Ferdenzi then reviewed the delta columns which included PCCO #29, the value for PCCO #30. He noted the unsubmitted PCOs, pending revisions and the potential balance.

Chair Livallo reviewed the allowances and contingencies table and discussed the soft cost, allowance and contingency totals. Mr. Caputo asked about the variances/exposures; Chair Livallo offered some clarifying information and noted that this topic will be discussed in more detail at the January 27 & 28 meetings. Ms. Matthews offered some clarifying information, as well.

The Committee asked clarifying questions about these numbers, various exposures, and the budget overage. Questions arose: What is the true exposure? And – can potential savings be identified?

Chair Livallo displayed a document which showed the list of PCCOs. Mr. Ferdenzi reviewed the Pending Revision line as well as the construction cost summary document.

Mr. Albuquerque explained #1459 - \$137,611.00 (grating revisions) and #1479 - \$55,043.00 (mechanical screen wall supports). Mr. Craft discussed #1374 - \$916,512 concerning the excess soil pile removal.

The decision-making process concerning these costs was briefly explored. Again, Chair Livallo reminded the Committee that this will be explored in greater detail on January 27 & 28.

Lastly, Chair Livallo reviewed the projected CM Contingency balance document as well as the application for payment for this month.

#### **V. Discussion of Pending Changes**

Chair Livallo next discussed items on the Pending Document Revision Log. He called the Committee's attention to PRs (price adjustments before authorization) and ASIs (which do not have a material impact). The total for these is about \$244,500.00. Mr. Albuquerque explained that not all of these items are "must haves" – some are optional, while others are not optional (drainage on Concord Ave, for example).

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Committee members asked questions about this document. Chair Lovallo addressed the Concord Ave drainage issue. Mr. Albuquerque addressed other items, including the auditorium balcony.

## **VI. Change Order Approval**

### *PCCO #30*

Mr. Spangler reviewed the three cost items pertaining to Change Order #30. He briefly explained the strainer and backflow preventer, the masonry infills in the Field House, and the reinstallation of bleacher foot boards.

Committee members asked clarifying questions regarding PCCO 30. Mr. Craft noted that many people are assessing these PCCOs and the related costs before they are presented to the Building Committee.

*Mr. McLaughlin moved:* To approve Prime Contract Change Order #30, in the amount of \$54,674.

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

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

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

### ***Invoice 1: CCS (cable management)***

*Mr. McLaughlin moved:* To approve the Invoice of \$23,806.00.

The motion passed unanimously via a roll call vote of 13-0-0. (Yes: Thurston, Garvin, Bruschi, Miller, Caputo, Mooney, Bowen, McLaughlin, Messer, DeStefano, McAllister, Schreiber, Lovallo)

### ***Invoice 2: CCS (added sound connections)***

*Mr. McLaughlin moved:* To approve the Invoice of \$3,220.00.

The motion passed unanimously via a roll call vote of 13-0-0. (Yes: Thurston, Garvin, Bruschi, Miller, Caputo, Mooney, Bowen, McLaughlin, Messer, DeStefano, McAllister, Schreiber, Lovallo)

### ***Invoice 3: CHA (monthly draw)***

*Mr. McLaughlin moved:* To approve the Invoice of \$133,000.00.

The motion passed unanimously via a roll call vote of 13-0-0. (Thurston, Garvin, Bruschi, Miller, Caputo, Mooney, Bowen, McLaughlin, Messer, DeStefano, McAllister, Schreiber, Lovallo)

### ***Invoice 4: CHA (MacPhail invoice for piles and soil review)***

*Mr. McLaughlin moved:* To approve the Invoice of \$27,701.55.

The motion passed unanimously via a roll call vote of 13-0-0. (Thurston, Garvin, Bruschi,

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Miller, Caputo, Mooney, Bowen, McLaughlin, Messer, DeStefano, McAllister, Schreiber, Lovallo)

***Invoice 5: Dell (technology contract for classrooms)***

*Mr. McLaughlin moved:* To approve the Invoice of \$31,696.00.  
The motion passed unanimously via a roll call vote of 13-0-0. (Thurston, Garvin, Bruschi, Miller, Caputo, Mooney, Bowen, McLaughlin, Messer, DeStefano, McAllister, Schreiber, Lovallo)

***Invoice 6: G & G Fitness (new gym equipment)***

*Mr. McLaughlin moved:* To approve the Invoice of \$81,306.48.  
The motion passed unanimously via a roll call vote of 13-0-0. (Yes: Thurston, Garvin, Bruschi, Miller, Caputo, Mooney, Bowen, McLaughlin, Messer, DeStefano, McAllister, Schreiber, Lovallo)

***Invoice 7: Ockers (wireless access installation)***

*Mr. McLaughlin moved:* To approve the Invoice of \$2,266.00.  
The motion passed unanimously via a roll call vote of 13-0-0. (Yes: Thurston, Garvin, Bruschi, Miller, Caputo, Mooney, Bowen, McLaughlin, Messer, DeStefano, McAllister, Schreiber, Lovallo)

***Invoice 8: Ockers (wireless access installation)***

*Mr. McLaughlin moved:* To approve the Invoice of \$1,000.00.  
The motion passed unanimously via a roll call vote of 13-0-0. (Yes: Thurston, Garvin, Bruschi, Miller, Caputo, Mooney, Bowen, McLaughlin, Messer, DeStefano, McAllister, Schreiber, Lovallo)

***Invoice 9: Ockers (wireless access installation)***

*Mr. McLaughlin moved:* To approve the Invoice of \$1,000.00.  
The motion passed unanimously via a roll call vote of 13-0-0. (Thurston, Garvin, Bruschi, Miller, Caputo, Mooney, Bowen, McLaughlin, Messer, DeStefano, McAllister, Schreiber, Lovallo)

***Invoice 10: Ockers (wireless access installation)***

*Mr. McLaughlin moved:* To approve the Invoice of \$1,001.55.  
The motion passed unanimously via a roll call vote of 13-0-0. (Yes: Thurston, Garvin, Bruschi, Miller, Caputo, Mooney, Bowen, McLaughlin, Messer, DeStefano, McAllister, Schreiber, Lovallo)

***Invoice 11: Perkins and Will (monthly draw, Dec.)***

*Mr. McLaughlin moved:* To approve the Invoice for Perkins and Will in the amount of

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\$101,558.00.

The motion passed unanimously via a roll call vote of 13-0-0. (Yes: Thurston, Garvin, Brusch, Miller, Caputo, Mooney, Bowen, McLaughlin, Messer, DeStefano, McAllister, Schreiber, Lovallo)

***Invoice 12: Skanska (Pay Application #36)***

*Mr. McLaughlin moved:* To approve the Invoice of \$3,782,538.00.

The motion passed unanimously via a roll call vote of 13-0-0. (Yes: Thurston, Garvin, Brusch, Miller, Caputo, Mooney, Bowen, McLaughlin, Messer, DeStefano, McAllister, Schreiber, Lovallo)

***Invoice 13: Theatrix (theater lights cabling)***

*Mr. McLaughlin moved:* To approve the Invoice of \$1,607.00.

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

***Invoice 14: Theatrix (theater equipment)***

*Mr. McLaughlin moved:* To approve the Invoice of \$8,423.72.

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

***Invoice 15: UTS (testing services)***

*Mr. McLaughlin moved:* To approve the Invoice of \$2,350.00.

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

***Invoice 16: UTS (testing services)***

*Mr. McLaughlin moved:* To approve the Invoice of \$15,604.00.

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

***Invoice 17: Wenger (music department furnishings)***

*Mr. McLaughlin moved:* To approve the Invoice of \$91,247.80.

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

**VIII. Construction Update**

Ms. Matthews provided a brief construction update concerning work done in December 2021. She briefly touched on Phase 1 items: turf field system, auditorium equipment installation, second shift punch list items as well as Phase 2 items: foundation work was finished, installation of underground utilities, renovation of Field House locker room, generator installation and steel erection for Areas D  
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and F.

Phase 1 January work includes: theater stage overhead rigging, turf field installation, and second shift punch list work. For Phase 2, the current work includes: utilities, FH locker rooms, steel erection and decking for Areas D and F.

Progress photos were reviewed including the concrete pour, backfill, steel erection, interior glazing, and band room cabinets.

### **IX. Project Schedule Update**

Ms. Matthews discussed the project schedule, noting that it has not changed significantly and things are on schedule. She briefly discussed the next activities on the schedule. Chair Lovallo asked how snow days are dealt with over the winter in maintaining the schedule. Mr. Messer asked if Covid absences were having an impact. Ms. Matthews answered both of these inquiries.

### **X. COVID-19 Cost Reimbursement**

Mr. McLaughlin noted that the Covid reimbursement projections have not changed from last week. He learned in conversations with the Town Administrator's office that the Select Board will be discussing these numbers on January 24th. The Committee asked clarifying questions regarding additional Covid costs arising from recent Covid-related delivery impacts and worker shortage. Mr. Craft from Skanska explained that they are working with CHA to identify these cost impacts and cost projects to the project.

Chair Lovallo added that a decision is expected soon from the Select Board, and that these costs need to be finalized by next week to be eligible to be considered for funding by the Select Board. Mr. Gatzunis from CHA indicated that this is a top priority and will be provided to the Town.

### **XI. Comments from Belmont Residents**

Ms. Lisa Pargoli expressed concern about the costs and the accuracies. She said it is all very disturbing.

Mr. Phil Thayer asked about potential options to deal with the negative budget number. Chair Lovallo said the options would be discussed at the end of the month. He noted that asking Town Meeting for more money, making cuts, and finding alternate sources of funding are among the options.

Mr. Brian Iler stated that ZNE is essential, and it was assured to happen on this project. He noted a few cost related items (e.g., a film developing room) that have him feeling frustrated.

Mr. Brian Kopperl spoke to the soil removal fees. Chair Lovallo noted that all of the options (for soil removal and other items) are being considered and this information will be presented on January 27 & 28.

Ms. Carolyn Bishop said she is appalled that west of Harris Field is being focused on with ZNE in jeopardy. She spoke to the geothermal heating options that are amazing; this building deserves portable solar panels, she said.

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## **XII. New Business/Other**

Chair Lovallo noted that a building tour is due to happen soon and he proposed to look at February for possible dates.

Chair Lovallo again summarized what will happen at the next meetings on Thursday evening, Jan. 27 (west of Harris Field design and pricing, and an examination of the overall project costs and exposures and cost reductions) and on Friday, 1/28 at 8:00 AM (continuation of an examination of the overall project costs and exposures and cost reductions). He asked which Committee members would be available to attend these back-to-back meetings.

Chair Lovallo concluded with the statement that creating a space to educate Belmont's students was the primary charge of the Building Committee.

## **XIII. Related Meeting Documents**


1. School Project Construction Update
2. Total Project Cost Summary
3. Project Schedule Update
4. Skanska Prime Contract Change Order #30
5. Perkins & Will Pending Changes
6. Covid 19 Cost Summary

## **IXV. Adjournment**

The Chair ended the meeting at 10:02 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:  02/20/2022  
Chris Messer, Secretary Date