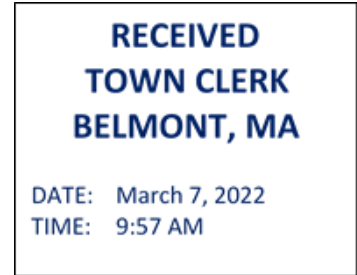


BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
Final Meeting Minutes
Wednesday, February 16, 2022
Virtual Zoom Meeting
8:00 AM



Meeting #137

Committee Members Virtually Attending:

Chair Lovallo; Members, Bob McLaughlin (left the meeting at 9:23 a.m.), John Phelan, Joel Mooney, Ellen Schreiber, Patrice Garvin, Kate Bowen, Tom Caputo, Chris Messer, Pat Bruschi, David Blazon, Mike McAllister, Diane Miller, Emma Thurston, Jamie Shea (left the meeting early)

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

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

From Skanska: Mike Loring, Mike Morrison

Members Absent: Joe DeStefano

I. Call to Order

The meeting was called to order at 8:00 a.m. by Chair Lovallo. He thanked Jeff and the Belmont Media Center for their technical support. He explained the remote meeting protocol, e.g., votes will be taken via roll call, state your name before speaking, and mute computers, 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 or by “raising” the hand icon.

Chair Lovallo took attendance via roll call, reviewed the agenda (briefly discussing some items on the agenda), and turned to the first item on the agenda.

II. Next Building Committee Meetings

Thursday	Feb. 17, 2022	at 8:00 AM	Virtual	[138]
Wednesday	Mar. 9, 2022	at 8:00 AM	Virtual	[139]
Wednesday	Apr. 13, 2022	at 8:00 AM	Virtual	[140]

III. Update on Project Cost Projections

Chair Lovallo began by informing Committee members that the Construction Costs Summary document has been worked on and was discussed at Monday evening’s Select Board meeting. He reviewed the three columns on the document: *Original Value*, *Current Value*, *Projected Value*. He reviewed items in the left column and noted that *currently* the project is not over-budget. However, it appears that looking forward, the project will be over budget by \$7.3M. He noted that overtime costs, the estimate for new work west of Harris Field, and soil removal ended up costing the project more money than anticipated.

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IV. Project Contingency Value

Chair Lovallo provided an overview of the Allowances and Contingencies document. He reviewed the various categories, e.g., owner's contingency, owner's allowance, CM contingency, etc. as well as the reimbursements.

He then discussed the Remove Projected Costs section:

- reuse of existing soil
- west of Harris Field
- the White Field House demolition
- heat rejection adjustment
- builders risk insurance

These items leave the budget at \$770K over. Alternative funding was looked at next. The Select Board, he explained, is considering using about \$1M of the ARPA funds to go toward the project in two installments.

Ms. Garvin noted that the town received \$7.8M in ARPA funding. She discussed areas that this funding will be put toward (e.g., library construction, operating budget, school department needs), including the plan to allocate a little over \$1M in ARPA funds in order to alleviate the projected overage on this project. Mr. Caputo added that Covid has definitely impacted this project and so it is appropriate to use the ARPA funding in this way on the project. Mr. Phelan noted that using one time money on a one time project is good use of this funding.

Chair Lovallo noted that the projected value of the project is now within the \$295M project budget. He stated that the project related Covid costs are around \$4M and therefore allocating \$1M in ARPA money toward the project is appropriate.

Committee members asked clarifying questions concerning the budget, especially related to the \$500K target of having contingency remaining at the end of the project and the items that are still being estimated in the budget.

V. Review of Project Contingency Refresh List (Part 1)

Chair Lovallo noted that the "site" items have not really been dug into yet (on the Refresh List spreadsheet), including sod, hydroseeding, fencing, and the elimination of the bleachers and scoreboards. These items total about \$1M and could create a cushion. Some of these items can be added back in, at a later time. He called the Committee's attention to the skylight material, which has been purchased and acid neutralization – which has also been stricken out. Mr. Loring added his thoughts on the line items that Chair Lovallo just reviewed; he noted that removing some of the smaller items will not save much money.

Committee members asked clarifying questions concerning the items on the Refresh List as well as the items that have been removed from the Refresh List.

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Mr. Albuquerque reviewed some of the items that will be adjusted, specifically the middle school acoustic ceiling tiles (ACT) in the entry way. The continuity impact of this adjustment was explored. Mr. Blazon stated that he hopes the proposed new tile material will have longevity and can be maintained.

Mr. Albuquerque next discussed the screen wall, noting its purpose and acoustic impacts. The screen wall hides the mechanical equipment on the roof. Mr. Morrison spoke to the value of the savings versus the value of having the screen wall; a decision should be made soon in order to maximize the savings value. Mr. Messer discussed the irrigation system and wells. A water program is needed across town. The current systems are not used regularly. Mr. Phelan stressed keeping the items that provide structure and maintain the investment. The schools need to be balanced. He suggested not further reducing any items until the March 14 meeting. Ms. Bowen agreed that maintenance is important and she asked specific questions about several items, including soil, field irrigation and CMU. Chair Lovallo and Mr. Albuquerque provided information.

Chair Lovallo added that this discussion was to illustrate an alternative path forward. Mr. McLaughlin stated that this should not be discussed until next year; (he then left the meeting 9:23 a.m.).

VI. Comments from Belmont Residents

Ms. Lisa Pargoli asked when Chair Lovallo became aware of the Covid premium time issue. Chair Lovallo noted that Covid impacts have been discussed since April of 2020 and in the Spring of 2021, it became evident that the premium time was significant. Chair Lovallo reiterated that Skanska is *managing* the project (both resources and people); and it is the subcontractors who are building the school. The overtime was not Skanska overtime, it was subcontractor overtime.

Mr. Brian Kopperl, Energy Committee, requested a vote today and he noted that some of the items reviewed today add up to a significant amount of money. He asked for a ranking of the VE items. He wants to know where PV stands. He asked about the cost of solar.

Mr. Brian Iler asked about Skanska's cost in putting together the solar RFP. Why aren't we looking for additional savings? He added that the ARPA money is not guaranteed.

Ms. Stephanie spoke to the Covid related costs with regard to the GMP contract. Chair Lovallo provided some background information on the Skanska contract.

Mr. Robert McGaw asked if the Committee is committed to keeping PV? If so, could that be stated clearly?

Ms. Cabell Eames stated that there are laws concerning emission reductions for new construction. She said it is concerning to have Net Zero in jeopardy. It will provide cost savings.

Mr. Bill Anderson spoke to the cost of materials and noted that if we purchase different materials to save costs, it will not be noticed by the public – as it will still be a new building.

Mr. Phil Thayer stated that it would be useful if the Committee provided assurance concerning providing PV within the construction budget. He then spoke to the costs of Skanska managing the PV project; it appears they are overcharging. Chair Lovallo noted that the \$300K solar number attributed
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to Skanska is incorrect and is a value less than \$20,000.

Mr. Larry Link noted that it is not uncommon to be 1-2 percent over budget on a project of this scope. Things are running well when looking at the percentages. Keeping PV is a good educational lesson for Belmont's youth. Lastly, it is difficult to read the spreadsheets online.

Mr. Albuquerque showed a photo of the field house and the CMU wall. He described the wall (framing and glass) and its connection to the second level in front of the new fitness rooms.

VII. Review of Project Contingency Refresh List (Part 2)

Chair Lovallo returned to the Refresh List and moved the appropriate items to the "remove" column F. He reviewed the adjusted number – over \$6M. Items from the list were explored (e.g., the CMU wall again.)

VIII. Approval of Project Contingency Refresh List

Mr. Messer moved: To approve removing the items in column F totaling \$6.6M. The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Thurston, Bruschi, Miller, Caputo, Blazon, Mooney, Bowen, Messer, Phelan, McAllister, Schreiber, Lovallo)

Concerning prioritizing items, Chair Lovallo stated he is not sure what that would look like, but that the Committee has heard the public's comments on maintaining PV in the project.

VIII. New Business/Other

None.

IX. Related Meeting Documents

1. CHA: Construction Costs Summary
2. Belmont Contingency Refresh List
- 3.

X. Adjournment

The Chair ended the meeting at 10:00 a.m., following a motion made by Mr. Messer.

Respectfully submitted by:

Lisa Gibalerio

Approved: CRM
Chris Messer, Secretary

03/06/2022
Date

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