

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
November 21, 2019
Homer Building Gallery
7:30 AM

RECEIVED
TOWN CLERK
BELMONT, MA

2020 JAN 21 AM 8:58

Meeting #87

Committee Members Attending:

Chair Lovallo; Members, Tom Caputo, Pat Bruschi, Bob McLaughlin, Joe DeStefano, Chris Messer, Emma Thurston, Jamie Shea, Steve Dorrance, Kate Bowen, Ellen Schreiber, Jon Marshall

From Daedalus: Tom Gatzunis, Shane Nolan

From Perkins+Will: Vital Albuquerque

From Skanska: Michael Loring

BMHSBC Members Absent: John Phelan, Patrice Garvin, Joel Mooney, Mike McAllister, Diane Miller

There were roughly 16 residents in attendance.

I. Call to Order

The meeting was called to order at 7:34 a.m. by Chair Lovallo. He reviewed the agenda and turned to the first item.

II. Minutes of Previous Meetings

Ms. Shea moved: To approve the Minutes of 11/5/19.

The motion passed unanimously, by those present at the 11/5/19 meeting.

General Updates from Recent Meetings (Ms. Bruschi)

Community Path: Ms. Bruschi provided an update on the community path tunnel (Alexander Avenue Underpass), a project being led by another Committee in Belmont. This work will commence after the high school portion of the project is completed (at best in 2021). Ms. Bruschi touched on parking and sidewalks, as well.

Conservation Commission (ConCom): At this meeting, the revisions were reviewed concerning the area around the pond. ConCom will write the Order of Conditions, which will then need to be formalized. The invasive vegetation will continue to be cut back along the pond edge. Ms. Bruschi noted that the area 25 feet around the pond is not in the Building Committee's jurisdiction.

Planning Board (PB): The PB needed to review the VE list for anything concerning the trees, the exterior, etc. They decided to not reopen the public hearing. Both Chair Lovallo and Ms. Bruschi have been meeting regularly with the PB.

Response to Members Comments (Chair Lovallo)

Chair Lovallo reviewed some comments from Committee members that he recently received and provided some background information to clarify his responses to those comments. One member expressed that some issues feel “rushed through” without sufficient deliberation time. Chair Lovallo further explained the role of the OPM, i.e., Daedalus. He noted that Daedalus is digging deep into the details of the project and that this information can be made available to the Committee.

III. Website Committee Member Email Access

Chair Lovallo thanked Matt Haskell, from the Town Administrator’s office. He noted that Mr. Haskell created a system concerning the Committee’s access to received emails. The email issue was explored briefly. Mr. Messer asked about the obligation for Committee members to respond to emails.

Invoice Correction

Ms. Thurnston explained that a certain Invoice that the Committee voted on had an incorrect amount. The Invoice had been voted on in September and has now been corrected.

Ms. Bruschi moved: To approve the motion as read by Ms. Thurnston.
The motion passed unanimously.

IV. Geothermal Wellfield RTA Approval

Mr. Loring explained the Geothermal Wells bid. He briefly reviewed the bid process (scope ads, etc.) as well as the Geothermal Well system. There has been a lot of dialogue over the past few months about the size and scope of the wells project (there are 280 wells on site). Chair Lovallo noted that this component of the project is the most significant piece in saving energy. He added that many community members were consulted with concerning these bids. Due diligence has definitely occurred with regard to this bid approval. Mr. Messer commended the Committee on its efforts and commitment to both sustainable and energy saving systems. Skanska recommends Chesapeake Geothermal for this scope. The total cost of the package, with allowances, is \$5,924,000, which is \$101,000 under the 90% CD budget.

Mr. Messer moved: To approve the bid for Chesapeake Geothermal.
The motion passed unanimously.

V. Automation Consultant Discussion and Approval

Chair Lovallo discussed that this project requires a high level of automation. There are some inherent struggles in the project’s automation. Various systems need to be easy to operate and should function efficiently. An entity is needed to review the drawings and watch them through to the warranty phase. Chair Lovallo then explained the bid process for obtaining an automation consultation. Mr. Dorrance added some additional information for the impetus of hiring an automation consultant. This is a sophisticated building and therefore needs this level of detail/systems attention and oversight.

An RFP process was used to solicit responses on qualifications and cost. The most advantageous firm responding was IDS of Waltham. Their proposed cost was \$171,600, covering scope from design review starting in December 2019 through the warranty period in 2024.

The Committee discussed this issue and asked several clarifying questions.

Mr. McLaughlin moved: To approve the bid for an automation consultant, and award to IDS of Waltham.

The motion passed unanimously.

VI. Bid Protection Discussion

Chair Lovallo discussed the Bid Protection List. He explained the process of building in protections (as occurred in the VE process). He discussed that 1-2% of the total project (bid out) constitutes the value of the “add alternate” list; this is in the \$2-3 million range. With regard to project savings, there are places where bids come in under what was budgeted.

The Bid Protection List includes the following categories:

- Scope Removal for Trade Bids (must be ranked)
- Scope Removal for Non-Trade Bids
- Pricing Adjustments (no scope change)
- Scope to Add for Trade Bids (must be ranked)
- Scope to Add for Non-Trade Bids
- Late Bid Items

Committee members then opined on some of the items on the list. The first such item discussed was the operable windows. The pros and cons of having operable windows were explored. Chair Lovallo then jumped down to the “Late Bid Items” (eliminate PV Panel system, scope west of Harris Field, etc.). The PV Panel system and scope west of Harris Field are planned to stay in the project, although it will be bid on later. He then moved up to the “Scope Removal for Trade Bids (must be ranked)” items, e.g., linoleum in lieu of floor tile at ground floor, bathroom wall tile, interior glazing, skylights, etc. Chair Lovallo removed ‘bathroom wall tile’ and ‘linoleum in lieu of floor tile at ground floor’ from the list after receiving comments from the Committee.

Artificial turf was then explored; it will be kept on the list. Chair Lovallo then discussed the “Scope to Add for Trade Bids (must be ranked)” items. Replacement of the field house roof and the slab heat rejection were then discussed. Chair Lovallo removed ‘adding back lightning protection’ and ‘classroom audio system’ from the list after receiving comments from the Committee.

The Trade Bid add alternate items remaining on the list consist of the following:

1. Reduce 4th floor interior glazing at maker specs
2. Remove all skylights
3. Replace Field House roof
4. Add slab heat rejection
5. Increase corridor tile height to 7’-0” from 4’-6”
6. Add tile in stairs
7. Add loading dock canopy

Mr. Messer moved: To approve the Trade Bid add alternate list consisting of 7 items.
The motion passed unanimously.

VII. Add Alternate List and Ranking

Chair Lovallo deferred the ranking of the Trade Bid add alternate list until the next Committee meeting on December 11th.

VIII. Comments from Belmont Residents

Several community members spoke in favor of keeping or adding the orchestra pit as part of the project and not eliminating it.

Ms. Mary Kennedy spoke about concerns regarding toe kick material throughout the project and a list of other items she will send to the Chair, who will review with the design team.

Several community members spoke of concerns with keeping artificial turf at the rugby field, with recent articles noting improper disposal of used turf fields and toxins in some turf field materials.

Ms. Bowen expressed her concerns about various field materials.

Several community members spoke in favor of keeping PV in the project and eliminating it from the bid protection list. Chair Lovallo noted it is on the bid protection list because it is one of two parts of the project that will not be bought through the next bid cycle, and that the Committee – and the community – should recognize that; he further noted that it is in its own column, entitled “Cost Deferred.”

IX. Next Full Building Committee Meeting

Chair Lovallo noted that he is looking to see how frequently the Committee will need to meet in January and February.

Wednesday, December 11, 2019 at 7:30 a.m. Homer Building, 3rd Floor

X. Other/New Business

None.

XI. Related Meeting Documents

1. Skanska Early Bid Package 005 Geothermal Wells
2. Bid Protection List 90 percent CD Costs


XII. Adjournment

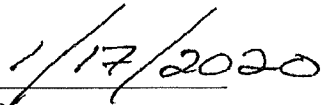
The meeting ended at 9:54 a.m. by Ms. Bruschi.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary


Date