

**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**

**Final Meeting Minutes  
Thursday, November 10, 2022  
Virtual Zoom Meeting  
8:00 AM**

**RECEIVED  
TOWN CLERK  
BELMONT, MA**  
  
DATE: November 22, 2022  
TIME: 2:31 PM

**Meeting #150**

*Committee Members Virtually Attending:*

Chair Lovallo; Members, Emma Thurston, Pat Bruschi, Diane Miller, David Blazon, Tom Caputo, Bob McLaughlin, Joel Mooney, Mike McAllister, Kate Bowen, Chris Messer

*Absent Members:* John Phelan, Patrice Garvin, Jamie Shea, Joe DeStefano

(Committee members who left the meeting early: Caputo and Mooney)

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

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

*From Skanska:* Dan Lanneville, Jim Craft, Mike Morrison

**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, mute computers, etc. Meeting materials were sent out this week and those 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, and turned to the first item on the agenda. The timeliness of meeting materials was briefly discussed.

**II. Next Building Committee Meetings**

*Thursday	Nov. 17, 2022	at 8:00 AM	Virtual	[151]
Thursday	Dec. 8, 2022	at 8:00 AM	Virtual	[152]
Thursday	Jan. 12, 2023	at 8:00 AM	Virtual	[153]
Thursday	Feb. 9, 2023	at 8:00 AM	Virtual	[154]

\*Chair Lovallo noted that the meeting scheduled for next week (11/17) is in place in case today’s meeting runs too long. [Follow-up: This meeting will in fact be held.]

**III. Minutes of Previous Meetings: Review and Approve**

*Mr. McLaughlin moved:* To approve the Minutes of 10/13/2022.

The motion passed via a roll call vote of 9-0-2. (Yes: Thurston, Bruschi, Miller, Blazon, Caputo,

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Mooney, McLaughlin, McAllister, Lovallo; Abstain: Bowen and Messer)

#### **IV. OPM, Designer and Construction Manager Updates**

Mr. DelGreco provided the OPM updates, e.g., locker installation, PV review, previewing winter work, drainage of playing fields, and the building has been deemed “tight”.

Mr. Spangler provided the Perkins and Will updates, e.g., the focus has been on the middle school, athletic fields and change order reviews have doubled over the last month.

Mr. Morrison provided the Skanska updates, e.g., finishing materials are coming in, meeting with facilities at BHS, working on PCOs, and site meetings. Mr. Morrison then briefly discussed the project manager work that is being undertaken. He also summarized the schedule going forward (with the goal of meeting the end date), in answer to a question from Mr. Messer.

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

Mr. White provided a brief project cost update. He noted that the “cost spent to date” number is updated on a-monthly-basis. He next discussed the PCCOs, noting that #41 was reviewed last month and #42 will be voted on today. He reviewed the anticipated and potential cost to the GMP.

Mr. White next reviewed the Allowance and Contingency Summary, the Owner’s Cost Contingency Utilization, and the Construction Contingency documents. He summarized the Total Project Budget numbers: original/current/projected values. He also reviewed allowances and contingencies. He discussed Covid related costs and builders risk claims – which is actively (and currently) being reviewed. Up next, he explained the soft cost contingencies, noting that they are evaluated thoroughly. He noted the construction that is complete and the construction that is remaining.

Chair Lovallo provided additional details on GMP number and what is being asked to be paid out this month.

#### **VI. Photovoltaic System Alternate Funding**

Chair Lovallo provided an update on PV funding and maximizing PV coverage in the roof. The *Inflation Reduction Act (IRA)* has a grant program that Belmont might be able to apply for. Chair Lovallo has met several times with Belmont’s Town Counsel concerning this issue and it appears that this project broadly qualifies. The money will need to be spent up front, and then it will come back via the grant. Chair Lovallo discussed *how* this money might come back and *how much money* might come back. He explained other requirements of the grant as well as the grant timeline (i.e., submitting the grant next year and the funds would not be returned to Belmont until 2024).

Committee members asked clarifying questions about the potential for using the IRA funding to offset PV costs. Chair Lovallo noted that the IRA funds, if approved for Belmont, will not be available in time to pay for this project under the Committee’s timeline for completion of 2023.

#### **VII. Photovoltaic System Bid Results**

Mr. White summarized the PV bid process. Three firms were reviewed and tabulated. The bid packages were broken down into three categories:

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1. base bid
2. add alternate #1 (approximately 87% of the total PV scope)
3. add alternate #2 (includes all the scope for PV)

Chair Lovallo explained how these three options impacted the selection of the bids. He reviewed the cost numbers (Summary of Forecasted Funds document), the potential overrun amounts, and the change order amount to include add alternate #2 (PCO 43 - \$665,924.00). He summarized various options for the Committee to consider. Other options exist that would in fact lower the PCO amount, he said.

Chair Lovallo acknowledged that this is a lot of information for the Committee to digest and they may want to take some time to consider the options and resume next Thursday (11/17) to make a decision. Committee members agreed that the additional time will be necessary. Chair Lovallo will put a summary sheet together and get it to the Committee by Tuesday.

### **VIII. Comments from Belmont Residents**

Mr. Iler commented that using the Inflation Reduction Act (IRA) money to complete PV might not be a realistic expectation. Chair Lovallo agreed that nothing is guaranteed; he then thanked the community members who offered their expertise on this subject.

Mr. Kopperl requested access to the PV summary document.

Ms. Pargoli asked about the electricity costs that the town will be responsible for. She also asked about the funding of panel replacements and the disposal fees for used panels and where that money will come from. Chair Lovallo said these were good points but out of the purview of the Committee, given that is something 25-30 years out.

### **IX. Discussion of Pending Changes**

Mr. Spangler reviewed some of the larger items on this PCCO, e.g., relocation of Field House fan, mechanical screen wall support revisions, orchestra pit painting and rug installation, automatic transfer switch wiring/labor, and the hollow metal window frame which overlooks the field house.

Chair Lovallo noted that PCCO #42 is for \$250,021.00.

### **X. Prime Contract Change Order Approval #42**

*Mr. McLaughlin moved:* To approve PCCO #42, as noted above.

The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Bruschi, Miller, Blazon, Bowen, McLaughlin, Messer, McAllister, Lovallo)

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

Mr. McAllister informed the Committee that the following Invoices are ready for their approval:

*First Grouping: Design Professionals*

- *Anderson & Kreiger* **\$3,906.00**
- *CHA (monthly draw)* **\$132,000.00**

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- **Perkins and Will (monthly draw) \$101,558.00**

*Mr. McLaughlin moved:* To approve the above three *Design Professional Invoices*. The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Bruschi, Miller, Blazon, Bowen, McLaughlin, Messer, McAllister, Lovallo)

*Second Grouping: Vendor Services*

- **BidDocs Online \$775.00**
- **CCS Presentation Systems \$281,000.00**
- **Creative Office Pavilion \$6,650.25**
- **HubTech \$1,250.00**
- **NEC \$540.00**
- **UTS \$7,840.00 (Oct. testing services)**

*Mr. McLaughlin moved:* To approve the above six *Vendor Service Invoices*. The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Bruschi, Miller, Blazon, Bowen, McLaughlin, Messer, McAllister, Lovallo)

*Third Grouping: Contractor Invoice*

- **Skanska (Pay Application #46) \$3,670,265.00**

*Mr. McLaughlin moved:* To approve the above Invoice, Skanska Pay Application #46. The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Bruschi, Miller, Blazon, Bowen, McLaughlin, Messer, McAllister, Lovallo)

**XII. Construction Update**

Mr. Morrison provided a brief construction update for work completed in October, e.g., field work, granite curb and sidewalk prep, weather tightening, curtain wall work, wall framing, drywall work, casework, and flooring. He discussed work that will be occurring in November for both Phase 1 and 2, both for the exterior and the interior, including the installation of additional flooring, wall tiles and casework

He showed several progress photos from the site and discussed the work that was being done.

**XIII. Project Schedule Update**

Mr. Morrison discussed items that will be executed (e.g., casework, flooring, drywall electrical, etc.) in the coming months. He noted that the project remains on schedule for completion next year.

**XIV. Comments from Belmont Residents**

None.

**XV. New Business/Other**

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None.

**XVI. Related Meeting Documents**

1. Total Project Cost Summary
2. OPM, Designer, CM Updates
3. PV Alternate #1 and #2 summaries
4. Prime Contract Change Order #42
5. Middle and High School Project Construction Update
6. Project Schedule Update

**XVII. Adjournment**

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

Respectfully submitted by:

Lisa Gibalerio

Approved:   
Chris Messer, Secretary

11/22/2022  
Date