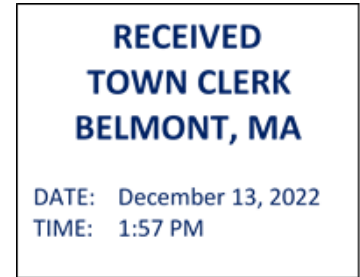


**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**

**Final Meeting Minutes  
Thursday, November 17, 2022  
Virtual Zoom Meeting  
8:00 AM**



**Meeting #151**

*Committee Members Virtually Attending:*

Chair Lovallo; Members, Emma Thurston, John Phelan, Pat Brusch, David Blazon, Tom Caputo, Bob McLaughlin, Joel Mooney, Kate Bowen, Jamie Shea, Joe DeStefano

*Absent Members:* Chris Messer, Patrice Garvin, Diane Miller, Mike McAllister

(Committee members who left the meeting early: John Phelan, Jamie Shea)

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

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

*From Skanska:* Jim Craft

*From SDA:* Haskell Werlin

*Others in attendance:* Karla Koza (School Department Director of Reconfiguration Transition) and Jennifer Hewitt (Belmont Finance Director)

**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., 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.

**II. Next Building Committee Meetings**

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]

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

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*Mr. McLaughlin moved:* To approve the Minutes of 11/10/2022.

The motion passed via a roll call vote of 9-0-2. (Yes: Thurston, Phelan, Brusch, Blazon, Caputo, Mooney, Bowen, McLaughlin, Lovallo; Abstain: Shea, DeStefano)

#### **IV. Update on Project Allowance and Contingency Summary**

Chair Lovallo provided a brief project cost update. He called the Committee's attention to the "unknown unknowns." He discussed the Soft Cost, Allowance and Contingency Totals and he noted that some items from the uncommitted balance have been placed on an encumbered list. In response to a question from Mr. Caputo, he further discussed the risk of the "unknown unknowns." Mr. Gatzunis said there are no major items that we do not know about yet and there are smaller things that will be coming up. This is why we have a contingency fund, he explained. Mr. Craft agreed with the notion that there won't be any major items coming up, but that smaller items will arise. Chair Lovallo discussed the contingency funds remaining as of today. Ms. Brusch reminded the Committee that that the Soft Cost, Allowance and Contingency Totals were based on past experiences with other buildings. She discussed what typically happens once a building is occupied.

#### **V. Photovoltaic System Alternate Funding**

Chair Lovallo highlighted points from last week's discussion on alternate funding for PV. He explained that the impetus for this is to maximize PV coverage on the roof. The *Inflation Reduction Act* (IRA) has a grant program that Belmont might be able to apply for. The money will need to be spent up front, and then it will come back (to the general fund) via the grant. 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's general fund until 2024).

Ms. Hewitt provided clarity on how the funding would be distributed. She said the exact details of this grant are currently not known. The money is spent up front and then is reimbursed via the grant. She also discussed the rebate possibility. Funding will go into the town's general fund and Town Meeting would vote to spend that money.

Committee members asked clarifying questions about the potential for using the IRA funding to offset PV costs.

#### **VI. Photovoltaic System Schedule**

Chair Lovallo reviewed the schedule as included in the PV Bid Package. The work will start in May and will continue through the summer.

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

Chair Lovallo summarized the bid results. Wayne Griffin Electric was the lowest bidder. The bids had three components:

1. base bid (approximately 69% of the total PV panels and all infrastructure scope)
2. add alternate #1 (approximately 87% of the total PV panels and all infrastructure scope)
3. add alternate #2 (includes all the scope for PV)

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He discussed the roof work that will be required. Work to load the roof with product will likely need to be done off-hours. Roof work, masonry wall scope, and premium time is carried as an allowance of \$79,000. In answer to Ms. Thurston and Ms. Bowen's questions, Chair Lovallo provided more details on the roof work and on the forecasted premium time.

Chair Lovallo next discussed the *Summary of Forecasted Cost* document. He explained the PV design by SDA line item (\$77,810.00). He also explained other items on this document, e.g., shut off switches, the need for an additional conduit, and switch gear revisions. Mr. Caputo asked if there was any way to share the burden of these costs, given that PV has been planned for from the beginning of the project and some of these seem like design "misses." Mr. Albuquerque provided additional information to explain these changes. Mr. Werlin, SDA, noted that they were not involved with solar panels from the very beginning of this project. Coming on a year earlier might have mitigated some of this, he added.

### **VIII. Photovoltaic System Executive Bid Summary**

Chair Lovallo referenced the *Photovoltaic System Executive Bid Summary* document saying that it summarizes the base bid. He reviewed the document and he explained the power amounts (megawatts) associated with the bids. Chair Lovallo explained, in detail, the Budget Summary as well as the Value Summary numbers. He then touched on the grant consideration's (IRA) impact to these numbers.

Committee members offered comments and asked questions. Mr. McLaughlin reminded the Committee of its original charge, i.e., to build the best building to educate our children. It was said then, he noted, that PV could be done at a later time. He discussed the impact of PV on the budget and added that he is leaning toward supporting only the base bid. Ms. Bruschi stated that Griffin seems more knowledgeable about the project. She noted that there are too many "unknown unknowns" and that this will likely deplete the contingency fund.

### **IX. Comments from Belmont Residents**

Mr. Kopperl discussed the kilowatt hours of this building; electricity is fundamental and this price is locked in. He then discussed several other points raised by Committee members.

Mr. Haskell discussed the cost effectiveness of doing the entire project at once and then obtaining the recovery funds from the IRA. He explained that there are several economies of scale in place.

Mr. Wruble spoke to the design changes or design omissions. He supports the full solar array and said it's fiscally short-sighted to do anything less than that.

Ms. Pargoli asked -- why we are even here? This is discouraging. She added: the Town is struggling financially and money is flowing out into this project, increasing the burden on tax payers. Chair Lovallo responded with some factual and historical information on PV and the project.

Mr. Iler expressed disappointment over the additional costs. He then opined on the various bid options and discussed their impacts on the operating budget. Let's not be penny wise and pound foolish, in picking the bid package, he said.

Mr. Albuquerque offered clarifying comments on the PV design.

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Mr. McLaughlin stressed that he is not anti-solar. However, money is needed to finish the building. We all *want* solar, but we don't have the money.

Ms. Thurston agreed and added that she wants solar and has concern about the money.

Mr. Kopperl added additional comments.

Mr. Caputo expressed support for maintaining the contingency budget. He suggested Alt. 1.

#### **X. Approval of Photovoltaic System Vendor Procurement (PCCO#43)**

Chair Lovallo summarized the leanings of the Committee on the bid packages. He noted that there are three choices, but that approving the Base Bid, plus Alternative 1 might make sense given Committee comments expressed during the meeting.

Chair Lovallo asked for a motion to reflect the above suggested motion:

*Ms. Brusch moved:* To approve the Base Bid plus Alternate 1, awarding the contract to Griffin in the amount previously mentioned, with allowances at \$2,561,810 through a PCCO funding in the amount of \$375,291.

The motion passed via a roll call vote of 6-1-2. (Yes: Brusch, Blazon, Caputo, Mooney, Bowen, Lovallo; No: McLaughlin; Abstain: DeStefano, Thurston)

#### **XI. New Business/Other**

None.

#### **XII. Related Meeting Documents**

1. Total Project Cost Summary
2. Photovoltaic System Executive Bid Summary (Bid Package No. 26B)
3. PV RTA Summary Alternate 1 and Alternate 2

#### **XIII. Adjournment**

The Chair ended the meeting at 9:55 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:   
Chris Messer, Secretary

12/13/2022  
Date

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