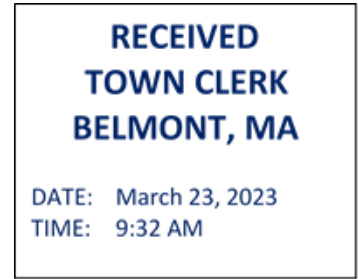


BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE

**Final Meeting Minutes
Thursday, January 12, 2023
Virtual Zoom Meeting
8:00 AM**



Meeting #153

Committee Members Virtually Attending:

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

Absent Members: Joe DeStefano

(Committee members who left the meeting early: Shea, Messer, Caputo, Mooney, Phelan)

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, Mike Morrison

Others in attendance: Roy Epstein, Select Board, Steve Mazzola, Technology Director, Karla Koza, School Department Director of Reconfiguration Transition, Doug Faria, Edvance Technology

I. Call to Order

The meeting was called to order at 8:00 a.m. by Chair Lovallo. He thanked Matt 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 and reviewed the agenda. Chair Lovallo informed the Committee that he added another meeting for Jan. 19 because this is a longer agenda than is usual and it may not be complete in the standard two-hour meeting time. He added that going forward, exclusive virtual meetings may not be permitted; he asked if hybrid meetings make sense starting in March. Committee members offered comments.

Chair Lovallo then summarized the recent site tour of the middle school space; he asked for Committee comments. The Committee comments concerning Phase 2 were all positive, i.e., the space is well lit and the team/pod configuration is impressive.

II. Next Building Committee Meetings

| | | | | |
|----------|---------------|------------|---------|-------|
| Thursday | Jan. 19, 2023 | at 8:00 AM | Virtual | [154] |
|----------|---------------|------------|---------|-------|

FINAL

III. Minutes of Previous Meetings: Review and Approve

Ms. Brusch moved: To approve the Minutes of 12/08/2022.

The motion passed via a roll call vote of 12-0-1. (Yes: Thurston, Phelan, Brusch, Miller, Blazon, Caputo, Mooney, Bowen, McLaughlin, McAllister, Messer, Lovallo; Abstain: Shea)

IV. Update on Project Cost Events

Mr. White provided a brief project cost update. He reviewed the Contingency Expenditure Log, the Allowance and Contingency Summary, the Owner's Cost Contingency Utilization, and the Construction Contingency documents (which are inclusive through PCCO #44). Chair Lovallo noted that taxpayers have paid 91 percent of the project, to date, while the project is 92 percent complete.

Mr. White summarized the Approved Owner's Contingency and Total Project Budget numbers. He also reviewed allowances and contingencies. He noted where numbers need to be adjusted. He discussed the anticipated and potential costs to the GMP as well as GMP revised projected cost adjustments. Chair Lovallo provided additional details on the GMP projection. He said there are 70-80 items still outstanding, i.e., not accounted for on this document. He added that these items are not large, in nature. Chair Lovallo reviewed a document entitled "Total Project Contingency History". He said that these numbers are up and down.

Committee members asked clarifying questions, specifically focused on the contingency number, which seems low, and therefore is concerning. Mr. Morrison provided some clarifying information on managing the potential risks.

Next, Mr. White summarized Skanska's pay application #48 (\$3,178,608.00), (which goes through 12/31/2022).

V. Photovoltaic System Alternate Funding

Chair Lovallo began by stating that he and Mr. Caputo presented Building Committee updates to the Select Board in December. They explained some of the fiscal challenges with regard to PV, which resulted in less roof coverage than anticipated. Applying ARPA funding (Covid relief money) was explored with the Select Board to install the remaining 345 panels at a cost of \$290,633.00. He discussed the Bid Summary sheet numbers and the various Bid options. He explained the next steps given that the 30-day time period, on the original contractor bid, has expired

Committee Comments: Ms. Bowen expressed support for completing this project, in this way. Ms. Shea also stated that she is in favor of this. Mr. McLaughlin thanked the Select Board for the ARPA funding allocation and said the Committee was always in favor of this, providing the funding was there (which it now is).

VI. Comments from Belmont Residents

Ms. Pargoli thanked Mr. Iler for his contributions to the PV conversation and expressed that "the numbers are still way out of control."

Mr. Iler asked several questions pertaining the bid options. Chair Lovallo provided information on the bid options, the mark ups, and the change orders. Mr. Lanneville also explained how the money that flows through Skanska will be spent, i.e., overhead costs, insurance, subcontractors, added team members.

VII. Approval of Photovoltaic System Added Scope Change Order (PCCO #46)

Ms. McLaughlin moved: To approve the Photovoltaic System Added Scope Change Order, in the amount of \$290,633.00, as noted above.

The motion passed unanimously via a roll call vote of 11-0-0. (Yes: Thurston, Phelan, Bruschi, Miller, Blazon, Caputo, Bowen, McLaughlin, Messer, McAllister, Lovallo)

VIII. Discussion of Parking Lot at Goden Street

Chair Lovallo informed the Committee that – in this week’s package of materials - they received Mr. Epstein’s memo concerning student parking spaces and the temporary lot.

Mr. Epstein, Select Board member, summarized his memo with regard to the temporary parking lot and student spaces. He reviewed the number of available spaces on Concord Ave. He expressed concern that the demand for parking will most certainly exceed the number of available spaces. The easiest way to create more spaces will be to retain 25 spaces in the temporary parking lot. The consequences of eliminating this lot (and all the spots in this lot) will negatively impact area residents - - perhaps more so -- than keeping the 25 spaces furthest from Concord Ave.

Chair Lovallo noted that the residents were told this lot would be temporary. He summarized several other points related to parking and the area. Mr. Gatzunis stated that the Planning Board will need to re-open this for approval. He added that the pavement and construction would need to be addressed as the lot was not build for long-term use.

Committee Comments: Ms. Bowen spoke to safety issues and pedestrian conflict with these spots. Additional crosswalks may need to be installed. She added that surface parking has long-term costs and wondered if these costs be put on those using the spaces, similar to bus fees. Chair Lovallo asked about the School Committee policy concerning student parking.

Mr. Epstein provided some feedback to the points raised. Mr. Albuquerque added some background information. Mr. McAllister asked about the process for making this decision and noted that this space may have been officially voted on (by the Building Committee) as a “temporary lot”. Chair Lovallo noted that both a process and a funding conversation will need to be laid out, including a public hearing. Mr. McLaughlin wondered if there would be a potential cost savings in *not* tearing up the entire temporary lot. He also expressed concern about breaking word with the residents. Although the alternative, he agreed, could be more impactful (negatively) on the neighbors. Ms. Bruschi spoke to the reason this Committee does not have the money for 92 additional parking spaces - which is that money was needed to be spent on Covid (several million). She noted that the contingency is dwindling down and this Committee committed to the neighbors that this lot was temporary, and there is only a short amount of time left. This is not something we should be pursuing, she said.

IX. Comments from Belmont Residents

Ms. Pargoli expressed frustration about the parking situation and the additional money needed now. Chair Lovallo responded to some of her comments.

Mr. Link noted that the parking issue in this area needs to be looked at the by this Committee. Too much is siloed in this town.

Ms. Browning spoke to the traffic and parking issues in the neighborhood, specifically Myrtle Street, which has become a student and resident parking lot for the area.

Mr. Iler suggested that more creative solutions are needed, (i.e., request to use other underutilized lots in the area). He said we should not be paving green spaces merely so students can drive to school. Students should be encouraged to walk and bike to school.

Chair Lovallo said a larger discussion, with more stakeholders present, should be had on this topic.

X. Approval of Technology Vendor Procurement

Mr. Faria presented on the technology needs (scope summary) for Phase 2 - which will be provided by Hubtech. Some of these items include: remaining computer workstations for staff, teacher docking stations, printers, several laptops and a charging cart. He reviewed the costs (budget summary), which total \$345,801.82 and noted that it will come in under budget.

Chair Lovallo added that this conforms with the overall technology plan.

Mr. McLaughlin moved: To approve the Technology Vendor for Apple, in the amount of \$56,833.70, as noted above.

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

Mr. McLaughlin moved: To approve the Technology Vendor for Hubtech, in the amount of \$288,968.12, as noted above.

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

At this time in the meeting (9:57 AM), Chair Lovallo decided to adjourn the meeting and to reconvene on January 19, at 8:00. Therefore, the following agenda items will be covered when the Committee reconvenes on January 19:

XI. OPM, Designer and Construction Manager Updates

XII. Discussion of Pending Changes

XIII. Review of Pending Change Orders

XIV. Prime Contract Change Order Discussion and Approval #45 and 46

XV. Treasurer's Report/Update

XVI. Construction Update

FINAL

XVII. Project Schedule Update

XVIII. Comments from Belmont Residents

XIX. New Business/Other

XX. Related Meeting Documents

1. Total Project Cost Summary
2. Photovoltaic System Executive Bid Summary
3. Purchase Order Packages by Manufacturer
4. Mr. Epstein Memo dated 1/7/2023
5. Perkins & Will Technology Purchase Request

XI. Adjournment

The Chair adjourned the meeting at 9:57 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

Chris Messer, Secretary

Date