

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE

Final Meeting Minutes
Thursday, April 13, 2023
Virtual Zoom Meeting
8:00 AM

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: May 31, 2023
TIME: 1:32 PM

Meeting #158

Committee Members Virtually Attending:

Chair Lovallo; Members Emma Thurston (arrived at 8:25), John Phalen, Pat Bruschi, Diane Miller, Dave Blazon, Tom Caputo, Joel Mooney, Jamie Shea, Bob McLaughlin, Chris Messer, Joe DeStefano, Mike McAllister

Absent Members: Patrice Garvin, Kate Bowen

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

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

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

From Skanska: Dan Lanneville, Mike Morrison

Others in attendance: Karla Koza, School Department Director of Reconfiguration Transition

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 (noting that this is a standard business meeting), and turned to the first item.

II. Next Building Committee Meetings

Friday	Apr. 28, 2023	at 8:00 AM	Virtual	[159] (project accountability)
Thursday	May 18, 2023	at 8:00 AM	Virtual	[160]
Thursday	June 22, 2023	at 8:00 AM	Virtual	[161]
Thursday	July 20, 2023	at 8:00 AM	Virtual	[162]

He noted that all the meetings will be virtual through 2025, as per the state legislature. He reviewed the above dates and noted that a middle school tour will likely be scheduled later in August and an additional meeting will be scheduled in August, as well.

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III. Review of Meeting Material Distribution

Chair Lovallo noted that meeting materials were sent out earlier this week. He added that there were comments suggesting that the Committee was not in compliance with Open Meeting Law (OML), concerning the distribution of meeting materials. Having researched the issue, he added that the Committee is in compliance with OML, and no changes will be made in how the materials are distributed. The April 28 meeting concerns a lot of information; Chair Lovallo will provide material produced by CHA, who will also provide information on how to understand the documents.

IV. Minutes of Previous Meetings: Review and Approve

Mr. McLaughlin moved: To approve the Minutes of 3/16/2023, as amended.
The motion passed unanimously via a roll call vote of 12-0-0. (Yes: Phelan, Bruschi, Miller, Blazon, Caputo, Mooney, Shea, McLaughlin, Messer, DeStefano, McAllister, Lovallo)

Mr. McLaughlin moved: To approve the Minutes of 3/23/2023.
The motion passed via a roll call vote of 10-0-2. (Yes: Phelan, Bruschi, Miller, Caputo, Mooney, Shea, McLaughlin, Messer, McAllister, Lovallo; Abstain: Blazon and DeStefano)

V. OPM, Designer and Construction Manager Updates

Mr. DelGreco provided the OPM updates for March 2023, e.g., installing PV materials, weekly IT meetings, field work and sidewalk prep.

Mr. Spangler provided the Perkins and Will updates for March 2023, e.g., interior and exterior punch lists, field reports, and weekly meetings.

Mr. Morrison provided the Skanska updates for March 2023, e.g., meeting with subcontractors to work on close out and punch lists, and continuation of standard procedures.

In answer to a question from Mr. Messer, Mr. Blazon spoke to the support received from Skanska and subcontractors concerning anything that needs attention. It's a large project and an ongoing process, he said, and it's going smoothly.

Chair Lovallo thanked Mr. Blazon for his efforts.

VI. Project Schedule Update

Mr. Morrison noted that the summer work has been the focus. He discussed the Phase 2 substantial completion date (August 15). Next, he discussed casework and PV. D4 casework materials have had some issues. D 1, 2 and 3 are being punch listed. The same process will begin on level 2.

Chair Lovallo noted that Committee members toured the middle school last week and it was exciting to see the finished spaces. The schedule for the building opening was presented to the School Committee on April 11. Technology is moving into the space. Controlled tours are occurring in the building. Ms. Koza noted that students and teachers will be touring the middle school, in May. Family members will tour in August and community members will be able to tour in September. Chair Lovallo said that there will be a ribbon cutting ceremony scheduled for the first day of school on Wednesday, September
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6th at 8:00 AM.

Chair Lovallo noted that the contractual obligation with Skanska will need to be adjusted to reflect the Aug. 15 date. This is explained in the next agenda item.

VII. Prime Contract Change Order Approval #50

Mr. Morrison explained the rationale behind changing the contractual obligation date from 7/21 to 8/15. This PCCO formalizes extending the date and there is no dollar amount associated with this change. Mr. White stated that this makes sense and is cost effective - as it will likely obviate the need for overtime. The date change was briefly discussed. Chair Lovallo noted that this adjustment does not change the project schedule for opening day of school on September 6th.

Chair Lovallo added that this discussion (concerning changing the date) has been ongoing for the past several months.

Mr. McLaughlin moved: To approve PCCO #50, to change the substantial completion date from 7/21 to 8/15, as noted above.

The motion passed unanimously via a roll call vote of 13-0-0. (Yes: Phelan, Thurston, Brusch, Miller, Blazon, Caputo, Mooney, Shea, McLaughlin, Messer, DeStefano, McAllister, Lovallo)

VIII. Update on Project Cost Events

Mr. White provided an overview of the Project Cost Summary documents. He discussed the PV related costs – which have been separated out. He explained the updated final costs of Skanska as well as the current MSBA contributions and the additional funding sources, e.g., Covid money, builder's risk insurance policy and PV rebate funding. He summarized the construction completion status numbers. Chair Lovallo stated that the overall project is 95% complete, and Phase 2 is 85% complete.

Mr. White then summarized the Skanska projections, including change order approvals. He noted that PCCO #49 will be reviewed and voted on today.

Chair Lovallo called attention to the current Skanska pay application. Mr. White highlighted some of the totals, e.g., GMP, change orders, etc.

IX. Discussion of Pending Changes

Mr. Spangler reviewed the Pending Document Revisions Log, noting that there are no big items on the list. He reviewed PR-183 concerning sprinkler coverage and recessed storage areas. Chair Lovallo added that all of this has been included in the Cost Summary that Mr. White just reviewed.

X. Review of Pending Change Orders

Mr. DelGreco provided information on the following PCOs:

- PCO 880 moving sidewall at the resource learning center
- PCO 881 electrical conduits within the bleacher foundation
- PCO 885 ADA boy's bathroom stall compliance

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Mr. Albuquerque explained the ADA compliance regarding the need to extend the bathroom stalls and then adjust the floor tiles in those areas.

XI. Prime Contract Change Order Approval #49

Chair Lovallo noted that PCCO #49 is for \$85,728.00.

Mr. Spangler reviewed some of the larger items on this PCCO, e.g., deferral of Phase 1 plantings, miscellaneous architecture coordination, a credit to remove a concrete roof slab, cove light fixture lengths at expansion joints, display case frame adjustment, and rework of stair 6 egress door and railing adjustments.

Mr. McLaughlin moved: To approve PCCO #49, in the amount of \$85,728.00, as noted above. The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Brusch, Miller, Blazon, Caputo, Mooney, McLaughlin, Messer, McAllister, Lovallo)

XII. Treasurer's Report/Update

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

First Grouping: Vendor Services

• Apple Inc	\$7,911.00	Phase 2 computer equipment
• CSS	\$57,730.00	Phase 2 smart boards
• Hub Teck	\$18,963.45	installation of computer equipment
• NEC	\$15,115.14	Phase 2 phones
• UTS	\$1,392.50	Mar. testing services

Mr. McLaughlin moved: To approve the above 5 *Vendor Service* Invoices. The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Brusch, Miller, Blazon, Caputo, Mooney, McLaughlin, Messer, McAllister, Lovallo)

Second Grouping: Design Professionals

• Anderson & Kreiger	\$791.00	legal consulting on PV, etc.
• CHA	\$132,000.00	monthly draw
• Perkins and Will	\$101,558.00	monthly draw

Mr. McLaughlin moved: To approve the above three *Design Professional* Invoices. The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Brusch, Miller, Blazon, Caputo, Mooney, McLaughlin, Messer, McAllister, Lovallo)

Third Grouping: Contractor Invoice

- **Skanska (Pay Application #51)** **\$1,533,613.00**

Mr. McLaughlin moved: To approve the above Invoice, Skanska Pay Application #51.

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The motion passed unanimously via a roll call vote of 10-0-0 (Yes: Thurston, Bruschi, Miller, Blazon, Caputo, Mooney, McLaughlin, Messer, McAllister, Lovallo)

XIII. Construction Update

Mr. Morrison provided a brief construction update for work completed in March, e.g., flushing of geothermal well field, pouring of sidewalks, interior painting, casework, installation of ceiling tiles, and grading of athletic fields. He noted what work would occur next week, during April vacation (security testing). Trees will be planted next week, as well. He discussed that the site will be closed off from the public (during the vacation week) in order to complete the plantings and concrete pouring.

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

XIV. New Business/Other

Chair Lovallo acknowledged that he has received an OML complaint. Further comments will occur at the next Committee meeting.

XV. Comments from Belmont Residents

Ms. Pargoli asked about the releasing of meeting documents to the public; why can't they be released? Chair Lovallo noted that at this time he will not make a comment, on advice of counsel. She then asked about a list of items that have been eliminated from the budget -- that taxpayers paid for. Chair Lovallo noted that the next meeting (April 28) will deal with this topic. He briefly explained the change order process.

Mr. Iler, School Street, asked about the OML complaint. Chair Lovallo repeated that on advice of counsel, he will not respond to the OML complaint.

Mr. Iler then asked if the April 28 meeting materials could be made available to the public when the Committee receives them? He would like to review the materials ahead of the meeting. Chair Lovallo noted that there will be no changes in how meeting materials will be distributed to the Committee and public for April 28th.

XVI. Related Meeting Documents

1. Total Project Cost Summary and related documents
2. Perkins & Will: Pending Document Revisions Log
3. March 2023 Updates: CHA, Perkins and Will, Skanska
4. Skanska PCO documents #880, #881, and #885
5. Prime Contract Change Orders #49 and #50
6. Middle and High School Project Construction Update
7. Project Schedule Update

XVII. End

The Chair ended the meeting at 9:35 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

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Lisa Gibalerio

Approved: 
Chris Messer, Secretary

May 31, 2023
Date