

**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE  
FINAL MEETING MINUTES**

**December 11, 2019**

**Board of Selectmen's Meeting Room  
7:30 AM**

2020 JAN 21 AM 8:57

**Meeting #88**

*Committee Members Attending:*

Chair Lovallo; Members John Phelan, Mike McAllister, Tom Caputo, Pat Bruschi, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, Emma Thurston, Jamie Shea, Steve Dorrance, Kate Bowen, Ellen Schreiber, Patrice Garvin

*From Daedalus:* Tom Gatzunis, Shane Nolan, Justin Ferdenzi

*From Skanska:* Michael Loring,

*From Perkins+Will:* Vital Albuquerque

*BMHSBC Members Absent:*

**I. Call to Order**

The meeting was called to order at 7:33 a.m. by Chair Lovallo. He began by reviewing the agenda, distributing an email contact list for the Committee, and turning to the first item. He also reviewed the upcoming meeting dates (see agenda item XIV below).

**II. Minutes of Previous Meetings**

*Mr. McLaughlin moved:* To approve the Minutes of 11/21/19.  
The motion passed unanimously.

**III. Update on Project Cost Events**

Mr. Nolan reviewed the overall project budget. He noted the various columns highlighted on the cost summary document, e.g., MSBA PFA approvals, contingency expenditures, Skanska's contract, and the construction cost summary.

Committee members asked clarifying questions concerning the cost summary document. Chair Lovallo and Mr. Nolan provided more detailed information in response. Chair Lovallo explained how the process will unfold in the coming months.

Mr. Nolan noted that Skanska's invoice will be submitted every month, with many pages of supporting documentation. Chair Lovallo explained other facets of the budget forecasting/planning process – including planning for the “unknowns”.

**IV. Construction Update**

Mr. Loring noted that there are only a few contractors on site; he then discussed the foundation plan.

He explained the areas that are complete and the areas that will be complete soon. This work involves the placing of concrete for the foundation. He noted that the fuel storage tank has been removed and is now officially off site.

#### **V. Treasurer's Update**

Ms. Thurston informed the Committee that the following Invoices are ready for their approval:

##### ***Invoice 1: Anderson & Kreiger***

*Mr. McLaughlin moved:* To approve the Invoice of \$145.00.

Mr. Nolan explained that this Invoice is for legal services.

The motion passed unanimously.

##### ***Invoice 2: Andrew T. Johnson***

*Mr. McLaughlin moved:* To approve the Invoice of \$297.50.

Mr. Nolan noted that this Invoice is for printing services.

The motion passed unanimously.

##### ***Invoice 3: Andrew T. Johnson***

*Ms. Bruschi moved:* To approve the Invoice of \$604.65  
The motion passed unanimously.

##### ***Invoice 4: Andrew T. Johnson***

*Mr. McLaughlin moved:* To approve the Invoice of \$519.23  
The motion passed unanimously.

##### ***Invoice 5: Daedalus***

*Ms. Bruschi moved:* To approve the Invoice of \$105,000.00.

Mr. Nolan explained that this is for CA Services for October.

The motion passed unanimously.

##### ***Invoice 6: Daedalus***

*Mr. McLaughlin moved:* To approve the Invoice of \$125,000.00.

Chair Lovallo explained that this Invoice pertains to work done in November.

The motion passed unanimously.

***Invoice 7: Eagle Leasing Company***

*Mr. McLaughlin moved:* To approve the Invoice of \$103.65.  
The motion passed unanimously.

***Invoice 8: Eagle Leasing Company***

*Mr. McLaughlin moved:* To approve the Invoice of \$103.65.

Mr. Nolan noted that this Invoice represents a monthly storage fee.

The motion passed unanimously.

***Invoice 9: Eagle Leasing Company***

*Mr. McLaughlin moved:* To approve the Invoice of \$103.65.  
The motion passed unanimously.

***Invoice 10: Eagle Leasing Company***

*Mr. McLaughlin moved:* To approve the Invoice of \$89.00.  
The motion passed unanimously.

***Invoice 11: Eagle Leasing Company***

*Mr. McLaughlin moved:* To approve the Invoice of \$103.65.  
The motion passed unanimously.

***Invoice 12: Eagle Leasing Company***

*Mr. McLaughlin moved:* To approve the Invoice of \$655.00.  
The motion passed unanimously.

***Invoice 13: Home Depot***

*Mr. McLaughlin moved:* To approve the Invoice of \$348.50.

Mr. Nolan explained that this was for the purchasing of material (white duct tape) to secure the ceiling tiles in the existing High School during the pile driving.

The motion passed unanimously.

***Invoice 14: iStorage***

*Mr. McLaughlin moved:* To approve the Invoice of \$169.00.

Mr. Nolan explained that this is for pool equipment storage.

The motion passed unanimously.

***Invoice 15: Perkins & Will***

*Mr. McLaughlin moved:* To approve the Invoice of \$493,875.00.

Mr. Nolan noted that this is for design services for November 2019.

The motion passed unanimously.

***Invoice 16: Skanska***

*Mr. McLaughlin moved:* To approve the Invoice of \$3,482,290.00.

The motion passed unanimously.

***Invoice 17: Stantec***

*Mr. McLaughlin moved:* To approve the Invoice of \$2,889.81.

Mr. Nolan explained that this Invoice is for the third party review of the ConCom submission.

The motion passed unanimously.

***Invoice 18: Stay Safe***

*Mr. McLaughlin moved:* To approve the Invoice of \$302.48.

Mr. Nolan explained that this Invoice is for signage at the high school concerning parking/deliveries.

The motion passed unanimously.

***Invoice 19: U.T.S of Massachusetts***

*Mr. McLaughlin moved:* To approve the Invoice of \$6,296.00.

Mr. Nolan noted that this Invoice is for the testing of soil.

The motion passed unanimously.

***Invoice 20: Ambient Temperature Corporation (ATCO)***

*Mr. McLaughlin moved:* To approve the Invoice of \$2,932.44.

Mr. Gatzunis noted that this is for temperature controls and pneumatic system repairs during the demolition process.

The motion passed unanimously.

***Invoice 21: Ambient Temperature Corporation (ATCO)***

*Ms. Bruschi moved:* To approve the Invoice of \$25,747.58.  
The motion passed unanimously.

### **Amendment Motion**

Chair Lovallo added that the approval for IDS needs to be amended because it is under Daedalus and requires a 5% markup. The new value of the amendment to Daedalus for IDS services is thus \$13,230.

*Mr. McLaughlin moved:* To approve the Daedalus amendment of \$13,230 for IDS services.  
The motion passed unanimously.

### **MSBA Update**

Mr. Nolan provided a brief MSBA update.

### **VI. Approval of AEC (Alternative Energy Credits) Metering Review Consultant (Next Grid)**

Chair Lovallo noted that the rebates/credits for energy and geothermal will be under the facilities department.

Mr. Daniel Quinn, Next Grid, explained the AEC metering process and how it might generate revenue. Chair Lovallo added that Next Grid may oversee the net energy impact by way of reviewing the drawings; they are connected to the DOER (Dept. of Energy Resources) state regulations. Chair Lovallo explained that the current request in front of the Committee is to approve a review effort to ensure that the metering is appropriate for the future monitoring. The Committee asked clarifying questions concerning how the costs and rebates/credits are configured in light of the state mandates. BOS Chair Caputo asked to learn the impact to the operating budget of this building. Chair Lovallo stated that operating cost impacts will be researched and revealed.

*Mr. Mooney moved:* To approve the AEC Metering for \$5,000.  
The motion passed unanimously.

### **VII. Ranking of Bid Alternate List for Trade Bidders**

Chair Lovallo noted that the seven items in yellow need to be ranked. He explained the advantages of the Add Alternate process; he reviewed the color-coding on the bid protection list, e.g., scope removal for trade bids, cost deferred, cost reduction, cost added.

The Committee then asked clarifying questions and offered suggestions in ranking the bid alternate list. Chair Lovallo explained the well field heat system via the heating of concrete slabs (slab heat reduction). Mr. Albuquerque discussed the well fields and the recharging of the slabs (in answer to Ms. Bowen's questions); Mr. Dorrance noted that this system is fairly standard and will save on salt and snow plowing costs down the line.

The Committee discussed the ranking of the items, e.g., the field house roof, stair tiles/tile height in corridors, the loading dock canopy, corridor height, interior glazing, skylights. Chair Lovallo noted that some of these items can be placed on a bucket list.

*Chair Lovallo moved:* To rank the seven in the following order:

1. skylights
2. loading dock canopy
3. slab heat reduction
4. tiles in stairs
5. field house roof
6. corridor glazing
7. corridor tile height

The motion passed with 12 in favor and 2 opposed.

Mr. Messer explained that the filed house should be put first. Ms. Bowen noted that the process feels rushed and the LEEDs conversation has not been tied into this discussion. She (and other Committee members) also noted that the field house roof replacement was not in the plans when voters approved the project. Chair Lovallo agreed and added that the ranking of these items do not impact LEED.

### **VIII. Filed Sub-Bidder Qualifications Review**

Chair Lovallo reviewed the list of prequalified bidders; Mr. Nolan also added more information.

*Ms. Schreiber moved:* To approve the list of prequalified vendors.  
The motion passed unanimously.

### **IX. Brick Mockup Discussion and Selection**

This topic was deferred.

### **X. Review of LEED Checklist**

This topic was deferred.

### **XI. Approval of Construction Documents for Bid**

Chair Lovallo noted that there are over 980 sheets and 3,500 pages in the Construction Document package.

*Mr. McLaughlin moved:* To approve the construction documents (drawings) that are being sent out to bid.  
The motion passed unanimously.

Chair Lovallo requested that the construction documents be sent to a third party reviewer to review the details of the construction documents.

*Ms. Thurston moved:* To approve spending up to \$50,000 out of general conditions to review drawings and report back and to review bid documents to PCI, a subdivision of Skanska.  
The motion passed unanimously.

### **XIV. Next Full Building Committee Meeting**

Tuesday, January 7, 2020 at 7:30 a.m. Homer Building, 3<sup>rd</sup> Floor  
Friday, February 7, 2020 at 7:30 a.m. Homer Building, 3<sup>rd</sup> Floor

**XV. Related Meeting Documents**

1. Daedalus
2. BHS – Trade Contractor Prequalification – 100% Construction Documents
3. Bid Protection List 90% CD Costs
4. BMHSBC School Project Update (with Foundation Progress Diagram)
5. Committee Summary (contact list)


**XVI. End Meeting**

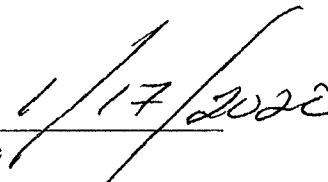
The meeting ended at 9:35 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

  
Date