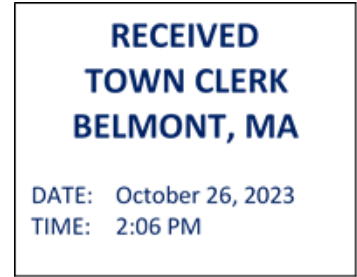


BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
Final Meeting Minutes
Thursday, September 14, 2023
Virtual Zoom Meeting
8:00 AM



Meeting #165

Committee Members Virtually Attending:

Chair Lovallo; Members Emma Thurston, Patrice Garvin, Pat Bruschi, Diane Miller, Dave Blazon, Tom Caputo, Joel Mooney, Jamie Shea, Bob McLaughlin, Joe DeStefano, Mike McAllister, Amy Zuccarello

Absent Member: Chris Messer

Others in Attendance: Jennifer Hewitt, Assistant Town Administrator

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

From CHA: Tom Gatzunis, Don White, Justin Ferdenzi, Tony DelGreco, Sandra Saccone (arrived late)

From Perkins+Will: Vital Albuquerque, Brian Spangler

From Skanska: Mike Morrison

I. Call to Order

The meeting was called to order at 8:02 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 public comment time by pressing #9 or by “raising” the hand icon.

Chair Lovallo took attendance via roll call and reviewed the agenda. He turned to the first item on the agenda.

II. Next Building Committee Meetings

Thursday Oct., 19, 2023 at 8:00 AM Virtual [166]

III. Grand Opening Building Celebrations

Ms. Bruschi noted that the Ribbon Cutting Ceremony went very well. She informed the Committee that the Grand Opening Celebration will be Saturday, Oct 21. She provided details on the event which will include public tours. Residents and Committee members will receive more information on this event soon. Chair Lovallo will send a calendar invite to Committee members.

FINAL

Chair Lovallo thanked outgoing Committee members, John Phelan and Kate Bowen, for their immense contributions to this Committee, and also to the town.

IV. Minutes of Previous Meetings: Review and Approve

Mr. McLaughlin moved: To approve the Minutes of 8/16/2023, Joint Meeting with School Committee.

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

Mr. McLaughlin moved: To approve the Minutes of 8/16/2023.

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

V. OPM, Designer and Construction Manager Updates

Mr. DelGreco provided the OPM updates for August 2023, e.g., the move from the Chenery to the new middle school went well (he thanked Ms. Saccone for her work coordinating the move), the on-site activities list is becoming smaller and next month will likely only be PV related.

Mr. Spangler provided the Perkins and Will updates for August 2023, e.g., they have been focused on punch list items, walk throughs, affidavit submissions, finishing up FF&E (he thanked Christina Mulligan for her work with FF&E), back punching items, LEAD requirements in preparation for certification, and work on the close out process documentation.

Mr. Morrison provided the Skanska updates for August 2023, e.g., working on safety issues, affidavit walks, buttoning down and addressing punch list items before school began, manpower on site is tapering off, and closing out (i.e., completing work) with subcontractors.

Chair Lovallo added that more detailed information on the close out process - which will be discussed at the October Committee meeting on 10/19. In answer to a question from Mr. McLaughlin, Chair Lovallo discussed grant money that is still expected from the MSBA and the remaining taxpayer contribution amount. This too will be discussed in more detail next month, he said.

VI. Project Schedule Update

Mr. Morrison summarized the list of incomplete work. This list is getting shorter and he noted some remaining items, including: the dedication plaque, punch list items (touch ups), finishing up subcontractor work, plinth extension, kiln exhaust, barrel washer exhaust, landscape and maintenance work. He also provided a brief overview of PV. Wracking and wiring is happening on the roof. Energizing, validation and commissioning are also occurring.

VII. Demolition of White Field House (WFH) and Approval

Chair Lovallo reviewed factors pertaining to the White Field House (WFH), the change in the Building
FINAL

Committee's scope, and that the WFH needs to be taken down. He explained the bid process for the demolition of the WFH. Funds to do this have been allocated (from ARPA) and approved by the Select Board. The demolition will be managed through the Building Committee's contract, under CHA's auspices. Ownership of the land and the building was briefly explored. Mr. Gatzunis added that the WFH lockers will be removed and used at the new rink. Ms. Garvin noted that the town will identify additional funds should they be needed during the demolition. Chair Lovallo said that this work will occur at the end of the fall sports season (in early December).

Mr. McLaughlin moved: To approve the demolition of the White Field House.
The motion passed via a roll call vote of 12-0-0. (Yes: Thurston, Garvin, Brusch, Miller, Blazon, Caputo, Mooney, McLaughlin, DeStefano, McAllister, Zuccarello, Lovallo)

VIII. Playing Fields Dugout Canopy Changes and Approval

Chair Lovallo noted that the dugout enclosures will be designed, constructed, and funded by the Brendan Grant Foundation. The foundation provided a letter stating what the new dugouts and canopies will look like. The foundation will need to submit their design application to the Planning Board for approval. Chair Lovallo explained that Skanska will need to re-issue the bid process as it was taken out and put into contingency earlier this year. He requested a vote (from the Committee) to reinstate the dugout/canopy project, pertaining only to the canopies.

Committee members asked questions concerning this issue. Concerns were raised about the cost of the project. The current exposure number is at \$70K - although \$55K is the amount that will be approved today.

Mr. McLaughlin moved: To approve reinstating the Field Dugout Canopies within the confines of the original budget (not to exceed \$55K) and to authorize the Chair to work with the Brendan Grant Foundation, if there is not sufficient funding.
The motion passed via a roll call vote of 12-0-0. (Yes: Thurston, Garvin, Brusch, Miller, Blazon, Caputo, Mooney, McLaughlin, DeStefano, McAllister, Zuccarello, Lovallo)

IX. Field House Exterior Signage and Approval

Chair Lovallo noted that the Field House (next to the middle school) does not have a sign alerting the public of its entrance. He said there has been a request to add a "Field House" sign and have it fastened to the brick to the right of the middle school, and just above the actual Field House entrance. The cost is estimated to be \$12,000. Committee members discussed this. Mr. Blazon suggested adding the word "entrance" underneath "Field House". Other members felt that this would just add cost to an already expensive undertaking (at what amounts to over \$1,000 a letter).

Mr. McLaughlin moved: To approve the Field House Exterior Signage, at not more than \$12K.
The motion passed via a roll call vote of 11-0-0. (Yes: Thurston, Garvin, Brusch, Miller, Blazon, Caputo, Mooney, McLaughlin, McAllister, Zuccarello, Lovallo)

X. Update on Conservation Commission (ConCom) Request and Approval

Chair Lovallo provided information on the protection of waterways, habitats, and wetlands – given that this building sits close to Clay Pit Pond. The building permit (for this building) can't be closed out
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until the Conservation Commission closes out their permit. Therefore, the building permit needs to stay open. He noted that the Intergeneration Path pathways are not complete. Adding additional connections to the pathway will increase the cost and keep the permit open. He discussed ConCom's desire to also add a set of stairs, which the building's landscapers did not agree on. A compromise needs to be reached so that these permits can be closed. Chair Lovallo noted that there is \$85K on the exposure log. He explained the bid process for this work, which if it goes forward - could be wrapped up by the end of the fall. Committee members asked clarifying questions and offered comments on this issue.

Mr. McLaughlin moved: To approve that the Chair to negotiate with the Conservation Commission concerning ConCom's proposed changes to the pathway, in order to close these permits.

The motion passed via a roll call vote of 11-0-0. (Yes: Thurston, Garvin, Bruschi, Miller, Blazon, Caputo, Mooney, McLaughlin, McAllister, Zuccarello, Lovallo)

XI. Update on Project Cost Events

Mr. White provided the monthly project cost report update, focusing on the Paid to Date and the Projected Final Costs. There was a lot of activity in August with the various vendors. The cost projections look to be in good shape. Chair Lovallo mentioned the PV cost adjustments. Mr. White then reviewed the Total Project Cost Summary document as well as the MSBA totals and the adjusted funding sources. Chair Lovallo discussed the impact of the PV funding on the contingency fund given the PV anchorage issues that arose. Mr. White noted the total project complete percentage, which is at a little over 99 percent. He then discussed the costs of the additional work, e.g., PCCOs 57 and 58.

Chair Lovallo reviewed the total contract to date [\$256.5M]. He noted that the MSBA funding is updated monthly.

Mr. White then reviewed Skanska's Pay Application #60 (the monthly requisition, less the PV) and #61 (the PV requisition).

XII. Prime Contract Change Order Approval

Mr. Spangler reviewed several of the items on this PCCO: a credit concerning Heat Rejection, Police Detail costs regarding the intersection of Concord Ave/Goden St., a snack bar credit, access control revisions at the Field House and Loading Dock, an Irrigation System tie in, the installation of additional fire dampers, and the installation of the sprinkler heads in the Field House.

Mr. McLaughlin moved: To approve PCCO #57, in the amount of \$135,255.00, as noted above.

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

Mr. White explained PCCO #56 pertaining to PV and the revised ballasting system for the roof racks. He explained the fastening system installation process.

Mr. McLaughlin moved: To approve PCCO #56, in the amount of \$75,078.00, as noted above.

The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Bruschi,

FINAL

Miller, Blazon, Caputo, McLaughlin, McAllister, Zuccarello, Lovallo)

XIII. Approval of Vendor Purchase Orders

Chair Lovallo explained the following two invoices concerning technology vendor costs. Ms. Saccone added that these are related to Smart Boards and the phones. Mr. Morrison explained that this cost will be back charged to Griffin.

Mr. McLaughlin moved: To approve the CCS invoice, in the amount of \$1,389.00.
The motion passed unanimously via a roll call vote of 10-0-0. (Yes: Thurston, Garvin, Bruschi, Miller, Blazon, Caputo, McLaughlin, McAllister, Zuccarello, Lovallo)

Ms. Saccone informed the Committee that this invoice pertains to the blue phone connection lines. This amount will be charged back to the site contractor.

Mr. McLaughlin moved: To approve the NEC Invoice in the amount of \$310.00.
The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Garvin, Bruschi, Miller, Blazon, Caputo, McLaughlin, McAllister, Zuccarello, Lovallo)

XIV. Treasurer's Report/Update

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

First Grouping: Consultants

- | | | |
|---------------------------------|---------------------|----------------------------|
| • Anderson & Kreiger | \$61.50 | (legal services) |
| • CHA | \$122,000.00 | (OPM monthly draw) |
| • Perkins and Will | \$140,615.65 | (design team monthly draw) |

Mr. McLaughlin moved: To approve the above three *Consultant* Invoices.
The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Garvin, Bruschi, Miller, Blazon, Caputo, McLaughlin, McAllister, Zuccarello, Lovallo)

Second Grouping: Vendor Services

- | | | |
|------------------------|--------------------|--------------------------------------|
| • Clean Harbors | \$1,266.50 | (Phase 2 Chemical Storage move) |
| • Hub Tech | \$2,241.99 | (Phase 2 computer installation) |
| • Hub Tech | \$13,215.94 | (Phase 2 computer installation) |
| • LCN | \$685.00 | (network connections, gym covers) |
| • LCN | \$5,500.00 | (network connections, gym covers) |
| • LCN | \$6,262.47 | (network connections, gym covers) |
| • NEC | \$12,823.65 | (Phase 2 phone installation) |
| • NEC | \$25.36 | (Phase 2 phone installation) |
| • Restream | \$525.00 | (rentals and moving supplies) |
| • Restream | \$4,919.00 | (rentals and moving supplies) |
| • UTS | \$2,089.50 | (concrete and professional services) |

FINAL

Mr. McLaughlin moved: To approve the above 11 *Vendor Service Invoices*.
The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Garvin, Bruschi, Miller, Blazon, Caputo, McLaughlin, McAllister, Zuccarello, Livallo)

Third Grouping: Contractor Invoices

- **Skanska (Pay Application #60)** **\$1,750,622.00** (August requisition)
- **Skanska (Pay Application #61)** **\$285,535.00** (PV requisition)

Mr. McLaughlin moved: To approve Skanska’s Pay Applications #60 and #61, as noted above.
The motion passed unanimously via a roll call vote of 9-0-0 (Yes: Garvin, Bruschi, Miller, Blazon, Caputo, McLaughlin, McAllister, Zuccarello, Livallo)

XV. Construction Update

Mr. Morrison provided a brief construction update for work completed in August, e.g., building turnover, ribbon cutting, exteriors, affidavits, PV, and athletic field work. This month they will continue with the punch list, basketball court striping, and PV layout on the roof.

He showed several progress photos, including: the ribbon cutting ceremony, the middle school welcome wall graphic, entrance lettering, PV layout, and field batting cages.

XVI. Update on Executive Session Status

Chair Livallo discussed the April 28 Executive Session (ES) minutes. He noted that if the conditions for scheduling an Executive Session still hold true, the meeting minutes are not released to the public. This is the case with the April 28 ES minutes (that the conditions still hold true), therefore they will not be released.

XVII. Comments from Belmont Residents

Mr. Brian Iler, School Street, stated that the ES meeting minutes need to be *approved* in a timely manner. Mr. McLaughlin explained that the April 28 ES minutes will be approved when there is a next ES held.

Ms. Pargoli expressed dismay about the handling of the Brendan Grant Field. Chair Livallo will reach out to Casey Grant regarding this perspective.

Ms. Stephanie asked about the demolition of the White Field House. Will taxpayers be responsible again for this? She referenced the GMP, the contractor-at-risk, and the cost-overruns. She asked: is this project on budget? Chair Livallo provided information on the points she raised.

XVIII. New Business/Other

None.

XIX. Related Meeting Documents

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1. Total Project Cost Summary and related documents
2. Perkins & Will: Pending Document Revisions Log
3. August Activity Updates from: CHA, Perkins and Will, Skanska
4. Prime Contract Change Order #57, 58
5. Middle and High School Project Construction Update
6. Project Schedule Update
7. Dugout Enhancement Proposal from the Brendan Grant Foundation
8. Field House Signage
9. CCS Invoice
10. NEC Invoice

XX. End

The Chair ended the meeting at 10:08 a.m., following a motion made by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:



Chris Messer, Secretary

10/24/23

Date