

BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
January 7, 2020
Homer Building Gallery
7:30 AM

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2020 FEB 10 AM 10:30

Meeting #89

Committee Members Attending:

Chair Lovallo; Members John Phelan, Tom Caputo, Pat Bruschi, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, Emma Thurston, Kate Bowen, Ellen Schreiber, Steve Dorrance, Mike McAllister (arrived at 8:45), Patrice Garvin

From Daedalus: Tom Gatzunis, Shane Nolan

From Perkins+Will: Vital Albuquerque

From Skanska: Mike Loring

BMHSBC Members Absent: Jamie Shea

I. Call to Order

The meeting was called to order at 7:32 a.m. by Chair Lovallo. He then reviewed the (revised) agenda and turned to the first item. He noted that the "public comments" section was accidentally omitted from the 12/11/19 meeting and therefore this is where the meeting will begin today.

II. Comments from Belmont Residents

Mr. Brian Koppell, 42 Hurd Road, asked about the bid process. Chair Lovallo explained a bit about the trade bid process.

III. Minutes of Previous Meetings

Mr. Mooney moved: To approve the Minutes of 12/11/19, as amended.
The motion passed unanimously.

IV. Update on Project Cost Events

Mr. Nolan reviewed the Total Project Cost Summary document; he briefly discussed the change order process. He reviewed the contingency log, the change orders to date, Proposed Change Orders (PCOs) and Authorization Request (AR) updates. The potential or pending ARs were briefly discussed by the Committee; questions were asked and answered concerning several PCOs. Chair Lovallo noted that the inspector reports and the tracking of the Procore system contain more detailed information that could be presented to the Committee at some point. He noted that a future Committee meeting will focus on inspections and reporting.

V. Construction Planning Update

Mr. Loring provided a review of the construction summary document. He briefly went over the work that was performed in December 2019. He noted what is planned for this month, e.g., structural steel erection, C and A foundation elements, insulation, backfill, reinforcing and forming of foundation elements.

VI. Treasurer's Report

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

Invoice 1: Alden Security & Door Controls

Mr. McLaughlin moved: To approve the Invoice of \$2,072.60.

Mr. Nolan explained this Invoice.

The motion passed unanimously.

Invoice 2: Daedalus

Mr. McLaughlin moved: To approve the Invoice of \$121,000.00.

Mr. Nolan explained this Invoice.

The motion passed unanimously.

Invoice 3: Daedalus

Mr. McLaughlin moved: To approve the Invoice of \$42,000.00.

Mr. Nolan explained this Invoice.

The motion passed unanimously.

Invoice 4: Daedalus

Mr. Mooney moved: To approve the Invoice of \$16,407.91.

Mr. Nolan explained this Invoice.

The motion passed unanimously.

Invoice 5: Daedalus

Mr. Mooney moved: To approve the Invoice of \$659.93.

Mr. Nolan explained this Invoice.

The motion passed unanimously.

Invoice 6: Perkins and Will

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

Mr. Nolan explained this Invoice.

The motion passed unanimously.

Invoice 7: Skanska

Mr. McLaughlin moved: To approve the Invoice of \$2,735,118.00.
The motion passed unanimously.

Invoice 8: UTS

Mr. Mooney moved: To approve the Invoice of \$6,959.00.

Mr. Nolan explained this Invoice.

The motion passed unanimously.

Skanska Bid Package Amendments - 014

Mr. Loring explained several bid package amendments.

Mr. McLaughlin moved: To approve the Amendment 14 bid package as presented by Mr. Loring in the amount of \$8,414,533.
The motion passed unanimously.

Work Completed by Galaxy

Mr. McLaughlin moved: To approve the \$10,800 cost for security work completed by Galaxy in September 2019.
The motion passed unanimously.

VII. Approval of Proprietary Bid List

Mr. Albuquerque explained the Proprietary Bid List items (which justifies various decisions made concerning town-wide video systems). Mr. Dorrance offered clarifying information on the security video work.

Ms. Brusch moved: To approve the Proprietary Bid List dated January 6, 2020.
The motion passed unanimously.

VIII. Approval of Geothermal Well Installation

Chair Lovallo noted that there needs to be a third party observer on site during the installation of geothermal wells. Mr. Mooney provided additional details on the real time inspection process as well as the real time corrections. Mr. McLaughlin raised a point concerning litigation over the contract.

Mr. Mooney added further information concerning the well drilling operation and Tracey Ogden's inspection expertise.

Ms. Brusch moved: To approve the Geothermal Well Installation bid: \$140,816.
The motion passed unanimously.

IX. Project Schedule Update

Mr. Loring reviewed Skanska's monthly construction schedule update document. Mr. Nolan then reviewed prequalification trade contracts (these bids will be approved at the next Committee meeting on February 7, 2020). Chair Lovallo provided additional information on the bid process.

Mr. Nolan continued with a brief explanation of the FF&E process. Ms. Brusch noted that there is a BMHSBC group who has been inventorying existing furniture and surveying what will be needed in the new building, what will be re-located, and what might be discarded. Existing furniture will most likely be moved around the District. She explained the work of the subcommittee in the selection FF&E items.

X. Review of LEED Checklist

Ms. Miller explained what LEED means (i.e., Leadership in Energy and Environmental Design). She noted that the project is currently coming in at the "gold category" (which exceeds the MSBA's minimum requirement of silver). The MSBA will give us credits (fiscal savings) for achieving the gold category. She then reviewed the eight LEED categories; ZNE falls under the LEED umbrella. The Committee agreed that while the gold category is ideal, the silver is also satisfactory and we will still receive the maximum MSBA credits available under their energy incentive category.

Mr. Albuquerque provided additional details on the LEED design submission as well as on receiving the credits.

XI. Brick Mockup Discussion and Selection

Mr. Albuquerque displayed the two final brick selections. He noted where the brick will be located throughout the exterior of the building. He discussed the finishes as well as other palette, flashing and panel materials.

Mr. McLaughlin moved: To approve the model A brick markup with the dark carbonate masonry base.
The motion passed unanimously.

The Committee continued discussing issues related to the exterior brick, pallet, panel, flashing and carbonates. Metal panel color selection will take place at a future Building Committee meeting

XII. Discussion: Possible Tennis Courts on Site

Mr. Phelan provided a brief update on the athletic field areas as well as the impact of decisions made two years ago - on the BHS tennis courts. Residents did not feel that these decisions were vetted openly. It did not seem fair (to some residents) that varsity tennis courts will no longer be located on site. The 7 through 12 larger building size made it such that tennis courts and the necessary fields

would not fit on the site. He explained some of the rationale that went into the field and court relocation decisions. The recommendation will remain the same concerning the fields and the tennis courts. He acknowledged that two tennis courts will hopefully be added at the Winn Brook via the CPA process. The courts will be utilized by the BHS tennis teams.

He explained where the community path, the Alexander Ave. underpass, the hockey rink RFP process, and the intergenerational path all intersect with this decision process.

XIII. Comments from Belmont Residents

Mr. Vincent Stanton commented on the tennis court decision, noting that there is some space on the eastern portion of the campus. He explained, in detail, exactly where the courts could be placed. Chair Lovallo noted that the design team did in fact look into this area for court placement, however, this area is bounded by wetlands and water runoff. The area is very tight, he added, but that perhaps the area to the west of Harris Field will be explored.

Ms. Julie Crockett commented on the STEM FF&E as well as what might be needed for the Performing Arts programs. She encouraged the Committee to speak with Mr. Flam and Mr. Asadoorian about specific FF&E needs.

XIV. Other/New Business

None.

XV. Next Full Building Committee Meeting

Friday, February 7, 2020 at 7:30 a.m. Homer Building, 3rd Floor

XVI. Related Meeting Documents

1. Skanska Amendment 014
2. Skanska Schedule Update
3. Skanska December 2019 Construction Update
4. Perkins and Will Proprietary Items Memo
5. LEED v4 for BD+C Schools
6. Daedalus DPI Amendment #9
7. Daedalus Total Project Cost Summary
8. Daedalus SBC Schedule Update

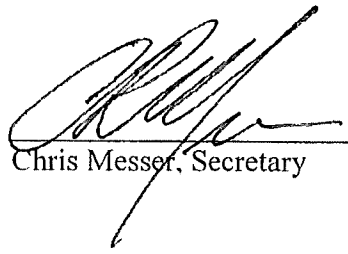
XVII. Adjournment

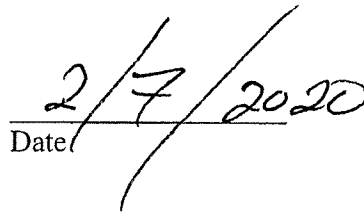
The meeting ended at 9:59 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary


Date

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