

BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
April 12, 2019
Homer Building Gallery
7:30 AM

2019 MAY 13 PM 2: 14

Meeting #66

Committee Members Attending:

Chair Lovallo; Members John Phelan, Tom Caputo, Pat Bruschi, Bob McLaughlin, Joe DeStefano, Chris Messer, Emma Thurston, Jamie Shea, Joel Mooney

From Daedalus: Tom Gatzunis and Shane Nolan

From Perkins+Will: Brooke Trivas, Vital Albuquerque

From Skanska: Mike Morrison, Jim Craft

BHSBC Members Absent: Mike McAllister, Steve Dorrance, Patrice Garvin, Diane Miller

There were about 12 citizens in the audience.

I. Call to Order

The meeting was called to order at 7:33 a.m. by Chair Lovallo. He then reviewed the agenda and noted that today's meeting will primarily focus on reviewing the cost of the building project. He referenced the over 600 drawings and two volumes of specifications. For the last month, a team has been working on cost estimates. The project budget, he noted, will not change. The BHSBC will review the drawings and continue the process of reviewing the costs.

II. Comments from Belmont Residents

Ms. Madeline Kitch, BHS student and member of the Environmental Awareness Work Group, spoke about the importance of the sustainability and environmental initiatives. She said she is representing the students who are committed to preserving the environment. She stressed the cost savings of a Class D ZNE energy plan.

III. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 3/27/19.
The motion passed unanimously.

IV. Treasurer's Report

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

Invoice 1: Andrew T. Johnson Co.

Mr. McLaughlin moved: To approve the Invoice of \$2,190.22.

The motion passed unanimously.

Invoice 2: Anderson & Krieger

Chair Lovallo explained the three legal fee invoices.

Mr. McLaughlin moved: To approve the Invoice of \$932.00.
The motion passed unanimously.

Invoice 3: Anderson & Krieger

Mr. McLaughlin moved: To approve the Invoice of \$155.00.
The motion passed unanimously.

Invoice 4: Anderson & Krieger

Mr. McLaughlin moved: To approve the Invoice of \$1,698.48.
The motion passed unanimously.

Invoice 5: Skanska

Ms. Brusch moved: To approve the Invoice of \$42,214.00.
The motion passed unanimously.

Invoice 6: Daedalus

Mr. McLaughlin moved: To approve the Invoice of \$70,000.
The motion passed unanimously.

Invoice 7: Daedalus

Ms. Brusch moved: To approve the Invoice of \$29,028.13.
The motion passed unanimously.

Cost Summary Analysis

Mr. Nolan provided some background information on the invoices. Chair Lovallo asked some clarifying questions about the costs. Mr. Nolan discussed the construction cost estimate formats. He discussed system estimates and how they will go out to bid and how the estimates will be tracked.

V. Design Development Cost Update

Mr. Nolan explained how the cost estimates are determined and how they are submitted to the MSBA. Chair Lovallo noted that the MSBA gets right down into the most minute details. Mr. Nolan mentioned the value engineering process in order to bring the cost estimates in line with the budget; estimates are currently coming in 13% higher (meaning the project is roughly \$30M over budget). Ms. Trivas spoke to possible cost-saving possibilities, e.g., reducing the amount of tile, changing a certain material (glazing, steel). The goal is to not compromise the educational programming. She said she will explore some cost-saving options and report back to the BHSBC.

Mr. McLaughlin asked about cost escalation. Mr. Caputo asked about the causes of the 13% increase to the budget. Mr. Nolan stated that it is from a combination of reasons. Ms. Trivas provided an explanation of the all-in costs. She provided some examples of adjustments that may need to be made. Ms. Shea asked about the process for getting the project in budget. Chair Lovallo noted that a list of potential items (that can be adjusted) will be created and then the items will be evaluated. The question “is this essential to the core value of the project?” will be asked about all the items on the list. Some items will be modified to reduce costs, and some of those may be revised back to the current solution should funding allow in the future. The list will be reviewed on Monday, April 22, and decisions will be made on Wednesday, April 24. In answer to a question, Chair Lovallo noted that the contingency fund cannot be used at this point. He did mention the “swing space” budget. The escalation, direct (bricks and mortar), indirect, soft, and general condition costs were also briefly explored.

Chair Lovallo noted that this is not unusual to the process, given the magnitude of the project. The final result will not include all of the “asks” that have been put before the project. Ms. Bruschi explained where savings can occur; she referenced the process at the Wellington.

Chair Lovallo noted that sustainability is a key objective for this project. However, sustainability features are on the list and will need to be evaluated. The upkeep and maintenance of the building will require funding for the next 50 years.

VI. Bid Package #2 Approval

Chair Lovallo noted that construction is ready to begin and therefore the Site Utilities bid package needs to be approved. Mr. Craft (from Skanska) explained what will happen once the contracts are awarded. He explained some of the work that will occur over the summer. He explained that it is important for the work to begin on time – this early bid package should be released now so that work can begin as soon as school ends in June. Mr. Gatzunis added that, although some of the design may change as part of the Value Engineering process, this utility work will not be affected and will not change because it is required to support the new project.

Mr. Morrison provided a high-level summary of what has happened over the last several weeks. He touched on the sub-contractor process. He explained the process of leveling as well as the de-scoping and enabling work.

Mr. Craft explained what could happen if the Committee chose to stop this early project within the next month, should the budget issue not get resolved and a larger Project evaluation takes place. He noted that the work that gets underway in the next month is mostly coordination and engineering, and therefore his estimate is that a stop work within a month will cost the Project approximately \$150,000.

Mr. Mooney moved: To approve early Bid Package #2 for site utilities in the amount of \$13,402,478.

The motion passed unanimously.

VII. Comments from Belmont Residents

Ms. Aldis Elfarsdottir, former BHS student, studying environmental engineering at Harvard, spoke to the importance of ZNE and sustainability. She spoke to the overall cost savings.

Mr. Hank Thidemann, Warwick Road, asked about value cost price about the project and the E3 calculator. He specifically asked if carbon costs could be quantified? He spoke to the importance of focusing on carbon reductions. Chair Lovallo said he will have a response on Monday. He underscored the importance of understanding the impact of carbon.

Mr. Klaus Becker, TMM Pct. 5, discussed the benefits of ZNE on the overall risk of the project.

Mr. Jim Williams, Glenn Road, asked about the process of including the “asks” and if ZNE was a School Department ask. Mr. Bruschi noted that some of ZNE does not fall to the building committee, and will fall to the users of the building.

Mr. Phil Thayer noted that the Selectmen as well as the School Committee have voted in favor of ZNE Class D.

Ms. Anne Paulsen spoke to the education program in the 7-12 school, noting that ZNE must be used in the school. Staff in the school must be educated, she said.

Ms. Shea spoke to the efforts she and Mr. McAllister have been involved in to deliver information on the new building. She explained the “*Did You Know*” information sheets.

Mr. Fred Paulsen asked if the new building will have the same noise issues (acoustics) that the Wellington is dealing with. Ms. Trivas provided some information on the acoustic noise mitigation efforts.

VIII. Authorizations

Chair Lovallo explained the Structural Design Peer Review Proposal Selection process. Mr. Nolan explained the bid process and provided information on the two responses. He noted that based on the bids, he recommends Bernard Doherty, P.E.

Mr. Mooney moved: To approve Bernard Doherty, P.E., in the amount of \$21,500, plus 5% markup for DPI.

The motion passed unanimously.

Chair Lovallo noted that there is a need for additional services from our insurance consultant, KFDA, for support in brokering the builder’s risk policy. He briefly discussed what it means to insure for the builder’s risk during this project.

Mr. McLaughlin moved: To approve an increase of \$10,000 for additional services from KFDA (i.e., from \$20,000 to \$30,000), plus 5% markup through DPI.

The motion passed unanimously.

IX. Planning Board (PB) and Traffic Working Group (TWG) Update

Chair Lovallo briefly summarized the recent PB meeting, noting that it went well and that there will be a PB working group to look at the landscape design of the project. The PB has agreed to close the hearing after the site design is complete. Field lighting will be discussed in September and the Assistant Town Administrator will study this issue over the summer with stakeholders such as the

Recreation Department and Brendan Grant Foundation.

Ms. Paulsen, TWG Acting Chair, provided a brief updated on the TWG's recent meeting. The meeting with the neighbors was positive. She spoke to the challenges (increased traffic and trucking) that this neighborhood will face during the construction process. While there are no really good solutions for traffic mitigation in and around the area, all options are being explored. The speed limit of 25 MPH needs to be adhered to.

Ms. Jessie Bennett, TWG member, added information concerning sidewalks on Baker, Hittinger, and Trowbridge that will be installed this summer. She said it will be very very busy in that area. This will impact traffic flow in and out of the neighborhood. She noted that decisions made will need to serve the neighborhood over the long run.

X. Accessibility Update

Mr. Albuquerque provided a brief update concerning accessibility for the new building. Basically, the entire building will be accessible. He reviewed accessible parking spaces, seating, door openers in entryways, access to the intergenerational path, auditorium seating, auditorium control room, auditorium catwalks, cafeteria and servery, pool locker room area, and various bathrooms.

[Lisa left at 9:45.]

XI. Lead Team

[There was no discussion.]

XII. Next Full Building Committee Meeting

Chair Lovallo reminded the Committee of the following pending meetings:

Monday,	April 22, 2019 at 5:00 p.m.	Homer Building, 3 rd Floor
Wednesday,	April 24, 2019 at 7:30 a.m.	Homer Building, 3 rd Floor

XIII. Other/New Business

There was none.

XIV. Related Meeting Documents

1. Daedalus Total Project Cost Summary
2. Skanska Early Bid Package 002 – Site Utility & Demolition
3. Structural Steel Peer Review Proposal Selection

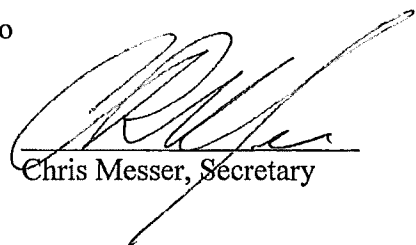
XV. Adjournment

The meeting ended at 9:55 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:



Chris Messer, Secretary

5/13/19
Date