

**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**  
**FINAL MEETING MINUTES**  
**July 17, 2019**  
**Homer Building Gallery**  
**7:30 AM**

2019 JUL 29 AM 9:04

**Meeting #75**

*Committee Members Attending:*

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

*From Daedalus:* Tom Gatzunis, Shane Nolan

*From Perkins+Will:* Brooke Trivas, Rick Kuhn, Chris Karlson, Brad Pineau, Vital Albuquerque, Nicolette Gordon

*From Skanska:* Mike Morrison, Helene Guezenec

*BMHSBC Members Absent:* Ellen Schreiber, Jamie Shea

**I. Call to Order**

The meeting was called to order at 7:31 a.m. by Chair Lovallo. He reviewed the agenda and turned to the first item. He noted that the webcam is up and running; he displayed some of the photos, noting that there are fly-bys of construction updates. Individual faces are not identifiable.

**II. Design Interiors Update**

Ms. Trivas began by noting that this morning's presentation is an overview of the building interiors, including the learning environments. She highlighted shared spaces – universal and specialized spaces. She discussed the color scheme, which would center on burgundy and blue. A palette will be created to accent the burgundy and blue. A mascot exists for the high school; a middle school mascot will be discussed. She briefly reviewed floor finishes and the color tones of the tiles. Classrooms will generally have linoleum. Polished concrete will be used in the art rooms and in some of the maker spaces.

Ms. Trivas then reviewed the plans for lighting, carpeting/floor covering, and finishes throughout the building, e.g., hallways, classrooms, commons, offices, gym, and field house. Mr. Messer asked a question about the durability of the finishes. He noted that these areas will be heavily traversed by students. Ms. Gordon showed various samples to the Committee.

Chair Lovallo spoke to the notion of color, branding, and messaging around all of these decisions. Input from the Committee is expected and encouraged. These conversations will continue throughout the fall. A working group will likely be established; this group will work with Perkins+Will on making design selections. Superintendent Phelan agreed; he added that the color selections, messaging, and branding will help to unify the school. The importance of using durable materials was emphasized by both Chair Lovallo and Superintendent Phelan.

Members of the Committee asked questions about the interior design presentation.

Ms. Trivas briefly explained the elevator finishes, handrails, and flooring (the building will have two elevators). She reviewed the dimensions of the elevators and explained the walls and mechanisms that operate the elevators. Chair Lovallo noted that the elevator package is currently out to bid. Mr. Morrison briefly reviewed the elevator packages. Again, the durability issue was emphasized. Ms. Trivas noted that there are cost impacts that must be balanced with materials selected.

The Committee paused to view the samples that Perkins+Will provided, e.g., flooring, fabric, paint, and wall tiles.

Chair Lovallo explained the rationale for the Interior Design Working Group, which would meet to review materials with Perkins+Will (at their office). He requested that interested Committee members reach out to him. The design selections will be integrated with the overall *experience* of the building.

He mentioned the pricing of the 60% set with a three-week process of pricing, and with two days of reconciliation.

### **III. Minutes of Previous Meetings**

*Mr. McLaughlin moved:* To approve the Minutes of 6/19/19.  
The motion passed unanimously.

### **IV. Treasurer's Report**

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

#### ***Invoice 1: Skanska***

*Mr. McLaughlin moved:* To approve the Invoice of \$1,495,581.00.

Mr. Nolan explained the Invoice.

The motion passed unanimously.

#### ***Invoice 2: Anderson and Kreiger***

*Mr. McLaughlin moved:* To approve the Invoice of \$2,676.00.  
The motion passed unanimously.

#### ***Invoice 3: Anderson and Kreiger***

*Mr. McLaughlin moved:* To approve the Invoice of \$650.00.  
The motion passed unanimously.

#### ***Invoice 4: Universal Testing Services***

*Mr. McLaughlin moved:* To approve the Invoice of \$1,355.00.

The motion passed unanimously.

***Invoice 5: Anderson and Kreiger***

*Mr. McLaughlin moved:* To approve the Invoice of \$3,538.00.  
The motion passed unanimously.

***Invoice 6: Anderson and Kreiger***

*Mr. McLaughlin moved:* To approve the Invoice of \$348.00.  
The motion passed unanimously.

***Invoice 7: Perkins+Will***

*Mr. McLaughlin moved:* To approve the Invoice of \$987,750.00.  
The motion passed unanimously.

***Invoice 8: Lisa Gibalerio***

*Mr. Mooney moved:* To approve the Invoice of \$960.00.  
The motion passed unanimously.

***Invoice 9: Daedalus***

*Mr. McLaughlin moved:* To approve the Invoice of \$75,000.00.  
The motion passed unanimously.

***Invoice 10: Andrew T. Johnson Company, Inc.***

*Mr. McLaughlin moved:* To approve the Invoice of \$713.75.  
The motion passed unanimously.

***Invoice 11: Andrew T. Johnson Company, Inc.***

*Mr. McLaughlin moved:* To approve the Invoice of \$1,233.00. (Planning Board Printing)  
The motion passed unanimously.

***Invoice 12: Daedalus***

*Mr. McLaughlin moved:* To approve the Invoice of \$11,108.54.

Mr. Nolan explained this Invoice.

The motion passed unanimously.

Chair Lovallo thanked the Town Administrator's Office on the processing of the Invoices.

**V. Construction Planning Update**

Before turning to the Construction Planning topic, Chair Lovallo provided a brief Planning Board update. He explained that last night (i.e., July 16<sup>th</sup>) the Planning Board concluded the approval process for the Project, with approval of the project conditions. This followed eight months of presentations and meetings for the Project since the hearing was opened in December. There are 5 pages of high school project conditions. He explained that other permits will need to be obtained, e.g., Conservation Commission.

Mr. Morrison then provided a brief update on the construction activity. He mentioned issues related to topsoil, locker room framing, electrical installation, abatement work, field house wall structural upgrades, and the setting up of the trailers.

Ms. Garvin raised the issue of residents' concerns around truck traffic in the neighborhood. She has requested more Police presence in this area. Mr. Morrison explained what is happening to mitigate the truck traffic in and around the building. He noted that early on there were a few hiccups (GPS misdirection). Mr. Gatzunis explained where signs have been placed to indicate that the site is under construction and that certain throughways are not accessible. Chair Lovallo requested that additional signage be placed on Concord Ave. noting that this area is "*restricted access, authorized personnel only.*"

## **VI. Notice on Construction Cost Events**

Mr. Nolan reviewed the construction costs under the Skanska contract. He noted that there are no change orders to date. He reviewed the ARs (Authorization Requests) that have been submitted and are under review.

Chair Lovallo highlighted CCD004, at a not-to-exceed cost of \$156,000 (for removing an existing underground oil tank).

*Mr. Mooney moved:* To approve the \$156,000 for CCD004.  
The motion passed unanimously.

## **VII. Curtain Wall Bid Discussion**

Mr. Morrison explained this package and the design-assist contract, as well as the delivery method. He touched on the advantages of this type of contract, having to do with early input on the systems in the building. It allows for early installing, real time budget feedback, and, again, early acquisition of relevant information.

Chair Lovallo added some clarifying information. He explained what it means to "feed the job" and how this relates to the competitive bid process.

Ms. Guezennec briefly explained the design development documentation.

Mr. Morrison discussed the bid process (traditional approach) for the Curtain Wall skin package. He reviewed the subcontractors, e.g., JK Glass, Ipswich Bay Glass, Sunrise Erectors. He then explained the RTA (Recommendation to Award) costs, noting what is and what is not included. He explained that the estimate is slightly more than \$1,200,000 over the budget for this package and that the subcontractor must work on reducing the cost over the next several weeks by presenting options to the design team that will reduce cost without changing the design intent, functionality, durability, etc.

Ms. Brusch requested that an end date for this effort be identified in the RTA, and the date agreed to was September 10, 2019. If the goals are not met by this time, the agreement will be closed and the scope will be rebid with the remainder of the project in December. The cost exposure for this scenario will be a portion of the design-assist fee in the agreement, which is identified as \$160,000.

*Mr. Caputo moved:* To approve the design-assist amendment – Curtain Wall Bid Package (in the amount of \$16,195,977.00).  
The motion passed unanimously.

### **VIII. Artificial Turf Discussion**

Mr. McLaughlin provided an overview of his artificial turf research; he summarized the studies he has read and noted the individuals he has met with. He reviewed some of the issues: cost, heating up of the surface, maintenance, health impacts, and types of turf. He noted that a federal study will be released at some point. He said a decision might be made in the fall, as this discussion requires public input.

Chair Lovallo added that the BMHSBC will meet jointly with the School Committee on Tuesday, September 10 to discuss turf. He requested a summary report by August 21 based on the *current* research.

Ms. Bowen asked a question about the cost comparisons (capital costs) of natural grass versus turf. She noted that a scientist may need to be brought in to offer insights and that the SC may need additional time.

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

Wednesday, July 24, 2019 at 6:00 p.m. meet at the project site to look at brick samples  
convene at 7:00 p.m. (Auditorium Presentation) Homer Building, 3<sup>rd</sup> Floor

Wednesday, August 7, 2019 at 7:30 a.m. Homer Building, 3<sup>rd</sup> Floor

Wednesday, August 21, 2019 at 7:00 p.m. Beech Street Center

Wednesday, Sept. 11, 2019 at 7:30 a.m. Homer Building, 3<sup>rd</sup> Floor

### **IX. South Terrace, Plaza, and Landscape Update**

Chair Lovallo postponed this agenda item.

### **X. Related Meeting Documents**

1. Curtain Wall Package
2. Curtain Wall Cost Comparison
3. Total Project Cost Summary
4. Construction Costs Summary

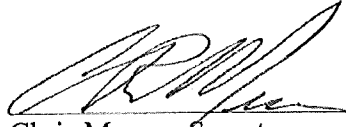
### **XI. Adjournment**

The meeting ended at 9:50 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:

  
Chris Messer, Secretary

7/29/19  
Date