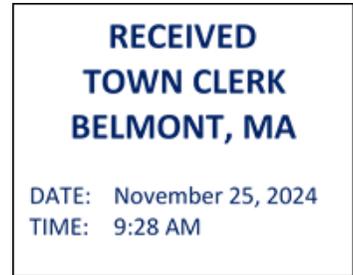


BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE
Final Meeting Minutes
Thursday, September 26, 2024
Virtual Zoom Meeting
8:30 AM



Meeting #181

Committee Members Virtually Attending:

Chair Lovallo; Members: Emma Thurston, Pat Bruschi, Dave Blazon, Tom Caputo, Joel Mooney, Jamie Shea, Joe DeStefano, Mike McAllister, Amy Zuccarello

Absent Members: Patrice Garvin, Bob McLaughlin, Chris Messer, Diane Miller

Members who left the meeting early: Jamie Shea (8:45), Joe DeStefano (9:00)

Others in attendance: Jennifer Hewitt, Finance Director

From CHA: Tom Gatzunis, Ted Gentry, Sandra Saccone, Tony DelGreco

From Perkins+Will: Vital Albuquerque, Brian Spangler

From Skanska: Mike Morrison

I. Call to Order

The meeting was called to order at 8:30 a.m. by Chair Lovallo. He thanked Julie 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 then turned to the first item on the agenda.

II. Next Building Committee Meetings

Thursday Oct. 31, 2024 at 8:30 AM Virtual [182]

This meeting will be to pay final invoices/requisitions from Skanska and to review the close-out schedule and procedures.

III. Minutes of Previous Meetings: Review and Approve

Ms. Bruschi moved: To approve the Minutes of 7/11/2024.

The motion passed via a roll call vote of 9-0-1. (Yes: Bruschi, Blazon, Caputo, Mooney, Shea, DeStefano, McAllister, Zuccarello, Lovallo, Abstain: Thurston)

IV. Project Closeout Schedule Update

Mr. Gatzunis noted that:

- work to complete is done
- there is some additional work to be done with the town
- PV and LEED documentation is in progress
- final commissioning should come through in October

The MSBA process, he informed the Committee, is a lengthy one. The submissions will take 6-9 months, the audit phase will be another 6-9 months, then it takes about a year to receive the final payment from the MSBA. Final payment can be expected around July 2026.

Chair Lovallo provided some clarifying comments and answered a question from Ms. Shea.

V. Contractor Punchlist Update

Mr. Gatzunis began by stating that punchlist work has been completed. Other than a few items that the town will undertake, construction is complete. Chair Lovallo added that this process has been underway for about a year. Some items will be monetized with Skanska.

VI. Committee Work to Complete Summary

Chair Lovallo reviewed a short list of items that need to be completed (and are beyond Skanska's scope of work). The financials for this work are in place. CHA will be working on the packages and overseeing the work.

VII. Designer Amendment Approval for LEED Registration Fee

Chair Lovallo explained that this amendment is related to a LEED registration fee from several years ago. Mr. Albuquerque stated that this relates to the LEED submission (gold certification), which is done in two rounds (design and construction). A fee is paid for both submissions. The fees have gone up since the estimate was received several years ago – so, this amount makes up the difference. He then briefly discussed the timeline for the certification.

Ms. Bruschi moved: To approve the Perkins and Will Amendment, in the amount of \$2,226.00. The motion passed via a roll call vote of 9-0-0. (Yes: Thurston, Bruschi, Blazon, Caputo, Mooney, DeStefano, McAllister, Zuccarello, Lovallo)

VIII. Prime Contract Change Order Approval

Mr. Gatzunis explained that this contract is for a PV credit change order. Chair Lovallo added that PV is tracked separately from everything else.

Ms. Bruschi moved: To approve PCCO #69, a credit in the amount of \$197,292.00. The motion passed unanimously via a roll call vote of 9-0-0. (Yes: Thurston, Bruschi, Blazon, Caputo, Mooney, DeStefano, McAllister, Zuccarello, Lovallo)

Mr. Gatzunis reviewed items from PCCO #70 (the final Skanska change order): credits for overhead door support systems, geothermal well field and well water balancing (which was explored briefly),
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modifying airflow adjustments to address air quality, installation of a local alarm in the pool corridor, installation of overhead cabling between the auditorium and cafeteria, a \$40,000 credit for the monetized punchlist items, placing two mechanical equipment pumps on emergency power, crash bar hardware and 24 hour lock access code requirement.

Chair Lovallo noted that this sets the final GMP at \$257,100,505.

Ms. Brusch moved: To approve PCCO #70, in the amount of \$16,179.00.

The motion passed unanimously via a roll call vote of 8-0-0. (Yes: Thurston, Brusch, Blazon, Caputo, Mooney, McAllister, Zuccarello, Lovallo)

IX. Update on Project Cost Events

Chair Lovallo noted that the recent work has been to align and validate the final project numbers with the town finance director and with the accountant. Mr. Gatzunis added that the work has been to finalize and closeout the numbers. He noted that there have been no major changes to the numbers. Chair Lovallo then reviewed several columns from the Project Cost document. He expressed appreciation to the Design and Construction teams as well as to the Committee.

Mr. Caputo asked a clarifying question concerning the final numbers. Chair Lovallo explained that the roughly \$350,000 in remaining contingency is where the Committee's projections were two years ago, and along the way went down and then up with diligent efforts from the OPM, Designer, and Construction Manager, as well as the Committee – who he acknowledged for making good fiscal decisions.

X. Treasurer's Report/Update

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

- 1. CHA** **\$20,000.00** (OPM monthly draw for July)

Ms. Brusch moved: To approve the above Invoice for CHA for July.

The motion passed unanimously via a roll call vote of 8-0-0. (Yes: Thurston, Brusch, Blazon, Caputo, Mooney, McAllister, Zuccarello, Lovallo)

- 2. CHA** **\$11,000.00** (OPM monthly draw for August)

Ms. Brusch moved: To approve the above Invoice for CHA.

The motion passed unanimously via a roll call vote of 8-0-0. (Yes: Thurston, Brusch, Blazon, Caputo, Mooney, McAllister, Zuccarello, Lovallo)

- 3. Perkins and Will** **\$8,902.00** (LEED construction submission)

Ms. Brusch moved: To approve the above Invoice for Perkins and Will.

The motion passed unanimously via a roll call vote of 8-0-0. (Yes: Thurston, Brusch, Blazon, Caputo, Mooney, McAllister, Zuccarello, Lovallo)

- 4. Skanska (Pay Application #74)** **\$561,739.00** (almost final requisition for retainage)

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Ms. Brusch moved: To approve Skanska's Pay Application #74, as noted above.
The motion passed unanimously via a roll call vote of 8-0-0 (Yes: Thurston, Brusch, Blazon, Caputo, Mooney, McAllister, Zuccarello, Lovallo)

5. Town of Belmont - Facilities Standard Electric \$13,750 (floor box covers)

Mr. Gatzunis acknowledged Dave Blazon in making this effort to perform the work with his crew at a cost savings to the project.

Ms. Brusch moved: To approve the above Invoice for the Town of Belmont – Facilities Standard Electric.

The motion passed unanimously via a roll call vote of 8-0-0. (Yes: Thurston, Brusch, Blazon, Caputo, Mooney, McAllister, Zuccarello, Lovallo)

XI. Update on PV Operation

Chair Lovallo noted that progress has been made concerning some of the PV equipment that had not been working properly. Mr. Gatzunis added that the system is now fully functional and running at 100 percent. He explained how the system is working.

Mr. Morrison added some information about the warranty from the supplier.

XII. Comments from Belmont Residents

Mr. Iler asked about the cause of the PV equipment issues. Chair Lovallo stated that the issue is resolved and that an inner faulty component was the issue (but that has not been officially confirmed). Mr. Iler also asked about the EUIs (concerning energy usage). Chair Lovallo said that the energy savings is tracking well.

Mr. Iler asked if the public could have access to the energy tracking app. Chair Lovallo said he would look into this.

Mr. Iler asked about the pursuance of legal action. Chair Lovallo stated that the Committee did not make a recommendation to the Select Board, to proceed with legal action. The Executive Session minutes will be voted on when the Committee meets next on October 31, and those minutes will be posted thereafter.

Ms. Pargoli expressed concerns about the way in which the invoices are voted on and stated that neither the public nor the Committee are given sufficient time to review said invoices.

XIII. New Business/Other

Chair Lovallo noted that at the next meeting (10/31), 10 Executive Session meeting minutes will be reviewed and voted on.

XIV. Related Meeting Documents

1. Update Closeout List of Activities (CHA)
2. Committee Work to Complete List
3. Attachment F Contract for Designer Services No. 18

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4. Prime Contract Change Order #69
5. Prime Contract Change Order #70
6. BMHS Final Closeout PCCO
7. Total Project Cost Summary and related documents

XV. End

The Chair ended the meeting at 9:38 a.m., following a motion made by Ms. Bruschi.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Chris Messer, Secretary

November 23, 2024
Date