

Permanent Building Committee Minutes
Monday, February 22, 2021
5:30 pm
Via Zoom Remote Participation
Westwood, MA 02090

Call To Order:

The meeting was called to order at approximately 5:30 pm by Chairman, John Cronin, Jr.
All attendees participated remotely:

PBC Members in attendance:

John Cronin, Jr.	Charles Bean
John Cummings	Thomas Erickson
William Scoble	Absent: Lyle Coghlin

Other Attendees:

Steven Brown, Arcadis	Sean Sweeney, Arcadis
Jessica Cole, PBC Admin	Mike McKay, Architect

Chairman's Update:

Mr. Cronin, Tower Construction is making great progress. Tower will exhume the underground tank in the next couple of weeks. Will need to close the CVS Washington Street entrance.

Wentworth Hall – OPM Update:

Mr. Brown was present, the New Wentworth Hall is taking shape. The Super for Tower is staying on top of the project and dealing with the ice and snow. Exterior framing is substantially set. Still needs to come together by June 1st. Tower has scheduled impacts including the tank, utility work under Washington Street.

All the parties got together and the owners presented a plan. Mr. Petruzzello is on board, having the work done during business hours rather than 2nd or 3rd shift. Mr. Petruzzello has to bring this to CVS and have authorization from the Town.

Mr. Sweeney was present, we will do an investigation within the fence. The intent is to have a better idea of how big the underground tank is, and how far it goes under the driveway. It will be marked on the driveway. Chief Scoble will continue to monitor it.

Comments:

Mr. Bean: Any liability? Mr. Sweeney: The investigation work will tell us a lot, we'll know more then.

Invoices for Review/Approval:

Arcadis invoice no. 34213702 in the amount of \$6,778.50 for OPM construction admin phase services through 1/24/21.

VOTE:

Mr. Cronin made a motion to approve Arcadis Invoice # 34213702 in the amount of \$6,778.50 for OPM construction admin phase services through January 24, 2021, to Arcadis Design & Consultancy, Inc.

Mr. Bean: Second.

Roll Call Vote: Cronin-Yes
Bean-Yes
Cummings-Yes
Erickson-Yes
Scoble-Yes

Motion Carried

Tower Construction requisition for payment no. 4 in the amount of \$397,534.47 for New Wentworth Hall construction activity through 1/31/2021. Mr. McKay has reviewed it and it is going well. Mr. Brown, they are billing for stored material, backups and insurance certificates.

VOTE:

Mr. Cronin made a motion to approve payment #4 to Tower Construction in the amount of \$397,534.47 for the New Wentworth Hall construction activity through January 31, 2021.

Mr. Bean: Second.

Roll Call Vote: Cronin-Yes
Bean-Yes
Cummings-Yes
Erickson-Yes
Scoble-Yes

Motion Carried

UTS invoice no. 92714 in the partial payment amount of \$520.00. for owner's independent testing services. PBC to authorize the use of contingency to fund \$270.00 overage from the original \$10k budget. Mr. Cronin, The \$270 of the \$520 takes us over the \$10,000.00 to increase the contingency fund. Include as one motion.

VOTE:

Mr. Cronin made a motion to approve Invoice # 92714 in the amount of \$520.00 to UTS of Massachusetts Inc., for owner's independent testing services. The PBC authorized the use of contingency to fund \$270.00 overage from the original \$10,000.00 budget.

Mr. Scoble: Second.

Roll Call Vote: Cronin-Yes
Bean-Yes
Cummings-Yes
Erickson-Yes
Scoble-Yes

Motion Carried

Commitments for Review/Approval:

Tower Construction Change Order #3 in the amount of \$36,677.83 including PCO's #5, 9, and 10. Mike McKay and Arcadis have reviewed and recommend approval. PBC needs to confirm the use of

contingency to fund Change Order #3. Mr. Brown added there was some delicate hand digging and a gate valve. There is a cost but no change order in the schedule.

Mr. Cummings: Is it the INet? Hard to tell. All IT is connected through the INet. It needs to get put back into Wentworth Hall. Mr. McKay said that it is intact and in a concrete vault. Please make sure it gets put back.

PCO #9, one of the doors was installed in the wrong location.

PCO #10 Miscellaneous framing changes. Mr. McKay said there were 4 major items. The labor was to square the building off and did not lose any interior space. They had to add a landing because of the increased height.

VOTE:

Mr. Cronin made a motion to confirm authority to execute Tower Construction Change Order #3, in the amount of \$36,677.83 including PCO's #5, 9 and 10. PBC confirmed the use of contingency to fund Change Order #3.

Mr. Erickson: Second.

Roll Call Vote: Erickson-Yes

Bean-Yes

Scoble-Yes

Cummings-Yes

Cronin-Yes

Motion Carried

Mr. Brown commented that it reflects 20% of the contingency fund.

Review and approval of amended CCD #1 to include PCO #8 for temporary backfill of utilities in the area affected by existing UST. Mr. Brown said that it is directly tied to the underground tank inside Tower's authorization.

Mr. Cronin clarified there was no need to vote.

Comments:

Mr. Cummings: \$81,620.45, it also eludes to PCO #8, will it come out of the \$81,620.45 or part of it?

Mr. Cronin: It is not on top of the \$81,000, not to exceed the amount, just clarifying, PBC is not voting.

Mr. Sweeney, it is a tight corner near the driveway and CVS, depending on what we find, you may need to backfill the corner.

Mr. Cronin, we hope to know more next month.

New Business/Public Comment:

Jim O'Sullivan has appointed Emily Parks and Maya Plotkin, who can vote; they will join the PBC only for the School Project.

Mr. Cummings: Town meeting in spring to vote for a \$1.5M bridge. If it passes, it will start in June 2022 and hopes to be done in 2 years, it will be behind the Hanlon School.

Mr. Bean: Where will the equipment go? A road will be put in by the left side by the field. The School will be built behind the current Hanlon and will be taken down when the new school is done, new fields will be put in, including an 11 v 11 soccer field.

Review & Approval of Meeting Minutes:

Mr. Cummings made a motion to approve the minutes of the Permanent Building Committee from Monday January 25, 2021.

Mr. Cronin: Second.

Roll Call Vote: Erickson-Yes
Cummings - Yes
Bean - Yes
Cronin - Yes
Scoble-Yes

Motion Carried

Next Meeting:

Monday March 22, at 5:30 pm.

Adjournment:

Mr. Cronin made a motion to adjourn at approximately 6:10 pm.

Mr. Cummings: Second.

Roll Call Vote: Bean-Yes
Cummings-Yes
Cronin-Yes
Erickson-Yes
Scoble-Yes

Motion Carried

2/22/2021 Minutes approved on 3/22/2021.