

Minutes accepted 9/14/2022

Joint Permanent Building Committee/School Building Committee Minutes
Wednesday August 24, 2022
5:00 PM
Via Zoom Remote Participation
Westwood, MA 02090

Pursuant to Chapter 20 of the Acts of 2021, On June 16, 2021, Governor Baker signed into law An Act Extending Certain COVID-19 Measures Adopted during the State of Emergency. This Act includes an extension, until March 31, 2023, of the remote meeting provisions of his March 12, 2020, Executive Order. Pursuant to Chapter 20 of the Acts of 2021. The August 24, 2022 Joint Permanent Building Committee/School Building Committee meeting was conducted via remote participation by the Boards.

Call to Order and Attendance:

The Joint School Building Committee/Permanent Building Committee meeting, held remotely, was called to order at 5:01pm by Chair John Cummings.

Roll call vote was done for both committees, Ms. Plotkin did a roll call of the SBC and Mr. Cummings did a roll call of the PBC.

Present on the video conference were:

John Cummings, Lyle Coghlin, Ken Aries, Brian Bayer, Nancy Hyde, Maya Plotkin, William Scoble, Emily Parks, Josh Baumer, Michelle Miller, Robert Gotti, Matt Kuklantz & Jen Flanders.

Bryan Jarvis & Chin Lin of Compass Project Management; Donald Walter & Steve Haskell of Dore and Whittier.

Jessica Cole recorded the minutes.

Chair Update:

Mr. Cummings stated that since the last meeting the site work is impressive. During the cutting of the 10' wide Fire Access road a 20 to 40 foot path was created. To rectify this the landscape architects were contacted, have been on site and have a plan of action they will submit to the Conservation Commission.

On Monday there will be a virtual neighborhood meeting at 6pm. Mr. Cummings will give an update; Brait, and the whole team will be there.

With the driest summer in decades the dust has been worse than expected. Brait added a second watering truck to help and are working on an atomizing spray system to control the dust for when the students will be back in classrooms.

They have also constructed a berm made of topsoil that will help mitigate the sound from construction for the Hanlon Students. Grass will be added on top of the berm so it does not blow away.

There is a webcam. Pre blasting meeting went through the procedure and safety procedures.

There will be a sign up link so residents can get texts/emails/and robo calls to remind residents of blasting, which will also include whistles.

Mr. Kuklantz will receive updates everyday. Ms. Parks said that they will be well aware of when the blasting will happen and will prepare the students and staff.

The Select Board continued their support for this project, at the August 22nd meeting where they asked Mr. Coleman and Ms. Dukeman to finalize the process with Norfolk County for using \$1.1 million of ARPA restricted funds, which is approximately a 3 week process.

Mr. Cummings finally stated that adversity allows you to see the depth of those around you. This construction team (Town of Westwood, Compass, D&W, Brait) has admirably met all issues head on and come up with solutions. I would like make note of it and to thank them all for their efforts

Vote to approve Vendor Invoice Package for Brait Builders Corp, Construction Budget, month of July:

Mr. Lin did not have an Invoice for Brait Builders Corp. Mr. Jarvis will re-issue the Vendor Invoice package for July to reflect what was approved at the August 17, 2022 PBC/SBC meeting.

Action Item:

Vote to approve PCO#1:

Discuss PCO 1

Mr. Walter is trying to get a handle on the ledge excavation, based on what is actually there and what the benefit to the town is. Boulder processing will be used as fill on the site. Looked at the boring sand elevation on the site.

Comments:

Mr. Cummings asked if the recommendation is to go with the contract as written or not?

Mr. Walter wants to protect the owner, there is the possibility that there is more ledge or perhaps a small credit.

Will either approach impact the timeline? *Mr. Walter: Could be 2-4 week savings if we just move through.*

Why is measuring required? *Mr. Walter: To get the baseline depth to build the building.*

Who does the measuring? *A surveyor hired by Brait and observed by Compass.*

Mr. Coghlin's opinion is to follow the contract, a lot of thought and effort went into the project. A lot of good info on the plan, if managed properly we should be under the ledge, the boulder is hard to define.

Half of what D&W estimated? *Mr. Coghlin explained the ledge process.*

If the ledge is less, do we import more? *No, less ledge there should be a credit for ledge removal and fill. The ledge was an allowance. Less ledge credit on ledge and credit on fill.*

Less ledge, less fill.

Mr. Cummings asked all Board members if they were comfortable with the contract.

All were in agreement including Ms. Parks.

Mr. Cummings is comfortable with the current contract too.

Mr. Walter: There should not be any loss of time as of today.

There was no need to vote on PCO #1.

Vote to accept the Brait Builders Corp. Organizational Chart:

Mr. Cummings went through the proposed construction team.

Bob Brait-Project Executive
Kait Johnson-Vice President
Todd Bestick-Controller
Kelly Lapworth-Project Accountant
TJ Dahill-Senior Project Manager
Michael Brait-Lead Superintendent
Kyle McKernan-Assistant Project Manager
Nick Brait-Superintendent
Matt Fitzgerald, LEED AP-LEED Coordinator
Chris Bertone-Assistant Superintendent

The Board accepted the Brait Builders construction team as presented.
Mr. Cummings did note that if any of the Brait Team members had to be replaced, the PBC/SBC Board would have to vote to approve the replacement.
Mr. Jarvis stated that there needs to be a memo for the record, accepting the team as presented and the commitments as presented for the contract. Any changes to it would have to follow the contract to be approved by the owner, The Town of Westwood.

New Business:

Any new business not reasonably anticipated by the Chair.
Next PBC/SBC meeting: September 14, 2022 at 5:00pm.
Hanlon Deerfield Project Meeting Update for Abutters: August 29, 2022 at 6:00pm.

Adjournment:

Upon a motion made by Ms. Hyde and seconded by Mr. Aries, The Permanent Building Committee/School Building Committee voted in favor (7-0) via roll call vote to adjourn the meeting at 5:48pm.