

Accepted 12/14/2022

Joint Permanent Building Committee/School Building Committee Minutes
Wednesday October 12, 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 October 12, 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 was done for both committees by Mr. Cummings and Ms. Plotkin.

Present on the video conference were:

John Cummings, Ken Aries, Brian Bayer, Nancy Hyde, William Scoble & Maya Plotkin.

Emily Parks, Josh Baumer, Michelle Miller, Nora Loughnane, Christopher Coleman & Matt Kuklantz. Bryan Jarvis and Chin Lin of Compass Project Management; Donald Walter & Rob Fitzgerald of Dore and Whittier.

Luke Norton of Sanbornhead, Geo-tech Engineer.

Jessica Cole recorded the minutes.

Wentworth Hall Invoices:

Invoice from Brian J Hernon of B8T Construction for the construction of the basement dividing walls at Wentworth Hall in the amount of \$9,750.00.

Action Taken:

Upon a motion made by Mr. Cummings and seconded by Mr. Aries, the Permanent Building Committee voted in favor (4-0-1) via roll call vote to approve payment to Brian J Hernon of B8T Construction in the amount of \$9,750.00, for the construction of the basement dividing walls at Wentworth Hall

Cummings-Yes

Bayer-Abstain

Hyde-Yes

Scoble-Yes

Aries-Yes

Invoice #B9153 from Rustic Fire Protection, Inc., for fire sprinklers at Wentworth Hall in the amount of \$3,000.00.

Action Taken:

Upon a motion made by Mr. Cummings and seconded by Mr. Aries, the Permanent Building Committee voted in favor (4-0-1) via roll call vote to approve payment to Rustic Fire Protection, Inc., in the amount of \$3,000.00, for fire sprinklers at Wentworth Hall.

Cummings-Yes

Bayer-Abstain

Hyde-Yes
Scoble-Yes
Aries-Yes

Invoice # INV-53192 from Signarama Walpole in the amount of \$2,495.76 for Islington Branch Library signage at Wentworth Hall.

Interior and exterior

Action Taken:

Upon a motion made by Mr. Cummings and seconded by Mr. Aries, the Permanent Building Committee voted in favor (4-0-1) via roll call vote to approve payment to Rustic Fire Protection, Inc., Signarama Walpole, in the amount of \$2,495.76, for Islington Branch Library signage at Wentworth Hall.

Cummings-Yes
Bayer-Abstain
Hyde-Yes
Scoble-Yes
Aries-Yes

Chair Update:

Mr. Cummings stated that since the last meeting they had the ground breaking and apologized if you did not get an invite. The majority of ledge blasting is done, piles of stone, using drones to measure the piles. Planting will happen in the spring, waiting on the Conservation Commission and Planning Board for final approval. There will be a Hanlon School presentation at the Finance & Warrant Commission meeting tonight.

Schedule Update:

Rob Fitzgerald was present and had an update about the ledge and the boulders and went through the process. He stated the standard approach is to keep the overburden in place.

Sanborn found that the topography was in line with the underground profile that they expected, and

did test pits to spot check several locations.

Topographic survey points are placed into a grid within the survey.

3D Topography model with building and Utilities in layers.

Trench volumes and 5 section profile cuts compared to building and utility elements.

464,78 C yards of trench lines to be removed.

Review and verify by the design teams did rough calculations= total 8434 cubic yards, close to 8500 that Brait came up with.

Mr. Fitzgerald went through the costs per unit pricing and recommended 60% of payment.

Board Comments:

- With regard to the continuing ledge removal, the board asked about the budget and project resources and how excess ledge removal affects the contingency. What effect would any ledge have with drilling the geothermal wells?

Mr. Fitzgerald went over the boulder processing and how it is calculated with drones. Boulders are not in the September requisitions.

- The board commented on how the boulders would be broken down and used on site once they were processed to the proper specification, and if we are under the base bid we could get a credit. The board noted that the neighbors were dealing well with the blasting. There

have been a couple of concerns and all in all the neighbors have been awesome. Compass has been prompt with all responses to neighbors.

Mr. Lin from Compass gave a quick update about the blasting and boulder processing. Submittals are on schedule. Roofing materials are stored off site. Electrical is behind schedule.

Rest of month complete ledge removal, boulder processing and begin site utility work.

Brait invoice includes ledge and the roofing materials being stored.

Board Comments:

- The 100 plus page requisition sheet attachment in the packet's font is tiny and incredibly hard to read. The board would like to have a specific summary for this month's invoice in a separate sheet and the entire spec sheet.

Project Budget Update:

Mr. Lin stated that they are in the process of working with MSBA on the project funding agreement amendment and the project is no longer \$87 Million because he has additional funds that are being proposed. Until they have the MSBA agreement they are leaving the additional costs at the bottom of the Project budget Update spreadsheet. Contingency money without the additional funding (\$1.1M) is \$287,000 in order to get to the 5%.

Board Comments:

- The board asked for improvement to the Budget presentation. The board was informed that the presentation is the MSBA's format and it is how they track it, but will print a larger font format. The board then asked where the boulder detail is in the VIP and informed that all earthwork is almost at the end of the line items from Brait.

MSBA Reimbursement Update:

Just submitted a \$2M item and it is in process.

Monthly Vendor Invoice Package for September 2022:

Total: \$2,285,341.08

Cabot Risk Strategies LLC

Action Taken:

Upon a motion made by Ms. Hyde and seconded by Mr. Aries, the Permanent Building/School Building Committee voted in favor (6-0) via roll call vote to approve Invoice #d7-13-22 in the amount of \$137,400.00 to Cabot Risk Strategies LLC.

Cummings-Yes

Aries-Yes

Bayer-Yes

Hyde-Yes

Scoble-Yes

Plotkin-Yes

Compass Project Management

Action Taken:

Upon a motion made by Ms. Hyde and seconded by Mr. Aries, the Permanent Building Committee/School Building Committee voted in favor (6-0) via roll call vote to approve Invoice #CPM 78-37 in the amount of \$56,000.00 to Compass Project Management.

Cummings-Yes

Aries-Yes

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Bayer-Yes
Hyde-Yes
Scoble-Yes
Plotkin-Yes

Dore and Whittier-Invoice #35

Action Taken:

Upon a motion made by Ms. Hyde and seconded by Mr. Aries, the Permanent Building Committee/School Building Committee voted in favor (6-0) via roll call vote to approve Invoice #35 in the amount of \$118,197.87 to Dore & Whittier.

Cummings-Yes
Aries-Yes
Bayer-Yes
Hyde-Yes
Scoble-Yes
Plotkin-Yes

Brait Builders Corp:

Action Taken:

Upon a motion made by Ms. Hyde and seconded by Mr. Aries, the Permanent Building Committee/School Building Committee voted in favor (6-0) via roll call vote to approve Invoice # APP 03 to Brait Builders Corp in the amount of \$2,105,837.47 for the period ending 9/30/2022.

Cummings-Yes
Aries-Yes
Bayer-Yes
Hyde-Yes
Scoble-Yes
Plotkin-Yes

GBCI:

Action Taken:

Upon a motion made by Ms. Hyde and seconded by Mr. Aries, the Permanent Building Committee/School Building Committee voted in favor (6-0) via roll call vote to approve Invoice #91586578 to GBCI in the amount of \$5,305.74 for Permitting.

Cummings-Yes
Aries-Yes
Bayer-Yes
Hyde-Yes
Scoble-Yes
Plotkin-Yes

Pending Change Order Log:

Mr. Lin showed the Pending Change Order Log, it was just a status update.
Nothing to vote on.
Will give the contractor an answer by the end of the year.

Public Comments:

None

Vote to approve meeting minutes of the Joint Permanent Building Committee/School Building Committee:

The September 14, 2022 minutes will be approved as amended at the November 16, 2022 meeting.

New Business:

Next meeting: Wednesday November 16, 2022 @ 5pm.

Adjournment:

Upon a motion made by Ms. Plotkin and seconded by Ms. Hyde, the Permanent Building Committee/School Building Committee voted in favor (6-0) via roll call vote to adjourn the meeting at 6:15 pm.

Cummings-Yes

Aries-Yes

Bayer-Yes

Hyde-Yes

Plotkin-Yes

Scoble-Yes