

Accepted 12/14/2022

Joint Permanent Building Committee/School Building Committee Minutes
Wednesday November 16, 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 November 16, 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, Lyle Coghlin, Ken Aries, Brian Bayer, Nancy Hyde & Maya Plotkin. Emily Parks, Josh Baumer, Michelle Miller, Rob Gotti, Christopher Coleman & Matt Kuklantz.

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

Jessica Cole recorded the minutes.

Wentworth Hall Invoices:

Invoice from Adams Ahern for the temporary plaque at Wentworth Hall.

Action Taken:

Mr. Cummings made a motion to approve Invoice #18137 to Adams Ahern in the amount of \$250.00 for the Wentworth Hall temporary plaque.

Mr. Aries: Second. Motion Carried.

Vote: 5-0-0

Cummings-Yes

Coghlin-Yes

Bayer-Yes

Hyde-Yes

Aries-Yes

Chair Update:

Mr. Cummings stated that the Conservation Committee met last month and agreed to the landscape plan presented by the Landscape architect which included a caveat that 2 inches be the smallest trees planted, and a 2-year guarantee of the plantings. They will recalculate the number of trees and there will be a finalized plan in the spring. The next step in the process is approval by the Planning Board, then the Permanent Building Committee. Implementation for the plan should be Spring 2023. Reminder that we have asked Brait to temporarily leave as many trees as possible to create screening to the neighbors, but some trees will still come down.

Construction Update:

Mr. Lin stated that the blasting is almost completed. The foundation is underway. Last month the underground utility geothermal was installed. Submittals are mostly on schedule.

Schedule Update:

Mr. Lin stated that the steel delivery is on November 21, 2022. Geothermal Submittals are near completion. Electrical materials are a bit behind. Temporary power should be coming from Gay Street and will continue excavation and footings/foundation.

Board Comments:

- The board asked about the baseline schedule. Mr. Lin stated that it has not yet been agreed upon and he will share it with the Committee when it is deemed reasonable.
- The board wanted to make sure that we had proof of the stored materials because it is a MSBA requirement. Mr. Lin stated that he has the transfer title insurance and the photographic documentation.
- Ms. Miller asked about the Falvey invoice because it was more than originally quoted. Mr. Lin said that they forgot about a resident, the school and the Scout House.
- The board wanted to make sure that the ledge will be accounted for and that the processing is part of the unit price. Mr. Lin stated that the processing is part of the unit price and there has been no increase yet in total yardage.
- The board also wanted to follow up on a request for more survey data. Mr. Fitzgerald stated that it had happened and that 3 different parties looked at it independently and stated that the values were accurate. Mr. Cummings stated that the new grid was 5-feet by 5-feet in each direction.

Budget Update:

The October 2022 invoices were a total of \$3.8 Million.

Monthly Vendor Invoice Package-October:

Mr. Lin stated that the Monthly Vendor Invoice package for October was \$3,877,280.56 It included Compass, Dore & Whittier and Brait Construction Corporation. The PBC/SBC Boards voted on each invoice separately.

Compass Project Management Invoice:

Action Taken:

Ms. Plotkin made a motion to approve Invoice #CPM 78-38 to Compass Project Management in the amount of \$62,253.50 for the period ending 10/31/2022.

Mr. Aries: Second. Motion Carried.

Vote: 6-0-0

Cummings-Yes
Coghlin-Yes
Bayer-Yes
Hyde-Yes
Aries-Yes
Plotkin-Yes

Dore & Whittier Invoice:

Action Taken:

Ms. Plotkin made a motion to approve Invoice #36 to Dore & Whittier Architects, Inc. in the amount of \$106,907 for the period ending 10/31/2022.

Mr. Aries: Second. Motion Carried.

Vote: 6-0-0

Cummings-Yes
Coghlin-Yes
Bayer-Yes
Hyde-Yes
Aries-Yes
Plotkin-Yes

Brait Builders Corp:

Action Taken:

Ms. Plotkin made a motion to approve Invoice #APP 04 to Brait Builders Corp in the amount of \$3,666,647.89 for the period ending 10/31/2022.

Mr. Aries: Second. Motion Carried.

Vote: 6-0-0

Cummings-Yes
Coghlin-Yes
Bayer-Yes
Hyde-Yes
Aries-Yes
Plotkin-Yes

Falvey Associates Invoice:

Action Taken:

Ms. Plotkin made a motion to approve Invoice #2253 & 2293 to Falvey Associates in the amount of \$2,453.50 for testing services.

Mr. Aries: Second. Motion Carried.

Vote: 6-0-0

Cummings-Yes
Coghlin-Yes
Bayer-Yes
Hyde-Yes
Aries-Yes
Plotkin-Yes

NSTAR Gas:

Action Taken:

Ms. Plotkin made a motion to approve Invoice #d10-28-22 to NSTAR Gas in the amount of \$2,453.50 for Utility Company Fees.

Mr. Aries: Second. Motion Carried.

Vote: 6-0-0

Cummings-Yes
Coghlin-Yes
Bayer-Yes
Hyde-Yes
Aries-Yes
Plotkin-Yes

Discuss Proposed Change Order to change hazmat material removal into lump sum with no increase of contract amount:

Mr. Lin stated that Brait Builders proposed to convert the hazmat material removal into a lump sum for all hazardous materials listed in the Hazmat Report with no change in the contract amount. D&W added language so the conditions are clear. Anything mentioned in the report will be the responsibility of Brait Builders.

The estimate of the removal is \$750,000.00 and the estimate for the demolition excluding the hazmat material is \$268,000. Currently Brait Builders carries a line item of \$1,200,000 for the combination of demolition and hazmat material removal. Test pits were done at the school and there is asbestos. We will not be voting on this tonight, it is just discussion.

Board Comments:

The board asked why Brait had not bought out the hazardous material removal yet. Was that contractor already identified? Mr. Lin was unsure.

Mr. Lin was unsure why Brait is carrying \$1.2 Million versus Compass' estimate.

Mr. Jarvis stated that we are locking in that anything they find in the building is not a Change Order. Some of the board members indicated that they were leaning toward mitigating this risk. While others stated he will follow the contract, spec, survey that is done.

The Chair will get verbiage from Pat Ahearn, Town Counsel.

Mr. Fitzgerald stated that the language D&W added includes abatement and demolition.

Pending Change Order Log:

Mr. Lin stated that he had no new items for October, but they are tracking some for November.

Approval of Minutes of PBC/SBC meeting on 9/14/2022 and 10/12/2022:

Mr. Cummings wanted to move the approval of minutes to the December 14, 2022 meeting.

New Business: Any new business not reasonably anticipated by the Chair:

There were some questions about the rest of the trees that have yet to be cleared near the trailers. Mr Fitzgerald did not have the exact number of trees, but some trees will need to be removed for the soccer/multipurpose field.

Mr Fitzgerald also stated that there was a possibility when doing the water trenching that some may come down, but are trying to avoid it as much as possible.

A 40 year old Oak tree was in question and that will depend on where it is located.

Next Meeting:

December 14, 2022 at 5pm via Zoom.

Adjournment:

Upon a motion made by Ms. Plotkin and seconded by Ms. Hyde, the Permanent Building Committee/School Building Committee voted in favor (5-0) via roll call vote to adjourn the meeting at 5:55pm.

Cummings-Yes

Coghlin-Yes

Aries-Yes

Hyde-Yes

Plotkin-Yes