

Accepted on 2/8/2023

Joint Permanent Building Committee/School Building Committee Minutes
Wednesday January 18, 2023
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 January 18, 2023 Joint Permanent Building Committee/School Building Committee meeting was conducted via remote participation by the Boards.

Call to Order and Attendance

The Joint Permanent Building Committee/School Building Committee meeting was held remotely and was called to order at 5:04pm by Chair John Cummings.

Roll call was done for the PBC by Mr. Cummings and Ms. Plotkin did the roll call for the SBC.

Present on the video conference were:

John Cummings, Lyle Coghlin, Ken Aries, Brian Bayer, Nancy Hyde, William Scoble & Maya Plotkin. Emily Parks, Michelle Miller, Rob Gotti, Jennifer Flanders, Joshua Baumer, Matt Kuklantz & Tom Carey

Chin Lin, Tim Bonfatti & Brian Kelley of Vertex/Compass Project Management; Rob Fitzgerald of Dore and Whittier.

Jessica Cole recorded the minutes.

Chair Update

Mr. Cummings was present and stated that the Geothermal well drilling is underway and should be done by mid-March. The Topping Off ceremony took place on December 22, the last beam that was hoisted into place and students from Hanlon and Deerfield signed the beam before it was hoisted in place.

Pouring of the concrete floors is still underway, exterior piping, wiring and drains are being connected through the buildings. In our building contract, there was a built-in fee of 1% from the Electrical, Plumbing and HVAC subcontractors. The subcontractors wrote the checks to the town totaling approximately \$211,000. The Town returned the checks to the subcontractors and a credit will be issued from Brait to the project. When the paperwork for this change order is complete the \$211,000 will go into the project contingency.

The Towns added expenses for the procurement, accounting, and Building dept will be invoiced to the project for the PBC to approve and pay. This will be approximately \$25,000 in FY2023 and \$75,000 in FY 2024. The difference will be used for the project.

The Town would like D&W to get the actual cost for Alternatives 3 -7.

Alt. #1 - UV-C Air Cleaning: \$27,376.

Alt. #2 - Entryway Canopy \$425,500.

Alt. #3 - Multi-purpose Field Irrigation System \$99,985.

Alt. #4 - Fencing Around Multi-purpose Field \$107,000.

Alt. #5 - Site Furnishings Grouping #1 - raised beds; boulders; picnic tables, etc. \$182,000.

Alt. #6 - Site Furnishings Grouping #2 - bleachers; goals, etc \$69,500.

Alt. #7 - Phase 2 Landscape Plantings \$186,900.

Sum of Alt 3-7: \$ 645,385

The Chair formally asked D&W to get the hard numbers, and stated that it makes sense that they make each Alternative its own change order and the Board will vote to approve or not for each change order.

Tim Bonfatti spoke about Bryan Jarvis moving on, and introduced Brian Kelley, Vice President of Operations who will work with Mr. Bonfatti on the Hanlon School Project.

Project Update

Mr. Lin was present with a Construction update. The topping off beam was placed on the building. Blasting is complete, foundation is almost complete. Geothermal wells have started. Framing and drainage systems have started.

Schedule Update

Mr. Lin stated that the Hanlon School Project is on schedule. The geothermal wells did start late, but are expected to be done by mid March. He is concerned about the Switch Gear Delivery in October.

Will start roof installation.

Board Comments:

- Mr. Lin was asked about a Plan B for the Switch Gear. *Mr. Lin: Claiming can get onsite by 10/12/2023, can temporarily set a Switch Gear in place and then swap it out once it is delivered. An extra large opening to allow for wiring to swap out.*
- Mr. Lin was asked about the cost for the Temporary Switch Gear? *Mr. Lin: Will not cost the owner (The Town) additional money.*
- The Board asked how long the roofing is expected to take for each building? *Mr. Kelley: 2 months in total. 10 days for insulation and 10 days for the roof for each zone.*

Monthly Vendor Invoice Package-December 2022

The Monthly Vendor Invoice package for December 2022 was \$6,680,918.48.

Board Comments:

- Mr. Lin was questioned about the \$900,000 price tag for metal studs? *Mr. Lin: Yes, metal framing and drywall, it is on site materials. Handrails and stored materials.*
- Mr. Fitzgerald was asked if the design team is comfortable with the percentages? *Mr. Fitzgerald: It is reviewed line by line and reviewed with Vertex and the general contractor and will make revisions if needed.*

Vertex/Compass Project Management Invoice:

Action Taken:

Ms. Plotkin made a motion to approve Invoice #CPM 78-40 Vertex/Compass Project Management in the amount of \$56,000.00 for the period ending December 31, 2022.

Ms. Hyde: Second. Motion Carried.

Vote: 7-0-0

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

Dore & Whittier Invoice:

Action Taken:

Ms. Plotkin made a motion to approve Invoice #38 to Dore & Whittier Architects, Inc. in the amount of \$125,642.22 for the period ending December 31, 2022.

Mr. Aries: Second. Motion Carried.

Vote: 7-0-0

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

Brait Builders Corporation:

Action Taken:

Ms. Plotkin made a motion to approve Invoice #APP 05 to Brait Builders Corporation in the amount of \$6,499,276.26 for the period ending December 31, 2022.

Mr. Aries: Second. Motion Carried.

Vote: 7-0-0

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

Budget update:

Mr. Lin stated that the MSBA has made 31 requests and has received 30 payments. Some are being rejected because up to 320 per square feet. So there is a 50% ineligibility. Seeing a reduction in reimbursement.

Review and Vote PCO #2 – Hazmat Removal Credit

Lump Sum Hazmat Credit-Brait is proposing to credit \$50,000.

Board Comments:

- There are members of the Board that want to consider taking time to look at the Abatement in greater detail with D+W and Compass. Potentially there are large line items.
- The Board stated that Compass has looked at it closely, what is Compass's viewpoint? *Mr. Bonfatti: This is an ongoing negotiation, there could be further negotiation. There is a possibility that we find stuff in the building that we did not anticipate. Can always go by the contract, it is a unit sized contract.*
- Mr. Lin stated that PCO#2 presented at the meeting is the most recent document.
- It was asked if we could table it for a month? *Mr. Fitzgerald feels there is a possibility of more of a credit. There is no risk in waiting a month.*
- Some Board members want to do the lump sum, opposed to taking on the risk of asbestos.

- Some Board members were concerned about abatement, what is in the contract? What is in the survey? *Mr. Fitzgerald: Consultant did a conservative survey to protect the Town. No harm to have a sit down with Brait for additional negotiation.*
- The Chair tabled the discussion until the February 8, 2023 meeting and formed a Subcommittee of: Mr. Cummings, Mr. Coghlin, Mr. Bonfatti, Mr. Fitzgerald, Mr. Lin and Mr. Kelley. All members were in agreement. The subcommittee will meet before the next PBC/SBC meeting.
- The Board will continue to discuss PCO#2 on February 8, 2023.

Review PCO and CO #2 & approval of Change Order #2

Mr. Fitzgerald went over the Pending Change Order Log.

He walked the PBC/SBC through the log line by line and explained credits and projected costs.

The add cost is \$16,094.23.

Mr. Lin: Total work complete: approximately \$18,743,264.00

The PBC/SBC was asked to approve CO#2-12 items. \$16,094.23.

Action Taken:

Ms. Hyde made a motion to accept Change Order #2 with the list of 12 items in the amount of \$16,094.23 for the Hanlon School Project.

Mr. Aries: Second. Motion Carried.

Vote: 7-0-0

Review and Vote D+W Amendment #11

Approve cover the landscape design service which is part of the over cutting. The cost is being covered with no cost to the Town. \$7,937.00.

Action Taken:

Ms. Hyde made a motion to accept Dore & Whittier Amendment #11. The cost is being covered with no cost to the Town of Westwood in the amount of \$7,937.00 for the Hanlon School Project.

Mr. Aries: Second. Motion Carried.

Vote: 7-0-0

Approval of Minutes of PBC/SBC meeting on 12/14/2022

Action Taken:

Upon a motion made by Ms. Hyde and seconded by Mr. Aries, the Permanent Building Committee voted in favor (7-0) via roll call vote to approve the meeting minutes from December 14, 2022 as amended.

Cummings-Yes

Coghlin-Yes

Aries-Yes

Bayer-Yes

Hyde-Yes

Scoble-Yes

Plotkin-Yes

Upon a motion made by Ms. Hyde and seconded by Mr. Aries, the School Building Committee voted in favor (7-0) via roll call vote to approve the meeting minutes from December 14, 2022 as amended.

Cummings-Yes

Coghlin-Yes

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

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

Ms. Parks stated that there was an FF&E Fair at the Deerfield School. Many options, shapes, etc. Narrowing some items down, all Hanlon and Deerfield staff got together and saw some items in person. Got lots of feedback and will price things out.

Next Meeting:

Wednesday February 8, 2023 at 5pm via Zoom.

Adjournment:

Upon a motion made by Mr. Aries and seconded by Mr. Scoble, the Permanent Building Committee/School Building Committee voted in favor (7-0) via roll call vote to adjourn the meeting at 6:28pm.

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