

Accepted on 3/8/2023

Joint Permanent Building Committee/School Building Committee Minutes  
Wednesday February 8, 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 February 8, 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 5:01pm 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 The Vertex Companies LLC; Rob Fitzgerald of Dore and Whittier.

Jessica Cole recorded the minutes.

### **Chair Update**

Mr. Cummings was present. All the floors of Building A have been poured, as well as half of Building B. The internal piping and wiring is ongoing and most of the sheathing on Building A is up.

The sub committees for Technology and FFE have been meeting regularly and Mr. Cummings thanked them for their strong work.

Dottie Powers mailed the conflict of interest online training to Ms. Cole and she will email that out to everyone after the meeting. It will take about an hour and Ms. Powers will get the results sent directly to her. Everyone needs to complete it by the next meeting which is March 8th.

### **Construction Update**

Mr. Lin was present with the construction update. The Geothermal Wells are ongoing and making great progress. The exterior is moving along and roofing has started. Mr. Lin continues to monitor HVAC and Switch Gear. Quad Loops are being installed.

Mr. Lin had lots of photos of the progress.

### **Board Comments:**

The Board asked if the exterior wall mock up was ongoing? *Mr. Lin: Yes, it is ongoing and asking for a redo of a few items to get it right.*

### **Schedule Update**

Mr. Lin said the project is on schedule. The Switch Gear will be onsite by 10/13/2023. It is on our watchlist. There is a Plan B and the decision will be made in the summer if needed. Will continue with the exterior wall and roof, Building B is mostly done.

Board Comments:

The Board asked about the roofing, it needs to be completed by 3/6, will it be? *Mr. Lin: The blocking needs to be completed by 3/6 and there is no concern in having that done. No concerns with anything on site.*

Mr. Carey had a question about the warranty on the chiller? Is there a concern before the warranty runs out? *Mr. Lin: The warranty does not start until you accept the building, January 2024, there should be no impact.*

The Board verified with Mr. Lin that if we use Plan B, there is no cost to the Town. *Mr. Lin: Correct.* The Board asked about the primaries, and if we are ahead of that? *Mr. Lin: Ahead with Eversource.*

**PCO #2 Abatement discussion and possible vote**

Lump sum Hazmat credit. Mr. Cummings stated that there was a subcommittee meeting last week, the subcommittee consisted of members from Vertex, Dore & Whittier, as well as Mr. Coughlin and Mr. Cummings from PBC. The subcommittee discussions were able to increase the credit to \$100,000. Mr. Cummings stated that it was not about money but rather if members were inclined to be risk adverse or follow the contract.

Action Taken:

**Mr. Scoble:** Motion to accept Proposed Change Order #2-Abatement- Lump Sum Hazmat Credit of \$100,000 from Brait Builders Corp.

**Mr. Aries: Second. Motion carried.**

**Vote: 6-1-0**

Cummings-Yes

Coghlin-No-For the record credit should be \$350,000.

Aries-Yes

Bayer-Yes

Hyde-Yes

Plotkin-Yes

Scoble-Yes

**Vote to Accept the Tree Mitigation Plan**

Approved by the Planning Board and the Conservation Commission. 65 Red Oak and 50 White Pine for a total of 115 trees along with 150 blueberry bushes.

The Chair gave a brief history of the plan. The contractor has started to shop for the trees and is looking to start planting in the spring between April-June.

Board Comments:

The Board asked who will be responsible for the watering? *Mr. Cummings: Brait Builders.*

Action Taken:

**Ms. Hyde:** Motion to accept the Tree Mitigation Plan for the Hanlon School Project, approved by the Planning Board and Conservation Commission.

**Mr. Aries: Second. Motion carried.**

**Vote: 7-0-0**

Cummings-Yes

Coghlin-Yes

Aries-Yes

Bayer-Yes

Hyde-Yes

Plotkin-Yes

Scoble-Yes

**Update from Technology and Approval for Printer Package**

Mr. Lin stated that the PPSI had the lowest bid at \$25,280.40. The Purchase Order will be issued by the Town.

**Board Comments:**

A Board member asked about the cost differences. *Mr. Fitzgerald: PPSI will provide a maintenance service to the School District and will maintain the equipment.*

**Action Taken:**

Mr. Aries made a motion to accept and approve the printer package. PPSI and the amount. Ms. Hyde seconded.

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

**Monthly Vender Invoice Package-January 2023/ Budget Update**

The Monthly Vendor Invoice package for January 2023 was \$5,020,069.76.

**Board comments:**

Amendment last month from D+W-we will see in the VIP.

**The Vertex Companies Invoice:**

**Action Taken:**

**Ms. Hyde** made a motion to approve Invoice #CPM 78-41 The Vertex Companies LLC in the amount of \$65,801.00 for the period ending January 31, 2023.

**Mr. Aries: 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. Hyde** made a motion to approve Invoice #39 to Dore & Whittier Architects, Inc. in the amount of \$114,713.50 for the period ending January 30, 2023.

**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:

Board Comments:

The Board had a question about the concrete on Building A? *Mr. Fitzgerald: Brait thought the timing was right to pour the concrete, the underside was not protected from the cold, D+W let Brait know that it is unacceptable.*

Will they do core samples? *Mr. Fitzgerald: Yes.*

Action Taken:

**Ms. Hyde** made a motion to approve Invoice #APP 07 to Brait Builders Corporation in the amount of \$4,839,555.26 for the period ending January 31, 2023.

**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:

The Board asked if there are any disputes with MSBA? *Mr. Lin: So far no major disagreements.*

The Board asked if the contractor has been okay with the pencil markups? *Mr. Lin: Pencil rec-Mr. Lin and Mr. Fitzgerald go through it line by line with the payment, and then it will be finalized and certified.*

The Board asked how it is going with Brait? *Mr. Lin: It has been fairly smooth. Mr. Fitzgerald: There is a good working relationship with Brait.*

Pending Change Order Log

Mr. Chin stated that there are no significant changes.

Mr. Fitzgerald went through the PCO Log in detail, 11 items since January 1.

Board Comments:

Explain X and Y? *Mr. Lin: X is a guess, worst case scenario. Y is recommended.*

Approval of Change Order #3

Mr. Fitzgerald recommended and finalized all items totaling a credit of (\$117,909.76).

Board Comments:

The Board asked about the credit for the electrical coordination with RTU's & HV. Did it come about because of a submittal review and shop drawing review? *Mr. Fitzgerald: It was a submission for the rooftop. There were some components with the HVAC unit that were not necessary because there was redundancy in what the engineer had specified.*

Action Taken:

**Mr. Bayer** made a motion to accept Change Order #3 with 13 items for the Credit in the amount of (\$117,909.76) for the Hanlon School Project.

**Ms. Hyde: Second. Motion Carried.**

Cummings-Yes

Coghlin-Yes

Bayer-Yes

Hyde-Yes

Aries-Yes

Plotkin-Yes  
Scoble-Yes

**Approval D+W Amendment 12 – Additional cost for Geotech CA**

Mr. Lin was present and wants to increase the Dore & Whittier contract, it is not an approval to pay anyone, but will approve payment in the future invoices.

**Board Comments:**

The Board asked if it was enough money to get through the project. *Mr. Fitzgerald: Yes, it is a good estimation, it is an allowance not a lump sum.*

**Action Taken:**

**Ms.Hyde** made a motion to accept Dore & Whittier Amendment #12 not to exceed the amount of \$34,870.00 for the Hanlon School Project.

**Mr. Aries: Second. Motion Carried.**

**Vote: 7-0-0**

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

**Approval of PBC/SBC Minutes-January 18, 2023**

**Action Taken:**

Upon a motion made by Mr. Aries and seconded by Ms. Plotkin, the Permanent Building Committee voted in favor (7-0) via roll call vote to approve the meeting minutes from January 18, 2023 as presented.

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

Upon a motion made by Mr. Cummings and seconded by Mr. Scoble, the School Building Committee voted in favor (7-0) via roll call vote to approve the meeting minutes from January 18, 2023 as presented.

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**

Next meeting: Wednesday March 8, 2023-5pm.

**Adjournment**

Upon a motion made by Mr. Aries and seconded by Ms. Hyde, the Permanent Building Committee/School Building Committee voted in favor (7-0) via roll call vote to adjourn the meeting at 6:07pm.

Cummings-Yes

Coghlin-Yes

Aries-Yes

Bayer-Yes

Hyde-Yes

Plotkin-Yes

Scoble-Yes