

Accepted 6/14/2023

Joint Permanent Building Commission/School Building Committee Minutes
Wednesday May 10, 2023
5:00 PM
Via Zoom Remote Participation
Westwood, MA 02090

Pursuant to Chapter 2 of the Acts of 2023, On March 29, 2023, Governor Maura Healey signed into law, an Act Extending pandemic-related authorizations related to public meetings, allowing remote meeting options for public bodies through March 31, 2025. The May 10, 2023 Joint Permanent Building Commission/School Building Committee meeting was conducted via remote participation.

Call to Order

The Joint Permanent Building Commission/School Building Committee was called to order at 5:02 pm 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 via Remote Participation

John Cummings, Nancy Hyde, Maya Plotkin, Ken Aries, Brian Bayer & William Scoble (on phone). Emily Parks, Michelle Miller, Robert Gotti, Josh Baumer, Christopher Coleman & Tom Carey Chin Lin, Tim Bonfatti and Brian Kelley of The Vertex Companies LLC; Rob Fitzgerald and Don Walter of Dore and Whittier.

Jessica Cole recorded the minutes.

Chair Update

Mr. Cummings stated that the project is almost at the 50% mark. There is only a small section of the roof left to be completed. All concrete floors have been poured, and drywall is being hung in Building A. The critical path equipment we are keeping an eye on are the Condenser for the HVAC and the main switchgear.

The Chair praised Brait, Vertex and Dore and Whittier for their work so far in the project.

There will be a working group for Alternate #7 - the phase plantings consisting of Ms. Plotkin, Mr. Bayer and Mr. Cummings.

Construction Update

Mr. Lin was present. Geothermal wells are all grouted. The AVB (air vapor barrier) on the exterior walls is moving along. Primary power wiring has been installed and we will have water in the building in a week or 2. Mr. Lin is paying attention to the Long Lead items: Switchgear and Chiller. We should have the first shipment of the terracotta tiles in June. The primary power lines have been run from the new school out to Gay Street, we are waiting for Eversource to make the connection.

Schedule Update

Mr. Lin stated that the AVB and roofers are running a little behind because of the weather. He is monitoring this and it should not be a problem. He is paying a lot of attention to the Switchgear.

Mr. Lin discussed the 3 weeks look ahead:

- Continue AVB, brick and stone installation.
- Continue installation of insulation and framing for Terracotta.
- Continue roof installation at low roof.
- Continue gypsum wall board installation at classroom wings.
- Install slab on grade at the STEM porch.
- Continue installation of mockup and in place mockup.

- Continue with Geothermal Well circuit piping insulation.
- Curtain wall/window installation.
- Energize transformer.

Budget Update

Mr. Lin stated that the budget is doing extremely well and has not used any contingency money yet.

Monthly Vendor Invoice Package - April 2023

The Vertex Companies Invoice:

Action Taken:

Ms. Hyde made a motion to approve Invoice #OPM 78-44 The Vertex Companies LLC in the amount of \$60,950.00 for the period ending April 30, 2023.

Mr. Aries: Second. Motion Carried.

Vote: 5-0-0

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

Dore & Whittier Invoice:

Action Taken:

Ms. Hyde made a motion to approve Invoice #42 to Dore & Whittier Architects, Inc. in the amount of \$116,536.67 for the period ending April 30, 2023.

Mr. Aries: Second. Motion Carried.

Vote: 5-0-0

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

Brait Builders Corporation:

Action Taken:

Ms. Hyde made a motion to approve Invoice #APP 10 to Brait Builders Corporation in the amount of \$4,540,720.87 for the period ending April 30, 2023.

Mr. Aries: Second. Motion Carried.

Vote: 5-0-0

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

Comments:

- The Board stated that we are 50% through the project. We may want to have a community update and get more information out. An opportunity to clarify how the project is going. Members were in agreement.

- Mr. Lin clarified that we are at 50% of construction value.
- Mr. Lin will be happy to provide a draft or presentation with Dore & Whittier.

Mr. Lin had an update on MSBA reimbursement, we have received almost \$9 Million that has been deposited into the Town account.

Review and Vote on Change Order #6

Mr. Lin and Mr. Cummings went over change Order #6.

The Contract Sum will be increased by Change Order #6 by \$183,998.62.

Comments:

- Will they come back with a cost for the Column Enclosure and Chase Depth Coordination?
Mr. Fitzgerald said it would be a no cost item.

Change Order #6:

- Piers/footings for additional columns at B Wing Connector.
- Ledge
- Millwork at Gallery Stair Bench.
- ELA Door and Wall Adjustment.
- Column enclosure and Chase Depth Coord

Action Taken:

Ms. Hyde made a motion to accept Change Order #6 in the amount of \$183,998.62 for the Hanlon School Project.

Mr. Aries: Second. Motion Carried.

Vote: 5-0-0

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

Comments:

The Board asked when do you issue a PR and when is it a PCO? *Mr. Fitzgerald explained the answer. Proposal Request (PR) is issued by D&W, whenever there is a change with a cost associated with it. PCOs comes from the contractor in response to the PR.*

Review Proposed Change Order(PCO) Log

Mr. Fitzgerald went through the PCO Log numbers 82-95.

Comments:

- Pan Flashings for the brick veneer, was it on the mock up or the actual wall? *Mr. Fitzgerald: He believes it was both, and then decided it was not necessary. The work was not done yet.*
- Canopy, the stone on the canopy roof, was it on the original design? *Mr. Fitzgerald: Originally we always thought the stone roof would look nice, but now have the money to add it back into the project as it was value engineered out. The membrane will stay as an additional layer.*

Current Contingency:

Mr. Cummings explained that alternates were removed from the construction bid on bid day. He went through potential PCO's that will be used with contingency money. Mr. Cummings wants to put the removed alternates back into the Hanlon School Project.

Mr. Lin said that Brait stated that prices on alternatives 4, 5 and 6 have an expiration and will potentially be going up in price if not agreed at this meeting.

Comments:

- The SBC had taken items out, instead of paying through the project they were going to pay for them through the school with an ERate. However, it would be better to put them back into the School Project.
- There may be funds available through the Recreation Department.

Mr. Fitzgerald reviewed the Alternates:

Alternate #3: Irrigation System

Alternate #4: Fencing and Netting

How wide are they? Mr. Fitzgerald believes it is 80 feet wide.

Alternate #5: Site furnishings Group1 (Boulders, non-skid coating, benches)

Alternate #6: Site Furnishings Group 2 (Players Benches, soccer goals, trash receptacles)

Alternate #7: Phase 2 Landscaping (Plantings)

Comments:

- The Board asked if we are 100% through shop drawings? *Mr. Lin: No, but through a majority of them.*

PBC members were in agreement with adding alternates 4,5 & 6 as proposed.
Still need to review Alternate #7 and set up a working group.

The Chair went through each alternate and polled the PBC members. The Chair then went through a number of "value engineered" items that were taken out of the project and polled the PBC members if they wanted to proceed with putting the items listed back into the project.

Alternate #4: \$120,885.94. will be put on a change order.

Alternate #5: \$245,388.35 will be put on a change order.

Alternate #6: \$77,381.09 will be put on a change order.

Alternate #7-Working Group will review and make recommendations at the next meeting.

Alternate #3-Split irrigation into Part A and Part B and the committee can look at it at the next meeting. Brait is looking at cost.

Portable Pitching Mound: Mr. Cummings polled the Board. There was a consensus to proceed.

Comments:

- Should it be covered by the sports groups? *It should have been in the original plan for baseball and softball.*

Asphalt to concrete: Mr. Cummings polled the Board. There was a consensus to proceed.

- What is the lifespan of asphalt vs. concrete? *Mr. Fitzgerald: Concrete is much more resilient, durable than asphalt.*

Stone on STEM canopy roof: Mr. Cummings polled the Board. There was a consensus to proceed.

Foundation & Slab for Maintenance Shed (School will build the shed): There was a consensus to proceed.

- The shed will have electricity but will not have a gas line, heat or insulation.

Paving from Gay Street from Laura Lane to Pine Lane: There was a consensus to proceed. Board felt it was imperative.

Turf multi-field for grass multi-field: There was a consensus to proceed.

- The Board asked who would be in charge of the fields? *The DPW will take care of the fields.*

At this point the Board was asked to commit to design cost so a cost estimate could be produced.

Mr. Chin asked the committee to authorize the design drawings and plans so a PR could be generated for the Multipurpose Field. The cost is \$69,000 and would have Dore & Whittier do the drawings.

Discussion:

- Board member was not comfortable with the amount of the design cost to D&W.
- Does it have to be the full \$69,000? *Mr. Fitzgerald: The \$69,000 fee includes Construction Administration services as well. It is possible to authorize up to \$50,000 for design services to prepare documents to issue out as a Proposal Request for pricing. If the PBC decides to move forward with the turf field after a Proposed Change Order is received from Brait, then the PBC can authorize the remaining \$19,000 fee for Construction Administration services related to the turf field.*

Action Taken:

Ms. Hyde made a motion to authorize the Chair, John Cummings, to approve an amount for the design of the turf field within a Permanent Building Commission approved amount of \$50,000.

Mr. Aries: Second. Motion Carried.

Vote: 4-0-0

Cummings-Yes
Aries-Yes
Bayer-Yes
Hyde-Yes

Approval of Minutes of PBC/SBC meeting on March 8, 2023 & April 12, 2023

Action Taken:

Upon a motion made by Ms. Hyde and seconded by Mr. Aries, the Permanent Building Committee voted in favor (4-0) via roll call vote to approve the meeting minutes from March 8, 2023 as presented.

Cummings-Yes
Aries-Yes
Bayer-Yes
Hyde-Yes

Upon a motion made by Mr. Cummings and seconded by Ms. Hyde, the School Building Committee voted in favor (4-0) via roll call vote to approve the meeting minutes from March 8, 2023 as presented.

Cummings-Yes
Aries-Yes
Bayer-Yes
Hyde-Yes

Upon a motion made by Ms. Hyde and seconded by Mr. Aries, the Permanent Building Committee voted in favor (4-0) via roll call vote to approve the meeting minutes from April 12, 2023 as presented.

Cummings-Yes
Aries-Yes
Bayer-Yes

Hyde-Yes

Upon a motion made by Mr. Cummings and seconded by Mr. Aries, the School Building Committee voted in favor (4-0) via roll call vote to approve the meeting minutes from April 12, 2023 as presented.

Cummings-Yes

Aries-Yes

Bayer-Yes

Hyde-Yes

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

June 14, 2023 in person at 6pm.

Adjournment

Upon a motion made by Mr. Aries and seconded by Ms. Hyde, the Permanent Building Commission/School Building Committee voted in favor (4-0) to adjourn the meeting at 6:53pm

Cummings-Yes

Aries-Yes

Bayer-Yes

Hyde-Yes