

Sutton School Building Committee

Regular Scheduled Mtg., Wednesday, 1/19/11, 7:00 PM
Town Hall Mtg. Rm.

Present: W. Mead, K. Stuart, R. Raymond, J. Smith, T. Harrison, D. Davis, T. Friend, M. Bailey, M. Hopkins, R. Weaver.

Absent: M. Jerz, G. Coulter

Guests: V. Dubé (Flansburgh Assoc.), D. McClelland (Flansburgh Assoc.), J. Winikur (SBS), A. Minkus (SBS)

- I. Minutes of previous meeting. Motion to approve by Jim Smith, second by Tim Harrison. Vote to approve: 8-0-2

- II. Baseball Field: Jon Winikur commented on committing \$25K (from existing budget) to a field design and traffic flow study. He stressed the importance of resolving the field related questions and problems to keep the entire project on schedule. Additional costs should be expected. The field related items will be included as an add alternate (see below) in the bid package.

Wendy Mead proposed an ad hoc subcommittee to meet with Flansburgh personnel and their consultants on Wednesday, January 26, to review the site and discuss the alternatives. To facilitate the process, the sub-committee would be empowered to authorize Flansburgh to complete the study. The results of the study would be presented to the full committee for review, comment and approval.

Motion by Ross Weaver to form the ad hoc committee for this purpose and with this authority. Second by Donna Davis. Vote: 10-0-0

- III. Exterior Design: Duncan McClelland presented design modifications for the canopy and walkway along the north side of the High School building and for the main entry to the complex. After an initial review, the discussion was first focused on the canopy and walkway.

The modified walkway design showed the canopy as one storey in height and with the windows to the 2nd floor labs expanded. The response was positive.

Motion by Tim Harrison to approved the redesign. Second by Ken Stuart. Vote: 10-0-0.

The discussion then turned to the main entry. Close-on (est. 300 ft) and far-off (approx. from Boston Road) CAD views of five alternatives were presented. Duncan commented that the first and second alternatives were being presented for information and discussion but neither was being recommended by Flansburgh as they failed to distinguish the entry. This was more apparent in the far-off view which obviously would be the first view as people entered the campus.

The third alternative (identified as Refined #3) was presented with three options. This alternative incorporated a 2½ storey glazed structure at the entry point. The variations in the three options were to the roof atop the structure and wood-veneer framing at the entry. The ensuing discussion included comments on which alternative best distinguished the entry, on maintenance and on the visual effects of the three options of the third alternative.

Motion by Ross Weaver to approve Refined #3, Option 2. Second by Ken Stuart. Following additional discussion the vote was taken: 10-0-0

Jim Smith expressed appreciation to Flansburgh for their quick and positive response to these design features which addressed the previous concerns and displeasures of committee members.

- IV. New Business: Wendy Mead mentioned various questions raised by members of the community on the modular classrooms. Vince Dubé brought up a CAD drawing on the screen that showed a single structure, approximately 70' x 250', containing 16 classroom, a library, administrative offices and nurse's office, and restrooms. The modules will be built in a factory, transported to and assembled on site. The modules will be supported on concrete column approx. 4' above ground and will be built according to current codes including air conditioning and fire protection.

Students will leave the modular structure for lunch, gym, etc. Paved walkways will extend from the modular structure to the Core Building and Elementary School.

Jon Winikur commented that these would be among the first built under the new codes. As such, he suggested purchasing rather than leasing. At the completion of the school project, the town can decide to use or retain for other projects or to offer for sale.

Jon proposed that bids be obtained and the modules purchased separate of the school building contract. Purpose was to accelerate the process and have the modular structure ready for use prior to the start of school in September. This can be done as the cost of modular structure and associated site work are completely covered in the town's portion of the overall project cost, not requiring MSBA approval.

Motion by Jim Smith to purchased and install the modular structure separate of the school building contract. Second by Donna Davis. Vote: 10-0-0

- V. Cost Estimates: Jon Winikur next presented an updated cost estimate analysis. It listed the funding agreement, the 9-16-10 averaged reconciled estimates, the revised figures of both estimators (Langdon and PMC) and the 1-10-11 averaged reconciled estimates. Jon noted that increases in some categories resulted from design features being finalized. Amounts that had previously been lumped into the Contingencies category were now being distributed into specific categories.

The 1-10-11 averaged reconciled estimates show the project cost to be \$3,500.00 over the agreement.

One final cost estimate will be prepared at 90% completion of the documents around mid-February. The actual construction cost will be known when the bids are received in mid-April.

Motion to accept most recent estimates by Roger Raymond. Second by Tim Harrison. Vote: 10-0-0

VI. Jon Winikur next listed four (4) add alternates. Skylights have not been included on the list. The list is in order-of-priority meaning the available funding will be directed in the order as approved. After some discussion, the following order was proposed:

- 1) District Offices within the Elementary School building
- 2) Photovoltaic array
- 3) Baseball and softball field placement project
- 4) Extension of the elevator to roof level

Motion to approve the list and order-of-priority by Jim Smith. Second by Tim Harrison. Vote: 9-1-0

VII. Contractor Prequalification: Alan Minkus stated that pre-qualification information had been submitted by 9 general contractors and 88 sub-contractors. The subcommittee will review each, complete due diligence and have the final list completed by mid-February.

VIII. Old Business: Wendy Mead noted that an additional committee member is needed. She encouraged interested citizens to contact the Board of Selectmen.

IX. Motion to adjourn made by Ken Stuart, second by Jim Smith. Motion passes unanimously. 8:30 PM.

The next meeting is scheduled for Wednesday, February 2, 2011, 7:00 PM.

Ross Weaver, Recording Secretary