

Sutton School Building Committee

Regular Scheduled Mtg., Wednesday, 3/7/12, 7:00 PM
Town Hall, 3rd Floor Meeting Room

Present: W. Mead, J. Smith, M. Jerz, G. Coulter, M. Bailey, D. Davis, T. Friend,
R. Weaver.
Absent: K. Stuart, R. Raymond, M. Hopkins, T. Harrison
Guests: A. Minkus (SBS), T. Alix (SBS), E. Monahan (SBS)
V. Dubé (Flansburgh Assoc.)

- I. Minutes of previous meeting. Motion to approve by Ted Friend, second by Jim Smith.
Vote to approve: 6-0-2

- II. Finance Sub-Committee Update:

Alan Minkus gave the date of the most recent meeting of the sub-committee as Tuesday, 2/21/12. Referencing previous information on buried utilities and sewer components, Alan stated that the 3rd vault, which is believed to have been for pumping equipment, does not have to be removed.

Because of the jumble of old phone systems wiring, some of which is abandoned, it is necessary to “ring out” the individual phone lines. There will be a cost for this service, amount to be determined.

Alan next addressed the topic of soils that are unsuitable to build on or over. 10 preliminary borings were done and, after the decision was made on building placement, nine or 10 additional borings were done prior to issuing the bid documents for the project (confirmed by Vince Dubé). Based on the information from those borings, the bid documents included a requirement to include costs to remove and replace up to 1000 cubic yards of soil and to provide a cost per cubic yard for removal and replacement.

As the project has proceeded, unsuitable soil has been found deeper than 5 feet. It is estimated that an additional 3000 cubic yards of soil have been or will be removed and replaced, bring the total to 4000 cubic yards.

The geotechnical engineers have and continue to examine soil conditions. The engineers are also monitoring the volume and quality of the soil that is being removed from the site and of the replacement materials being brought on site.

Final costs have not yet been determined. The costs for the soil removal and replacement will come from the contingency category of the construction budget. The additional engineering services will be paid from the contingency funds in the owner’s budget.

Alan commented that as of this time, approximately 10% of the contingency category funds had been committed to expenditures approved by the sub-committee. He further commented that the additional cost of soil removal and replacement could increase the total to 25%. As a reference point, Alan estimated that the overall building project is 18-20% completed.

Glenn Coulter noted that this recently identified additional cost could mean that the contingency category funds were being depleted at a higher rate than the project is being completed. Glenn inquired about the total to date for changes and additional expenditures. Alan responded that a detailed list of change orders is being maintained. Tim Alix commented that by listing and tracking the status of changes and additional expenses, the full committee can be apprised of completed and pending changes and related costs.

Glenn asked to have a list of the approved and pending items presented to the full committee. Through an active discussion, the consensus was the full committee should receive an updated list of the approved changes and additional expenditures, both completed and in progress, and their impact on the contingency categories. However, for those items for which a cost has not been established and, hence, approval has not yet been issued, the specifics should remain with the Finance Sub-Committee. The full committee will be apprised of the pending item or items (as was done above).

III. Construction Update

Tim Alix reviewed the topics of Construction Progress – HS/MS TLT Construction on the document dated 3/7/12, which accompanies these minutes. In addition to the listed items, Tim referenced the pre-construction unknown utilities, tanks and soil conditions and the effects those have had on the schedule. In response to an inquiry, Tim and Alan commented that the target period for occupancy of the Middle School remains the February break of 2013. The Auditorium and adjoining areas are scheduled for completion in May of 2013.

IV. Old Business/New Business

Alan briefly commented that the 30 page construction schedule is being refined, including identifying items critical to proceeding to the next phase.

Wendy asked for updated information to be available to the community, in particular, transition dates. Ted Friend commented that a schedule is being established.

Glenn inquired about the experience to date with TLT. Alan responded that there is a good working relationship at all levels. He specifically noted the excellent quality of materials and workmanship being provided.

Jim Smith inquired about the time capsule. Alan stated that the location of choice is within the vestibule of the main entrance. He then inquired about the content to which Mark Bailey responded that had been a topic of a recent conversation with Selectman Chizy. Mark agreed to bring some focus to the matter so that timely decisions can be made on size and exact location.

Alan next updated the status of the furnishing sub-committee, which had visited the showroom of KI Furnishings in Boston on 2/15/12. Several alternatives for desks and chairs had been reviewed and the preliminary selections made. Next focus will be on furnishing for the team rooms.

Mark also commented briefly on the bas relief, saying that the design was still being worked on.

Next meeting scheduled for Wednesday, April 4, 2012. 7:00 PM at Town Hall.

- V. Motion to adjourn made by Ted Friend. Second by Donna Davis. Motion passes unanimously. 7:43 PM.

Ross Weaver, Recording Secretary