

Sutton School Building Committee

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

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

Absent: M. Jerz, D. Davis

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

I. Minutes:

9-12-12	Motion: Ted Friend	2 nd : Roger Raymond	Vote: 8-0-2
10-3-12	Ted Friend	Mark Bailey	5-0-5
11-7-12	Mark Bailey	Tim Harrison	5-0-5
12-8-12	Wendy Mead	Ken Stuart	8-0-2

II. Finance Sub-Committee

Alan Minkus provide an update. Most recent meeting of the Finance Sub-Committee was on Tuesday, November 20. Next meeting is scheduled for Tuesday, December 18.

Some new items have been presented to the committee but only one with details and cost. Change order #9 was approved. It covers several items – including structural steel, drainage, vents and walls – and totals \$71,583.00. Total of the approved changes to date is approx. \$271K.

III. Construction Update:

Tim Alix reviewed the construction update, dated 12-12-12, electronic copy of which accompanies these minutes. Tim also commented on some changes since the recent walk-through including installation of a curtain wall and a coarse first course paving of the parking area to the rear of the complex. Bids on the furnishings were received and will be reviewed by the Furnishings Sub-Committee.

Tim next presented and reviewed a draft copy of a log prepared by SBS of schedule impact items, both documented and potential. To date, of the 22 listed items, seven have been designated as having known or potential impact on the schedule. Electronic copy of this document, designated Exhibit 1 and dated 12-12-12, accompanies these minutes.

Wendy Mead noted that the Finance Sub-Committee has reviewed all items on this list that have had or may have financial impact on the project.

Jon Winikur next presented an SBS prepared document designated Exhibit II, titled Sutton Middle/High School Project, Schedule Options Review Summary – November 20,2012. Electronic copy accompanies these minutes.

This document references Proposal Request 40 (PR40) which outlines revisions to the schedule. RP40 was on hand for review but copies had not been prepared for distribution to the committee. Wendy Mead directed that copies be prepared and distributed to the committee members.

Jon Winikur reviewed the four alternatives or options listed on the summary. Of these, option 1 addresses an agreement to proceed with a revised schedule based on PR40 with some potential caveats contained in a letter from TLT dated November 12, 2012.

Wendy requested that the various options be considered in the context of two primary requirements:

- 1) completion of the phases to permit the school activities by the designated dates, specifically April, 2013 for the Middle School and August, 2014 for the High School
- 2) limiting the cost impact.

A protracted discussion ensued. Glenn Coulter inquired about the quality of the work to date. Martin Hopkins noted that although several of the delaying items were outside of control of TLT, during the approx. 18 months of the project to date, delays totaling 8 weeks were – in whole or in part – under their control. He questioned if TLT would adhere to the revised schedule.

One caveat presented by TLT is an agreement in option 1 that would eliminate claims for time on all previous issues with the exception of Griffin Electric. The reason for this caveat is unknown. Jon commented that all sub-contractors, except Griffin Electric, had agreed to the modified schedule.

Ross Weaver motioned to approve option 1 subject to all sub-contractors agreeing to the modified schedule. 2nd by Mark Bailey. Vote: 9-0-1

Discussion continued on the topic. Glenn inquired about having TLT come before the committee. Wendy commented that the offer had previously been extended to TLT.

As the intent was to have the committee make a clear decision on one of the four options as presented, the caveat in the motion added a potential complication.

Ross Weaver motioned to rescind the previous motion. 2nd by Mark Bailey. Vote: 9-0-1.

Ted Friend commented that option 1 was the best choice. He recounted previous concerns with the pace of construction but based on the progress over the past several weeks, he is more confident that the April, 2013 deadline will be achieved.

Tim Harrison motioned to accept option 1 as written. 2nd by Roger Raymond.
Vote: 9-0-1

Regarding the revised schedule, as of the April, 2013 break, everything in the current construction is to be completed except the Auditorium and Music Suite. When the High School classrooms have been relocated to the modular building, the Memorial School will be turned over to the general contractor to start the asbestos remediation process. After the completion of the current academic year, the Core Building will be turned over to the general contractor to start the partial demolition and construction. In July, 2014, the modular building is to be removed to complete work on the grounds and playing fields.

IV. Old Business/New Business:

Wendy Mead noted that she was originally appointed to the SSBC as the representative of the Sutton School Committee. However, as she was no longer a member of the School Committee, that purpose of her appointment was not being met. A current member of the School Committee should be a member of the SSBC. Ted Friend added that although he was a source of information for the School Committee, it is more appropriated for an elected member of that committee to also be a member of this committee.

Jim Smith stated that the Board of Selectmen was considering appointing Paul Brennan, chairman of the Sutton School Committee as the previously authorized 13th member of the SSBC. Ken Stuart commented that the appointment was delayed to first inform the SSBC members.

The full consensus of the SSBC is for Paul Brennan to be appointed by the Board of Selectmen as the 13th member of the building committee. No vote of the SSBC is required as the decision rests with the Board of Selectmen.

Duncan McClelland alerted the committee to some requirements from MaDEP regarding the third well and that a response to MaDEP was required within 60 days. This well was installed as part of the Elementary School construction in 1999 but was never put into service due to water quality concerns, specifically uranium, a natural contaminant in the aquifer. The new potable water treatment system will remove that and other contaminants. The third well is to be a reserve source of water.

Vince Dubé itemized the requirements as:

- a) raise the manhole approximately 18" to the surface
- b) survey the location and define the protection zone
- c) place a permanent marker over the well
- d) notify the town highway department to minimize salt use on roadways/driveways through in the protection zone.

Regarding the last requirement, Ross asked Vince to request of MaDEP to review past analyses of well water samples from the entire Sutton Center area including the immediate area around the school campus. It is believed that the high chloride content of the ground water – which MaDEP may be associating with salt use on the roadways – is, in fact, natural to the aquifer.

Next meeting: Wednesday, January 9, 2013, Town Hall, 3rd Floor Meeting Room

- V. Motion to adjourn made by Ken Stuart. Second by Tim Harrison. Motion passed unanimously. 8:23 PM.

Ross Weaver, Recording Secretary