

Sutton School Building Committee

Regular Scheduled Mtg., Wednesday, 12/4/13, 7:00 PM
Sutton Town Hall, 3rd Floor Meeting Room

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

I. Call to Order:

Jim Smith opened the public meeting at 7:00 PM.

II. Approval of minutes of 11-6-13 meeting: Motion by Roger Raymond 2nd by Paul Brennan Vote: 7-0-1

III. Finance Sub-Committee

Tim Alix distributed copy of the Contingency Status Approved Items dated 11-14-13, which lists all of the approved change orders. At the 11-19-13 meeting of the sub-committee, change orders 26 and 27 were reviewed and approved. Change Order 26 is mostly for work needed to allow issuance of the occupancy permit. Change Order 27 covers work that was done prior to the shutdown. No additional change order is pending.

VI. Construction Update:

There is no active construction. Sub-contractors are coming in to address problems and work on some details. Some furniture for the music suite has been delivered and is being installed by the sub-contractor. Delivery of other furniture has been delayed until construction resumes.

Some wall panels have warped, causing the screws and plastic anchors to be pulled out of the drywall. School maintenance staff is removing the warped panels. Some wall panels and wainscoting have cracked. Vertex has been informed.

Roof leaks have occurred. The most significant leaks relate to the recent heavy, windy rain storm which apparently blew water under the roof membrane. Although the membrane extends over the edge of the roof, installation of the outside wall panels has to be completed to secure the outer edges of the membrane. The roofing contractor has returned to address the leaks but final resolution requires installation of the outside wall panels.

Roof leaks have also occurred where the new construction abuts the Core Building. Roger Raymond commented that the joint was intended to be temporary. Under the original and revised construction schedules, the Core Building would presently be opened for construction.

Tim reviewed the project status report, copy of which accompanies these minutes. Tim added that Vertex is reviewing the bids to be certain that all cover the uncompleted work on Phase 1.

SBS has been in contact with MSBA and has accessed DCAMM files on other projects on which the bidders are and have worked. Boston Building and Bridge did not submit a bid. Jon Winikur commented that BB&B had a good reputation but no previous experience on school building construction. Jon also commented that, of the five contractors that have submitted bids, the reference checks for CTA Construction are not as good on recent projects. The reference checks for the other four contractors were all good.

The speculative date of substantial completion is June, 2015, with completion of punch list items to allow full occupancy in August, 2015. Jon stressed that this was only speculation at this time as SBS has had no direct contact with the bidders.

Most sub-contractors have agreed to continue on the project. Jon added that one sub-contractor had not committed as of this time. Which sub-contractor was not identified.

Based on the speculative completion dates, SBS presented a draft copy of a list of additional costs resulting from the delay titled Sutton Middle/High School – Impact as a Result of TLT Breach of Contract. Included are identified additional expenses for the School Department through October, 2013. Also listed are projected additional costs for SBS and Flansburgh Associates services for 10 months beyond the original completion date.

Ted Friend briefly listed additional School Department expenses to be included such as gym rental and player transportation that TLT was to have paid and which will now extended into an academic additional year. There are also additional electrical and heating expenses for the old High School building which was to have been razed in July.

Tim Harrison and Jim Smith both commented on additional town expenses that may have to be added to the list. Ted stressed that the final list had to be as complete as possible but not inflated.

Jon expects a tender offer from Western Surety on a new completing contractor and payment of the additional costs possibly as soon as second week of December. Jim added that, if received, the Board of Selectmen may have a special meeting to review. If agreement is reached, the hope is to resume construction in January, 2014.

VII Old Business/New Business:

Next Meeting: Wednesday, January 8, 2013, 7:00 PM, Town Hall, 3rd Fl Meeting Rm

VII. Motion to adjourn made by Ted Friend. Seconded by Paul Brennan. Motion passed unanimously. Adjourn 7:53 PM

Ross Weaver, Recording Secretary