

Sutton School Building Committee

Regular Scheduled Mtg., Wednesday, 4/2/14, 7:00 PM

Sutton Town Hall, 3rd Floor Meeting Room

Present: W. Mead, T. Friend, M. Hopkins, R. Raymond, K. Stuart, M. Bailey, T. Harrison,
P. Brennan, R. Weaver

Absent: M. Jerz, G. Coulter, D. Davis, J. Smith

Guests: T. Alix (SBS), J. Winikur (SBS), P. Palumbo (SBS)
V. Dubé (Flansburgh Assoc.)

I. Call to Order:

Wendy Mead opened the public meeting at 7:00 PM.

II. Approval of minutes of 2-26-14 meeting: Motion by Tim Harrison
2nd by Roger Raymond
Vote: 8-0-1

III. Construction Update:

The general assessment from those closest to the project is of a positively different environment. The project is well staffed. Brait is very responsive to problems arising from work done in Phases 1 and 2.

Tim Alix first reviewed the 2 page abbreviated preliminary construction schedule. Tim also showed the committee the 15 page detailed preliminary schedule that SBS is reviewing. SBS will review any questions with Brait, who will then produce a final schedule. The final schedule will be available for the next meeting.

Wendy inquired about items not presently listed among the Phase 1/2 deficiencies. Tim confirmed that, as additional items are identified, Brait is informed and the items are added to the list.

Several committee members commented on this being the first construction schedule received for the entire project. Brait issued the schedule in fewer than 5 weeks of their start date.

Wendy informed the committee that Griffin Electric has also returned to the project. Referencing previous information on "ratified" sub-contractors, Tim added that another electrical contractor had initially been brought into the project but that Western Surety had subsequently reached an agreement with Griffin to resume work. Tim felt this was a positive decision as Griffin has direct knowledge of the systems and equipment installed to date.

Phil Palumbo next reviewed the Project Status Report, copy of which accompanies these minutes. Phil added that, as of this time, there has been no unforeseen problem. Asbestos abatement proceeded as expected. Tim added that the final connections to the Well Pump House are being completed. After cleaning of the storage tank, start-up and initially testing will be done.

Expanding on the information on the construction schedule, Ted Friend informed the committee that at the end of the current academic year, the Middle School (presently operating as the High School) would be turned over to Brait to resolve remaining deficiencies and complete punch list items. Four classrooms in the Elementary School will be converted to the School Department Administrative Offices. Summer school programs will be conducted in the Elementary School and Earlier Learning Center. There will not be summer camp in 2014 to allow construction activities to progress with least interruption.

Paul Brennan inquired about the outside panels. Tim and Phil commented that the contractor has resubmitted on new composite panels, shop drawings are being done and installation during the summer is expected. These installations are also vital to resolve the underlying causes of many of the roof leaks.

IV. Financial Status

Jon Winikur reviewed the Summary of Additional Project Costs related to replacement of TLT. Copy is appended to these minutes. The additional funding received from Western Surety totaled \$2,514,031.94. The total of expenses, including an estimate of the legal expenses, is \$2,532,337.44. The current projected shortfall is \$18,305.94, which is expected to increase to approximately \$23,000 when all legal expenses are received. The shortfall will be covered with funds from the Project Contingency portion of the budget.

Jon also explained that the Project Contingency was originally funded at approximately 5% of the total construction budget and continues to hold about 5% of the remaining construction \$16M construction cost. Wendy added that a portion of the offsets are from liquidated damages assessed to TLT.

Jon summarized the additional project expenses at \$18-\$23K and a one year delay.

Paul inquired about change orders. Jon commented that there are some outstanding change orders to be resolved. Some new change orders are expected during the course of Phases 3 & 4. SBS is tracking other possible changes. At this time, no major changes are foreseen.

V. Old Business/New Business:

Next Meeting: Wednesday, May 7, 2014, 7:00 PM at the School. This will be a Public Forum. The facility will be opened at 6:00 PM for touring.

Wendy also advised a Public Forum in August to review the status of the project and the schedule for the 2014-2015 academic year.

VI. Motion to adjourn made by Paul Brennan. Seconded by Mark Bailey. Motion passed unanimously. Adjourn 7:37 PM