

Sutton School Building Committee

Regular Scheduled Mtg., Wednesday, 10/1/14, 7:00 PM

Sutton Town Hall, 3rd Floor Meeting Room

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

Absent: M. Jerz, G. Coulter

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

I. Call to Order:

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

II. Approval of minutes of 9-3-14 meeting: A correction was made by Jim Smith, who had been listed as present but was absent from that meeting.

Motion by Tim Harrison to accept the corrected minutes

2nd by Roger Raymond

Vote: 9-0-2

III. Construction Update:

Phil Palumbo reviewed the current update, copy of which accompanies these minutes. He added that the punch list for the Middle School Bldg. was 99% completed with a few details remaining to be done. The interior of new School District Office in the Elementary School Building is nearing completion but exterior work remains to be done.

Wendy added that an update was presented to the Board of Selectmen at their last meeting. John Couture, Building Commissioner, expressed satisfaction with the completed punch list items and commented positively on the Brait's management of the project to this point.

Wendy inquired about the status of the roof work. Phil responded that the membrane work is completed and some finish details on the fascia will to be done soon. He said there are no known problems or concerns with leakage.

Tim Alix provided information on a potential problem related to the stair treads in the Auditorium. The nosing – which refers to the forward edge of the tread that overlaps the riser – is too long. There is possibility that a person moving up a stairway may catch the toes of her or his shoe under the nose. Replacement treads with narrow nosing will be installed.

IV. Financial Status:

Tim Alix presented the updated Financial Status Report which includes Brait Brothers change order No. 6. Total of expenditures approved to date is \$1,361,832. The project remains in good financial condition. Addition change requests are anticipated as it continues.

The next meeting of the Finance Sub-Committee scheduled for October 21, 2014.

V. Old Business/New Business:

Referencing inquiries made of him, Ken Stuart asked is the decision to keep the baseball field at its present location would result in uncommitted funds that could be used elsewhere.

Jon Winikur explained that 8% of the \$60M overall project cost does not receive matching reimbursement. Most site work, including the athletic fields, is included within that 8% which is funded solely from Sutton property taxes. Also, no new construction – including athletic fields that would require fertilizing - is permitted in the 162' radius protection zones around the wells.

Tim added that removal of the modular building, improving draining, grading and seeding of the area between the Middle School and Elementary School, including the former baseball field area, must be done regardless of what ultimately is located there. The potential “savings” from not having to build a new backstop or lay out a baseball diamond will be very modest. Most is already committed to improving drainage at the existing field site.

Comments on drainage prompted Ted Friend to inject that irrigation is need for the overall athletic complex but the well system has no reserve capacity. This prompted comments from others that, although this unusually dry summer has demonstrated the need for irrigation, the more common condition is soggy soil and mud from puddled water, requiring improved drainage. Jim Smith added that plans for development of the Shaw Farm property would address some of these matters. As the school debt is retired, detailed plans will be presented to the community.

Within the context of this discussion, Donna Davis asked for an update on municipal water and sewer systems through the center of the town and to the school campus. Jim's response was installation of a sewer system is the more feasible at this time and would have an immediate positive effect of eliminating much of the cost of operating and maintaining the on-site waste water treatment system. Installing municipal source water is more complex. The alternatives being the Wilkinsonville Water District which will soon have the additional demands of the commercial complexes on Rte. 146 or purchasing from Aquarian Water which would require a home-rule petition.

As construction of the school facilities nears completion, these and other related matters are becoming the new foci of our community.

Martin Hopkins asked about plans for the modular building. Wendy responded that the current alternatives are to sell the building or to move it to the Shaw Farm property for other use by the town. Jim added that to avoid the cost of relocation (and, initially, securing the structure from weather and access), selling of the structure is currently the more favored alternative. Timing is a factor.

Next Meeting: Wednesday, November 5, 2014, 7:00 PM at the Town Hall

VI. Motion to adjourn made by Roger Raymond. Seconded by Donna Davis. Motion passed unanimously. Adjourn 7:32 PM