

EASTON PUBLIC SCHOOLS
EASTON, MA
EASTON SCHOOL PLANNING COMMITTEE MEETING MINUTES
Wednesday, July 20, 2022

Minutes of the Virtual School Planning Committee Meeting, July 20, 2022, Richardson Olmsted School, 101 Lothrop Street, North Easton, MA, Professional Development Room, convened at 6:30 p.m. Present: Jacqueline Weisman, Dr. Lisha Cabral, David Twombly, Sam Cederbaum, Connor Read, Billy Sobieraj, Dottie Fulginiti, Ann Weintrob, Ken Carlson, Caroline O'Neill, Jane Martin, and Patrick Hellen.

Also in Attendance:

Walter Hartley, Project Manager, PMA Consultants; Chad Crittenden, Project Manager, PMA Consultants; Christopher Loeffler, PMA Consultants; Dan Colli, Perkins Eastman; Dawn Guarriello, Perkins Eastman; and Joe Boerman, ECAT.

Call Meeting to Order:

Chair Weisman called the meeting to order.

Minutes: 06/15/2022:

On a motion by Mr. Read, seconded by Mr. Hellen, with a roll call vote of 11-0, the minutes of 6/15/2022 were approved.

Chair Weisman noted that the meeting will be broadcast live on FaceBook and recorded on ECAT.

Construction Progress Update

a. Diesel Heating Oil Spill Remediation Update

Mr. Hartley provided an update on the progress of the project along with photos. Mr. Hartley noted the reconfiguration of the middle school parking lot which is scheduled to be completed by August 26th before the return to school. Mr. Hartley provided comparison photos from June 10th to July 20th. Mr. Hartley noted that the remediation efforts are ongoing for the oil spill and that there have been multiple test scorings done to determine the depth of the infiltration of the diesel. He said they have learned that they will only need to excavate about 4 feet down and that it is going to be much less work than originally anticipated because the depth isn't going to have to be so deep. They are trying to finalize the plan of going under the building and to do the support. He said that they are waiting on the structural engineers' recommendation for how that is going to be excavated. Mr. Crittenden added that the costs for this will be covered by the insurance company and they have engaged a licensed professional who will be responsible for overseeing that every last drop of oil is removed.

The conversation was opened up to questions.

A question was asked about when the remediation would be finished.

Mr. Crittenden responded that the biggest variable right now is what the support of excavation (SOE) design is and that the SOE contractors are difficult to come by right now and that they expect it to be in line with the building project; however, if it is more complicated they may look at something that is mitigated so that it would not impact the opening of the building.

Mr. Hartley added that they have heard that it should be completed by mid September.

Cash flow / Schedule Update:

Mr. Hartley provided an update on the cash flow and noted that they were in good shape:

- 54.17 million billed to date
- 23.15 million MSBA reimbursement to date
- 3.93 million pending MSBA audit

Mr. Hartley reviewed the construction lookahead:

- board/tape/mud at stage/platform walls
- ceramic tile installation to continue at A & B buildings
- linear wood grill framing to begin at A building
- music room ceiling installation to begin
- kitchen floor tile to be completed
- bathroom partitions to begin at all buildings
- resilient flooring installation to continue at C building
- boiler room build out to continue
- fiber cement panel installation to continue
- glulam canopies continue at E building
- middle school parking lot grading and drainage structure setting continues
- field stone seat walls at exterior of building are ongoing
- green roof installation at discovery terrace to continue

Contingency Update:

Mr. Hartley provided an update on the construction contingency:

- 36% of the project time remaining (includes phase 2 thermal agreement)
- 57.4% available contingency
- 25% current exposure

FF&E/IT Budget Update:

Mr. Hartley provided an update on the FF&E/IT (furniture, fixtures and equipment/information technology) budget. He noted that the School Planning Committee and the Selectboard authorized up to 1.9 million and that the final buyout came in at about \$132,000 under the authorization. He added that as of January 1st there may be additional equipment needed that may have been overlooked. Mr. Hartley said the only piece of furniture that stopped production was the furniture for the outdoor terrace space and that Ms. Guarriello is working with the consultant. He noted that he has been working closely with John Sousa, Director of Technology and Wally for technology equipment.

WWTP Upgrade Procurement/Construction Update:

Mr. Hartley provided an update on the Wastewater Treatment Plant upgrade:

- Weekly construction update meetings are Wednesdays at 8:30 am
- Trailer permit & building permit in hand
- Construction activities ongoing
 - Trailer delivery & hookup
 - Rodent control
 - Erosion control

- Masonry restoration
- Tank submittals (long lead item) completed
- Ramp and walkway excavation beginning soon

Upcoming Meetings:

The upcoming meetings are scheduled for:

- August 17, 2022
- September 21, 2022
- October 19, 2022

New Business:

A question was brought up around the timeline of the building opening and plans for bringing the students and families to tour the new building.

Mr. Hartley responded that they plan to have a discussion in about a month or so regarding the building opening and that the tours would have to take place after a substantial completion of the building and possibly a temporary certificate of occupancy. He noted that they would have to check with the fire and building departments to make sure of their requirements on that. Mr. Crittenden noted that the biggest challenge would be the accessibility of the sidewalks going into the building. He added that they could technically hit substantial completion by October 14th and not have their sidewalks done because it's less than 1% on the contract value until a few weeks after that but the schedule is still showing it happening in October.

Ms. Guarriello proposed to Dr. Cabral and Mr. Cederbaum that for the educators to learn about the building space, they can put together a manual handbook of sorts stating information about the features in the rooms and building and how they work. She proposed a meeting to discuss and have this available in mid to late fall. Another Committee member noted that they could include the DPW as they are trying to hire a building system tech in the next few months. Mr. Hartley said they will coordinate those trainings when the building has permanent power.

Chair Weisman noted that given the makeup of the Committee the meetings will go back to remote unless there is a specific reason the Committee needs to meet in person.

Mr. Crittenden explained the process of disposing and recycling the furniture from the 3 elementary school buildings that would not be moved into the new school.

A question was raised about when and how the abutters would be notified of the start dates, the buses, and which roads they will be using so that the abutters have some idea of what to expect. Mr. Hartley explained the bus route around the new building. Dr. Cabral added that it will be trial and error and that it will not be perfected right away.

Adjournment

On a motion by Mr. Read, seconded by Mr. Hellen, with a roll call vote of 10-0, the meeting adjourned at 7:05 p.m.

Minutes Recorded by,

Lynn Souza

Respectfully submitted,

Jacqueline Weisman
Secretary