

EASTON PUBLIC SCHOOLS  
EASTON, MA  
EASTON SCHOOL PLANNING COMMITTEE MEETING MINUTES  
Wednesday, October 19, 2022

**Minutes of the Virtual School Planning Committee Meeting, October 19, 2022,** Virtual Meeting via Zoom, convened at 5:30 p.m. Present: Patrick Hellen, Billy Sobieraj, David Twombly, Caroline O'Neill, Sam Cederbaum, Dr. Lisha Cabral, David Field, Dottie Fulginiti, Ken Carlson, and Ann Weintrob.

Members who entered the meeting after the minutes were approved: Jacqueline Weisman, Connor Read, Tim Vamosi, and Jane Martin.

**Also in Attendance:**

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

**Call Meeting to Order:**

Vice Chair Hellen called the meeting to order by stating that in keeping with an act relative to extending certain Covid-19 measures adopted during the state of emergency, the meeting will be conducted remotely over Zoom. Attendance by Board members will be remote and remote attendance shall count toward quorum. The meeting will be broadcast live on FaceBook and recorded on ECAT. To use zoom you will need to download the Zoom application or use the link on the agenda.

**Minutes: 09/21/2022:**

On a motion by Dr. Cabral, seconded by Ms. Fulginiti, with a roll call vote of 7-0, Mr. Sobieraj abstained, the minutes of 9/21/2022 were approved.

**Construction Progress Update:**

Mr. Loeffler provided an update on the progress of the project. He displayed photos of the project and provided comparison photos from September 21st to October 13th.

**Cash flow / Schedule Update:**

Mr. Loeffler provided an update on the cashflow:

- Billed to date \$64.76 million
- MSBA reimbursement to date \$25.48 million
- Pending MSBA audit \$3.4 million

Mr. Loeffler reviewed the construction lookahead:

- Linear wood grill framing
- Gym wall pads
- Gymnasium wood flooring to continue
- Glass railing at ramp
- Paint ramp
- Bathroom accessories
- Glulam canopies
- TABS report
- field stone seat walls at exterior of building are ongoing
- Fire alarm testing
- State elevator inspection
- Final electrical inspection scheduled for Wednesday

### **Contingency Update:**

#### **a. Discretionary PCO review and Vote**

Mr. Hartley reviewed the contingency update.

- Change orders \$1.293 million with about 35% of the construction contingency
- Current exposure \$531 pending some changes which have already been authorized
- Time elapsed on the project is about 75%
- Current exposure 24.2%
- Available contingency is above half with more than  $\frac{3}{4}$  of the way through the project

### **FF&E/IT Budget Update:**

Mr. Hartley reminded everyone that the MSBA reimbursement cap is \$1,200 per student per FF&E and IT for grade K through 2 students only with a total reimbursement of \$912,000.

Mr. Hartley noted that they had one adjustment which was discussed at the last meeting; the adjustment for the wall cabling which was about 30 to 40% more cabling than the company had anticipated looking at the run.

### **WWTP Upgrade Construction Update:**

Mr. Hartley provided an update on the wastewater treatment plant upgrade:

- Weekly construction update meetings taking place on Wednesdays at 8:30 a.m.
- Exterior tank installations complete
- Construction activities closing
  - Installation of fans and blowers
  - paving
  - DEP finals signature

Mr. Hartley said they were notified that the blowers would not be on site until late November; therefore, the existing fans and blowers will stay in place until a time when they can be swapped out. He noted that the DEP has authorized that the plant can be turned back on as of tomorrow pending one item, which he believes is a methanol line that needs to be reconnected. Mr.

Hartley said there are a couple of potential change orders (PCO) that are pending that they are reviewing with the Technical Review Committee (TRC). He said one is an existing hatch cover and the Town is waiting for a price to correct it; therefore, the fence will stay up until the first of November.

Vice Chair Hellen asked for an update on the oil spill.

Mr. Hartley said that they received the final reports from the Licensed Site Professional (LSP) for the insurance company through the Construct Oil and Brait and that report is being reviewed by Perkins Eastman and their subconsultant.

Mr. Crittenden add that they have to drill 4 3/8 inch holes through the slab on the area of the spill within the footprint of the building. Once they drill those the LSP will take some vapor readings to make sure there are no vapors underneath the building.

Mr. Hartley said that they have received a request from the school facilities and the DPW for the purchase of 2 items out of the project budget. The first item is a 20 X 30 shed. He said David Twombly reached out for 3 quotes, Tuff Shed, Rhino Shed and Reeds Ferry who were non responsive. Mr. Crittenden added that the foundation for the shed is not in Brait's contract so they will have to issue a proposal to Brait to have that foundation placed which will be a separate cost. The 2 quotes that Mr. Twombly received ranged from \$12,111.00 (Rhino Shed) to \$15,130 (Tuff Shed).

Mr. Twombly added that this was a requirement from the Easton Fire Department because they can't have any flammables inside the building (snow blowers, snow raiders, and other power equipment) and that Easton has done business with Rhino Shed in the past. He noted that they could probably do a gravel foundation.

On a motion by Mr. Read, seconded by Ms. Martin, with a roll call vote of 12-0, the Committee approved the purchase of a Rhino Shed.

Mr. Hartley said the DPW and the schools worked together to put a price off of the state bid list.

Mr. Twombly presented the need to purchase a Kubota plow and all the attachments for snow removal from Norfolk Power who is on the state bid list. Cost would be \$43,142 for plow and attachments.

Mr. Crittenden added that it would be funded through the FF&E project budget line.

Mr. Hartley added that the shed and the foundation for the shed would come out of the contingency for the construction.

On a motion by Mr. Read, seconded by Ms. O'Neill, with a roll call vote of 12-0, the Committee approved the purchase of the Kubota plow and supplementary plow for snow removal.

### **Upcoming Meetings:**

Upcoming meetings:

- November 16, 2022
- December 21, 2022

**New Business:**

Mr. Crittenden said that Brait told them that the substantial completion target date will be November 1st. The furniture and technology will start to be installed on October 17th. He said they are trying to lock in December as the move date and to be ready for students after the new year.

The Committee decided to change the November 16th meeting to a tour of the building followed by a meeting at the Richardson Olmsted School.

**Adjournment:**

On a motion by Dr. Cabral, seconded by Ms. Martin, with a roll call vote of 11-0, the meeting adjourned at 6:09 p.m.

Respectfully submitted,

Lynn Souza  
Secretary