

EASTON PUBLIC SCHOOLS  
EASTON, MA  
EASTON SCHOOL PLANNING COMMITTEE MEETING MINUTES  
Wednesday, November 16, 2022

**Minutes of the School Planning Committee Meeting, November 16, 2022,** Richardson Olmsted School, Professional Development Room, 101 Lothrop Street, convened at 6:35 p.m. Present: Jacqueline Weisman, Dr. Lisha Cabral, David Twombly, Ken Carlson, Patrick Hellen, Dottie Fulginiti, Connor Read, Ann Weintrob, Caroline O'Neill and Billy Sobieraj.

**Also in Attendance:**

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

**Call Meeting to Order:**

Chair Weisman called the meeting to order at 6:35 p.m.

**Minutes: 10/19/2022:**

On a motion by Ms. Dotti Fulginiti, seconded by Mr. Hellen, with a vote of 9-0, the minutes of 10/19/2022 were approved.

**Construction Progress Update:**

Mr. Loeffler presented photos of the construction progress within and outside of the building. He compared photos from October to November.

Mr. Hellen had asked if the drilling had occurred to test the soil as part of the oil spill remediation.

Mr. Crittenden responded that they had not yet done that and should happen within the next few weeks and that they wanted the heat in the building fully on prior to the testing. He added that there will be four 3/8 inch pilot holes through the slabs.

**Cash flow / Schedule Update:**

Mr. Loeffler presented the cashflow update. He reviewed the following:

- Billed to date \$65.2 million
- MSBA Reimbursement to date \$26.5 million
- Pending MSBA audit \$3.9 million

Mr. Loeffler reviewed the construction lookahead which included:

- FF&E/IT
- Feature Wall
- Rampl Flooring

- Paint Ramp
- Center Railing in Stair Wells
- Glulam Canopy
- Fire Alarm/ANSUL Inspection
- Topcoat Asphalt
- Punch List Items
- Final Cleaning

Mr. Crittenden said that the target date is December 2nd and inspections are lined up earlier in the week. The design team and their engineers will walk through and issue their affidavits around the same time.

### **Contingency Update:**

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

Mr. Loeffler provided an update on the contingency utilization.

He noted that the construction contingency was at \$3.7 million, current exposure over \$600,000, pending change orders at \$24,000 or 1%, and the soft cost contingency \$2.1 million with \$1.26 available, with FF&E anticipated change of \$900,000. He added that there is a bid savings of approximately \$11 million and the wastewater treatment absorbed about \$1.49. It was noted that the project is about \$12.8 million under budget.

Mr. Crittenden spoke of the abatement of the demolition of the building and described the process.

Mr. Hartley explained the three requests that are in addition to code as a result of the walk through by the Fire Department.

1. Annunciator panel for vestibule 2
2. Provide emergency generator power to elevator EL-02
3. Paint the floor in front of equipment (sprinkler/fire alarm equipment) yellow

He added that the Fire Department will work with the Schools about keeping various storage areas clear to access equipment when they need it.

Mr. Crittenden added a few more items.

- 1 more fire alarm pull station
- 2 heat detectors
- red rotating beacon
- knox box

He added this list covers all the items that the Fire Department has requested and that they have been great to work with and these are all reasonable requests and they recommend that the Committee move forward with the request.

On a motion by Mr. Read, seconded by Mr. Hellen, with a vote of 9-0, the Committee approved the BAS Change Order Number 159.

**FF&E/IT Update:**

Mr. Hartley provided an update on the FF&E/IT. He said that they need to add one more item to the list that was approved by the Technical Review Committee being coat hangers at approximately \$1,000 and that he would work with David Twombly to get the PO processed. He added that it also included a desk for a member of the Central Administration Office that was needed for the front area. He said this still brings them under the \$900 appropriation.

**WWTP Upgrade Construction Update:**

Mr. Hartley said that there is very little work left at the wastewater treatment plant. He reviewed the following:

- Weekly construction meetings continue to take place Wednesdays at 8:30 a.m.
- Exterior tank installations complete
- Construction activities closing
  - Installation of fans and blowers (end of November anticipated time frame)
  - installation of downspout

Mr. Hartley noted that they still have 3-4 PCOs that they are working on with the Rogan Company.

**Unforeseen Tank:**

Mr. Hartley spoke of the abandoned septic tank that was discovered mid September. He reviewed the following:

- concrete cutting took place late October
- initial pumping in early October
- LSP onsite for samples (11/11/22)
- 5 day turnaround on samples

He said they need to find if there are any contaminants in the septic tank that would need to be disposed of in another way differently from sewage.

Mr. Crittenden said the plan was to fill it with something that is similar to concrete; however, when they went to fill it Wind River noticed a sheen and stopped pumping. He said that the LSP took a sample and they won't know the plan moving forward until they receive the results of the sample. Mr. Crittenden added that the location of the tank is across the street from the Fire Station.

Mr. Hartley added that he spoke with the people from Wind River who noted that it would be 3-4 day operation to get the tank removed of the material pending sample results.

**Upcoming Meetings:**

Upcoming meetings:

- December 21, 2022

**New Business:**

Chair Weisman suggested a preliminary discussion around giving tours of the new building. Dr. Cabral provided a timeline on staff and children going into the building in the month of December. She spoke of the possibility of structured tours and having a model classroom instead of having them go around to all the wings. She said they were thinking of having something in the summer.

Mr. Crittenden agreed about having something in the summer for a full experience.

Dr. Cabral said Mr. Cederbaum will be making videos for parents and having one made for the public by a professional.

A discussion took place around the ribbon cutting ceremony.

**Adjournment:**

On a motion by Chair Weisman, seconded by Mr. Hellen, with a roll call vote of 9-0, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Lynn Souza  
Secretary