

EASTON PUBLIC SCHOOLS
EASTON, MA
EASTON SCHOOL PLANNING COMMITTEE MEETING MINUTES
Wednesday, December 21, 2022

Minutes of the Virtual School Planning Committee Meeting, December 21, 2022, Virtual meeting via Zoom convened at 5:33 p.m. Present: Jacqueline Weisman, David Twombly, Ken Carlson, Patrick Hellen, Connor Read, Ann Weintrob, Jane Martin, Caroline O'Neill, Sam Cederbaum, Tim Vamosi, 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 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: 11/16/2022:

On a motion by Ms. Weintrob, seconded by Ms. Martin, with a vote of 9-0, Vamosi abstained; the minutes of 11/16/2022 were approved with noted edit.

Construction Progress Update:

Mr. Harley provided an update on the progress of the project. He displayed several photos outside and inside of the building. Mr. Hartley showed photos of the progress, comparing photos taken in November to photos taken in December.

Cash flow / Schedule Update:

Mr. Hartley provided an update on the cash flow.

- Billed to date \$69.1 million
- MSBA reimbursement to date \$26.5 million
- Pending MSBA audit \$2.4 million

Mr. Hartley reviewed the construction lookahead and noted that the items were not critical to substantial completion and life safety:

- Feature Wall
- Final Paint
- Ramp Rail
- Fire Alarm/ANSUL Inspection
- Building Inspection
- Final Topcoat Asphalt
- Punch List Items
- Final Cleaning

Mr. Hartley noted that they have had pre-con demolition meetings with the contractors . He noted that the fence will be going up around Parkview School and abatement will begin on December 27th and the final move will take place over the next few days.

Contingency Update:

a. Discretionary PCO review and Vote

Mr. Hartley said that they have executed \$1.293 million dollars in change orders with an exposure of \$661,000, available \$1.7 million dollars, \$1.26 million dollars available in the softcost and bid savings of \$9.759. He added that the project is 83% of the way completed. Mr. Hartley said that they did not have any discretionary PCOs for the Committee to review and vote on.

FF&E/IT Update:

a. Vote to Recommend Approval

Mr. Hartley presented 4 items to the Committee that they have purchase orders in process.

1. Digital display units for the second floor (10 units \$17,000)
2. Additional phones for the front office desks
3. Cafe 2 projector
4. Badging printer

Mr. Hartley said that they are tracking 4 other items (FF&E and IT items) that he doesn't have pricing for as of yet.

No vote was needed at this time.

WWTP Upgrade Construction Update:

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

- Weekly construction meetings taking place on Wednesdays at 8:30 a.m.
- Exterior tank installations complete
- Construction activities closing
 - installation of fans and blowers
 - installation of downspout
 - trailer and construction removal

Mr. Hartley noted that during phase 1B, the site contractor for the school project was unable to keep the monitoring well that used to be at the middle school flag pole. He said they accidentally buried it and installed a new well yesterday. He added that they were told to install

TCO Update:

Mr. Hartley clarified that TCO is Temporary Certificate of Occupancy and CO Certificate of Occupancy. He said that Certificate of Substantial Completion is 99% complete or beneficial use to the owner was achieved on December 20th and insurance went live for the building late yesterday afternoon; therefore, the building is under the care of the school district which goes hand in hand with the Building Department issuing the Temporary Certificate of Occupancy. He added that they received a 6 month TCO which will go through May 23rd and that falls past the final completion date of the project which is scheduled for mid April.

A discussion took place around the utilities and how staff was able to access the building.

Mr. Hartley said the utility bills were turned over to the Town on December 20th.

Mr. Cederbaum said that the Blanche Ames staff was able to access the building from December 5th, 4:00 - 8:00 p.m. to unpack and set up their classrooms. He gave kudos to the staff for such an outstanding job and the challenges that came with the move. He noted that students from all 3 elementary schools have come over to tour Blanche Ames and that the district will lose occupancy of the Parkview School on Thursday; therefore, the Parkview staff and students will spend their half day on Friday at Blanche Ames School.

Ms. Martin expressed her gratitude to Mr. Cederbaum and the elementary staff on behalf of the School Planning Committee.

Mr. Hartley said the connector road is open and tied in from the middle school to Lothrop Street. He gave kudos to Kenny Flanagan, Supervising Custodian at Blanche Ames and to the DPW for their work with the building and the amount of time they have spent helping in the building.

Upcoming Meeting (3rd Wednesday of the Month):

Next meeting will be January 18, 2023.

New Business:

Mr. Read expressed his gratitude with the team and everyone, especially in the last stretch of the project. He noted that the Committee first met 5 ½ years ago and that this is a huge milestone for the town and the community. He asked for a general summary and lookahead at the meeting in January on phase 2.

Mr. Hartley noted that PMA and Perkins Eastman will not be in the Parkview building; it will be licensed professionals abating the building under negative pressure so that it will be quieter and not visible. Once abatement starts the plan is to do about half of the building moving west to east. Mr. Hartley responded that they can provide a full update on phase 2 at the next meeting. He added that it will be abatement, demolition, site work, and installation of playground structure.

Mr. Read asked about the traffic flow being put out publicly.

Mr. Cederbaum responded that Dr. Cabral will be publishing a newsletter to the EPS community. Chair Weisman noted that a press release can be put out to the broader community. Florence Sullivan, a community member and abutter of the school asked to receive information regarding the traffic pattern that goes out to the district. Mr. Cederbaum said he will email her with the information.

Adjournment:

On a motion by Ms. O'Neill, seconded by Ms. Martin, with a roll call vote of 10-0, the meeting adjourned at 6:12 p.m.

Respectfully submitted,

Lynn Souza
Secretary