

East Bridgewater High School Building Committee



Meeting No. 23

Date & Time: 7:00 pm Monday 4 April 2011
Location: East Bridgewater High School Library

Attended (✓) Name, Affiliation

East Bridgewater High School Building Committee

- | | |
|--------------------------|-------------------|
| ✓ David Floeck, Co-Chair | ✓ Thomas Hamilton |
| ✓ Ryon Pratt, Co-Chair | ✓ Elizabeth Hayes |
| ✓ Patricia Coppola-Lugo | ✓ George McCabe |
| Susan T. Cote | ✓ Theresa McNulty |
| ✓ Domenic DeAngelo | ✓ Cheryl Pooler |
| ✓ John Haines | Paul Vieira |

RFWalsh Collaborative Partners:

- Joe Naughton
Paul Kalous
✓ Simon Tempest
✓ Allyson Toner
Inger Hamre-Foley

Ai3:

- ✓ Scott Dunlap
Jim Jordan
Troy Randall

PARE Corporation:

- ✓ Andrew Chagnon

Gates Leighton & Associates:

- ✓ Kris Bradner
-

1. The meeting was called to order by co-chair Ryon Pratt at 7:02PM.
2. The committee will hold approval of invoices and meeting minutes until next week's meeting.

Site Plan

3. Scott Dunlap reported that the site plan sub-committee met last Friday to review the adjustments made to the site since schematic design. Pare is in the process of finalizing plans to submit packages to the Planning Board and the Conservation Commission by the end of April/beginning of May.
4. Andrew Chagnon reviewed the site plan with the committee. Access points on the site have remained the same with the main entrance for students off of Plymouth Street and bus drop off coming in off Route 18. Based on the traffic analyses and discussions that have taken place with town officials, there will be flexibility within the site to make adjustments if necessary. There will be gates at both of these access points with the opportunity to control traffic in and out of the site. Retaining walls have come down in height to approximately 10' and lower in other locations. No improvements to Plymouth Street as far as widening roads are being planned at this time. Traffic analyses have showed that the 26 foot road width is sufficient to support the traffic in that area. Possible improvements to crosswalks and sidewalks, however, are in discussion. A meeting with Mass Highway will need to take place to discuss the possibility of a turning lane on Route 18. Ryon Pratt and Domenic DeAngelo have both indicated they would like to keep the option open in the event that parent/student drop off and bus

drop off should alternate in the future. Andrew Chagnon indicated that a case will need to be made to Mass Highway if the committee decides a turning lane is necessary. Pare does not see a need for a turning lane on Route 18 at this time. A warrant analysis for a traffic light on route 18 is being looked at.

5. George McCabe is concerned with the proximity of field to the track. Track and Field space for the javelin and shockput is standard size and a cage to separate the track can be included in the specifications. The practice field is approximately 160 feet with additional space that can also be used for track and field practice. Having track and field adjacent is beneficial for meets. Pare will provide a site plan with dimensions to the committee. The track will have a fence around and a temporary netting fence could also be specified for safety around the field area during the spring when track & field takes place.
6. The concession building will replace the existing concession stand and will include male and female toilets (3 each) and amenities such as a sink, oven, grease interceptors, and also require heating to replicate but improve the existing building. Discussions with the building and plumbing inspector have taken place and they are supportive of this approach. The additional toilets will be convenient during sporting events which will meet code fixture counts. These toilets will be in addition to the toilets in the main building which will be open during sporting events. David Floeck asked if there is an opportunity to include visitor locker room space in this facility as well. Scott Dunlap indicated that there will be plenty of room in the locker rooms in the school for visiting teams, which are in close proximity to the stadium and fields, therefore the additional cost it would take to build a half-time facility within this building would not be beneficial.
7. Pare has been conducting flow tests throughout the site. Drainage patterns on the site will remain the same. Water throughout the site will be collected and treated to meet DEP standards for flow and water quality. Additional test pits for groundwater have shown that the water level at this time of year is much higher than when it was previously tested in the Fall. Pare is aware of the concern this raises in the community and site drainage will be designed accordingly. The building footprint will be raised over the site and higher than groundwater levels. Assuming that there will be a turf field, that will be designed with its own drainage system and built above groundwater as well.
8. Ai3 is proposing to keep the existing storage facility with restrooms that is currently on site and making only minor upgrades.
9. A group should be developed with any member of the HSBC, School Committee or the town who is interested in walking the site to salvage any items including equipment such as stadium lights, scoreboards, pavers, trees, memorial plaques, signs, etc. These items need to be identified and someone from the town should be responsible for these items and should be responsible for moving these items before the contractor is hired. The contractor will not be responsible for relocating old equipment as these items could be damaged in the process.

Waste Water Treatment

10. The Police and Fire station sewer systems will be decommissioned as part of the project after these buildings are connected to the waste water treatment plant.
11. There is an opportunity to expand the capacity of the waste water treatment system for connections for future town use. The system is currently designed for a 30,000 gallon tank which was based on DEP's estimated building usage on the site. Don Martinage, the waste water treatment designer, has proposed to increase the storage facility to 45X45 so an additional 30,000 gallon tank could be installed in the future with the piping for the system already in place. Expanding the facility could double the capacity giving the town the opportunity to add other town buildings to the system. The leaching field at the middle school currently has the capacity for this expansion. If additional lines are added in the future, the pumping frequency would increase but the size of the tank would remain the same. Designing the system for future use will be an additional cost of about \$100,000 – \$125,000. No additional design costs would be incurred. The town would benefit from long term

flexibility by spending the money now to make the facility slightly larger and install the piping while the system is being installed already. Additional capacity would also give the town the opportunity to bring in revenue from private flow lines which could offset the operational costs of the facility. Don Martinage has indicated that the annual cost to operate the facility will be about \$150,000.

12. Additional costs associated with expanding the WWTF for future Town use must be broken out and bid separately from the school construction project. A commitment has been provided to MSBA that all work which does not directly benefit the schools cannot be included in the school construction bid package. The Committee will need to review options (In the future) for bidding this work separately. The cost can be part of the Town's total project budget, but will not be reimbursed by the MSBA and must be bid as a separate project.
13. Ryon Pratt asked what the bid process is for alternates. Scott Dunlap indicated that alternates will be part of the school construction bid package, and contractors and subcontractors will provide a separate price in their bids for each of the alternates. Scott indicated that alternates are traditionally items that an Owner may want to add to a project if sufficient funds are available. However, in the case of the East Bridgewater Middle/High School project, alternates are being utilized for a different reason. All of the alternates on the EB project are intended to be selected and included in the project. The reason they are being bid as alternates is because all alternates involve items that the MSBA will not reimburse, and therefore the MSBA utilizes the "Alternate approach" because it is one of the only ways in which the MGL Chapter 149 bid law allow an Owner to get a separate price on a particular scope of work. The MSBA wants them priced separately such that they can determine the exact value. The alternates on the EB project will include items such as WWTF, synthetic turf field, track, irrigation systems, stadium bleachers, press box, and concession building. John Haines mentioned that alternates have to be ranked in priority order. Scott confirmed that this is true. Alternates have to be accepted in the order of their priority ranking, and therefore even if the Committee plans on accepting all of the alternates, it is important to rank the priorities first (Like the WWTF) just in case the Committee does decide not to accept all of the alternates.

Landscaping

14. Kris Bradner from GLA reviewed the proposed site design. Neutralized plantings will be located along the main entry to the school. Existing boulders on the site will be re-used. There is ample circulation throughout the site for pedestrians. The paved space at the main entrances to the school will be large enough for students and visitors. The materials used will sustain winter conditions and allow for snow removal.
15. The proposed courtyard has been designed with a rain garden concept where water can be controlled throughout the site. The courtyard has an organic, aesthetic appearance but is designed to be very low maintenance. Water will be collected and moved throughout the space through trenches where it is taken to a central area. Piped overflow drainage will be installed so water can be removed from the space. Plants in the courtyard will be specified to treat pollutants so water being discharged is actually leaves cleaner than it entered. Seating is designed throughout.
16. Paving throughout the site is heavy duty stone and concrete themed which has been used on previous public and private projects by GLA. Kris Bradner showed examples of signage, columns, gates, fencing, and flagpole designs that will potentially be used as part of the new school design.
17. Retaining walls near the baseball field will not be designed as seating but could potentially be used as seating.
18. Crosswalks throughout the site are proposed to have a slight slope so they can be easily identified, slow traffic down, but also can be easily plowed in the winter.

Local Hire Language

19. The committee voted to accept the Local Hiring Outreach Effort language which was reviewed by the project counsel. This language will be posted on the website.

- a. Motion – Domenic DeAngelo
- b. Second – John Haines
- c. Abstentions – Cheryl Pooler, Beth Hayes

Meeting Schedule

20. RFWCP distributed a calendar with upcoming meetings. Schedule distribution and website calendar will be further discussed at next week's meeting.

Naming of the New School

21. The final decision of what to name the new school should be made by the School Committee as soon as possible so it can be incorporated into the design of the building. Beth Hayes will bring this issue up to the School Committee at the next meeting. A deadline for this information will be established.

Other Business

22. The committee agreed that they were in support of the design developments of the overall site and the ideas and concepts presented thus far. An official vote of the site design will be taken once the design is closer to being finalized.

23. A handful of items for this project will be proprietary. Ai3 will develop a list of items with a detailed explanation of why the specific items will be proprietary and the committee will then vote on these items.

24. Distribution of responsibility for communication will be on the agenda for next week's meeting.

25. David Floeck reported that the Church Street fields were visited for review of size. The space is not large enough for JV and Varsity soccer games to take place at the same time. Practice could be held at Church Street but other options for games will need to be looked at. Belmont Street fields are still an option but scheduling with youth soccer will need to be coordinated. George McCabe suggested using Strong's Field and alternating with field hockey. Another option would be to have football practice at the middle school and varsity games could take place at the stadium. Discussion on this topic will continue at next week's meeting.

9. The meeting was adjourned at 9:00PM.

- a. Motion – Domenic DeAngelo
- b. Second – Cheryl Pooler
- c. Vote – Unanimous

Future Meetings/Events:

Date	Time	Group	Location
5 Apr 11	9:00 AM	Commissioning Kick-Off Meeting	Project Office
6 Apr 11	7:00 PM	ZBA	Town Hall
11 Apr 11	7:00 PM	EBHSBC	EBHS Library
13 Apr 11	2:00 PM	Prequalification Committee – Open SOQ's	Superintendent's Office
25 Apr 11	7:00 PM	EBHSBC	EBHS Library
2 May 11	2:00 PM	Prequalification Committee	Town Hall
9 May 11	7:00 PM	EBHSBC	EBHS Library

16 May 11	2:00 PM	Prequalification Committee	Town Hall
23 May 11	7:00 PM	EBHSBC	EBHS Library
31 May 11	2:00 PM	Prequalification Committee	Town Hall

These notes will become part of the project record as written, unless corrections or additions are received in writing within 6 days of distribution.