

East Bridgewater High School Building Committee



Meeting No. 29

Date & Time: 7:00 pm Monday 11 July 2011
Location: East Bridgewater Town Hall – 2nd Floor Conference Room

Attended (✓) Name, Affiliation

East Bridgewater High School Building Committee

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|-----------------------------|-------------------|
| ✓ David Floeck, Chair | ✓ Elizabeth Hayes |
| ✓ Susan T. Cote, Vice-Chair | ✓ George McCabe |
| ✓ Patricia Coppola-Lugo | ✓ 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:

- ✓ Andrew Chagnon

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1. The meeting was called to order by Chairman, David Floeck at 7:05 PM.

Meeting Minutes

2. The Committee voted to approve Meeting Minutes #28, dated June 13, 2011.
 - a. Motion – Susan Cote
 - b. Second – Cheryl Pooler
 - c. Abstentions – George McCabe, Domenic DeAngelo, David Floeck, Theresa McNulty
 - d. Vote – Approved

Well Drilling/Irrigation Design

3. Pare reported that on-site well drilling and testing began today and is scheduled to continue through the end of this week. Clay was hit in the back of the school during testing today and additional locations for the well will continue to be explored throughout the site. Andrew Chagnon indicated there is a possibility that drill depths will need to be increased from 50ft to 60-65ft in order to hit sufficient water on the site. As previously discussed at the Building Committee meeting on May 23, if an increase in scope is necessary, there will be costs associated and the Committee will be notified before any action is made. The well drill testing is for irrigation only and is not be a water source for the new building.
4. Pare will have the well drilling consultant visit the Church Street field site to develop an estimate for the scope of work to restore the existing well. A proposal with the additional scope will be brought to the Committee for review and a decision will be made by the Committee if the cost is feasible to be included as part of the project.

Well restoration at Church Street would allow the fields to be utilized while the existing fields at the high school site are offline during construction.

Local Approvals

5. The Conservation Commission hearing for Project approval will be held tomorrow night, July 12, 2011 at 7:00PM at the Town Hall. Pare reported that minor modifications have been made to the drawings after further discussion and meetings with John Delano. Pare has responded to all issues raised by ConComm and during drawing review meetings with John Delano and anticipates that the board will approve the Project at the hearing.
6. RFWCP reported that an informal meeting was held this morning with Roy Gardner from the Planning Board to discuss issues raised by the Planning Board regarding traffic. The Planning Board is concerned with the impact that the traffic from the new school will have on Plymouth Street, especially during the morning hours. Results from traffic studies conducted by Pare have shown minimal impact on Plymouth Street traffic, even during peak hours. The length of the entrance road to the school off Plymouth Street allows the majority of traffic to remain on site, which decreases the impact of traffic on Plymouth Street. Roy Gardner indicated that the Planning Board had discussed the possibility of having a turning lane for cars entering the site. The issue with designing a turning lane in this location is that the area abuts private property on one side and wetlands on the other. Another possible solution that was discussed was installing a traffic light that is only operational during peak traffic hours. Installing a traffic light is not likely to solve the problem because it may actually create more traffic on Plymouth Street. The access point at the "back" of the site off Route 18 has been designated for bus drop-off only but there was discussion to possibly have parent drop-off in a separate lane from the bus drop-off to access the site off Route 18. The design of the site allows for flexibility, as traffic routines are difficult to predict, so adjustments can be made even after the school is completed. The Planning Board is aware of the project timeline and would like to help move the project forward but is asking that the project team respond to these issues at the hearing before making a final decision. Pare is aware of the issues raised and will prepare a formal response at the Planning Board hearing that will take place on Monday, July 25th at 7:00PM. RFWCP and Ai3 will also attend the hearing and members of the Committee should attend if possible to show support. The Building Committee meeting time has changed to 5:30PM on July 25th due to this hearing.
7. The MASSDOT submission is in and they have received the plans. Review comments received do not indicate that a turning lane on Route 18 will be necessary.

Contractor Prequalification

8. RFWCP reported that prequalification evaluations of all contractors who submitted applications are complete. A list of all prequalified contractors who have been prequalified to bid on the project was distributed. A total of 5 General Contractors submitted applications, and 4 were prequalified to include Bacon Construction, Brait Builders, Fontaine Bros, and J&J Construction. CTA Ventures did not receive a passing score on their evaluation. Language in the RFQ stated that "joint ventures will be evaluated as a single entity". CTA Ventures, a joint venture of CTA Construction and R2D, have never worked on a project together therefore they could not be evaluated on categories related to project experience, references, or public project record. CTA Ventures requested a written explanation regarding the Prequalification Committee's decision. Project counsel reviewed the response before it was sent to CTA Ventures and nothing has been heard back. A total of 112 Sub-Contractors submitted applications and all but 5 firms did not prequalify, mainly due to capacity with this being such a large project. The pre-bid conference will take place tomorrow, July 12 at 2:00 PM. Filed Sub-Bid opening is July 21 @ 2PM and General Bid opening is August 2 @ 2PM.
9. It was suggested that a clause be included in the Construction Contract stating that all sub-contractors who are hired by the GC will need to be submitted for review and approval by the Committee.
10. The Committee voted to officially release the New East Bridgewater Junior/Senior High School for bidding.

- a. Motion – Paul Viera
- b. Second – Patricia Lugo
- c. Vote – Unanimous

Project Alternates

11. Ai3 distributed the proposed list of project alternates and discussed. There are a total of 7 project alternates and the GC is required to identify each separately from the base bid. Alternates must be listed in order of priority. David Floeck asked if synthetic turf on the multi-purpose field could be added as an 8th alternate. This practice field will be in constant use synthetic turf would be more beneficial than a grass field. Also it would allow spring sports to begin practicing sooner. Jim Jordan indicated that this would require additional design work that would impact multiple drawings in the bid documents. Filed sub-bids are due July 21st and it would be impossible to complete this work in time for the change to be included in the bid documents and postponing the bid date would delay the project. This scope of work could be added later on as a change order if the contingency allows but the change will still require additional design work and revision of documents at a significant cost. The Committee agreed to look at the possibility of adding this item as a change order in the future.
12. The Committee voted to approve the following project alternates: 1 – Wastewater Treatment Facility; 2 – Bleachers and Press Box; 3 – Polyurethane Track Surfacing; 4 – Synthetic Turf and Base Construction of Synthetic Turf; 5 – Concession and Restroom Facility; 6 – Irrigation in all Areas other than those identified in Alternate #4 as part of Synthetic Turf; and 7 – Vegetated Roof Covering and Roof Decking Pavers.
 - a. Motion – Theresa McNulty
 - b. Second – Susan Cote
 - c. Vote - Unanimous

Project Budget

13. John Delano has requested additional re-imbusement in the amount of \$2,300 for a third review of the plans and documents for the Conservation Commission. This fee is in addition to the original fee of \$4,575, that was approved at the Building Committee meeting on May 23, as a result of the documents being revised after the first two reviews. Committee voted to approve the fee for additional drawing review as they pertain to Wetlands Protection Regulations and necessary site inspections by John W. Delano and Associates.
 - a. Motion – Cheryl Pooler
 - b. Second – Susan Cote
 - c. Vote – Unanimous

Project Update

14. RFWCP reported that the project is approximately one month ahead of schedule. The 100% Construction Documents submittal was transmitted to the MSBA on July 5, 2011.

Other Business

15. A barrier fence along the property abutting the school site should be added to the documents by addendum.
16. Steve Grossman, State Treasurer and Chairman of the Board of Directors at the MSBA, has indicated he would like to attend the groundbreaking ceremony and should be invited to attend as soon as a date has been set.
17. The meeting was adjourned at 8:35 PM.

- a. Motion – Paul Vieira
- b. Second – Theresa McNulty
- c. Vote – Unanimous

Future Meetings/Events:

Date	Time	Group	Location
12 Jul 11	2:00 PM	Pre-Bid Conference	EBHS
12 Jul 11	7:00 PM	Conservation Commission Hearing	Town Hall
21 Jul 11	2:00 PM	<i>Filed Sub-Bid Opening</i>	<i>EBHS Auditorium</i>
25 Jul 11	10:00 AM	Finance Meeting	Superintendent's Office
25 Jul 11	5:30 PM	EBHS Building Committee	Town Hall
25 Jul 11	7:00 PM	Planning Board Hearing	Town Hall
26 Jul 11	7:00 PM	Conservation Commission Hearing	Town Hall
<i>2 Aug 11</i>	<i>2:00 PM</i>	<i>General Contractor Bid Opening</i>	<i>EBHS Auditorium</i>
8 Aug 11	7:00 PM	EBHS Building Committee	Town Hall
15 Aug 11	10:00 AM	Finance Meeting	Superintendent's Office
15 Aug 11	7:00 PM	EBHS Building Committee	EBHS Library

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