

East Bridgewater High School Building Committee



Meeting No. 33

Date & Time: 7:00 pm Tuesday 11 October 2011
Location: East Bridgewater High School - Library

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:

- ✓ Simon Tempest
- ✓ Allyson Toner
- Joe Naughton
- Paul Kalous

Ai3 Architects:

- Scott Dunlap
- ✓ Daren Sawyer
- Jim Jordan

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1. The meeting was called to order by Co-Chair, Susan Cote at 7:10PM.

Meeting Minutes

2. The Committee voted to approve Meeting Minutes #32, dated September 12, 2011.
 - a. Motion – Beth Hayes
 - b. Second – Domenic DeAngelo
 - c. Abstentions – John Haines
 - d. Vote – Approved

Project Update

3. RFWCP brought the Construction Baseline Schedule to the meeting and gave an overview. Adjustments to the schedule will have to be made throughout the project due to weather conditions and other unforeseen conditions. Schedule updates will be discussed at weekly progress meetings. By contract, Fontaine is required to provide an updated the schedule on a monthly basis.
 - a. Fill material for building foundations is approximately 1 foot away from completion and will be 100% complete by the end of this week. Pre-load will begin as soon as fill material is in place. PARE has been on site daily testing fill material and soil compaction.
 - b. Excavation for the wastewater treatment tanks has begun. Once the temporary tanks are in place, the existing system can be taken offline. Construction of the leaching field will probably now occur next

summer to avoid traffic issues. RFWCP will inform the school when pumping of the wastewater treatment tanks will take place. It will not be scheduled during school hours.

- c. Foundations are scheduled to begin in November and steel erection during the winter months.

Quality Control

4. RFWCP reported that PARE's proposal has been revised to a not-to-exceed limit of \$100,000. RFWCP is monitoring the testing budget and tracking PARE's time spent on site to ensure this budget is not exceeded. Briggs Engineering was approved at the last meeting as the owner's Testing Agency and will also be called in by RFWCP when needed to perform construction testing services including some of the geotech testing.

Local Approvals

5. The Committee briefly discussed the Planning Board's request for a third lane on Plymouth Street. RFWCP contacted project counsel Garrity regarding the issue and reported that Garrity believes the Planning Board does in fact have jurisdiction over the Project to require the lane, as it relates to safety, and their decision cannot be revoked unless they agree to revise the conditions written in the special permit. John Haines and Police Chief, John Cowan have discussed possible alternative solutions and plan to meet informally with the Chairman of the Planning Board to discuss the matter. Once the civil engineer has been consulted on the matter, the Committee asked if they could prepare initial sketches that can be brought to the Planning Board for review.

Water Table

6. Susan Cote reported that newly constructed schools have been experiencing water damage in flooring systems due to high water tables on their site and she is concerned that the high water table on the East Bridgewater site will cause the same damage to the new school. RFWCP informed the committee that water damage to floor coverings that these newly constructed schools are experiencing is moisture from the concrete slabs and the new VOC compliant adhesives used in the flooring systems. Ai3 discussed that LEED requirements restrict certain adhesive products and the products they do allow tend to be ineffective. Moisture is not however, from the ground water table, it is from the water vapor in the concrete slab. The new school however, has been designed with a product called Barrier-1 which is an ad-mixture that is added to concrete to prevent moisture vapor from coming up through the concrete slab. Typically moisture migrates after the 1st year. This product comes with a 10-year warranty and has been added to multiple projects due to its effectiveness. The supplier also monitors the installation.

Project Budget

7. The September 2011 Monthly Invoice Package was reviewed at the finance meeting this morning with George Samia, Phyllis Tirrell, Marilyn Thompson, Susan Cote, and Trish Lugo. RFWCP has asked Fontaine for a construction cash flow that projects monthly values. RFWCP will discuss the monthly cash flow with the Town at future finance meetings.
8. Committee voted to approve RFWCP Invoice #101017-13 in the amount of \$43,636.25 for Project Management services during the month of September 2011.
 - a. Motion – Domenic DeAngelo
 - b. Second – Trish Lugo
 - c. Vote – Unanimous

9. The Committee voted to approve Ai3 Invoice #0012B-1003 in the amount of \$22,489.71 for Basic Services during the month of September 2011.
 - a. Motion – Beth Hayes
 - b. Second – Paul Vieira
 - c. Vote - Unanimous

10. The Committee voted to approve Ai3 Invoice #0013E-1003 in the amount of \$4,974.59 for Authorized Supplemental Services during the month of September 2011.
 - a. Motion – David Floeck
 - b. Second – Paul Vieira
 - c. Vote – Unanimous

11. The Committee voted to approve Fontaine Bros' Application for Payment #1 in the amount of \$1,742,262.95 for Work performed during the month of September 2011.
 - a. Motion – Domenic DeAngelo
 - b. Second – Susan Cote
 - c. Vote – Unanimous

12. The Committee voted to approve Ai3 Contract Amendment #6R for PARE Corporation to perform Well Investigations for Field Irrigation in the amount of \$32,299.41. Work included in this amendment was approved by the committee at the HSBC meeting on 5/23/11. PARE's proposal was revised to remove Construction Administration services, as the Field Irrigation Alternate was not accepted as part of the Project.
 - a. Motion – Susan Cote
 - b. Second – John Haines
 - c. Vote – Unanimous

13. The Committee voted to approve Ai3 Contract Amendment #7 for PARE Corporation to perform Geotechnical Testing and Inspections of foundations and earthwork in the amount of \$109,560.00. The cost to cover these services will be moved from the Owner's Contingency in the project budget to Ai3's authorized supplemental and reimbursable services ("Extra Services").
 - a. Motion – Theresa McNulty
 - b. Second – George McCabe
 - c. Vote – Unanimous

14. The Committee voted to approve Ai3 Contract Amendment #8 for Air Quality Testing in the amount of \$2,420.00. RFWCP will contact UEC to perform air quality testing of the existing high school and Central Elementary School this week.
 - a. Motion – Beth Hayes
 - b. Second – Paul Vieira
 - c. Vote – Unanimous

15. The Committee voted to approve a not-to-exceed contract of \$75,000 with Briggs Engineering for construction testing and inspection during construction of the new school. The cost to cover this expenditure will be taken out of the Construction Testing line item in the Project Budget. The total amount budgeted for Construction Testing is \$100,000.

- a. Motion – George McCabe
- b. Second – Paul Vieira
- c. Vote – Unanimous

Meeting Schedule

- 16. RFWCP distributed the updated meeting schedule and will inform the Committee if adjustments need to be made.

New Business

- 17. John Haines informed the Committee that he will be resigning from the HSBC but will continue to contribute to the Project from a DPW standpoint. Everyone thanked John for all of his hard work during his time as a HSBC member. The Committee discussed that bringing on one or two additional members with a strong construction background would greatly benefit the HSBC and the Project moving forward. Several residents with the proper credentials have already expressed interest. The School Committee will announce that the HSBC is looking for one or two new members a construction background and anyone interested should submit a letter of interest to the HSBC. The HSBC will review applications and give a recommendation to the School Committee. The School Committee will then take a final vote to approve any new members.

- 18. The meeting was adjourned at 8:40PM.

- a. Motion – Susan Cote
- b. Second – Paul Vieira
- c. Vote – Unanimous

Future Meetings/Events:

Date	Time	Group	Location
25 Oct 11	9:00 AM	MSBA Site Visit	RFWCP Site Trailer
25 Oct 11	1:00 PM	Construction Progress Meeting	RFWCP Site Trailer
1 Nov 11	10:00 AM	Finance Meeting	Superintendent's Office
8 Nov 11	1:00 PM	Construction Progress Meeting	RFWCP Site Trailer
14 Nov 11	10:00 AM	Finance Meeting	Superintendent's Office
14 Nov 11	7:00 PM	EBHS Building Committee	EBHS Library
15 Nov 11	1:00 PM	Construction Progress Meeting	RFWCP Site Trailer
22 Nov 11	1:00 PM	Construction Progress Meeting	RFWCP Site Trailer
29 Nov 11	1:00 PM	Construction Progress Meeting	RFWCP Site Trailer
6 Dec 11	1:00 PM	Construction Progress Meeting	RFWCP Site Trailer
12 Dec 11	10:00 AM	Finance Meeting	Superintendent's Office
12 Dec 11	7:00 PM	EBHS Building Committee	EBHS Library
13 Dec 11	1:00 PM	Construction Progress Meeting	RFWCP Site Trailer
20 Dec 11	1:00 PM	Construction Progress Meeting	RFWCP Site Trailer
27 Dec 11	1:00 PM	Construction Progress Meeting	RFWCP Site Trailer

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