

East Bridgewater High School Building Committee



Meeting No. 42

Date & Time: 7:00 pm Monday 10 September 2012
Location: East Bridgewater High School Library

Attended (✓) Name, Affiliation

East Bridgewater High School Building Committee

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|-----------------------------|-----------------|
| ✓ David Floeck, Chair | ✓ George McCabe |
| ✓ Susan T. Cote, Vice-Chair | Theresa McNulty |
| ✓ Patricia Coppola-Lugo | Cheryl Pooler |
| ✓ Dave Foley | ✓ Kevin Smith |
| ✓ Greg Gurney | ✓ Paul Vieira |
| ✓ Elizabeth Hayes | |

Collaborative Partners:

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

Ai3 Architects:

- ✓ Scott Dunlap
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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 #41, dated June 11, 2012.
 - a. Motion – Beth Hayes
 - b. Second – Trish Lugo
 - c. Abstentions – Paul Vieira, Dave Foley, Kevin Smith
 - d. Vote – Approved

Project Update

3. Simon Tempest reported that building tours took place today with Middle School and High School Faculty. All underground tanks have been installed at the Waste Water Treatment Plant. The leach field has been installed at under the Parking Lot the Middle School and has been re-paved with base coat and re- striped temporarily. Work is in progress on drainage Detention System #2. Concrete is in progress for the stepped seating in the Auditorium. Interior masonry partitions are complete on the second floor and work is in progress on the first and third floors. Brick Veneer construction is complete in the Courtyard and work is now in progress on the South and East elevations of Zones A & B (Front Entrance). Window installation is scheduled to begin this week in the Courtyard and Zone A will follow shortly after. High Roof installation is now 85% complete and Low Roof installation is now 66% complete. Work on the canopy and Gym mansard shingle roofs will begin next month. The Contractor's goal is to have all of the building exterior masonry complete and the roof installed and weather tight by early December. Concrete and landscaping inside the Courtyard will be also completed before the winter. The Mechanical, Electrical, and Plumbing (MEP) sub-contractors continue to work on the upper floors of the building "roughing in" for their respective trades. Sprinkler piping installation continued on the second floor of the building. The permanent

gas main was installed for the new building. Underground work for the primary electrical service and communications duct banks is now complete. National Grid is scheduled to set the pole next month and connect the building to the permanent power supply.

Project Budget

4. Collaborative Partners distributed and reviewed the Potential Change Order (PCO) Log.

a. Change Order #2, approved by the Building Committee August 14th, 2012 included the following PCOs:

- PCO #6R3 – Additional Dewater at the Wastewater Treatment Plant REV3. Simon Tempest discussed COR #006 for Additional Dewatering required at the Waste Water Treatment Plant. A meeting was held July 24th with Fontaine, CC Construction (the Site Contractor), Ai3 Architects, PARE Corporation, and Collaborative Partners to resolve the site contractor's claim of \$553,914 for additional dewatering required to handle unforeseen groundwater conditions at the Waste Water Treatment Plant. Fontaine proposed a settlement amount of \$354,900 based on CC's final completion of WWTP tank installation. CP met with the Building Committee to review revised claim (COR #6R3) and the terms of the settlement proposed at the July 24th meeting. Additional meetings with the Owner, CP, Ai3, PARE, and Project Council also took place before a final decision was made. The Building Committee agreed to settle the claim and approve COR #6R3. Change Order #2 was issued and included COR #6R3 for Additional Dewatering at the Waste Water Treatment Plant. The Building Committee voted approval of Change Order #2 on 8/14/12.
- PCO #8 – Unmarked Water Service 11/8/11 at Force Main Plymouth Street.
- PCO #9 – Unmarked Water Service 11/9/11 at Force Main Plymouth Street.
- PCO #14R1 – Additional Buoyancy Rings at WWTP REV1.
- PCO #18 – Kitchen Equipment MEP Modifications.
- PCO #24BR1 – Under Drain System REV1.
- PCO #24CR3 – Addition of Concrete Mud Slabs Under WWTP Tanks REV3.
- PCO #27 – Additional Underground Work required by Verizon.
- PCO #30 – Lighting Changes in Wood Shop.
- PCO #31B – One Way Mirror Glass at Door 103J.
- PCO #32 – Fiber Connection and Phone Line to the WWTP.
- PCO #33 – Add 2 Ceiling Mounted PA Speakers in Rm 319 & 321.

b. Pending PCOs include:

- PCO #5 – Cost for Additional Pumping Requirements thru May 2012. Fontaine owns pumping until the WWTP is online. Fontaine was given an estimated average gal/month for pumping. The total amount of pumping cannot be determined until pumping is complete.
- PCO #35 – Added Sprinkler Heads per NFPA 13 was rejected by the Engineers and has been withdrawn.
- PCOs #25, #37, & #38 are related to the future concession building. The scope of these items may change with the redesign of the concession building. Ai3 is currently looking into re-designing the concession building to lower costs.
- Ai3 issued Proposal Request #23 to repair the existing broken sewer line discovered at Central School. Although this is a Town issue, CP recommends repairing the sewer line as part of the project now to prevent unnecessary flow from being pumped through the new system. The work can be issued as a change order through the Project but it will need to be worked out with the Town who will be responsible for covering this costs.

c. Overall the Project is on budget based on CP's estimated project cash flow for work completed to date. David Floeck mentioned that unforeseen issues could arise during building demolition. CP has developed

a risk log with all potential cost impacts on the Project including change order requests submitted by the Contractor, potential costs associated with building demolition, addition of project alternates (concession building & field irrigation), FF&E items not covered with the minimal budget of \$1,200/student, and construction of an additional third lane exiting the new school requested by the Planning Board. Contingency funds will have to be used to cover these additional project costs and, although minimal change orders have been issued on the project to date, contingency funds are limited and will be monitored closely to keep the project on budget.

5. RFWCP presented the August 2012 Monthly Invoice Package. All invoices were reviewed at the finance meeting this morning with George Samia, Phyllis Tirrell, Marilyn Thompson, Susan Cote and Trish Lugo.
 - a. The Committee voted to approve RFWCP Invoice #101017-24 in the amount of \$51,462.50 for Project Management services during the month of August 2012.
 - i. Motion – George McCabe
 - ii. Second – Paul Vieira
 - iii. Vote – Unanimous
 - b. The Committee voted to approve Ai3 Invoice #0023B-1003 in the amount of \$18,956.41 for Basic Services during the month of August 2012.
 - i. Motion – George McCabe
 - ii. Second – Paul Vieira
 - iii. Vote - Unanimous
 - c. The Committee voted to approve Ai3 Invoice #0024E-1003 in the amount of \$4,565.12 for Authorized Supplemental Services during the month of August 2012.
 - i. Motion – George McCabe
 - ii. Second – Greg Gurney
 - iii. Vote – Unanimous
 - d. The Committee voted to approve Fontaine Bros' Application for Payment #12 in the full amount of \$4,202,987.58 for Work completed during the month of August 2012.
 - i. Motion – George McCabe
 - ii. Second – Beth Hayes
 - iii. Vote – Unanimous
 - e. The Committee voted to approve the following Briggs Engineering invoices in the total amount of \$2,239 for construction testing services through August 11, 2012.
 1. Briggs Engineering invoice #61332 in the amount of \$610.00, dated 7/28/12.
 2. Briggs Engineering invoice #61476 in the amount of \$754.00, dated 8/4/12.
 3. Briggs Engineering invoice #61592 in the amount of \$875.00, dated 8/11/12.
 - i. Motion – George McCabe
 - ii. Second – Paul Vieira
 - iii. Vote – Unanimous
 - f. The Committee voted to approve the following Paul W. Losordo invoices dated 9/1/12 in the total amount of \$2,643.66 for legal services during the month of August 2012.

1. Paul W. Losordo invoice #7 in the amount of \$1,283.66, dated 9/1/12 for legal services on the Planning Board third lane/access road issue.
 2. Paul W. Losordo invoice #8 in the amount of \$1,360.00, dated 9/1/12 for legal services on the Site Contractor's claim for additional de-watering at the wastewater treatment plant (COR #6).
 - i. Motion – Beth Hayes
 - ii. Second – Paul Vieira
 - iii. Vote – Unanimous
- g. The Committee voted to approve Culp Design invoice #2012-65 in the amount of \$150.00 for the project website annual hosting and domain fee.
- i. Motion – George McCabe
 - ii. Second – Greg Gurney
 - iii. Vote – Unanimous

Local Approvals

6. CP met with John Haines, John Cowan, Susan Cote, and David Floeck last week to discuss the Planning Board third lane issue and next steps. PARE is in the process of developing plans to construct a third lane exiting the new school. It was discussed that the HSBC should submit the plans once they are complete and then set up a meeting with the Chairman of the Planning Board to discuss how to proceed. The Committee discussed the issues related to the Planning Board's requirement of a third lane exiting the new school. The Committee does not want to subject the Town to significant costs that could potentially be incurred to permit the additional lane due to proximity to wetlands. Additional permitting costs could put the project budget in jeopardy and the Committee does not agree that constructing this additional lane would be a responsible way to spend the Town's money. The safety and traffic concerns raised by the Planning Board have been address by the HSBC, Police Dept and DPW by having a traffic officer, provided by the Police Dept., to direct traffic during peak traffic hours. This solution is both a safer and more efficient alternative to constructing a third lane.

Upcoming Meetings/Events

7. The next Building Committee meeting on October 15th will be held at the Town Hall. Susan Cote and Simon Tempest will be attending the Board of Selectman's meeting at 7:30PM to give a quarterly project update.
8. FF&E Programming meetings will be taking place over the next couple months to finalize the FF&E Program. The goal is to go out to bid in December. A furniture mock-up will be installed in the High School and presented to the Building Committee for approval prior to release of the bid.
9. A color pallet sub-committee was developed to discuss the color scheme of the building interior. Members on the Color Sub-committee include Tim Cramer, Gina Williams, Paul Vieira, and Susan Cote. Ai3 is in the process of putting together the color scheme for approval and will meet with the sub-committee for feedback. Ai3 will present the proposed color pallet to the Committee at the October 15th meeting for final approval.
10. A meeting will be set up to discuss the re-design of the concession building with Ai3 and Collaborative Partners.
11. The Business Expo will take place this Saturday, September 15th from 10AM-2PM. Susan Cote and Paul Vieira are putting together brochures and Collaborative Partners will provide pictures of the project's progress throughout construction. A sign-in sheet will be available to community members for building tours on September 24th. Susan Cote is looking for volunteers from the Building Committee to sit at the table.

Other Business

12. The meeting was adjourned at 8:30PM.

- a. Motion – Susan Cote
- b. Second – Beth Hayes
- c. Vote – Unanimous

Future Meetings/Events:

Date	Time	Group	Location
11 Sep 12	1:00 PM	Construction Progress Meeting	CP Site Trailer
18 Sep 12	1:00 PM	Construction Progress Meeting	CP Site Trailer
20 Sep 12	3:30 PM	Color Selection Sub-Committee	CP Site Trailer
24 Sep 12	10:00 AM	Community Site Tours	EB Site
24 Sep 12	4:00 PM	Community Site Tours	EB Site
24 Sep 12	6:00 PM	Community Site Tours	EB Site
25 Sep 12	1:00 PM	Construction Progress Meeting	CP Site Trailer
27 Sept 12	7:30 AM	FF&E Programming Meetings	Superintendent's Office
02 Oct 12	1:00 PM	Construction Progress Meeting	CP Site Trailer
09 Oct 12	1:00 PM	Construction Progress Meeting	CP Site Trailer
10 Oct 12	3:00 PM	Natick High School Building Tour	Natick High School
15 Oct 12	10:00 AM	Finance Meeting	Superintendent's Office
15 Oct 12	7:00 PM	Building Committee Meeting	Town Hall
15 Oct 12	7:30 PM	Board of Selectmen's – Quarterly Project Update	Town Hall
16 Oct 12	1:00 PM	Construction Progress Meeting	CP Site Trailer
17 Oct 12	7:30 AM	FF&E Programming Meetings	Superintendent's Office
23 Oct 12	1:00 PM	Construction Progress Meeting	CP Site Trailer
30 Oct 12	1:00 PM	Construction Progress Meeting	CP Site Trailer
06 Nov 12	3:00 PM	Construction Progress Meeting	CP Site Trailer
13 Nov 12	1:00 PM	Construction Progress Meeting	CP Site Trailer
19 Nov 12	10:00 AM	Finance Meeting	Superintendent's Office
19 Nov 12	7:00 PM	Building Committee Meeting	EBHS Library
20 Nov 12	1:00 PM	Construction Progress Meeting	CP Site Trailer
27 Nov 12	1:00 PM	Construction Progress Meeting	CP 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.