

East Bridgewater High School Building Committee



Meeting No. 45

Date & Time: 7:00 pm Monday 10 December 2012
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 |
| ✓ Dave Foley | ✓ Kevin Smith |
| ✓ Greg Gurney | ✓ Paul Vieira |

Collaborative Partners (CP):

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

Ai3 Architects:

Scott Dunlap
Daren Sawyer
Chelsey Masters

Integrated Contract Design (ICD):

- ✓ Nancy Lohrer

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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 #44, dated November 19th, 2012.
 - a. Motion – Trish Lugo
 - b. Second – Beth Hayes
 - c. Abstentions – Kevin Smith, George McCabe
 - d. Vote – Approved

Furniture, Furnishings & Equipment (FF&E)

3. Nancy Lohrer from Integrated Contract Design, the FF&E consultant, attended the meeting to present the proposed color pallet for the furniture in the new building and give an update on the FF&E Program and Budget. The FF&E program was developed over the past several months by ICD with input from meetings held with EBPS faculty and staff. The program includes an add alternate for the lower priced chairs so the HSBC has the option to scale back if the bids come in over budget. The current budget for FF&E is \$1,200/student, a total of \$1,140,000, which is the maximum amount the MSBA will reimburse for. The current program is estimated at \$1,847,160.48 and will need to be scaled back depending on what the bids come in at. The Project will be bid under M.G.L. c. 30B which allows flexibility to reduce or increase up to 25% of the total bid. The Committee discussed possibly moving funds received from credits in construction, about \$180K, to the FF&E budget to cover some additional costs but this has not been officially approved. ICD will be working with EBPS and the HSBC to adjust the program to stay within the

budget when the bids are received. Lecture hall seating is currently included in the FF&E program but will likely be provided by the Contractor through a change order and pricing is currently in progress for different options. The Fitness Center equipment is currently included in the Program and estimated to cost about \$100,000. ICD noted other schools have furnished similar fitness areas with about \$70K and equipment in this area can be scaled back if needed. ICD will be preparing the bid package and anticipates the bid will be released December 26th and bids to be received until January 23rd. The Contractor is scheduled to turn the building over by June 24th, 2013 at which time furniture installation will begin. FF&E install will take approximately 5 weeks to complete and will be managed by ICD who will have a representative on site at all times during installation. CP will prepare a move schedule and present to the teachers at a meeting on December 21st. CP anticipates teachers to pack up before the end of the year and a space in the new building will be made available to store boxes so the existing building can be demolished as early as possible. CP will prepare an RFP for a moving company to move boxes from existing building into the new school and will coordinate move with teachers and staff. The budget for moving is \$100,000. All items that will not be brought over to the new school will be advertised for sale to the public and remaining items will be disposed of properly following protocols required.

Project Update

4. Simon Tempest gave an update on the project progress.
 - a. Site work is ongoing and site paving is now complete at the entrance off Route 18 and the roadway next to the fire station, which will allow the loading dock to be used throughout the winter. Exterior brickwork is now complete and the building is closed in. Roof installation is complete with the exception on the rooftop units. Window installation is almost complete with the exception of large glass curtain wall, located at the cafeteria, fitness center, and main stairwell. These areas have been framed and temporarily enclosed to allow the temp heating system to be turned on. Temp heat was turned on 11/26 and thermometers have been installed throughout the building to monitor temperatures. Curtain wall material is starting to arrive on site and will be installed over the next month. A third window test will be performed once the curtain wall has been installed. Phase II site work has begun ahead of schedule and demo of the existing football field and stadium is now in progress. The construction fence has been extended around the football stadium and grading for installation of turf field will continue throughout the winter as weather permits. CP mentioned that the scoreboards are currently being stored on the ground at the football stadium area and need to be claimed or stored elsewhere during construction.
 - b. Construction of the Wastewater Treatment building is now progressing. The site contractor has repositioned the tanks and as-built surveys are in progress. Work will now continue on the remainder of the building foundations. The building will continue to be constructed throughout the winter and the goal is still to have the plant operational by the Spring. Simon Tempest reported that sewer pumping for the first year was below the estimated 9,000 gal/day and the site contractor's claim for additional pumping has been withdrawn. Fontaine continues to pump temp tanks and is responsible for these costs until the pump station is online and turned over to the Town. CP noted that the project does not include connections from the WWTP to the Fire Station. If the Town is interested in adding the infrastructure for future connections to the Fire Station or Carriage Crossing, the Town will have to fund this work separately from project.
 - c. Ai3 issued revised sketches of the concession building to the Contractor for pricing. The concession building was a bid alternate and came in at approximately \$800,000 on bid day. Ai3 and their engineers redesigned the building in an effort to lower the cost. All kitchen equipment that was originally designed in the building has been deleted. Ai3 has proposed to use the existing 100amp electrical service to feed the new concession building. Fontaine has issued the proposal to subs for pricing and estimate about a 2 week turn around. Ai3 requested that the cost of utilities and the cost of the building be broken out separately.
 - d. CP discussed emergency shelter provisions in the new building. Currently the automatic flush valves on the toilets are not hard wired to the emergency generator. There are two options to allow use of toilets

during an emergency. The first option is to change valves to a true manual override which would not require power and the second is to add wire to connect toilets to emergency power. CP is working with the engineers and EB Fire Chief to determine the most cost effective solution and to determine specific areas where changes would be required.

- e. CP asked if the Town would be interested in adding photovoltaic panels on the roof. The roof is designed to add solar panels if the Town chooses. Panels can be installed by a third party who will typically install panels at no cost but will sell power back to the customer. The Town could also install the panels themselves and sell power back into the grid. David Floeck will request information from facilities manager at Whitman Hanson on the advantages of solar panels. CP will continue to look into benefits and costs and report back to the Committee with more information.

Project Budget

- 5. Collaborative Partners distributed and reviewed the updated Project Budget. Overall the Project is on budget but there are a few items that could potentially have a major impact on the construction contingency if the Committee decides to add to the Project including the concession building, field irrigation, and potentially the third lane requested by the Planning Board.
- 6. Collaborative Partners distributed and reviewed the updated Potential Change Order (PCO) Log. The following Change Order Requests (CORs) were discussed.
 - a. COR #49R1 – Repair Existing Broken Sewer Line at Central School. The scope of work was reduced to fix area of broken sewer line rather than replace the entire sewer line, which would have cost approximately \$50K. CP made the Town aware that this would be a temporary fix. If the Town decides to replace the sewer line it would have to be brought to Town Meeting and funded separately from the Project. This remedial work has been completed and, although this was an existing Town issue, the Committee had agreed to cover the cost of this work as part of the Project. The architect and engineers reviewed pricing submitted by the site contractor and recommend approval of this COR. The Committee voted to approve COR #49R1 in the amount of \$5,283.90 for Repairs made to Existing Broken Sewer Line at the Central Elementary School.
 - i. Motion – Paul Vieira
 - ii. Second – Greg Gurney
 - iii. Vote – Unanimous
 - b. COR #54 – Foundation Drain at WWTP, in the amount of \$6,636.38. This was recommended by the CP and the Contractor after reviewing site conditions in this area. The Committee voted to approve COR #54 in the amount of \$6,636.38 to add a Foundation Drain at the WWTP.
 - i. Motion – Paul Vieira
 - ii. Second – Greg Gurney
 - iii. Vote – Unanimous
 - c. COR #57 – Relocate Existing Light Poles to Belmont Street, in the amount of \$9,708.98. The cost of this COR covers dismantling and relocating light poles from the site to Belmont Street, it does not include reinstallation at Belmont Street. The cost to demo the lights was not originally included in the construction contract. Greg Gurney reported that he received foundation specs for Belmont Street. David Floeck will be working with the Town to get permitting and approvals to reinstall lights at Belmont Street. Pricing is being reviewed by the Architect and Engineers.
 - d. COR #53 – Addition of NORA Visually Impaired Strips at all stairs, in the amount of \$27,169. Pricing for this COR will be reduced because strips only need to be installed on the nosing and not on the vertical

riser. ADA regulations do not require any visually impaired strips at stairs but EBPS requested that the strips be added to accommodate visually impaired students. The contract will resubmit this COR with revised pricing.

- e. COR #45 – Modifications to AC Units, in the amount of \$108,647. Ai3 has issued a revised Proposal Request to modify AC unit in TV Studio Head End Room only as AC units do not need to be modified in other areas. Pricing for this PR is in progress and the cost will be reduced significantly as a result of this change.
 - f. COR #55 – Added Fire Alarm Beacon per EBFD, in the amount of \$2,708. This was a request made by the Fire Department. Pricing is being reviewed by the Architect and Engineers.
7. Simon Tempest presented the November 2012 Monthly Invoice Package. All invoices were sent to the Committee for review 12/7/12 and were reviewed at the Finance Meeting this morning with George Samia, Phyllis Tirrell, and Marilyn Thompson.
- a. The Committee voted to approve Collaborative Partners Invoice #101017-27, in the amount of \$41,665.00 for Owner's Project Management services during the month of November 2012.
 - i. Motion – Beth Hayes
 - ii. Second – Paul Vieira
 - iii. Vote – Unanimous
 - b. The Committee voted to approve Ai3 Invoice #0026B-1003, in the amount of \$24,060.07 for Basic Services during the month of November 2012.
 - i. Motion – Theresa McNulty
 - ii. Second – Trish Lugo
 - iii. Vote – Unanimous
 - c. The Committee voted to approve Ai3 Invoice #0026E-1003, in the amount of \$36,546.56 for Extra Services during the month of November 2012.
 - i. Motion – George McCabe
 - ii. Second – Paul Vieira
 - iii. Vote – Unanimous
 - d. The Committee voted to approve Fontaine Bros' Application for Payment #15 in the full amount of \$2,801,481.46 for Work completed during the month of November 2012.
 - i. Motion – Trish Lugo
 - ii. Second – Theresa McNulty
 - iii. Vote – Unanimous
 - e. The Committee voted to approve the following Briggs Engineering invoices in the total amount of \$2,761.50 for construction testing services through November 10, 2012.
 - 1. Briggs Engineering invoice #62588 in the amount of \$1,126.50, dated 10/13/12.
 - 2. Briggs Engineering invoice #62750 in the amount of \$416.00, dated 10/27/12.
 - 3. Briggs Engineering invoice #62924 in the amount of \$684.00, dated 11/3/12.
 - 4. Briggs Engineering invoice #63041 in the amount of \$535.00, dated 11/10/12.

- i. Motion – Trish Lugo
- ii. Second – Beth Hayes
- iii. Vote – Unanimous

Local Approvals

- 8. Layout for the third lane requested by the Planning Board has been developed by PARE and engineering for the lane is still in progress. Plans will be submitted to ConComm when complete. CP anticipates ConComm submission will be ready by the end of January. If ConComm determines extensive permitting will be required by ACOE to construct the lane, the HSBC plans to meet with the Planning Board to discuss.

Other Business

- 9. Paul Vieira noted that there are additional field equipment items that are not included in FF&E or the base contract but need to be purchased for the new school including bases, nets, hurdles etc.
- 10. The meeting was adjourned at 8:45PM.
 - a. Motion – Greg Gurney
 - b. Second – George McCabe
 - c. Vote – Unanimous

Future Meetings/Events:

Date	Time	Group	Location
10 Dec 12	7:00 PM	Building Committee Meeting	EBHS – Library
11 Dec 12	1:00 PM	Construction Progress Meeting	CP Site Trailer
18 Dec 12	1:00 PM	Construction Progress Meeting	CP Site Trailer
2 Jan 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
8 Jan 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
9 Jan 13	7:30 AM	MSBA Site Visit	CP Site Trailer
14 Jan 13	10:00 AM	Finance Meeting	Superintendent's Office
14 Jan 13	7:00 PM	Building Committee Meeting	EBHS – Library
15 Jan 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
22 Jan 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
29 Jan 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
5 Feb 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
11 Feb 13	10:00 AM	Finance Meeting	Superintendent's Office
11 Feb 13	7:00 PM	Building Committee Meeting	EBHS – Library
12 Feb 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
19 Feb 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
26 Feb 13	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.