

East Bridgewater High School Building Committee



Meeting No. 50

Date & Time: 6:00 pm Monday 8 April 2013
Location: EBHS – 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
-

1. The meeting was called to order by Chairman, David Floeck at 6:10PM.

Meeting Minutes

2. The Committee voted to approve meeting minutes #48, dated March 11th, 2013.
 - a. Motion – Trish Lugo
 - b. Second – Beth Hayes
 - c. Abstentions – Theresa McNulty
 - d. Vote – Approved

Project Update

3. Simon Tempest gave an update on the project progress:
 - a. Site work is progressing well with the warm weather. Piping is almost complete at the wastewater treatment plant. Concrete floor slabs will be placed in the building next week. HVAC subcontractor has increased manpower. RTUs are scheduled to be delivered on site this week and will be set on the roof Thursday. This issue with the chiller has been resolved and the chiller will be on site next week. CP has informed Fontaine of the issue with the height and lack of access to the RTU valves in the kitchen and they are looking into relocating them so they are more accessible. CP will respond to email question regarding the RTUs being visible from the higher streets. Roof screens are not meant to block view of RTUs from above; this is not an issue.
 - b. Sketches have been released by Ai3 for the precast concession/restroom facility and pricing is in progress. The existing electrical feed which we hoped to use to feed the building conflicts with a retaining wall and cannot be reused. The electrical service will have to be fed off of the school building. Griffin is in the process of pricing this work. The Committee will need to determine by next meeting if the force main utilities will be installed for the restroom building. The infrastructure needs to be put in now and this work

will need to take place very soon. Decisions regarding the rest of the building can wait. CP anticipates pricing will be finalized by the next meeting on April 22nd. Two sports parents attended the meeting and requested that a wider access door be incorporated into the design. Susan Cote will give CP sports parents' contact information and CP will inform when the layout is being finalized so they can be involved in equipment decisions etc.

- c. The main under drain system at the football field has been installed. The site contractor has installed additional T's (at no cost to the Owner) to handle groundwater if it is determined that additional drainage is needed. CP will arrange a site visit to Norwood to look at turf field.
- d. CP attended a solar panel seminar last week. It is unclear who is responsible for maintenance of the panels if they are installed by a third party. Doug Stevensen, a consultant that works with the Town, provided a proposal for solar consultant services for \$13,000. It is possible that this fee could be covered through a grant. If it is not, the Committee agreed to hold on proceeding with these services. The roof is structurally designed to hold solar panels and conduits have been run if the Town decides to install solar panels in the future.

Project Budget

4. CP will send an updated Project Budget to the Committee. CP reported that updates were made to the Risk Log and the third lane required by the Planning Board is significantly reducing the remaining contingency for the project. If the cost for the third lane is taken out of contingency, it will put the project at risk if there are any unforeseen issues in the future. Once the numbers have been finalized, CP will provide copies of the updated risk log to the Committee.
5. CP distributed and reviewed the updated PCO Log. Pending change order requests (CORs) include all CORs that have been reviewed by CP, Ai3 and engineers and have been recommended for approval. Potential Change Order Requests include CORs pending for review or pricing. The following potential change order requests were reviewed:
 - a. COR #23R3 – Added Concrete to Retaining Wall is being revisited. FBI resubmitted this COR with revised pricing of \$14,207 and Ai3 is reviewing.
 - b. COR #28 – Additional Curtain Drain was on hold to monitor site conditions throughout the winter and determine if it was needed. No issues were observed in this area during the winter and CP anticipates this request can be withdrawn to save money.
 - c. COR #60 – Additional Soil Stabilization at South Wall of WWTP is in review.
 - d. COR #65 – Cost for Restroom Facility (Utility Work Only) will change with revised design of pre-cast structure. Ai3 will be issuing a proposal request and Fontaine will resubmit pricing.
 - e. Pricing to add field irrigation has not been finalized. Fontaine has indicated they anticipate this cost to be about \$299,000.
 - f. Additional card readers in the gym were requested by EBPS to allow weekend access to the gym and locker room areas. This cost will be reduced because only half the number of card readers are being requested.
 - g. FF&E consultant indicated that a gym floor covering is about \$20-\$30K. David Floeck asked what material this price is based on. Gym floor covering will be used often to protect the floor during large events such as graduation.
 - h. The quote for the additional outdoor sports equipment requested by EBPS is about \$48K, which does not include overhead and profit. This quote was sent to the Committee for review.
6. Simon Tempest presented the March 2013 Monthly Invoice Package. All invoices were sent to the Committee for review prior to the meeting and were also reviewed at the Finance Meeting this morning with George Samia, Phyllis Tirrell, and Susan Cote.

- a. The Committee voted to approve Collaborative Partners Invoice #101017-31, in the amount of \$44,603.75 for Owner's Project Management services during the month of March 2013.
 - i. Motion – Susan Cote
 - ii. Second – George McCabe
 - iii. Vote – Unanimous

- b. The Committee voted to approve Ai3 Invoice #0030B-1003, in the amount of \$37,351.99 for Basic Services during the month of March 2013.
 - i. Motion – Susan Cote
 - ii. Second – George McCabe
 - iii. Vote – Unanimous

- c. The Committee voted to approve Ai3 Invoice #0030E-1003, in the amount of \$2,695.00 for Extra Services during the month of March 2013.
 - i. Motion – Susan Cote
 - ii. Second – George McCabe
 - iii. Vote – Unanimous

- d. The Committee voted to approve Fontaine Bros' Application for Payment #19 in the full amount of \$2,393,798.02 for Work completed during the month of March 2013.
 - i. Motion – Beth Hayes
 - ii. Second – Susan Cote
 - iii. Vote – Unanimous

- e. The Committee voted to approve the following Briggs Engineering invoices in the total amount of \$285.00 for construction testing services through March 9, 2013.
 - 1. Briggs Engineering invoice #64617 in the amount of \$213.00, dated 2/23/13.
 - 2. Briggs Engineering invoice #64805 in the amount of \$72.00, dated 3/9/13.
 - a. Motion – Susan Cote
 - b. Second – George McCabe
 - c. Vote – Unanimous

- f. CP presented the invoice from Verizon to replace and hold pole at Bedford Street to allow the electrical contractor to install the conduit connections around the base of the pole. The total invoice is \$6,418.28. The engineering fee of \$225.00 was previously approved and has already been paid to Verizon. The invoice shows this amount has been excluded and the total amount due is \$6,193.28. This amount will be expended from the Utilities budget line item. The Committee voted to approve payment to Verizon in the amount of \$6,193.28 to complete this work.
 - i. Motion – Susan Cote
 - ii. Second – George McCabe
 - iii. Vote – Unanimous

- g. CP presented two invoices for legal services from Garrity and Knisely dated back in 2011. CP did not receive these invoices and payment has been outstanding. The scope of work included legal services provided by Garrity to review and draft the construction contract and construction bids. Garrity assisted

CP and advised the Committee on how to proceed with bid protests and Planning Board permitting issues prior to start of construction. CP confirmed this work was performed and has not been paid to date.

1. The Committee voted to approve Garrity and Knisely invoice #2744 dated 8/24/11 in the amount of \$7,000.00.
 - a. Motion – George McCabe
 - b. Second – Susan Cote
 - c. Vote – Unanimous
2. The Committee voted to approve Garrity and Knisely invoice #2772 dated 10/19/11 in the amount of \$7,159.50.
 - a. Motion – Susan Cote
 - b. Second – George McCabe
 - c. Vote – Unanimous
- h. The Committee voted to approve payment to The Enterprise to advertise the ConComm hearing 3/26/13 in the amount of \$102.87.
 - i. Motion – Beth Hayes
 - ii. Second – Susan Cote
 - iii. Vote – Unanimous

Moving

7. Simon Tempest reported that four moving companies attended the walkthrough and three proposals were received. All three companies are on the state bid list and received the same information including the RFP and Addendum #1. The quotes received varied significantly from one another. CP will be reviewing the proposals and will verify the scope of work with the moving companies. Once a vendor is selected, a meeting will be set up with EBPS faculty and the awarded moving company. The budget for moving is \$100,000 but CP anticipates there is an opportunity to save money in this line item.

Local Approvals

8. Members of the Building Committee attended the ConComm hearing 3/26/13 in an attempt to obtain permitting for the third lane requested by the Planning Board if it was determined necessary. PARE presented the site plan and proposed changes to the Order of Conditions in the event that the third lane is constructed. ConComm representative, John Delano, interrupted the presentation to inform PARE, CP, and member of the Building Committee that if ConComm approves this change to the OOC, it would require the third lane to be constructed in order for the Building Commissioner to issue a C of O. The Project would be required to then request a second amendment of the OOC from the Commission if the third lane is not constructed. John Delano made recommendations to CP that the Project proceed with an amendment to the OOC. Abutters were not notified prior to the hearing and the hearing was scheduled to be continued 4/23/13. CP will notify abutters of the next hearing. Slight modifications need to be made to the wetlands replication design.
9. David Floeck reported that he was notified by the Planning Board on 3/28 that third lane discussions would take place at the Planning Board meeting 4/1. On short notice, David Floeck and Simon Tempest attended the Planning Board hearing 4/1 and the Planning Board rescinded the one year extension and are now insisting the third lane be constructed at the same time as the entrance road and as part of this project. John Delano, also a consultant to the Planning Board, presented an engineer's estimate stating that the cost to construct the third lane it would be \$145,820, which is significantly less than the engineer's estimate from PARE Corporation and preliminary pricing from the site contractor. Simon Tempest reported that Fontaine and CC are working on pricing to construct the

third lane so the actual costs to construct the lane can be evaluated. CP called the MSBA to discuss the third lane issue and inform them of the substantial change and added scope to the project that is being required by the Planning Board. Funding to construct the third lane was not appropriated because this work was not included in the original scope of the Project and the change was made after the Town and the MSBA approved funding for the Project. The Building Committee met with the Planning Board on January 24th, 2011 to review the site plan and no issues or third lane requirement were mentioned. The entire cost for this change will not be reimbursed by the MSBA, if it is even allowed to be included as part of this Project, and taxpayers will be paying 100% of this cost. Taxpayers did not vote for this additional lane as part of the Project and the impact this cost has on contingency will mean taking something away from the students, when there has already been significant cuts made in every other area, to keep the project on budget. The Building Committee agreed to submit a letter of appeal to the Planning Board regarding the 4/1 decision to rescind the 1 year extension. A conference call was held today with Attorney Garrity for legal advice on the matter and Garrity will be drafting the language for the appeal letter. The Building Committee will request a meeting with the Board of Selectmen to inform them of the issue and invite the Planning Board to attend in an effort to resolve.

Signage

10. Beth Hayes reported that the School Committee will vote on the Auditorium dedication at this Thursday's meeting. It was agreed that there would be no dedication for the Gymnasium. CP sent out the dedication plaque sketch with the meeting package for review. The School Committee still needs to formally approve the dedication plaque sketch.

Other Business

11. Susan Cote discussed fundraising opportunities that would include selling pieces of the existing school and will inform the Athletic Director and sports parents to get involved prior to demolition of the existing building.
12. The meeting was adjourned at 8:33PM.
 - a. Motion – Dave Foley
 - b. Second – Susan Cote
 - c. Vote – Unanimous

Future Meetings/Events:

Date	Time	Group	Location
9 Apr 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
16 Apr 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
22 Apr 13	5:30 PM	Board of Selectmen/Planning Board	Town Hall
22 Apr 13	6:00 PM	Building Committee Meeting	EBHS – Library
22 Apr 13	7:30 PM	Board of Selectmen – Project Update	Town Hall
23 Apr 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
30 Apr 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
6 May 13	7:00 PM	Building Committee Meeting	EBHS – Library
7 May 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
13 May 13	10:00 AM	Finance Meeting	Superintendent's Office
13 May 13	7:00 PM	Building Committee Meeting	EBHS – Library
14 May 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
15 May 13	9:00 AM	MSBA Site Visit	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.