

East Bridgewater High School Building Committee



Meeting No. 54

Date & Time: 7:00 pm Friday 7 June 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 |

Town of East Bridgewater:

- ✓ Roy Gardner – Planning Board
- ✓ Bill Nolan – Planning Board
- ✓ Steve McCormack – Planning Board
- ✓ Ed Gardner – Building Commissioner

Collaborative Partners (CP):

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

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1. The meeting was called to order by Chairman, David Floeck at 7:05PM. The purpose of the Meeting was to specifically address the issues surrounding the third lane and the impact on the project budget and schedule
 2. Simon Tempest CP stated that site construction in progress and a decision needs to be made immediately by the Building Committee about the 3rd lane to avoid delays. He explained that the Building Committee had reviewed the Planning Boards letter with regard to the Third Lane and although they had not come to a decision the feeling was that it is in the Town's best interest financially to proceed with the work immediately. It was the Building Committee's impression at the April 1st Planning Board meeting that ultimately the board would insist on the construction of the third lane regardless. Even though the Planning Board has now reversed that position by letter and again agreed to a trial period, the Building Committee feels that risks of additional costs and delay and the inability to predict budget impact on the project are too great.
 3. Discussion took place on the anticipated cost of the third lane Fontaine's quoted cost for the work is \$347,147 which is considerably more than the estimate Surveyor John Delano's estimate of \$149,000. Simon Tempest said that the price had been reviewed and approved by the Civil Engineers for the project. CP explained reasons are for the disparity as follows:
 - Insufficient enabling work such as dewatering were not carried in the Delano estimate
 - The inability to competitively bid the work based on the current contract and the timeline.
 - Additional drainage and retaining walls were added to the scope after the Delano estimate.
 - The tight timeline means the work schedule will have to be accelerated using premium time

- Prevailing wage projects traditionally cost more than private development projects
 - Wetland replication work requires that an independent consultant be retained.
 - Fencing Silt fence and hay bales already in place will have to be moved and reset
4. Bill Nolan of the planning board said that he disagreed with the price which is obviously inflated and stated that John Delano pricing was always on target, in fact developers complained that his figures were always high. He wanted to know why the cost was so much to “dig up some mud”
 5. Simon Tempest said that such an analogy was a gross over simplification of what had to happen to construct the third lane; this is not a developer's sub-division which is being built in on upland in good conditions. The third lane is being built through standing water through a wetland area and in order to do that considerable additional enabling and stabilization work is required before the road is even started or it will sink.
 6. Several members of the Building Committee asked why is necessary to proceed 3rd lane if it does not improve the traffic rating. Roy Gardner, of the Planning Board stated that the third lane will provide double the queuing space on site and improve safety at the intersection with Plymouth Street, which is the Planning board's main concern. They do not want to end up with a similar situation to the Middle School. CP pointed out there is already and inordinate amount of queuing space on site in the road loop around the main parking area. The site has been designed with multiple access points and the traffic study is based on all students coming to school in cars.

David Floeck stated that he felt that the third lane would make absolutely no difference to safety at the Plymouth Street intersection whereas a police officer controlling traffic would. What is more this alternative approach has been approved by the Police Chief Cowan who is responsible for traffic safety in the Town and would not impact the project budget. He said he thought the addition of a third lane was not a good use of the project funds since it is questionable whether it will result in any improvement whatsoever and the Planning Board had provided no evidence in support of their argument.

7. Roy Gardener said that ultimately an officer at the intersection would in the long run cost the Town more money to which several members of the Building Committee responded that a resource officer was already available and budgeted. The need for a third lane he said was demonstrated in the project's own traffic study which suggested that the Plymouth Street entry was the lowest class of service Class E/F. The addition of a turning lane is the first method of remediating such a situation.
8. David Floeck said that what concerned him most was the timing of the Planning Boards request for the third lane after the project was bid had the request been made earlier it could have been incorporated in the project and would not have been a change order. What also concerns the Building Committee is that the money expended on the third lane is taking away from the needs of the students and other needs of the project
9. Roy Gardner maintains the Planning Board did not have all the information for the project until the public hearing and did not receive the information in time and that the intersection needs remediation.

CP said the project record and timeline contradicts this statement, and that the Planning Board was involved in several meetings on the site plan throughout the planning phase, but never raised the issue of the third lane.

10. David Floeck asked what the solution at the Plymouth Street exit would be if a third lane does not improve the intersection from an E/F. Roy Gardner responded a traffic light and members of the planning board advised the cost of that would be in the region of a million dollars. David Floeck said that in that eventuality would the project be expected to pay those costs?
11. There was a general discussion about delaying and monitoring the situation if the third lane was not built and using OCPC to do an on ground traffic study. Also the possibility of removing the work from the project and bidding it out separately. CP advised that in their opinion ultimately both of these options would result in more cost to the Town and could significantly impact the operation of the new school if the access to Plymouth Street was not completed for School opening.
12. Roy Gardner advised that if the option to delay construction was exercised the Building Committee would have to set aside funds to build the third lane at a later date. David Floeck said that in that eventuality he would be prepared the set aside funds in the amount of the planning board estimate of \$149,000.
13. Ed Gardner said that although the additional cost for the third lane was a result of the fast pace of the project and although the cost seem high the Town was getting good value for money overall on the project. If the project had been delayed and not moved so fast the overall costs would have increased to the Town anyway and probably by a greater amount..
14. After the planning board members and Ed Gardner left the meeting the Building Committee discussed proceeding with the third lane and concluded that they were left with no option. They discussed exercising the option to wait to and build the third but ultimately the planning board could still demand the third lane and delaying the construction would cost the project and the Town more money. CP stated that they have received no evidence that the planning board did an independent review of the plans and they have so far received no response to their letter requesting this information. Project legal Council has advised CP that there is legally no option but to build the third lane in order to obtain a Certificate of Occupancy. Based on this advice the Committee reluctantly voted to move forward with the third lane at a cost of \$357,147
 - a. Motion – David Floeck
 - b. Second – George McCabe
 - c. Vote – Approved
 - d. Against – Patricia Lugo
15. The committee discussed the offer from the Y to donate two walking machines to the Gym that are three years old. Someone will go over and check them out to decide if it is worth it

Other Business

16. The next Building Committee meeting has been scheduled for Monday, June 10th @7PM.
17. The meeting was adjourned at 8:25PM.

Future Meetings/Events:

Date	Time	Group	Location
10 Jun 13	7:00 PM	Building Committee Meeting	EBHS – Library
11 Jun 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
12 Jun 13	9:00 AM	MSBA Site Visit	CP Site Trailer
12 Jun 13		Commissioning Agent Site Visit	CP Site Trailer
18 Jun 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
24 Jun 13		<i>Substantial Completion</i>	
25 Jun 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.