

# East Bridgewater High School Building Committee



## Meeting No. 55

Date & Time: 7:00 pm Monday 10 June 2013  
Location: EBHS – Library

### Attended (✓) Name, Affiliation

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#### 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

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The meeting was called to order by Chairman, Paul Vieira at 7:10PM.

#### Meeting Minutes

The Committee voted to approve meeting minutes #52, dated May 6, 2013.

- i. Motion – Beth Hayes
- ii. Second – Patricia Lugo
- iii. Abstentions – George McCabe, Theresa McNulty, Kevin Smith
- iv. Vote – Approved

The Committee voted to approve meeting minutes #53, dated May 13, 2013.

- i. Motion – Susan Cote
- ii. Second – George McCabe
- iii. Abstentions – Kevin Smith
- iv. Vote – Approved

#### PROJECT UPDATE

#### C of O ADMIN AREA

CP said the tentative date of occupancy is 6/24, if not the week after for the for the admin area .The building inspector and Architect have to formally approve people moving in to the building . The lack of a C of O will not hold up furniture install and the Building Inspector will allow furniture and other items to moved in without it.. The areas of the building that will not be complete by 6/24 are as follows: auditorium seating, auditorium millwork, gym floor, The Fire Department

and the Building Inspector has discussed fire alarm activation with partial occupancy and there is no issue. The 2<sup>nd</sup> and 3<sup>rd</sup> floors of the classroom wing are complete and cleaned ready for furniture install. Fontaine is aiming for the Admin area to be operational for 7/1.

## **SITE WORK**

Phase III site work is scheduled for completion 8/15.per contract The 3<sup>rd</sup> lane is additional work will be completed, but the wetlands replication will not be complete by the time school starts, because this is considerable additional work that was added at the last minute. The drain/utilities work is ongoing out to Plymouth Street in preparation for the 3<sup>rd</sup> lane.. Because of all the rain, CP and FBI are still working with ConsComm to manage the storm water runoff issues. CP discussed with this George Samia, explaining it is difficult to control the water run off because of all the rain. ConsComm has been very helpful in resolving issues. The football field drainage stone is down and turf install will happen week of 6/17, the field drained well during the recent storms and passed the drainage test with flying colors. The athletic track color is currently to be painted red, but CP is looking into changing it to blue per George McCabe's request. The pre-fab concession building is ordered and will be on site in six weeks, but may not be operational until the 2<sup>nd</sup> or 3<sup>rd</sup> Friday in September (1<sup>st</sup> football game is 9/13). Goal is to be operational for September 13<sup>th</sup>. The power is run to concession stand, and the force main is out to concession building, but the foundation still needs to be built. CP reviewed with the committee the site contractors request to leave site paving base coat over the winter to allow for settlement and apply the finish coats in spring for a better product. Manholes and walkways will be temporarily graded. The Committee had no issue with this and CP said it is a good practice used by many road builders CP is looking into using Town water for sprinklers at synthetic field only since they will only be used to cool and clean the field. John Haines at DPW is on board with this and we could save cost by eliminating one well. All the roads have all been sleeved for future sprinkler installation.

## **HIGH SCHOOL MOVE**

The move is on track to occur between 7/1-7/5, Admin, EBCTV, Central Office will all move then. The rest of the move will take place 7/28-8/2 including teacher boxes and departmental equipment., from music and science areas etc.

## **IT INSTALLATION**

Verizon phone lines are installed and Comcast fiber is scheduled for this week. The IT computer server install began 6/10 and the computers and existing servers will be operational for admin use by 7/1 .CP workout handing over keys and work out alarm codes once building is occupied The alarm codes depend on how building is handed over swipe cards will be issued on a limited basis when that occurs. CP will work out training dates and setup phone training with Admin Staff and have another phone training session when teachers come back.

## **MEP SYSTEMS**

Sagamore continues to be problem lagging behind with the HVAC install, but the HVAC will be operational for the admin move. One RTU, is leaking and the manufacturer is blaming condensation but the problem seems to be the roof of the unit Fontaine are working out getting it fixed.

## **WINDOW BATHROOM 1<sup>ST</sup> FLOOR**

The window in the bathroom, off the cafeteria, needs to have the glass changed because you can see through it. CP/Fontaine are aware of the problem.

## EXISTING FIELD HOUSE

CP is pricing repairs to existing field house: replace heaters, do exterior repairs and , building will be used for additional storage only.

## EXISTING HIGH SCHOOL DEMOLITION

Demolition of building and asbestos removal should take 2 months (Fontaine is looking to see if they can start early), Building superstructure demolition will take 1 month, and foundations take more time because they are large pieces. Demo will take 4-5 months total. Fontaine is looking to move CP and FBI trailers, and moving site offices to Council of Aging building, to be reviewed with George Samia . Police will not be allowed to damage building during training exercise since this might release asbestos and add cost. Existing contents will be moved to one area and auctioned August 3<sup>rd</sup>. or thereabouts, people will not be allowed to demo things indiscriminately or the costs will go up. All remaining contents will be disposed of under the contract.

## FIELD EQUIPMENT

Fontaine has asked that the field equipment contained in the trailer be removed since the trailers are now in the way and have been moved once already

## PROJECT BUDGET

June 1<sup>st</sup> updated budget.

### Risk log:

The committee reviewed the CP risk log  
\$174,000 remains in contingency with everything in wish list including and third lane.  
\$250,000 contingency is included for demolition phase.

### FF&E:

Some money has been saved from library book savings, and moving which can be moved to contingency if needed.

### MSBA reimbursement:

CP stated that the Town share of the project may now increase by adding the third lane which is an ineligible cost and not reimbursable. Likewise the concession stand is not re-imbursable The Town share will change depending on what the MSBA considers eligible costs, when money is spent. CP has reviewed with George Samia., to make sure the Town is aware of this fact. The goal is to obtain the maximum facilities grant, and stay within the overall budget. The unexpected cost of the Third Lane which was not included in the original budget means that now the budget is extremely tight even though the committee has done everything it can to control costs

CP distributed and reviewed an updated PCO Log dated 6/1/13. Pending change order requests (CORs) include all CORs that have been reviewed by CP, A13 and engineers and have been recommended for approval. The following pending change order requests were discussed:

- COR #89R1 – CP talk to Griffin to negotiate before approving.
- COR #91 – Reduce cost to approve # 6/7
- COR #93 – Credit
- COR #83 – During snow DPW plowed against the fences and knocked them down (CP has pictures to verify).  
CP to get invoice with backup; send to HSBC, FBI to remove mark-up.
- COR #28 – Talk to John H regarding this and look at again when we take out tanks?
- COR #43R1 – Too much Money, see if we can get a number down.
- COR #41 – EBTV: upgrades \$30,000, go back to Steve Brown.

The Committee voted to approve Change Order #5 which includes all previously approved CORs listed below in the total amount of \$673,482.94.

- COR #23R3 – Added Lean Concrete at West Retaining Wall (\$14,207.15)
- COR #58R1 – Cost Associated with Technology Changes Rev1 (-\$2,168.00)
- COR #60 – Additional Soil Stabilization at South Wall of WWTP (\$13,596.30)
- COR #70 – Additional Work for Water Main Relocation Middle School (\$2,720.41)
- COR #73 – Additional Cost to Find Water Main Incorrectly Shown – Area #2 (\$8,049.50)
- COR #75 – Additional Soffits in Auditorium (\$5,070.00)
- COR #77R1 – Additional Support Chiller (\$27,366.31)
- COR #78R2 – Cost for Additional Power & Tel/Data (\$11,077.14)
- COR #79 – Added Double Glazing for Acoustics (\$2,234.59)
- COR #80 – Additional Power at Rooms 202, 206, & 213 (\$2,652.17)
- COR #81 – Additional Work to Extend Sanitary Force Main to Restroom Building (\$91,364.39)
- COR #82R1 – Added Junction Box for Flush Valve Voltage (\$2,271.01)
- COR #84R1 – Additional Trap Primers at WWTP (\$4,250.54)
- COR #85 – Concession / Restroom Building (\$444,338.90)
- COR #86A – Lecture Hall – Floor Boxes Only (\$8,760.35)
- COR #86B – Lecture Hall Seating (\$28,647.22)
- COR #87 – Conduit for Future Sprinkler System
- COR #88 – Snow Fence for Student Parking (\$4,906.75)
- COR #90 – Cord Reels in Kitchen #147

- i. Motion – Theresa McNulty
- ii. Second – Paul Vieira
- iii. Vote – Approved

Simon Tempest presented the May 2013 Monthly Invoice Package. All invoices were sent to the Committee for review prior to the meeting.

- a. The Committee voted to approve Collaborative Partners Invoice #101017-33, in the amount of \$46,405.00 for Owner's Project Management services during the month of May 2013.
  - i. Motion – Theresa McNulty
  - ii. Second – Paul Vieira
  - iii. Vote – Approved
  
- b. The Committee voted to approve Ai3 Invoice #0032B-1003, in the amount of \$34,323.45 for Basic Services during the month of May 2013.
  - i. Motion – Paul Vieira
  - ii. Second – Theresa McNulty
  - iii. Vote – Approved
  
- c. The Committee voted to approve Ai3 Invoice #0032E-1003, in the amount of \$10,897.00 for Extra Services during the month of May 2013.
  - i. Motion – Theresa McNulty
  - ii. Second – George McCabe
  - iii. Vote – Approved
  
- d. The Committee voted to approve Fontaine Bros' Application for Payment #21 in the full amount of \$3,081,150.08 for Work completed during the month of May 2013.
  - i. Motion – Trish Lugo
  - ii. Second – Paul Vieira
  - iii. Vote – Approved
  
- e. The Committee voted to approve the following Briggs Engineering invoices in the total amount of \$639.00 for construction testing services through May 11, 2013.
  - 1. Briggs Engineering invoice #65384 in the amount of \$118.00, dated 4/20/13.
  - 2. Briggs Engineering invoice #65489 in the amount of \$209.00, dated 4/27/13.
  - 3. Briggs Engineering invoice #65671 in the amount of \$312.00, dated 5/11/13.
  - i. Motion – Paul Vieira
  - ii. Second – Trish Lugo
  - iii. Vote – Approved

## **MOVING MEMORIALS**

Corporal Craig picture memorial, will need new home in the new School Library or elsewhere. Tori Snelgrove monument CP/Paul Vieira talked to parents; they would like it to be located in front of the new school, we need to look

at a location for it. We I have Tori's Dogwood? tree on site and it can put back in the new location with the monument. Do. We should Invite who associated Corporal Craig and Tori' parents when relocating. (Talk to GLA)

Other Business

The next Building Committee meeting has been tentatively scheduled for Monday, June 24<sup>th</sup> @7PM.

The meeting was adjourned at 8:59PM.

- i. Motion – Paul Vieira
- ii. Second – Greg Gurney
- iii. Vote – Approved

**Future Meetings/Events:**

<b>Date</b>	<b>Time</b>	<b>Group</b>	<b>Location</b>
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		<b><i>Substantial Completion</i></b>	
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.*