

# East Bridgewater High School Building Committee



## Meeting No. 57

Date & Time: 7:00 pm Monday 15 July 2013  
Location: EBHS – CP Trailer

### Attended (✓) Name, Affiliation

#### East Bridgewater High School Building Committee

- |                         |                   |
|-------------------------|-------------------|
| ✓ David Floeck, Chair   | ✓ Elizabeth Hayes |
| ✓ Paul Vieira           | ✓ George McCabe   |
| ✓ Patricia Coppola-Lugo | ✓ Theresa McNulty |
| ✓ Dave Foley            | ✓ Kevin Smith     |
| ✓ Greg Gurney           |                   |

#### Collaborative Partners (CP):

- ✓ Simon Tempest
- ✓ Kate Schroth  
Joe Naughton  
Paul Kalous

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The meeting was called to order by Chairman, Paul Vieira at 7:02PM.

#### Public Attendance:

Three members of the public attended the meeting, two of them East Bridgewater residents and CP asked them to state their reason for attending so the Committee could answer their questions first.

- Resident, Chris Cole, was the first to speak said he had concerns about the landscaping that has been going on at the site thus far. Cole questioned the quality of the landscape saying that the trees in the island are not below finished ground, the mulch is above, and there is burlap over the roots. He also wanted to know who was in charge of watering the plants because there is no irrigation system on site yet. CP responded by saying that we will pay attention and will have the landscape architect take another look at the trees. CP will make sure the trees are getting watered to the best of our ability. The irrigation system does not include the islands. The courtyard has been planted and watered; all of the exterior planting have a one year warranty. CP went on to state that the grass and fields has not gone in yet because they cannot be established without an irrigation system, grass will be planted in the fall.
- Laurie Mansfield from Viking Sports also attended and spoke the meeting. Laurie expressed concern with the concession stand delivery because there is a 6 week lead time and it will probably not be operational for the first game. She asked how big the access doors will be on the concession stand side and wants to make sure the coolers and tables will be able to fit through the doors.
- CP responded by stating that the shop drawings are with the architect now. The concession stand will have double doors that equal 5' across, comprising a 2ft door and a 3ft door. CP asked that Laurie to measure what she needs to get in and out of the concession are CP/Ai3 will make sure the door be adequate. Ai3 recommends a single door, rather than double doors, for security reasons. Laurie asked about surplus stainless steel tables at the old High School and CP told her that she might be able to get them from the kitchen (CP will get together with Viking Sports parents to see

what they can take). She also asked when Viking will be able to get into the snack bar and CP told her they will confirm this when they have a final date.

- Samantha Tray from WADT also attended the meeting. She did not have any specific questions, she Was just there to take notes for a brief radio report the following morning.

#### Meeting Minutes

The Committee voted to approve meeting minutes #54, dated June 7, 2013.

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

The Committee voted to approve meeting minutes #55, dated June 10, 2013.

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

The Committee voted to approve meeting minutes #56, dated June 24, 2013.

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

#### **PROJECT UPDATE**

##### **C of O ADMIN AREA**

CP said that they received the Temp C of O agreement from the building inspector today, 7/15, and should have it in hand this week so the Admin can move in. There is an issue with the public coming in the building since exterior areas are not scheduled to be finished by contract until 8/15. The school is still a construction site and public is not authorized to walk the building/site freely. The building is going to be finished before the site, so for the time being, the public will not be allowed in the building until the 8/15 date. CP and FBI created a direct path from the old school to the new school admin wing for them to use until the site work finishes.

##### **GENERAL SCHEDULE UPDATES**

- WWTP testing started 7/15.
- Football turf is going down now.
- Concessions stand will be ready for the first football game 9/13 but utilities will probably not be operational.
- FF&E is going according to plan and is currently about 80% complete. FF&E installers have been cooperative and movers have been flexible.

## **SITE WORK and EXISTING HIGH SCHOOL DEMOLITION**

David Floeck asked CP how the 8/15 date affects the demo timeline. CP responded by saying that per contract we cannot get into the old school for demo until 9/1, which was the original date, so the timeline is not effected. David Floeck asked if planting grass will take place before winter on the demo site. CP responded by saying that building demo will take 6 months and consequently planting on that part of the site is scheduled for Spring 2014. CP went on to state that FBI is trying to get all the site work complete, 3<sup>rd</sup> lane in, drainage, and utilities before school starts, but the wetlands replication will not be done in time because that was not part of the original timeline. This will not affect School opening August 28<sup>th</sup>. Another issue that has come up is the moving of the central school "Victory Garden". The garden is in the way of site work that needs to get done to stay on schedule. Parents & Kids planted the garden and it is on school property. It is not the responsibility of FBI to move it, since it is not part of the contract. Currently the construction fence goes around it, but the garden needs to be moved by the beginning of August. Apparently a new location for the garden has not been decided, CP will look into it. with John Haines at EB DPW. Paul Vieira stated that he does not want moving the garden to hold up the project.

## **IT INSTALLATION**

CP said that they have had some ongoing issues with the IT & telephone installers, but that phones will be in by the end of the week and operational. The existing phone numbers will be ported over from the old school when Admin staff move in to the new building CP needs to set up a time for phone training with Paul Vieira's Admin team on the phone system. Teacher training will be scheduled after School starts. The main server from the old school is here and back feeding the entire School district via the fiber link installed by CommTract. Information from the old servers will be transferred to the new servers over in time.

## **GYM/ATHLETICS**

Paul Vieira request some time ago that additional card readers to be installed in the gym wing. To save wear and tear on the front gym entrance, he stated that the exterior doors outside the locker rooms go directly to the fields should have key card readers so coaches can use them. Also, the coaches would be able to control locker room access if there were key card readers on them. CP to get a price on the 3 card readers Paul requested. Paul Vieira expressed the need for a gym floor covering to be on site by the first big event. Beth Hayes asked if there were enough outlets in the cafeteria for voting. CP responded that there are not a lot but probably sufficient if plug strips were used. Paul Vieira replied the gym would be better for voting than other locations because there is a direct entrance (CP to look at outlets that could be used for voting booths). Paul Vieira said that we need to get additional athletic equipment on site. It was suggested that we bring some nets from Strong's Field, but moving the nets from those fields to the new site is not an option because they are still games being held there. Paul said that we need to get new nets for the new school the existing are in terrible shape. Trish Lugo asked if they are getting turf maintenance equipment and CP said yes it is part of the contract. Trish Lugo asked if they are getting a paint machine for the turf and CP a new paint machine with other capabilities is being provided. Paul Vieira stressed that Fall sports are fast approaching and soccer goals with wheels, nets, and other sports equipment needs to be on site. CP brought up the issue with ordering the Life Fitness equipment. and asked if they want on site for the school opening. David Floeck and Paul Vieira both want the fitness equipment here for the school opening. Paul Vieira went on to say the old fitness equipment offered by the Y only has 3-4 years left and will need maintenance, so he prefers new equipment. CP said that the fitness equipment was bid out to a number of companies and the most competitive was Life Fitness with a price of 59k. Beth Hayes asked where the

budget will be if they commit to new fitness equipment and CP responded by saying that they will still be working with \$200k surplus, that number has not changed.

The Committee voted to approve new Life Fitness Equipment (FF&E) in the total amount of \$59,470.

- i. Motion – George McCabe
- ii. Second – Theresa McNulty
- iii. Vote – Approved

## PROJECT BUDGET

David Floeck is concerned with how much the irrigation system is going to cost and would like to get pricing from another company to compare. CP said that we will look at other companies to compare and make sure we are getting the best price that we can. Trish Lugo asked if the irrigation system could be rebid and CP stated that we cannot take it away from FBI, but we can look at another price to compare (the initial price went up from 250k to 299k because of plastic pricing). David Floeck is also concerned contingency and the budget being so tight. He is concerned that we might come upon hazmat or other problem when the old school comes down. Paul Vieira wants additional card readers for the gym wing and Beth Hayes asked if the card readers could wait. CP will get a number for the card readers. Beth Hayes asked why the 60k for spots equipment was not budgeted for originally. Paul Vieira responded by saying that they have 2 sets at church street, but they have played sports at the other fields for 35 years and need new equipment because sports were not played on the school site in the past. David Floeck followed up by saying that the synthetic turf needs to have goals with wheels and they cannot use the soccer goals they have because the sharp edges that will rip the turf. Ai3 said we could get out of the State Bid list and have it sold to us directly and not through FBI to bring the price down. David Floeck asked if that number could come down and CP suggested that we might be able to get it through Nancy Lohrer. Ai3 said that they get this list purchased for the new Marshfield School directly and give the information to Paul Vieira.

CP distributed and reviewed an updated PCO Log dated 7/1/13. Pending change order requests (CORs) include all CORs that have been reviewed by CP, Ai3 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 #91R1 – Price changed from \$357,147 to \$368,860 (the \$357,147 was approved in the past and the Building Committee wants to hold them to that number).

COR #93 – No issue.

COR #83 – During snow DPW plowed against the fences and knocked them down (CP has pictures to verify). CP needs to investigate.

Simon Tempest presented the June 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 #101017-34, in the amount of \$47,992.50 for Owner's Project Management services during the month of June 2013.
  - i. Motion – Theresa McNulty
  - ii. Second – Paul Vieira
  - iii. Vote – Approved
  
- b. The Committee voted to approve Ai3 Invoice #0033B-1003, in the amount of \$20,414.60 for Basic Services during the month of June 2013.
  - i. Motion – Theresa McNulty
  - ii. Second – Trish Lugo
  - iii. Vote – Approved
  
- c. The Committee voted to approve Ai3 Invoice #0033E-1003, in the amount of \$698.78 for Extra Services during the month of June 2013.
  - i. Motion – Beth Hayes
  - ii. Second – Theresa McNulty
  - iii. Vote – Approved
  
- d. The Committee voted to approve Fontaine Bros' Application for Payment #22 in the full amount of \$2,822,985.56 for Work completed during the month of June 2013.
  - i. Motion – Theresa McNulty
  - ii. Second – Trish Lugo
  - iii. Vote – Approved
  
- e. The Committee voted to approve the following Briggs Engineering invoices in the total amount of \$1,072.00 for construction testing services through May 25, 2013.
  - 1. Briggs Engineering invoice #65829 in the amount of \$966.00, dated 5/18/13.
  - 2. Briggs Engineering invoice #65933 in the amount of \$106.00, dated 5/25/13.
  
  - iv. Motion – Theresa McNulty
  - v. Second – Paul Vieira
  - vi. Vote – Approved
  
- f. The Committee voted to approve the following Comm-Track Corp invoice (#3419316) in the total amount of \$36,929.00 for new fiber optic cabling through June 22, 2013.
  - vii. Motion – Theresa McNulty
  - viii. Second – Beth Hayes
  - ix. Vote – Approved

**FIELD HOUSE**

Trish Lugo asked about field house repairs and how much would they cost, 25k? She expressed concern that if the building was torn down that John Robak wouldn't have enough space. CP responded by saying that it would save money by knocking it down, renovating will cost more than knocking it down. John can set up shop in the WWT building

which is huge. Trish Lugo said that CP should bring John Robak his new work space so he can see where he will be working (CP will show John the space). David Floeck followed up by saying the field house building looks terrible next to the new School and it should be taken down. CP said the cost to renovate it would be prohibitive, and that it is an eyesore and there are condemned gas heaters inside.

## **OUTSTANDING ISSUES**

CP said that there is a scope change request by Ai3 on the WWTP for Don Martinage the WWTP engineer. CP did not have it on hand but is about \$ 8k and CP wants to know if the committee will approve this extra fee. David Floeck said to hand the bill over to FBI since it was caused by their delays and CP should talk to Don Martinage about it in the meantime. Ai3 stated that we need to make Martinage gets paid because they have gone above and beyond to get ready for DEP inspections. CP added that DEP trusts Martinage implicitly. David Floeck wanted to know who pays the tank pumping bills and how many gallons does the town own. CP responded by saying FBI owns all pumping until the system is brought online and approved by DEP, the Town's exposure is minimal. David Floeck added that FBI needs to get Martinage Engineering to do the work for the plant to be ready to be approved by DEP handed over to EB Dept .of Health to run

## **MEP SYSTEMS**

The HVAC cooling pipe leak will be fixed. The cooling mains sprung a leak early Sunday morning when a Victualic compression coupling broke. Sagamore HVAC and ServePro are assessing the extent of the water damage. Ai3, CP, David Floeck, and Paul Vieira will also do a walk through to assess the damage. CP will also talk to Fontaine to see how the schedule is affected. David Floeck has some concern and stressed that issue needs to be fixed appropriately. He said that they should bring in an independent person for the testing and not just leave it up to Sagamore's insurance carrier. CP said that they are going to bring in a 3<sup>rd</sup> party to go up against the insurer to make sure what needs to be done is done. Ai3 stressed that they need to make sure everything is like new when the school moves in. David Floeck said that he wanted to bring the Committee through the building after the meeting but public is still not allowed. CP stated that the fans are running through the night and the manufacturer is being brought in to look at the defective coupling. David Floeck asked how we know that other coupling units will not have the same problem. CP responded by saying he will figure it out when people come in to look at the problem. A committee member asked how much water got into the building. CP responded by saying that the water was shut off right away and the damage was minimized, but that they did not know the exact amount. CP/FBI/Sagamore is meeting this week to get more information on the failure. David Floeck asked the Committee how they want to be updated on how the cooling leak issue is being fixed; and the consensus was that David will be the point person and will keep the committee updated through email.

## **Other Business**

The next Building Committee meeting has been tentatively scheduled for Monday, July 29<sup>th</sup> @7PM.

The meeting was adjourned at 8:55PM.

- i. Motion – Paul Vieira
- ii. Second – George McCabe
- iii. Vote – Approved

**Future Meetings/Events:**

<b>Date</b>	<b>Time</b>	<b>Group</b>	<b>Location</b>
29 July 13	7:00 PM	Building Committee Meeting	CP Site Trailer
30 July 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
06 Aug 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
12 Aug 13	7:00 PM	Building Committee Meeting	CP Site Trailer
13 Aug 13	1:00 PM	Construction Progress Meeting	CP Site Trailer
15 Aug 13		<b><i>Substantial Completion</i></b>	
20 Aug 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.*