

# East Bridgewater High School Building Committee



## Meeting No. 58

Date & Time: 7:00 pm Monday 29 July 2013  
Location: EBHS – CP Trailer

### Attended (✓) Name, Affiliation

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#### East Bridgewater High School Building Committee

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|-----------------------|-------------------|
| ✓ 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
- ✓ Andy Vo
- Joe Naughton
- Paul Kalous

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

#### Meeting Minutes

The Committee voted to approve meeting minutes #57, dated July 15, 2013.

- i. Motion – Theresa McNulty
- ii. Second – Dave Foley
- iii. Vote – Approved

#### PROJECT UPDATE

##### C of O ADMIN AREA & BUILDING

CP stated that the new school should get the C of O and Substantial completion by August 19<sup>th</sup> so the entire building can be occupied. Paul Vieira stressed that the teachers are going to be coming in on that date to unpack their belongings and he also needs to train kids on the 19<sup>th</sup> on how to give orientation tours. CP followed up by saying that it will be a Temp C of O, but is normal until punch list is complete. The reason that we could not get a Temp C of O for the Admin area in July was because the building inspector said the site work outside the building was not safe. The public currently cannot go in the new building. Admin are moving into the new building 8/12. FBI should be wrapping up in the auditorium and gym the week of the 12<sup>th</sup> as well.

## **GENERAL SCHEDULE UPDATES**

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

Block retaining walls at the 3<sup>rd</sup> lane are in, grading and drainage is being worked on now (and will be delivered by 8/19 latest). 2/3<sup>rd</sup>s of the parking lot will have a top coat and will be completely finished for the opening; the final 1/3<sup>rd</sup> will not have a top coat because trucks will still be driving on it to get to the concession stand area and wetlands replication zone. All of the parking lot will be striped signed, handicapped accessible, and useable. The final 1/3<sup>rd</sup> will get a top coat when the, concession stand wetlands replication work is complete. The road to Plymouth Street will also not have a top coat on it, but will be temporary striped and usable (the final paving top coat will be done after 3<sup>rd</sup> lane is complete). There was concern by a committee member about how holding out on the top coat will affect the parking lot. CP assured the committee that there should not be an issue because the testing showed a high compaction percentage when the initial paving went down (the base coat is down now). David Floeck has concerns about the condition of the Plymouth Street entrance when the school opens. He stated that kids will be walking to school from Plymouth Street and some parents might be dropping kids off by the entrance to avoid traffic on the site. David estimates that there are 50-70 kids that walk to school from Plymouth Street and maybe 150 kids walking in and out of the site per day. FBI needs to ensure we have a clear walkway that is handicapped accessible. The walkway also cannot go through the parking lot. CP to work with FBI to figure out a safe temporary walking path for the students until the 3<sup>rd</sup> lane and main parking lot are finished. David Floeck stressed to CP that the temporary walking path cannot cut through traffic. CP stated that the back ½ of the parking lot is designated for student parking and the front ½ for faculty. Paul Vieira also stressed that the temporary walkway needs to be paved. CP has also spoke to FBI about trying to get the gates closed off hours. CP has caught members of the public on the site taking pictures and playing on the turf field. CP is very concerned because people are entering the site from the 3<sup>rd</sup> lane construction area which is very dangerous and advised FBI to tighten up security.

### **IT INSTALLATION/PHONE**

Brian Kiely asked about the security camera schedule. CP said that they cannot confirm because the IP address given to the camera programmers by the Town was not correct. All of the cameras now need to be re-programmed now and that may cost up to \$14,000. CP is working with Ai3 to get a better price. David Floeck asked if Rob King could reprogram the cameras and CP said that the job is too big for him to do. The phones will be ported over from the old school to the new school 8/12. Windstream are installing the phone system and as a sub to Griffin electric. A committee member said that there was a printer, still packed in a box on the floor, which got wet in the flood. CP responded that the machine was a paper handling system and it did not get damaged; CP has already looked at it and there is foam packing in the bottom of the box so water did not touch the actual machine.

### **MOVE SCHEDULE**

It is the intent that Admin and the Superintendent will be moving permanently into the new school 8/12. The movers are coming this week to move everything over from the old middle school and high school to the new high school. They will also be moving the 3<sup>rd</sup> grade boxes to the middle school. Paul Vieira mentioned that Barbra Polese wants her record room in the basement moved Friday, 8/2. CP is talking to James Fluevog from Chartwells and the EB Board of Health about moving the food over and stocking the freezers for the beginning of school. CP stated that there are two ducts

sweating in the cafeteria room, and this is a result of the door being open for workers (and the cooling system unit not being controlled fully yet).

## **WWTP**

WWTP was inspected by DEP 7/25 and there were no problems. There were no issues with the system. The only issue that requires work is the missing monitoring well. DEP needs the monitoring well so they can monitor the flow if the ground water at the leach field FBI said that the wells were not in the drawings and they were not aware of having to keep them. DEP also requires a signed contract from Whitewater the operator. The WWTP cannot come online until the kids get to the school because it needs a certain amount of waste to be fully operational (currently using the trash holding tanks). CP and FBI to decide who owns pumping once the tank is brought online. It is a 15,000 gallon tank pumping at 9 cents a gallon. CP to look at when the tank will be handed over to the school. David Floeck stated that FBI owns pumping until the system is brought online. CP followed up by saying plant could go online now because it past DEP inspection. David Floeck replied that it cannot go online without the missing monitoring well and DEP did not sign off on it so they do not own it yet. CP stated that they need to make sure all of the cleaning chemicals are out of the plant before it is turned over. David Floeck wants to know who owns the monitoring well that is missing? Does the civil engineer own it, or the testing company? CP will look into. Brian Kiely said that he thinks it was paved over. As of this meeting, CP cannot find on the plans where it says to maintain the well. FBI said that the plans do not tell them to maintain the monitoring wells. CP is surprised that no one was told that the wells need to be maintained. The work needs to get done to bring the WWTP online. David Floeck asked why the cost falls on the Town. CP responded by saying, put the monitoring well in and argue about who is paying for it after so the system can be online for school.

## **FOOTBALL FIELDS**

The football field has been installed, the problem now is keeping kids off until it is opened. CP and spoke to FBI about tightening up the site security so the public cannot just walk on. CP has caught kids playing football on the turf and has thrown them out. Brian Kiely said that the police have been keeping an eye on the site during off hours. Paul Vieira will tell all of the coaches to relay the message to their athletes. David Floeck asked CP where the electricity is on the side of the field. CP explained that they talked George out of putting a conduit under the track because it will be a major project/expense if we go back and do it now. CP reported that George McCabe was OK with it. near the field, and The press box lift will not be signed off on by the inspector before the first game; the lift has the same inspection requirements as an elevator, so needs to be signed off on before it can be used.

## **CONCESSION STAND**

Concession stand shop drawings are getting approved now, the full package should be back from Ai3 by 8/2/13. The concessions stand will not be ready for 9/13. John Moretti wants the football first game to be at the new field. Since the concessions building will not be open, a temporary solution would be to use the school bathrooms and set up tents for concessions. Paul Vieira will tell the teams that concessions building will not be up and running.

## **FF&E**

FF&E install is going as planned, Friday 8/2 is their last day on site. Only a few pieces of furniture will be late. The PO has been processed for the Life Fitness equipment; the company is now asking for an additional \$1,818.60 because the machines were bid as separate units. CP talked to Nancy at FF&E and she does not think they can hold at the \$59,470

price. CP will talk to Nancy again. CP asked David Floeck and Paul Vieira if they would go with another manufacturer if we cannot get the original price; they responded by saying if the quality is equal than they would be OK with it, but questioned why we could not get the original price from Life Fitness, they do not want to pay the additional \$1,818.60.

## **OUTSTANDING ISSUES**

The window in the girl's bathroom on the 1<sup>st</sup> floor needs to be addressed. Paul Vieira stressed that this issue needs to be taken care of ASAP. David Floeck asked why FBI could not just frost the glass. CP said that the issue would be taken care of by the next HSBC meeting 8/12. The Victory Garden is being moved today, 7/29. Paul Vieira asked where it was being moved to, and David Floeck told him that the school is trying to find a new spot. Brian Keily said that they will plant a new garden in a new location next Spring.

## **MEP SYSTEMS**

The commissioning agent is coming in to go through all systems in the new school on August 14<sup>th</sup>. CP wants to look at control package before they come and try to control the temperature in the cafeteria. All of the HVAC units are currently running. RTU #9 needs a condensate pan installed and RTU #10 has an issue that FBI is fixing currently. Sagamore said initially that the condensate pan was not specified, but the Engineers confirmed it was specified and they need to install it. RTU #8 works separately from the other units and is valved off (only runs when there is a big even in the gym). Kevin Smith asked why the unit does not have an automatic valve? CP answered by saying it was not designed with one. Kevin Smith added that it is strange that this one unit is not automatic. David Floeck stated that there was water damage in the training room because the drip pan was not installed on RTU #9, CP to follow-up on repairs. Sagamore Plumbing have redeemed themselves, all that needed to be done is done. CP to check and see if the greywater tank is operational. A committee member was asking how the school can get to the shut off valve for RTU #8. CP said that they might be able to get a platform so the valves could be reached. Brian Kiely said that it is complicated to get to the shut off valve. CP will figure out the best way to access the valve. Kevin Smith suggested that maybe a chain operated valve could be installed. CP said that an offset chain might work, they will look into it.

## **PROJECT BUDGET**

David Floeck is concerned with how much the irrigation system will cost. CP will try to get other bids, but if they are considering going with another company Fontaine will require references, bonds and insurances. David Floeck thinks that the number is too high at the current quote of \$299,000 (which went up from the original alternate price \$225,000). The back fields behind the Central School are going in this fall and it makes sense to install the system in these fields as they are installed. The wells are not being installed until a later phase. David Floeck suggested that we break out the price for the irrigation system for the back fields so the work can get done this fall. Theresa McNulty agreed and said that it makes sense to get the piping and heads in for the back fields. CP responded by saying that Chris Cole is working on getting a price for the irrigation system from H2O Irrigation in Kingston. CP will also talk to Barcellos and Kane. CP stated if we choose to go with a different irrigation company, it needs to be a company that we can trust that has a track record and that has the proper insurances. Brian Kiely said that he will look into the company that did the Belmont Street soccer fields. Building Committee is to vote on irrigation system at the next meeting, 8/12. The irrigation

prices that will be presented will have the back fields broken out to David Floeck can see if there is a difference in cost. The overall consensus of the Building Committee was that it would be foolish not to install the back field irrigation system this fall.

Paul Vieira asked about liquidated damages. He stated that the building was to be delivered 6/24 and it still has not been complete. He wants to know at what point does the Building Committee go after the money for the project being late? CP responded that liquidated damages are not intended as a penalty, but rather to cover costs the Owner incurs as a result of delays. At this stage it would be difficult to prove that the Owner has incurred any additional costs.

CP distributed and reviewed an updated PCO Log dated 7/25/13. 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 #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 #98 – The storage containers next to the football field have been moved already 3 or 4 times, George is to move the equipment he needs out of them. Paul Vieira asked why the school is keeping the old equipment when they are getting new equipment. Paul Vieira then said that they might as well keep the equipment until spring and get rid of it later on. Move the equipment to the new storage containers after the 8/19. The school also owns the trailers to the side of the field and is in charge of taking them off site.
- COR #96 – David Floeck questioned the amount of \$19,729 for the additional handrail in Rm 222. CP explained that the railing is required because there is elevated equipment on the balcony that needs to be accessed. David Floeck questioned why it was not designed to code. CP said they would look into it; maybe Ai3 could change the proposed design to a knee wall or cables which would be cheaper. David Floeck said that he does not understand why Ai3 does not own this change because it was their mistake. CP responded by explaining the railing in the boiler room was not a foreseen change, CP will go back to Ai3 on the Error and Omissions list. Even though the railing was missed it is still needed. CP further explained if it were included in the drawings there would have been additional costs originally, the Town is now paying around a 20% premium since the work was not part of the competitive bid.

The Committee voted to approve Change Order #6 which includes all previously approved CORs listed below in the total amount of \$469,036.74.

- COR #39 – Wood Shop Equipment Modification (\$-2,886.00)
- COR #48R2 – Additional Steel Framing at the Exterior Soffit between Column Lines AH and AE along Column Line 4 (\$9,770.00)
- COR #89R1 – Furnish and Install Modular Precast Concessions Facility (\$103,417.04)
- COR #91R – Additional Costs Associated with Adding a Third Lane and the Site Entrance (\$357,147.00)
- COR #93 – MDF Rack Power Modifications to Support UPS Devices for Owner Provided Servers and Switching Equipment (\$-3,892.00)
- COR #95 – Additional Costs Associated with the Replacement of a Failed Gate Valve at the Existing Water Line (\$2,468.75)

COR #98 – Additional Costs Associated with the Removal of the Existing Storage Containers at the Football Field (\$3,011.95)

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

Other Business

The next Building Committee meeting has been tentatively scheduled for Monday, August 12<sup>th</sup> @7PM.

The meeting was adjourned at 8:40PM.

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

**Future Meetings/Events:**

<b>Date</b>	<b>Time</b>	<b>Group</b>	<b>Location</b>
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 Temporary C of O</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.*