

East Bridgewater High School Building Committee



Meeting No. 61

Date & Time: 7:00 pm Wednesday 11 September 2013
Location: EBHS – School Main Office Conference Room

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
- Andy Vo
- Paul Kalous

Fontaine Brothers Inc (FBI):

- ✓ Jamie Blume

The meeting was called to order by Paul Vieira at 7:08PM.

Meeting Minutes

The Committee voted to approve meeting minutes #59, dated August 12, 2013.

- i. Motion – Theresa McNulty
- ii. Second – Paul Vieira
- iii. Abstentions – Beth Hayes, George McCabe
- iv. Vote – Approved

PROJECT UPDATE

GYM & GYM EQUIPMENT

- Gym will be released tomorrow, 9/12. The gym floor is dry and ready. The edge of the walking track will be installed 9/12.
- Eight pieces of the fitness center equipment will be arriving Tuesday, 9/17.
- Fall Sports equipment will be arriving starting tomorrow, 9/12.

ATHLETIC EQUIPMENT

Fall Athletic Equipment has been ordered and the first delivery will be coming tomorrow.

FOOTBALL FIELD/ CONCESSION STAND

- Ai3/CP/FBI and Building Inspector are walking the turn field next Tuesday, 9/17. The field should be released next week. FBI has installed temporary gates until the permanent gates are delivered. The Building Inspector will not allow games to be played on the field until the concession stand is open. The Temp C of O will state how the field can be used. The concessions stand is still scheduled for delivery 10/14 and has a 4-5 day install time on site.
- George McCabe asked how the Discus & Shot put is going to fit next to the field behind the fence. He is concerned there is not enough room and the school will lose equipment in the wetlands (CP to look at with George McCabe and measure out). CP suggests that maybe we add a net that extends up to block discus from going into wetlands.
- The Kromer "Field Commander" is the multifunctional 35k machine that DPW wants for site/synthetic turf field maintenance. The machine was talked about at the Owner's Meeting this week and John Moretti said that if the school really needs this machine than he would contribute 15k and the Building Committee could contribute 20k to cover the cost. A groomer is included with the field, but need something to pull it with. Paul Vieira asked if the machine could be pulled with a field tractor or "Gator" George McCabe suggested that this is an issue between DPW and the Maintenance Department. The Kromer also is able to line the fields, but John Roback already has a line machine. David Floeck added that the synthetic turf field only needs to be brushed monthly to pick up lose debris and fibers that have come loose and that equipment was supplied with the field . George McCabe asked if the sweeper element would just be for the field, or the track as well. Jamie Blume of FBI responded that he would check with the manufacturer/installer and report back. CP asked for direction from the Building Committee on the Kromer, and the consensus was that this machine is not urgent and purchasing can be discussed again after the demo of the old school. David Floeck stated that the Kromer should go on the "wish list" with other items that are not urgent. The "wish list" will be prioritized at the end of the project after the remaining budget is evaluated.

BUILDING SECURITY

- CP stated that Shannix has to work overnight to the alarm and swipe cards up and running. Paul Vieira said that the school is only working with 6 or 7 master keys. He has his custodians all working around 1 key which has caused him to have to pay overtime. Paul is also working the Athletic Director and coaches to open and close the building after games. Paul Vieira, and selected staff, to get Fob program training again after the school Zones have been programed by Shannix.
- Cameras are being reprogramed with the correct IP address and need to be connected to the Police Department ASAP this is major security issue.

IRRIGATION SYSTEM

CP has gone through the irrigation prices, evaluated the numbers, and Jamie Blume from Fontaine was present to answer questions about the irrigation price. The \$225k number that was given on bid date is not obtainable (the sub who provided the number is out of business and FBI believes that number was not reliable). The irrigation material prices have increased substantially over past 2 years and are tied to the price of oil. Because FBI has continued with site work without an irrigation decision being made, now prevailing wage labor costs are higher as well. The new price that CP and FBI has to present to the Building Committee is \$335k. FBI stated irrigation wells are expensive, Griffin has already demobilized so they have to be brought back onsite for the electrical work, labor rates have gone up, and the sleeves need to be exposed because they are now buried. FBI presented CP with \$363k, which CP worked with FBI to reduce to \$343, and finally \$335k. CP and FBI stressed that a decision needs to be made of the irrigation system because material costs are increasing weekly at this

point. FBI stressed that they also cannot use nonunion labor since they are signatory to the laborers union. The wells are installed in Phase 4 and the well estimate is based off of the civil engineers report of where the water table is located. Paul Vieira asked what the big rush is to get the irrigation system in now, if the wells are not installed until Phase 4. CP responded that the sprinkler pipes and electrical need to be installed before Sod can go down for the back fields, Sod needs to be planted in the Fall to be established (the sprinkler piping will be brought online when the well is installed).

After FBI left the meeting the Committee discussed the new number of \$335k that was presented to them. The consensus of the Building Committee was that they do not want to rush into this decision and want to weigh their options. CP added that FBI has the right to not let other contractor onsite until their contract is over; but the fact that they are allowing the committee to weigh their options shows that they are willing to work with them and are honest. The committee wants to make sure FBI's price of \$335 is competitive so they want to get one more irrigation bid (CP has a bid from H2O of \$380k, not including electrical). The committee will wait until they are presented with a 3rd price to vote on the irrigation system.

The Committee decided to vote in principle on FBI's quote of \$335k as the most competitive price, granted the additional bid does not come in lower.

- i. Motion – David Floeck
- ii. Second – Theresa McNulty
- iii. Vote – Approved

CP will hold a meeting 9/18 at 4:30pm to present the Committee with additional information on the irrigation system. At this time, a final vote on the irrigation system will be made.

DEMO

- CP explained that Patriots Environmental is going after demolition the new section of the old building first. The cameras were taken out of the school by the Police Chief and can be used at other schools. The goal is to have the building down by February. After the building is down the retaining walls will go up and then the fields in March 2014. Abatement will take 3 months and 4 months to demo (superstructure will be demolished quickly, but foundation will take time). The faculty and staff have everything out of the old school. The demo company now own what is left in the building, it is part of their contract to dispose of it The only thing that the school still owns in and has to remove from the old building are the hazardous chemicals (CP has an estimate for removal).

The Committee voted to approve Clean Harbors Quote #1691342, in the amount of \$13,075.01 for hazardous chemical removal in the old school.

- i. Motion – Paul Vieira
- ii. Second – Beth Hayes
- iii. Abstentions – George McCabe
- iv. Vote – Approved

- David Floeck asked what the parking plan is with the Town Hall. CP responded that the Police Department has moved their SWAT Team vehicles to the lower lot, freeing up more parking. A gate has also been opened at the Central School so additional parking at the school can also be utilized.
- David Floeck asked why there is a hole dug in front of the Town Hall. Jamie Blume of FBI responded they needed the sand. The sand/gravel quality by the Town Hall is better draining material which can be put under the field The grade level will be changes eventually in Phase 4. The new field going in on the demo site will be 20' below Plymouth Street with parking up-top for the Town Hall.

MEP SYSTEMS

- The problem with the chiller has been diagnosed. The chiller was tripping out because a pump was not operational. A pump switchover happens automatically. Kevin Smith stated that a changeover should only happen when the chiller is down. CP said that the boilers are being tested tomorrow, 9/12, to make sure they are operational for 10/15. Kevin Smith stated that the boilers should be running all of the time for reheat; this will also kill the humidity in the building. CP believes the system should be under control when boilers are on.

WWTP

- The WWTP is up and running and is pumping treated effluent to the middle school. The tanks were seeded Friday, 9/6, and have been processing (there was odor from the seed). The 2 pumps that send to the Middle School were malfunctioning, FBI and CC helped fix the issue. The pumps can't run unless they are completely submerged.

OUTSTANDING ISSUES

- Cassandra Sign is working on the dedicated street signs.
- The lettering over the Library entrance needs to be adjusted so it is visible from the hallway; Beth Haynes added that the lettering needs to be adjusted before the ribbon cutting 11/29.
- Bollards to be added at gas main and generator, CP to add bollards.
- Paul Vieira met with Christmas on the Commons planners and told them potentially the Cafeteria and Gym could be used for the event. David Floeck asked the Building Committee if the Cafeteria makes more sense. Paul Vieira responded by saying a floor covering is still needed for the gym and if the gym cannot be used he needs to tell the Christmas on the Commons planners. Paul added that the floor covering will be needed for graduation as well. CP stated that the floor covering will cost about 50k and is currently on the "wish list", but money has been set aside in the budget. David Floeck said he will feel better about spending money on the "wish list" after the old school is taken down and we know there are no problems. The gym floor covering is currently put on hold. George McCabe would like to see the Christmas on the Commons in the Gym as well as graduation. David Floeck concluded that the parade route has not been decided, it might be at the middle school. Paul Vieira said that he could offer up the Cafeteria and Auditorium if we are waiting on the gym floor covering.
- Traffic around drop-off and pick-up time is still being evaluated. Between 7:15-7:25 the Plymouth Street entrance is backed up; once the turn is made into campus traffic moves quickly.
- Committee stated that the old maintenance shed should be included with the old school demo; there is room for storage in the WWTP.

PROJECT BUDGET

CP has added "wish list" items discussed at the Building Committee meetings into the budget so the overall remaining budget includes these items. The budget shows \$250k Contingency being held for demo. There is a little risk when it comes to the retaining walls that will be installed after demo; the retaining walls are based on PARE's drawings. Water has been an issue in the past and the committee wants to be very conservative with the remainder or the budget until the building has come down.

CP distributed and reviewed an updated PCO Log dated 9/5/13. 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 #28 - Additional COR #028 Underdrain System per RFI #139 is on hold (includes drainage discussed).

PR #41 - Add junction boxes & power for EBCTV support at field – CCTV will be paying for this change.

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

1. The Committee voted to approve Collaborative Partners Invoice #101017-36, in the amount of \$53,678.75 for Owner's Project Management services during the month of August 2013.
 - i. Motion – George McCabe
 - ii. Second – Beth Hayes
 - iii. Vote – Approved

2. The Committee voted to approve Ai3 Invoice #0035B-1003, in the amount of \$11,609.40 for Basic Services during the month of August 2013.
 - i. Motion – Theresa McNulty
 - ii. Second – Paul Vieira
 - iii. Vote – Approved

3. The Committee voted to approve Ai3 Invoice #0035E-1003, in the amount of \$1,933.80 for Extra Services during the month of August 2013.
 - i. Motion – George McCabe
 - ii. Second – Paul Vieira
 - iii. Vote – Approved

4. The Committee voted to approve Fontaine Bros' Application for Payment #24 in the full amount of \$1,641,344.21 for Work completed during the month of August 2013.
 - i. Motion – George McCabe
 - ii. Second – Paul Vieira
 - iii. Vote – Approved

5. The Committee voted to approve the following Briggs Engineering invoices in the total amount of \$808.00 for construction testing services through July 27, 2013.
 1. Briggs Engineering invoice #66665 in the amount of \$202.00, dated 7/06/13.
 2. Briggs Engineering invoice #66850 in the amount of \$476.00, dated 7/20/13.
 3. Briggs Engineering invoice #67078 in the amount of \$130.00, dated 7/27/13.
 - i. Motion – George McCabe
 - ii. Second – Paul Vieira
 - iii. Vote – Approved

6. The Committee voted to approve the following FF&E invoices in the total amount of \$265,247.00.
 1. BBE Office Interiors invoice #15562 in the amount of \$2,295.84, dated 8/07/13.
 2. Clean Cut Solutions invoice #102297 in the amount of \$23,011.50, dated 7/09/13.
 3. Fisher Science Education invoice #8734922 in the amount of \$7,628.39, dated 6/26/13.

4. Hillyard Inc invoice #600756948 in the amount of \$10,726.47, dated 7/08/13.
5. Midwest Technology Products and Services invoice #2046526-00 in the amount of \$2,218.75, dated 7/01/13.
6. Midwest Technology Products and Services invoice #2046526-01 in the amount of \$22,232.48, dated 7/09/13.
7. Midwest Technology Products and Services invoice #2046526-02 in the amount of \$5,004.36, dated 7/01/13.
8. Midwest Technology Products and Services invoice #2046526-03 in the amount of \$4,094.53, dated 7/08/13.
9. Monitor Equipment Co., Inc. invoice #6196 in the amount of \$82,317.31, dated 6/24/13.
10. Monitor Equipment Co., Inc. invoice #6201 in the amount of \$71,294.07, dated 7/01/13.
11. Monitor Equipment Co., Inc. invoice #6204 in the amount of \$1,466.76, dated 7/08/13.
12. Monitor Equipment Co., Inc. invoice #6207 in the amount of \$10,280.56, dated 7/10/13.
13. Monitor Equipment Co., Inc. invoice #6220 in the amount of \$2,417.98, dated 7/31/13.
14. New England Fitness Distributors invoice #IN24633 in the amount of \$1,290.00, dated 7/09/13.
15. Parco Scientific invoice #PU93096 in the amount of \$990.00, dated 6/21/13.
16. Pro-Quip Inc. invoice #20044 in the amount of \$17,978.00, dated 6/21/13.

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

7. The Committee voted to approve the following Culp Design invoice (#2013-67) in the total amount of \$175.00 for Website Hosting through August 21, 2013.

- i. Motion – Beth Hayes
- ii. Second – Theresa McNulty
- iii. Vote – Approved

8. The Committee voted to approve the following Mackin invoice (#361765) in the total amount of \$177,728.36 for Library books through July 26, 2013.

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

9. The Committee voted to approve the following HP invoice (#553123386) in the total amount of \$201,960.32 for HP computers/software through July 24, 2013.

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

10. The Committee voted to approve the following KenMark Office invoices in the total amount of \$128,199.72 for Printers/Copy Machines through August 26, 2013.

1. KenMark Office invoice # INV60957 in the amount of \$102,064.98, dated 7/12/13.
2. KenMark Office invoice # INV61893 in the amount of \$4,018.40, dated 7/31/13.
3. KenMark Office invoice # INV62400 in the amount of \$21,711.34, dated 8/13/13.
4. KenMark Office invoice # INV62832 in the amount of \$405.00, dated 8/26/13.

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

11. The Committee voted to approve Ai3 Contract Amendment #13 in the amount of \$2,750.00 for design and engineering services for the Post-Construction Indoor Air Quality Study in new Jr/Sr School.

- i. Motion – Beth Hayes
- ii. Second – Paul Vieira
- iii. Vote – Approved

The meeting was adjourned at 9:35PM.

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

Other Business

The next Building Committee meeting has been tentatively scheduled for Wednesday, September 18th @4:30 PM.

Future Meetings/Events:

Date	Time	Group	Location
17 Sep 13	1:00 PM	Construction Progress Meeting	CP Trailer
18 Sep 13	4:30 PM	Building Committee Meeting	Admin Main Office Conference Room
23 Sep 13	7:00 PM	Building Committee Meeting	Admin Main Office Conference Room
24 Sep 13	1:00 PM	Construction Progress Meeting	CP Trainer

These notes will become part of the project record as written, unless corrections or additions are received in writing within 6 days of distribution.