

East Bridgewater High School Building Committee



Meeting No. 63

Date & Time: 7:00 pm Monday 23 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
- Andy Vo
- Paul Kalous

The meeting was called to order by Paul Vieira at 7:15 PM.

Meeting Minutes

The Committee voted to approve meeting minutes #60, dated August 26, 2013.

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

The Committee voted to approve meeting minutes #61, dated September 11, 2013.

- i. Motion – Theresa McNulty
- ii. Second – Dave Foley
- iii. Abstentions – Paul Vieira, Kevin Smith, Greg Gurney
- iv. Vote – Approved

PROJECT UPDATE

BUILDING DEMO

- Simon Tempest at CP gave an update on the old high school demo. The demo will begin in the first week of October and the entire building should be down by the beginning of February 2014. The old school small maintenance building currently has no access from the new school and it will more expensive to renovate it than it will to demo it; CP believes it will cost between \$10-15k to knock the small maintenance building down (CP is

working on getting a hard number). The small building can come down at the same time as the old school. The materials and machines that are currently stored in the small maintenance building should be moved to the new WWTP storage as soon as possible.

SOD v SEED

- The irrigation install has begun and the seed needs to be put down by mid-October sod by mid-November. CP advised the Building Committee the Town would save about \$72k if seed were put down instead of sod, which is the material specified. Seed is about 50% cheaper than sod. Seed is more work to maintain early on, but ultimately roots establish a better field than sod. David Floeck stated that he believes kids could be playing on a sod field quicker than seed. CP clarified that either type of field cannot be used for 14 months regardless so they can get established, as stated in the spec; if sod was used the kids could not get on the field quicker. If the field is used within the 14 month period, the warranty would be voided. The lower fields will be planted Fall 2013, and the top fields Spring 2014. If seed was used, an athletic mix would be put down. Both seed and sod have a maintenance agreement per contract the landscaper owns maintenance and mowing until the fields are accepted. The overall cost for Sod is \$145k and seed is \$72k. Several Committee members stated that they wanted to stick with sod which was originally specified, even though the fields cannot be used for 14 months and the seed would save significant money. Furthermore, members asked to view the submittal package for the sod after it is approved by the landscape architect to review grass specs.

The Committee decided to vote to move forward with laying sod on all fields as originally specified and not take the savings offered by Fontaine.

- i. Motion – George McCabe
- ii. Second – David Floeck
- iii. Vote – Approved

HVAC/PLUMBING

- CP reported that they have composed a letter and are going to have the project council look over it. The letter is putting the two HVAC flood events, and other issues on record and notifying FBI, Sagamore, and their bonding companies of the issues to date. In case of latent defects in the systems.
- As of today, the boilers are not running. Kevin Smith stated that by now the boilers should be running 2 CP responded by reassuring the Building Committee that the issues with the HVAC system is going on record and the letter will be sent once the lawyer has reviewed it. Sagamore Plumbing and Heating have been an issue from the beginning of the project and have been not quick to respond to the issues in the school. CP is working with Ai3 to get G&V the Design Engineer onsite. CP has also been talking with the Commissioning Agent and working to get them onsite as well; although the Commissioning Agent will not come out until all of the commissioning paperwork is signed by Sagamore. Sagamore has repeatedly ignored requests for the information to be provided. The Committee is very concerned that the boilers are not running and the school does not have heat. The school is not required to have heat until 10/15. But that date is fast approaching. CP let the Committee know that because of the ongoing issues, payment has not been released to Sagamore. Payment will be released when flood issues are fully resolved, boilers are running properly, and all HVAC issues fixed throughout the building. FBI and CP have stressed to Sagamore, time and time again, that the school has been opened for 2 months and the system is not yet commissioned. Sagamore was working on the boilers the day before the boiler room flood and the boilers have not worked since. CP will call Sagamore again and insist they are onsite tomorrow working on the boilers. CP will update the Building Committee on progress with the boilers tomorrow.
- The Grey Water tank has failed, and the school is currently using Town mains water. Currently, the grey water tank is ½ full and did not transferring to city water automatically. The system needs to have an

alarm installed on it to notify someone when the pumps are malfunctioning. Potentially the seed sewage that was used in the tanks could have caused the pumps to malfunction.

WWTP

- CP has obtained a price from HubTech for the fiber line that needs to be hooked up at the WWTP; the current estimate is about 10k. The fiber link is not in the scope of work so there is a question about who will pay for the work (the Board of Health or the project). The WWTP services more than just the new school. Currently the Central School and Jr/Sr High School are using the WWTP; The Town Hall and Fire Department are not. George McCabe stated that he believes that the fiber hookup is part of the project. The fiber connection creates a pathway through the computer system to the WWTP. The consensus of the Committee was that the fiber connection should be paid for with project money, but a second estimate is needed because 10k is too much money for the work that needs to be done. CP will provide a revised number at the next building committee meeting.

BUDGET

- The Committee discussed how the remaining money in the budget should be prioritized once the old building comes down. David Floeck stated that a Priority List (wish list) should be created which includes both athletic equipment and academic supplies. The turf field grooming machine was discussed as one of the items that should go onto the Priority List. Originally, the DPW and Custodians wanted the school to purchase the Kromer machine that would maintain all of the fields at the new school. The Kromer is a "5 in 1" machine but only one person can use it at a time. When discussed further, it was stated that a tractor or gator could be used to pull the turf grooming machine, although the lining machine that the school currently owns is not functional. DPW & Brian Kiely are doing more research on what machines are required.
- CP is working on getting gym floor covering pricing and samples to present to the Building Committee. Eventually the school will need to purchase the floor covering. The gym Floor covering is on the Priority List.

SYNTHETIC TURF FIELD

- Paul Vieira stated that the school has 3 major varsity sports, football, soccer, and field hockey. He is very concerned that the sewn in field hockey lines are dashed on the turf and not solid. CP responded by saying the dashed lines are guide lines and the field hockey lines will be painted on because if they were permanently stitched in the turf would be broken up too much. Field hockey lines are curved and soccer/football lines are straight. CP will look through past meeting minutes and provide evidence showing approval of the current field line layout.

OLD SCHOOL CHEMICAL MOVE

- CP noted that disposal of the chemicals from the old school is the responsibility of the Owner it was originally thought that this was part of the demo scope, but the HazMat consultant Universal Engineering indicated that is not. The cost of the disposal approximately \$15k.

OTHER

- Bollards at the gas meter are on the project's running list and will be in place shortly.
- Monuments need to be relocated. Paul Vieira will work with Beth Hayes and George McCabe to find potential sites for the monuments brought down from the old school. Some old monuments are currently being stored at the DPW. Fontaine has the Torie Snelgrove and FBI agent monuments'. DPW removed all others to their yard ?
- The lettering about the library entrance needs to be fixed before the ribbon cutting, along with the street signs and the permanent EB Jr/Sr High School signs on Rte. 18 and Plymouth St.

- The track has been dedicated to George McCabe. George McCabe Track sign needs to be installed somewhere in the stadium. The Building Committee needs to decide on a location the semicircular wall in front of the School was suggested.
- The card swipe fobs came in today and Paul Vieira has them (he has also been trained on how to program them). Key blanks are still not on site.
- The Building Committee is still concerned about the first two levels on the auditorium seating. The Committee wants the first two rows removed, bolts taken out, and new carpet put down. CP discussed the auditorium seating with Ai3 and they stated that all of the model school auditoriums are tight and do not have orchestra pits, and during design the EB insisted on having 800 seats in the auditorium. Ai3 followed up by stating the auditorium is ADA accessible and build to code with the 800 seats. CP to look into options of making changes.

The meeting was adjourned at 9:12PM.

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

Other Business

The next Building Committee meeting has been tentatively scheduled for Tuesday, October 15th @7:00 PM.

Future Meetings/Events:

Date	Time	Group	Location
15 Oct 13	1:00PM	Construction Progress Meeting	TBD
15 Oct 13	7:00PM	Building Committee Meeting	EBHS Main Admin Conference Room

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