

# East Bridgewater High School Building Committee



## Meeting No. 65

Date & Time: 6:00 pm Monday 4 November 2013  
Location: EBHS – School Main Office Conference Room

### 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  
Paul Kalous

#### Other

- ✓ Brian Kiely
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The meeting was called to order by David Floeck at 6:04 PM.

### Meeting Minutes

The Committee voted to approve meeting minutes #63, dated September 23, 2013.

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

The Committee voted to approve meeting minutes #64, dated October 15, 2013.

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

### PROJECT UPDATE

#### HVAC/PLUMBING

- CP & FBI continue to have issues with Sagamore Plumbing and Heating. The most recent of which was the boilers did not automatically turn on Monday morning, 11/4, and the heating loop temperature was 51 degrees at 6:30AM. Brian Kiely came in and reset the boilers and they started-up. An error code had tripped and needed to be reset, in haste to restart the boilers Brian Kiely not note what the error was. When Sagamore was contacted about the issue, they stated that the issue was not warranty work and they would not come out right away. The system has not yet been commissioned and training has not been completed. CP is working on getting the PM for Sagamore on site. It is unacceptable for the boilers not to fire. CP & FBI are not sure what the issue is, but the boilers system should maintain a temperature and Monday morning it was not. Kevin Smith stated that the system should have a bi-pass to run in manual mode. CP responded that they hesitate to put the system in manual mode since it does not resolve the problem. Brian Kiely is scheduled for training on the system this week, 11/7.
- The Commissioning Agent from Foreman will be onsite 11/6 and will go through the system. The Commissioning Agent is hired by the MSBA to make sure the system is runs properly. CP stated that the system and building systems need to be tested before we move forward with any action against Sagamore.
- CP/FBI are holding all retain age on Sagamore until all issues are resolved and the system is accepted by the commissioning agent and will notify the bonding company if we have any more big issues.
- CP suggested that maintenance personnel document all failures so they get on project record. We will need that information should we have to pursue a legal remedy. CP/FBI can trend data from the roof top units to have a record of all the alarms; logs should be printed daily.

#### **WWTP/GREY WATER**

- The WWTP has had issues with the pumps, but is currently running. White Water has come out to look at the pump problem and it is under control. Potentially the problem was that the pumps sat there for a long time after they were installed and before they were in use; the issue is covered under the warranty.
- The control system is still not hooked up, but the parts are on order; the system should get hooked up by Hub Tech this week.
- The Board of Heath came out to look at the WWTP and is happy with how it is operating.

#### **SYNTHETIC TURF FIELD/TRACK/BALL FIELDS**

- The C of O was turned over for the press box Friday, 11/1.
- Paul Vieira asked why there is a void in the bleachers to the right of the press box. It is not an issue, he was just curious. CP to look into.
- Paul Vieira is concerned with ice forming on the bleachers. At a game last week the bleachers were very slippery; what can be used on the bleachers to melt the light layer of ice? CP has called the bleacher company and is awaiting a response. Ice melt or any salt melt can definitely not be used because the bleachers are aluminum and they will corrode very quickly.
- The sod is down on the ball fields. Sod will be completely finished by November 15<sup>th</sup>, the deadline.
- The Committee is still concerned about fly balls going into Rte. 18. It was reported that Marshfield has a similar issue and they put in a 35' net to block balls from going into the road and the net was still not high enough. CP to talk to FBI and look at before fence is installed. Potentially there could be a net extended above the fence along Rte. 18.
- The Civil Engineer is currently reviewing the potential location for the shot put throwing area. George McCabe and Simon walked the site and potentially the shot put can be thrown at the end of the turf field. A pre-cast pad could be put on the track surface at the end of the turf and the athletes could throw into the turf. The shot put could not be put in the specified area because there is not enough room, the turf field light is in the way, and the wetlands would pose a problem because kids would msthrow into the woods and lose equipment.
- The javelin potentially can be thrown at the football practice fields by the cafeteria. George McCabe stressed that 200' of throwing space is needed in order to host large meets.
- The football scoreboard is still an issue with the school and parents. The Building Committee asked if the football scoreboard and the ball field scoreboard could be switched and the ball field scoreboard that is not onsite yet be upgraded. CP will look into this option. Paul Vieira stated that the synthetic turf field scoreboard does not display

what is needed for football, such as downs and yards to go. CP stated that adding to the scoreboard would be likely be very costly; the scoreboard that was installed was approved by the Town. CP will look at all the upgrade options

## **CONCESSION STAND**

- The concessions building will now be delivered on Veterans Day, 11/11. The reason the delivery was moved from 11/7 to 11/11 was because the windows were not installed. The 11/11 date actually works better for the school because it is Veterans Day holiday and school traffic will not be an issue. The 11/7 date conflicted with school dismissal and pick-up traffic would have had to be re-routed. The concession stand will be delivered on 3 flatbed trucks and requires a crane.
- Simon Tempest (CP), John Moretti (EBPS), Mac White (FBI), and Jamie Blume (FBI) took a trip to pre-fab concessions factory and saw the status of the building first hand. United Concrete Products feels the pressure to get the building onsite. CP also showed progress photos of building
- Sagamore will be doing the final plumbing hook up for the concession stand.

## **DEMO**

- The back half of the new wing of the old EBHS has come down so far. The demo is ongoing.
- Patriots Environmental reports doesn't anticipate additional costs because they have not come upon anything they were not prepared for (currently there is no increase, but no savings).
- CP was given a quote of \$30k to demo the little field house building by Patriots. CP is working on getting a revised quote. Patriots are already mobilized onsite and potentially the small building demo would not take more than 2 or 3 days the cost seems high.

## **AUDITORIUM**

- The drawings do not show an orchestra pit and the current seating layout is to code. The bottom 2 rows on the auditorium seating are flat per ADA regulations (wheel chair needs to sit on a flat surface and the person in the wheel chair is required to sit shoulder to shoulder to the person in the fixed seat beside him). The Building Committee wants the bottom 2 rows pulled out and the carpet replaced. Ai3 designed the Auditorium to fit 800 seats and meet ADA code, which it currently does. CP will walk the Auditorium with the Building Committee after the meeting and review options.
- It was reported that the stage floor boards don't line up and create a tripping hazard. CP will look at the floor again with FBI. It was reported that the stage flooring material does not give the correct friction for dancers. The floor surface is Masonite, which is a change from what the spec calls for. The change was made since the Architect has had issues with the specified stage floor at other locations. The installed floor is the state of the art for theaters according to the Architects. Masonite was used because sets are screwed into the floor (damaging the floor over time) and it is an easy, cheap material to replace as needed. Paul Vieira is concerned because the public want to use this facility. Unfortunately the project the flooring was changed from wood to Masonite without the Owners knowledge. CP will look into when this change took place and how the situation can be rectified.

## **BUDGET**

- David Floeck asked that the Design Error and Omissions list be reviewed and the Committee gets some answers as to why they are paying for additional work to be fix what was designed incorrectly. CP has an E/O column in the COR log and has been tracking what work falls under design issues. CP will review the list with Ai3 and the Owner
- Paul Vieira stated that there was a meeting scheduled with Ai3 to discuss their punch list. Ai3 went through the punch list process and told the school that they put a dollar amount to work not completed on the punch list known as a monetized punch list. Paul Vieira asked why contractors don't just take a

pay cut and not finish the work. CP responded that Ai3 will put a cost on the work that will make them come back and finish.

## OTHER

- The wetlands replication is complete and signed off on.
- FBI is working on the Plymouth Street EB Jr/Sr High School entrance signs.
- The Ribbon Cutting is scheduled for Wednesday, November 27<sup>th</sup>, at 4pm. The interior street signs are scheduled to be installed this week and the library lettering fixed as well. There is a COR for the library lettering change for about \$1,700. CP is trying to get a revised price. Another potential option is to bump out the existing letters with extra oak wood left of site. CP will talk to FBI.
- CP is working on getting pricing for the George McCabe Track lettering to be etched into the wall at the end of the track. Cassandra sign is working on a quote.
- Bollards have been installed outside the boiler room.
- DPW has all of the monuments stored currently. Paul Vieira, Beth Hayes, and George McCabe walked the site and picked out locations for the monuments. The Torie Snelgrove monument will need a concrete platform; CP/FBI working on pouring it.
- Paul Vieira asked the Committee if we should have a Google Docs list of all of the items we discuss in the meetings. CP can use it to display the current status of the issues. This list would be for items that are not on the Architects punch list.
- Paul Vieira reviewed the gym floor cover sampled from Covermaster and chose the Ultima 3000. CP will get a final quote of the floor covering along with 2 other prices from other companies of the same quality.
- David Floeck discussed adding a list of education items to the project "wish list". He is concerned there are educational items that the Committee has deleted which could potentially be purchased at the end of the project. Paul Vieira stated that classroom furniture should go on the "wish list" because class sizes are growing and more desks/chairs potentially could be needed.
- Beth Hayes mentioned that EB Jr/Sr High School Project updates on the website could potentially be stopped at the date of the Ribbon Cutting, 11/27. She said there would be a redirect fee to keep the website up. The Committee decided that website updates would stop at the end of November 2013.
- CP asked why Lacrosse goals are part of the Spring Sports Equipment listed for purchase. Paul Vieira stated that Lacrosse goals can be taken off of Spring equipment purchase list. CP also mentioned that FBI owns a high jump mat and standard under the base contract. Paul Vieira confirmed that therefore we only need one new high jump mat and standard so we can also take the additional mat off the list.

The meeting was adjourned at 7:45PM.

## Other Business

The next Building Committee meeting has been scheduled for Tuesday, November 12<sup>th</sup> @6:00 PM.

## Future Meetings/Events:

Date	Time	Group	Location
12 Nov 13	1:00PM	Construction Progress Meeting	CP Office (old COA)
12 Nov 13	6:00PM	Building Committee Meeting	EBHS Main Admin Conference Room

25 Nov 13	6:00PM	Building Committee Meeting	EBHS Main Admin Conference Room
26 Nov 13	1:00PM	Construction Progress Meeting	CP Office (old COA)
10 Dec 13	1:00PM	Construction Progress Meeting	CP Office (old COA)
16 Dec 13	6:00PM	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.*