

East Bridgewater High School Building Committee



Meeting No. 68

Date & Time: 6:00 pm Monday 16 December 2013
Location: EBHS – School Main Office Conference Room

Attended (✓) Name, Affiliation

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

Ai3

- Scott Dunlap
- ✓ Daren Sawyer

Other

- ✓ Brian Kiely EB DPW
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The meeting was called to order by David Floeck at 6:12 PM.

Meeting Minutes

The Committee voted to approve meeting minutes #66, dated November 12, 2013.

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

The Committee voted to approve meeting minutes #67, dated November 25, 2013.

- i. Motion – Theresa McNulty
- ii. Second – Dave Foley
- iii. Vote – Approved
- iv. Abstained – David Floeck

PROJECT UPDATE

HVAC/PLUMBING

Ai3 and CP are working on a game plan to push Sagamore and the HVAC Subcontractors. Ai3 come to the Building Committee Meeting tonight to answer questions about the boiler lock out and the RTUs still not functioning correctly. CP is working to get a representative from DAC Sales on site this week. RTU 1-4 have been reprogrammed and are working now, RTU 5-10 will be reprogrammed 12/23. CP/Ai3 are pushing to get Annex Air on site with the new program sooner. David Floeck asked at what point does the Building Committee bring in a 3rd party? CP responded by stating Sagamore has been more responsive now than they were in the past. Ai3, CP, and David Floeck met prior to the BC meeting tonight and decided that the HVAC issues need to be resolved by 1/6/14. David Floeck presented this date to the Building Committee and the Committee agreed all HVAC issues need to be resolved by 1/6/14 or they will bring in a 3rd party. Ai3 worked up CP after the last BC meeting, 11/25/13, and put together a letter to Fontaine Brothers regarding Sagamore. The letter stated Sagamore, and their Subs, need to be more responsive to the issues that are going on with the boilers and RTUs. Since the letter was released, all parties have been more responsive, but issues have not been resolved. Ai3, CP, FBI, and the Commissioning Agent have been meeting on a weekly basis and pushing Sagamore and their subs to complete the Deficiency Log created by the Commissioning Agent; once the Log is complete, the Commissioning Agent will work through Final Commissioning. The system can be fixed, just need the knowledge to do so. CP has a 3rd party ready to step in if need be on 1/6/14. CP and Ai3 have been documenting all the issues for record. The Mechanical Engineer, Griffin & Vary, have been involved and also pushing Sagamore and their Subs. Progress is being made in the weekly HVAC meetings, but need all issues resolved. The Boiler manufacturer, DAC Sales, is expected at the next HVAC meeting; DAC has not been very responsive.

Vic Coupling Sprinkler Leak

The leak occurred at a swing joint at the expansion joint. The Vic Coupling was not installed properly and the gasket in the joint seal was pinched. The trapped gasket caused the small leak at the Auditorium entrance. CP will let the bonding company know and get the leak on record so if it happens again the school is covered. The ceiling was cut to access the leak; it was fixed in off hours and did not affect the students. The Building Committee wants reassurance that another coupling will not fail; this is the 2nd failure of the same part because of an install error. Ai3 suggested FBI should look at the As-Built Drawings and do random checks at couplings that are easily accessible to see if there is evidence of moisture.

SOLAR PANELS

Solar Panels were discussed early on in the project, but CP felt that they did not have enough information to move forward and questioned the long-term effects on the building. The gym was constructed to have solar panels installed after the project is complete at the Town's discretion. CP talked to the Town's Energy Consultant in March 2013, but the consultant wanted a fee to do the work. David Floeck asked if the solar panels would produce enough energy to get money back and would it be worth it over 15 years; who would own the maintenance? Brian Kiely has been talking to Doug Stevens and stated that the roof space is leased and the maintenance is done by the energy company, not the Town or school. The panels are not fastened to the roof, just held down. Doug Stevens, the Energy Consultant, can provide more information if the Building Committee is interested.

FIELD LAYOUT/RETAINING WALL

The Plymouth St. wall around the ball/soccer fields cannot be constructed as originally designed. The design calls for a Geo-grid system which needs a 25' clearance from the wall to the property line; the design doesn't provide the correct setbacks. The Civil Engineer proposed that the walls be moved in and simplified; when the walls are moved in, more room is created by Mr. Haines's property. Even with the wall adjustments, the Geo-grid system cannot be

used at the Haines property line. The only option to keep the soccer field at regulation size and provide enough clearance behind the goal, is to fill the blocks with concrete. A trench would be dug for the blocks and they could be dropped in and filled with concrete causing no to minimal impact on the neighboring property. David Floeck asked what the financial impact of the design change would be. Ai3 stated that the intent of the design was never to touch the neighboring property. Ai3 believes the proposed field design needed to be within the constraints of the site with appropriate setbacks; if the contractor agreed to the drawings after initial review, Ai3 believes FBI should own the cost of design changes. Ai3 and FBI will discuss the wording in the specs in relation to original drawings and work with the Civil Engineer to review options.

The Town Hall wall around the Plymouth St. fields also needs to be adjusted. Town Hall utilities present a potential issue and design impact on the initial wall layout. The Civil Engineer is trying to relocate the wall so the Town Hall utilities will not have to be moved; if the utilities need to be moved there would be an additional cost. The Town Hall utilities were not on the original contract drawings. The Geo-grid system will also not work along the Town Hall, the blocks will need to be filled with concrete to minimize the potential impact on utilities. The new wall placement still includes a 15' buffer beyond the end lines to the walls. David Floeck stated that these fields are multipurpose and the school needs to get as much green space as possible. The wall adjustment cost by the Town Hall would potentially be a Building Committee cost because the utilities were not marked on the contract drawings.

The Building Committee does not want the wall design to impact the Haines property, but wants the fields to have maximum green space; changing the design and filling the blocks with concrete is the best option at the property line. CP told the Committee that the cost impact cannot be projected currently because it is not known how much concrete will be needed; once the wall layout is finalized, a concrete cost will be estimated. CP asked the Committee if the garden at the top of the wall by Plymouth St (across from the Commons) could be adjusted or removed from the design. The Committee stated that they want to keep the garden because it connected the site to the commons, which was the original design intent. The Civil Engineer asked CP to present the idea of removing/adjusting the garden to the Committee because removing the garden could help minimize the cost impact by the Haines property; by removing the garden the grading could be adjusted changing the wall height, in turn minimizing the concrete needed to fill the blocks. David Floeck asked if the wall around the field is padded, Ai3 will check the spec, but they believe it is owned in the project.

The Committee voted to use the Geo-grid system everywhere but by the Haines property line and along Town Hall. The Building Committee wants to maximize green space while having minimal impact on surrounding property/utilities.

- i. Motion – David Floeck
- ii. Second – Beth Hayes
- iii. Vote – Approved

CP explained to the Committee that Fontaine has to do more exploration to determine the depth of the Town Hall utilities; the utility companies have marked the pipe locations. If the gas line and waterline need to be moved, or are hit during wall construction, it would potentially be at the expense of the Committee. Fontaine asked the Committee to pay for utility exploration by CC; if CC hits a pipe it would be at their expense during exploration.

The Committee voted to allow CC to preform utility exploration, but not to exceed a total of \$800 in cost.

- i. Motion – Theresa McNulty
- ii. Second – Trish Lugo

- iii. Vote – Approved

BUDGET

CP distributed and reviewed an updated PCO Log dated 1/1/14. 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 #83 – FBI fence damage from snow removal. CP to talk to George Samia at the Town Hall (not approved for CO#8).
- COR #92R2 – Added Conduit in Gym Remove CAT6 in Lecture. The Building Committee approved to be in CO#8.
- COR #99 – Re-Program Access and Security Systems. CP has back-up for the work performed. The Committee approved to be in CO#8.
- COR #100 – The Building Committee approved to be in CO#8.
- COR #108 – Drainage under WWTP to tie in wells. The Committee did not approve for CO#8 and wants to negotiate.
- COR #116 – Connect tank over at Central School. Approved by the Building Committee for CO#8.
- COR #117 – Demo & Backfill Existing Drain Not on Drawings. Approved by the Building Committee for CO#8.
- COR #118 – Additional Rip Rap at WWTP. The Committee did not approve for CO#8 and wants to negotiate.
- COR #119 – Removal of Unsuitable Phase 1-3. The Committee did not approve for CO#8 and wants to negotiate.
- COR #120 – Adjusted Grades Sidewalks. Change was due to ADA slope and grading. The Committee did not approve for CO#8 and wants more information.
- COR #121R1 – Added Metal Panel Behind Library Signage. Approved by the Building Committee for CO#8.

The Committee voted to approve COR# 92R2, COR#99, COR#100, COR#116, COR#117, and COR#121R1 listed above and on the PCO Log dated 1/1/14 in the total amount of \$31,123.39. Ai3 will prepare Change Order #8 with these approved CORs by the next meeting.

- i. Motion – David Floeck
- ii. Second – Dave Foley
- iii. Vote – Approved

Simon Tempest presented the November 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 #101017-39, in the amount of \$31,192.50 for Owner's Project Management services during the month of November 2013.

- i. Motion – Beth Hayes
- ii. Second – Greg Gurney
- iii. Vote – Approved

- b. The Committee voted to approve Ai3 Invoice #0037B-1003, in the amount of \$7,122.67 for Basic Services during the month of October 2013.

- i. Motion – Theresa McNulty
 - ii. Second – Trish Lugo
 - iii. Vote – Approved

- c. The Committee voted to approve Ai3 Invoice #0037E-1003, in the amount of \$6,115.75 for Extra Services during the month of October 2013.
 - i. Motion – Theresa McNulty
 - ii. Second – Trish Lugo
 - iii. Vote – Approved

- d. The Committee voted to approve Ai3 Invoice #0038B-1003, in the amount of \$2,555.60 for Basic Services during the month of November 2013.
 - iv. Motion – Theresa McNulty
 - v. Second – Trish Lugo
 - vi. Vote – Approved

- e. The Committee voted to approve Fontaine Bros' Application for Payment #27 in the full amount of \$795,087.39 for Work completed during the month of November 2013.
 - i. Motion – Theresa McNulty
 - ii. Second – Greg Gurney
 - iii. Vote – Approved

- f. The Committee voted to approve the following FF&E invoices in the total amount of \$158,870.39:
 - a. Creative Office Pavilion invoice #174206-1, dated 9/11/13, for the amount of \$726.00.
 - b. Creative Office Pavilion invoice #174206-2, dated 10/24/13, for the amount of \$1,936.00.
 - c. Gym Source Northeast invoice #1473775, dated 9/17/13, for the amount of \$820.00.
 - d. Portland Pottery South Inc invoice #216533, dated 7/12/13, for the amount of \$1,880.00.
 - e. W.B. Mason (Rebid) invoice #582162, dated 9/25/13, for the amount of \$27,003.47.
 - f. W.B. Mason invoice #582162, dated 9/25/13, for the amount of \$97,460.50.
 - g. W.B. Mason invoice #574433, dated 8/2/13, for the amount of \$29,044.42.
 - i. Motion – Theresa McNulty
 - ii. Second – Beth Hayes
 - iii. Vote – Approved

- g. The Committee voted to approve the following Hub Tech invoices in the total amount of \$208,290.73:
 - a. Hub Tech invoice #60208, dated 8/9/13, for the amount of \$2,580.00.
 - b. Hub Tech invoice #60420, dated 8/26/13, for the amount of \$73,146.90.
 - c. Hub Tech invoice #60462, dated 8/29/13, for the amount of \$118,697.29.
 - d. Hub Tech invoice #60461, dated 8/29/13, for the amount of \$10,000.00.
 - e. Hub Tech invoice #60478, dated 8/30/13, for the amount of \$2,223.54.
 - f. Hub Tech invoice #61200, dated 10/29/13, for the amount of 1,643.00.

- i. Motion – Trish Lugo

- ii. Second – Theresa McNulty
- iii. Vote – Approved

h. The Committee voted to approve the following additional invoices:

- a. Comm-Tract Corp. invoice #3419332, dated 7/9/13, for the amount of \$4,525.00.
- b. Cambium Learning invoice #RI1159709, dated 8/22/13, for the amount of \$7,440.00.
- c. ABC Moving & Storage invoice #70382-15-13, dated 8/19/13, for the amount of \$36,225.67.

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

The Building Committee approved the November Invoice Package for the total amount of \$1,257,425.70.

SCOREBOARD

- The size and function of the stadium scoreboard continues to be an issue. CP has priced out a new larger scoreboard with additional features that could be switched out using the same supports for around \$6k. The scoreboard currently in place could be potentially used at another field in town. The new scoreboard would be larger with different mounts made to attach to the existing posts. The proposed scoreboard is used at the Marshfield High School, Committee members can view the scoreboard there, or CP can bring pictures to the next meeting.
- Ai3 checked the specs and there is no scoreboard for the youth baseball field.
- Ai3/CP to check the score board location for the upper fields below Plymouth St. The Building Committee is concerned about the scoreboard location/size and potentially would like to upgrade. The Committee would like a scoreboard with a 24" digit height, not 18". The ball field scoreboard has not been ordered yet, CP to find out the price difference. CP will discuss upgrade with Ai3 and FBI.

DEMO

- Currently there are no additional costs related to the demo of the old school.
- Demo should be done by the beginning of February.
- National Grid has been out to disconnect the power
- DEP wants to be notified when the fuel tanks are coming out of the ground. CP has been getting calls from the DEP and will notify them 24 hours in advance when the tank is scheduled to be removed.

BUILDING SECURITY

- The Resource Officer has asked to have the windows in his office tinted. The Officer's reasoning is when students are in trouble other kids can look into his office. The Committee stated that his concerns must be approved by Paul Vieira and it may be to the officer's best interest to leave the windows transparent. The Officer also asked that a few classroom windows be tinted for security lock down purposes. The officer stated that each room needs a corner where students could hide and not be

visible from the hallway; a few rooms current do not have this space. CP got an estimate for all of the window tinting the Officer asked for, the estimate was \$500. David Floeck stated that requests, such as this one, should come through Paul Vieira. David Floeck went on to address concern that the project is not over and a request such as this one, should be presented to the Committee at the end of the project. Floeck stated that the Committee worked hard to cut budgets in the programming stage to stay within budget; if it was a "must have" item it would have been included in the FF&E package. Additional sports and educational items should be put on a wish list and revisited at the end of the project if money is left in the budget.

- The school has not yet alarmed the building. Per the spec, for the alarm to be set currently all doors in the building need to be closed. The alarm is working, but the school wants the settings be adjusted so the doors do not have to be closed (Ai3 to give the subcontractor clearance to make the requested changes).
- CP to confirm the school cameras are connected to the Police Station.

OTHER

- The Building Committee asked if benches could be made from the old oak tree that will be taken down at the old school. Brian Kiely said that he will give CP the name of a lumber yard. CP has contacted a CT company who has a portable saw mill and got an estimate of \$75 per hour, but the school would have to take down the tree. Potentially benches could be made for the Library from the wood. The Committee wants Paul Vieira's input at the next meeting. The oak tree potentially could be cut down in 6' sections and wood stored at the DPW.
- Entrance sign lettering will be painted black in the spring so they will be more legible.
- The Committee asked is arrows will be painted on the Plymouth Street entrance; CP to look at specs.
- The Committee will vote on the Gym Floor Cover at the next meeting.
- The Committee decided to put the Spring Sports order on hold for now.
- David Floeck advised the Committee to hold money until the old school is down, the fields are complete, and we know drainage will not be an issue like it has been in the past.
- John Morretti asked the Committee to keep the storage building (voted to be demolished in a past meeting). John Moretti's reasoning is that the school needs extra storage. CP had a quote from FBI of around \$25k to demo the building. CP will get a number to restore the little building.

The meeting was adjourned at 8:53PM.

- i. Motion – David Floeck
- ii. Second – Beth Hayes
- iii. Vote – Approved

Other Business

The next Building Committee meeting has been scheduled for Monday, January 6th @6:00 PM.

Future Meetings/Events:

Date	Time	Group	Location
18 Dec 13	1:00PM	HVAC Commissioning Progress Meeting	CP Office (old COA)
26 Dec 13	12:00PM	HVAC Commissioning Progress Meeting	CP Office (old COA)
6 Jan 14	5:00PM	HVAC Commissioning Progress Meeting	CP Office (old COA)

6 Jan 14	6:00PM	Building Committee Meeting	EBHS Library
7 Jan 14	1:00PM	Construction Progress Meeting	CP Office (old COA)
13 Jan 14	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.