

**Permanent Building Committee
Minutes of September 18, 2013**

Present for the Building Committee was: Chairman Ellis Neofotistos, Harvey Gagnon, and Phil Thibault. Paul Jussaume arrived at 5:00 p.m. Also present was Dennis E. Piendak, Town Manager and Samantha Carver recording secretary. The meeting was held at the Historic Society Building at 1660 Lakeview Avenue, Dracut, MA.

The Chairman called the meeting to order at 4:38 p.m.

Town Hall Project

Present for the Town: Mark Hamel, Glen Edwards

Present from Johnson Roberts: Phil O'Brien

Present from Vertex: Jim Boudreau, Jon Lemieux

Mr. Boudreau began his update on the Town Hall Project. He reported that 75% of the footings are poured. Eight yards of the wall parallel with Champlain is poured. The remainder of the foundation will be poured next week along with the elevator area. There was a discussion on the water service off of Arlington Street and the drainage and electric through the lower parking area.

Mr. Boudreau reported that they over excavated the elevator and there may be a concern with compaction.

Mr. Lemieux discussed PCO#4 - Ledge within the building footprint. CTA has not signed it and they wanted three days at \$2,300/day additional general conditions. This is unresolved currently. There was a discussion on the fact that CTA could have been doing plenty to keep going if they had properly de-watered the site.

Mr. Lemieux discussed the change order figures and how they need to come to a resolution on this reservation of rights language. Mr. O'Brien stated this issue is pretty clear in the documents relative to reservation of rights language. He commented the front end language is pretty tight in the documents.

There was a discussion on the water and waste lines being done before the walls completed for the foundation so they don't have to open the wall up.

Mr. Neofotistos mentioned to Vertex that at the next PBC on September 25, 2013 Lyle Coghlin of CTA has been invited to come to the meeting to discuss and hopefully work out the reservation of rights language issue. Mr. Neofotistos invited Vertex to sit in on this meeting seeing that the same issue is coming up on the Town Hall project.

Budget

Mr. Lemieux brought a copy of the budget to date for the Committee's review. One item noted not being on the budget is the purchase of 26 Champlain Street being \$164,000. Mr. Piendak stated this property was purchased with money from the remainder of the Library project but should be noted in this budget.

Mr. Lemieux stated he will include the PCO list as they go along on the project. Mr. Piendak asked if they have received a cost to change the stairway orientation within the building. There was no cost received yet. Mr. O'Brien felt that it should be at no cost to the project.

Invoices

The Committee reviewed Requisition #2 from CTA Construction. Mr. Lemieux noted that C.O. #1 was removed due to the reservation of rights language and not coming to an agreement with CTA. With that change order removed the requisition is in the amount of \$202,897 and Mr. Lemieux was recommending payment. The Committee would like to see the Contractor sign the requisition and have the Architect certify it.

Mr. Gagnon made a motion to approve Requisition #2 from CTA Construction in the amount of \$202,897 subject to the Contractor signing it and the Architect certifying it along with the Project Manager. The Town will hold the payment until the original received. Mr. Thibault seconded the motion. The motion carried unanimously.

Mr. O'Brien discussed some issues on the project. He stated they have requested a sample panel to be put up. They will be using the same brick as they had on the Library Project. The water and sewer line will be installed and a trench will be dug into the bank. There were two options provided by the Contractor. One was to do the water and sewer lines which will be 10-12 days and the sidewalk would be blocked. The other is to do this in three stages. There was a discussion on the November 15th deadline and that no work in the street can happen after that date. There was a discussion on a request being sent to Verizon on the pole removal on Champlain Street trying to get a cost for that work.

Mr. Hamel stated that a meeting was held with Nitsch Engineering and it was his understanding they were going to try and reuse the tap. He will research this information for the Committee.

Invoices

Johnson Roberts Associates #14

Mr. Gagnon made a motion to pay Johnson Roberts Invoice #14 dated 09/11/2013 in the amount of \$14,913.02 as recommended by Vertex Construction. Mr. Jussaume seconded the motion. The motion carried unanimously.

Mr. Gagnon made a motion to pay Vertex Construction Invoice #18179 in the amount of \$20,403.75 for service through 08/31/2013. Mr. Thibault seconded the motion. The motion carried unanimously.

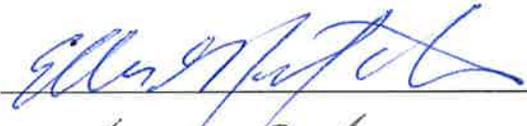
High School Project

Mr. Neofotistos reported that at the High School construction meeting this afternoon it was learned that the information that is to be distributed to the firms for the peer review was not yet available from Marshall Gary even though Mr. Neofotistos was told it was ready last week.

Adjourn

Mr. Gagnon made a motion to adjourn the meeting at 6:15 p.m. Mr. Thibault seconded the motion. The motion carried unanimously.

PERMANENT BUILDING COMMITTEE







_____ Absent: Doug Dooley _____