

**Permanent Building Committee
Minutes of January 21, 2015**

Present for the Building Committee was: Chairman Ellis Neofotistos, Harvey Gagnon, Phil Thibault, Michael McNamara and Paul Jussaume. Samantha Carver recording secretary. The meeting was held at the Historic Society Building at 1660 Lakeview Avenue, Dracut, MA.

Absent: Doug Dooley

Mr. Neofotistos opened the meeting at 4:30 p.m.

High School Project

Present from Hill International: Steve Broadhead, Kris Stephenson

Present from Mount Vernon Group: Frank Tedesco, Matt Schweitzer, Bill Peters

Present from CTA: Paul DuRoss

Present from the School Department: Andy Graham

Mr. Broadhead reported that there are three protests on PCO's as follows:

- #95 Lead Paint \$80,144.85
- #97 Crawl Space Protest \$52,125.42
- #175 Ledge Removal \$16,871.22

Mr. Tedesco stated that the specifications call for all painted surfaces assume are lead. The contractor has removed quite a bit under the contract at the canopy and in the connector.

There were several areas that had hidden conditions in the classrooms and other areas. Mr. Tedesco stated the steel is not always painted however the Lead Contractor came across things that were not seen and that's what this protest is about.

Mr. McNamara asked if there was an estimated cost on what was visible to try and compare to the non-visible areas. Mr. Tedesco made a suggestion to CTA to provide MVG with some type of estimate of area and they could divide it into painted areas to come up with a number. MVG will do a calculation and get it back to the Committee.

Mr. Neofotistos asked what portion of the building would have contained lead paint. The 1995 addition wouldn't have had any lead paint because of the regulations passed earlier. Mr. Tedesco stated that the joists and beams are painted for some reason even in the unseen areas. Mr. Tedesco stated that in the specifications it states assume the paint is lead. Mr. Neofotistos noted that there was some steel in the 1955 portion that was not painted at all.

Mr. Thibault asked if the hidden areas were tested before the paint was removed. Mr. Tedesco responded yes they were. Mr. Neofotistos asked about the test results and whether we had the test results somewhere. CTA stated they did have test results.

Present for this portion of the meeting was CTA's Sub-Contractor Abest Abatement and their subcontractor for the Lead Paint removal SMS.

Abest Abatement is stating they have not been paid anything from CTA. Mr. Sam Holmes had his legal counsel with him Ryan Rucki. The Committee took a consensus as to whether to allow his counsel to speak at the meeting because the Town was not represented by their Town Counsel. The Committee was fine with Mr. Holmes attorney speaking. Mr. Rucki explained the situation to date. They had gotten signed slips before any work was performed and CTA still has not paid them. Mr. Holmes account manager was present Karen Susi and she stated the original contract was for \$104,000, the lead portion of this was \$59,018.96 leaving \$87,961.50; retainage is \$16,262.50 totaling \$104,000.

Mr. Tedesco stated this is a different matter now and they will need to sit down with CTA.

The participants thanked the Committee for hearing them out.

Mr. Paul Jussaume arrived at the meeting at 5:41 p.m.

Crawl Space Excavation

Mr. Tedesco explained that there are two issues on the crawl space excavation: (1) excavated material to put footings in for mechanicals; (2) Ledge – open and trench ledge removal.

There is a unit price in the specifications for ledge however they could not use the usual equipment to remove this ledge. There are man-hours that need to be added onto the ledge removal however they don't have a quantity of the ledge removed. Mr. DuRoss stated there was about three yards.

Mr. Schweitzer added that they encountered existing spread footings in this areas which was an out of the ordinary circumstance.

Mr. DuRoss stated that in the process of them doing this excavation they encountered boulders that could not be removed and had to be floated off to form a footing. Mr. Tedesco asked what do we own here assuming there were not obstructions, something had to be owned in the contract.

Mr. Peters stated CTA owns something however there is a disagreement with the site contractor because they are considering this within the building.

There was a discussion on whether there was any specification for crawl spaces. Mr. Tedesco stated that you assume four feet from the bottom of the footing on a crawl space. Discussion ensued about what should be assumed for a trench and that the footings in this area varied in depth. Mr. Broadhead stated that the slips are sloppy for the work that was claimed to be done however he felt that some accommodation could be made.

The Committee advised that the Team do some more homework on this issue and come back to the Committee with a revised number.

There was a discussion on Mount Vernon Group's invoice and he was requesting payment be considered. The Committee asked Hill International their opinion. Hill responded that they are waiting on drawings that need to be received from CTA.

Construction Update

Mr. Schweitzer reported that the back punch is ongoing and they are down to minimal pages. Progress is being made on the back punch.

MVG Determinations

PCO #41 Type G Window Sill Angles – Mr. Peters explained that this PCO they are trying to close with no cost to the owner.

PCO43R3 – Add continuous relieving angles in the gym – Phase I – believe to be paid in a previous change order.

PCO96R1 – Building D Elevator – this issue is being closed they have not heard back from the Elevator Contractor.

PCO105R2 – Delete Platform – Miscellaneous metals subcontractor was not willing to move on the credit for this issue – mesh screen and platform – Mr. Peters has no further comment.

PCO131 – Test pits at Auditorium foundation walls – they tests came back fine, \$4,700 paid by Owner.

PCO142- Seal Gap in Gym at head of Gym Windows – the windows had not been sealed by the window installer and should have been. MVG stated there should be no cost to the Owner for this.

PCO251 – This is voided because it will not be required.

PCO275 – Ductwork at men and women's rooms at A116 & A117 – MVG states this is between the General Contract, the Demolition Contractor and Amanti. It should be worked out between them, the Town has no responsibility and resubmitted so it can be closed.

HVAC Items

HVAC #5 RDK CxA Field Report – Summary report of Commissioning issue in process of being resolved; some work needs to be done RDK's report was forwarded to SAR. SAR responded back issues to be worked through on numbers.

Mr. Neofotistos asked if the sensor had been moved yet. Mr. Broadhead stated not yet.

New Items

Mr. Broadhead and Mr. Graham reported that the BMS Computer failed yesterday (1/20/2015) a replacement is in the works.

HVAC Items

Building Façade Scan – RDK was pushing for this scan to be performed. The building passed the scan test the only issue was where the existing façade is on the building by the administration area.

Invoice

School Furnishing – Invoice for \$2,663.28 including a credit

Mr. McNamara made a motion to approve School Furnishings invoice as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

Budget Revision Request

Mr. Stephenson reported that they have heard back from the MSBA on BRR#3, 5R and Linda Wright will be entering it into the ProPay System.

Ongoing Items

Electrical Panel Labeling - MVG to issue a CCD working on the drawings to re-label the panels. Mr. Graham had asked that they put the room numbers on the panels however they had the contract numbers on the panels.

Attic Stock – receiving attic stock but have not received a list from CTA; plus all training from CTA; they continue to ask for an overall matrix. Hill International is working on the close out document list.

Replacement Doors – Gymnasium – Gym storage doors off gym area. Mr. Schweitzer is saying it's a hardware issue with the door. Mr. DuRoss states if it's hardware or door it will be replaced.

Mr. Neofotistos asked Mr. DuRoss the status of Griffin Electric's claim against CTA. Mr. DuRoss stated they should have something within two weeks.

February Vacation Work

- Tethering ductwork on roof PR issued no response as of yet. Mr. DuRoss of CTA stated that this entails quite a bit of work in five or six locations and that this work should not be done in the winter time.
- Library Projector – If the materials come in this may be installed.

Mr. Broadhead told Mr. DuRoss to issue CCD's to put some heat on people to. CTA will be working with Amanti, Amanti does respond to CTA's requests.

Ricoh Copy Machines – Card Readers – Mr. Graham reported that the card readers were already installed on the copiers.

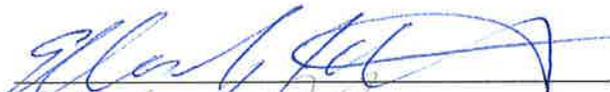
Mr. Graham's Items

- Cabinetry in music room – Mr. Graham needed to have his staff build shelving in the music room for the equipment because it does not fit in standard shelves; he is requesting purchasing the material for the shelving through the project.
- Gym Isolation – Would like to install a gate near the catwalk at the south end to stop people from wandering all throughout the building when there is a function at the gymnasium.

Adjourn

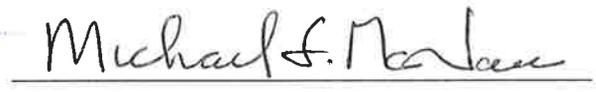
Mr. Jussaume made a motion to adjourn the meeting at 7:18 p.m. Mr. Gagnon seconded the motion. The motion carried unanimously.

PERMANENT BUILDING COMMITTEE









Absent: Doug Dooley _____