

**Permanent Building Committee  
Minutes of February 18, 2015**

Present from the Permanent Building Committee: Ellis Neofotistos, Harvey Gagnon, Phil Thibault, Michael McNamara and Paul Jussaume (5:00p). Also present was Town Manager James A. Duggan and Recording Secretary Samantha Carver. The meeting was held at Town Hall in the second floor conference room.

Also present were: Steve Broadhead and Kris Stephenson of Hill International  
Bill Peters of Mount Vernon Group  
Paul DuRoss of CTA Construction

The Chairman opened the meeting at 4:47 p.m. once a quorum was achieved.

**High School Project**

Construction Update

Mr. Broadhead reported there are only a few items open on the punch list from Phase I about \$14,000 worth mostly door issues and there is about \$106,000 left in the combined other phases. CTA is hoping to close the punch list items by the end of this week with the exception of the site work.

Mr. Broadhead explained the photograph in the agenda showing a picture of a faux wooden grill that is used to cover the base plate protrusion in the library.

**HVAC Issues**

Mr. Broadhead showed in the agenda a letter written by Hill to CTA dated 2/9/2015 regarding the HVAC deficiencies along with the specifications from Mount Vernon Group and a Commissioning Field Report from RDK. There was also a letter in response from CTA dated 2/16/2015. A meeting was held last Friday (2/13/2015) with all parties involved to try and resolve some of these issues and great progress was made.

Mr. Neofotistos reported that he and Mr. Gagnon were in attendance at this meeting which lasted three and one half hours. Mr. DuRoss brought along an update on the progress of the HVAC system issues dated 2/18/2015 which the Committee went over item by item. Mr. DuRoss stated that CTA would like to get trend reports for the next few weeks to see how the system is operating with everyone back in the building. The Library temperature issue they believe is too much air return through the large louver and Amanti will add a volume damper in the return duct to reduce the air volume. The damper was ordered but it has not been received yet.

The BMS Computer will be replaced and Amanti has informed CTA it has been ordered.

Town Manager Duggan was present and discussed the energy refund that Andy Graham has been trying to get the information for without success. Mr. DuRoss stated that getting the information for these systems is a little more complicated to piece together and they have been working on getting it with Amanti. The challenge has been that they have received a full amount price from Amanti and not a unit price for the components that qualify for the energy refund. They need VFD and other internal component items for this refund. Mr. DuRoss stated they are actively working on it.

Mr. Duggan stated that they need this information and reimbursement in order to front the money that is going to be refunded via this energy reimbursement to the School Department to try and close their transportation gap. If this money is not received then the School Department won't get this funding from the Town. Mr. Neofotistos asked about the timing for the information. Mr. Duggan discussed putting an article on for June Town Meeting to transfer the free cash to the School Department for their transportation however they will have to pull the article if this reimbursement is not received.

Mr. Broadhead had a copy of an information request in the agenda packet for certified payroll information on Liberty Building Group which has been addressed.

The Committee discussed the Twin Tech report summary on the commissioning balancing spot check and discussed the comments on the report. Mr. Neofotistos asked when these comments were received. Mr. DuRoss stated this week and some of these questions are design questions which CTA cannot address.

### **Budget Status**

Mr. Broadhead briefly discussed the budget as it stands currently on the project.

### **MVG Determinations**

PCO 59 – Steel Beams in Boiler Room – this work was under protest – it is MVG's determination that the contractor owned this work.

PCO 319 – Room Labeling (electrical panel) – Mr. DuRoss stated that Griffin wanted an additional \$8,000 to \$9,000 to re-label this panel. Mr. Peters has several emails where this re-labeling was discussed and Griffin knew they needed to re-label the panel.

CCD Review – CCD 175R – Provide Projector System & speakers at library – Mr. Peters stated the sketches are now attached that is why this is 175R. Mr. Broadhead stated the cost for this item will be in the \$30,000 to \$35,000 range.

Mr. McNamara made a motion to approve CCD 175R as recommended. Mr. Thibault seconded the motion. The motion carried unanimously.

### **PCO Review**

PCO 131 C.O. 240 – Test Pits at Auditorium Foundations - \$6,224.14

Mr. Thibault made a motion to approve C.O. 240 as recommended. Mr. Jussaume seconded the motion. The motion carried four in favor one opposed. Mr. Neofotistos was opposed.

PCO 167 C.O. 241 – Sheet Metal Strips at Classroom backs of UV's & CW - \$2,000.00

Mr. McNamara made a motion to approve C.O. 241 as recommended. Mr. Jussaume seconded the motion. The motion carried unanimously.

PCO 182 C.O. 242 – Add Sanitary Line Room D012 additional 20' sanitary line - \$9,739.17

Mr. McNamara made a motion to approve C.O. 242 as recommended. Mr. Thibault seconded the motion. The motion carried unanimously.

PCO 201 C.O. 243 – Miscellaneous drywall finishes in A Wing - \$5,000.00

Mr. Thibault made a motion to approve C.O. 243 as recommended. Mr. McNamara seconded for discussion and asked if Mr. Graham has seen and approved these finishes. Mr. Broadhead stated yes. The motion moved to a vote which carried unanimously.

PCO 219 C.O. 244 – Relocation of Gas Line blocking and associated line support - \$1332.90

Mr. Thibault made a motion to approve C.O. 244 as recommended. Mr. Jussaume seconded the motion. The motion carried unanimously.

PCO 245 C.O. 245 – Exterior hose bibs (faucet) E Wing - \$1,536.24

Mr. Thibault made a motion to approve C.O. 245 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

PCO 258 C.O. 246 – Additional Scupper box and downspout (near library) - \$1,996.14

Mr. Thibault made a motion to approve C.O. 246 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

PCO 281 C.O. 247 – Crawl Space Excavation (access to mechanical units) - \$10,728.15

Mr. Thibault made a motion to approve C.O. 247 as recommended. Mr. McNamara seconded the motion. The motion carried unanimously. The Committee discussed a wheelbarrow that was purchased for this excavation that belongs to the Town and they received it.

PCO 328 C.O. 248 – Roofing costs CCD 164 & 166 Roof hatch lights & IDF Closet a/c unit - \$2,410.88

Mr. McNamara made a motion to approve C.O. 248 as recommended. Mr. Jussaume seconded the motion. The motion carried unanimously.

PCO 331 C.O. 249 – Coring of unforeseen Concrete Walls Lower D Locker room for underground plumbing - \$1,170.33

Mr. McNamara made a motion to approve C.O. 249 as recommended. Mr. Thibault seconded the motion. The motion carried unanimously.

PCO 332 C.O. 250 – Demolition Costs for CCD 37 & 40 (kitchen area/remove walls) - \$7,240.94

Mr. Thibault made a motion to approve C.O. 250 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

PCO 335 C.O. 251 – Asbestos Remediation Credit – (\$17,300.00)

Mr. McNamara made a motion to approve C.O. 251 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

PCO 336 C.O. 252 – Patching columns in weight room Lower D Area - \$1,565.61

Mr. McNamara made a motion to approve C.O. 252 as recommended. Mr. Jussaume seconded the motion. The motion carried unanimously.

PCO 337 – C.O. 253 – Wood Blocking for Projectors not included in PCO 31 - \$719.89

Mr. Thibault made a motion to approve C.O. 253 as recommended. Mr. Jussaume seconded the motion. The motion carried unanimously.

**Invoices**

CTA Requisition 29 - \$254,269.00

The monetized punch list is in this requisition; there is no billing for the HVAC in this requisition.

Mr. Thibault made a motion to approve Requisition #29 as recommended by Hill International. Mr. McNamara seconded the motion. The motion carried unanimously.

Follett Invoices 1167875, 1167876

Mr. Gagnon made a motion to approve Follett invoices 1167875, 1167876 as recommended by Hill International. Mr. Jussaume seconded the motion. The motion carried unanimously.

Hill International – Invoice #63 - \$20,065.00

Mr. Thibault made a motion to approve Hill International's invoice in the amount of \$20,065.00 as presented. Mr. Jussaume seconded the motion. The motion carried unanimously.

**Ongoing Issues**

Library Projector – will be installed during April vacation

Lead Paint Protest Work – CTA putting a plan together

Crawl Space Ledge Protest – Bill Peters needs to speak with Frank Tedesco on this issue

Mr. Neofotistos asked Mr. DuRoss about the Griffin claim and where that is at. Mr. DuRoss stated they had started at \$180,000 and are down from there but CTA has not received anything on it yet.

Mr. McNamara asked about the auditorium wall leak. CTA stated that the latest fix seems to have worked. They did not see any damage from the infrared test that was done. They are watching the area.

**Town Hall Project**

Invoices – WB Mason - \$15,114.53

These are the additional furniture items ordered once personnel had moved into the new building and needed other furniture items.

Mr. Gagnon made a motion to approve WB Mason invoices (3) totaling \$15,114.53 as presented. Mr. Thibault seconded the motion. The motion carried unanimously.

**ADA Sidewalk Issue**

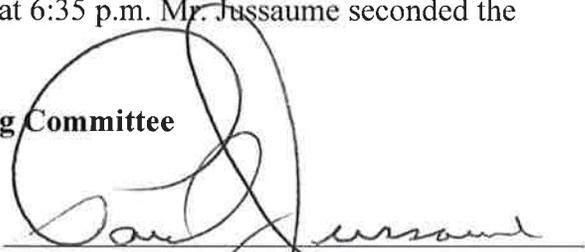
Mr. Thibault has had a chance to review the information relative to the sidewalk handicap accessibility issue and concurs with the Building Inspector that a curb cut is required. The Committee discussed the area and that there is a drain in one of the parking spaces and if they cut the curb would this area pool with water. They would wait to see what the Architect comes back with who is also aware of this issue.

**Adjourn**

Mr. Thibault made a motion to adjourn the meeting at 6:35 p.m. Mr. Jussaume seconded the motion. The motion carried unanimously.

**Permanent Building Committee**

  
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Absent: Douglas Dooley \_\_\_\_\_