

**Permanent Building Committee
Minutes of March 27, 2013**

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

Dracut High School Project

Present from Collaborative Partners: Michael Carroll, Paul Kalous

Present from Mount Vernon Group: Jorge Figueiredo, Matthew Schweitzer

The Chairman opened the meeting at 5:35 p.m.

Mr. Carroll was asked where the project stands as far as the schedule. Mr. Carroll stated that MVG & CP had a high level schedule review meeting with CTA on Wednesday March 20 at which CTA stated that they are currently two weeks behind and that this delay was all due to the issue with the Tank. Mr. Carroll stated even though CTA seems to be blaming the delay on the tank removal, they have not provided any evidence to back this delay up.

Mr. Neofotistos asked if they have asked for any potential days to be added. Mr. Carroll stated they haven't asked for any additional days however CTA did talk about reserving their rights on the issue. Mr. Carroll went on to note that CTA has added a note reserving their rights to delay on several PCOs. Mr. Carroll is reviewing these requests on an item by item basis and is not allowing this not to remain if there is no justification.

Vandalism event at construction site

Mr. Carroll reported that they had some vandalism inside the construction area on Sunday March 17, 2013 whereas the walls were spray painted, some mastic was smeared on the walls and a forklift was driven into one of the masonry walls causing damage to the CMU block and a door frame, which had to be repaired. There are a number of security measures including monitored cameras and motion detectors in the area. Mr. Carroll stated Terry Gillis from CTA was called. Mr. Graham stated he was in Florida at the time but normally he would have received a call as well. The police were notified. Mr. Carroll stated they have a picture of the suspect and it is believed that he may have squeezed through one of the gates. They were unsure if there were more than one suspect.

SOG Update

Mr. Carroll reported that there are still two areas where the concrete is under the 4" requirement. The Structural Engineers from Souza True were out to view this area and they have no structural concern. Mr. Schweitzer stated that MVG does not feel these areas would cause an issue at a later date. Mr. Carroll stated that his issue isn't so much with the concrete not meeting the 4" requirement it is with the Contractor for the third time agreeing to do something and then not following through. There was a discussion on meeting the slab with the vapor barrier and it was also the opinion of the Structural Engineer that this repair was acceptable as described on the

paperwork provided in the Committee's packet. Mr. Schweitzer read a section of the report done by Souza True on this section dated March 20, 2013.

There was a brief discussion by Mr. Figueiredo that some of the soil was removed making this repair and put back and compacted with a plate compactor. Mr. Figueiredo stated they had 95% compaction in this area prior to this soil removal and although no one saw the compaction take place after it was put back in they seemed satisfied with the repair.

Mr. Kalous stated that he is okay with the Structural Engineer's report however his concern along with Mr. Carroll's is the Contractor cutting corners going forward and they really have to keep an eye on them. Ultimately based on the recommendation of the structural engineer both the MVG team and CP team recommended that the Committee accept the slab as it is currently constructed. Mr. Dooley stated that he has done slabs for a lot of years and does not see an issue with this. He is also satisfied with the report of the Structural Engineer.

Mr. Dooley made a motion to accept the findings of the Structural Engineer regarding the slab infill in the area of the northwest corner of building C as described. Mr. Jussaume seconded the motion. The motion carried with five in favor. Mr. Neofotistos voted opposed.

Schedule Update

Mr. Carroll reported that he has reviewed and approved the baseline schedule given to him by CTA but needs more than a baseline to determine how far behind the project is. During the meeting with CTA and again in an email, he has noted to CTA that he has a couple of concerns including the fact that there are multiple critical paths on the baseline. Mr. Carroll stated he has received an update and now that the baseline is approved he will be reviewing that update to confirm where they really are in the project.

The Committee asked about the weather and if that had slowed the Contractor down at all. Mr. Carroll stated it has not they were on site every day with no days missed, although on the snowy days they were slowed down a little with less activity. Mr. Schweitzer agreed that there were days that were slower but no missed days.

MSBA Budget Update

Mr. Carroll stated that this is the spreadsheet showing a draft of the updated project funding agreement from the MSBA. Mr. Carroll stated the purpose of this chart is to show that the dollars line up with the bid adjustments. Once the Town Manager and Superintendent Stone are okay with it he will send it to the MSBA.

Culinary Arts Area Update

Mr. Carroll stated they are still waiting on a determination by the MSBA. Mr. Carroll stated that he learned that it was sent onto the Department of Education. He would like to get an answer soon so that it does not affect the schedule.

The Committee reviewed a proposal for a redesign by MVG on the Culinary Arts area. Mr. Neofotistos asked a couple of questions of Mr. Figueiredo and he stated they could review it at their leisure. MVG was asked to prepare a proposal prior to the approval by the MSBA so that they would be ready to move forward.

Owner FF & E Update

Mr. Carroll reported that the furniture packages are out on the street. The Technology discussions are ongoing.

CO/PCO Review

Mr. Carroll presented the current PCO log to the Committee. Mr. Carroll stated that Mr. Figueiredo was able to negotiate a lesser value for the Elevator Rooftop Penthouse Louvers. Mr. Carroll stated that it is the same specifications but a different manufacturer with a shorter time to receive it. The cost difference is due to the Contractor acquiring the item versus the subcontractor.

Mr. McNamara made a motion to accept PCO5 for Elevator Rooftop Penthouse Louvers in the amount of \$10,162 as recommended by Collaborative Partners. Mr. Thibault seconded the motion. The motion carried unanimously.

PCO-035 – Adding Interactive Wipe Boards – Mr. Carroll stated they are changing 30 ENO Board to SMART boards and adding 49 wipe boards and the Contractor will order them. These will not come out of the technology budget so they should be a reimbursable expense. The specs call out for 30 boards and the plans call out 79 areas for wipe boards.

Mr. Thibault made a motion to accept PCO-035 in the amount of \$116,180. Mr. Jussaume seconded the motion. The motion carried unanimously.

Mr. Carroll stated he now has Change Order #1 prepared and it's been approved by the Committee it just needs Mr. Piendak's signature.

Mr. Kalous made a request to have the next three PCO's that have been approved incorporated into Change Order #2. The Committee was not in favor of this and wanted three separate change orders one for each PCO. The committee agreed that these 3 Change orders were approved and could be executed once drafted.

MVG Extra Reimbursable

Mr. Carroll stated that the Amendments to the MVG Contract are in the packet. Mr. Carroll recalls the Committee voting on these however Mr. Piendak would like the Committee to review them.

Mr. Neofotistos stated they will address each amendment separately and he asked the secretary to note each amount in the motion.

Mr. Thibault made a motion to ratify Amendment #1 to MVG Contract based upon previous authorization in the amount of \$42,460. Mr. McNamara seconded the motion. The motion carried unanimously.

Mr. Thibault made a motion to ratify Amendment #2 to MVG Contract based upon previous authorization in the amount of \$42,191. Mr. McNamara seconded the motion. The motion carried unanimously.

Mr. Thibault made a motion to ratify Amendment #3 to MVG Contract based upon previous authorization in the amount of \$40,020. Mr. McNamara seconded the motion. The motion carried unanimously.

Mr. Thibault made a motion to ratify Amendment #4 to MVG Contract based upon previous authorization in the amount of \$199,525. Mr. McNamara seconded the motion. The motion carried unanimously.

Carpenter's Union RFI

Mr. Carroll reported that Mr. Falvey sent a check and dropped off a thumb drive for Mr. Carroll to copy to. The Mason's Union sent in their check and Mr. Carroll stated their copies will be addressed this week.

MVG Extra Reimbursable

The weather is now here for them to do the survey so MVG is to provide an update.

A brief discussion ensued on Phase II Egress which is being reviewed with Andy Graham and moving forward. Mr. Graham discussed changing the schedule for the Contractor to take over more of Phase II which would include the auditorium and changing the location of the Town Meeting. The other option was to turn this area over to the Contractor right after June 3 Town Meeting. This is still in discussions.

There was a brief discussion on saving the stage lighting. Mr. Graham stated that he has no where to put it and he cannot retrofit it to put it in another place.

Mr. Carroll stated he reviewed the cash flow with Mr. Piendak and there is a \$12,000 shortfall and they will be keeping an eye on this.

There was a discussion on possible change orders coming and Mr. McNamara brought up the grills in the gym. Mr. Schweitzer stated that the grills in the gym for the lights were not in the documents. There are approximately thirty needed at an estimated material cost of \$0 a piece, with additional cost for the labor.

Next Meeting

The Committee discussed the next meeting for the High School project as being April 10, 2013. The time would be determined due to the PBC meeting on the Town Hall Project this same night as well. The secretary will let the Project Manager know what time.

Mr. Thibault brought up an issue during the walk through at the staircase from the gym to a hallway and that the handrail in C-1 does not meet code. Mr. Schweitzer noted that this will be looked into.

Minutes

Mr. Gagnon made a motion to approve the minutes of February 27, 2013 as presented. Mr. Dooley seconded the motion. The motion carried unanimously.

Adjourn

Mr. Thibault made a motion to adjourn the meeting at 7:55 pm. Mr. Dooley seconded the motion. The motion carried unanimously.

PERMANENT BUILDING COMMITTEE









