

**Permanent Building Committee  
Minutes of May 1, 2013**

**Present for the Building Committee was:** Chairman Ellis Neofotistos, Harvey Gagnon, Phil Thibault, Doug Dooley, and Paul Jussaume (5:30p). 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.

Absent: Michael McNamara

The Chairman called the meeting to order at 4:34 p.m.

**Update on the Contractor**

Mr. Carroll began the discussion by stating that the Contractor is progressing on the lower C & D wings and is currently doing the two ceilings in the gymnasium. They are beginning to paint and the masons are finishing up the outside masonry.

- Tank Delay Update – Mr. Carroll stated he had a meeting with CTA to try and get to a resolution on the Tank. Currently they are looking for a ten day delay on the tank. Mr. Carroll stated that he agrees there may be a little delay but does not agree that it all relates to the tank. Mr. Carroll is looking at the cost for this delay and has asked Mr. Paul Duross to work on that.

The Committee discussed this issue and does not agree with a delay. They had agreed back in November to allow for two days. Mr. Carroll stated in addition to the tank issue, that the Contractor had issues with the underpinning of the existing building, a temporary sewer line and encountered ledge and unsuitable materials. The Contractor's baseline and update 5 schedule did not show these items. The Committee stated it is not the Town's issue if the contractor did not show ledge in their schedule. Mr. Carroll will continue to work on getting a money figure for this issue.

- Window Test Update – Mr. Carroll stated that there was a window test held on last Thursday (04/25/13), during the testing several issues were discovered, including where a peel & stick barrier was not installed. This caused the test to fail, due to installation, not due to the window unit. The peel & stick manufacturer Tremco has been called to review the system and a new re-test will be scheduled for next week.
- Drywall Column Covers – Mr. Carroll stated that in the new addition there are a number of columns and pipes that were left exposed. This is not really acceptable especially at the columns with spray fireproofing. CTA will have to add pipe chases and drywall column covers. It was determined that the team will be using some of the drywall allowance for this purpose.

The Committee asked about the window mullions and the progress on that. Mr. Carroll stated the Contractor went to another vendor and ordered them to try and accelerate the delivery time to allow for the install sooner. The contractor was released last week at which time it was noted that there should be a 3-4 week lead time, which means they should be onsite within two or three weeks.

### **Schedule Update**

Mr. Carroll reported that they have reviewed the comments and have not accepted schedule update five. CP and MVG have received schedule update six today and will be reviewing it. Mr. Thibault asked if any progress has been made on the stairway that he pointed out had an issue with the wall clearance. Mr. Schweitzer stated they have had a meeting and they believe that we may need to move the wall at that stairway and that MVG is continuing to work out the details.

### **Update Culinary Arts Area**

Mr. Carroll reported that the School Department received a letter from the DESE and it is in the packet of their acceptance of the culinary arts change to the plans. Mr. Carroll spoke with Greg Brunell the Project Manager from the MSBA who stated although he hasn't seen the DESE letter, but his understanding is that the letter was on it way. He noted once the MSBA receives the letter, the MSBA will approve the change also. Mr. Carroll reported that they will meet with Superintendent Stone to go over the details of the preliminary drawings for this area. They do need to get the proposal from Mount Vernon Group approved to move forward with the design change to this area. There was a discussion on not turning this area over to the Contractor until February to August next year rather than June to February of this year. This will become part of Phase 2C instead of Phase 2B. Mr. Carroll talked with the Contractor and he doesn't have an issue with this change. Mr. Carroll talked about installing permanent electricity in this area and tapping temporary off that rather than just do temporary and have to go back and install permanent. The design team needs to begin the planning for this area. Mr. Graham stated he will use this area for the football team before giving this area to the Contractor while the Contractor works in the gym area. Mr. Graham doesn't have the manpower to move things out of the building and then back in. He has been very accommodating to the Contractor and they have been working together. The Committee looked at the proposal from Mount Vernon Group for the redesign of this area. The Committee asked if Aldo Cuevas was going to draw the layout because he did the entire project? Mr. Schweitzer was not sure but would relay the Committee's request. There were a few questions on the proposal:

- EN – Don't we already own the structural for this area?
- Mr. Piendak questioned the energy modulating iterations.

Mr. Gagnon made a motion to approve the concept of the proposal and that after conferring with Superintendent Stone that a clearly defined scope be written and that the two questions asked be clarified; and have the price of the proposal adjusted accordingly. Mr. Dooley seconded the motion. The motion carried with three in favor one opposed, the Chairman voting in opposition.

### **BRR#2**

Mr. Carroll explained the Budget Revision Request #2 to the Committee with the adjustments to the budget explained. Mr. Carroll stated that the MSBA reviews these quarterly so that is when he will be presenting them to the Committee.

Mr. Thibault made a motion to approve and authorize the BRR#2 as presented and recommended by Mr. Carroll. Mr. Gagnon seconded the motion. The motion carried unanimously.

### **Amendment #3 to Owner's Project Management Contract**

Mr. Carroll explained that this form is moving money from one cost code to another. At the beginning of this project some items were coded incorrectly. They are not asking the PBC or the MSBA to increase anything.

Mr. Gagnon made a motion to approve Amendment #3 to Owner's Project Management Contract. Mr. Thibault seconded the motion. The motion carried unanimously.

### **CO/PCO Review**

Mr. Carroll had nothing new to present to the Committee currently. It was noted that Mr. Schweitzer has the ability to sign off on the change orders for MVG so this also speeds up the process.

### **Owner FF&E Update**

Mr. Carroll reported that the P.O.'s for the furniture have been issued to the vendors. Mr. Schweitzer has spoken with Mike at 3Si; the technology RFQ's to SD next week trying to evaluate where they are with the items budgeted. Still have the ability at this juncture to change makes or models to try and get lower prices. Mr. Carroll stated they want to make sure they are comfortable with the items and see where the budget is. The equipment will be waiting for phase 2.

### **Ongoing Open Items**

Mr. Carroll went down the ongoing items and gave a brief update on the following:

- Verizon: check has been sent; waiting on them to schedule the work.
- Comcast: Lines have been pulled. Waiting on the remainder of the work. CP has made several attempts to reach Comcast to confirm costs, but has not received a return call/email on these attempts.
- Review elimination of bathroom doors – The Committee discussed with Mr. Graham the elimination of the need for bathroom doors at four locations. It was determined that in Phase 2 drawing #2 and drawing #5 as presented in the packet doors would be eliminated and remain on other two drawings.
- Survey: MVG to provide update.
- Working to provide Mr. Falvey an update, CP is working to finalize this package.
- Working to provide Local 103 an update, CP is working to finalize this package.
- Phase 2 Egress review – review ongoing
- Jeanne D'Arc Credit Union – ongoing AG is working to execute the contract.

The next meeting for the High School project would be in two weeks on May 15, 2013. Mr. Piendak noted the Town Hall project is this night as well. The High School project would be on the agenda for 5:15 p.m.

**Adjourn**

Mr. Thibault made a motion to adjourn the meeting at 6:01 p.m. Mr. Jussaume seconded the motion. The motion carried unanimously.

**PERMANENT BUILDING COMMITTEE**

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