

**Permanent Building Committee  
Minutes of May 6, 2015**

Present from the Permanent Building Committee: Ellis Neofotistos, Harvey Gagnon, Phil Thibault, Michael McNamara and Paul Jussaume (6:00p). Also present Recording Secretary Samantha Carver. The meeting was held at the Historical Society Building 1660 Lakeview Avenue, Dracut, MA.

Absent: Doug Dooley

The Chairman called the meeting to order at 4:35 p.m.

**Monahan Park Restroom Project**

Mr. Hamel reported that the general contractor bids were due last week and they did not receive any bids for the project. Four people had expressed interest. There was a discussion as to where to go from here whether they re-bid or Town Manager Duggan is trying to do a regional type bid with Lowell who is trying to bid a similar project but they have to check into whether this can be done with another town. There was a discussion as to if the building was totally demolished and the contractor was bidding on a clean site if that would make a difference. Mr. Hamel thinks that because of the size of this project being smaller that may be why they did not receive any bids. This project is really not large enough for a DCAM project. There was a discussion on modular buildings and whether this type of application could be used. Mr. Neofotistos stated that he will try to have a conversation with Town Manager Duggan on this issue.

**Town Hall Project**

Present from Vertex: Jon Lemieux

Present from Johnson Roberts Associates: Phil O'Brien

Present from the Town: Mark Hamel, Town Engineer and Kathy Graham, Town Clerk

Mr. Lemieux updated the Committee on his discussion with Mr. Coghlin of CTA Construction on the Town Hall budget and coming to a resolution on the project. Mr. Lemieux stated they are \$60,000 over budget. He discussed with the Committee several the negotiation points to pose to Mr. Coghlin to try and get this project completed. There was a discussion regarding the cement stairs that were removed by CTA that are to be replaced. There was a discussion as to if they do not get replaced and CTA credits the Town that money how that will affect the end amount. The Town's goal is to get the landscaping completed at the building and to get the ADA parking area done.

Mr. Lemieux also informed the Committee that there is another delay on the doors. They were supposed to be installed starting tomorrow but the manufacturer had another issue with the doors. The doors now won't ship until next week.

Mr. Lemieux also stated that Mr. Coghlin is concerned with DCAM evaluation. Mr. Lemieux was asked if this negotiation is agreed to when CTA would come out to finish the job. Mr.

Lemieux stated they would be out to the site next week and hopefully have all the work done within two weeks.

It was the general consensus that the Committee was on board with the resolution being offered and Mr. Lemieux will bring it back to Mr. Coghlin.

Mr. O'Brien presented a requisition for CTA in the amount of \$61,775.00. Mr. Lemieux stated the amount still being held on the job after payment of this requisition.

Mr. Thibault made a motion to approve Requisition #19 from CTA Construction in the amount of \$61,775 with the understanding we'll receive the recommendation letter from Vertex. Mr. Gagnon seconded the motion. The motion carried unanimously.

### **High School Project**

Present from Hill International: Steve Broadhead

Present from Mount Vernon Group: Bill Peters

Present from the School Department: Bill Peters

### **Status of Punch List**

Mr. Broadhead a photocopy of the punch list in the agenda packet and he explained that the white area are still be done and they are minimal.

### **Closeout Documentation**

Mr. Broadhead stated that we are in month seven of a forty-five day closeout period. They are still waiting on record drawings from CTA and Mount Vernon Group cannot due their due diligence until they get these items from CTA. Mr. Graham stated they need the as-builds. Mr. McNamara requested a weekly update on this issue until it's resolved.

### **HVAC Issues**

Mr. Broadhead stated that Mr. DuRoss apologized for not being able to make the meeting however in the agenda packet is a status update from Mr. DuRoss dated 05/6/2015. The Committee discussed the items on the list. Mr. Broadhead discussed Item #3 at the girls' locker room and the glycol eating away at the pipes. There was a discussion on whether the system had been flushed originally. SAR is involved and sent out the specifications. Mr. Graham is concerned about his issue and he needs to know what needs to be done because this is a very costly item to replace glycol.

Item #4 was discussed also. Mr. Broadhead stated this is the room that he is currently occupying and the heating and cooling in this room is very inconsistent. He stated it was very warm in this room today.

Mr. McNamara asked about the connecting corridor and if that issue had been resolved. Discussion was that maybe the HV-6 issue is also affecting the connecting corridor. Mr. McNamara asked about the contract for maintenance of the system that was discussed several meetings ago. Mr. Graham stated that he is trying to get his two men trained to be able to handle this internally rather than spending the money for an outside vendor.

The Committee received the response from Mr. Tedesco of Mount Vernon Group relative to the REA. Mr. DuRoss received a copy as well and Mr. Broadhead has not received any comment from them. Mr. Broadhead believes that CTA may be trying to resolve Griffin's four issues as part of the settlement.

Change Order 254 is bottlenecked due to change in contract date. Mr. Broadhead stated he sent an email to Paul DuRoss on C.O. 260 and have not received any response back and he will try to speak with Mr. Coghlin about it.

### **PCO Review**

The Committee reviewed the PCO Status Log provided by Mr. Broadhead. He had one PCO to have the committee review and approve tonight.

PCO 183 – C.O. 262 – Shut down of MUA in Kitchen require by Fire Department - \$4,171.21

Mr. McNamara made a motion to approve PCO 183 to become C.O. 262 as recommended in the amount of \$4,171.21. Mr. Gagnon seconded the motion. The motion carried unanimously.

### **Invoices**

Mr. Broadhead presented Requisition #31 from CTA Construction in the amount of \$96,420. Mr. Thibault made a motion to approve Requisition #31 for CTA Construction in the amount of \$96,420 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

### **Ongoing Items**

Auditorium Seats – Mr. Broadhead reported that they replaced one of the seat backs with the fabric and a more curved designed to try to solve the puckering issue of the material. The general consensus was that the Town would probably not be happy with this seat back because it is uncomfortable. There was a discussion on when this was originally approved the Town paid for an upgraded material and that the Committee should think about getting a credit back for this issue. Mr. Broadhead reported that this issue they believe is due to the fire retardant that was applied to the material that may be causing it to pucker. Mount Vernon Group will look into the issue.

Stamp Crete Drainage – After saw cutting the channel, they flooded the area where the drain is today and there is still standing water. Mr. Broadhead showed the committee a photograph of the area. This is an ongoing issue to be resolved.

ADA Storm Drain Cover – Mr. Schweitzer called around to different vendors to see if they could get an ADA drain cover. He did locate a company and is getting a price. MVG will provide a sketch to the Vendor.

**AG Items**

Mr. Graham reported that Richard Vinal was on site screening the loam and is complete. An invoice will be forthcoming.

Fieldhouse Project – Mr. Graham reported that he met with Jay Mason who presented him with an additional invoice to locate the electric, water and sewer; he has an invoice from LandPlex to locate these services. The additional services that are being requested are \$2,000.00. Mr. Neofotistos wanted to review the original contract before approving these invoices.

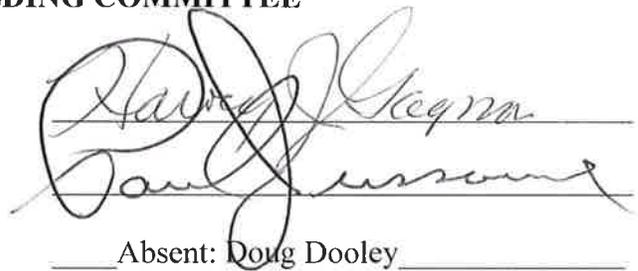
**Adjourn**

Mr. Thibault made a motion to adjourn the meeting at 6:40 p.m. Mr. Gagnon seconded the motion. The motion carried unanimously.

**PERMANENT BUILDING COMMITTEE**



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Two handwritten signatures in black ink are present on two horizontal lines. The top signature is a cursive name, and the bottom signature is also cursive and appears to be the same name.

Absent: Doug Dooley