

**Permanent Building Committee
Minutes of May 13, 2015**

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

Absent: Paul Jussaume

The Chairman called the meeting to order at 4:40 p.m.

Field House Restroom Project @ High School

Also present: Mr. Dave Beati of Lowell Engineering and Mr. Matthew Hamor of LandPlex

Mr. Graham began the discussion by stating there is an additional cost for locating the utilities. Mr. Graham stated that the original proposal was to locate manholes in the vicinity of the field house.

Mr. Hamor stated that when the project was explained to him he was not under the impression of the complexity and now they need an existing conditions plan and grading plan. They also need to locate where the field house is going to go. They then can provide utility hookups, drainage and sidewalk location along with a grading plan.

Mr. Beati stated they need to pin the field house where it was going to go. Mr. Graham stated they've done now. Mr. Graham stated they know where the electrical is located at the corner of the track but this service needs to be increased for the field house.

Mr. Neofotistos's question was what has changed since the beginning on this project.

The Committee feels this question is more for Mr. Mason and will have to continue this discussion for next week when Mr. Mason is available to come to the meeting.

High School Project

Present from Hill International: Steve Broadhead and Paul Kalous

Mr. Broadhead stated that Bill Peters of Mount Vernon Group was on vacation and Mr. Paul DuRoss had a scheduling conflict.

Mr. Broadhead stated that Mr. DuRoss has been very responsive and provided an update on the closeout items and the HVAC update. Mr. Graham feels that they are moving in the right direction on the punch list items. He stated that there are about a dozen trees that need to be replaced that didn't make it during the winter and the Subcontractor is being responsive. There are grass areas that need to be fixed as well.

Mr. Graham reported that the site work contractor Alfonso will repair the flagpole where it was damaged.

There was a discussion on the ball field and how it was built per the design however there are areas that have washout on the warning track but it may correct itself when all the grass grows in.

HVAC Issues

The Committee reviewed the HVAC Update. They are still trying to find out why so many AAON boards failed. They are requesting the help of MVG on this.

The lobby computer MVG has sent over graphics which will be installed on the computer and the glass will be removed to make it an interactive computer as intended.

HV-6 Flushing/Sediment in the HW Pipe System – The Team is trying to determine if the Contractor did what they were contractually supposed to do by flushing the system. Hill will compare the documents and make sure they received what was contracted.

E123 Daiken Unit – the classroom where Hill International is using will be looked at tomorrow to see if there is an HVAC issue due to the temperature fluctuations in this room.

Mr. Graham wanted to state that because they are out of the heating system it does not mean all the HVAC issues are corrected. The issues are still out there. Mr. Broadhead noted that when you walk down some of the hallways the temperatures do seem more even.

Change Order Approval

Mr. Broadhead reported this is ongoing and that MVG has issued up to C.O. 262 to CTA. C.O. 253 ties to the contract extension. CTA wants to come to a resolution with Griffin first before signing C.O. 253.

PCO Review

The Committee was given an update on the PCO Log. Mr. Broadhead had two PCO's to present tonight.

PCO 323 – C.O. 263 for Furred out wall at existing foundation stair A-1 - \$1,722.82

Mr. Thibault made a motion to approve C.O. 263 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

PCO 329 – C.O. 264 for damaged tectum at stagecraft area - \$3,878.60

Mr. Thibault made a motion to approve C.O. 274 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

Commissioning Update

Mr. Broadhead stated the infrared scan was conducted on April 13, 2015 and there were no issues reported. The complete scan report will be in the closeout package given to Mr. Graham.

Discussion ensued as to the masonry at B Wing and whether the brick was still staining in this area. Mr. Broadhead stated that there was some scupper work in this area which may have resolved the issue. They won't know for certain until they get a significant rain.

Invoice

Mr. Broadhead had an invoice from Hill International to present. Mr. Paul Kalous was also present to discuss their contract to get the Town through the MSBA closeout process. Mr. Kalous stated that CTA will be here for at least three more months. They are hoping to get CTA's final requisition in July to be able to submit to the MSBA to make their September meeting. Mr. Kalous stated that the MSBA meets every two months on closeouts.

Mr. Broadhead stated that they would need two motions one for the invoice and the other for the extension to the contract.

Mr. McNamara made a motion to approve Hill International's invoice in the amount of \$18,770 through April 2015. Mr. Gagnon seconded the motion. The motion carried unanimously.

Mr. Thibault made a motion to extend Hill International's contract on an hourly basis to October 1, 2015 for an amount not to exceed \$50,000. Mr. Gagnon seconded the motion. The motion carried unanimously.

Ongoing Items

Replacement Seat in Auditorium – Currently they are going to ask the manufacturer to come up with a solution with another fabric and/or live with what's there and get a credit for the upgraded fabric the Town purchased. The Vendor has been very responsive so they will wait and see what they come back with.

Stampcrete drainage - The Contractor is doing the final saw cut in the stampcrete and they have given him a deadline date because after they test it and it doesn't work they are going to request they take out the stampcrete and redo it. There was a discussion on protecting the existing wall in the courtyard from splatter if they pour new concrete in the courtyard. Mr. Graham stated that this area will be a mess if they have to do this.

Griffin REA – Mr. DuRoss reported there is nothing new to report on this yet.

ADA Storm Drain – Mr. Schweitzer of Mount Vernon Group found a local vendor to fabricate a new cover and he has taken measurements for a template.

Andrew Graham Items

Mr. Graham reported that the sanitary sewer lines coming out of the west side of the building are 50% blocked solid at this point. Mr. Graham stated that the School Department has spent a lot of money with Clean Drains having them come out to clear these lines. There was a discussion on the elevation of the lines. Mr. Broadhead reported that once the as builts are received then Mount Vernon Group will send Judith Nitsch Engineering out to check the elevations. There was a discussion on the elevations coming out of the boys locker room were just made and that the pipe may be too low. Mr. Graham stated that going forward they may have to clear these lines two times a year which is costly to the School Department.

Mr. Neofotistos suggested the first thing to do is to send a camera through the line to double check the flow. They should also get a copy of the site plan for this area.

Mr. Graham presented the invoice from R.D. Vinal for the loam screening that was done. Mr. Dooley made a motion to pay the invoice from R.D. Vinal in the amount of \$6,530 as previously voted on by the Committee. Mr. Gagnon seconded the motion. The motion carried unanimously.

Tree Top Products – trash receptacles and ADA picnic tables – there was a discussion on the quote received from this company. Mr. Graham stated he would like ten ADA picnic tables for this area. He will compare the products with BARCO and get back to the committee on quality. In the meantime the secretary will try to get the quote re-quoted with ten ADA tables.

Monahan Restroom Project

Mr. Neofotistos stated we want to continue to discuss options on the Monahan Restroom project. Mr. Jussaume at last meeting discussed getting the students at Greater Lowell Tech to possibly build it. Mr. Neofotistos had a conversation with the Town Manager last Thursday night touching on this possibility. He seemed to like the idea and would talk with the Superintendent at the School on it.

Adjourn

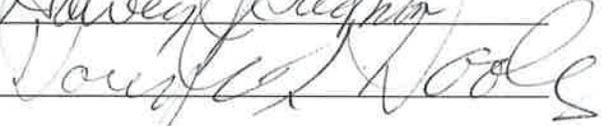
Mr. Thibault made a motion to adjourn the meeting at 6:32 p.m. Mr. Gagnon seconded the motion. The motion carried unanimously.

Permanent Building Committee









Absent: Paul Jussaume _____