

Permanent Building Committee Minutes of May 22, 2013

Present for the Building Committee was: Chairman Ellis Neofotistos, Harvey Gagnon, Phil Thibault, Doug Dooley, Michael McNamara and Paul Jussaume (5:00p). 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.

The Chairman called the meeting to order at 5:00 p.m.

High School Project

Present were: Michael Carroll, CP; Matt Schweitzer, MVG; Also Susan Taylor, MVG Superintendent Steve Stone and Andrew Graham

Mr. Carroll began discussing the robotics lab and it was noted that they would like to make a change to the flooring from sealed concrete to VCT flooring. They would like to get a proposal and evaluate the cost of this change and are looking to the Committee for an approval. There was a discussion as to the whether the robotics equipment was sensitive to dust etc. After some discussion as to potential cost the Committee agreed with obtaining a proposal for this cost.

Mr. Carroll reported that in the southeast corner of the property there are some pine trees that are damaged and need to come down. There was a discussion on the trees to and Mr. Carroll will get a drawing of the pine trees and come back to the committee for discussion on removal of some of the trees.

Update Culinary Arts Area

Mr. Carroll provided four drawings of the culinary arts area for review and discussion. The Committee was referred to Option 4 as the closest to the general idea of layout the School Department is considering. Mr. Carroll explained the drawing. Mr. Piendak asked if the MSBA needed to provide input on the layout. Mr. Carroll stated they did not have to provide input on the layout they already are aware of the change to this area and have approved it. It is all within the principle of the original drawing that were forwarded to the MSBA. Mr. Carroll was asked about the credit for this area now that they are not putting in all the equipment. Mr. Carroll stated that it is about a \$100,000 credit at this point and may be more. Mr. Carroll was asking the Committee if they could approve the concept plan for this area so that MVG could move forward on the drawing.

Mr. McNamara made a motion to approve the schematic for Option 4 for the culinary arts area as presented and recommended by Collaborative Partners. Mr. Thibault seconded the motion. The motion carried unanimously.

The Committee questioned whether they had a new figure from MVG on their proposal for redesigning this area. Mr. Figueiredo was supposed to get back to them after speaking with consultants SAR and/or Souza True.

Mr Carroll noted when the design team completed the next round of the drawings that he would again present that document to the PBC for review. It was noted that MVG/CP would work to

provide some update by 06/12/13, even if it was not the complete update, and that CP would request the final location of the electrical closet to be forwarded to the contractor ASAP. There was a discussion regarding running permanent electricity rather than installing temporary electricity in this area which would save money due to not having to go back and reinstall the permanent electricity. They will use one of the storage rooms to house the electrical.

Mr. Carroll stated that he would not be here next week however Mr. Paul Kalous would be and can bring updated pricing from MVG for this culinary arts design change. Mr. Neofotistos asked what other items would be on the schedule. Mr. Carroll reported that there would be possible PCO's, a schedule update and invoices.

Mr. Neofotistos stated that they would have the High School Project on next Wednesday at 4:30 p.m. and the Town Hall on after that. Mr. Schweitzer will be in touch with Mr. Figueiredo to work on the proposal for the culinary arts drawing.

Mr. McNamara left the meeting at the end of the High School project discussion.

Town Hall Project

Present were: Phil O'Brien, Johnson Roberts Associates; Jon Lemieux, Vertex Construction Glen Edwards, Asst. Town Manager, Ann Vandal, Finance Director, Kathy Graham, Town Clerk and Mark Hamel, Town Engineer

Mr. O'Brien provided a filed sub-bid analysis of the bids received last Friday for the Town Hall project. Mr. O'Brien stated that overall the sub-bids were not that bad. They have had GVW withdraw their acoustical tile bid due to it being marked incorrectly. Mr. O'Brien also discussed one bid on resilient flooring from West Floor Covering being rejected. Mr. O'Brien noted that in the WD&C bids that an air barrier cost was missing. There was a discussion on GVW being the apparent low bidder however their bids are restricted to themselves. Mr. Lemieux has been in touch with the Attorney General's office and has provided the Committee with a case law on a similar situation and it was found that for values alone bids cannot be rejected.

Mr. Lemieux will call the Attorney General's office on the resilient flooring issue with the permission of the Committee.

Mr. Thibault made a motion to have Mr. Lemieux contact the Attorney General's office with regard to the resilient flooring bid issue. Mr. Jussaume seconded the motion. The motion carried unanimously.

Mr. Lemieux provided the Committee with an updated budget on the project. The Committee discussed the budget on the project with Mr. Lemieux and Mr. O'Brien. Without having the General Contractor bids in it looks like at this juncture they may need an additional \$1.9 million

dollars on the project. Mr. Lemieux noted that he has to add in a line item for soft costs also. The General Contractor bids are due next Wednesday at 2:00 p.m. (05/29).

There was a discussion on changing the CAT machine to a CAT330 – currently the spec has a smaller one specified. Mr. O’Brien will put it in the next addendum (4).

Mr. Lemieux stated that at some point he needs to talk with the Committee about the Clerk services. He had only budgeted through bidding. Mr. Lemieux also informed the Committee that he will have to change Clerk’s for the job. Mr. Heffernan is still tied up on another job site. He would like to introduce Mr. Jim Boudreau to the Committee and can have him at the bid opening for the General Contractor bids if the Committee would like.

Invoices

Mr. Thibault made a motion to approve the Lowell Sun invoice for \$307.04 for the bid advertisement for the Town Hall project. Mr. Jussaume seconded the motion. The motion carried unanimously.

Mr. Thibault made a motion to approve Invoice #0017300 from Vertex Construction Services, Inc. in the amount of \$6,986.25 for services through April 27, 2013. Mr. Gagnon seconded the motion. The motion carried unanimously.

Mr. Gagnon made a motion to approve Invoice # 10 from Johnson Roberts Associates Inc. in the amount of \$ 82,276.00 as recommended by Vertex Construction. Mr. Dooley seconded the motion. The motion carried unanimously.

Minutes

Mr. Thibault made a motion to approve the minutes of April 24, 2013 as presented. Mr. Gagnon seconded the motion. The motion carried with 4 in favor. Mr. Jussaume abstained.

Adjourn

Mr. Thibault made a motion to adjourn the meeting at 6:45 p.m. Mr. Gagnon seconded the motion. The motion carried unanimously.

PERMANENT BUILDING COMMITTEE

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