

**Permanent Building Committee  
Minutes of May 29, 2013**

**Present for the Building Committee was:** Chairman Ellis Neofotistos, Harvey Gagnon, Phil Thibault, Doug Dooley and Michael McNamara. 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 4:35 p.m.

**High School Project**

**Present were:** Paul Kalous, CP; Matt Schweitzer, MVG; Jorge Figueiredo, MVG  
Present from the schools: Andrew Graham

**Update Culinary Arts Area**

Mr. Kalous began the agenda by skipping the update on the contractor and started with the Culinary Arts Area proposal discussion. MVG had presented a proposal for the redesign of the culinary arts area and the Committee had asked Mr. Figueiredo to go back and “sharpen his pencil” on the proposal. Mr. Figueiredo stated he was able to get the redesign fee of MVG down to \$8,000 however believes that the total price of \$33,080 will stand because they may have to put air conditioning in this area and do some additional structural work. He stated they may find that some of these items are not needed once they construct this area but until then he needs to include them in the proposal. Mr. Neofotistos stated that he has an issue on page two of Souza True’s proposal items 7 & 8, Mr. Neofotistos believes we already own this work. Mr. Figueiredo countered with we don’t have the scope of work nailed down; he believes we own the RFI and clarification. Mr. Figueiredo stated that if there are items in the proposal that aren’t needed, the Town will not be invoiced.

Mr. Thibault asked how the time for the sub trades would be tracked. Mr. Figueiredo stated that they have hourly sheets that will be billed.

Mr. Thibault made a motion to accept the proposal from MVG in the amount of \$33,080 for the redesign of the Culinary Arts Area. Mr. Gagnon seconded the motion. The motion moved to a vote with initially 2 in favor 2 opposed and 1 abstained. Mr. Neofotistos stated that he would change his vote to in favor on the basis of keeping the project moving and based on invoices that are less than \$33,080 as indicated by Mr. Figueiredo. The motion carried 3 in favor 1 opposed, 1 abstained.

**Update on the Contractor**

Mr. Kalous reported that the Sub-contractor is changing out the particle board on the casework and installing plywood as specified. The mullions on the windows will be coming in next week and will be installed. The disposition with the window/air barrier between the peel and stick or the sealant is that it was determined by Mount Vernon Group that the Window Contractor will do

either/or not both of these. MVG stated that the contractor would move forward with the window sealant, that is a better option, versus the peel and stick option. Once the sealant is completed another spray window test of the windows will be done and if the windows pass they can move on from this issue.

**Terrazzo** – the Subcontractor is in the process of making the samples.

**CO/PCO Review** – The Change Orders from the approved PCO's at last meeting are currently being written.

### **FF&E Technology**

Bid packages have been reviewed by the design team, 3Si, School Department and CP. The final adjustments are in process. Bid packages are all in the form of RFQ to be provided off of the State Bid list and therefore do not need to be sealed bids and have a public opening. Bid packages to go out to three to five vendors for each division on May 31, 2013; bids to be received between June 10-14, expected award /PO's executed between June 17-21.

Mr. Neofotistos asked if there was one specific date and whether it was before or after the Committee meets because the Committee would need to vote on it and he did not want to hold up the bid. Mr. Schweitzer will check with 3Si for clarification on the date.

### **Owner Requested Changes**

Update on the cafeteria office area – MVG proposal for these updates in process; Design update for the guidance/career center window; Mr. Figueiredo stated there would be no charge for the design of the window.

### **Ongoing Open Items**

Comcast: lines have been pulled; Mr. Carroll has been in touch with Ms. Mathieson of Comcast and will be speaking with her on this issue on Friday morning to get a date for the equipment move; Mr. Figueiredo stated that he needs to get with Ben Garry on the Survey and get something in writing because they have no response from the Surveyor. There was a discussion on the stakes in the ground and how some have not been found. There were areas where they could not put them in. Mr. Graham would like to locate where they are and felt it was an important item for the future. The spec called for concrete bounds to be installed. There was no update on the Phase 2 egress; and Mr. Graham stated that the agreement with Jeanne D'Arc is completed and waiting on signatures and can be taken off the agenda.

Mr. Neofotistos asked whether the Local Inspectors have been going to the site on a regular basis and whether any issues have cropped up. Mr. Schweitzer stated they are at the site on a regular basis and any issues that they've had have been taken care of as they come up.

Mr. Graham and the Committee reviewed the code occupancy assessment done by Walter Blair Adams of WBA Associates with regards to the Lakeview Junior High School gym/cafeteria area. Mr. Graham stated he asked MVG to do an assessment for him not only for the Town Meeting that is coming up next week but for the assembly's they have in this gym area. The conclusion by Mr. Adams was that "the 13,760 s.f. area of the combined gym/cafeteria has an adequate number of egress doors and a combined egress capacity of 2,040 people, the stage has adequate exit capacity for 47 people, based on limiting the stage occupancy because the exit doors swinging opposite the direction of egress travel. Therefore, ... the reference space will be 2,087 people."

Mr. McNamara left the meeting at 5:25 p.m.

### **Town Hall Project**

Present were: Phil O'Brien, Johnson Roberts; Jon Lemieux, Vertex Construction, Inc.  
Ann Vandal, Finance Director, Kathleen Graham, Town Clerk

Mr. Lemieux stated that the bids came in today for the General Contractor. He created a chart showing the Committee the results of the bids. Looking at just the base bid with alternate number one the apparent low bidder is L.D. Russo Inc. however if the Town accepts Alternates 1, 2 and 3 the low bidder is CTA Construction. What the Town needs to decide is whether they are going to accept the bids with or without the alternates. The alternates were discussed by the Committee. The first alternate was to add stone in the lobby and main areas; the second alternate was to install stained woodwork instead of painted woodwork; and the third alternate is for trees and shrubs. There was a discussion on the costs of the alternates and it was determined that the cost for alternate number three is a very good number. Mr. Piendak was concerned about the budget and commented that they should protect the budget as much as possible and keep this money in the contingency and maybe not accept alternate number three. Mr. O'Brien stated that if the Town chooses not to accept alternate number 3 then the price to add these shrubs and trees later will most likely be higher. There was a discussion on soliciting donations for trees and shrubs. Mr. O'Brien also stated that this site is a sloping site these trees and plantings will help keep the soil in place and also provide the natural buffering the neighbors were concerned about. Mr. Dooley stated they should save the money and he would be willing to donate some trees to the project.

Mr. Thibault made a motion to accept Alternate Number 1 Stone floor in main lobby areas. Mr. Gagnon seconded the motion. The motion carried with four members present in favor.

Mr. Gagnon made a motion to accept Alternate Number 2 Stained woodwork in place of painted. Mr. Thibault seconded the motion. The motion carried with four members present in favor.

Mr. Thibault made a motion to accept Alternate Number 3 trees and shrubs. Mr. Gagnon seconded the motion. The motion passed with three members in favor and Mr. Dooley voting opposed.

Mr. Lemieux reworked the budget numbers showing the three alternates added into the budget to reveal that they would need an additional \$1.3 million dollars for the project.

Mr. Piendak stated that he would need to go back to Town Meeting and request the money. He has an article in as a place holder for Town Meeting.

There was a discussion on the contingency being adjusted to 4.73% instead of 5%. Mr. O'Brien noted the square foot per construction cost with the alternates comes out to \$370 and without the estimates is \$295; Phil O'Brien noted their Estimator had the figure at \$325 so he was in the ballpark.

**Adjourn**

Mr. Thibault made a motion to adjourn the meeting at 6:15 p.m. Mr. Dooley seconded the motion. The motion carried unanimously.

**PERMANENT BUILDING COMMITTEE**

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