

**Permanent Building Committee
Minutes of June 10, 2015**

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

Absent: Doug Dooley, Michael McNamara

The Chairman called the meeting to order at 4:33 p.m.

Town Hall Project

Also Present: James Boudreau of Vertex
Ann Vandal, Assistant Town Manager/Finance Director
Kathy Graham, Town Clerk

Mr. Neofotistos began the discussion by stating he received the latest settlement agreement via facsimile from Mr. Lemieux of Vertex for discussion tonight. Mr. Boudreau had copies for the Committee.

The Committee discussed each numerated item as follows:

1. Delete top course of paving from lower lot. Lot to be turned over as is.
 - a. Is all curbing in? Extra curbing will be turned over to Town
2. Delete remaining site lights along stairs; in lieu, install remaining underground and concrete bases only. Remaining lights turned over to Town.
 - a. Need to camouflage bases or make them flush with ground for mowing purposes. Issue with lighting at flagpoles; were not coordinated when flagpoles were moved, lights did not get moved and shine on building instead of flags.
 - b. Phil O'Brien to provide a sketch of where (future) lights and plantings go
3. Install all plantings per plans. Work to be completed in accordance with specified planting season Fall 2015.
4. ADA walkway at front (parking) entrance area to be completed by others. (DPW)
5. Delete asphalt walkways to and from the existing stairs that were accidentally removed including delete all walkways at the lower parking lot. Areas to be loamed and seeded.
 - a. Walkway on lower parking lot to Arlington Street sidewalk only
6. Existing concrete stair replacement not required. Insurance check to be turned over to CTA upon receipt from insurance company.
7. As with Phase I, Town to remove excess loam to allow timely completion of remaining work.
 - a. Quantity of loam needed
8. Contract completion date to be adjusted to coincide with completion of remaining work.
 - a. TBD
9. Phase I punch list is considered complete and all Phase I retainage is released.
 - a. Phil O'Brien to discuss with Jon Lemieux

10. Positive letter of reference from Town and Vertex.
11. Any and all adds/deducts including PCO's 7, 8B, 9, 12, 38, 64-67, 73-84 are included
 - a. Jon Lemieux to discuss with Phil O'Brien
12. Owner Change Orders 11-60 to be executed as previously issued.
 - a. These are in CTA's hands
13. Value of this change is \$81,294.33 for a total revised contract value of \$7,579,407.
 - a. Ann Vandal and Jon Lemieux to confirm
14. An application for payment for the new revised contract value (\$7,579,407) minus an agreed to value for the remaining site work and landscaping work (define now?) will be processed within two weeks of this agreement.
 - a. TBD

The Committee had Jon Lemieux on conference call via cell phone for this discussion on the settlement. Mr. Lemieux will send Mr. Coghlin an update of the discussion and will speak with Phil O'Brien about getting a sketch on landscaping and light locations. Discussion will continue at next week's Permanent Building Committee meeting at 4:30 pm.

High School Project – 5:30 p.m.

Present were: Steve Broadhead and Kris Stephenson of Hill International
Jarod Smith of CTA Construction

Mr. Broadhead stated they are moving along with the punch list they have HVAC and some door issues outstanding. There is about \$75,000 worth of punch list items left.

Mr. Broadhead provided an update on the project close out document review. They are making good progress on this list and most items are completed.

HVAC Issues

The Committee reviewed the update from Paul DuRoss. There was a discussion on the AAON board failures. In discussions in meetings with CTA and the design team, the design team did not feel the number of failures were extraordinary. Mr. Graham disagrees because these items were brand new and these items are at a cost of \$1800 a piece and he does not have that in his budget to make replacements. He also noted that it's not just the board that fails the whole unit goes out.

HV-6 Flushing/Sediment in HW Pipe System – A response was received from MVG to E. Amanti;s letter on 06/5/2015. The response was reviewed. Amanti feels that they have complied with the contract requirements and that the issue is the breakdown of the existing pipe. CTA is awaiting the final response from Amanti.

Sewer Blockage – Mr. Broadhead provided the Committee with a drawing of the sewerage line in question and it was thought that maybe the pipes were pitched in the wrong direction. This was found not to be the case and according to this drawing the pipes are pitched correctly. Mr. Graham believes an independent assessment should be considered because this was done by Amanti and his consultant. The PBC suggested that Nitsch Engineering look at it and they would

like a written assessment from them and MVG. The PBC is requesting this by next week's meeting.

Auditorium Seating – a credit offer of \$10,000 was offered. MVG responded and would like more samples of fabrics. Susan Taylor of MVG is involved in the issue.

Griffin Letter – Mr. Broadhead made mention that they are trying to resolve the outstanding PCO's of Griffin and the REA. The Committee would like to keep the two issues separate. Mr. Neofotistos stated that the outstanding PCO's are under the MSBA whereas the REA would not be. It was noted the outstanding PCO's for Griffin total about \$45,000.

Change Order Approval

Mr. Broadhead stated that Mr. Smith of CTA can update the Committee on this. Mr. Smith stated that the change orders are with Lyle Coghlin waiting to be signed. Mr. Broadhead noted that due to the completion date change on the project he believes CTA is not signing them because this will give the issue Griffin is claiming on delays credence.

PCO Review

Mr. Broadhead stated he had three PCO's to bring to the Committee – 342, 343, 345.

PCO 342 – C.O. 267 – Infill work on walls near elevator - \$1,719.20

Mr. Thibault made a motion to approve C.O. 267 as recommended. Mr. Jussaume seconded the motion. The motion carried unanimously.

PCO 343 – C.O. 268 – Drain scope by Transitional Skills - \$1,075.98

Mr. Thibault made a motion to approve C.O. 268 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

PCO 345 – C.O. 269 – Credit for Building (air) flush out – (\$5,600)

Mr. Gagnon made a motion to approve C.O. 269 as recommended. Mr. Jussaume seconded the motion for discussion. Mr. Neofotistos asked what the total amount for this item was. Mr. Broadhead responded it was about \$15,000 so this is approximately 1/3 the amount. The motion moved to a vote with all members voting in favor.

Invoices

CTA Requisition #32 - \$174,836

Mr. Thibault made a motion to approve Requisition #32 for CTA Construction in the amount of \$174,836. Mr. Gagnon seconded the motion. The motion moved to a vote with three members voting in favor and one member voting opposed. Mr. Neofotistos was opposed.

Mount Vernon Group – Extra services invoice \$3,600

Mr. Gagnon made a motion to approve MVG Invoice in the amount of \$3,600 for extra services. Mr. Thibault seconded the motion. The motion carried unanimously.

Whalley Invoice

Mr. Stephenson presented invoices from Whalley which were approved by Mike DiBari of 3Si – in the amount of \$45,163.34.

Mr. Gagnon made a motion to approve Whalley invoices in the amount of \$45,163.34. Mr. Thibault seconded the motion.

Hill International – Invoice for services through May 2015 - \$16,317.50

Mr. Thibault made a motion to approve the Hill invoice in the amount of \$16,317.50. Mr. Jussaume seconded the motion. The motion carried unanimously.

Landscaping Update

Mr. Neofotistos asked Mr. Graham about the landscaping. Mr. Graham reported the Landscaper was back and that trees were planted and watering and lawn cutting did happen.

Andy Graham Items

Mr. Graham presented the invoice for the remote for the irrigation system which the Committee previously approved for \$479.00.

Mr. Graham stated that he has an invoice from R.L. Proulx for the flag pole light \$1,285.00 and a quote for the fencing at the wind tunnel of \$1,900. He stated he would bring them to the next meeting.

Mr. Broadhead asked if these items Mr. Graham was presenting were being approved through the project and if so that he get copies of them so that he can track them.

Site visit to High School – The Committee was going over to the High School after the meeting to look at the stampcrete in the courtyard.

Adjourn

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

Permanent Building Committee



Absent: Doug Dooley_____





Absent: Michael McNamara_____