

**Permanent Building Committee
Minutes of June 12, 2013
Dracut Historical Society**

Present: Ellis Neofotistos, Phil Thibault, Harvey Gagnon, Michael McNamara, Paul Jussaume (arrived 5:15 p.m.), Dennis Piendak, Town Manager and Recording Secretary Shannon Rowe Beaulieu

Mr. Neofotistos opened the meeting at 4:44 p.m.

High School Project

Present: Matt Carroll, CP; Paul Kalous, CP; Matt Schweitzer, MVG; Jorge Figueiredo, MVG and Andrew Graham, Dracut Public Schools

Update on the Contractor

Mr. Carroll discussed the progress of the High School renovations regarding flooring, upper D wing, Band Room and Auditorium.

Mr. Carroll discussed the contract, and the need to adjust the contract dates as they relate to the last day of school which has been adjusted due to snow days, site logistics/access and stated that the contractor was asked today and noted that they are on schedule.

Open Items

Mr. Carroll discussed the flooring moisture mitigation, including the possibility to eliminate it where it is not required. Mr. Graham discussed the flooring maintaining moisture and moisture issues and noted he would prefer to keep the mitigation on all slab on grade areas, but would be willing to consider deleting the mitigation on the slab on decks, if they meet the testing requirements. Mr. Carroll discussed credits for the mitigation and elaborated on the differences between the slab on grade and slab on deck. Mr. Carroll discussed the offer of \$1.50 credit per square foot but in his experience it's usually \$3.00 credit per square foot. The group discussed the flooring sub-contractor and legal claims. The group discussed the slab on grade above 95% and the moisture mitigation and leveling. Mr. Carroll read the specs on leveling and moisture mitigation. The Committee discussed proceeding under protest with the flooring sub-contractor and submitting the case to arbitration. The Committee agreed on Mr. Carroll's direction to proceed.

Mr. Carroll discussed the contractor not installing the proper seals on the windows. Mr. Graham discussed there being a one year guarantee on the windows. Mr. Figueiredo discussed the air barrier system. Mr. Carroll discussed the specs of the windows and noted that there were some adjustment to the way the windows would be sealed issued by MVG. Mr. Carroll noted he did not agree with the adjustments noted by MVG, but also noted if there were going to be adjustments, that he would recommend working for a

(Permanent Building Committee Meeting Minutes of June 12, 2013)

credit for the work not installed. Mr. Thibault stated that if the credit is worth nothing then have the work completed per the specs. Mr. Carroll agreed and went on to discuss the conflict in the work description. Mr. Neofotistos discussed putting so much time into the plans and there are so many conflicts. Mr. Figueiredo discussed the specifications and the re-specifications noting that he did not believe that the contractor owned both caulk joints. Mr. Carroll disagreed with this assessment and noted that the drawings show more than 70 details with both caulk joints and therefore they are owned under contract. Mr. Piendak discussed addressing the specs and clarifying them so the argument doesn't continue on other projects. Mr. Carroll stated that phase one of the windows do not have the peel and stick but he would recommend to keep it on the remainder of windows. Mr. Carroll stated that the window tests are happening next Wednesday.

Mr. Jussaume stated that once they have the results from the window testing, then a decision can be made. Mr. Neofotistos discussed the submittal showing the peel and stick. Mr. Gagnon stated that they should get a credit. Mr. Neofotistos stated that they would continue this discussion at the next meeting. Mr. Carroll discussed phase two having both the caulking and peel and stick and the work being guaranteed for one year. Mr. Carroll discussed in lieu of a credit, possibly extending the warranty of the window. Mr. Piendak discussed the quality control on inspections.

Mr. Carroll discussed the parking lot subbase and base. Mr. Carroll stated that the sub-contractor did not follow the specs. Mr. Carroll stated that they have reviewed the materials put down and they have been deemed acceptable with a credit coming back. Mr. Neofotistos stated that they should receive a full credit. The Committee agreed with Mr. Neofotistos. Mr. Carroll discussed paving and the process of paving.

Schedule Update

Mr. Carroll stated that he is working on the update.

Invoices

Motion made by Mr. Gagnon to pay invoice #10960-43 for Collaborative Partners in the amount of \$44,598.75. Motion seconded by Mr. Thibault. Motion passed unanimously.

Motion made by Mr. McNamara to pay invoices #57 & #58 for Mount Vernon Group in the amount of \$50,995.00. Motion seconded by Mr. Gagnon. Motion passed unanimously.

Motion made by Mr. Thibault to pay invoice #51692 for Universal Testing Service in the amount of \$3,025.62. Motion seconded by Mr. Jussaume. Motion passed unanimously.

(Permanent Building Committee Meeting Minutes of June 12, 2013)

Motion made by Mr. Gagnon to pay invoice #MGM-12 for MGM Realty Trust in the amount of \$1,005.00. Motion seconded by Mr. McNamara. Under Discussion:

The Committee discussed this invoice already being paid.

Motion made by Mr. Gagnon to rescind paying invoice #MGM-12 for MGM Realty Trust in the amount of \$1,005.00. Motion seconded by Mr. McNamara. Motion passed unanimously.

Website Questions

Mr. Carroll discussed the email from Joy Lauer dated May 23, 2013 asking if she could review the new floor plan for the High School. Mr. McNamara discussed adding the plans to the website. Mr. Carroll will forward the drawings to Ms. Lauer and also to the Superintendent's Office to be added to the project web site.

Mr. Carroll discussed the email from Kevin McMeniman dated May 31, 2013 asking if there would be any solar energy panels installed to reduce operating costs? Mr. Graham stated that his office answered this email. No other actions will be required.

Update Culinary Arts Area

Mr. Carroll discussed the revised plans dated June 12, 2013 prepared by Mount Vernon Group Architects. Mr. Carroll stated that the revised plans show the final layout. The Committee approved the final layout unless any revisions are made and stated that the pricing needs to be submitted before any work starts.

Terrazzo

Mr. Carroll stated that he is still waiting for an update

Auditorium Seats

Mr. Carroll discussed the fabrics for auditoriums noting that the specifications noted to use 80% of a standard color and 20% of a premium fabric. Mr. Graham discussed the fabric ECHO 2551E and stated that this fabric is \$12,000 extra but is the best fabric to fit the application. Mr. Graham stated that he would like to proceed with this fabric upgrade. Mr. Piendak asked if Superintendent Stone weighed in on the decision of the fabric? Mr. Graham stated that Superintendent Stone agreed with the fabrics and stated that there is no comparison with the fabric. Mr. Graham stated that this fabric is a better quality. Mr. Graham stated that 10% has been added to the fabric attic stock so they would be able to make repairs if needed in the future. Mr. Piendak stated that they want the auditorium and gym to look nice as that is what people will see the most.

(Permanent Building Committee Meeting Minutes of June 12, 2013)

Motion made by Mr. Gagnon to approve the purchase of the Auditorium seat fabric by issuing a CCD not to exceed \$12,000.00. Motion seconded by Mr. McNamara. Motion passed unanimously.

CO/PCO Review

Mr. Carroll discussed the change orders and stated that they were already approved by the Committee they just needed Mr. Piendak's signature.

Mr. Carroll discussed the Massachusetts School Building Authority (MSBA) not reimbursing for the elevator penthouses and white boards. Mr. Carroll stated that a letter was drafted for Superintendent Stone asking the MSBA for reimbursements.

Owner FFE Technology

Mr. Carroll discussed the owner FFE Technology bid tabs including the A-V Equipment, Network Equipment and Hosted IP Telephone and discussed the following changes to the tabulation:

Remove PRO AV Systems and add PRO Add Tech Systems and change \$184,416.57 to \$187,222.57. The Committee agreed to review the tabulation at the next meeting with the corrected changes.

Owner Requested Changes

Mr. Figueiredo stated that there would be no design add service for the cafeteria office change and that MVG is working on this change along with the window in the career center. Mr. Figueiredo stated that he is waiting for the ADA information requested by the PBC for the restroom doors in the cafeteria.

Ongoing Open Items

Mr. Carroll stated that the issue with Comcast has been resolved with the help of Mr. Piendak and all that needs to be done now is to have Comcast come to the site and complete the work.

Mr. Neofotistos stated that the survey to be provided by Mount Vernon Group needs to get done within the next month.

Mr. Carroll discussed the Phase 2 Egress Review and noted that this should be able to be reviewed by MVG soon.

(Permanent Building Committee Meeting Minutes of June 12, 2013)

The next meeting was scheduled for June 19th, 2013 with Town Hall being discussed at 4:30 p.m. and the High School being discussed at 5:00 p.m.

Meeting Minutes

Motion made by Mr. Gagnon to approve the Minutes of May 29, 2013. Motion seconded by Mr. McNamara. Motion passed unanimously.

Motion made by Mr. Gagnon to approve the Minutes of May 22, 2013. Motion seconded by Mr. McNamara. Motion passed unanimously.

Motion made by Mr. Thibault to approve the Minutes of May 15, 2013. Motion seconded by Mr. Gagnon. Motion passed unanimously.

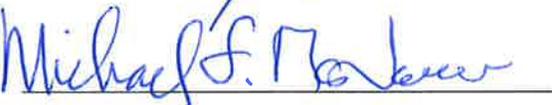
Adjournment

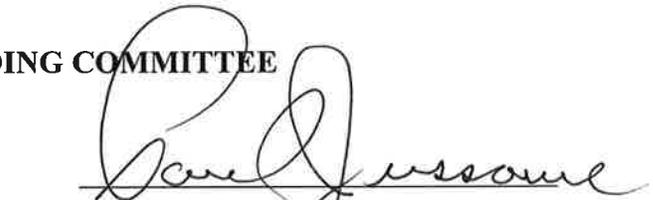
Motion made by Mr. Thibault to adjourn the meeting. Motion seconded by Mr. Gagnon. Motion passed unanimously.

The meeting adjourned at 6:43 p.m.

PERMANENT BUILDING COMMITTEE









Recording Secretary
Shannon Rowe Beaulieu