

**Permanent Building Committee
Minutes of June 24, 2015**

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

Absent: Michael McNamara

High School Project

The Chairman opened the meeting at 4:30 p.m.

Present were: Steve Broadhead and Kris Stephenson of Hill International
Bill Peters of Mount Vernon Group
Andy Graham of Dracut Public Schools

Mr. Broadhead reported that Paul DuRoss of CTA is on vacation and would not be present for the meeting.

Project Closeout

Mr. Broadhead reported that the closeout is moving and that the Change Order for the doors is signed and the doors have arrived. They will be installed during school break. A three week look ahead is to be provided by CTA. As built have been received by Mount Vernon Group and the closeout documents are moving along.

There is a document showing what the Town is owed on the budget snapshot.

PCO's are ongoing. There was a discussion on what is owed to Griffin Electric and there are PCO's in the amount of \$45,000. There is exceleation costs of \$25,000. Currently Griffin is willing to settle for \$65,000. Mount Vernon Group is aware of this offer and will integrate it into their response. Mount Vernon Group is of the opinion there is no merit to this.

The PCO's and C.O.'s are in a holding pattern until CTA can settle with Griffin.

HVAC Issues

The Committee reviewed a letter included in the packet dated 6/22/2015 from CTA relative to E. Amanti & Sons (EAS) and the cleaning procedures, water treatment and HVAC system flushing. EAS feels they have fulfilled their contractual obligations for water flushing and treatment but would put in a bypass filter system as outlined on their proposal under protest. EAS claimed they had flushed the system but did not have documentation on this. There was some discussion about this system containing glycol and there may be a low point in the system. CTA is to provide a

complete schedule by Friday including the flushing must be done by 08/15/2015 before school. There was a discussion on getting a independent water testing firm such as Frontier Research.

The Committee reviewed the Duct Penetration at exterior wall detail platform for HVAC and whether it was affecting the commissioning.

RDK Engineers – meeting as per agenda date of 6/24/2015. Mr. Graham would like it revisited once the girls locker room is straightened out. Hard to assess whether the system is functioning properly when eleven out of twenty-seven mother boards failed . Mr. Graham would like an extended warranty to be able to cover the upcoming heating system because he feels there may still be issues.

Letter from Nitsch Engineering dated June 24, 2015 – The Committee reviewed the letter provided by Nitsch Engineering. The Committee discussed the slope and size of piping 8” versus 12”. Mr. Neofotistos asked how they would fix the pipe in the courtyard.

Mr. Neofotistos noted two issues: the wrong slope and the wrong pipe size. Mr. Broadhead noted that the Site Subcontractor Alfonso is proceeding on the premise that they will have to rip up the pipe and relay them. Mr. Neofotistos stated to the Project Manager that a lot of picture should be taken on site before any work is done in case of damage by the Contractor. Mr. Broadhead stated that a whole series of changes that need to be done and that every length of pipe would need to be watched. Coordination needs to be addressed because the school is used all summer long.

Mr. Neofotistos would like to bring in an independent party to get some input. He suggested CDM Smith who has done all the sewer work in Town. They could also have CDM watch the work. This would probably be a five week project. Mr. Broadhead would like to try and get a schedule first.

Mr. Neofotistos would like to have a meeting with CDM and the PBC. He suggested next Wednesday July 1, 2015.

Auditorium Seats

The Committee reviewed an email in the packet dated June 24, 2015 by Bill Peters to Paul DuRoss relative to the seat manufacturer providing other fabric options.

Ongoing Items

Gas Line Supports – it is being recommended that gas line supports be added to beef up the support on the gas lines on the roof to try and prevent them from failing like they did last winter. As soon as the design is received it will get implemented.

Roof leaks are being tracked in the gymnasium. O&M on stormwater drainage what is recommendation from Nitsch?

AG Items

Mr. Graham is requesting additional gates from Mill City Ironworks at a cost of \$1,909 and he would like the mesh panels.

Mr. Thibault made a motion to approve (2) mesh panels which total \$1,909 from Mill City. Mr. Dooley seconded the motion. The motion carried unanimously.

Mr. Graham presented the Committee with an invoice from Rene Proulx in the amount of \$1,785 for work done at the gymnasium for an outdoor weather proof receptacle for new DATV production vehicle. Mr. Dooley made a motion to pay invoice #159166 from R.L. Proulx Electrical. Mr. Gagnon seconded the motion. The motion carried unanimously.

Mr. Graham presented to the Committee a quote for the rubber crown topping for chain link fence for the baseball area. He is requesting \$1,045.90 for this rubber topper.

Mr. Dooley made a motion to approve the purchase of 3 rolls of yellow rubber crown topping for chain link fencing in the amount of \$1,045.90 from Sports Madness. Mr. Jussaume seconded the motion. The motion carried unanimously.

Town Hall Project

Mr. Neofotistos updated the Committee Members on a meeting he had with the Town Manager and Town Counsel relative to the letter received from CTA to Mr. Duggan regarding the article in the Lowell Sun on the Town Hall project. Mr. Thibault was also present for this meeting. This letter has been time stamped by the Town Clerk and the insurance company for the Town has been put on notice.

Discussion by the Committee was to proceed with the DCAM evaluation and hopefully have the final review on July 15, 2015.

Mr. Jussaume discussed some of the safety issues at the site currently that need to be addressed by CTA such as: the fencing is not locked and part of it is down; the catch basin silt, the detention pond area is holding water and it is not fenced, there is a gas can at the lower parking that is accessible. Mr. Lemieux was called about these items at 6:24 p.m.

The Committee discussed the DCAM evaluation with Jon Lemieux. There was a discussion on the sketch that Phil O'Brien is supposed to be providing to Vertex for CTA regarding the lower parking lot area. More detail is needed on the sketch from Mr. O'Brien on the lights.

The Committee discussed work on the site; DCAM, Mr. Duggan's statement, Letter to the Editor to correct some of the items in the article. Mr. Lemieux had concern about not wanting to put Mr. Duggan in a bad position with anything they do from here. CTA won't move forward without a solution or retraction. Mr. Lemieux suggested they may want to respond to the Lowell Sun articles points that were relayed incorrectly rather than to CTA's letter.

PBC Minutes
Jun 24 2015

The Committee will explore how to respond to Lowell Sun article with Town Counsel and also begin their DCAM evaluation process. Mr. Boudreau will look into the date of warranty issues and when CTA responded.

Adjourn

Mr. Jussaume made a motion to adjourn the meeting at 7:02 p.m. Mr. Gagnon seconded the motion. The motion carried unanimously.

PERMANENT BUILDING COMMITTEE



Paul Jussaume
Alma



Harvey Gagnon
Doug T. Rod