

**Permanent Building Committee
Minutes of June 25, 2014**

Present for the Building Committee was: Chairman Ellis Neofotistos, Harvey Gagnon, Phil Thibault, and Michael McNamara. Also present was James Duggan, Town Manager and Samantha Carver recording secretary. The meeting was held at the Historic Society Building at 1660 Lakeview Avenue, Dracut, MA.

Absent: Paul Jussaume, Doug Dooley

High School Project

Present from Hill International: Paul Kalous, Steve Broadhead, Kris Stephenson
Present from MVG: Matt Schweitzer, Bill Peters

The Chairman opened the meeting at 4:51 p.m. Mr. Kalous began the discussion with a conversation his team had with Amanti regarding the air handler unit in the Transitional Skills area and rather than ordering the new unit and pulling the current unit out, they could replace the gas burners inside the current unit and this would save approximately \$25,000 for the cost of the new unit. There was a question on ESL certificates and whether these would be required. There would be a small up-charge for them to do a shop drawing and the lead time to replace the burners rather than the whole unit would be seven days for parts and seven to fourteen days for the install which would bring them to a July install instead of August. Mr. Kalous needs to talk with MVG on a drawing. The other benefit is there wouldn't be any steel costs added to put the unit on the roof.

Mr. Graham was asked his opinion on the issue and he stated it would be a problem discarding the other unit and time wise this is a better option.

The Committee asked about the workforce on site. Mr. Schweitzer stated that it seems like the Contractor is making moves to push things along. Mr. Peters stated that he has talked with Bruce from SAR Engineering on this change to the air handler unit and he will check on the certifications needed to make the modifications.

Mr. Kalous stated that they would need the Building Committee's endorsement if they want to go down this path of changing the burners on the current unit and put a hold on ordering the other unit. The Committee would need to amend their motion made on C.O. 66 to reflect the changes to the air handler unit. Mr. Thibault made a motion to amend the motion made on C.O. 66 to accept the provision to modify and retrofit the air handler unit for the new demand load on the system which would include a net credit of approximately \$25,000. Mr. McNamara seconded the motion. The motion carried unanimously.

Response Letter to Bond Company

Mr. Kalous stated that Hill International has received a response from CTA's bonding company and they have requested information be provided to them. Mr. Kalous had a draft response in the

agenda for the Committee to review back to the bonding company and stated this would include an index and a computer disk (cd) with all records requested for the bonding company. The Committee reviewed the response and edited the letter to be sent back to the bonding company.

Mr. Neofotistos asked if the change order log being sent to the Bonding Company shows all the change orders that are outstanding as well. Mr. Broadhead stated it shows \$2.1 million dollars of other outstanding changes. There was a discussion on what they are hoping the bonding company does once they have this information. Mr. Kalous stated they are looking at least to have a meeting with them to get them to understand that the Town just wants this building done on time.

There was a brief discussion on the latest letter sent by CTA dated June 25, 2014 referencing schedule completion dates. Mr. Broadhead stated his belief is CTA is looking for the Town to give them a date so that CTA can tell the Town how much money it will cost and still not guarantee the date of completion to the Town.

Mr. Kalous noted that the two major issues right now is the Transitional Skills area and the Auditorium to get completed. Mr. Kalous discussed that if the November date were acceptable to the Town with no added dollars it could be acceptable if the Town determines what they can live with.

Mr. Peters noted that they seem like they're trying to push in the auditorium area because of the amount of sheetrock they've gotten done.

The Committee noted that they have never agreed to the November date for the auditorium as being acceptable and have maintained the contract date of August 2014 as the only acceptable date. At one point when October was being mentioned they could have possibly lived with that but not a November date.

Mr. McNamara made a motion to respond to Arch Insurance Company's letter dated June 17, 2014 based upon the draft letter presented with revisions noted. Mr. Thibault seconded the motion. The motion carried unanimously.

The Committee reviewed the letter dated June 25, 2014 from CTA. Within that letter it appears they are looking for seven days due to the delay with the slope in the auditorium. Mr. Graham noted it's hard to accept the delay when no one was in the auditorium doing work until recently. If this seven day delay is accepted, it would bring the completion date to September 4 and there was a discussion as to whether the Superintendent would be agreeable to that.

Mr. McNamara made a motion to allow the 7-day extension at no cost on the auditorium only. Mr. Thibault seconded the motion. The motion carried unanimously.

CCD/PR Review

111R – Food Service office adding a clock and a speaker – these are unit prices

Mr. McNamara made a motion to approve. Mr. Thibault seconded the motion. The motion carried unanimously.

CCD120 – Check valve for nuisance water hammering in science wing – The Committee questioned this CCD and they would like an estimate on the cost.

CCD121 – Control box to slow velocity for noise

Mr. Thibault made a motion to authorize CCD121 as recommended by the Commissioning Agent. Mr. McNamara seconded the motion. The motion carried unanimously.

Mr. Broadhead stated that the weekly meetings they've been having regarding the PCO's have been productive.

PCO040 to become C.O. 74 to furnish and install a moisture meter for the irrigation system
Mr. McNamara made a motion to approve PCO040 C.O.74 in the amount of \$372.75. Mr. Gagnon seconded the motion. The motion carried unanimously.

PCO044 to become C.O. 75 for a credit VCT Moisture Mitigation Changes

Mr. McNamara made a motion to approve PCO044 C.O. 75 for the credit in the amount of \$100,000.00 for moisture mitigation. Mr. Thibault seconded the motion. The motion carried unanimously.

PCO063 to become C.O. 76 – for window in the guidance area

Mr. McNamara made a motion to approve PCO063 C.O. 76 in the amount of \$3,000.00. Mr. Thibault seconded the motion. The motion carried unanimously.

PCO064 to become C.O. 77 – Access gates and signage

Mr. McNamara made a motion to approve PCO064 C.O. 77 in the amount of \$10,116.86. The motion carried unanimously.

PCO179 to become C.O. 78 – Metal cost for rail only at mezzanine

Mr. McNamara made a motion to approve PCO179 C.O.78 in the amount of \$4,802.63. The motion carried unanimously.

PCO212 to become C.O. 79 – Moisture Mitigation to change carpet adhesive throughout the building.

Mr. McNamara made a motion to approve PCO212 C.O.79 in the amount of \$4,684.00. Mr. Thibault seconded the motion. The motion carried unanimously.

Mr. Kalous mentioned that Change Orders 46 – 63 have been voted on by the Committee and CTA has now signed them. He presented them to the Committee for the Town Manager's signature.

Invoices

The Committee reviewed an invoice from Tucard LLC for Storage for June and July 2014.

Mr. McNamara made a motion to approve Tucard's invoice for June and July in the amount of \$2,000. Mr. Gagnon seconded the motion. The motion carried unanimously.

The Committee reviewed an invoice from All Sports Promotions in the amount of \$2,637.00. Mr. McNamara made a motion to approve the invoice for All Sports Promotions in the amount of \$2,637.00 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

The Committee discussed UTS invoices and the Committee wanted the OPM to check on any back charges to CTA for having UTS come out to the site because of the issue in the auditorium after the first inspection.

The Committee reviewed an invoice from Sterling Movers in the amount of \$1,921.04. Mr. McNamara made a motion to approve Sterling's invoice in the amount of \$1,921.04 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

The Committee reviewed a cover sheet for an invoice from Lowell Sun in the amount of \$197.96 which was already paid however was not encumbered on the project. This will be added to the budget.

OFFE/Technology

Mr. Stephenson reported that he had a meeting with 3Si and Whalley and went through the RFQ. They are trying to closeout the items on the purchase orders and training is still needed. Mr. Moge will be supplying further information to Valley Communication and NutriKids is set for September 3 for training dates.

OFFE/Equipment

Mr. Graham gave an update on the grand piano and stated he has worked with Mr. Grandy on the specifications and they have spoken with Alison from MVG. They have \$31,000 and Mr. Graham will write the bid for the piano. Mr. Graham reported that they had eliminated \$6,000 worth of items so that they could use that extra money toward the piano. Mr. Graham noted that there is no State Vendor for the piano.

Two Way Communication – Mr. Stephenson reported they've had a conference call with Two-way communication – a couple of sketches for placement of the repeaters will be done with Griffin Electric and they are in the works.

Ongoing Items

North Parking Lot PCO – Variance – CTA is looking to combine the site work all into one PCO they are working through the details and will report at a future meeting.

Plaques – the Committee will review the names and placement on the plaque.

Way finding signage – Mr. Schweitzer of MVG will work on something to show the Committee.

Commissioner from the MSBA on Phase I – the Plumber Amanti and the HVAC contractor are not communicating on this issue. They will hold a follow up meeting with them on July 31st.

Plaques

Mr. Gagnon voice his concern about the Selectmen who were participants on this project getting approved be recognized on the plaque. The Committee reviewed the different versions of the plaques presented. There was a discussion on the former Superintendent of Schools Elaine Espindle being added to the plaque because of her involvement in getting this project off the ground.

Mr. McNamara made a motion to approve Version 1 of the dedication with the additional name of Elaine Espindle in memoriam. Mr. Gagnon seconded the motion. The motion carried unimously.

Adjourn

Mr. Thibault made a motion to adjourn the meeting at 8:00 p.m. Mr. Gagnon seconded the motion. The motion carried unanimously.

PERMANENT BUILDING COMMITTEE



Michael S. McNamara -

Absent: Paul Jussaume





Absent: Doug Dooley