

**Permanent Building Committee
Minutes of July 08, 2015**

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

Absent: Michael McNamara and Paul Jussaume

The Chairman called the meeting to order at 4:30 p.m. and noted that due to the full agenda they will be hearing the High School Project only and next week July 15, 2015 is slated for the Town Hall project. He noted that he will first hear from Town Engineer with regards to the Monahan Park restrooms bids.

Monahan Park Restrooms

Town Engineer Mark Hamel and Conservation- Recreation Manager Lori Cahill presented the sole bid on the Monahan Park restroom project. The bid came in from Vanguard for the building only at \$360,000.00. Mr. Hamel did noted that they would have enough monies to go forward with the project but there would be no margin for changes, additions, unforeseen, etc.

Chairman Neofotistos stated he did not feel that the Board could go forward and approve this bid with no leeway for changes. He asked Mr. Hamel if Vanguard would give them a firm commitment that the project could be complete and not need any additional monies. Mr. Hamel stated that there were plenty of monies in the Bid and with some of the site work already completed he did not foresee any major changes but would be more than willing to go over the bid with Vanguard. Chairman asked what the deadline on accepting or denying the bid was. (Thirty days) He also asked if Mr. Hamel and Ms. Cahill could get together with Vanguard and see if they can get a firm bid or guarantee that they would honor this bid with no additional monies since the budget was so tight. Mr. Hamel and Ms. Cahill will come back to the Board on the 22nd of July with this information.

High School Project

Present were: Steve Broadhead and Kris Stephenson of Hill International
Frank Tedesco and Bill Peters of Mount Vernon Group
Jared Smith and Paul of CTA Construction
Owen Wartella of Kitsch Engineering
Andrew G. Graham of Dracut Public Schools
Neal Campbell and Kate Biedron from CDM Smith
Domingos Alphonse of D&F Afonso Builders Inc.
Michael Dean of Guerrierce Halnon, Inc.
Linda Wright, Dracut Town Accountant.

Chairman opened the meeting and stated that tonight the Board will discuss the Drainage/Sanitary issues then go onto the Storm Water Piping. He noted that time is of important and all these issues must be resolved before the school year begins in September.

Sewer/Drainage:

Mr. Wartella from Nitsch Engineering began the discussion on the original drawings/plans and spoke about the elevations. Mr. Dooley asked about the elevations on the plans and asked if they are all correct. (Ref: green lines indicating elevations) He had some concerns.

Mr. Broadhead noted that there is some confusion with so many different sets of plans and asked that everyone look at the June 30th revision.

Mr. Wartella mentioned section 301-302 on the plans and noted that they used up two feet and this was causing all the problems. The plans were not done as designed by Nitsch Engineering. Domingos noted that this had to be done to be able to complete and meet the existing sewer.

Mr. Wartella noted the flat area which is causing the solid wasted backup due to not having a pitch and needs to be addressed. Mr. Graham asked if the design was built to plan.

No, according to Wartella from Nitsch Engineering it is 3" off the original design.

Domingos stated that they could not do it by design and would do what needs to be done to resolve the problem with the sewer/drainage. He noted that his people went out looking for the next sewer/manhole cover but could not detect. He stated if they start at 306-302 they could gain another 4" and this could help with the solution but having difficulty finding the next manhole.

Ms. Biedron asked if the sewer went to Fredrick Street. No it went out to Complex Road.

Mr. Graham asked if they used a larger pipe 8" would this help. CDM felt it would not work.

Mr. Stephen Broadhead of Hill International noted that they may have to chase the manhole from Complex Road to resolve this problem. Chairman asked if the sewer was lower would this cause any conflicts. Mr. Wartella stated no it would not but they have to find the manhole first to evaluate. The Board spoke about manhole 305-306.

Mr. Wartella noted that he was here this evening to confirm that the design was built according to plan and what can be done to resolve issues. He stated that obviously there are issues and he would be more than will to help fix the sewer/drainage. He also recommended that the Town have someone video tape the drainage and proceed from there.

Mr. Wartella said NO the design was not built to specifications and he and Nitsch stand by the design as proposed. The Built is not correct but no matter what the issue the built or design whatever the problem let's work to resolve.

Domingo stated that the structure is flat inside under the brick from start of 306-302 and that is the problem and asked would it work if they used an 8" pipe to resolve.

Ms. Biedron asked why it wasn't taken out of Complex Road at the other end and Mr. Broadhead stated there was ledge. Chairman asked if they could go another way i.e. through ballfield and Condo area and is this option.

Mr. Broadhead stated that they need to chase the manhole out from Complex Road and see what they have before they can move forward. He said this is their best bet to resolve any issues, we all agree it is not working properly and if we have to rip up or redesign then let's move forward.

Chairman stated that there are two issues here and wanted to clarify:

1. What is downstream from #306? Chase the manhole.
2. If number 1 fails what's next put a camera through line.

Chairman noted what are their options?

Open to Fredrick Street manhole, Pump Station, Grinding system, rip up and rebuild, etc., time is of important and he would like some answers.

Mr. Graham noted that if they use pumps they have to remember that they have a light flow with low energy and low flush. They no longer use the kitchen for food preparation so there is not a lot of water generated in the system.

Mr. Graham will contact Mr. Buxton and Mr. Reynolds with regards to having the camera/scoping done ASAP and hopes to be able to get the results back to the Board in two weeks.

Ms. Biedron spoke about injection pumps which would force the main up and this may be a solution. Chairman noted that a grinding pump was discussed as an option as well.

Mr. Wartella spoke about the Fredrick Street option and noted that they could profile/survey and check slopes. Chairman noted that they are open to all options but something has to be done within the next six weeks.

Paul of CTA Construction noted the other option is tearing up and put in as designed and questioned if this would be enough to resolve the drainage issue. This option may esthetically make the project look patched and take away from the beautiful building.

Mr. Broadhead stated that we have three (3) viable options and why not try all three.

The first thing we need to do is get the camera company in to move forward. They spoke about getting Clean Drains in and Mr. Graham will speak with Mr. Buxton from DPW/Sewer to move on this as quickly as possible. Mr. Graham confirmed that the request is to shoot the next two stations and include the distance and inverts. Yes. Once these are done Nitsch Engineering will get together with Mr. Broadhead at Hill International.

Chairman Neofotistos could not stress any clearer that time is of essence and everyone is to work together on this project.

Storm Water

Mr. Broadhead started the discussion about the type of storm water and the small courtyard.

Mr. Wartella asked; what is the diameter of the pipe?

Domingo stated that the plans showed 6" on the original as built but they are actually 8" and tie into a 12" pipe. Please view the June 30th plans that show the 8" and 12" pipes.

Mr. Wartella stated that the 12" to 8" will work as shown on the revised plans but he had some concern with the original as built showing 6" pipe.

Chairman Neofotistos referred to drainage and the rim on 229 drawing 115.45 and finished at 115.63 and stated that there is about 4" of build up going into the rim and this is a problem. Mr. Wartella noted that the drain line crosses on the east side 216-217 and this does not meet the design it's flat and will cause problems through the years. Sand and salt will clog the pipes and it will have to be maintained vigilantly. Nitsch Engineering feels it will work but 10-15 years down the road you will have a problem with this design unless maintenance vigilantly.

Mr. Wartella was asked by the Board the following question: Are you saying that if this was done according to the design plan you would not have to clean. No but with the design as is now you will need much more preventive maintenance but will work.

Mr. Broadhead asked if the design was fixed would it impact any of the structure. Mr. Wartella stated he was only asked to look at design and see if it was done according to plan not sure what the impact to the structure would be. Mr. Wartella stated that it should have been on 1% difference and it is 1.25% which is substantial.

Domingo stated that they do have sumps if cleaned and vacuum on a regular maintenance schedule does not see a problem. Now the Town uses a clam shell type machine to clean areas like this but this area is so small you could not get the machine in this space and would have to be done manually anyways.

Mr. Neofotistos stated that this may not a huge problem he is sure that Mr. Graham maintenance crew will handle the cleaning and do what is necessary. Mr. Wartella sees it as a built/design issue and could have been prevented. Mr. Broadhead stated what if they ripped up and do according to plans; what would Mr. Wartella say the percentage risk of no problems. Mr. Wartella stated he could not answer that question.

Harvey Gagnon made a motion to wave on basis of esthetics and live with the issue:
No second on the motion the motion failed.

Domingo noted that slopes are different than the original as built and we should all look at the 06/30/2015 plans only. Several members of the Board noted that this is very confusing because not everyone has the revised plans and when and why the as built was changed.

Mr. Broadhead asked Mr. Wartella what is the rate risk on what we have now compared to if built to Nitsch specifications and would built to Nitsch specifications have NO risk.

Mr. Wartella stated that no you could have risk in any plan but should have been built to specifications. Chairman asked what the risk % of what is proposed right now is compared to as built. Mr. Wartella stated he could not answer that.

Mr. Broadhouse mentioned the line in Bus Island and stated that it's acceptable and if we accept the stamp creek would it affect the rest of the design. Mr. Wartella stated that there would be no impact there is 34 feet that runs diagonally across Stamp Creek.

Chairman Neofotistos made mention to the remaining drain line and identified the red area North about ½" and felt it was unreasonable. Mr. Wartella was asked again with this being said what is the risk factor %. Mr. Wartella stated he was here to state whether or not the plans were made to specification and he is not prepared to give them a risk %. He noted that all I can say is that they do not meet the design and does cause a risk factor.

Domingo's mentioned the invert 207 and stated that they would not fit a 12" pip as designed and they had to make modifications. The plan also did not fit on slops and they needed to adjust.

Chairman Neofotistos asked if the pipes can handle the flow and what is the risk.

Domingo's stated that they will test with their Engineer.

Chairman noted that he wants to know what is % of risk. Domingos stated that he will test and if it does not work they will rip up and fix. The Board asked what the design was set for and Domingos stated that it was for a 10 year storm. Domingos was asked about the run at 109-108 by sewer snack shack which had a significant change was 1½ and run at ½". Mr. Broadhead

stated that this area is going to be excavated and any changes are not necessary. Mr. Wartella stated that if they are going to excavate then it will work and agrees they do not need to change.

Ms. Biedron from CDM Smith asked Mr. Wartella to put the 6/30/15 plans calculations into his design and see if it will work, this is the fastest and most logical solution. Do the whole system and we will all get our answers. Mr. Wartella was asked when he could get these results back to the Chairman and he stated by the end of the week aka Friday and will be able to have recommendations by Monday to PBC.

Paul Durose CTA Construction referenced to the punch list:

Doors, Wall Panels (repaired), Stage (repairs started), Panels and PCO change orders and noted it is all in the Agenda packet that handed out to the Board.

Mr. Broadhead asked if necessary to have Griffin in for a face to face.

The access grading came in at \$53/sq. ft. and the consensus is they need a few more bids.

CTA mentioned that they had a close out with their contractors and would need to open new contract if going that route. He said New Hampshire Steel is officially closed.

Seat covering for auditorium chairs swatch was passed around for review. Mr. Graham stated that he was going to have one chair done and test before any decision is made.

Gas line support – all set refastened and supported per Andy Graham group. (See attached photo) in Agenda packet.

Mr. Graham spoke about the sink hole and noted that he did fill but noticed that it is sinking again. Mr. Broadhead said that Mr. Paul Harod will check and get back to Andy.

Roofers added sealing to prevent leakage problems and roof all set.

Ball Field area now needs to be cut there are some patch areas but looks ok.

Mr. Graham talked about the buckling floors and the leaky roof and noted that it took two weeks for anyone to get back to him and this is no acceptable. Mr. Harod said someone did get back to him and Mr. Graham said not in an acceptable time frame.

The Board reviewed, approved and signed the following invoices:

Hill International:

All Sports Heroes Invoice #1309317-JTk for \$775.00

A motion to approve was by Phil Thibault and seconded by Doug Dooley the motion passed unanimously.

Invoices for Owner's Project Management Services PBO-01685.00-0000068 for \$12,457.50

A motion to approve was made by Phil Thibault and seconded by Doug Dooley the motion passed unanimously.

Whalley Computer Associates, Inc. Invoice #C21679 for \$15,189.42, C21680 for \$24,090.00 and C09708 for \$28,850.90 for a total of \$45,163.34.

Previous Invoices approved and needed signature were:

Creative Office Pavilion Invoices #1698 for \$1,137.00

Dracut Senior High School Invoices totaling \$20,419.96.

0115SO1117-1 Other Project Costs – Wrestling Mat Light \$4,580.00

29629 Owner FFE & Technology Walkie Talkie Repeater \$4,115.00

3165734-00 Other Project Costs – Building Materials \$1,591.48

- 3165750-00 Other Project Costs – Building Materials \$11.98
- 3165752-00 Other Project Costs – Building Materials \$35.65
- 159131 Other Project Costs – New Scoreboard Installation \$1,946.85
- 409047 Other Project Costs – Irrigation System Remote \$459.00
- 5228 Other Project Costs – Screening Loam \$6,530.—
- 1160141-A Owner FFE & Technology – Library Checkout Software \$1,150.00

Chairman Neofotistos noted that the Board asked CDM to review and be present at tonight's meeting to help solve some of the issues they are face with at the High School. Mr. Campbell and Ms. Biedron noted that they see a few issues with the design as well as the built. Chairman noted that he needs to know the risk for the Town if they do not make the contractor redo/repair and hoped that CDM Smith can assist. He noted that these issues need to be resolved by September before school is in session. CDM does feel the sewer is the biggest issue and should be addressed immediately by having the scope/video done as soon as possible. Chairman also asked if they feel the problem was in the design or the contractor not following the plans per specification. CDM stated they need to have the information requested i.e. Scope and Nitsch calculations before they make any recommendations or decisions.

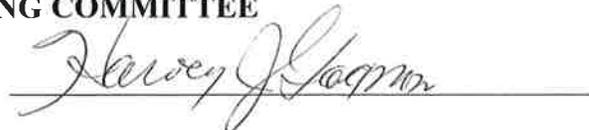
Meeting Dates

The Committee discussed meeting next week on 07/15/15 for the Town Hall project and will meet on the High School project on 07/22/15. The Chairman asked that everyone have all requested information, testing, etc. completed and ready to report on the 22nd of July.

Adjourn

Mr. Thibault made a motion to adjourn the meeting at 7:39 p.m. Mr. Dooley seconded the motion. The motion carried unanimously.

PERMANENT BUILDING COMMITTEE



Absent: Paul Jussaume _____

Absent: Michael McNamara _____