

**Permanent Building Committee  
Minutes of July 9, 2014**

**Present for the Building Committee was:** Chairman Ellis Neofotistos, Harvey Gagnon, Phil Thibault, Doug Dooley, Paul Jussaume 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.

**Town Hall Project**

Mr. Boudreau was present from Vertex on the Town Hall project to present a requisition for CTA. He reported there were no big items to take off the requisition, however Project Manager Rudy was trying to bill for change orders 12-30. The final amount of the requisition is \$495,499.

Mr. Dooley made a motion to pay CTA Construction \$495,499 for Requisition #12 as recommended by Vertex Construction. Mr. Gagnon seconded the motion. The motion carried unanimously.

**High School Project**

Present from Hill International: Paul Kalous, Steve Broadhead, Kris Stephenson

Present from MVG: Matt Schweitzer, Bill Peters

Present from School Department: Superintendent Stone, Andy Graham Buildings & Grounds

Mr. Kalous began the discussion by stating that the Carpenters Union have come to an agreement with CTA.

The next items in the agenda were photographs of the construction progress which were perused and discussed briefly.

Mr. Broadhead reported that the carpet adhesive for the carpet in the library was the incorrect adhesive which has since been corrected and should not impact the project going forward. Mr. Broadhead elaborated that the shrink wrapped containers were marked correctly but the actual product container was different. Mr. Neofotistos questioned the adhesive process and whether any drying time needed to be allowed for. Mr. Broadhead stated there were about five days lost for this mistake.

**CCD's**

CCD 120 – Backflow Preventer – they received the cost for this backflow at \$600

Mr. Dooley made a motion to approve CCD120 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

CCD 122 – Cut, cap and remove existing hose bib and pipe

Mr. Thibault made a motion to approve CCD122 as recommended. Mr. McNamara seconded the motion. The motion carried unanimously.

CCD 123 – Power to ballfield scoreboard (not delineated on drawings)  
This item was tabled until more information could be acquired next week.

CCD124 – Enabling work for repeaters sketch and pathways  
Mr. McNamara made a motion to approve CCD124 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

CCD125 – Courtyard southwest bricks secure with mortar (unforeseen condition below grade)  
Mr. Thibault made a motion to approve CCD125 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

### **Open Change Orders/PCO's**

PCO54 – C.O. 80 – Change heat main 4" to 5" = \$15,158.57  
Mr. Thibault made a motion to approve PCO54 to become C.O.80 for \$15,158.57 as recommended. Mr. McNamara seconded the motion. The motion carried unanimously.

PCO68 – C.O. 81 – Provide FT Control Valves = \$5,387.12  
Mr. McNamara made a motion to approve PCO68 to become C.O. 81 for \$5,387.12 as recommended. Mr. Thibault seconded the motion. The motion carried unanimously.

PCO69 – C.O. 82 – Infill Slab Depressions in Bldg B2R = \$6,198.58  
Mr. Thibault made a motion to approve PCO69 to become C.O. 82 in the amount of \$6,198.58 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

PCO94 – C.O. 83 – Add Fin Tube Enclosure Cover in C017 = \$2,195.84  
Mr. McNamara made a motion to approve PCO94 to become C.O. 83 in the amount of \$2,195.84 as recommended. Mr. Jussaume seconded the motion. The motion carried unanimously.

PCO100 – C.O. 84 – Sanitary Line and UG tie-in in kitchen = \$18,616.24  
Mr. McNamara made a motion to approve PCO100 to become C.O. 84 in the amount of \$18,616.24 as recommended. Mr. Thibault seconded the motion. The motion carried unanimously.

PCO 107 – C.O. 85 – Demolition of structural wall at Generator (garage area) = \$5,566.77  
Mr. Thibault made a motion to approve PCO107 to become C.O. 85 in the amount of \$5,566.77 as recommended. Mr. McNamara seconded the motion. The motion carried unanimously.

PCO 124 – C.O. 86 – Casework Attachment to curtain walls - \$6,041.26  
Mr. Jussaume made a motion to approve PCO124 to become C.O. 86 in the amount of \$6,041.26 as recommended. Mr. McNamara seconded the motion. The motion carried unanimously.

PCO 127 – C.O. 87 – Upright sprinkler heads in cafeteria - \$11,236.51  
Mr. Thibault made a motion to approve PCO127 to become C.O. 87 in the amount of \$11,236.51 as recommended. Mr. McNamara seconded the motion. The motion carried unanimously.

PCO 130 – C.O. 88 – CMU Wall install and ductwork remove/install = \$5,777.34

Mr. McNamara made a motion to approve PCO130 to become C.O. 88 in the amount of \$5,777.34 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

PCO 147 – C.O. 89 – Seismic Bracing added (transitional skills) – wall not shown on drawing = \$2,660.24

Mr. Thibault made a motion to approve PCO147 to become C.O. 89 in the amount of \$2,660.24 as recommended. Mr. McNamara seconded the motion. The motion carried unanimously.

PCO 153 – C.O. 90 - Door Hardware Change (near gym) = \$1,348.07

Mr. Thibault made a motion to approve PCO153 to become C.O. 90 in the amount of \$1,348.07 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

PCO 172 – C.O. 91 – Baseboard heat system from baseboard vs. pedestal mount = \$4,249.38

Mr. Thibault made a motion to approve PCO 172 to become C.O. 91 in the amount of \$4,249.38 as recommended. Mr. McNamara seconded the motion. The motion carried unanimously.

PCO 177 – C.O. 92 – Modification to door D033C = \$3,325.15

Mr. Thibault made a motion to approve PCO 177 to become C.O. 92 in the amount of \$3,325.15 as recommended. Mr. Jussaume seconded the motion. The motion carried unanimously.

PCO 189 – C.O. 93 – Additional louver curtain wall - \$1,784.00

Mr. Thibault made a motion to approve PCO 189 to become C.O. 93 in the amount \$1,784.00 as recommended. Mr. McNamara seconded the motion. The motion carried unanimously.

PCO 200 – C.O. 94 – VAT additional containment abatement in Existing C-Wing - \$3,050.25

Mr. Thibault made a motion to approve PCO 200 to become C.O. 94 in the amount of \$3,050.25 as recommended. Mr. Jussaume seconded the motion. The motion carried with 5 in favor 1 opposed. Mr. Neofotistos was opposed.

PCO 204 – C.O. 95 – Exist test and inspect building elevator = \$4,766.63

Mr. Neofotistos questioned why this was not included in the specifications when the Architect knew there were existing elevators. (Recertification was not specified in the contract document). Mr. Thibault made a motion to approve PCO204 to become C.O. 95 in the amount of \$4,766.63 as recommended. Mr. Gagnon seconded the motion. The motion carried with 5 in favor 1 opposed. Mr. Neofotistos voting in opposition.

PCO 205 – C.O. 96 – Banner Rail added 200' - \$\$1,219.67

Mr. Thibault made a motion to approve PCO 205 to become C.O. 96 in the amount of \$1,219.67 as recommended. Mr. Jussaume seconded the motion. The motion carried unanimously. Mr. Graham stated this is for material only he would installing it.

PCO 209 – C.O. 97 – Cantilevered steel to Building A-C Ext. - \$8,580.64

Mr. McNamara made a motion to approve PCO 209 to become C.O. 97 in the amount of \$8,580.64 as recommended. Mr. Thibault seconded the motion. The motion carried unanimously.

PCO 213 – C.O. 98 – Added steel in new transitional skills area for operating partition - \$15,725.10

Mr. McNamara made a motion to approve PCO 213 to become C.O. 98 in the amount of \$15,725.10 as recommended. Mr. Thibault seconded the motion. The motion carried unanimously. (It was noted that all steel pricing had been excluded in the original C.O.)

PCO 216 – C.O. 99 – Tectum repair in library (old gym) - \$6,089.78

Mr. Thibault made a motion to approve PCO 216 to become C.O. 99 in the amount of \$6,089.78 as recommended. Mr. McNamara seconded the motion. The motion carried with four in favor two voting opposed.

Mr. McNamara made a motion that on all change orders just approved that no additional time be added. Mr. Dooley seconded the motion. The motion carried unanimously.

Mr. Dooley left the meeting at 6:00 p.m.

### **Combined Site PCO**

Mr. Kalous discussed PCO103, PCO148, PCO218 and PCO220 – he stated that CTA is looking to have these site PCO's combined. Some of these items have been renegotiated up to four times. The original cost of these items combined stood at \$243,948.25. The Committee discussed combining these PCO's and discussed the cost. There was a discussion on the footings being asked for in the courtyard and Mr. Graham had reservations trying to get these because of the added cost that is being passed onto the Town for this item. The Committee discussed trying to get this cost added in as part of the agreement to combine these PCO's.

Mr. McNamara made a motion to approve \$225,000 to combine PCO 103, 148, 218 and 220. Mr. Gagnon seconded the motion for discussion. The Committee discussed combining these PCO's and tabled this discussion until the end.

### **PCO's 66 - 79**

Mr. Kalous stated that these PCO's have been approved by the Committee and are just awaiting signature by Mr. Duggan. Mr. McNamara made a motion to approve these PCO's for signature by the Manager. Mr. Thibault seconded the motion. The motion carried unanimously.

### **Invoices**

Mount Vernon Group invoice in the amount of \$54,355.50

Mr. McNamara made a motion to approve invoice from Mount Vernon Group in the amount of \$54,355.50 for services through June 2014 as recommended by Hill International. Mr. Thibault seconded the motion. The motion carried unanimously.

CTA Requisition #22 - \$1,348,788.00

Mr. Kalous reported that this requisition has been reduced by \$500,000 based upon current work in progress.

Mr. McNamara made a motion to approve Requisition #22 from CTA Construction in the amount of \$1,348,788 for services through June 2014 as recommended by Hill International. Mr. Gagnon seconded the motion. The motion carried unanimously.

### **Sterling Movers**

Mr. Graham is requesting additional moves from Sterling Movers to get the school ready for the upcoming school year. He stated the additional moves would be four to five days at a cost of \$3,200 a day. The Committee discussed this cost at \$16,000 and asked if the money was in the budget. Mr. Kalous will review this. Mr. Graham stated these moves would not be needed until toward the end August.

### **OFFE – Equipment**

Grand Piano update – Mr. Graham stated the ad will go in the Central Register next Tuesday for the piano.

### **Ongoing Items**

Extended Warrant Request Letter on the VCT flooring which was laid in below freezing temperatures against the manufacturer's recommendation. Mr. Kalous stated they are requesting a five year extended warranty versus the one year offered. The Flooring Subcontractor is in agreement with this request Mr. Kalous is looking for direction from the Committee. The Committee would like to send this letter editing the dates on the letter. Mr. Kalous will make these changes and forward the draft to the Town to send out.

Mr. McNamara made a motion to send a letter for the extended warranty to CTA for the flooring VCT warranty issue. Mr. Jussaume seconded the motion. The motion carried unanimously.

### **Plaques**

There was a discussion on the plaque and adding a notation about funding being provided by MSBA. Mr. Kalous will check with the MSBA to see if they have any objection being noted on the plaque or any preference on the wording for the plaque.

Mr. McNamara made a motion to add the MSBA onto the plaque once confirmed with the MSBA. Mr. Thibault seconded the motion. The motion carried unanimously.

There was a discussion on the seal to be used for the plaque whether it be the Town of Dracut or the Public School's seal.

After discussion and consensus that the School's seal be used, Mr. McNamara made a motion to have the Public Schools seal on the plaque. Mr. Gagnon seconded the motion. The motion carried unanimously.

Commissioning Phase I – the Commissioning is still being worked on there is another meeting scheduled at the end of July on this issue. Mr. Amanti called Mr. Kalous regarding money being withheld from them on this issue. Mr. Kalous explained that due to the fact that the balancing is still not working properly in the building money will continue to be withheld. There are also incomplete ATC items.

It was noted that they are still looking for clarification of the sound issue there was a discussion on the internal isolators however vibration is occurring. It was noted that on July 14, 2014 at 1:00 p.m. RDK will be on site.

**Combined Site PCO**

Discussion continued on combining the site PCO's on PCO103, 148, 218 & 220.

Mr. Jussaume discussed making the footings for the pergola part of the motion and made a motion to amend the original motion to include the base for the footings in the courtyard be included in the amount of \$225,000. Mr. McNamara seconded the motion. The motion on the amendment carried with all in favor.

**FFE – Additional furniture for Transitional Skills**

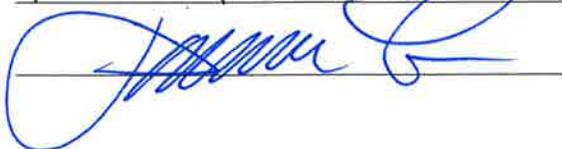
The Committee discussed the request for additional furniture in the transitional skills area. The cost of these additional items is approximately \$2,500.

Mr. McNamara made a motion to increase the purchase order to include additional furniture for transitional skills in the amount of \$2,500. Mr. Jussaume seconded the motion. The motion carried unanimously.

**Adjourn**

Mr. Thibault made a motion to adjourn the meeting at 7:00 p.m. Mr. Gagnon seconded the motion. The motion carried unanimously.

**PERMANENT BUILDING COMMITTEE**

  
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Michael S. McNamara  
  
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Paul Jussaume  
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