

**Permanent Building Committee
Minutes of July 22, 2015**

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

Monahan Restroom Project

Present were: Ron Olsen and Jon Mousseau of Vanguard Construction
Present from the Town: Mark Hamel, Town Engineer and Lori Cahill, Recreation Director
Steve Gomes of Dracut Softball Association was also present

Mr. Neofotistos opened the meeting at 4:31 p.m. Mr. Hamel explained that he had Vanguard Construction in to discuss the budget on the project. The Town only has a certain amount of money with no contingency or extras for change orders and wanted to make sure Vanguard felt comfortable with the job and could get it done for the amount bid.

Mr. Olsen stated that he has everything covered on the plans and specs however there are always unknowns on a job. The Committee discussed what the possible unknowns encountered could be. Mr. Olsen had concern with the existing foundation and the sewer line. After reviewing the plans it appeared that the existing sewer line will be used and the Plumbing Contractor owns ten feet outside the building. The concern with the foundation was that it is a residential foundation and it may shift or crack when the demolition occurs. The Contractor plans on using a claw to remove the debris from above and out of the foundation to minimize damage.

Mr. Neofotistos asked about a "worst case scenario" if they damage the foundation and need to construct a new one. Mr. Olsen stated you'd be looking at \$20,000.

Ms. Cahill asked whether as a cost saving measure if certain things could be switched out of the project such as the light fixtures or things of that nature. There was a brief discussion on the fixtures provided for this building and it was discussed that they were trying to make this building as vandal proof as possible and it was a bit over designed. Mr. Neofotistos stated they could do substitutions for less costly items and get a credit change order issued.

The contract will be drawn up and reviewed by Town Counsel for next meeting.

Town Hall Project

Jon Lemieux of Vertex was present for this portion of the meeting.

Mr. Lemieux reported that he has made the changes to the letter to the editor as suggested by Town Counsel. The Committee re-read the letter. Mr. Neofotistos also informed Mr. Lemieux and the Committee that he has had a conversation with Town Manager Duggan and he also has read the letter to the editor and is on board with it. It was discussed and decided that the

Committee would have Mr. Neofotistos sign the letter on behalf of the Permanent Building Committee.

Mr. Lemieux asked the Committee if they were amendable to sending a pre-release copy to CTA for CTA was asking to see it. The Committee was agreeable.

Mr. Thibault made a motion to officially finalize the Letter to the Editor and send it to the Lowell Sun. Mr. Dooley seconded the motion. The motion carried unanimously.

Mr. Thibault made a motion to send a pre-release copy to CTA. Mr. Gagnon seconded the motion. The motion carried unanimously.

DCAMM Evaluation

The Committee along with Jon Lemieux went over each section of the DCAMM evaluation along with the comments for each section.

The Committee discussed with Jon Lemieux the plan showing where the lights would have gone if they all were installed as planned. Currently three lights are already installed. It is being suggested that those lights be taken down, leave the concrete bases in place and not install the other nine and turn the fixtures over to the Town for later installation.

The Committee also noted the date in the draft proposal request as November 15, 2015 and would rather see a September date there.

High School Project

Michael McNamara was present for this portion of the meeting.

Also present: Steve Broadhead, Hill International

Bill Peters, Mount Vernon Group

Paul DuRoss and Jarod Smith of CTA Construction

Dominic Afonso, Domingos Roda of D&F Afonso

Robert Poxon of Guerriere & Halnon, Inc.

Bill Maher of Nitsch Engineering

Kate Biedron of CDM Smith

Andrew Graham of Dracut Public Schools

Mr. DuRoss began the discussion with a brief overview of the status of the project with the punch list items down to the screens. Mr. DuRoss briefly discussed the auditorium seating and that two more fabrics have been ordered to choose from.

The pipes were flushed out and the filters cleaned. There was some sediment in the pipes. Metro Water will provide a report on the results.

Mr. Graham wanted a list of outstanding punch list items because he still had a few issues. He noted that the stage front some repairs were done but they are not satisfied with the result. The

Contractor will come back for another look. Rooftop dunnage access – Mr. DuRoss reported that their miscellaneous metals contractor will take a look at it but was unsure if they wanted to do the job.

Mr. Graham asked for an itemized punch list because he has some issues still outstanding. He talked about the sides of the lockers and the drain pipe in the court yard. The stage still has issues on the bullnose and floor. The thought is it may be an expansion issue with the floor.

Sanitary Sewer & Drainage Lines

A report by Clean Drains was provided for the Committee and the other parties to review and discuss. Mr. Neofotistos asked if elevations were shot and he was told yes. An as built detail plan was provided by Guerriere & Halnon prepared for D&F Afonso and it showed a 12” line which should be a 8” line. This was one of the suggested plans on trying to fix the flow issue.

Mr. Broadhead stated that the general consensus was to try and pick up something on complex road but they’re realizing that this won’t work. Discussion by Nitsch Engineering is that Frederick Street has even less of a slope and this won’t work. A pump station may be the only viable option. A larger plan discussed and shown to the Committee shows digging across the football field to try and achieve the elevation.

Ms. Biedron stressed that the flows really need to be looked at. There was a discussion on the new low flow toilets and how they are not getting the flows they had anticipated and this could also be contributing to the issue. There was a discussion on where the low point was on the site at spot 303 or 302 and that would be the spot to locate the pump station.

Discussion ensued about going across the field where the baseball diamond is and going over to Frederick Street. Mr. Graham felt this would work and that the pitch would be there. Ms. Biedron reviewed this area and stated she could look for the flow and invert drawings of the sewer on Frederick Street because that was a project done by CDM. If they determine the flows won’t work they may have to go back to looking at a pump station.

The Committee was hoping to have a solution tonight so that a directive could be given to the Contractor. Mr. Neofotistos stated that the technical people need to sit down and work through the options and then bring the options to the Committee for a vote. The Committee wants something by next Wednesday.

Storm Water Drainage

The Committee discussed the design capacity of the storm water. Ms. Biedron had a plan with highlighted areas that were in question. Mr. Neofotistos would like the technical people to sit down and make a recommendation to the Committee for consideration.

The Committee continued on with the review of the agenda.

Mr. Broadhead stated that the PCO's and Change Orders are ongoing and the Griffin REA is still being discussed. Mount Vernon Group has responded again and CTA has also responded. Mr. Neofotistos stated the Committee will have an executive session next week to discuss the latest responses to the REA with Town Counsel.

HVAC Issues

Mr. Broadhead reported the filters in the system were changed and an inhibitor was added. There was a discussion that the PH level was high after adding the inhibitor. Frontier Research will provide a report on their findings.

Rooftop Dunnage Access

Discussion was that Mr. Peters will draw up a sketch to provide it to NH Steel to get an estimated price for the access to the rooftop units.

Ballfield Acceptance

The Committee reviewed a memorandum from Marshall/Gary LLC to Bill Peter of MVG regarding the erosion at the baseball field. Erosion continues to occur in the outfield. Marshall/Gary recommends that the Contractor submit a proposal of what work they expect to perform this fall to correct the situation.

Invoices

The Committee reviewed a request from Gary Meuse of Dracut Access Television for additional cables in the gymnasium area for broadcasting from the gym to the van.

Mr. McNamara made a motion to issue a purchase order for the additional cabling from Access A/V in the amount of \$1,447.00. Mr. Thibault seconded the motion. The motion carried unanimously.

General Woodworking – Mr. Graham stated that the materials were purchased and this cabinet is now completed.

Mr. Thibault made a motion to pay invoice C1038 from General Woodworking in the amount of \$14,588.00. Mr. Gagnon seconded the motion. The motion carried unanimously.

The Committee reviewed an invoice from Sports Madness LLC. The Committee had approved this purchase back at the June 24, 2015 meeting.

Mr. Dooley made a motion to pay an invoice from Sports Madness LLC in the amount of \$1,045.90 for coil fence crown. Mr. McNamara seconded the motion. The motion carried unanimously.

Clean Drains

Mr. Graham stated he had an invoice for Clean Drains at his office. The Committee told him to bring it for next meeting. The Chairman wants these invoices kept separate for they may be going back to CTA on these.

Mr. Graham also had an estimate from Dracut Plumbing and Heating to repair the broken gas pipe. The Committee asked him to hold this estimate to see if it's something he can get to and if not they will consider it.

Adjourn

Mr. Gagnon made a motion to adjourn the meeting at 7:45 p.m. Mr. McNamara seconded the motion. The motion carried unanimously.

PERMANENT BUILDING COMMITTEE












