

Permanent Building Committee  
Minutes of July 23, 2014

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

High School Project

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

Present from MVG: Bill Peters

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

The Chairman opened the meeting at 4:34 p.m.

Mr. Broadhead began the agenda by giving the Committee an update on the construction progress. There were pictures in the agenda packet showing progress in the courtyard, the entry driveway, the island work in the parking areas, and the south entry onto Lakeview Avenue by New Boston Road. Mr. Broadhead stated the exterior of the site has been humming along with construction activity.

**CCD/PR Review**

CCD 126 – Gas pipe support bracket – This bracket was fabricated to support the gas pipe rather than rerouting the pipe. The Committee asked what the cost of this would be. The estimate from Mr. Peters and Mr. Broadhead was less than \$5,000. Mr. Neofotistos asked if this money was in the budget. Mr. Graham stated that he would like to see the pipe painted to match the stucco color however wasn't sure if the Fire Department would allow it. Mr. Broadhead would touch base with the Fire Department on this issue. If they had to relocate the pipe it would have been a cost to the project of around \$21,000.

Mr. Thibault made a motion to approve CCD126 contingent upon the ability to paint the pipe to match the stucco finish. Mr. McNamara seconded the motion. The motion carried unanimously.

CCD 127 – Back Water Check Valve – This is tied into the infiltration system that is in the ball field area. The Committee questioned why they needed this valve and why it was not included in the \$300,000 redesign of the infiltration system. This value could run \$8,000 to \$10,000. Mr. Broadhead stated when he checked with the design team he was told it was not a code requirement but is strongly recommended. The Committee would like a detailed explanation of why this item is needed from the designer of the infiltration system.

Mr. Thibault made a motion to table discussion on CCD127 until the Committee gets an explanation in writing for the need for this back water check valve. Mr. Gagnon seconded the motion. The motion carried unanimously.

CCD 128 – Structural reinforcing for Duct Roof Penetration in Transitional Skills area – Mr. Peters stated that this is to install steel angles and would require two men probably for one day at a cost of approximately \$3,000.

Mr. McNamara made a motion to accept CCD128 as recommended. Mr. Thibault seconded the motion. The motion carried unanimously.

P.R.62 – New courtyard modifications for a wall to hold the sod back in place –

Discussion on this proposal request was that the slope created by the redesign of the courtyard will cause the sod put in place not to be held by anything. Mr. Graham would like to see an eighteen inch wall added to the area or some type of correction of the slope. Mr. Broadhead stated that he will press CTA for a cost for this item to keep things moving. Mr. Graham stated they would need to hold off on the stamped concrete if this wall were to be erected. Mr. Kalous stated that CTA would need to be notified right away if they need to be stopped. The Committee did not want to stop any of the progress by CTA. Mr. Thibault suggested driving the slope back to lessen the slope. Mr. Broadhead will get numbers on solutions and weigh in on this next week.

### **Open Change Orders/PCO Review**

Mr. Broadhead stated that most of the work has been done on these PCO's and that some of these are from months ago as the Committee will take note by the dates on the PCO's.

PCO 11 – C.O. 101 – Elevator Emergency Power Coordination - \$5,796.80

Mr. McNamara made a motion to approve PCO11 to become C.O. 101 as recommended by Hill International. Mr. Gagnon seconded the motion. The motion carried unanimously.

PCO 74 – C.O. 102 – Replace Science Lab Faucets Bldg. B. - \$34,767.30

There was a discussion on the explanation on the PCO of the replacements of the faucet/gas combination whereas it leaves holes in the countertop. The PCO states that the holes would not be patched in the countertops as part of this PCO. Mr. Peters stated that they would just need to be patched and it was a very simple fix.

Mr. Thibault made a motion to approve PCO74 to become C.O. 102 as recommended by Hill International. Mr. Gagnon seconded the motion. The motion carried unanimously.

PCO 88 – C.O. 103 – Repair Damaged Tectum Roof Panels - \$10,079.06

Mr. McNamara made a motion to approve PCO 88 to become C.O. 103 as recommended by Hill International. Mr. Thibault seconded the motion. The motion carried unanimously.

PCO 105 – Delete mezzanine platform in Boiler Room for HV5 – (\$7,303.52)

Mr. Kalous asked if there was a CCD issued for this item. They would take a look at it to see. There was a discussion on the credit not being enough and not accepting the credit. There was discussion going forward with what was allowed in the contract and have CTA supply this mezzanine. There was a discussion on the paperwork that stated this mezzanine was partially fabricated.

Mr. McNamara made a motion to table this item to look into whether there was a CCD issued and to look into the timeline of events on this item. Mr. Dooley seconded the motion. The motion carried unanimously.

PCO 145 – C.O. 104 – Provide cage for gymnasium ladder - \$8,831.53

Mr. McNamara made a motion to approve PCO 145 to become C.O. 104 as recommended by Hill International. Mr. Gagnon seconded the motion. The motion carried unanimously.

PCO 161 - C.O. 105 – Acceleration to D&E Classroom Wing - \$45,586.46

Mr. McNamara made a motion to approve PCO 161 to become C.O. 105 as recommended by Hill International. Mr. Thibault seconded the motion. The motion passed with a four in favor 1 opposed vote. Mr. Neofotistos voting against.

PCO 165 – C.O. 106 – New Window sill in the SPED Classroom - \$538.75

Mr. Thibault made a motion to approve PCO 165 to become C.O. 106 as recommended by Hill International. Mr. Gagnon seconded the motion. The motion carried unanimously.

PCO 184 – C.O. 107 – Credit for substituting abuse resistant drywall types in different locations – (\$2,841.15).

Mr. Thibault made a motion to approve PCO 184 to become C.O. 107 as recommended by Hill. Mr. McNamara seconded for discussion. There was a discussion on the small amount of the credit for this item and the fact that once again the Town helped CTA by not having them remove all the incorrect drywall and replace it with the correct item specified by contract. The motion moved to a vote with four in favor one opposed. Mr. Dooley voting in opposition.

PCO 191 – C.O. 108 – Repair and replace existing drain pipe in kitchen/storage - \$930.81

Mr. Thibault made a motion to approve PCO 191 to become C.O. 108 as recommended by Hill International. Mr. Thibault seconded the motion. The motion carried unanimously.

PCO 210 – C.O. 109 – Replace Glazing in H8 Window Units - \$1,527.18

Mr. Thibault made a motion to approve PCO 210 to become C.O. 109 as recommended by Hill International. Mr. Dooley seconded the motion. The motion carried unanimously.  
PCO 221 – C.O. 110 – Wood Trim at lower connector – Credit (\$408.73)

There was a discussion on this issue whereas this is the “dog-legged” corridor where the sheetrock is uneven with the concrete wall and there are gaps. Mr. Broadhead stated that he went back to read the plans on this area and the drywall per contract was supposed to hang over the concrete wall by  $\frac{3}{4}$  of an inch and he stated that he was not so sure the PBC would have been happy with the work if CTA had built this wall to spec. Mr. Graham stated that what is there right now is very poor workmanship in this area, and the concrete was supposed to have a finish on it and it does not. Mr. Broadhead stated the credit being offered is to fill in the gapped areas at the lower “dog leg” with wood trim that is not being used from the locker room areas. The Committee was in agreement for a credit for the deletion of approximately 114 feet of wood sills at lower D wing for -\$2,145.00 however they did not feel they needed to pay for a mistake done by CTA and poor workmanship.

Mr. Gagnon made a motion to accept the credit for \$2,145 for the elimination of the wood sills in the locker room and that repairing the “dog leg” wall is the Contractor’s responsibility not at the cost of the Town. Mr. McNamara seconded the motion. The motion carried unanimously.

PCO 224 – C.O. 111 – Elevator #3 (at library) & Machine Room - \$1,682.83

Mr. Thibault made a motion to approve PCO 224 to become C.O. 111 as recommended by Hill International. Mr. Gagnon seconded the motion. The motion carried unanimously.

PCO 227 – C.O. 112 – Locker tops at C classrooms - \$11,768.14

Mr. Thibault made a motion to approve PCO 227 to become C.O. 112 as recommended by Hill International. Mr. Gagnon seconded the motion. The motion carried unanimously.

Mr. Broadhead stated that they now have change orders 85 to 89 signed by CTA. They were omitted from the group approved last week due to some technical difficulties.

Mr. Thibault made a motion to have change orders 85 to 89 signed by the Town Manager noting zero additional days. Mr. Gagnon seconded the motion. The motion carried unanimously.

### **Invoices**

The Committee reviewed an invoice from Durkin Company for janitorial items. Mr. Stephenson has had the items checked for receipt by Alison Smith and the School Department.

Mr. Gagnon made a motion to approve the Durkin Company invoice in the amount of \$13,760.00 as recommended. Mr. Thibault seconded the motion. The motion carried unanimously.

The Committee reviewed an invoice from MGM Realty Trust for storage for the High School project.

Mr. Gagnon made a motion to approve the invoice from MGM Realty Trust for August 2014 for storage for the High School as recommended. Mr. Dooley seconded the motion. The motion carried unanimously.

Mr. Stephenson stated he has a couple of invoices from Sterling Movers on hold to verify the dates.

OFFE – Delivery Schedule will be discussed with CTA as to where the staff will go in the building. The RFP is out for the piano.

### **Infiltration System**

The results of tests by UTS verifies that there is impervious fill where the infiltration system is going.

### **Ongoing Items**

The plaques and sample signage is still being worked on and the name for the school will be Dracut High School taking “senior” out.

### **Commission Update**

There are a tremendous number of issues with the HVAC system. The Commission Agent will be out to the site again next Thursday. Mr. Kalous stated there are a lot of complex mechanical issues on the project and he is proposing to bring in a gentlemen from Hill International who understands these systems who will come out to the site to try to compile the list with what is being said and done on each issue and assign responsibility per the contract to the individuals involved to try and resolve this HVAC problem. Mr. Kalous stated his name is Rick Anderson.

Mr. Kalous stated that these units have been running for a long time (a full year) and have not been correct. Now the warranty is coming up on a system that hasn't run correctly since the beginning and this also needs to be addressed.

The Committee asked who the Commissioning Agent from the MSBA was and Mr. Kalous responded Scott Davidson.

Mr. Stephenson reported that he has spoken with Bill Bartlett of Two Way Communication and as soon as the parts are delivered he will mobilize. Griffin Electric has already done their part of the install.

### **Arch Insurance**

A meeting has been set up with Arch Insurance for August 7, 2014. The meeting will take place on site at the Construction Trailers.

### **Griffin Electric**

Mr. Neofotistos reported that he and the Town Manager had a brief meeting with Griffin Electric who was inquiring about the change orders that have been approved for payment. Mr. Broadhead stated there have been inquiries from New Hampshire Steel also with similar questions.

Mr. Neofotistos asked what the target date for the school to be finished is. It was noted September 2 was on the latest schedule.

Mr. Neofotistos asked if there had been an issue with the signals at New Boston Road when they were digging out the driveway at the High School. Mr. Broadhead stated there was whereas the line was dug up. Mr. Peters had sent out a diagram of the area last night however it obviously did not get passed on and the line got dug up. Rene Proulx, the Town's electrician for traffic signals was called and he moved the box to the other side so that the binder coat could go down. This was at a cost approximately \$10,000.

There was a discussion on whether the material was inspected by UTS and that the subgrade was to be checked. Mr. Broadhead stated it would be and that UTS has done their inspection of the material.

### **Walk Through**

The Chairman discussed having a walk through by the Committee before they meet with the bonding company on August 7. The Committee will conduct a walkthrough of the progress at the site on Wednesday at 3:30 p.m. July 30<sup>th</sup>.

### **Sterling Movers**

Mr. Graham stated that he will need to utilize Sterling movers again. Mr. Kalous stated there is approximately \$12,000 in the budget.

### **Countertops in D & E Wing**

There was a discussion on the countertops in the classrooms that were supposed to be reused because they weren't in too bad of shape. Some of these countertops have been damaged during construction and with the new configuration they do not fit properly. The cost to replace these countertops by the contractor would probably be high. There are twenty-four classrooms and there was a discussion on whether to wait until after the project to replace them.

The Committee requested getting more information on this cost to see what the contractor comes back with. There was a discussion on lead time to build these counters which could be six to eight weeks or more which the counters would not be in for the start of school.

Mr. Neofotistos was concerned about the budget and asked Mr. Kalous for a spreadsheet with the change orders to see where they are with the budget.

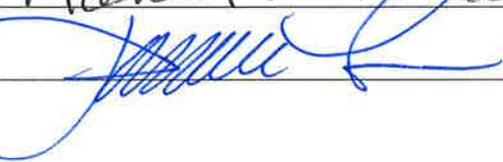
**Town Hall Project**

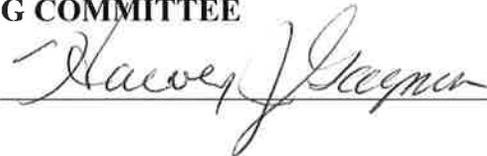
Mr. Neofotistos reported to the Committee that the letter regarding the elevator install went out on Monday to CTA. There has been no further movement on Change Order #31 on the settlement. The green house on Champlain Street that was being used for the office has been demolished. There was an issue with backfilling the location where the house foundation was as to possibly needing more fill material and compaction etcetera.

**Adjourn**

Mr. Dooley made a motion to adjourn the meeting at 7:07 p.m. Mr. Gagnon seconded the motion. The motion carried unanimously.

**PERMANENT BUILDING COMMITTEE**

  
\_\_\_\_\_  
Michael S. McNamee -  
  
\_\_\_\_\_

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_