

**Permanent Building Committee
Minutes of August 7, 2013**

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

The Chairman called the meeting to order at 4:35 p.m.

Town Hall Project

Present from Johnson Roberts: Phil O'Brien
Present from Vertex: Jon Lemieux, Jim Boudreau
Present from Town: Ann Vandal, Kathy Graham

Mr. Boudreau began the discussion by updating the Committee on the progress on site. He stated they sold 10 loads of loam to R.D. Vinal who won the bid for the loam and Mr. Vinal asked if the loam was clean of contaminants. OTO was brought in to test the loam. OTO took samples of the loam and they are awaiting the results which will come back in three to five days. The test samples of the ash that was discovered on site have come back and it is not a hazardous material and can be re-used on site or trucked off site. There are natural levels of arsenic detected in the ash but again not deemed hazardous. The area will be kept dampened so that dust does not blow from the site. This is a requirement in the contract anyways. The Committee decided to keep the ash on site and re-use it under the pavement as recommended.

Mr. Boudreau stated that National Grid was on site to disconnect and cap the gas at 50 Arlington Street. They are waiting for a confirmation date for the abatement of 57 Lafayette Street before they can start demolishing it. Mr. Boudreau stated this should all happen within the next two weeks. The foundation work would start tomorrow. Monday they will conduct a density test. Mr. Boudreau also reported that they had hit ledge on the site however were able to get through it in a few hours.

Mr. Lemieux noted in the packet the key contacts for the site and that under the General Contractor and Owner's Representative you would call the person on the bottom and work your way up the list.

The next item in the packet was the two-week look ahead. Mr. Lemieux read through the items listed August 7, 2013 from CTA.

Mr. Lemieux discussed the RFI's that have been received to date and stated they are pretty straight forward. Mr. Lemieux also noted they have received a Schedule of Values which they are not accepting in total however will approve some of the costs because CTA clearly have done quite a bit of work on the site to date. Mr. Neofotistos would like that put in writing to CTA so they are aware that the schedule of values is not acceptable.

Consulting firm provide an opinion on the matter. Mr. O'Brien just received an email that Mr. McLaughlin was not in agreement with the Code Consultant. Mr. O'Brien read the email from the Building Inspector into the record.

The discussion from Mr. Lemieux was whether Mr. O'Brien should start a drawing reconfiguring the stairs and move forward or go before the State. After a brief discussion of the options, the Committee would like Mr. O'Brien to move forward with a drawing and have CTA provide a price for the change to the stairs.

Mr. O'Brien stated that their consultant GGD has been in contact with Verizon regarding the power coming into the building. Currently the old town hall is serviced from Arlington Street and the houses on Champlain Street are serviced from the two poles on Champlain Street. Once those houses are no longer there the houses on Lafayette Street can be powered from the poles on Lafayette. Mr. O'Brien asked if the town would like to consider getting rid of the poles on Champlain Street and having the electrical underground. The Committee discussed having no poles providing the cost is not prohibitive. The committee requested that Mr. O'Brien get a price and have GGD do a drawing.

High School Project – 5:30 p.m.

Mr. Carroll stated that he has had some back and forth with CTA on the reservation of rights language. CTA was under the impression that they just needed to take the last sentence off of the paragraph that referred to the Awarding Authority. Mr. Carroll is looking for direction from the PBC on this language.

Mr. Thibault stated that he is okay with CTA putting reservation of rights language on a PCO but not okay with it on a C.O. Mr. Neofotistos agreed. Mr. Neofotistos was also under the impression that CTA was going to review the C.O.'s up to this point and get back to the PBC. Mr. Neofotistos would like to see CTA putting a number of days and not the language at all if there is a day delay. The Committee will look at the PCO's on a case by case basis to see if they warrant the language, if a reservation of rights is warranted the Owner will add it. It was the consensus of the PBC that no reservation of rights language should be on any future change order.

Tank Delay Claim

Mr. Carroll stated that the Town had already agreed on paying \$12,000 toward the tank delay. CTA is asking for \$60,000. Mr. Carroll stated he agrees that there was a little delay however he does not agree with the \$60,000 figure. Mr. Carroll also stated they have received notification of some delay turning over upper C&D wings due to the snow delays and extending the school year. However, he also noted the School has been able to give the Contractor some areas earlier than they had anticipated and there has been a lot of give and take. Mr. Carroll noted that in the beginning of the project compared to the amount of workers on the site now the delay costs

would be more. Mr. Graham noted also that the Contractor seems to take over areas of the building and then don't do any work in the area.

There was a discussion that a change order for time is not a reimbursable from the State.

Mr. McNamara left the meeting at 6:30 p.m.

Update from the Contractor

Mr. Kris Stephenson updated the Committee on the progress on site. Mr. Stephenson had several pictures in the packet for the Committee to view and follow along with the progress report.

Site Logistics

Mr. Carroll showed the Committee a new site logistics plan for the start of the fall school year. Mr. Carroll will also bring this to the Selectmen's meeting and discuss it there. He will also invite the Selectmen to the site visit on Wednesday August 14, 2013.

New FF&E P.O.

Mr. Carroll reported that when they originally ordered the computers etcetera they did not order the office pro suite software with it. Mr. Carroll is looking for authorization to order the software at a cost of \$24,071.08.

Mr. Carroll also was informed that Mega Medical has not been responsive to Alison Smith so she would like to get the material that was going to be ordered through them from another vendor. She currently is looking at another quote. She will send them notification cancelling the P.O.

CCD/PCO Log

Mr. Carroll stated that he did his best effort to put a cost dollar value to the items on the PCO log. Mr. Carroll went through the costs on the PCO/CO log dated 08/07/2013.

Mr. Graham discussed the stone wall in the court yard as being compromised. He stated that it needs to be fixed as to not cause a danger. On the walkthrough schedule for August 14, 2013 he stated he would show the Committee Members what he is referring to.

Temporary Locker Rooms

Mr. Carroll stated that after the last meeting that was held with CTA it was the consensus of Mr. Graham that he would void the temporary locker room set up that he had requested for the football team so that it does not become a cause for delay on the project.

Gym Area – Badminton Courts

It was realized that they had not made arrangements for badminton lines to be painted on the gym floor. Mr. Graham & Mr. Carroll talked with the Contractor back in April and the cost for tape and paint is \$750/per court not including time. Mr. Graham stated that it was an oversight on the School's part. The total cost would be approximately \$4,000 to \$5,000.

Mr. Carroll briefly went through the ongoing open items:

- Schedule update 7 has been received and is under review by CP/MVG Survey: MVG to provide update.
- Phase 2 Egress Review- Review is ongoing.

The schedule for next week was discussed and they would have a brief discussion on invoices and update for the Town Hall Project at 4:30 p.m. and the High School Project would start after that.

The meeting adjourned at 7:13 p.m.

PERMANENT BUILDING COMMITTEE







