

**Permanent Building Committee
Minutes of September 09, 2015**

Present from the Permanent Building Committee: Ellis Neofotistos, Harvey Gagnon, Phil Thibault, Doug Dooley and Paul Jussaume. Also present Recording Secretary Suzanne Noel, Linda Wright, Town Accountant and Andrew Graham, Dracut Senior High School Supervisor of Buildings and Grounds.

Absent: Michael McNamara

The meeting was held at the Historical Society Building 1660 Lakeview Avenue, Dracut, MA. The Chairman called the meeting to order at 4:44 p.m. First agenda item was Town Hall Project.

Town Hall Project Update:

Chairman Neofotistos asked Mr. Boudreau if he would like to give the Committee an overview. Mr. Boudreau stated that he and Mr. Phil O'Brien will go through all the issues and concerns of the Committee

Mr. Boudreau did a walk-through of the Town Hall with Rudy Barajas from CTA and discussed the landscaping, plants and other issues with the outside of the Town Hall and feels CTA knows what has to be corrected and should be done on or around the 16th of the month.

Mr. O'Brien asked about the fence adjoining the Town Hall and the Library and asked if this was being torn down. He suggested that it all come down it is not esthetically pleasing.

Chairman Neofotistos asked about the loam and noticed that a lot has been removed and wanted to know if the Town was going to have someone remove any of it. Mr. Boudreau stated that the Vinal's did remove about 60% of it, at no cost to the Town, but will not be taking any additional loam. Mr. O'Brien stated that there will be no need to remove any more of the existing loam.

A few Committee Members spoke about the damaged curb stone and asked if this was going to be a costly repair. It appears with the bad winter we had last year there was some damage done by the plows. Ms. Wright asked if they could cut the damaged curb and just put in a replacement piece. Mr. Dooley noted that it is not that easy and they would have to remove the entire section and replace.

Mr. Boudreau stated that he took a walk through the Town Hall with Ms. Kathy Graham to make sure he identifies all the issues that have to be addressed before the one year warranty expires. He did note that as long as they are noted they will be covered under the warranty even if it is past the one year. This is why it is so important to document.

Some of the issues: Missing screens, leak in janitors room (fixed), conference room air conditioner (high humidity) rolling doors need adjustment, insulation not done properly on some of the pipes, dripping pipes (working on the fix), plaque off about 4" does not look good, dust loom, rain water in retention area, flag lights, landscaping, etc.

Mr. O'Brien did note that some of these issues have been addressed and the retention area is fixed. It will hold some water, which is the design, but is no longer an issue. Chairman asked if this water accumulation will cause any safety issues. Mr. O'Brien felt it would not but he will check into it.

The Committee asked about the down spouts and was concerned about them dumping onto the walkway area. Mr. Boudreau stated that was on the list to be corrected.

Mr. Thibault suggested some river rocks to catch and hold the water. Mr. O'Brien stated that once the grass is there it will not be a problem. Mr. Gagnon asked why the down spouts are not all connected to one another. Mr. Gagnon asked about the exit signs and it was noted that they have been fixed along with the lighting for the flags have been properly placed.

Mr. Boudreau stated that Rudy Barajas will be the Supervisor to oversee all the issues that need to be addressed by CTA and is confident that they will all be addressed.

Dracut Senior High School Building Project Update

Chairman asked if Mr. Gary Pease from Nitsch Engineering and Mr. Steve Broadhead would like to start the discussion on the High School Project.

Sanitary Lines

Mr. Pease started with the sanitation issues and gave the Committee a copy of the new design. He stated that he would send them electronically as well if anyone wanted them.

Mr. Dooley noted that it is very hard to see the new plans did he have anything larger.

Mr. Pease handed out 3 sets of larger drawing for everyone to view. One copy will be given to secretary for the record.

He spoke about the lift station (locker room area) and how they will bring it up 1-1 1/2" and tie into other services downstream. Mr. Pease stated that they would leave the existing system and keep it active until they are ready to connect. The new system will be parallel to what is there now and will eventually replace the old. Once the new system is working properly they would fill the old pipes with cement and bury to prevent any problems later.

Mr. Bill Maher reference manholes 302 & 303 and spoke about the slopes. Mr. Paul Jussaume asked about the existing manholes/sewer and will they be removed, buried, etc. Nitsch noted that they will stay put and the only way to complete this project properly is to have the old system running until they can switch over to the new. The manholes will be very close to each other but they will work with the Sewer Superintendent to make sure they are marked properly.

Mr. Jussaume also asked about the new system and the trench opening that will be very close to the ballfield. It is football season and with High School and Pop Warner season in full swing there will be a huge impact of people walking around the area. Mr. Pease noted that the contractors will make sure all the trenches are covered and that the project can be coordinated with Mr. Graham and the school activities.

Mr. Maher spoke about the new line and stated it would be 8". Chairman Neofotistos asked about pitch and gravity service. Mr. Pease noted 3 gravity services and showed the members the area on the plans. Chairman asked if they were very sure on where to build the new system and if there would be any interference with any other utilities. They noted that there are two areas of water and one cable service and they may need to relay but will work with the water and cable service to assure an easy transition.

Chairman Neofotistos asked again are you sure this will work? The answer was yes. Mr. Dooley asked if there is any ledge. The response from the team was the area was very sandy. Chairman noted the Snack Shack's location and asked what type of foundation it had. Mr. Graham believes it is only a cement slab but they will take a look at it before they proceed. It was noted that the pipe is very close and they would need to know what they are up against before working in that area.

Chairman asked how long and how soon can we start the project? Nitsch stated that they were not sure but feel they are ready to proceed very quickly after they work out a few of the details discussed tonight. Steve Broadhead state he would get with the appropriate people and work out the time and details with Mr. Graham. He noted that April vacation may be the ideal time to do the work at the football field and try to complete the project.

Chairman noted that it would take more than a week to complete so they may want to start in one area and leave the football area for last and do that during vacation. Mr. Graham stated that no matter what time they do the work there will always be something going on and suggested they start as soon as possible.

Katie Biedron of CDM Smith, discussed the power and electricity and why so far away. According to Nitsch Representatives there aren't any closer lines they can tie into. Mr. Maher from Nitsch stated he would talk to utilities people to see if there is any capacity closer and get back to everyone as soon as possible.

Ms. Biedron asked if they were planning on moving the walkways. The response was no they would leave them as is. She also stated that they may want to hide the vents for these pumping stations behind trees or put up higher. We all know carbon filters help control odor at an additional cost. Nitsch stated that they were going to put them up high to prevent this situation. Ms. Biedron asked that they send her the plans via PDF and also suggested they send to Mark Hamel the Town Engineer.

Chairman Neofotistos asked about the low flow and asked if this fix will satisfy the situation. Nitsch Engineering stated that they will increase the flow by three times with the flushing of the system 1-3 times per day and will be 5-6 times more efficient. Mr. Pease is very satisfied and feels very confident. Mr. Graham asked how long the project will take from start to finish. Nitsch stated around 2-3 weeks.

HVAC Issues

before they did a flush out. Amani said they will be on site for new testing next week and will make sure they flush before taking samples.

Ballfield Maintenance

Mr. Broadhead gave the Board a picture of the ballfield to review. Mr. Graham stated that the picture looks much nicer than it is and wanted to know who took the photo. Mr. Broadhead said he did. Mr. Graham spoke about the home plate issues and stated it needed more clay to become level with the grass. He noted that the clay is the issue and due to the cost of the clay the Contractor has not been very forthcoming. Mr. Graham noted that he did address this and several other issues with CTA in a written letter dated September 3rd.

Rooftop Dunnage Access

The Board discussed the estimate/price from N.H. Steel and felt it was too high and may need to get a few more estimates.

Auditorium Seating

Mr. Graham discussed the auditorium seat fabric replacement and noted that it is still not suitable. He did have a discussion with Mr. Broadhead on this issue and he said he would take care of it immediately.

PCO's and CO's

Change order 270, back log for 16-18 change order. CTA has to submit but it is tied to the Griffin issue. Need to resolve the Griffin claim first. Will be resolved by PCO but not submitted yet.

Andy Graham Items

Linda Wright asked if the \$11,000 is included in the monies. Yes.

Mr. Graham noted the clean drains profile and stated he will get this to Sam before next meeting. Court Yard issues are ongoing.

Ballistics issues are ongoing.

65 Coils, (Steve) are \$37,000 to purchase for the ventilation from Air Controls Products.

Mr. Graham stated that we do need these and suggest the Board approve.

Chairman noted that they do have a PO and will move on this accordingly.

Mr. Gagnon asked how the budget looked and can we move forward with the \$37,000.00. Yes.

Chairman asked Mr. Graham what was purchased at Sports Madness. Top railings.

Andy spoke about the ballistics, projector and benches and the Board agreed that they would have to hold on these items for now.

The Committee asked about the lights and Mr. Graham noted that he will get with Rene Proulx the Town Electrician to get this done.

Chairman noted that there are several issues that need to be completed so they feel that they will meet in two weeks i.e. 23rd of September on the High School. He also noted that Hill International is looking for more money for work rendered and the Committee agreed to set up a meeting with Hill to discuss their fees.

Meeting Dates

The Committee discussed meeting next week on 09/16/15 for the Town Hall project and will meet on the High School project on 09/23/15. The Chairman asked that everyone have all requested information, testing, etc. completed and ready to report.

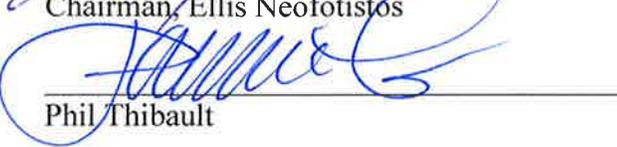
Adjourn

Mr. Thibault made a motion to adjourn the meeting at 7:08 p.m. Mr. Jussaume seconded the motion. The motion carried unanimously.

PERMANENT BUILDING COMMITTEE



Chairman, Ellis Neofotistos



Phil Thibault



Harvey Gagnon



Doug Dooley

Paul Jussaume

Absent: Michael McNamara