

**Permanent Building Committee
Minutes of September 16, 2015**

Present from the Permanent Building Committee: Ellis Neofotistos, Harvey Gagnon, Doug Dooley, Michael McNamara and Paul Jussaume (5.50p). Also present Recording Secretary Samantha Carver. The meeting was held at the Historical Society Building 1660 Lakeview Avenue, Dracut, MA.

Absent: Phil Thibault

The Chairman opened the meeting at 4:35 p.m.

High School Fieldhouse Project

Mr. Jay Mason of Architectural Consulting Services was present to discuss the High School fieldhouse project. He brought with him a set of coordinated plans and said he has the specifications but needs Division 0 which is usually supplied by the town which includes dates to go out to bid.

There was a discussion on solar panels for the roof and whether the Committee would like Cazeault Solar to come in to speak with the Committee on the process. The Committee would like to discuss it and Mr. Mason will get them to a meeting.

There was a discussion on the electrical trench and the cost of that because it is such a long stretch of about 600 or 700'.

The Committee discussed the alternates. Currently the alternates are: (1) Security System and (2) Asphalt path. The Committee discussed whether to save money on the project they should consider a different roof other than metal. If it consists of a significant savings they should consider it.

A metal roof has a fifty year warranty whereas an asphalt roof only has an eighteen to twenty-five year.

Mr. Dooley made a motion to look into the cost of an asphalt roof versus a metal roof and the cost to change the drawings and specifications to reflect it in the drawings. Mr. Gagnon seconded the motion. The motion carried unanimously.

The list for alternates would now be: (1) Roof, (2) Security System (3) Asphalt Path

There was a brief discussion on when the Town would go out to bid and they calculated an eight week window for the bid dates between the general bids and the sub bids. The discussion was go out to bid in January/February.

The Committee discussed the next date to have Mr. Mason in for further discussion on this project as being October 7, 2015.

Minutes

Minutes of July 1, 2015

Mr. Dooley made a motion to approve the minutes of July 1, 2015 as amended. Mr. Gagnon seconded the motion. The motion carried with all voting in favor, Mr. McNamara abstained.

Minutes of July 8, 2015

Mr. Gagnon made a motion to approve the minutes of July 8, 2015 as presented. Mr. Dooley seconded the motion. The motion carried with all voting in favor, Mr. McNamara abstained.

Minutes of July 22, 2015

Mr. McNamara made a motion to approve the minutes of July 22, 2015 as presented. Mr. Gagnon seconded the motion. The motion carried with all members voting in favor.

Minutes of July 29, 2015

Mr. McNamara made a motion to approve the minutes of July 29, 2015 as presented. Mr. Gagnon seconded the motion. The motion carried unanimously.

Minutes of July 30, 2015

Mr. Gagnon made a motion to approve the minutes of July 30, 2015 as presented. Mr. Dooley seconded the motion. The motion carried with all members voting in favor, Mr. McNamara abstained.

Minutes of August 5, 2015

Mr. Gagnon made a motion to approve the minutes of August 5, 2015 as presented. Mr. Dooley seconded the motion. The motion carried unanimously.

Minutes of August 12, 2015

Mr. Gagnon made a motion to approve the minutes of August 12, 2015 as presented. Mr. Dooley seconded the motion. The motion carried unanimously.

Minutes of August 19, 2015

Mr. Gagnon made a motion to approve the minutes of August 19, 2015 as presented. Mr. Dooley seconded the motion. The motion carried with all members voting in favor, Mr. McNamara abstained.

Minutes of August 26, 2015

Mr. Gagnon made a motion to approve the minutes of August 26, 2015 as presented. Mr. Dooley seconded the motion. The motion carried with all members voting in favor.

1196 Lakeview Avenue – Boule Memorial Park

The Committee learned that the bids for the demolition of the buildings at 1196 Lakeview Avenue were due October 8, 2015 at 2:00 p.m.

Present for this portion of the meeting were:

Mr. James A. Duggan, Town Manager
Representative Colleen Garry
Sue Boule

Ms. Garry began by stating that they have formed a 501© 3 funding for this park which is non-profit. They also have created a Go Fund Me page which has accrued \$2,500 and they have collected \$1,700 at Old Home Day. Ms. Garry also mentioned the support of Selectmen Archinski and DiRocco in this effort. They will be having a bake sale and there will be a motorcycle ride in the Spring to benefit this cause.

Mr. Duggan again stressed that they are trying to get a lot of the services donated so that they can get this park built and he is looking at the Permanent Building Committee will all their expertise in providing direction and ideas for the parks development.

There was a discussion on some of the design for the park for non-motorized boats. There was a discussion by Mr. Neofotistos as to the River's Act and that they would most likely need to go before the Conservation Commission for a determination.

The goal is to continue with the momentum of this project so that when Spring arrives they can start developing the park. There was a brief discussion on whether to use CPC funding. Mr. Duggan stated that they would like to exhaust all other sources before they have to go to community preservation and they are hoping to get community involvement with donated services.

High School Project

Mr. Paul Kalous of Hill International was present to discuss the status of the budget on the project and an Addendum 6 which is an extension to their contract to June 2016.

The Committee discussed the sanitary sewer line issue and the main topic was who would pay for this issue. The Committee stated the Town had paid for a system that does not work and they do not feel any of the burden falls on the Town for the Engineers to redesign this to include a pumping station. Mr. Kalous stated that even if this system was built correctly it was not going to work due to the flows and the almost level design of the pipes.

There was a discussion on something Mr. Tedesco of Mount Vernon Group alluded to as far as a credit that would be applied to this issue. The Committee was not in agreement with this statement.

The Committee along with Mr. Graham noted that once they get the actual plan of action (the design) a discussion needs to take place on who pays for the work. Mr. Kalous stated that once Hill International receives this new plan he will have their cost estimator go through it. Mr. Kalous noted that the cleaning out of the system every month that Mr. Graham has had to do could be taken out of the contingency money.

Mr. Neofotistos stated that on the plan that was presented to them at the last meeting showing the pump station, he wanted to make sure that it is more than ten feet outside the building so that it does not fall under the Plumbing code. Mr. Kalous made note of this.

There was a discussion on getting a pre-fab unit for the pump which would be quicker to get and cost less. There was a discussion on the electrical for the pump station and that it really did not need to be hooked into the generator. There was a discussion as to where it could be hooked in and the Committee was concerned with cost if they had to travel too far to find a panel to hook this pump into.

There was a discussion as to having an Executive Session with Town Counsel in two weeks on this issue and he will be notified as such.

High School Budget

Mr. Kalous discussed the budget left on the High School project and had three handouts for the Committee entitled as such: Minimized Budget Summary, Project Budget August 1, 2015, PCO/Change Order Log, September 15, 2015

It was noted in summary that there is about \$700,000 before the rooftop dunnage and pump station costs

Mr. Neofotistos would like the insurance policies checked to make sure they are up to date.

Amendment #6 – Hill International

The Committee reviewed Amendment #6 Summary for Hill International taking them through June 2016 for project management services. This would extend their contract and the cost associated was \$75,000.

There was a brief discussion with whether the MSBA is concerned with this contract extension. Mr. Kalous noted that part of the delay is the Commissioning Agent is requiring the rooftop dunnage and has not signed off on that part of the project so they are aware of the situation.

Mr. Gagnon made a motion to approve Amendment No. 6 for Hill International on the Dracut High School project for an amount not to exceed \$75,000 to June 2016. Mr. McNamara seconded the motion. The motion carried unanimously.

Invoice(s)

The Committee reviewed an invoice from Whalley Computers for additional computers for the High School which a purchase order had already been approved and issued.

Mr. Gagnon made a motion to pay invoice #C33037 in the amount of \$7,880.00 to Whalley Computer Associates as recommended. Mr. Jussaume seconded the motion. The motion carried unanimously.

Adjourn

Mr. Dooley made a motion to adjourn the meeting at 7:28 p.m. Mr. Jussaume seconded the motion. The motion carried unanimously.

PERMANENT BUILDING COMMITTEE







Absent: Phil Thibault _____