

**Permanent Building Committee  
Minutes of September 30, 2015**

Present from the Permanent Building Committee: Ellis Neofotistos, Harvey Gagnon, Doug Dooley & Phil Thibault. Michael McNamara and Paul Jussaume (5.15p). Also present Recording Secretary Samantha Carver. The meeting was held at the Historical Society Building 1660 Lakeview Avenue, Dracut, MA.

**Monahan Restroom Project**

Mr. Mark Hamel was present to discuss the requisition submitted by Vanguard Construction. Mr. Hamel explained the progress on the site and stated that due to the rain they've had a delay on the concrete pour.

Mr. Dooley made a motion to pay Requisition #1 in the amount of \$108,925.90 from Vanguard Construction for the month of September 2015 for Monahan Restroom project. Mr. Thibault seconded the motion. The motion carried unanimously.

**Executive Session**

Mr. Gagnon made a motion to go into executive session to discuss potential litigation strategy on the High School project. Mr. Dooley seconded the motion. The motion carried by roll call vote: Mr. Dooley – yes, Mr. Gagnon – yes, Mr. Thibault – yes, Mr. Neofotistos – yes.

Mr. Thibault made a motion to adjourn the executive session and go back into open session at 5:56 p.m. Mr. Gagnon seconded the motion. The motion carried by roll call vote: Mr. Gagnon yes, Mr. Thibault – yes, Mr. Dooley – yes, Mr. Jussaume – yes, Mr. Neofotistos – yes.

The Chairman announced that no votes were taken while in executive session and the Committee will continue to work on the drainage/sewer settlement.

**High School Project**

Present were: Paul Kalous, Steve Broadhead and Patrick Lydon of Hill International

Present from CTA: Paul DuRoss

Present from Mount Vernon Group: Frank Tedesco, Bill Peters

Present from CDM Smith: Kate Biedron

**HVAC Issues**

Mr. DuRoss reported that the process is continuing. Mr. DuRoss suggested the Town have a third party come in and compare the samples. The final decision of samples report evaluation will be October 20. The heating system is usually turned on by October 15<sup>th</sup> and they will be able to see if this has been corrected.

**Sanitary/Drainage Line Discussion**

Ms. Biedron updated the Committee on her latest comments on Nitsch Engineering design changes. She stated that they have it so that the pump doesn't turn on except for once every forty hours which could create a septic issue. She stated the flows are still in question.

Mr. Tedesco expressed that the Engineers should be all in one room working these issues out and not come to a meeting until they have worked everything out and agree on a design.

Ms. Biedron has been in constant contact with Nitsch Engineering on this design. The Committee stated that they will address this issue in two weeks and hopefully a final design is presented.

### **Ball Field Maintenance**

Mr. Broadhead stated that due to the rain they've had to reschedule the meeting on the ball field. They are in the process of rescheduling.

### **Rooftop Dunnage**

Mr. Peters got a proposal for Souza True to do drawings for the rooftop dunnage. Initially Mr. Peters had done a sketch and that is what CTA used to come up with the cost of \$300,000 for the dunnage.

The Committee asked how much they could save by redesigning the cantilever off the existing dunnage. The answer was thought to be \$75,000 to \$100,000.

Mr. Tedesco looked at the proposal and stated that due to the tectum requirements for vibration control the Acoustical Engineer designed the dunnage so that it was higher than the original design and it was not picked up when the drawings were value engineered, it was missed.

There was a discussion as to whether it was a code issue. It is an OSHA Requirement. This issue has been known for about two years. Mr. Tedesco stated he just found out about it.

The Committee reviewed the extra services proposal for drawings for dunnage by Mount Vernon Group in the amount of \$4,400.

Mr. Gagnon made a motion to approve the proposal for \$4,000 (minus the markup). Mr. Thibault seconded the motion. The motion moved to a vote with two members voting in favor and three opposed. The motion failed.

### **Auditorium Seating**

Mr. Peters went out to another site that used the same seating subcontractor and had a picture for the Committee however after reviewing the photo it was determined that you could not compare the two for they are different seating designs.

Mr. DuRoss stated that he had the seating company come out. They are willing to replace the fabric on the backs of the chairs where the issue is and back their work with a one year warranty from date of installing the new material. A letter from CB Seating was included in the packet for the Committee's review. Hill International is also recommending this solution. Mount Vernon Group also recommends the solution and will put their recommendation in writing.

Mr. Thibault made a motion to go forward with the seat back mitigation for the auditorium offered by CB Seating based upon the recommendation of Hill International and Mount Vernon Group. Mr. Jussaume seconded the motion. The motion carried unanimously.

### **PCOs/COs**

The Committee reviewed an email with regard to a settlement value from Griffin on the REA in the amount of \$78,000. There was a discussion on further claims possibly from Amanti. The Committee was not aware of these and would like a summary of what CTA believes may be coming from Amanti. Mr. Neofotistos asked Mr. DuRoss if he knows of anything else that may be potentially out there for claims. Mr. DuRoss stated not that he's aware of.

### **Extra Services – MVG**

Mr. Tedesco stated he would like to take the Committee up on their reconsideration of the extra services proposal and he'd go ahead with the work and they could reconsider the proposal.

The Committee discussed a number of issues that have occurred on this job and other jobs that Mount Vernon Group has been involved in that Mount Vernon Group has missed and it has cost the Town of Dracut money. After a heated discussion with Mr. Tedesco the Committee reconsidered the extra services proposal.

Mr. Neofotistos stepped down from the Chair to make the following motion. Mr. Neofotistos made a motion to approve the scope of work from Souza True and Partners dated September 9, 2015 for additional structural engineering services for extended dunnage platform revisions for an amount of \$3,000. Mr. Dooley seconded the motion. The motion carried with four members voting in favor and one member voting opposed. Mr. Thibault voted in opposition.

The Committee reviewed an extra reimbursable services proposal from Mount Vernon Group for work done relative to the REA claim by Wayne J. Griffin in the amount of \$3,480.

Mr. Thibault made a motion to approve the extra reimbursable services proposal in the amount of \$3,480 from Mount Vernon Group. Mr. Gagnon seconded the motion. The motion carried unanimously.

### **Lakeview Avenue – Boule Park**

Mr. Neofotistos stated that he would like this subject matter on the agenda for the October 7, 2015 agenda.

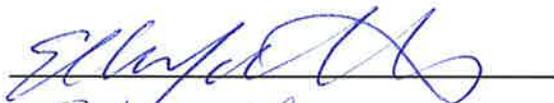
**High School Field House Project**

Mr. Thibault questioned whether architectural shingles are going to be specified in the addendum. The Committee discussed different architectural shingles and these can have a fifty year warranty. This will be mentioned to Mr. Mason.

**Adjourn**

Mr. Thibault made a motion to adjourn the meeting at 7:40 p.m. Mr. Jussaume seconded the motion. The motion carried unanimously.

**Permanent Building Committee**

  
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Harvey J. Gagnon  
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Michael S. Mason  
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