

**Permanent Building Committee
Minutes of October 8, 2014**

Present for the Building Committee was: Chairman Ellis Neofotistos, Harvey Gagnon, Phil Thibault, Doug Dooley and Michael McNamara. Samantha Carver recording secretary. The meeting was held at the Historic Society Building at 1660 Lakeview Avenue, Dracut, MA.

Absent: Paul Jussaume

Town Hall Project

Present from Johnson Roberts Associates – Phil O'Brien

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

Mr. O'Brien reported that he has been trying to get the substantial completion certificate signed by CTA. He has sent it to them three times and they have changed it three times. The fourth one gives them forty-five days to complete which is the maximum in accordance with the law. Mr. O'Brien stated that it took him two weeks to go through the punch list which gives them ten days plus they have thirty so they are getting forty-five days.

Mr. Neofotistos asked if it was a ploy by CTA for more money. Mr. O'Brien stated that he cannot give CTA an opened ended change order the Town cannot agree with that. Mr. O'Brien noted that the Building Inspector Dan McLaughlin has given them a list of items he wanted to completed and a couple of items have yet to be done.

Attorney James P. Hall who was sitting in for the executive session after this meeting stated that Mr. O'Brien should put this in writing to CTA on this issue.

Mr. O'Brien was also presented an issue brought up by a couple of residents to Kathy Graham, the Town Clerk. It was noted that there is no electric, handicapped door opener on the doors as you enter the building. Mr. O'Brien stated this was not a requirement to meet ADA and the doors as they stand meet the current code. It was being put before the PBC for their thought. There was a brief discussion on the cost to add this to the doors and change out the hardware being very costly and that the doors as built meet the ADA requirement. The PBC will take this under advisement.

Mr. O'Brien presented the Committee with a markup of numbers for the address for the building at eight inches high. He stated he could not match the font exactly with what is at the library. The Committee was fine with the numbers as presented.

There was a brief discussion on insurance coverage on the building. The Committee mentioned to Mr. O'Brien the issue they had had with the High School project and the lapse in builders risk while CTA is still working in the building. He and Mr. Lemieux will look into this and get a number of what it would cost to cover the building for another month while punch list is ongoing.

Demolition

Mr. O'Brien stated that DEP has been notified and CTA can start to do the abatement on the roof as early as the 17th of October but applied for a waiver to start right away. Mr. Neofotistos asked if there was any grumbling about costs. Mr. O'Brien reported that there was.

Mr. O'Brien stated that CTA may be looking for an extension of time for two weeks but not a full two weeks because there is work that they could be doing. Mr. O'Brien does not agree with any extension because there is work they could be doing and no one is holding them up, such as landscaping, parking lots, underground drainage system. Mr. O'Brien did not see any of this on their critical path to warrant a delay.

The Committee asked Mr. O'Brien if there was any movement on change order 31. Mr. O'Brien responded there wasn't and stated that he and Mr. Lemieux will be getting together again to try and go over these outstanding change orders. They would like to add the outstanding C.O.'s and CCAs to the requisition.

High School Project

Attorney James P. Hall, Town Counsel was present for the Executive Session

Present from Hill International – Joseph Naughton, Paul Kalous, Steve Broadhead

Present from the Town: Andrew Graham

Mr. Thibault made a motion to go into executive session at 4:50 p.m. to discuss strategy with respect to litigation and reconvene in open session. Mr. Dooley seconded the motion. By roll call vote: Mr. Thibault – yes, Mr. Gagnon – yes, Mr. Dooley – yes, Mr. McNamara – yes, and Mr. Neofotistos – yes.

Mr. Thibault made a motion to leave executive session at 6:00 p.m. and reconvene in open session. Mr. Dooley seconded the motion. By roll call vote: Mr. Thibault – yes, Mr. Gagnon – yes, Mr. Dooley – yes, Mr. McNamara – yes and Mr. Neofotistos – yes.

Mr. Neofotistos noted that while in executive session no votes were taken on the ongoing issue relative to the High School project.

The Committee reconvened the regular meeting.

Present from Mount Vernon Group – Bill Peters

Present from Hill International – Kris Stephenson

Construction Photos

- A picture of where the construction trailers used to be in the parking lot
- Working on the ballfield
- Auditorium – connection activity

- Courtyard – Stamped concrete
- Railing extended in courtyard that did not reach the ground (discussed last week)

MSBA CO Review Letter

The Committee reviewed an email from the MSBA relative to the change order log and change orders 46 to 111.

The Certificate of Substantial completion for the auditorium and the band room has been received on October 7, 2014 which was one day late. They are doing the punch list on the auditorium.

Hill is reviewing the change order review letter. Mr. Stephenson noted there are some errors on the letter from the MSBA to Greg Burnell and changes are being made. B.R.R. 5 & 6 the Town would like to send this into the MSBA for the soft and hard costs.

There was a discussion on B.R.R. 5 and why the amount was so low and it was noted that this is a credit for change order 13.

Mr. McNamara made a motion to approve the submission of 5 & 6 to the MSBA. Mr. Dooley seconded the motion. The motion carried unanimously.

The Committee discussed the amount of change orders being tracked and it was noted that there are \$2.4 million in change orders and \$1.1 million committed. The Committee has paid a lot of this on CCD's because of CTA's issue with not signing the change orders.

The insurance certificate was included in the agenda packet and the date was corrected. There was a discussion on the Certificate Holder address being Spring Park Avenue and also that the effective and expiration date is the same. The Committee would like this certificate revised to reflect the correct information.

PCOs

PCO 238 to become Change Order 119 – to sod, grade and install benches. There is also a credit for the hydroseed coming back to the Town of \$1,500.

Mr. McNamara made a motion to accept PCO 238 to become C.O. 119 in the amount of \$14,836.04 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

CCD/PR Review

CCD 157- Moving Memorial Stone at ball field –

Mr. Thibault made a motion to approve CCD157 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

CCD 158 – Credit for not installing gate and upper court yard

Mr. McNamara made a motion to approve CCD158 as recommended. Mr. Dooley seconded the motion. The motion carried unanimously.

CCD 159 – Five Doors throughout building in public areas to be replaced 3 double 2 single

Mr. McNamara made a motion to approve CCD 159 as recommended. Mr. Gagnon seconded the motion. The motion carried with four in favor one opposed (Phil Thibault).

CCD 160 – Emergency Power/standby power in crawl space area

Mr. McNamara made a motion to approve CCD 150 as recommended. Mr. Thibault seconded the motion. The motion carried unanimously.

Invoices

Mount Vernon Group Invoices 103 & 104 - \$28,675

Mr. McNamara made a motion to approve MVG invoice in the amount of \$28,675 for invoices 103 and 104. Mr. Gagnon seconded the motion. The motion carried unanimously.

Hill International – Invoice #59 - \$45,012.50

Mr. Thibault made a motion to approve Hill International's invoice in the amount of \$45,012.50. Mr. McNamara seconded the motion. The motion carried unanimously.

Ongoing Items

- Utilities – Meeting 10/10/2014
- Commissioning – follow up on meeting 10/9/2014
- Ribbon Cutting – invitations are out event is 10/28/2014 at 4:00 p.m.
- Grand Piano – ordered, can come off agenda

Minutes

Mr. Thibault made a motion to approve the following minutes of the PBC: 06/25/2014, 07/09/2014, 07/16/2014, 07/23/2014, 07/30/2014, 08/06/2014, 08/13/2014, 08/20/2014, 08/27/2014, 09/10/2014. Mr. Gagnon seconded the motion. The motion carried unanimously.

Mr. Gagnon made a motion to approve minutes of 09/03/2014 as presented. Mr. McNamara seconded the motion. The motion carried unanimously.

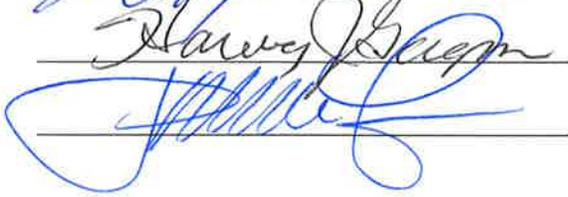
Adjourn

Mr. Thibault made a motion to adjourn the meeting at 7:03 p.m. Mr. Dooley seconded the motion. The motion carried unanimously.

PERMANENT BUILDING COMMITTEE



Stanley Gagnon





Douglas J. Dooley
Michael F. McSweeney

