

**Permanent Building Committee  
Minutes of October 14, 2015**

Present from the Permanent Building Committee: Ellis Neofotistos, Harvey Gagnon, Doug Dooley, Phil Thibault and Michael McNamara. Paul Jussaume @ 5:14. Also present Town Manager, James Duggan, Town Engineer, Mark Hamel and Recording Secretary Suzanne Noel. The meeting was held at the Historical Society Building 1660 Lakeview Avenue, Dracut, MA.

**1196 Lakeview Avenue (a.k.a. Boule Park)**

Town Engineer, Mark Hamel presented the Board with a copy of the bids he received from eight (8) vendors. Mr. Hamel has contracted S & R Corp who is doing business out of Lowell MA. He stated that they came in as the lowest bidder and noted that they also did the work on 509 & 515 Hildreth Street Property, which the Town was very satisfied. Mr. Hamel noted that the bid does include both buildings, fill the floor traps and remove the entire block. What won't be included is removing the slab which will eventually be removed by the DPW.

Chairman Neofotistos stated he is glad to see that they have a local contractor but has some questions about the slab. Will it be safe to leave? Mr. Hamel said there is no problem they will fill and loom for now which will be safe. Mr. Graham asked why not take out slab now? Mr. Hamel noted that the project has a limited budget and taking out the slab would be too costly. The future goal is to have DPW remove.

Town Manager, James Duggan stated that the Town is eager to get this project going and he will be meeting with S & R Corp to coordinate the demolition. The plan for the wrecking ball is Saturday the 31<sup>st</sup> of October with the time to be determined. Mr. Duggan is hoping that S & R can get it set and ready to go by 10:00 a.m. He will let the Board and the Boule Committee know as soon as he meets with the contractor. Mr. Duggan stated Selectwoman Allison Hughes had a meeting with a Sign and Design company and they will be doing the sign for very short monies somewhere in the \$1,000-\$2,000 range. The Project is now officially called the "Boule Park".

Mr. Thibault asked if they were going to use the old plan design for the project. The Town Manager stated yes, he does not see why there would be any change. Chairman and the committee discussed the plans and stated that they did look good but may have to modify the plans and referenced the parking area. The Town Manager also noted that any monies unused will go back into the account.

Colleen Gary came into the meeting later and addressed the PBC with regards to Boule Park. Ms. Gary noted that the Boule Park Committee will be doing a calendar fundraiser and will be taking pictures of Veterans. She asked that all Town Departments, i.e. Fire, Police, DPW, School, etc. compile a list of any Veterans who wants to participate. The pictures will be taken on Saturday the 31<sup>st</sup> and other dates are available they can contact her office for further information. The calendar will go on sale once these pictures are completed.

### **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  
Present from Nitsch Engineering: Gary Pease and William Maher

### **Rooftop Dunnage Access:**

Chairman Neofotistos asked Mr. Bill Peters if he would like to start the discussion on the High School project. Mr. Peters said he would like to start with the dunnage issues and referenced the dunnage revisions dated 10/7/2015. Chairman asked where do they go from here, would it be done when school is out on vacation or done before the winter? No they do have to get it fabricated and galvanized and would probably be done in early spring. They could coordinate it for April vacation or work around the school schedule.

### **Auditorium Seating:**

The seating fabric is a stock item and they are looking at eight (8) weeks and hope to have it done during Christmas vacation. Chairman Neofotistos asked Mr. Graham if that was going to be a problem due to the fact that there are several shows scheduled for the Holidays. Mr. Graham stated there are several shows but he will be sure to have a schedule and coordinate a time frame that everyone can work with. Paul DuRoss will contact Andy to get the window of activity and noted that they can do the seat work on off hours if needed.

### **Sanitation/Drainage Lines**

A set of drawing was presented to the Board dated 10/13/2015 by Mr. Bill Maher and Gary Pease from Nitsch Engineering. Mr. Maher discussed the force main from the locker room to the man hole. He also referenced Ms. Biedron's changes/modifications that were sent in an email dated October 14<sup>th</sup> and received after the drawings were completed. He does not see any deal breakers with her changes.

Mr. Pease discussed the plans and noted running the sewer out to Complex Road, their thought is to bring all the services to less than 2%. He noted that Ms. Biedron's email did come later and will discuss her issues here tonight.

Mr. Dooley asked if the entire sewer was going out to the road. Yes.

Mr. Pease stated that there are three things that will be beneficial with these changes.

1. Gravity lines have minimal slopes.
2. More flow pump stations.
3. Eliminate the concerns with running by the Concession Stand out to the Road.

Ms. Biedron and Mr Pease agreed that the plans are in good shape and a few minor adjustments that need to be worked on are:

1. Town if ductile iron piping is required or PVC, Vent is to be located adjacent to Library.
2. Vent will be a "candy cane "shape pipe.
3. Existing four (4) inch line from transitional skills is to remain.
4. Repave entire driveway where work is being done, do not want patched areas.
5. Alarm signal is to have horn & light per Andy Graham.
6. MVG will see if there is a closer electrical panel in order to have a single phase power if not then a 3-phase power will be the connection to the main panel.

Mr. Broadhead stated that they were not looking to repave the entire area but rather patch the area where they need to work. Mr. Graham stated this is a new building and they are going to tear up a large amount of asphalt why not just pave the entire section.

Mr. Tedesco asked why they were going down five (5) feet.

Mr. Pease stated they have to be careful of frost heaves and five feet is safe.

Mr. Graham noted that this is not a primary roadway but is used for two way traffic. It does allow the busses to come in and out.

Ms. Biedron stated based on the cost it maybe more beneficial to just replace the entire asphalt. There were several discussion on a single phase vs a 3-phase and depending on the availability of an electrical panel will make the decision on what has to be done. Mr. McNamara asked that the contractors check to see if there is an available electrical panel, it just doesn't seem right that there is not one close enough to tie into.

Chairman Neofotistos stated that this plan does save a lot of pipe but increases the force main. Ms. Biedron noted that the force main goes in to the existing sewer. Chairman Neofotistos asked about hitting any water mains and Mr. Pease stated that they are less likely to hit any with this revised plan but if they do it may only be a couple which will not cause issues.

Chairman asked with the changes that Ms. Biedron has indicated do they think they can move forward with the new revised plans. Mr. Pease stated there is no large impact except maybe for the paving so they will have to run the numbers with the new changes.

Nitsch Engineering will complete and submit the changes to Ms. Biedron and she will distribute to the Sewer Department and the PBC.

## **HVAC**

It was indicated that Amanti's filtration goal is to reach 1-2 ppm of iron content. The testing results are indicating continuous improvement.

## **Ball Field**

Mr. Graham showed the PBC some photos showing sink holes. Mr. Graham stated that these holes have been patched once and have come back. His concern is that there is some type of

problem. MVG and CTA will coordinate a site visit with Mr. Graham tentatively for Friday the 16<sup>th</sup> at 8:00 a.m. Paul Jussaume asked if the sink holes are in the same area. Yes.

### **PCOs/COs**

The Board agreed they would wrap up the PCO's except for Amanti. Chairman also noted that CTA itemized a bill via email after the last dunnage detail of \$25,000. He also asked if this is the last one and he would need the backup documentation to support the \$25,000.

### **Extra Services – MVG**

Motion to approve invoice #TBD for \$3,000 for Add service for MVG was made by Mr. Thibault and seconded by Mr. McNamara. The motion carried unanimously.

Motion to approve invoice #0000114 for \$3,480 for Extra Services – Architectural for MVG by Mr. Thibault and seconded by Mr. McNamara. The motion carried unanimously.

Mr. Broadhead spoke about the balance of monies due to MVG and asked the Board if they would consider closing out the paperwork. Mr. Broadhead stated that it is six months past the close out date and feels the Board should consider closing. Mr. Gagnon stated that he does not feel comfortable closing out but would be willing to come to a compromise.

Mr. Dooley stated it should not be closed out until the project is complete and would vote no.

A motion to pay half of the monies due on the close out was made by Mr. Gagnon and seconded by Mr. Thibault. Discussion on the motion: Mr. Gagnon felt he would agree to a partial close out but would not consider any more. Mr. Thibault felt he could live with half the payment and the balance on completion. The Board voted 4-1 to approve half the close out monies with Mr. Dooley voting No. The Motion carried.

Mr. Jussaume asked when the PBC would be meeting again on the High School Project. The Chairman stated with all the changes and modifications it would be three (3) weeks which will take them to November 4<sup>th</sup>.

The Board discussed the MSBA close out and noted how they can close out when the project is not complete. Maybe after all the changes are done and agreed upon they can come to an agreement on the close out but right now it is not possible.

### **Invoices:**

Mr. Graham asked that the Board approve an estimate from Window Film Depot for Ballistic Tape for \$11,300.

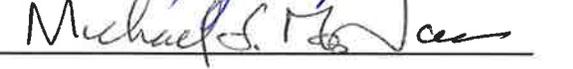
A motion to approve was made by Mr. McNamara and seconded by Mr. Jussaume. The motion carried unanimously.

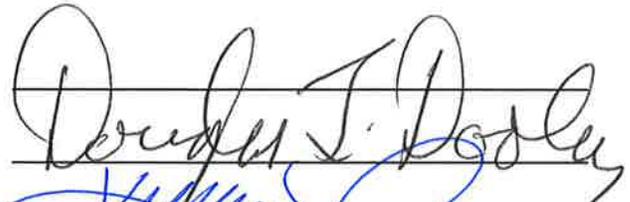
**Adjourn**

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

Chairman noted that next week meeting on October 21<sup>st</sup> will be on the Town Hall.

**Permanent Building Committee**

  
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