

**Permanent Building Committee  
Minutes of November 5, 2014**

Present for the Building Committee was: Chairman Ellis Neofotistos, Harvey Gagnon, Phil Thibault, Doug Dooley (5:15p) 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

Mr. Neofotistos opened the meeting at 4:37 p.m.

**High School Project**

Present from Mount Vernon Group – Frank Tedesco, Matt Schweitzer

Present from Hill International – Steve Broadhead, Kris Stephenson

Mr. Broadhead started the discussion on the photographs of the construction project in the agenda as follows:

1. Washout being restored and reseeded at the ball field
2. Work associated with the existing drain line into the storm drain in progress
3. Washroom where pipe redirected

**MSBA**

Mr. Stephenson reported that there were some discrepancies with the Pro Pay codes in the system and he has asked Ms. Linda Wright, the Town's Accountant to look at it as well. It could affect the budget but he will get back to the Committee. He also reported that B.R.R. 5 & 6 have been sent to the MSBA.

Mr. Broadhead stated they have begun to work on the task list for closing out final documentation on the project. He foresees this project going into next year. They will try to limit the list to contractual items.

**CCDs**

**CCD 168** – Partition wall 7' by 11' tall with rubber wall base as shown in SKA-092. The cost will be approximately \$2,500

Mr. McNamara made a motion to approve CCD 168 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

**CCD 169** – Name changes on signage in auditorium/band room/transitional education space. The cost would be approximately \$500.

Mr. McNamara made a motion to approve CCD 169 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

**CCD 170** – to provide labor and material to install a 5” concrete step at an existing concrete step at the exterior of Door E118A. The cost is estimated at approximately \$1,500.

Mr. McNamara made a motion to approve CCD 170 as recommended. Mr. Thibault seconded the motion. The motion carried unanimously.

**CCD 171** – provide labor and material as required to add Tel-Data HVP and LVP outlets at Room B005 at locations indicated on sketch. This would be added in three areas. The cost is estimated at the \$5 to \$6,000 range.

Mr. Thibault made a motion to approve CCD 171 as recommended. Mr. McNamara seconded the motion. The motion carried unanimously.

### **Change Orders 129 – 143**

The Committee reviewed the Change Orders as provided. Mr. Broadhead stated these are all generated from already approved PCO’s.

Mr. McNamara made a motion to approve Change Orders 129-143 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

### **PCO Review**

**PCO 36R4 – C.O. 144** – Provide a/c in electrical room per PR#11 - \$25,188.33

Mr. Thibault made a motion to approve PCO 36R4 to become C.O. 144 as recommended in the amount of \$25,188.33.

**PCO 49 – C.O. 145** – Duct Opening Support at B1 off robotics area = \$4,955.46

Mr. McNamara made a motion to approve PCO 49 to become C.O. 145 as recommended in the amount of \$4,955.46. Mr. Gagnon seconded the motion. The motion carried unanimously.

**PCO 76 – C.O. 146** – Water line relocation at N.E. Corner - \$11,486.34

Mr. McNamara made a motion to approve PCO 76 to become C.O. 146 as recommended in the amount of \$11,486.34. Mr. Gagnon seconded the motion. The motion carried with four in favor and one voting opposed. (Mr. Neofotistos was opposed)

**PCO 80 – C.O. 147** – Dumpster pad changes/handicap curb cut not including fence at dumpster - \$6,493.01

Mr. Thibault made a motion to approve PCO 80 to become C.O. 147 as recommended in the amount of \$6,493.01. Mr. Gagnon seconded the motion. The motion carried unanimously.

**PCO 102 – C.O. 148** – Remove and replace kitchen CMU walls at storage. Mr. Broadhead stated that the walls were not supported to the deck above when they demoed around it.

Mr. McNamara made a motion to approve PCO 102 to become C.O. 148 as recommended in the amount of \$4,930.00. Mr. Thibault seconded the motion. The motion carried unanimously.

**PCO 110 – C.O. 149** – Remove CMU to access steel supports in language lab above old weight room - \$3,107.98.

Mr. McNamara made a motion to approve PCO 110 to become C.O. 149 as recommended in the amount of \$3,107.98. Mr. Gagnon seconded the motion. The motion carried unanimously.

**PCO 129 – C.O. 150** – Extend walls in IDF Room 116 - \$4,090.33  
Discussion was this was a hidden condition and that the room requires fire rating.

Mr. Gagnon made a motion to approve PCO 129 to become C.O. 150 as recommended in the amount of \$4,090.33. Mr. Thibault seconded the motion. The motion carried unanimously.

**PCO 137 – C.O. 151** – Wall repairs in IDF D103 & D106 rebuild with fire rating - \$5,782.33

Mr. Gagnon made a motion to approve PCO 137 to become C.O. 151 as recommended in the amount of \$5,782.33. Mr. Gagnon seconded the motion. The motion carried unanimously.

**PCO 173 – C.O. 152** – Emergency Egress Plan Phase 2B - \$34,994.70

Mr. Gagnon made a motion to approve PCO 173 to become C.O. 152 as recommended in the amount of \$34,994.70. Mr. McNamara seconded the motion. The motion carried with four in favor and one opposed (Mr. Neofotistos opposed).

Mr. Neofotistos asked what was in the contract documents for egress. Mr. Broadhead stated that CTA contends unforeseen conditions on the phase. Mr. Tedesco stated that the phases were modified. Mr. Neofotistos stated that the phases were modified because CTA was not ready.

**PCO 193 – C.O. 153** – CCD 107 termination of Roof at south of auditorium; nothing shown on the drawing. \$1,368.04.

Mr. McNamara made a motion to approve PCO 193 to become C.O. 153 as recommended in the amount of \$1,368.04. Mr. Gagnon seconded the motion. The motion carried unanimously.

**PCO 196 – C.O. 154** – CCD 109 - Phase 2B Turnover for cafeteria/kitchen temporary egress - \$9,163.01

Mr. Gagnon made a motion to approve PCO 196 to become C.O. 154 as recommended in the amount of \$9,163.01. Mr. Thibault seconded the motion. The motion carried unanimously.

**PCO 223 – C.O. 155** – Griffin costs associated with CCD 31R1 – PR16 – Stair & rail revisions at stair #C1.

Mr. Gagnon made a motion to approve PCO 223 to become C.O. 155 as recommended in the amount of \$3,404.81. Mr. McNamara seconded the motion. The motion carried with four in favor one opposed. Mr. Neofotistos was opposed and felt that the Architect should pay for this issue.

**PCO 253 – C.O. 156** – Provide and install Outlook on BMS System - \$4,307.50

Mr. McNamara made a motion to approve PCO 253 to become C.O. 156 as recommended in the amount of \$4,307.50. Mr. Thibault seconded the motion. The motion carried unanimously.

**PCO 260 – C.O. 157** – Paint at retaining wall in court yard and steps at west side of court yard - \$12,977.07

Mr. McNamara made a motion to approve PCO 260 to become C.O. 157 as recommended in the amount of \$12,977.07. Mr. Gagnon seconded the motion for discussion. Mr. Graham talked about the cost of this item and how high it was. He stated that the stairs really need to be done and he could have his guys do this for half the cost. The motion moved to a vote with three in favor and two opposed. Mr. Neofotistos and Mr. Dooley voted opposed.

**PCO 263 – C.O. 158** – Fence changes at generator substitute pipe rail and add chain link fence - \$3,788.70

Mr. Thibault made a motion to approve PCO 263 to become C.O. 158 as recommended in the amount of \$3,788.70. Mr. Gagnon seconded the motion. The motion carried unanimously.

### **Invoices**

Robert H. Lord - \$43,380.74

Mr. Thibault made a motion to approve the invoice from Robert H. Lord in the amount of \$43,380.74. Mr. Gagnon seconded the motion. The motion carried unanimously.

CTA Requisition #26 - \$1,130,305.00

Mr. Gagnon made a motion to approve Requisition #26 from CTA in the amount of \$1,130,305.00 as recommended. Mr. McNamara seconded the motion for discussion. The discussion was that Hill International reduced this requisition by \$150,000 for the HVAC issue. It was noted that there is still \$500,000 yet to be committed and the remaining balance on the project with retainage is \$1.15 million. The motion moved to a vote with all voting in favor to approve Requisition 26.

Lowell Janitorial - \$2,310.00

The Committee reviewed an additoinal purchase request for tote's from Lowell Janitorial in the amount of \$2,310.00.

Mr. McNamara made a motion to approve a purchase order for Lowell Janitorial in the amount of \$2,310.00 as recommended. Mr. Gagnon seconded the motion. The motion carried unanimously.

**Ongoing Items**

A meeting was set up for 11/12/2014 to be changed to another date. This item is ongoing.

Commissioning meeting is scheduled for 11/6/ 2014.

Open Invoices – technology

Quote for Shelving

Mr. Graham stated that he received a quote for the whole project of about \$5,000 however he is going to purchase the minimum needed to complete the shelving for \$1,137 from Creative Office Pavilion.

Mr. McNamara made a motion to approve \$1,137 in materials from Creative Office Pavilion for shelving. Mr. Gagnon seconded the motion. The motion carried unanimously.

**Town Hall Project**

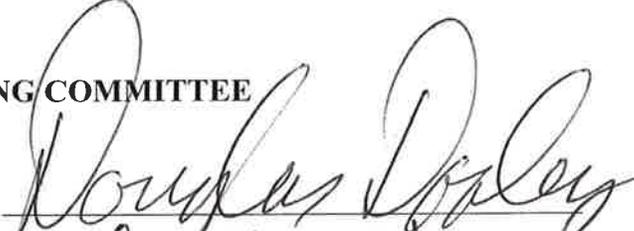
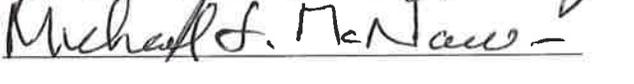
Mr. Neofotistos informed the Committee that the Town had received a Demand for Direct Payment from one of the subcontractors on the Town Hall Project. The Project Manager and Town Counsel are discussing it to take the next steps.

**Adjourn**

Mr. Thibault made a motion to adjourn the meeting at 6:25 p.m. Mr. Dooley seconded the motion. The motion carried unanimously.

**PERMANENT BUILDING COMMITTEE**

  
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Absent: Paul Jussaume \_\_\_\_\_