

**Permanent Building Committee  
Minutes of November 13, 2013**

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

The Chairman opened the meeting at 4:30 p.m.

**Town Hall Project**

Present for the Town Hall Project: Jim Boudreau, Jon Lemieux, Phil O'Brien  
From the Town: Mark Hamel, Kathy Graham, Ann Vandal, Glen Edwards

Mr. Lemieux began the discussion by having Mr. Boudreau discuss the two weekly reports in the packet. Mr. Boudreau went over the status of the project in the last two weeks. He stated the decks are being poured and the underground utilities are continuing to be installed. The underground sub-slab drainage will be done on time and material work. The plumbing under slab has been installed and inspected by the Plumbing Inspector.

Mr. Lemieux explained that one change order has been already approved by the PBC and there are two more to discuss. The tap for the water line from Montaup Avenue will be done tomorrow and completed by Friday. The utilities CTA has priced for Champlain Street this would be to remove the poles and put the utilities underground. The price is fairly high to put these utilities underground. The discussion was that it may cost upwards of \$30,000 to \$40,000.

**Elevator Pit**

Mr. O'Brien stated that the elevator pit is 4" off and needs to be shifted over 4" to the north. The plan is to add 4" to one side of the pit and hammer off the other side. At the construction meeting today the contractor sort of stated they poured the pit in the wrong place. When the contractor makes the correction it will be monitored on time and material by Vertex.

Mr. Boudreau stated they had received a complaint about the lights shining into a house on 22 Montaup Avenue. Mr. Boudreau has spoken with the Contractor and the lights will be shut off at the end of the day to avoid this issue.

Mr. Neofotistos asked about safety on the project and if there had been any issues reported. Mr. Boudreau reported that there is a third party Safety Officer hired by CTA and there have not been many issues.

**Utilities Update**

Mr. Boudreau stated he had been in touch with Kathy Moar of National Grid and she is checking into waiving the fee for the temporary heat. Mr. Boudreau reported that National Grid cannot relocate the pole in front of Town Hall and they have scheduled a meeting with National Grid for Monday (11/18/2013) at 11:00 .m. to discuss their options.

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Mr. Lemieux stated they have gotten a first submittal of \$28,000 to change to underground utilities. GGD thought it would be about the same cost to run over ground as under ground. This estimate is before utility back charges, the cost could be higher. Mr. O'Brien explained the location of the power and stated if we do what's on the documents currently there would be no charge for relocation of others. Mr. Lemieux stated we should have more information by next week but a decision needs to be made on conduits next week. Mr. Lemieux explained that two sets of conduits could be installed one for future use. A question was asked about using the pole at the lower parking lot. Mr. Boudreau stated how it was explained to him was that is a lesser grade pole and it could not be used. After the meeting on Monday they should be able to report to the Committee on the underground/overhead electric & communication issue.

Mr. O'Brien was asked where CTA stands on the project. Mr. O'Brien stated that he believes they are four weeks behind compared to the schedule. He also reported that a new Superintendent is coming on because Rich Hamaty is moving on. He will probably be on the site another week and one half.

Mr. Boudreau included a copy of the PCO log for the Committee's information. There was a discussion on CCA1 being signed for a water/gas line executed – a credit is owed for what wasn't put in street. Mr. Boudreau is tracking time.

PCO 17 & PCO 18 are for additional ledge encountered on the site.

PCO17 is for 36.29 cu yards removed from the drain line and PCO18 is for 13.33 cu yards removed for RCP installation between DMH103 & DMH104.

Mr. Thibault made a motion to approve PCO17 which becomes C.O.4 in the amount of \$4,051.78 for ledge removal. Mr. Dooley seconded the motion. The motion carried unanimously.

Mr. Thibault made a motion to approve PCO18 which becomes C.O.5 in the amount of \$1,488.29 for ledge removal. Mr. Dooley seconded the motion. The motion carried unanimously.

Johnson Roberts Invoice

Invoice 15 Johnson Roberts – contains charges for two consultants one for geotechnical services and one for hazardous materials for sub-slab drainage OTO, Ash/loam sampling and some mastic found on the basement wall at 57 Lafayette property.

Mr. Thibault made a motion to approve Invoice #15 from Johnson Roberts in the amount of \$18,729.25 for services through September 2013 for the Town Hall project. Mr. Gagnon seconded the motion. The motion carried unanimously.

Invoice 16 Johnson Roberts - Mr. Thibault motion to approve Invoice #16 from Johnson Roberts in the amount of \$12,437.88 for services for the month of October 2013 for the Town Hall project. Mr. Gagnon seconded the motion. The motion carried unanimously.

Mr. O'Brien brought two samples of colors of shingles for the roof and was looking for a consensus from the Committee which they would like. The Committee through a consensus chose the lighter gray versus the darker gray.

**High School Project – 5:35 p.m.**

Present for the High School Project were: Michael Carroll, Paul Kalous, Kris Stephenson, Frank Tedesco, Matt Schweitzer, Bill Peters, Andy Graham

Mr. Neofotistos asked what the status of the brick stain at the Junior High building was. Mr. Schweitzer stated that he and Andy Graham will be taking a look at that tomorrow.

Mr. Carroll began the discussion by getting an update on the progress of the punch list from Mr. Schweitzer and Mr. Peters for the Committee. Mr. Peters stated that the back punch list was submitted by CTA and it is forty-five pages long. MVG will start going through the list and walking through the building.

Mr. Carroll reported that CP has not been notified of concrete pours and have been scrambling to get UTS out to the site when a pour is happening. The other issue that has been encountered is that there is no heat in the building and they have been working on the heating control issues. CTA takes longer to solve some issues than is necessary due to poor supervision onsite.

There was a discussion on whether CTA has had a change of personnel on site or if they are like this because of Mr. Carroll not being on the site as much as before. Mr. Carroll did not believe this was the case. Mr. Carroll stated that typical issues become emergencies when they don't need to be and that some site personnel are a little green. He stated that the Site Superintendent is not doing all he could do to keep these issues from becoming emergencies.

Mr. Schweitzer stated that he is trying to become more proactive by checking with the Superintendent and site superintendent to try to head off some of these issues.

Mr. Dooley suggested that they keep track of all this wasted time for when they try to come back on the Town for added days. Mr. Piendak mentioned that maybe CTA had a false crutch by having Mr. Carroll and Mr. Schweitzer so available. Mr. Carroll noted that this is a possibility.

Mr. Carroll mentioned that there are still items that incomplete in Phase I such as the updates to the science wing elevator, the gym window sills, new gas turrets in the science wing and new lockerroom benches. There has been a discussion on the uncompleted items. Mr. Graham stated that he has sent his plumber over to try and solve some of the issues.

Mr. Stephenson went through the photos provided showing the progress of the project. He noted that they have had to watch them with the temperature for the concrete and they have had to have CTA put blankets on. They have also noted that CTA is stripping the forms too early.

Mr. Stephenson noted that the Type II window test has been done and it passed on 11/11/2013, but that we are waiting on the official report.

One of the photos Mr. Stephenson showed by a major crack in the existing concrete under the crawl space. This may have happened by something falling on this area by the demolition above where the auditorium was. Mr. Carroll noted that CTA is not making excuses for this and is stepping up to come up with a solution to take care of this crack. Mr. Carroll stated that this is a

very good thing and that it goes a long way to that working as a team approach that we have been striving to get to. Souza True may be consulted by CTA to devise a fix for the crack. Mr. Carroll stated they will keep track of the time devoted to fixing this issue by CTA.

### **Underground Detention Area Peer Review**

Mr. Carroll stated they received the underground detention area peer review results. The conclusion states that there should be a re-design of the system. Mr. Tedesco stated that he will have Nitsch respond and have a representative from Nitsch come to the next meeting. Bill Marr will respond prior to meeting.

Mr. Carroll does not believe that CTA would have been ready to do any work in the field at this point and does not believe this would have held them up. That said it does provide an excuse for CTA to use against the owner down the line.

### **Radio Repeaters**

Mr. Carroll stated they received two quotes one from Cyber Com Inc. and one from Two-way Communications. The quote from Two-way Communications is a lump sum of \$63,872.21 and the Cyber Com quote is a little up in the air with Wayne Griffin doing part of the install and the Town not really knowing the true cost.

### **MVG Add Service Request**

The Committee reviewed the 5-Geotech and 6-Geotech Proposals. This was for additional tests for septic tank removal and for geotechnical field services for Phase II.

Mr. Thibault made a motion to accept the verbal recommendation of Collaborative Partners with a written recommendation to follow to accept the proposal as written in 5-Geotech in the amount of \$2,915.00. Mr. McNamara seconded the motion. The motion carried unanimously.

There was some discussion on 6-Geotech. This proposal is for Phase II inspections. The general discussion was that it is very important to have the Geotech on site. There was discussion on some of the soils not being inspected because CTA is not informing them when the pours are going to happen and the Geotech cannot get out to the site before they pour the footings. Mr. Tedesco stated he will look into LGCI's contract. Mr. Tedesco stated that the owners can put in a claim for extra services from the 5% retainage. Mr. Tedesco stated he could ask LGCI how they estimated their site visits. Mr. Kalous suggested PBC do a not to exceed motion as a prudent way to go. Mr. Carroll reported that they are pushing to the budget on test and inspection and would have to do an accounting exercise on this budget item.

Mr. McNamara made a motion to approve the proposal on Geotech #6 in an amount not to exceed \$7,370.00 which includes markup for ten six hour visits in Phase II as proposed. Mr. Thibault seconded the motion. The motion carried unanimously.

### **Invoices**

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Mr. Thibault made a motion to pay Collaborative Partners Invoice 10960-48 in the amount of \$61,431.25. Mr. Dooley seconded the motion. The motion carried unanimously.

Mr. Carroll stated that at the last meeting he had stated that if they have not gotten the granite bounds installed, then he would be taking this item off of the invoice. Mr. Tedesco voiced his displeasure with this and left the meeting.

Mr. Thibault made a motion to approve Mount Vernon Group's invoice #73 & #75 in the amount of \$23,740.00. Mr. Dooley seconded the motion. The motion carried unanimously.

CTA October Requisition Mike Carroll noted that he has made substantial cuts to CTA's requisition. With the information he had he could not approve the initial requisition at \$2.8 million. With the cuts he's made so far this requisition is below \$2 million so he does not have it with him until he speaks with CTA.

UTS Invoice – The Committee reviewed UTS's invoice in the amount of \$2,689.63. Mr. Thibault made a motion to approve UTS Invoice #53626 in the amount of \$2,689.63. Mr. Dooley seconded the motion. The motion carried unanimously.

FFE Invoices – Mr. Carroll reported that they are working on the technology invoices.

CCD/PR Log – Mr. Carroll included the log in the packet and stated there may be an issue with the sprinkler heads in the cafeteria. Due to flammable requirements these sprinkler heads may need to be changed to upright sprinkler heads.

Mr. Carroll discussed needing some sewer exploration needed where the old gym was and the new library is being built. Mr. Carroll also reported that they have some mastic on the cheek walls. They are looking to topically remove the mastic rather than all the concrete, it is on the chimney also.

Mr. Carroll discussed seven items handwritten on the PCO/CCD log dated 11/13/2013 that need to be approved:

- Upright sprinklers – Cafeteria
- Sewer Exploration/addition at library
- Demo mastic @ cheek walls
- RFI 380 IDF Closet Building E
- Casework to remain
- Curtain wall at the case work in D/E Wing\_\_\_\_\_
- Duct and column conflict in cafeteria

The Committee took action on all seven items with one motion. Mr. Dooley made a motion to approve CCDs 48-54 as described by Mr. Carroll. Mr. Thibault seconded the motion. The motion carried unanimously.

Mr. Piendak questioned the repeaters being installed and whether there would be any roof penetrations and if the quotes received is at prevailing wage. Mr. Carroll stated that they would use CTA's roofer as to not interfere with the warranty.

### **FF&E Invoices**

The Committee reviewed a letter by MVG Associate Principle on the FF&E. Mr. Carroll will have his own letter recommending payment listing the items to be paid reserving a few thousand dollars as a retainer. The Committee may have to amend the motion they originally made at the meeting on October 30, 2013. The secretary re-read the motion made which gave Town Manager Dennis Piendak the ability to verify the invoices as presented once a cover letter is received from the Project Manager so it was not necessary to amend the motion for the original motion covers the issue.

Mr. Carroll read through the open items as listed on the agenda and gave a brief update of each:

- Water staining along the roof edge – They have proceeded with the fix and it seems to have worked after water testing it so they will continue with the rest of the edging.
- Boiler Gas Pressure – A couple of comments were made by the MSBA Controller
- ATC for Phase I – Mr. Carroll reported that they have received no submittal; this is contributing to no heat in the building.
- Flooring in TV Studio – The consensus was that this is a non-issue because the PBC has voted to go with the carpeting which was already ordered and received.
- DFD & DPD Repeaters – discussed earlier
- Testing of Type G Windows – has been done and the windows passed
- Schedule Update 8 – (waiting on CTA)
- Survey MVG – discussed earlier
- Tegular tiles vs Flat (Next PBC site visit)

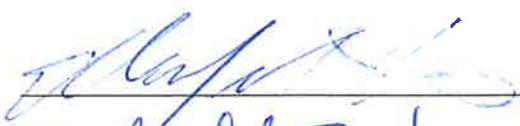
The next meeting for the High School project to discuss the requisition for CTA and the Peer Review on Nitsch Engineering will be Wednesday November 20, 2013 at 5:00 p.m. unless they hear otherwise from the secretary on the time.

Mr. Graham discussed the plaques that were removed and are to be replaced by CTA. The Committee felt this was a School Department decision however the project owns only the plaques that were there when the project was planned not new plaques.

**Adjourn**

Mr. Thibault made a motion to adjourn the meeting at 8:30 p.m. Mr. Dooley seconded the motion. The motion carried unanimously.

**PERMANENT BUILDING COMMITTEE**

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