

**Permanent Building Committee
Minutes of November 18, 2015**

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

Absent: Paul Jussaume

Monahan Park Restroom Project

Mark Hamel, the Town Engineer was present with an update on the project. He explained that the project is mainly completed with the exception of placing concrete around the building, installing the fixtures inside the bathrooms, some finishing and minor painting. The Contractor won't be starting up the water to the building until the spring.

Mr. Hamel presented a requisition from the Contractor for work through November 13, 2015 in the amount of \$190,546.25. Mr. Hamel noted that there is about \$30,000 retainage left.

Mr. Thibault made a motion to approve Requisition #2 from Vanguard Construction Company in the amount of \$190,546.25 as recommended by the Town Engineer. Mr. Dooley seconded the motion. The motion carried unanimously.

Dracut High School Fieldhouse Project

Tim Sanborn of Cazeault Solar & Home was present along with Jay Mason of Architectural Services Inc. (ACS).

Mr. Sanborn gave a presentation to the Committee on solar and provided a handout of topics discussed. He explained the difference between commercial and residential. He explained situating the panels on the roof and how they have a structural engineer certify the roof for the load on the roof. He explained they usually do not install panels on roofs older than twelve years. He explained that each panel is 3.7 pounds per square foot on the roof. He went through different ways one could purchase the solar panels or lease to buy them. He stated that solar panels emit heat so that is why snow melts off of them. Solar panels actually work better in cooler weather due to the material they are made from.

Mr. Sanborn explained SRECs – Solar Renewable Energy Credits. He stated if anyone wanted to learn more to google SREC2. He stated there is a floor price guaranteed for twelve years currently on SRECs.

The Committee thanked Mr. Sanborn for his presentation.

Mr. Mason from ACS was present to discuss the fieldhouse project. He presented a set of plans for the Committee and discussed alternates. He also stated that they need to determine dates for going out to bid. The Committee discussed the subcontractor bid threshold and what it was. They

found out that it was \$20,000. The Committee discussed the alternates and they would be a deduct alternate in the following order:

1. Pediment
2. Asphalt roof
3. Gable roof
4. Porch
5. Security system (TBD)

Mr. Mason asked the Committee if they would revisit the \$2,000 contract extra services for the added work on changing the plans. The Committee suggested that Mr. Mason wait until the whole Committee was present. Mr. Jussaume was absent from the meeting.

The following dates were discussed for going out to bid:

Plans available to bidders: 2/1/2016

Sub-contractor Bids due: 3/2/2016

General Contractor Bids due: 03/16/2016

Submit ad in the Central Register: 1/20/2016

There was a discussion on emailing sets of plans to those that ask for them and establishing a price for printing a set if asked. The Committee determined a set fee of \$100 for both the set of plans and the specifications should suffice for someone to bring the set back to retrieve their deposit. There was a discussion on whether a set needs to be mailed, a set \$25.00 fee would be charged.

The next meeting where Jay Mason of ACS would be present would be the PBC meeting of 12/23/2015.

Boule Memorial Park

Mrs. Sue Boule and Kat Pintal were present to discuss the plans for the Boule Memorial Park. They showed the Committee a large rendering of a plan and explained that they would like guidance from the Committee as to the next steps. They were hoping that Mr. Thibault would help them do a more definitive plan with measurements for the walkway, parking, and some topography of the area. They discussed a possible non-motorized boat launching area, however stated that that could be phase two of the development. The Committee stated that they would have go through Conservation for the park even to make walkways. A boat launch may be more involved.

The next meeting for discussion on the Boule Park was determined to be December 30, 2015 and if plans weren't ready they would move the discussion to the January 6, 2016 meeting.

High School Project

Also present were: Steve Broadhead, Patrick Lydon and Paul Kalous of Hill International Bill Peters of Mount Vernon Group

Andrew Graham, Dracut Public Schools

Sanitary / Drainage Lines

Mr. Broadhead began the agenda discuss the sanitary pumping design and pricing update. He referred the Committee to an email in the packet from Paul DuRoss who unfortunately could not make the meeting. CTA has been pushing Afonso for pricing on the re-design. Mr. DuRoss notes that he hopes to have pricing in two weeks.

Rooftop Dunnage Access

The Committee was provided a quote by NH Steel Fabricators and V&G Ironworks Inc. Both quotes were similar \$358,728 and 348,048 respectively. Mr. Broadhead stated they had their estimator provide a breakdown and they arrived at a number of \$209,353.

Mr. Broadhead discussed whether the Town would like Hill International to have CTA try and negotiate the price with NH Steel or bid another company. The PBC stated it seems like they have with the amount from V&G Ironworks. It was discussed whether the Town could go out to bid on this item without CTA and whether MSBA would reimburse. Mr. Kalous stated it would depend on whether this was added scope. Mr. Kalous would get an answer from the MSBA on this issue.

Auditorium Seating

The Committee reviewed Mr. DuRoss's email relative to auditorium seating where it states that the fabric should be arriving at the factory shortly and are also waiting for the fire barrier to be shipped as well. Once everything is received they should be given a date.

PCOs & COs

Mr. Broadhead presented the Committee with CO 254R and he explained that they are looking to get this this approved which voids C.O. 254 with the substantial completion date of 10/6/2014. After a brief discussion about what is being held on CTA and the following change orders after this one the Committee moved to a vote.

Mr. Gagnon made a motion to approve C.O. 254R as recommended by Hill International. Mr. McNamara seconded the motion. The motion carried with 3 members voting in favor 1 member voting opposed. Mr. Neofotistos was opposed.

The Committee reviewed C.O. numbers 255R – 270R. The only change to these change orders is the revision date from October 6, 2014 to September 2, 2014.

Mr. McNamara made a motion to approve Change Orders 255R-270R as recommended by Hill International. Mr. McNamara seconded the motion. The motion carried 3 in favor 1 opposed. Mr. Neofotistos voted opposed.

Invoices

The Committee reviewed invoices presented as follows:

CTA Construction Co. in the amount of \$55,923.00. The Committee reviewed this invoice and discussed the baseball field at the High School not being completed. There was a lengthy discussion on this and Mr. Graham stated that if this is going to be completed it needs to happen now and not in the spring because they'll want to get right on the field.

The Committee stated their frustration with this project and with Hill International. The Committee expressed their frustration with not being represented by the Project Manager. They were frustrated by the sanitary and drainage line issue and that this cost should not come back to the Town because they paid for a working system which is not working.

The Committee asked Mr. Peters to walk the Committee through the requisition to get to the cost of the invoice. There was a discussion on the grate in the court yard that is sinking and what they think is causing that. There may be a disconnected roof drain line that may be causing it but no one was sure.

The Committee asked Mr. Graham to go over the monetized punch list attached to the invoice to see if he agreed with it.

The Committee reviewed Mount Vernon Groups invoice in the amount of \$4,779. Mr. Neofotistos noted that the amount on the cover sheet was incorrect and reflected the full amount and not the partial payment amount. Mr. Broadhead corrected it by pen and initialed it.

Mr. Gagnon made a motion to approve Mount Vernon Group invoice in the amount of \$4,779 as revised. Mr. McNamara seconded the motion. The motion carried with three in favor one abstained. Mr. Dooley abstained.

Contractor Evaluation Forms

Due to the time constraints of the meeting the Committee deferred the evaluations until the next meeting.

The Committee reviewed a quote for the replication of an ADA approved grate to be installed in the court yard area in the amount of \$2,277. The Committee had discussed this grate at previous meetings however did not have price.

Mr. Gagnon made a motion to approve the quoted price from The Henry Perkins Co. in the amount of \$2,277. Mr. McNamara seconded the motion. The motion carried unanimously.

Mr. Graham presented an invoice from the Window Film Depot for the High School which was previously discussed at a Committee meeting. This film has now been installed at the high school.

Mr. Gagnon made a motion to approve \$11,300 to the Window Film Depot for installation. Mr. McNamara seconded the motion. The motion carried unanimously.

The Committee re-visited the requisition for CTA Construction. The Committee would like to make payment conditioned on the completion of the ball field.

Mr. McNamara made a motion to approve CTA Construction's requisition \$55,923 subject to the baseball field being completed to satisfaction of Ben Garry and Andrew Graham. Mr. Gagnon seconded the motion. The motion carried unanimously.

This payment will be held until such time the baseball field is satisfactory finished.

Next Meeting

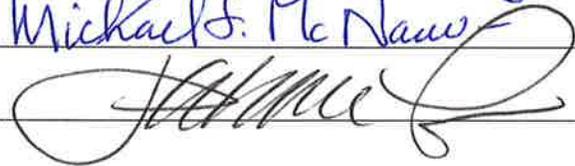
The next meeting for the Permanent Building Committee will be December 2, 2015.

Adjourn

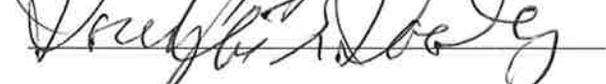
Mr. Dooley made a motion to adjourn the meeting at 7:50 p.m. Mr. Gagnon seconded the motion. The motion carried unanimously.

Permanent Building Committee



Michael S. McNamara




Nancy Gagnon


Douglas Dooley
Absent: Paul Jussaume
