

**Permanent Building Committee  
Minutes of November 20, 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.

Absent: Paul Jussaume

The Chairman opened the meeting at 5:10 p.m.

**High School Project**

Present From CP: Paul Kalous, Joe Naughton, Mike Carroll, Kris Stephenson

Present From MVG: Frank Tedesco, Bill Peters, Matt Schweitzer

Present From CTA: Lyle Coghlin, Paul DuRoss

From the School Dept: Andy Graham

Mr. Carroll began the agenda discussion and had Mr. Tedesco report on the peer review.

**Underground detention peer review**

Mr. Tedesco stated that Nitsch Engineering have not been able to complete their response but will have something by next week. The Committee asked if they would have Nitsch's response before the next meeting. Mr. Tedesco stated the Committee would have the response before the next meeting.

**Site Survey**

Mr. Tedesco stated that he has gotten no commitment from Landmark on coming to do the bounds. Mr. Tedesco has moved forward with another company Geod from Burlington, MA who will charge \$1500 but the bounds will be done. By contract they were to be concrete, during discussions with Landmark it was noted that they may be granite but concrete bounds will be put in.

The Committee asked how the survey paperwork was going to be provided as far as the Engineers stamp. Mr. Tedesco stated there would be two stamps one from Landmark as to the survey itself. The other from Geod attesting to the bounds, Mr. Tedesco was not sure if they were going to be on the same survey or a separate certification. Mr. Tedesco assumes by next week the bounds will be in.

Mr. Carroll stated that the PCO/CO log is in the packet and there are three PCO's for discussion: PCO 48 is a credit from Griffin Electric in the amount of -\$25,297.86 in regards to the VE security system.

PCO 106 is for a key cutting machine which is an add-on in the amount of \$1,009.62.

PCO 120 is for a dishwasher vent cowl which is an add-on in the amount of \$1189.08.

Mr. McNamara made a motion to accept PCO48 for a credit from Griffin Electric of (\$25,297.86). Mr. Dooley seconded the motion. The motion carried unanimously.

Mr. Thibault made a motion to accept PCO106 in the amount of \$1009.62 for a key machine. Mr. Dooley seconded the motion. The motion carried unanimously.

Mr. Dooley made a motion to accept PCO120 to add a cowl in the amount of \$1189.08. Mr. McNamara seconded the motion. The motion carried unanimously.

### **Review CCDs**

Mr. Carroll reported along with refastening the casework the unit ventilators also need to be fastened to the ground so this will become part of the CCD that was talked about last week if the Committee is agreeable to it. Mr. Neofotistos asked the Committee their consensus and everyone was in agreement to proceed with the CCD adding the unit ventilators as well.

Mr. Carroll then reported that there would be a need for CCD related to RFI 408 for the masonry wall in the cafeteria. This wall is to be installed between the service line and the cafeteria space. Then wall was to be installed between 2 sections of ductwork, that was called out to remain in place. The block wall cannot be installed fully, including the seismic bracing with the ductwork in place. CCD 55 would be to remove the ductwork and replaced it once the wall is installed. There was a discussion if this ductwork should be replaced with new ducts. Andy Graham noted that the ducts in question were from the 95 addition not original to the building. There was a question on cleaning the ducts, and Mr Carroll noted that is required by contract. (Not sure who made the motion, but this was approved to be CCD #55)

### **Invoices**

Mr. Carroll next discussed CTA's requisition #14 which he had readjusted some numbers on. They've taken another look and they have come to a resolution and the readjusted figure is approximately \$2,135,000. Mr. Stephenson mentioned that he is waiting for certified payrolls on some vendors. However, Mr. Carroll pointed out that none of these vendors are billing on this requisition.

Mr. Thibault made a motion to approve Requisition #14 from CTA in the amount not to exceed \$2,135,000.00 for services through October 31, 2013. Mr. McNamara seconded the motion. The motion carried unanimously.

Mr. Dooley made a motion to pay invoices from November and December from MGM Realty Trust for storage for the High School Project in the amount of \$2,010.00. Mr. McNamara seconded the motion. The motion carried unanimously.

Mr. Carroll reported they will be meeting on the C.O.'s and PCO's next week with CTA. The Committee asked what kind of presence will be on the construction site next week during Thanksgiving week. Mr. Carroll stated that they are working the day after Thanksgiving and that

although it will be a smaller workforce there will be workers on site. Including some work in the currently occupied spaces.

The Committee discussed the next construction site walk through. It was determined that December 11, 2013 at 3:00 p.m. the Committee will do a walk through of the site and have a PBC meeting following that.

Mr. Carroll stated that there are some COs and PCOs that have potentially delayed the contractor. In Phase II there are some challenging areas they've come across in the kitchen, the lower library, such as under the library they found the plenums which caused a delay and also the kitchen ductwork issue. They have come across some unforeseen challenges that have slowed things down and this in turn can cause a ripple effect. There was a discussion on possibly changing the turnover dates on the library. Mr. Graham stated the cafeteria area is more important and he will need ten days to two weeks to move the cafeteria. He also stated that he will need to use Sterling Movers to help for these moves.

The furniture type items have been purchased for the cafeteria, the kitchen equipment has not been purchased yet.

Mr. Dooley asked Mr. Carroll about the "unforeseen" issues in the cafeteria. Mr. Carroll cited the example of a wall found in the kitchen with mastic on it. They had no idea this wall was there and then to find mastic that has to be removed in a particular way, items such as these.

Mr. Tedesco added that this is what the construction contingency money covers.

### **Extended Hours**

There was a discussion on extending hours for the subcontractors for them to take advantage of the upcoming times when the students aren't in the school. Mr. Carroll would like to know now if this is okay and not wait until the next meeting. He stated he will have the hours tracked on T & M and keep a report. The Committee agreed.

### **Geotech - Footing Inspections**

There was a discussion on the Geotech coming out to the site to inspect the soil for the footings that they did not get to observe. They will be out to look at the material and determine whether it is undisturbed fill so that they can get the appropriate sign offs.

### **Elevator**

Mr. McNamara asked about the elevator. Mr. Carroll reported that elevator 2 near the science wing is getting inspected this week.

### **Town Hall Project**

Mr. Neofotistos reported that he had a conference call with Mr. Lemieux and Ann Vandal regarding the electrical conduits to be added under the floor on the new building. It was determined that the cost would be between \$1,500 and \$2,000. They will add these conduits so

there will be two sets. Down the road if a second set is needed they will already have them in the building.

**Minutes**

Mr. Thibault made a motion to accept the minutes of September 25, 2013 as presented. Mr. Gagnon seconded the motion. The motion carried unanimously.

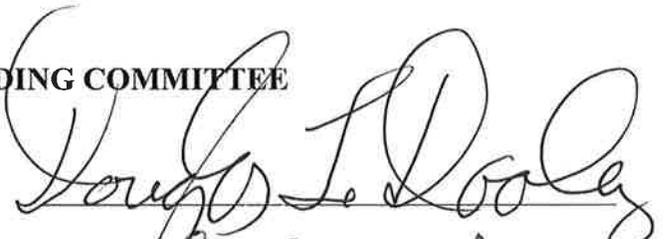
Mr. McNamara made a motion to accept the minutes of October 2, 2013 as presented. Mr. Dooley seconded the motion. The motion carried unanimously.

**Adjourn**

Mr. Thibault made a motion to adjourn the meeting at 6:10 p.m. Mr. Dooley seconded the motion. The motion carried unanimously.

**PERMANENT BUILDING COMMITTEE**

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