

**Permanent Building Committee  
Minutes of October 26, 2016**

Present from the Permanent Building Committee: Ellis Neofotistos, Phil Thibault, Harvey Gagnon, Michael McNamara, Doug Dooley and Paul Jussuame (5:40p). Recording Secretary Samantha Carver. The meeting was held at the Historical Society Building 1660 Lakeview Avenue, Dracut, MA.

Also Present: Paul Kalous and Steve Broadhead of Hill International, Frank Tedesco of Mount Vernon Group, Lyle Coghlin, Paul DuRoss and Jared Smith from CTA Construction; Andy Graham of Dracut Public Schools

The Chairman opened the meeting at 4:35p. Mr. Broadhead had handed out an agenda for the items to be covered by the Committee.

**Eagle Point Builders**

Mr. Broadhead presented two different PCO's one for HVAC 4,16,17,18 and one for HVAC 2 & 3. The cost for PCO 4 was \$4529.55 and the cost for PCO 5 is \$10,545.09.

Mr. Tedesco stated that MVG rejected PCO 4 and had them adjust the numbers on the labor because they felt the amount was too high.

Mr. Broadhead stated that the rail and platform were originally together and they asked Eagle Point to separate them out.

Mr. Tedesco talked about affirmative disclosure and that Eagle Point should have notified the Town when they saw this conflict in the field but they did not.

The Committee asked if Hill International had seen these changes to the figures before tonight. Mr. Broadhead stated he hadn't, Mr. Tedesco stated he had just received them before coming to the meeting.

Mr. Dooley made a motion to have Hill International and Mount Vernon Group review the changes to PCO 4 and 5 and bring them back to the Committee. Mr. Thibault seconded the motion. The motion carried unanimously.

**Invoice for UTS**

Mr. Broadhead presented an invoice from UTS for the compaction of the soil and testing for the relaying of the sanitary sewer lines.

Mr. McNamara made a motion to approve UTS invoice in the amount of \$992.50 as recommended. Mr. Thibault seconded the motion. The motion carried unanimously.

**DCAMM Evaluation Discussion**

Mr. Neofotistos opened the floor up for CTA Construction to express their thoughts on the evaluation.

Mr. Paul DuRoss spoke on behalf of CTA and stated that the High School Project was a difficult project and there were difficult times on the project but overall the project was a success and they feel the Town got a beautiful, functional building. He talked about the high quality of the building, the spaces being turned over, that CTA was very respectful of the school and that Mr. Graham worked well with CTA. The quality of the work was high and when issues came up CTA stood behind them. The logistics and schedule was quite demanding. This two phase project got split into seven phases and with creativity they got it done by separating the phases out. Mr. DuRoss stated he looked back at how the subcontractors were coordinated and they had conducted subcontractor and coordination meetings, he talked about a lot of stuff that goes on behind the scenes that the Committee isn't aware of to get these jobs done. Mr. DuRoss talked about Liberty Drywall who is part of CTA and how the drywaller that bid the job did not perform and CTA had to come up with their own contractor which is now an extension of CTA, self-performed drywall. Mr. DuRoss talked about the time and material portions of the project and looking back this was difficult for CTA and in hindsight would have brought someone in with an accounting background for these items. Mr. DuRoss stated with all the changes on the job they ended under budget and worked out resolutions with the subcontractors.

Mr. DuRoss continued by stating they were respectful and professional, made a better effort to communicate along the way as the project went on. CTA admitted that in hindsight they should have come to more of the PBC meetings to try and work things through and communicate potential issues. CTA also got two extra reimbursements points on the CHPS program. Mr. Tedesco also gave CTA accolades for their work and stated they had a good safety record and were responsive to issues. The quality of the end product is good and the Town seems happy with the new building. Mr. Coghlin stated this was a difficult job because they had the students in the building as construction was going on around them and they feel they did a good job managing this issue. Mr. Coghlin stated they generally care about the communities they work in and they donated to the community for their telethon and tried to be a good neighbor to the community while they were on site. Mr. DuRoss also talked about how CTA was supposed to be given the whole route around the building but when it affected the busing route they worked with Town to figure that out.

Mr. Coghlin stated they took the constructive criticism given and advice and made some changes to some things.

Mr. Dooley stated that the Permanent Building Committee aren't on site and they get their feedback from the OPM as part of this evaluation process.

Mr. Tedesco wanted the Committee to take into consideration the contractor's performance and the difficulty of the project. He stated that the difficulty of the project should be weighted and that the DCAMM form doesn't really speak to that. Mr. McNamara agreed that the form seems to relate to the management not the quality of work. He agreed that getting through this project was difficult. Mr. Thibault indicated that he took into consideration the difficulty of the project

when rating the performance of the contractor and in discussion with the Committee during the rating process.

Mr. Tedesco talked about the analysis of change orders that Matt Schweitzer had done when they were around C.O. 235.

Mr. McNamara stated that maybe the Committee could look at the addition part of the project again apart from the renovation part to see the performance of the contractor.

The Committee thank Mr. Coghlin and the others from coming in and expressing themselves.

Mr. McNamara made a motion to take the evaluation of CTA under advisement for reconsideration. Mr. Gagnon seconded the motion. The motion carried with all present voting in favor.

Mr. Neofotistos stated that after playing telephone tag with the State he spoke with DCAMM about the scoring for the architect and the way the Committee scored with percentages instead of whole numbers was acceptable.

### **DHS Additional Items Plan**

Mr. Graham brought a two proposals for the library projector. One proposal was from Signet which he talked about at last meeting for an amount of \$54,995.00; the other from Valley Communications Systems in an amount of \$21,756.77. Mr. Graham has not had a chance to compare the two so he will sit down with Ken Moje and look them over to see if they contain the same items.

Mr. Graham presented an invoice from J & J Heating for the new rooftop condenser unit. Mr. Graham noted that J&J Heating still owed them for the evaluation of the other two units.

Mr. Dooley made a motion to approve J&J Heating's invoice in the amount of \$6,850.00. Mr. Thibault seconded the motion. The motion carried unanimously.

Mr. Graham stated that he had asked Ms. Carver to pull back the purchase order request for the library furniture approved at the October 12, 2016 meeting and he is asking the Committee to consider this request for new fiber optic wiring into the library for broadcasting the School Committee meetings and other functions. There was some confusion on why this area would need to have wiring into it.

Mr. McNamara made a motion to delay running the fiber optic from the gymnasium to the library. Mr. Dooley seconded the motion. The motion carried unanimously.

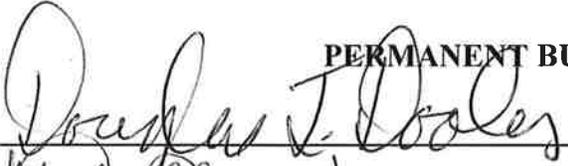
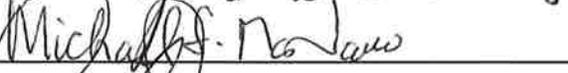
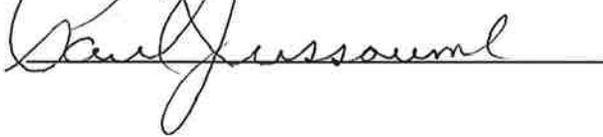
### **High School Field House Update**

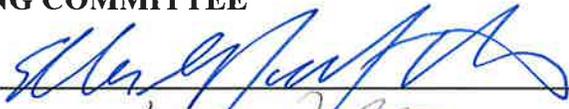
Mr. Graham reported that the Contractor paid the water fee for the permit and is moving forward. The repair was done on the track and also they fixed the lights they damaged.

**Adjourn**

Mr. Jussaume made a motion to adjourn the meeting at 6:40 p.m. Mr. Thibault seconded the motion. The motion carried unanimously.

**PERMANENT BUILDING COMMITTEE**

  
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