

**Permanent Building Committee
Minutes of February 24, 2016**

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

The Chairman called the meeting to order at 4:41 p.m.

Dracut Field House Project

The Committee reviewed addendum number 2 for the Dracut Field House Project. Mr. Neofotistos explained this was for the additional work on adding the alternates to the plan.

Mr. Thibault made a motion to approve Addendum No. 2 for \$1,500 to Architectural Consulting Services Inc. Mr. Gagnon seconded the motion. The motion carried unanimously.

Addendum No. 1 would need to be voted by the full committee and currently Paul Jussaume is not present. They will table this item.

High School Construction Project

Present for this portion of the meeting were:

Lyle Coghlin, Paul DuRoss of CTA Construction

D.F. Afonso - Domingos Roda and Domenic Afonso

Hill International – Paul Kalous, Stephen Broadhead and Frank Murphy

Andrew Graham, Dracut Public Schools

High School – Clean Drain Invoices

The Committee was presented with three invoices for the sanitary line flushing that Andrew Graham has done about once a month on the sewerage lines at the High School to prevent them from backing up into the school. Invoices #29614, 35005, 35026 each in the amount of \$450 for December, January, and February monthly maintenance.

Mr. Dooley voted to approve Clean Drain invoices 29614, 35005, 35026 for the sanitary sewer line flush in the total amount of \$1,350. Mr. McNamara seconded the motion. The motion carried unanimously.

High School Project – Agenda discussion

Auditorium Seat Replacement

Hill reported that the auditorium seats were replaced over February vacation and they are complete. Mr. Graham stated they are complete and he has some of the old ones in case for replacement if something happens.

Rooftop Dunnage Access

Mr. Peters has been working on getting the contract for the rooftop dunnage access and that is progressing forward.

Review of CTA Estimate for Sanitary

Mr. Frank Murphy of Hill International was present for this discussion. He is an estimator for Hill International who analyzed the estimate received from CTA on the sanitary sewer issue.

Mr. Murphy discussed the costs of the site work and the type of equipment selected and how the efficiency of the equipment for the job could be reviewed in his opinion. Mr. Murphy stated the volume of excavated material is not justified to the number of trucks. He stated the cost of fuel is calculated at \$4 a gallon and these costs are inflated, fuel currently is much lower.

Mr. Murphy discussed the repair and restatement work and that part of the restatement work could be apportioned to the General Contractor and cited an example.

Mr. Murphy discussed the pump quote and panel and stated that he called the pump manufacturer and the cost he got for the pump was \$3,400 so for two would be \$6,800.

In Mr. Murphy's conclusion he stated he cannot get to the figure that the Town is being quoted. Mr. Neofotistos asked if the \$40,000 credit is for all-inclusive storm water and sewer. The answer was yes. Mr. Murphy stated the credit doesn't equate to unit prices given in the estimate.

Mr. Murphy stated that he is there to do checks and balances, he usually doesn't call all the manufacturers to check on all the prices, although he checked on the pump price in this estimate. There was a question as to whether going to the open market (out to bid) a better price may be received. It depended on the comfort level of the Town.

Mr. Coghlin of CTA Construction was not in agreement with the estimator. He stated that they have a Contractor to do the work and he did not feel it was productive to go back and forth. This is a design change.

Mr. Coghlin stated they adjusted the estimate so that it could be compared on the full scope. He stated that some items were not taken into consideration by Mr. Murphy such as mark-up, supervision costs, bypass pumping, sheeting and shoring, an eighteen foot hole for the pump, line striping, paving, loam and seed, safety and fencing. There is \$140,000 add on minus markup.

Mr. Coghlin stated there may be some flexibility in the pricing but not near Mr. Murphy's estimate. Ledge is excluded on the quote and they had hit some during construction of the building so it may be encountered again. The Committee was referred to a letter by Afonso dated December 10, 2015.

Mr. Neofotistos was worried about exposure to unknowns as the Owner. There was some question as to CTA's proposal versus Afonso's and CTA responded their proposal supercedes Afonsos. There are other potential costs such as police detail or a fire watch. Mr. Coghlin stated they are at the mercy of the Town on these items if they require it. Permit fees are usually waived.

The Committee clarified the credit being offered by CTA's subcontractor and it was noted that the PCO was for \$30,000 for both sanitary and stormwater but they discuss \$40,000 at last meeting.

Afonso's comment was that they felt that the Town may get a better price if they went out to bid.

Frank Tedesco was not present at the meeting but was reached via cell phone and participated briefly by conference. He suggested that CTA take off the markups and asked whether supervision was needed. Mr. DuRoss stated that if a sixteen foot hole is dug and is left open and not covered properly that would come back on CTA. He was not sure how much supervision could be taken off. Mr. Coghlin assured that they would not charge the Town for unnecessary supervision.

Mr. Tedesco asked why CTA could not contract directly with the Sub's subcontractor and cut out the middle man? Mr. DuRoss responded that they have never worked with Gioso and was not sure if they would sign with CTA but they could reach out to them. CTA discussed with Afonso cutting out the 'middle man' and other possibilities to cut.

The Committee asked if there was a price received from Afonso on the cost to rectify the drainage. Hill responded that they had not received a quote on repair of the drainage.

The Committee discussed possible items that could be eliminated from the quote on the sanitary line such as the third pump. Mr. Murphy asked why they needed a CCTV video. Mr. Neofotistos explained that they would want to check to see that the lines were put in properly and don't have sags like the lines do now. Mr. Graham stated that he would have to get a service contract anyway to maintain this pump so if the third pump was eliminated he'd make do and make it part of the service contract requirement.

There was a discussion on when this work would need to be done. It would have to begin right after school got out in June and be done prior to school opening. There is a lead time for ordering the pump and grinder equipment.

CTA's December Requisition

Mr. Coghlin inquired as to payment for the December requisition. Mr. Broadhead stated that the requisition was rejected. Mr. Broadhead stated the Town can withhold payment for deficient work. There was disagreement on this issue.

The Committee discussed the PCO's for Griffin and Amanti. The Committee was confused as to why Griffin was looking for money on the REA when Mr. Tedesco of Mount Vernon Group addressed this issue by letter twice as to why Griffin would not be compensated for their REA. Mr. DuRoss stated that he had been asked to negotiate on these with Hill and Mount Vernon and so he did.

Mr. DuRoss stated he had asked Amanti for a trend report where his temperatures were 67 to 69 in the locker room. Mr. Graham disagreed and stated they have not been able to get the temperature in that area above 64. The cat walk is also out of balance with too much heat.

There was a discussion on the amount of money left to fix these issues. Hill stated there is not enough money in CTA's contract to fix these issues.

The Committee discussed going to back installing the pipes as designed. The Committee was told by Nitsch Engineering after much debate that the design doesn't work. The committee continued discussing getting a price from CTA working directly with Gioso and cutting out Afonso as the middle man.

Town Hall Project

Mr. Coghlin briefly asked the Committee about the final requisition for the Town Hall project and getting paid for that. Mr. Coghlin was informed that Mr. Boudreau had checked in with the secretary to find out when they could get on the agenda. Mr. Coghlin was informed that Vertex would be on the agenda for March 9, 2016 for PBC.

High School Project – Invoice for Hill International

The Committee reviewed the invoice from Hill International for services for January 2016 in the amount of \$3,706.25. Mr. Neofotistos asked them how they were doing on their budget to close out this project. Mr. Kalous stated they were being conservative to make it to the end of the project.

Mr. Gagnon made a motion to approve the invoice from Hill International for services in January 2016 in the amount of \$3,706.25. Mr. Thibault seconded the motion. The motion carried unanimously.

Adjourn

Mr. Thibault made a motion to adjourn the meeting at 7:43 p.m. Mr. Gagnon seconded the motion. The motion carried unanimously.

Permanent Building Committee



Michael H. Benjan



Douglas A. Dooey

