

**Permanent Building Committee
Minutes of March 9, 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 4:38 p.m.

Town Hall Project

Mr. James Boudreau of Vertex was present to discuss the last requisition for CTA on the Town Hall project of \$8,000.

Mr. Boudreau stated that this has been recommended by both Vertex and J. Stewart Roberts.

Mr. Neofotistos asked about the balance on the project, Mr. Boudreau was not sure. Mr. Neofotistos stated the motion should be made with this subject to checking the balance. Mr. Thibault made a motion to approve Requisition #23 to CTA Construction subject to checking the balance of the account as recommended by J. Stewart Roberts and Vertex. Mr. Gagnon seconded the motion. The motion carried unanimously.

High School Project

Present for the project was Stephen Broadhead of Hill International Lyle Coghlin and Paul DuRoss of CTA Construction

Mr. Broadhead began the discussion with an invoice for the custom grate for the courtyard area which is being delivered to the site Thursday. The Committee had approved this expense and a purchase order is in place for it.

Mr. McNamara made a motion to approve the invoice for the custom grate ADA courtyard in the amount of \$2,277 to The Henry Perkins Co. subject to verification of receipt. Mr. Gagnon seconded the motion. The motion carried unanimously.

Sanitary Sewer/Site Drainage

The Committee received a proposal in an email from Paul DuRoss dated March 9, 2016 regarding the Dracut High School sanitary sewer drainage issue lump sum request.

Mr. DuRoss stated that the lump sum email is self-explanatory and they have provided a cost to complete the project of \$434,000 which includes the three PCO's and factors the credit from Afonso. Mr. DuRoss went through thirteen enumerated items one by one.

Mr. McNamara commented on item number four where CTA is looking for a favorable DCAM evaluation. The Committee did not feel this could be a condition. Mr. Thibault commented it could be construed as coercion.

The Committee discussed item eight 1hp vs 2hp pump. Mr. DuRoss stated that according to the supplier a 2hp pump should be used in this instance. The Committee discussed item 8a and 8c with Mr. DuRoss for clarification.

Mr. DuRoss reported that CTA did speak with Gioso directly without the Afonso and Gioso stated he'd do the job but acted as if they were doing CTA a favor. Gioso also would not sign CTA's contract and sent one of their own for CTA. CTA looked for another contractor and found one to do the job. The Committee asked who it was and CTA responded R.A. Powell whom they've worked with before and feel comfortable with.

The Committee discussed if there would be warranty issues with Afonso if others are working in this area. Mr. Coghlin did not anticipate any warranty issues.

There was a discussion with the committee on PCO's for Griffin & Amanti and they totaled \$99,250 which is less than the original requested amount.

Mr. Coghlin feels they've worked hard on this agreement and believe that the price is fair.

Mr. Neofotistos asked Mr. Coghlin if the Town does not agree with all of the terms does that make the agreement null and void. Mr. Coghlin stated he is open to a dialogue.

The Committee asked about the two areas in the High School still having issues with temperature that Mr. Graham had brought up, the locker room and the catwalk area. Mr. DuRoss stated that he had received a trend report and Mr. Graham had disagreed with the numbers but Mr. DuRoss can't explain this. He stated that a damper had been added in the catwalk area but does not know what else can be done if anything. The Committee discussed whether the system should be balanced. Mr. DuRoss stated that it had been balanced already. Mr. DuRoss discussed receiving an email from Amanti. The Committee asked if CTA could send them this final email from Amanti with the trend.

The Committee stated there are still three issues that they believe are outstanding – heating issue, sink hole in courtyard and the ballfield final approval.

The Committee went back through the settlement offer items and asked the following:

3. Does this include training – yes it includes training
4. DCAM evaluation should not be included in this change order
5. Hours of supervision – CTA stated they needed the flexibility and could not commit to certain hours; the subcontractor will have supervision on site.
6. Ledge – they need to establish some type of unit price or economy of scale – the Town does not want a big surprise on cost if ledge is encountered.

7. There was a discussion on crossing water lines. The Committee discussed the depth of the water lines versus sewer. Mr. DuRoss didn't foresee an issue.
8. a, b, c – The Committee asked if the third pump was included. The answer was yes it was.
9. Everyone was okay with June 20 2016 date.
10. This date should be achievable.
11. Payment of Requisition 35 to CTA will be subject to any adjustments by Hill & MVG.
12. The Committee talked about the cost of the PCO's. This condition implies that PCO's 354 & 355 will not be included in the final settlement offer.
13. Agreed subject to closure of issues listed in item 1 above.

The Committee will consider this proposal and discuss it further at the next meeting scheduled for Wednesday March 16, 2016. The High School project will be on the agenda for 5:30 p.m. Mr. Coghlin and DuRoss will be present for that meeting.

The question about the drainage was asked and it was stated that maybe an extended warranty could be worked out.

The Committee briefly touched base on the CDM Smith invoice and discussed the Dracut Field House sub bids received this date.

Adjourn

Mr. Jussaume made a motion to adjourn the meeting at 6:49 p.m. Mr. Thibault seconded the motion. The motion carried unanimously.

PERMANENT BUILDING COMMITTEE



Michael F. McNew





