

**Permanent Building Committee
Minutes of March 23, 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 4:35 p.m.

Dracut High School Project

Present were: Steve Broadhead of Hill International
Paul DuRoss of CTA Construction
Andrew Graham of Dracut Public Schools

Mr. Broadhead began the discussion with the Committee on wrapping up PCO's. He began with PCO 357 which will become C.O. 271. The completion date will be changed to October 6, 2014 for the completion of Phase 2 and CTA will sign this PCO without reservation of rights language.

The Committee discussed that PCO 357 and PCO 358 are tied together so they should both be discussed simultaneously.

Mr. Broadhead presented PCO 358 which was lump sum wrap up cost for the Dracut Project for the work previously proposed in PCOs 354 (DHS PCO and WJGE Settlement) 355 (Settlement of DHS E. Amanti claims and 356 Sewer service force main in the amount of \$403,600.

There was a discussion on the size of the pump going from 1 h.p to 2 h.p and Mount Vernon Group was fine with this change. They were also okay with eliminating the hydraulic control check valve.

There was a discussion on the September requisition that is being held on CTA. It was discussed that originally that was being held because the Committee was waiting for CTA to finish the ball field and bring in additional material. This task has been completed and the requisition can be released.

The Committee discussed whether the agreement with the subcontractors would be reduced also or what the final number was. Mr. DuRoss stated that the number for the two subs (Amanti and Griffin) was \$99,250 and he could reflect a 7% decrease if that's what the Committee wanted.

The Committee asked about the diameter of the hole that would be dug for the pump and it was stated that it would be about seven and one half feet in diameter. The Committee and Mr. Graham talked with CTA about the summer activities at the school and whether Mr. Graham would have to move things around or not use parts of the building while construction was going

on. Mr. DuRoss stated that the sanitary system could still be used and that they would just pump it. The line will be usable if pumped.

Mr. McNamara made a motion to approve PCO 358 to become Change Order #272. Mr. Thibault seconded the motion. The motion moved to a vote with Mr. Neofotistos and Mr. Dooley voting against and Mr. Thibault, Mr. McNamara, Mr. Gagnon voting in favor.

Mr. Thibault made a motion to approve PCO 357 as presented. Mr. Gagnon seconded the motion. The motion moved to a vote with four members voting in favor and Mr. Dooley voting against.

Mr. DuRoss quickly summarized what would happen for the next steps with contracts, submittals, a kickoff meeting, getting the subs, the General Contract, Andy Graham, Hill International and Nitsch together to discuss the project.

Invoices

The Committee reviewed two invoices owed to Whalley Computer that were never paid within the project. The secretary worked with the Accountant and went through all the invoices and talked with Whalley Computer and it was determined that they were still owed \$32,778.06 for these two outstanding invoices. The Committee was satisfied with the research and backup and the secretary will process this for payment.

Clean Drain

Mr. McNamara made a motion to approve Clean Drain Invoice #35058 in the amount of \$450.00 for the monthly maintenance at the High School for the sanitary lines. Mr. Dooley seconded the motion. The motion carried unanimously.

Dracut Field House Project

APC Planners and Builders came into the meeting to discuss their bid. Present for the meeting were: David Ferraro, Chad Desousa and William Rollins

Mr. Neofotistos began the discussion by stating that APC is the apparent low bidder on the project and they've asked them to come in to discuss a couple of issues. One of the issues is whether APC could hold their prices because the Committee may have to go back before Town Meeting for additional funds due to the bids coming in over the budgeted amount. Mr. Ferreira stated they would hold their prices until after Town Meeting.

Mr. Neofotistos stated that he would have to check with the subcontractors to see if they would hold their prices as well. There was a discussion on how much more money would be needed for the project. The Committee discussed the bid by APC at 368,900 and the alternates equaling \$38,200. If they went with the project and deducted all the alternates they were at 330,700, which leaves them with no contingency on the project and if they run into an issue where a change order is involved they'd have an issue.

Mr. Graham asked Mr. Ferraro if he had any room for negotiation in his price. The Committee and Mr. Ferraro started to negotiate the price on the project. Mr. Graham suggested he leave out the painting and he and his staff could do that. Mr. Ferraro was looking for the permit fees to be waived. The Committee explained they could probably get the building permits waived but not the sewer or water.

The Committee and Mr. Ferraro settled on a compromised price of \$310,000.

Mr. Neofotistos stated that they would have the Architect and Town Counsel review the bids and the legalities and get back to Mr. Ferraro. Mr. Ferraro stated he really wants to do this project for the Town and will work with the Town.

Vanguard Construction

The Committee had the second low bidder Vanguard Construction come in to speak with them about holding his bid price if for some reason the paperwork was not proper on the apparent low bidder. Ron Olsen of Vanguard was present and stated he could hold his price until after Town Meeting. The Committee asked Mr. Olsen if there was any wiggle room in is price and he stated there was. The Committee thanked him for coming to meet with them.

Adjourn

Mr. Thibault made a motion to adjourn the meeting at 6:13 p.m. Mr. Gagnon seconded the motion. The motion carried unanimously.

PERMANENT BUILDING COMMITTEE



Michael S. Hansen




