

**Permanent Building Committee  
Minutes of July 21, 2016**

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

Also present: Steve Broadhead of Hill International, Bill Peters of MVG Architects and Andrew Graham of Dracut Public Schools.

The Chairman called the meeting to order at 4:33 p.m.

**Update on Rooftop Dunnage**

Mr. Broadhead reported that the Contractor Eagle Point Builders is on track for the first week of August and that next week they will come to the site for logistics of where to set up the crane to put the items onto the roof. There was a discussion that the crane may be here for three days if that. The bulk of the work should be done by Labor Day.

**PCO 1 – Eagle Point Builders**

Mr. Peters explained that they had met on site with Tom Ayotte of the Dracut Public Schools, Steve Broadhead of Hill, Andrew Graham was at the meeting some of the time and the Contractor Eagle Point Builders and went over the dunnage locations for stairs, railings and decking. Mr. Peters explained they were out to the site two or three times and noticed a conflict with the gas lines. This happened at the end of June 2016. Mr. Peters stated he had received a sketch from Mr. Graham on the units over the auditorium and those railings were jockeyed around with additions and deductions on three items. The other changes were a result of this meeting on site. Mr. Neofotistos asked why this a conflict now the gas lines have always been on these units. Mr. Peters stated they thought they had enough room with the channels but they did not. Mr. Neofotistos stated why wasn't the school personnel consulted when this was drawn and before they went out to bid. Mr. Peters stated they thought they had everything. Mr. Graham stated he went over these changes with Tom Ayotte and asked if he added anything and he stated no he did not add anything he talked about where he needed access. Mr. Thibault asked if all the access panels were known out in the field. Mr. Peters responded yes, however in order to get to the filters you needed to access through a different area of the unit by the ducts and he referred to the pictures he provided of the units. Mr. McNamara stated there were no mysterious hatches no one knew about.

The Permanent Building Committee countered the PCO cost to \$8,250 for the changes.

Mr. Thibault made a motion to approve PCO #1 in the amount of \$8,250 for changes in scope on HVAC Units 5, 15, 3 and 31. Mr. Gagnon seconded the motion. The motion carried with three members voting in favor and one member voting opposed. Mr. Neofotistos was opposed.

**Site Drainage**

Compaction test has been completed and there were no issues. The contractor was scheduled to pave on July 20, 2016 and that has been completed. The project is complete except for seeding and the construction fencing has been removed. The training has also been complete.

### **CCD 177 – Water Line Conflict**

Mr. Peters explained that this water line was not part of the original project so it was not shown. The Committee questioned the depth of the water line versus the sanitary line. Mr. Peters discussed the test pits that were dug two locations were fine and one was where the water line was discovered. The Committee asked about the estimated cost and Mr. Broadhead stated they have not seen any of the slips yet. The guesstimate by Mr. Kalous was \$5,000-\$7,000 however it took them less time than this estimated cost.

Mr. Thibault made a motion to approve CCD 177 for water line relocation. Mr. McNamara seconded the motion. The motion carried with three voting in favor and one opposed. Mr. Neofotistos voted opposed.

### **Invoices**

The Committee reviewed an invoice from Clean Drain for \$450.00 and stated that this should be the last one submitted for this issue.

Mr. McNamara made a motion to approve the Clean Drain invoice #35163 in the amount of \$450.00. Mr. Gagnon seconded the motion. The motion carried unanimously.

Mr. Peters asked if the Committee wanted the water test report. Mr. Neofotistos stated they expect to get a packet of test reports done on sanitary.

There was a discussion on the water being tested when the water line was hooked up and Mr. Graham stated that Powell Excavating must have arranged for that the school was not billed.

### **Next Meeting**

The Committee discussed the next meeting on the High School project would be August 10, 2016 at 4:30 p.m.

### **Dracut Field House Project**

Attorney James P. Hall was present to discuss the field house contract. Mr. Hall stated that the Contractor had phone him and stated he was stuck in Boston in the tunnel there was an accident so he would be late. The Committee discussed the issues on the contract with Attorney Hall and then phone the Contractor and put him on speaker phone.

Mr. Ferreira had Mr. Chad DeSousa, Mr. Luke Heller, Mr. Kevin Correira with him listening.

The Committee went over the first concern of liquidated damages. The Contractor realizes he needs to be done before winter conditions sets in. He stated he would not be able to start until the third week of August which would bring him into the school year and stated the Town should be more concerned with CORI checks. Mr. Graham stated that he could call the Administration and gave him the phone number and they could run the CORI and they have them turned around very quick. Mr. Neofotistos stated the time frame for the project is 120 days so liquidated damages shouldn't be an issue but they will leave it in the contract. Mr. Ferreira brought up waiving the permit fees. The practice of the Town is that building, plumbing and electrical permit fees can be waived but not Sewer or Water permit fees. Dracut Water Supply is not a Town run department and Sewer is an enterprise funded department.

The Contractor talked about the slab and the overhang and the Committee stated to do an RFI with those questions to the Architect. There was a lengthy issue about using part of the parking lot for mobilization. Mr. Graham had concerns about this and stated they need to be done in this area before the start of school because they need the parking areas when schools is in session. Further discussion by Mr. Graham and Mr. Ferreira will take place.

The Contractor was almost to Dracut and Mr. Graham would meet with them on site. The Committee thanked them for the call and thanked Attorney Hall for participating in the meeting. Attorney Hall will finalize the contract for signature.

### Adjourn

Mr. McNamara made a motion to adjourn the meeting at 5:50 p.m. Mr. Thibault seconded the motion. The motion carried unanimously.

### PERMANENT BUILDING COMMITTEE

  
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Absent: Doug Dooley \_\_\_\_\_

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