

Town of Hull
Building Committee Meeting
Thursday, July 27, 2006

In attendance:

Cathy Bowes/Committee Member	Dr. John Silva/Committee Member
Paula Delaney/Committee Member	Jim Tobin/Committee Member
Paul Dunphy/Committee Member	Jim Griffin/Support Staff
Patrick Finn/Committee Member	David Twombly/Support Staff
Chris McCabe/Committee Member	Jim Lampke/Support Staff
Jay Meschino/Committee Member	Peter Lombardo/Support Staff
John Reilly/Committee Member	Troy Randall/Ai3
Kevin Richardson/Comm. Member	Eric Lowther/PMA
Charlie Ryder/Committee Member	

Absent:

Bill Dwyer/Committee Member

The July 27, 2006 meeting and site visit minutes were transcribed from a video recording.

Jacobs School Site Visit: Chris McCabe said Troy Randall from Ai3 would reference the boundaries, the edge of the building, the edge of the property lines and the proposed staircase. Troy Randall said he thinks everybody is mostly familiar with the outline on the grass here. The addition will be connecting to existing building and noted the orange lines outline it -- to the stair tower and down to the stake that comes out of ground that he pointed out. Troy said the closest corner, perpendicular to the property line, is 28 1/2 feet from the property line. There will be a retaining wall back 12 1/2 feet from stair tower. The retaining wall is approximately 5 feet at its highest point. The retaining wall will have a 6 foot black chain link fence for safety purposes on top of it. Troy noted the retaining wall does not project above the grade, it supports the grade coming down the slope. Chris McCabe asked Troy Randall to reference the stakes once again so everyone could get the bearings. Troy Randall referenced the stair outline in reference to the property line. George McCullough asked if they would be able to see the wall from the abutters property. Troy Randall said they would not see the wall but would see the black chain link fence. Mr. McCullough noted it is an ugly chain link fence. Chris McCabe said it does not have to be an ugly chain link, they could put something in that is more attractive. Jay Meschino asked if they could exit the addition from the stairs at grade level. Troy Randall said it would be at floor level, which is lower than the current existing building level. Troy Randall said at this end of the addition, that is the main egress from the corridor and on the courtyard side there is one classroom that has an egress door next to the classroom. An abutter asked if they are outside stairs. Troy Randall responded they are all enclosed stairs. George McCullough asked about the access road. Troy Randall responded the access road is 12 1/2 feet wide and the

retaining wall would be next to it. George McCullough asked how far the retaining wall is from the Tramontana's property. Troy Randall said approximately 16 feet and added the retaining wall and fence reduces as the grade does -- it is not 5 feet continuous. Mr. Meschino asked about the depth down of the building. Troy Randall said working with slopes at the property line, it is approximately a 71 feet elevation as far as the grading plan. You have about 71 feet at the average slope. The building first floor elevation is at 62' 8", so they will have make up approximately 10 feet. Mr. Meschino asked how they will get the 5 feet wall if it is dropped down 9 feet. Troy Randall responded, by sloping the grade into the retaining wall. He said you could do a 9 foot retaining wall but that makes a dangerous, tunnel effect. The grade slopes down to the top of the retaining wall and allows a clearer view through and also lowers that fence. Mr. Meschino asked about fire truck access. Chris McCabe said the Chief told him they would gain access from the other end of the building and would not be fighting a fire from this end of the building. Chris said he asked the Chief that question and he said he would not be putting a piece of apparatus back there to fight a fire. An abutter questioned the 63 foot grade and where the wall would be placed and the leveling of the access road. Bill Tramontana said there is a gully back there and asked how the retaining wall would hold up. Troy Randall said a survey was done in 2000 of the school and the adjacent property and the grading matches up. Pat Finn asked who is going to maintain that area behind the retaining wall. He asked if they would be planting a ground cover so grass does not have to be cut. Troy Randall said the plans currently call for grass. Bill Tramontana said now he is more educated than he was at the abutters meeting and that is why we are here now. This information would have been more valuable at that meeting because if he got this information then, we would not have to go through this right now. Chris McCabe noted it is 7:25pm and the Committee has a meeting posted at the high school for 7:30pm.

The School Building Committee meeting held in the exhibition room at Hull High School: John Reilly noted they asked the architects to look into steps to remediate the situation at Jacobs School. John Reilly asked Troy Randall to speak. Troy Randall said after taking a look at the history of the plans, the schematic drawings and the final drawings, essentially there are three options. The first option is to move the building forward 5 feet, plus or minus towards Harborview Road which would be an enormous task and involve a cost of approximately one million dollars. Troy noted the reinforcing steel will be delivered to the site tomorrow (7/28/06) and this option includes redesign of all the structural steel, mechanical, plumbing etc, in the building. Option #2 would be to entirely redesign the addition. He said if you recall in 2005 you looked at that option and it was not educationally sound nor did it save the most amount of recreational space. Troy noted that would be several million dollars with the same obstacles as option #1 with redesign of the building and of all trades. He noted structural steel is currently being fabricated and reinforcing steel is being delivered to the site. Option #3 is the most viable option and involves protecting the back of the building by adding plantings, fencing, some

ornamental screen, etc. and that seems like the best approach in response to the concerns raised over the past several weeks.

John Reilly stated on Monday he received a memo from Scott Dunlap and the committee received copies. Dr. Silva noted Troy did not mention a cost for option #3. Troy Randall responded that depends on what is selected in terms of plantings or ornamental screen, etc. and it depends on the scope, however, he noted it will be significantly less than any other options.

Paul Dunphy said one of the things he asked for last week was if it was possible to move the exterior staircase inside. Troy Randall said anything is possible but that goes back to the cost, which would be significant. If you push the staircase inside, you eliminate access to the last two classrooms on the top and on the bottom floors and the egress in and out of the building. Paul Dunphy asked if the cost to do so would be somewhere between the one million dollars and the cost of option #3. Troy Randall said it would involve redesign so it would be around the same figures as #1 and #2.

Kevin Richardson asked how soon would the retaining wall be done so we would be able to see it. Troy Randall said he is not 100% certain; there is no defined point in time in the contractor's schedule that identifies that. They start excavation next week and they will be excavating further back than the addition.

Jim Tobin asked if the staircase could be shifted into the classrooms. Troy Randall said it goes back to involving structural redesign and since structural steel is in fabrication, that would need to be halted immediately. Jim Tobin asked what the cost of that halting would be. Troy said it is a matter of the entire process -- of time delays and structural redesign, code review and would involve redesign of electrical, mechanical, fire, plumbing, site etc. Because all that works in conjunction with the design, as a single design you can't just eliminate a classroom, it is long process. TLT bid on the documents currently out there and any modifications to that would result in a time delay and cost impact and that would be about one million dollars because of the scope. Jim Tobin asked if the cost of eliminating two classrooms would help in the cost. Troy said it would probably help but it would be minimal in the scheme of things. If you were talking about this modification a year ago, there would be no question but given the fact that the contractor is on site and ready to excavate the exact area, the circumstances result in a cost impact and time delays of about one million dollars. Jim Tobin said no matter what is asked it seems that the result will be a million dollars so he would like to ask Bill Tramontana what it would take to satisfy him. Jim Tobin said he knows he does not want to cause the town to spend another million dollars.

Bill Tramontana said he doesn't know. He gave a suggestion at the last meeting that the building is for 780 kids and there are only 550 students in it right now so he doesn't

understand why the Town is overbuilding. Ideally what he wants is for it to be what he was walked but right now it is not feasible according to Troy Randall. He said he read the letter from Scott Dunlap and it puzzles him. He said if everything in the letter is factual, why are we all so mystified. He would like an answer to that. He asked why is the size and scope so mystifying to everyone. Jim Tobin noted at one of the Saturday meetings they gave out a plan and it was not specific about the footage. He asked why didn't we have a follow up meeting with exact footages over to the lot lines. He asked why the abutters weren't taken out there and told exact footages. He said that is why Bill Tramontana is so upset. Troy Randall said the site plan, along with the documents presented to the Town with all footprints, include that information along with all of the setbacks.

Paul Dunphy said, picking up on the most positive statement in the letter, it says the committee may want to consider more landscaping as an alternative. Paul Dunphy asked what the plan is now for landscape along the project by the abutters. Troy Randall said during the meeting with the abutters, the committee approved additional plantings along the rear property line. Paul Dunphy asked if the retaining wall runs from one end to the other. Troy Randall said just in front of the stair corner and one at the electrical transformer and at the end of the property adjacent to Jay Meschino's property there is a slight retaining wall there. Paul Dunphy asked if he could put a cost on what he has in mind now. Troy Randall said it depends again on the additional plantings or screening, ornamental fencing and if putting something above the retaining wall. You could spend \$20,000 or \$100,000 depending on the scope of what the committee would like to proceed with. Paul Dunphy said he would like to see us go down that road. He suggested including Bill Tramontana and Jay Meschino who have issues with what they will be looking at in the selection process. At the last meeting he suggested a sub-committee with abutter representatives and this would be a positive step. ***Paul Dunphy made a motion to look into landscape features such as plantings, trellises, etc. and have a neighborhood representative committee work with the architects and come back with numbers and sketches for the School Building Committee to take action on. Jim Tobin seconded the motion.*** Pat Finn suggested some sort of ground cover like junipers behind the retaining wall so the janitors will not have to cut the grass there. Also, if there is chain link above the retaining wall, he has seen nice slats that can go in the chain link that look like fake Christmas tree branches and makes it look like a hedge. Maybe we could look at something like that.

Charlie Ryder said his initial concern was if there was a violation of the property line. He asked if Bill Tramontana is comfortable with that. Charlie asked if perhaps we could move the stairway to the side of the wall and make the retaining wall closer to the building but now he sees the stairway is an enclosed structure and it is not feasible. Charlie said he thinks we should do whatever we can in terms of hiding any bad impact specifically the chain link fence. Dr. Silva asked if Paul Dunphy was referring to Ai3's

letter and if he wants the architects and sub-committee to come back with a cost. Paul Dunphy said he would like the neighborhood to work with the architects. Dr. Silva asked Peter Lombardo what the distance is from the corner of Bill Tramontana's to the building. Peter Lombardo said it is in the area of 65 feet from the corner of his house to the corner of the building. Dr. Silva asked the distance to the stairway. Peter Lombardo said about 50 feet.

Jay Meschino said he thinks there are items in the letter that are not accurate. First, the reference to the initial abutters meeting in 2000 and he was never walked the property line at that point and he was not aware of any balloons to show the height or perimeter of the addition, so he would disagree with that. The other issue is the reference to the cost. Jay said the letter states that changes from the second abutters meeting actually added to the cost of the project, when at multiple times it was said those changes saved money. One way or another there is a contradiction. Jay Meschino said he realizes that the intent of the letter is to show that making any changes will be costly. Jay said there is a reference to a meeting that he does not think ever took place or at least these things are contested.

John Reilly asked Troy Randall if he is familiar with the letter and if they have record of who attended the meetings. Troy Randall said he would have to talk to Scott Dunlap about that. Jay Meschino said it goes to the credibility issue. There was not a clear understanding of where the building would be.

Jay Meschino asked if there is a timeframe to meet regarding plantings. He asked if this has to be done quickly. Troy Randall said it should be done prior to next summer and thinks probably it should be done sooner rather than later to make sure everyone is on board, adjustments are finalized, it is approved by the committee, and it is sent to the contractor. Jay Meschino said we could deal with the other issues at a later time.

Joan Meschino said some abutters have raised issues about Bamby Road and she knows Town Manager and Town Counsel have looked into it and it might be useful to clarify the status of that. The other question we were talking about was where the building is located and the financial impact. She said all these reasons were covered during Town Meeting and it made the most sense to move forward with the plans. Joan Meschino said by way of mitigating the impact of the retaining wall, which is 12 feet from the building and not for safety purposes, she asked if it can be moved closer to the building. She said it would create more space on the Tramontana side of the building. She asked if that is something we could look at. John Reilly said the reason for the retaining wall was for access to the electrical transformer and utilities so there needs to be limited vehicle access. Jim Lampke said he received inquires regarding Bamby Road and noted he has a copy of the documentation showing that in 1966 the Town of Hull took it by eminent domain. He has copies for anyone who wants one, showing it became town property.

George McCullough said since three of the committee member were not at the Saturday site visit he asked if there are minutes. John Reilly said we will do a brief summary stating there were about thirty people present with various questions and that he asked Peter Lombardo to identify what the lines meant. John Reilly said he got a few e-mails about this but there was no way to take accurate minutes since there were several discussions taking place at the same time and it started raining. John Reilly said he also got handed a petition from some residents about possible rodent problems. He has since found out there is a plan for that in place. David Twombly said the contractor (TLT) is using WatchAll. George McCullough said he did speak during the walk thru and asked what abutters remembered from the walk thru several years ago and they had a different interpretation. Dr. Silva disagreed with Mr. McCullough and said that was not what he remembered. George McCullough asked why are we hearing everyone is surprised who has looked at the stakes. Mr. McCullough said Scott Dunlap says the building plan did not change since 2000 but he has a drawing from 2000 that showed the existing building and the back of the building changed substantially. Mr. McCullough showed a line (orange) that indicates where Scott Dunlap told them where the building was going to end. That is 80 feet from Bill Tramontana's property line. The green line is 50 feet from it. Mr. McCullough said the red line is from the 2005 plans, which he says is 28 feet from the property line. George McCullough said the other thing that changed from 2000 to 2005 was the access road. He was told there was not an access road there or the retaining wall and ugly chain link fence on top, which is thirteen feet away from Bill Tramontana property. Mr. McCullough said there is no reason -- check it if you want -- but these plans have changed and Scott Dunlap is not telling the truth. George McCullough said he thinks it's a great idea to have administration there but don't take it out on a young family.

Troy Randall said he appreciates the efforts and he looked in the computer today of the two documents that are reproducible and the back of the building didn't move. The central administration offices on the front were included by eliminating parking at the front of Harborview Road and those parking spaces were dispersed to maintain the parking count. Mr. Meschino asked why the building is being built for 780 people, he has never heard an explanation for that. He said it seems the whole world is wrong and the architect is right. Things don't jive. He said there is a distrust by the board and architect that is projecting. John Reilly said we spoke about this at Town Meeting. The building is not being built for the present population, it is being built for the next 50 years. Just as when they built the Memorial School in 1948 they did not predict the baby boom, we do not know what is going to happen 20 or 30 years from now and to under build now would be irresponsible and will just pass the burden on. It is the charge of the School Building Committee to build the building for the next five decades.

Mr. John Meschino said there was an article in the Patriot Ledger that said the Town of Hull averages 46 new people per year. Even if out of the 46 people 10% were children that is not a lot. Most of the new housing growth is teardowns and rebuilds by elderly. He said it seems this number is fabricated and he personally thinks it is a waste of money. Dr. Delaney said her understanding is this number was done by an independent survey company and we have documents at office. Dr. Delaney said they do need space because now we have four classrooms in the café; have services being done in corridors and five classrooms in the parking lot. We pride ourselves in small class sizes and if you don't build the building big enough to house the maximum, the class size could increase quite a bit. Dr. Silva said back in 1980 we faced the same questions so the Town closed the Damon School. If we had not done that we would not be trying to put an addition on the Jacobs School now. He said when we get affordable housing in town it will bring in more children. This is a projection of 50 years ahead. With Greenbush coming and the station close by and with affordable housing it is not hard to imagine more families coming into town. In addition, the School Department is bringing many of the special needs students back into town to defray the cost of special education. These special needs students need a classroom. These are all reasons we need the space. We might have more space now but in 50 years we will find they are filled to the maximum. Mr. (John) Meschino said the town has no space left to build housing but he knows the minds are made up. John Reilly asked him what his recommendation is. Mr. Meschino said the building is too big and he would not put school administration there. That is a waste of good space. It removed 50-60% of the field space. For this area it is too big and it will crush the neighborhood. He said it is poor planning.

Ann McCullough said she went to Hull schools and had 77 kids in her graduating class. There were 70 something at graduation this year. This does not show her the numbers have changed all that much. She sees older people moving into town and the younger ones cannot afford to move here. When you talk about an influx she finds it hard to see. She said she agrees we need the special needs classrooms and is for that but she is not sure the size and scope as it is now is what we need. She thinks if there is any chance to bring it in a little bit it will make everyone happier including the people who go to the school concerts and have no parking.

Greg Sobsack said after reading this letter he asked abutters if they saw any balloons floated and none did. He asked how many balloons were floated. Troy Randall said probably four. John Reilly noted Scott Dunlap wrote the letter and isn't here but it was probably four. Greg Sobsack said it is strange that no one saw them.

John Reilly said not to sound harsh, three options have been presented and two of them entail a significant amount of funds and the committee wants to be reasonable to mitigate the situation. Prior to Town Meeting we had this discussion and the various town boards voted 22 to 1 to move forward with the plans as designed. The Town Meeting also voted

by majority to go ahead with the project. John Reilly said as we sit here tonight we would have to put the project on hold, redesign it and incur additional expenses. John Reilly noted if we eliminate any classrooms, that will affect the phasing process. John Reilly said we are very willing to mitigate but there are limits to what can be done. Bill Tramontana asked why everyone was baffled by where that building was going. He asked why was everyone that came up to his property so baffled when they saw those stakes. John Reilly said from his own point of view it is different to see it on paper then from on the hill. Bill Tramontana said it is drastic. John Reilly noted it is 50 feet from his home and this is Hull and many people have properties 5 feet away from their homes. John Reilly said in Hull we come with a different perspective. By other towns' standards the HRA is small in scope but the way he grew up if he had 50 feet from his closest neighbor he would have been happy. Mrs. Tramontana said the people who voted on the project should have gone up there and looked at the land. She asked if the School Building Committee saw it or the Finance Committee, School Committee or Board of Selectmen when they agreed to it. She said when we went to Town Meeting we voted on the wrong thing. There are a lot of people who, if they knew the size and scope, would not have voted that way. She asked who runs this committee, the School Building Committee or the architects. John Reilly said the architects report to the School Building Committee and they present the options to the Committee. Mrs. Tramontana said they should eat the cost for making the mistake.

Joanne Diggins of 95 Edgewater Road commented that it is suspicious that all the abutters who did a walk thru with the architect had a different view of what was identified and that is the problem and that is what needs to be addressed. This is a significant difference from the walk thru.

Jim Tobin said he thinks what Mrs. Tramontana was talking about is when all of these boards voted, but it was a financial decision. It was not a decision on the drawings; it was purely a financial decision. When the architect did the walk thru not everyone was up there, although he was there at the meeting but did not do the walk thru. But because no one said anything it was not brought back to us. Bill Tramontana said he trusted you. Jim Tobin said that is why he wants to answer the question why we were amazed when we saw the true lines and did not take into concession how close it was. Jim Tobin said he agrees there was a mistake. Bill Tramontana said he was misled. Cathy Bowes said a week ago at the last meeting she made a motion to conduct an on site visit because she went on the site and saw the stakes. She was not surprised by the placement of the stakes. She remembers a conversation that said that the addition would cut into the hill. At the start of the meeting she thought she was picturing it wrong but she was not surprised by it -- it was always going to be a big addition. Mrs. Tramontana said they should have been told. Cathy Bowes said in comparing the existing building to the addition she was not surprised but she feels for the Tramontana's.

Jay Meschino said it seems there was some level of misrepresentation. What would we do as a board if Ai3 somehow misrepresented or mis-communicated the size of the addition. He asked what our remedy is since they are our contractor. John Reilly said if he feels strongly about it, he recommends a conversation with Mr. Lampke and Bob Garrity in Executive Session regarding any possible errors and omissions on the part of the architect. That could be possible litigation so a motion could be made. Jay Meschino asked if there would be Executive Session tonight for the high school issues. Jim Lampke said there are two issues with the high school. One is an update on what is being done and the other is how they are going to get it all done before school.

George McCullough said he has two sets of the drawings and Troy Randall has an architectural ruler and he can see how the building has changed. Jay Meschino said we are not going to get any further and suggested Exec Session.

Joan Meschino said what she thinks is, we need to set aside fault issues because it happened. As a member of the Board of Selectmen she never actually went out and looked but we need to move forward and hear that there should be some accountability. If we feel there has been a misrepresentation it should be taken up with the architect. As a member of the public she needs to know how we are going to move forward and take steps in the future so there are no more surprises. She said she needs confidence that Ai3 recognizes that what happened is a problem and they will be sensitive to this kind of thing in the future. This is the project we are supposed to be proud of. We got the authorization to move forward and we need confidence and need to be sympathetic with the Tramontanas. It is about accountability and confidence that it will be done right and move forward. Practically speaking, she said we cannot move the building and spend millions of dollars but we need to know the committee has it under control and it will not happen again. John Meschino said Mr. McCullough made the presentation that shows the building migrated closer to the Tramontanas and he feels work should be suspended until they can mitigate this question. Paul Dunphy said he made a motion earlier to direct the architects to work with the abutters to help to find a remedy which has not been voted on. *All approved.*

Jay Meschino made a motion to go into Executive Session to discuss the possible misrepresentation by the architects to the abutters or the board. John Reilly asked him to hold until we discuss the high school.

Mrs. Diggins said she agrees with Joan Meschino that if the architects misrepresented what was presented, they need to be accountable and they need to eat the losses but noted she does not hold the School Building Committee accountable. She said nobody here was aware how close it was. Maybe the town would not have voted the way they did if they had known. Dr. Silva said he doesn't feel the architect intentionally or unintentionally misrepresented anything. The problem that the committee could be

blamed for is poor communication and he feels that is a legitimate complaint. Dr. Silva said he has had nothing but admiration for the way Ai3 has conducted themselves with the Memorial School and high school projects and he doesn't agree with Mr. Meschino.

John Reilly said as far as Joan Meschino's comments, he assured her there would be further discussion with the architects either in Executives Session or in public. Charlie Ryder said regarding Bill Tramontana's question about everyone being surprised. Charlie said if there was a sin of omission, perhaps with all the diagrams of the building the Committee did not see how it affected the abutters. Charlie Ryder said Bill told him he did not know where his property line was. It never occurred to us to see if it extremely impacted abutters. Charlie noted since the addition will be lower than the existing building, it may not be as bad as it seems. Dr. Silva said he was not surprised where the back of the building was located but the stairs surprised him. He said he always envisioned the building approximately where it was. Paul Dunphy said when he got on the committee it was after these decisions were put in place. The first time he saw the architectural drawings was at a meeting Bill Tramontana was present at. Paul said he gave his copy of the drawings to Bill. He noted it is unfortunate that he had to give his copy to him because Bill should have been given a copy. Paul Dunphy said when he looked at the drawings at that time he was shocked at the size of the building and felt it was important that Bill should have a copy of it. He was shocked again when Bill called him a couple weeks ago and told him to look at the paint lines. Paul Dunphy said he thinks Charlie hit on it last week when he asked why weren't survey stakes put in a long time ago.

Paul Dunphy said he thinks there is an opportunity to gain 10 feet. He asked if there is an opportunity to move that wall against the stairway and have the stairway exit along one of the sides. Troy Randall said that would have to be cleared by the Fire Department and Hull Light. Paul Dunphy said he thinks it is worth looking into for two reasons. One is to expand Bill Tramontana's property and the second is because it creates an alleyway, a place that may not be secure in terms of the playground. Paul Dunphy suggested maybe pushing the wall and stairway together and coming up with something better than what we voted on tonight with the landscape. It may speak to Joan's point to try still to mitigate. Paul Dunphy said he does not think there was an intent to deceive, he doesn't think the parties involved are that kind of people. ***Paul Dunphy made a motion for architects to look into bringing the retaining wall up to the stairs and come back to the Committee with pricing as soon as possible.*** Paul Dunphy noted this would not change steel or anything else. John Reilly asked Troy Randall to send it out in a memo before the next meeting or e-mail. ***Dr. Silva seconded the motion.*** Troy Randall noted this would involve an adjustment in structural steel for the exterior wall because of the grading that would hit that wall. Paul Dunphy said we need to keep looking at this to see if there is any chance we can make it a little better. John Reilly noted the motion is subject to approval by the Hull Fire Department and Hull Light.

Pat Finn said he is concerned and asked if this controversy has held up construction. Eric Lowther of PMA said TLT is proceeding with construction. Pat Finn asked if the current motion would affect progress. Eric Lowther said the motion won't but if the result is a change then there would be a change to the foundation and steel. He would need to understand the significance of the change. However, any change would mean putting a section of the building on hold and potentially would affect the schedule. Pat Finn said his understanding was that somebody held up excavation of the area as a result of this controversy and asked if that is correct. Eric Lowther said he has no knowledge of that. *All approved Paul Dunphy's motion to look into bringing the retaining wall to the stairs.*

John Reilly asked the neighbors if they want to form a committee and if so he asked them to put their names, address, e-mails, etc. down on a list. John Reilly said the goal is to have better communication. George McCullough said he has the two drawings one from 2000 and one from 2005 and asked them to take a ruler to it to see the difference. John Reilly said he would do that.

John Reilly suggested the Committee move on to the high school issues. Mr. Parkes asked if there is written documentation of what the School Building Committee is charged to accomplish. John Reilly said the Town Meeting vote in 1999 established the committee and he could get copies of that vote. Mr. Parkes asked if that spells out the general criteria. John Reilly at the time, the former SBA dictated what the Committee needed to accomplish and would not pay for things that were a quick fix. There is a series of regulations with things that have to be met. Mr. Parkes asked if the Superintendent or School Committee outlined any special criteria that integrates architecture and school design. John Reilly noted at the beginning, a company named Mt. Vernon Group did the needs assessment and calculated the square footage. It was a long process that the School Department began in 1998. There were meetings held with groups of parents to decide the grade structure. John Reilly said there are complaints about the Memorial School clock tower. He said a long time ago there was a consideration of tearing the Memorial School down completely and rebuilding a new school. However, the townspeople voted at one of the public meetings that they wanted to keep that school. We have since had water penetration but that is one of the problems with an old building. Mr. Parkes asked if it was an informal process to create a general outline of the Committee's charge. John Reilly said the School Committee worked with the architects to tell them the educational needs and then the architects designed the buildings to encompass all aspects. Then it went to the School Building Committee to oversee construction. John Reilly noted we need to have enough classroom space to bring special needs students back. By bringing one student back that could save hundreds of thousands of dollars. Dr. Delaney said she is familiar with the Tides program and they currently have three Tides students and they are working on getting a

fourth student back. Dr. Delaney said their goal is to bring them back because it is good for them to be in their own community but it is also more cost efficient. She said they started with one student but it will become more attractive to bring more students back. John Reilly noted this is a subject for School Committee not School Building Committee.

The Committee took a five-minute recess and reconvened at 8:22pm.

Mike Pelligri stated at the high school, the bulk of the work has happened over the past five weeks. Since July 4 they completed 900 punch list items and need to move at a faster pace. Several trades required material such as doors, frames and hardware, which are on order so things like that will kick in. The VCT flooring has about 60 items to complete but have completed only three. However, at the same time one of the items they completed was redoing the hallways, which was more than half of his work. Of the 900 items left, about 250 are painting items and they anticipate getting them done. They are about at the halfway point maybe a little over and will have to crank it up a little bit. They had to do some brainstorming with the bonding company. They have a spreadsheet with what was to be done and each trade they thought it should be assigned to. As it turned out, in some cases, the wrong sub was assigned. They have now shaken out a lot of that. He added sometimes you fix an item and create another item so the painters' list keeps growing and they will get some painters there on T&M.

Dr. Delaney asked for an update on the roof. Mike Pellegrini said there was major movement on the roof issues a week ago. Originally, GenFlex, the warranty group, would not work with Silktown due to legal issues and because money was tied up. That issue has been broken thru in the past week. GenFlex will now work with Silktown to repair all other areas of roof. The design is being drawn up now and the concept has been reviewed and verbally accepted by Ai3, GenFlex and the contractor. It has been developed thru brainstorming on all sides and it fixes all the different variables. It does not involve taking off and putting down a new roof because it did not have that kind of failure. The repair procedure is to create a screwed-down connection for the areas of the roof in question that Dumas Roofing provided. This changes from a glue connection to a screwed connection. This work can be done by leaving things in place and making a bolted connection through the material in place. The paperwork will be generated by next Wednesday (August 2) by Silktown Roofing. In the end, he said it fixes any of the possibilities that came to light. Dr. Delaney asked if the gym is all set. He said the gym roof is 100% completed and a new punch list was created for that roof by Troy and that punch list is approximately half done. The gym floor will be done Monday (July 31). Dr. Delaney asked if the gym would be open when school starts. She was told yes. Peter Lombardo asked how the fix would address the edges. He was told the stripping of bolted connections would be brought in three feet from the edges of the building and would follow the perimeter. In addition, the roof edge metal will also be removed and replaced in this scenario. The edge metal goes into the blocking on the side. Peter

Lombardo questioned the high gym roof and if there was new blocking on top of old blocking and does that exist at any other locations. Mike Pelligri said the night it happened he got to see under the gym roof and it was old and new wood there. What he is speaking of for the other parts of the building, it was not additional layers built up -- this is different from the gym roof. When we get the plans from Silkdown it would be good to sit down with Troy and anyone else who wants to review it. Once they get approval, it is a matter of man hours, they don't need cranes and dismantling. David Twombly said school starts September 7 and asked if it will be done by then. Mike Pelligri said if they can approve this plan in a short period of time, it will not take long to complete. It can be done before school starts. It is a time-intensive process but 10-12 guys can be working at the same time in different areas of the roof. David Twombly asked to be kept informed about progress. Mike said the first milestone is Wednesday and then the next question is when it will be approved. Then he can answer questions about Silkdown and when they can get up and running. There are a few things to line up but they are not that major. Once they get a corrective plan that is warranty-able and is not just a Band-Aid type of fix and that will last for several years they can get going.

David Twombly said there have been some e-mails regarding the electrical contractor and getting them back on site. Mike Pelligri said there has been some difficulty finalizing them but his understanding is that is taken care of, the check was cut about a week ago and they expect to have them out there very soon -- next week. David Twombly asked once he shows up, what is the timeline.

Charlie Ryder asked if they are having any trouble getting any other key subs on the site. Mike Pelligri said some sub contractors, such as the painters, were not on the job before others were. There is a 50/50 split. Some subs were easy to get back, others weren't. HVAC and electrical have been very difficult to get back. He said John had some e-mails with the HVAC sub today and John was looking for hard commitments from him. He expects to have a control guy here next week and a balancer in August. He thinks they have the difficult ones wrapped up. Charlie Ryder noted HVAC was a big problem and if we get a cold spell we won't be able to put the heat on.

Dr. Silva asked Tom Gould what he thinks are the most critical areas to get going now. Tom Gould said there has not been an electrician here yet and the door hardware is a problem. The HVAC work has stopped and the roof has not been started. Dr. Silva asked how we get that jump-started. Mike Pelligri said they covered where the roof is right now. Outside of the gym roof there was a punch list on the gym. There were two items that were onerous and they expect Silkdown to get their portion of the work done by the end of the month. The two major issues they already covered, although he said we have our work cut out for us but we should be able to get it done. Electrical has not been on site but that has been resolved. The electrician's remaining punch list consists of 120 items, of which, he says 86 have been complete and 60 of which have been approved by

the engineer and architect. He was claiming his punch list was half done. HVAC has been back and forth and they thought he would be back earlier. We do feel the electrician is back on the site. The wild card is still the HVAC contractor. It is going back and forth but no one is sitting on it. Dr. Silva asked what is our option of looking elsewhere with other contractors. Troy Randall said he would defer to Bob Garrity on that because a takeover agreement has been established. Jim Lampke asked about the game plan if after next week the electric or HVAC contractor does not return, what is the contingency plan. Jim Lampke also emphasized that the work has to be completed well in advance of September 7 because the custodial staff needs to get the building ship shape and the teachers need to get into the building before the start of school. Mike Pelligri said the short answer would be to get someone else, but that is not an attractive option. As for ceramic tile and glass, the ceramic tile contractor had the same type of issue as the electrician, however, if he does not come back it is not as dire a situation and we will get someone else to do it. The glass was also a similar situation and we got someone else to do it. He has no doubt that the sixteen glass items will be taken care of. Troy Randall asked about the millwork contractor who has a significant number of items. Mike Pelligri said millwork has 112 items done and 85 are checked off. It is very difficult to get someone back to do that. He said there was a lull there but the manpower is back. David Twombly asked what is the cut off date to get another HVAC contractor in or any other sub that are not returning. Mike Pelligri said if by next Friday (8/3) things don't line up like they are saying they will, they will proceed to the next step.

Jay Meschino asked since the roof is different from the original plans, have they mapped out where the bolts will go because there could be electrical or HVAC ductwork etc. Pat Tompkins said the plan is to get an overview of the roof to identify what needs to be worked around. They may get someone down low to see if it is clear or not. Jay Meschino said that does not sound like a quick process. Pat Tompkins said that is being put on paper today by Silktown Roofing. Jay Meschino asked if they will seal something over it because they are making holes in the roof. Pat Tompkins said the strip of metal will have holes every 6" at the end after the strip of metal has the toggles in it and is tightened, a one foot wide piece of rubber will be put in place and all you will see is black roofing. David Twombly asked if this does not happen before school starts will the second floor classrooms have to be vacated to do this work. Pat Tompkins said in a worst-case scenario if they can't get it done before school starts they can do many things. He said the fix is a solid fix and they do not want to go into the winter months. The work can be done later in the day. It is going to be more of a vibration noise, not a safety concern. They will be drilling through and the noise may or may not be bad.

Pat Finn asked in all their research, in your opinion is the design on the edge detail something we have to worry about or are all the problems related to poor workmanship. Pat Tompkins said he spent nine hours at a deposition today answering that question. There are numerous issues that led to the failure of the high gym roof. In particular, there

was the edge details and the raising of the edge details by doubling up on the blocking created a situation where the edge was an inch and a half higher than it should have been and the covering of products were not the best products. Those are the two main factors. The good news is that has been removed and replaced and the other areas of the building do not have the double blocking. It is just the edge detail material because they feel that might have been inferior. Pat Finn said so there was a problem with our original design of edge details. Pat Tompkins said not really the design, the speeded products. The GenFlex system have specifications that were to be constructed on this roof. He said, were those details followed to the "T", some of us do not think so.

Pat Finn asked Troy Randall and Mike if they are satisfied with the progress to date with the punch list and with CTA's performance. Pat Tompkins said he knows this is an uphill battle. It was a slow start but he kind of knew it would be based on his experience. Yes, Mike is satisfied with the work. He said he likes this four-man check system because it ensures we are not going back to these items later. He said that way when we say there are 900 items open, it is really 900 items open. He added there are 900 items open but if the parking lot is repaved but they have not done the striping yet, that item remains open. If many of the walls are patched but the touch up paint hasn't been completed, you can't call it closed. The painter is about 250 of the 900 items and those are easy to get completed. The electrical and HVAC have been legal issues that are being worked through. Troy Randall said that is why we are here with 26 days to go. He said they have been organized and the quality of work is there however, he is not concerned about what they are doing, it is the amount of work they are doing and the amount of work remaining with the time left, that is the concern. Troy said he thinks they can achieve it but it will take a significant amount of push.

Pat Finn asked about site work, the front entrance and the parking lot paving. Mike Pelligri said there were some questions with the two front areas so they had a survey done of the areas. We need to know what we are doing there. He said that is a hot item for us to get done. John said the paving in the main parking lot was done earlier this week and then early next week the line striping will be done after the oils get out of new paving so they don't interact with the paint. The other site work is underway, the weeds have been pulled and they have been trucking in loam, raking and fine grading. They think they will hydroseed around the 15th of August and at that point it will be looking green and they will maintain it through the month September until it is accepted. That effort is going really well. They are expecting a resolution on the front entrance very soon. John Reilly asked if any work is happening in the back of the building. John Barton said yes, it is all scarified, de-weeded rough graded, and the top soils is going in. It is all fine graded and it is going to be nice. Pat Tompkins said the reason the two front areas are not done yet is because the math is not working from the threshold to the street to allow them to do that. The rest of the concrete has been poured and the two openings are

prepped but they had to bring a survey crew in to come up with a way for the entries to come in line.

Peter Lombardo said the electrician was in his office today and mentioned he would be back to the high school and sounded positive. Peter Lombardo said he also wants to reiterate what Jim Lampke said earlier. The work has to be done well in advance of the start of school, by a week at least. They have to inspect and certify it for occupancy and that takes some time to coordinate and correct any problems before the students return.

Peter Lombardo asked about the roof warranty and if it would be one warranty for the entire roof with one contractor. Pat Tompkins responded it is not finalized that way yet. He noted there are two roofs there. Peter Lombardo asked who we are going to call if there is a problem. Pat Tompkins said that is not impossible but that is the last thing to do and he hasn't gone over that yet. He pointed out that there are two roofs there – a Firestone roof and a GenFlex roof. We are at the point in the process now where the gym roof is complete and warranty-ed. For the other areas, he thinks we have a good solid fix that will last for many years and is warranty-able. However, we have not been able to nail down who is going to house this warranty. They are talking about it with Silktown but there are issues that need to be worked out. They concentrated on getting the work done first

Jim Lampke asked if they have done any work on the roof yet and, if not, could it be done on weekends to keep it moving forward. Mike said no, right now to date that work has not happened and have not thought about weekends. They will look at that from here until the end of August if they need to do that.

John Barton said he would like to get together with Peter Lombardo on the occupancy permit to start getting that paperwork going and he will also talk to Andy Thomas. Peter Lombardo pointed out those are two different issues – the occupancy permit is at the completion of the job. What he is concerned about is the certificate of inspection, which is our annual occupancy inspection. John Reilly asked how often they meet as a group. Troy said usually every two weeks for several hours and they speak on the phone and e-mail on a regular basis. Peter Lombardo said he would try to get to their next meeting (one week from tomorrow).

Rhoda Kanet said she has heard over and over that the job is understaffed and the new roof repair is labor intensive. She is not convinced that it will be completed on time. She is concerned that they have not even thought about working on weekends yet. She said these things should have been planned out long ago, before you were called to come in front of the School Building Committee tonight. As a member of the public she wants reassurances that you are going to stay on top of it and are not going to sit back and wait until you are called back here. She asked why the problems with the electrician and

HVAC contractor weren't worked out six months ago when you knew you had to start once school was out. Here we are and it's almost August 1. She said she wants assurances that if you have to work weekends that you will and if ten people are needed on the roof, you will put ten people on the roof. And that it will be done in a timely manner. Pat Tompkins said those are a lot of good valid points. There are a lot of reasons why the roof is not active right now. There is more going on behind the scenes. There have been meetings, faxes, designs and lawyers. Everyone involved is trying to get this together that is a common goal. He said the good news is, the building is 900 items away from completion.

John Reilly asked Jim Lampke if he would attend that meeting next week. Jim Lampke said the bonding company and CNM have been negotiating and trying to get it resolved. Perhaps they can give the committee a report by the middle of next week about where we stand so we can make a determination about who needs to attend next Friday's meeting. They said they would get something out Thursday morning. Pat Tompkins said at this point, it all boils down to the HVAC contractor and getting the roofing plan in action. He feels good that the electrician was at Peter's office today.

Jim Griffin said he is still concerned about the manpower. He sat at a meeting four days after school got out where we were told they were going to load up. We need to get a time line and a drop-dead date for this to be addressed. Jim Griffin said Mr. Ford was fairly adamant that if there was going to be work done on the roof during the school year that a test of the roof repairs needs to be done first to see how much it would disturb the classes. He asked if we know for sure that it is going to penetrate. Jim Griffin asked if they are going to watch underneath the space to be sure. He said this all needs to be addressed with the principal before the school year.

Paul Dunphy told them as you can see, we are all very concerned about the roof. He told them you need to make sure before you leave at the end of each day that we are tight. He stated the weather changes down here quickly so be aware of that. Paul Dunphy said with regard to the toggle methods, someone needs to verify that the toggle has snapped to the open position. It is going to come through the decking and asked if it will be visible from below. He was told yes, it would be visible above the drop ceiling. Paul Dunphy said we need to absolutely verify that every one of those have snapped to the open position. Paul Dunphy asked what type of product they are using, is it stainless steel. Pat Tompkins said he is not certain but it is not going to be opened to the elements so does not need to be stainless.

John Reilly noted earlier in the meeting there was a motion to go into Executive Session to look at the Jacobs plans from 2000 and 2006. He said he spoke with Chris McCabe and would suggest to the Committee that they give the two sets of plans to PMA for them to compare. He said you have to have someone compare them and report back. He asked

if that is acceptable as a first step. Jay Meschino said that is only part of the problem, it is also what we would do if there was a possible misrepresentation. We should discuss the steps to take if there was a miscommunication or misrepresentation in a broad scope. John Reilly said sometimes there is miscommunication or a lack of communication but that is not something to cause a lawsuit for errors and emissions but if it is something we have to address, that is appropriate for Executive Session. He told Jay he knows he has his opinions but other people feel there wasn't a misrepresentation. Chris McCabe said the allegations made by George McCullough are very serious in his opinion. His observations are that the plans were identical in the back of the building, however, Mr. McCullough made a statement that is drastically different from that. Chris McCabe said so before he will entertain any discussion relative to Ai3, he wants to know the answer to that question and he thinks PMA can give us that answer. Then we can discuss in Executive Session, if we need to, where we go from there. Pat Finn said when Jay first brought up Executive Session, it also was to address the issue of the handicapped accessibility in the high school auditorium and option #3 that we are required to do at a high price tag. We have to look into that as a design error and at the least should discuss that. Pat Finn said he thought we asked Town Counsel to look into that. Jay Meschino agreed, yes, he would like to discuss that topic as well and what are the procedures. **Jay Meschino made a motion to go into Executive Session for matters relative to litigation and strategy. Pat Finn seconded.** Paul Dunphy noted the late hour and said Executive Session should be done at a better time of day. Pat Finn said school is opening in a month and the auditorium is not handicapped accessible. This (high school) project has been ongoing for 3-4 years and we have an order to make it accessible. One way or another we have to authorize construction to make it accessible. Pat Finn said as a side bar, we need to discuss who is going to pay for it. Chris McCabe noted that last week he thought we authorized Ai3 to proceed with that work when it was noted at the end of the meeting that the window of appeal had come and gone. Pat Finn said he didn't think we did. **Chris McCabe made a substitute motion to authorize Ai3 to issue the bid specifications and to proceed with the ADA remediation work in the high school auditorium.** Chris McCabe said the legal question of who is liable for what does not have to be discussed right now. He wants to give Jim Lampke time to look into it and have all the answers before we discuss it. **Pat Finn seconded the motion. All approved the substitute motion.**

Jay Meschino said since it is so late he would be agreeable to discussing this at the next meeting and withdrew his motion. **Chris McCabe made a motion to ask PMA to review the two plans from 2000 and 2005. Jim Tobin seconded. All approved.**

Troy Randall handed out an updated punch list completion list.

It was noted the next meeting is scheduled for August 3 at 7:30 in the Selectmen's room.

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Paul Dunphy made a motion to adjourn the meeting. Jim Tobin seconded the motion. All approved.

Respectfully submitted,

Debbe Bennett
Recording Secretary