

**Town of Hull  
Building Committee Meeting  
Thursday, August 17, 2006**

In attendance:

Cathy Bowes/Committee Member	Jim Tobin/Committee Member
Paul Dunphy/Committee Member	Debbe Bennett/Support Staff
Bill Dwyer/Committee Member	David Twombly/Support Staff
Patrick Finn/Committee Member	Jim Lampke/Support Staff
Chris McCabe/Committee Member	Peter Lombardo/Support Staff
Jay Meschino/Committee Member	Scott Dunlap/Ai3
John Reilly/Committee Member	Troy Randall/Ai3
Kevin Richardson/Comm. Member	Tom Gould
Charlie Ryder/Committee Member	Steve Rusteika/PMA
Dr. John Silva/Committee Member	

Absent:

Paula Delaney/Committee Member

The Building Committee meeting was held in the Exhibition Room at Hull High School, and the meeting was called to order by John Reilly at 7:37pm.

1. **Approval of Today's Agenda:** The meeting agenda was approved without exception.
2. **Approval of Minutes:**
  - July 20, 2006, Open Session minutes. *Dr. Silva made a motion to approve the July 20, 2006 Open Session minutes. Bill Dwyer seconded the motion. All approved.*
3. **Punch List Oversight:** Tom Gould noted he included his report in the School Building Committee packets. He said things are going pretty well and it is picking up but they will not be done on time. There are approximately 700 items left on the punch list and HVAC is still a problem.

Charlie Ryder said he talked to Tom Gould the other day and there seems to be no real push, especially with HVAC and asked about potential penalties there might be for non-performance. Scott Dunlap said he is not sure what Bob Garrity negotiated. John Reilly said Mr. Garrity would be asked to attend the next meeting. John Reilly asked that the Committee have questions prepared for him in advance and it would be put on the agenda. Dr. Silva said the last time we discussed the punch list, HVAC and electrical were the problems but now HVAC continues to be a problem. Tom Gould said his (HVAC) work is not getting done. Troy Randall said he concurs with Tom, HVAC has not been pushing and there is about 50% of their punch list work remaining. They contacted CTA to make sure they put the push on.

Dr. Silva asked if our plan of action is going to be a legal one. Ai3 responded that depends on the terms of the takeover agreement.

Paul Dunphy said he is not sure if it is on the punch list or not but he just walked the roof and the HVAC units on the roof are not secure. Troy Randall asked if he is talking about the condensation units. Paul Dunphy said yes. Troy Randall told him, yes; it is on the punch list. Paul Dunphy said he would not accept any of it. Paul Dunphy also noted for the record that there was a lot of debris, sharp screws, metal and nails on the roof. He is not sure if that is part of the project or maintenance but someone needs to do a walk thru and clean up the debris.

4. **Owner's Project Manager Report:** Stephen Rusteika said he asked Jeff Costa to come tonight. Jeff is the Town's on site representative. Stephen said Jeff has solid school experience and is a very sound representative for PMA and the Town. Stephen said if anyone wants to visit the site they should check in with Jeff first.

Jeff Costa informed the committee that the contractor took all the playground equipment, installed construction fencing, stripped the topsoil and established control lines. They relocated the entrance to the temporary classrooms. As of now, they have poured a lot of concrete and have poured about 60% of the footings.

Jay Meschino noted a lot of neighbors have reported visible rodents. Jeff Costa said the contractor is using the same pest management company the School Department uses and they have installed traps. They may have been pushed out from the activity to the neighborhood. Jay Meschino said they are running through the yards during the daylight and asked if there is anything neighbors can do. Jeff Costa said they did install the windscreen, which may help as well. Jay Meschino asked him to talk to the contractor and see what more can be done. Stephen Rusteika said they will be baiting traps and checking the trash on site. John Reilly added the Town's Health Department developed a list of do's and don'ts, which could be available to the neighbors. John Reilly said he would look into that on Monday. David Twombly noted Watch All was out at the site today.

Stephen Rusteika said they are in the process of updating the budget numbers. Scott has been working with the School Department to get numbers. Stephen said he wants to verify the total project cost was \$25 million before Town Meeting and \$2.8 million was voted at Town Meeting so the total project budget is \$27.8 million. Chris McCabe said that would be somewhat reduced for the funds designated for the clock tower, so that \$27.8 million would have to be modified somewhat.

Stephen Rusteika noted TLT has an issue with some of the language in the SBA funding agreement. David Twombly said he worked with Chris McCabe's office and brought the contract to TLT and agreed TLT definitely had an issue with it. Among other things, the SBA language requires an audit of all their books. Stephen Rusteika said he has heard these

complaints before. Stephen Rusteika noted PMA has signed it. Scott Dunlap noted Ai3 has signed it as well and the issue with TLT is not uncommon. This agreement is being tested and there is language in it that the general contractors are not comfortable with and most, if not all, have modified it before signing it. So they haven't penalized the towns that were having trouble getting general contractors to sign the agreement. Stephen Rusteika said it is brand new and we are stuck in the middle. There have been discussions with Jim Lampke about how to work it out. Chris McCabe noted we cannot let this drag on because as soon as it is signed, the town can draw down money.

## 5. Architect Report:

- **High School**

- **Application for Payment #33 (Bonding Company):** Troy said the high school bonding company has submitted an application for payment. The back up provided is the punch list by phase with items crossed out that have been completed and a summary of the reviews is located on the third page of the document. Troy said this application for payment is in line with the previous punch list for a total of \$131,070. Troy said punch list distribution reviews #11 and #12 were included but the committee did not have them prior to this meeting. Therefore, punch list reviews #8-12 are incorporated within this document. Troy added he is sure Mr. Lampke would recommend including the same language as the last time when approving this payment requisition.

Charlie said he is concerned about what we have left. Application #32 was for \$197,910 and this one is for \$131,070, which totals \$328,980. He said he recalls the threshold for payment was \$457,735, which leaves \$128,755 remaining with the approval of tonight's req. Troy Randall noted during the review process they have identified credit items totaling \$10,760 that will reduce the threshold to account for those credits. Pat Finn asked if the \$125,000 left is enough for the HVAC punchlist that does not seem to be getting done. Troy Randall said if you look on the last section of the pay req, HVAC has been broken out and the last page lists the total HVAC punch list total as \$101,200 and a portion of those have already been completed.

- **Punch list Update:** This subject was discussed earlier in the meeting.
- **Bonding Company – Roof Remediation Proposal:** Troy Randall noted at the last meeting Kevin Richardson questioned how penetrating the existing gypsum roof would affect the structural integrity. Ai3 asked the Structural Engineer of Record to review the proposal presented by Vertex and asked them if it would have an impact. He has provided the document handed out saying it would not compromise the integrity of the existing roof. It is their hope to come to a common ground so they can recommend approval of a system. At this point there are a couple items they cannot come to terms on, such as the number of seams

exposed on the roof. They need to continue the review process and make sure what is approved and recommended is the same integrity of the design documents. Troy Randall added Paul Dunphy had a number of good questions but Vertex has not responded to those questions yet. He will forward that to the Committee once he receives it from Vertex.

Bill Dwyer asked if Troy is comfortable with the resolution. Troy Randall replied he is not yet. Pat Finn asked if we should wait on approving payment until the roof remedy is satisfied. Troy Randall said that is up to Bob Garrity. Scott Dunlap added all we can do is verify the work is completed. Chris McCabe said he thinks we will have to consult with legal counsel because we have only so many days to process payment but if we can hold it legally maybe we should but he doesn't want to get us in something that will get us in trouble. Pat Finn said this is an intelligent committee and no one has the details of the contract that was worked out with the bonding company. Chris McCabe said no one is contesting the fact that we owe the bonding company money. Pat Finn said the point is we need legal help because we don't have the contract. He would like to see the agreement. Chris McCabe said he has no problem holding it if it doesn't get us in more trouble. John Reilly suggested structuring a motion to cover all bases.

Jim Tobin asked if the committee will see schematic design that shows the strapping, cross cuts of how deep the bolts will go into the roof, etc. before it is approved. He said common sense says if you put hundreds of holes and strapping in the roof it will not drain properly and the water will freeze at the seams. Scott Dunlap said they would come back to the committee. All of these are the same concerns Ai3 has. Pat Finn asked why doesn't the committee have sketches of their proposal. Troy said the committee has exactly what Ai3 has at this point and that is why they had the meeting last week -- to update the committee on all information.

Charlie Ryder said he is concerned about delaying since Mike from Vertex cautioned about waiting too long. Now suddenly they don't have a proposal and it seems to be on hold and there does not seem to be any urgency. In addition, he doesn't agree with holding payment for work that has already been done. Scott Dunlap said it would be wise to get Bob Garrity involved as well. They (the bonding company) made a proposal that Ai3 does not feel is acceptable and the bonding company did not like Ai3's proposal which includes a full, continuous membrane. Jay Meschino added, even if it is over their multi-seamed membrane. Scott Dunlap said they don't seem to want to do that. Jay Meschino said we talked about alternatives and asked if anyone is going to put a number to completely redoing the roof. Troy Randall said he talked to Bob Garrity about that option and Mr. Garrity said it is the committee's duty to accept a proposal that has the same integrity as the design document even if it is of a lesser value to

complete. Jay Meschino said if we knew the value difference, we might, at our own discretion, pay for it and given what we saw today, that might be the most viable option. Scott Dunlap said he would be surprised if they want to do that because we are not going to accept anything less than the full membrane fully attached. Jay Meschino said by leaving the bad part of the roof down there it is going to cause problems later on.

Dr. Silva asked for clarification – legally if the bonding company submits a proposal that they feel is equal to what was designed, is that still subject to Ai3's approval. Scott Dunlap responded yes, that is true. If the outcome of the roof was equal to the design document we are obligated to accept it but only if it is right and only if Ai3 agrees. Scott Dunlap added when Ai3 receives something that they think is legitimate enough and a proposal that is acceptable they will come back to the committee with it. At that point Ai3 will explain why they think it is acceptable and the committee will have an opportunity to discuss it. David Twombly asked what the bonding company's response was to Ai3's proposal. He was told the bonding company said it was four to five times more expensive than their own proposal. Scott added what Ai3 is proposing is what the Town is owed. Jay Meschino said given the damage that has occurred, we might want to look at the next step so we have a roof for the next 40 years. Dr. Silva said maybe this discussion should be in Executive Session because we are strategizing for the company. Scott Dunlap said there would be no danger in saying we would be willing to accept a product that is equal to what was originally designed. Pat Finn said he would like someone to come in and say we are going to get a roof we deserve and finish the punch list. Pat Finn added he has no problem spending the money we have in order to get the job done. Dr. Silva suggested we wait for Bob Garrity to be here.

- **Chimney Proposal Update:** Troy Randall reminded the committee they asked for a revised proposal on the chimney, to remove it rather than cap it. They have a proposal from the bonding company, which is actually two proposals within one. Empire's proposal is for \$19,592 and this brings the chimney down to 18". Jay Meschino asked if it makes sense and asked how many additional feet it involves. Troy Randall responded it is an additional nine to ten feet and the extra \$4,000 to demolish it is actually a pretty good number based on the previous OR's proposals. John Reilly noted it eliminates any future problems by taking it down. *Chris McCabe made a motion to approve the chimney proposal in the amount of \$19,592.00. Dr. Silva seconded the motion. All approved.*
- **Jacobs Elementary School**
  - **New addition retaining wall review:** Troy Randall said the committee asked Ai3 to review the possibility of eliminating the retaining wall at the south side of

the addition. John Reilly asked if they contacted the Fire Department about this. Troy Randall said they contacted the Fire Department, Police Department and Hull Light and they prefer to keep the retaining wall as designed with no modifications, although Hull Light did not have a preference either way. Scott Dunlap noted it is still worth having the discussion about the impact of moving it and how a little change can have large costs associated.

Troy Randall said in the documents they identified the items that would need to be modified. Troy noted if the retaining wall is brought to 5' 2" and then tapers down to 1' on either side, so only at its highest point is it 5' 2". There would be chain link fence above that and a clear space between the retaining wall and the building. This modification would require structural steel changes, elimination of windows from the kindergarten classroom, grading and drainage modifications. This change would use the building as the retaining wall and six feet of it would be underground at the exterior wall. He said even with proper drainage and the slopes, it is inevitable there would be water infiltration because of hydrostatic pressure. With this proposal the existing egress would need to change thus creating a retaining wall off the stairs that would be 4 ½ feet at its highest. There would need to be modifications to the transformer and emergency generator, to the concrete foundation walls and footings. In addition, the construction at the rear of the building is already in place and that would have to be removed and reinstalled as new. It would cost approximately \$250,000 to achieve this. Troy added they have listed the pros and cons on the second page. With less of a slope they would be able to eliminate a portion of the fencing from the retaining wall itself. There is potential for water infiltration since it would be eliminating the natural shedding of water. If the manholes ever fail or are not maintained properly, it will result in water infiltration. Other considerations are the removal of concrete footings, the review and approval process, modifications to the transformer and generator as well as any impact on the schedule. Troy Randall added the committee did ask Ai3 to proceed to look into possible screening to soften the edge and they will continue to do so and set up meetings to discuss landscaping, screening and plantings and will present it to the Committee. He noted the retaining wall is 5-½ ft at the highest point as currently planned by the Tramontana's house. Jay Meschino asked if the area on the left of the plan is paved and was the objective safety. Troy said the 12' 4" area is grass to the corner and transitions to paving.

Paul Dunphy said we mentioned the public safety objective and asked if they saw these comments. Troy Randall said the public safety officials want to maintain this access at the rear of the building created by the retaining wall. The modified retaining wall would create an area they were not comfortable with. Paul Dunphy asked if the closed-in area would collect water. Troy Randall said it would be sloped away. Bill Tramontana asked if that is going to affect the run off, where

the retaining wall is going to be brought up the slope at the back of the gully. Troy noted the gully is identified on the survey drawings and the dark lines are the new grading areas that will be taken care of and resolved. Pat Finn asked how much this is going to cost us. Scott Dunlap said they have not gotten the bill for the work from John G. Crowe and Associates yet.

- **Memorial School**

- **Application for Payment #2 (Cousins Construction):** It was noted that copies of the pay req was distributed to the committee earlier. The clock tower project is wrapping up and they are moving to turn over spaces to the School Department. The clock tower work is complete and they are removing staging. The payment requisition is in the amount of \$71,278.17 and he recommends approval of payment. Charlie Ryder said at the last meeting we mentioned the roof tiles that were missing, and asked if this contractor is going to replace those. David Twombly said he had Cazault Roofers there recently and they will provide an estimate and he should have that soon. Charlie Ryder noted that would probably come out of the School Department budget. David Twombly noted some of them might have come off from the staging. Paul Dunphy asked if there is a warranty on this work. Troy Randall said it is a one-year warranty on the work they did. Scott Dunlap added this would cover anything resulting from negligent work on their part. However, if there were a leak from an area where they did not perform work, they would not be responsible. Troy Randall added they did have a waterproofing manufacturer representative who applied a test panel to various portions of the building and at the next meeting they are going to present information on specific water proofing for this climate and conditions as well as the test results based on his findings. Troy said he would bring it back to the committee.

- **Other**

George McCullough said he has talked about the Jacobs School and how it grew ten feet. There is also a rodent problem. He said the last time he was here he was criticized because he brought up that the building grew. He used a site plan, not a building plan. Mr. McCullough said he has two plans one from March 2000 of the Jacobs School created by Ai3 that is at one inch to 20ft. Then he has a plan that is dated 2005 also created by Ai3. This plan says it is one inch to 32 ft but it isn't, it is one inch to 40ft. Last night he went up to Jacobs School with a hundred foot measuring tape and looked at the plan. He measured the old building at 54 feet, which gave him a basis. He also had an engineering firm look at this. He used the corridor of the old building as a starting point and looked at the new plans. He said at the site visit seven people were told it would be 80 feet away and it is 60 feet. Mr. McCullough said they have been told repeatedly that it did not change.

John Reilly said for the sake of argument since the footings are in the ground, let's say we concede. He asked what he is asking the committee to do now. Mr. McCullough said if this had happened in business he would fire the consultants. Pat Finn said he believes we took this information and handed it over to PMA and asked them to look into it a month ago. Mr. McCullough said it is not rocket science. Bill Tramontana said four weeks ago the foundation was not in the ground. John Reilly said the committee tried to investigate this. Bill Tramontana said these foundations have gone in so fast. John Reilly noted the committee did not plan to put a hold on construction. Bill Tramontana said he doesn't think the committee had any plans to work with them at all. Pat Finn said that is unfair to say, the committee did not intend to stop construction but we are trying to work with you. We just learned the retaining wall would not work so at this point in time there is nothing more that can be done.

Scott Dunlap reiterated there are really specific dimensions being assigned to the schematic design phase. He said it has been suggested that he told everyone 80 ft. He wants to clarify that he never stood with the abutters and said specific dimensions. He walked the corners of the building and said it will be here. The comparison is being made between final construction drawings and schematic drawing that were done early and don't demonstrate any accuracy. George McCullough said to Scott that he was repeatedly asked if the back of the building had changed. Scott Dunlap responded it has not changed since the submittal and that this specific March 28 (2000) drawing is an early schematic design that precedes the June 1 (2000) submittal to the SBAB.

#### **6. Fiscal Report:**

- Warrant #425 was presented to the Committee containing two invoices for the high school totaling \$870.77.
  - One invoice from The Eagle Leasing Company in the amount of \$85.00. This is for monthly billing dated 7/21 through 8/20 for the storage container at the high school. This will be charged to contingency and will be added to the back charge list.
  - One invoice from Lowes in the amount of \$785.77. This invoice is for the supplies that Sharon Striglio bought for the high school courtyard. This will be charged to contingency.

Jim Tobin questioned the Lowes bill; he thought this had been processed. David Twombly said the last time Sharon Striglio actually paid the charges and submitted it for reimbursement. This is different and they got a lot of items from Lowes for the courtyard and paid half price for the plants.



***Dr. Silva made a motion to approve Warrant #425 in the amount of \$870.77. Bill Dwyer seconded the motion. All approved Warrant #425 in the amount of \$870.77.***

- **Warrant #426:** This warrant contains one invoice for the Jacobs School project in the amount of \$25,262.48 from PMA Consultants for staff charges related to Owner's Project Management services. This will be charged to Owner's Project Manager.

Pat Finn said PMA has put in the hours and time and we owe them the money but asked if we have a signed contract so we can verify these are the hourly rates that were agreed to. Pat Finn said he thinks we should have a contract. Stephen Rusteika said it is executed. Pat Finn said the reason he brings it up is because of lessons learned; we went through the high school project without a signed contract for the OR. John Reilly said he did sign it on behalf of the committee and will make sure that everyone gets a copy. Pat Finn said he would like David Twombly to check the hourly rates.

Charlie Ryder said he believes from looking at the invoice the average monthly rate is \$19,264. He asked what the extra \$5,999 is for. Stephen Rusteika said that is for the testing and inspection service proposals the committee asked them to review and working out the insurance and omissions issues for the testing service proposals. He noted they are now entering into an agreement with Briggs for those services. Charlie Ryder asked if that work was over and above the contract. Stephen Rusteika responded that was never part of their contract and the Committee voted on it.

***Dr. Silva made a motion to approve Warrant #426 in the amount of \$25,262.48. Bill Dwyer seconded the motion. Approved 8 to 1 (Pat Finn) payment of Warrant #426 in the amount of \$25,262.48.***

- **Warrant #427:** This warrant contains one invoice for the Memorial School Project in the amount of \$2,350.00 from Baystate Equipment for five dehumidifiers rented from July 14<sup>th</sup> through August 11<sup>th</sup> that were used at the Memorial Middle School. This invoice will be charged to contingency.

Charlie Ryder questioned the cost of renting these for a month. David Twombly said there were several areas of the Memorial School that Oasis Environmental tested and found moisture in the walls that had to be brought down. These were commercial dehumidifiers to dry the walls because they could not close the walls until they were dry enough. Once Oasis gave the okay, Cousins Construction completed the work. Jay Meschino asked if the water in the walls resulted from the clock tower. David Twombly responded, yes. David Twombly said they had two dehumidifiers in the auditorium and three in other rooms. The waterproofing should have been done first. Peter Lombardo added the dehumidifiers were used to dry the walls that were already

damaged. John Reilly said we need to get moving quickly on the waterproofing so we don't have seepage through the brick to the walls. All it takes is one storm. Troy Randall said probably either Tuesday or Wednesday they will send an e-mail and the sub committee could approve the amount related to the waterproofing but it cannot wait for the next School Building Committee meeting. Peter Lombardo said they might come back and say the waterproofing needs to be done once every year, depending upon the saturation.

***Dr. Silva made a motion to approve Warrant #427 in the amount of \$2,350.00. Bill Dwyer seconded the motion. All approved payment of Warrant #427 in the amount of \$2,350.00.***

- Warrant #428 was presented to the Committee containing one invoice for the high school in the amount of \$3,990.00 from Tom Gould for punch list oversight services from August 3 through August 16, 2006. This invoice will be charged to OR and will be added to the back charge list.

***Dr. Silva made a motion to approve Warrant #428 in the amount of \$3,990.00. Jay Meschino seconded the motion. All approved payment of Warrant #428 in the amount of \$3,990.00.***

- Warrant #429 was presented to the Committee containing one invoice for the Memorial School in the amount of \$71,278.17 for Cousins Construction this invoice will be charged to general contractor.

***Paul Dunphy made a motion to approve Warrant #429 in the amount of \$71,278.17. Jay Meschino seconded the motion. All approved payment of Warrant #429 in the amount of \$71,278.17.***

- Warrant #430 was presented to the Committee containing one invoice for the high school in the amount of \$131,070.00 from US Fidelity and Guaranty for punch list work. John Reilly said he would like to talk to Town Counsel to find out if there is any way to hold off on this payment to the bonding company since we still have a concern about some big-ticket items like HVAC. Jim Lampke said we have an agreement with the bonding company and since the town terminated the prior contractor, the bonding company has stepped into the shoes of the contractor. Jim Lampke asked if these big-ticket items are included on the bill now. John Reilly said no but there is concern about the work not being performed. Jim Lampke asked how the items relate to this work. Pat Finn said the takeover agreement had a dollar value and asked if values were assigned to these items and if by making this payment, we are paying too much. It only leaves \$120,000 under the \$400,000 agreed to in the takeover and there is a lot more work left to do in the punch list. Jim Lampke said this was discussed a couple meeting ago. He doesn't know how you cannot pay

them under the contract unless they are in breach of the contract. Jay Meschino said he thinks his worry is, as we approach the end of what we pay them that the work remaining exceeds what we owe them. Specifically, HVAC is not responding at the pace we want them to. Jay asked how we get them to do the work we want them to do -- they are doing the easy stuff. Jim Lampke said we are holding additional funds and they are contractually obligated to perform under the takeover agreement. Jim Lampke said they could walk away but they are contractually obligated. Troy Randall said specifically the HVAC contractor has not performed as we would like them to or up to CTA or Vertex's standards. It has been a constant battle with HVAC and he knows they are getting pressure but it is an isolated condition. Jim Lampke said the only time we get a clear answer from the contractor is when we have them come to the meeting. Bill Dwyer asked what happens to the balance of the money. Jim Lampke said he thinks we knew the \$400,000 would not cover all the punch list items. The difference we have is in claims and damages subject to further negotiations. Jim Lampke said it depends on if we maintain our claims for additional costs that the contractor cost the town and all the so-called back charge items. John Reilly noted if this project gets completed with money remaining in the contingency fund, that money does not get borrowed. Jim Lampke said it is important to keep in mind that just because we categorize something as a back charge it does not mean the contractor is ultimately going to sign off on it as a back charge. He expects there will be further negotiations. Charlie Ryder said the problem we have is they now seem reluctant on the roof. They are kinda delaying the roof because they don't agree with the architect's roof solution. Charlie asked if there are any penalties for non-performance in the takeover agreement. John Reilly told Jim Lampke he would like Bob Garrity to come to the next meeting for Executive Session. Jim Lampke said he would contact him for the September 7 meeting. John Reilly asked that anyone with questions forward them to Jim Lampke. Pat Finn asked if the takeover agreement was provided to the committee because he would like a copy prior to Bob Garrity coming in. Pat Finn said he would think all committee members should have copies of all contracts. Jim Lampke responded the committee has been given a copy previously. The committee has them because they approved them. There was a meeting held in the high school library when an issue came up on PMA's contract and the committee approved changing certain services. Jim Lampke said he would be happy to provide copies again of the contracts to the Committee members. *Dr. Silva made a motion to pay US Fidelity and Guaranty in the amount of \$131,070. Paul Dunphy seconded the motion. All approved.*

7. **Town Manager's Report:** None this evening.
8. **Superintendent's Report:** David Twombly said he was wondering what is going on with the high school courtyard because they got an estimate of \$39,000 and Mr. Ford received an estimate of \$53,000 from Dowd. John Reilly said he thought volunteers wanted to help with the design and parents offered to install material if we bought it. It was noted there is

\$1,845.00 left from the \$25,000 that was approved by the Committee. John Reilly noted if grass is installed, it will affect the already outrageous water and sewer bills. David Twombly added all plantings are done and now it is a matter of putting in grass or pavers, if ADA compliant. Pat Finn said he talked to Mr. Ford and another landscaper. He is talking about just getting loom and we pay for the material, which would be discounted, from local contractors and maybe the Boy Scouts or football team could help with the labor. David Twombly said they are looking for direction. Jeff Costa of PMA noted there is a big pile of loom at the Jacobs site; you just need a truck to transport it. Jeff Costa added they just had it tested. David Twombly said he would work with Jeff Costa and call the DPW for a truck.

**9. Old Business:** None this evening.

**10. Additional Report:** None this evening.

**11. New Business/Submission of Agenda Items:** Paul Dunphy said he had some mailings sent to him that he forwarded to David Twombly and Jim Griffin about an all day seminar on commissioning for owners. This teaches new building owners all about commissioning and when to get the process started. He thought it was something we should send key staff members to and the fee is less than \$1,000. It is a one-day course in September or October. Paul Dunphy said we talked about this some time ago and we had gone too far into the project to do value engineering and commissioning. Dr. Silva asked when the deadline for register is and if he could bring more information to the next meeting.

Paul Dunphy asked if there was any interest in starting the meetings earlier than 7:30pm. John Reilly said for him it depends on traffic. Dr. Silva said he would rather start at 7:00pm. Paul Dunphy suggested a 6:30pm or 7:00pm start time. John Reilly noted the Town Manager can start the meetings without him but it is up to the board. John Reilly suggested the committee think about it and discuss it at the next meeting.

Charlie Ryder noted there is still a question about the discrepancy in the plans and asked what we are going to do about this; he would like to see it resolved. It was noted that PMA would look at the plans. The reason PMA was not asked before to look into it, was because they have to work closely with Ai3. Scott Dunlap asked what is the objective of looking at it. He doesn't understand why they are going back six years to see how accurate that schematic drawing was when it was never intended to have accuracy. Contractually Ai3 is obligated to give a set of construction documents and release them to bid. It would be a waste of time and money to recreate the discussion that took place years ago based on schematic drawings. John Reilly said he heard from the motion that we would look into mitigation of landscaping and screening, etc. Charlie Ryder said we are just leaving false hope. John Reilly said the committee cannot change it because the cost is too prohibitive. George McCullough said they are not asking for anything to stop and he agrees with the interpretation of what the committee decided to do is exactly right. His issue is the lack of communication to the abutters and the committee. His whole thing is he went to Town Hall

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over a month ago and asked for the Jacobs School plans and was given them and when he went down this week, the plans he copied were not there. He said the plans were different. John Reilly asked Charlie Ryder what he would like to do. Scott Dunlap said one of the things that was not talked about much but is in the letter is, by reviewing the back area more can be done to soften the affect e.g. changing the fence, adding a trellis, etc. and we need some additional time to look at those kinds of solutions. He said we don't want to make them instantaneous, we want a chance to stand on the abutting property. John Reilly pointed out that the abutters should be a part of that decision. Bill Tramontana said it is only fair that this is investigated. He wants some kind of accountability, he should have known this three years ago. George McCullough said he thinks the committee should investigate it more. Bill Tramontana said if anyone on the Committee lived there they would want it done too. He is just asking for some kind of accountably. The value of his home has shot right down. John Reilly stated the committee and the Town care, but we have to weigh all factors and the bottom line is the town is going to go forward. John Reilly told the abutters if they want accountability, blame him, he is happy to take it. George McCullough said he is not saying the committee is at fault, he knows who is at fault. John Reilly told him the architects work for the committee and he Chairs the committee. He would rather work on moving forward since we are not getting anywhere chasing our tail. When this project is complete it will improve site drainage, lighting, etc. which will dove tail with other work the Town can do to rejuvenate the area. Bill Tramontana said he does not want to be brushed aside. George McCullough asked who is going to give it to the consultants. John Reilly said he would talk to Chris McCabe about it on Monday.

***Bill Dwyer made a motion to adjourn the meeting. Jay Meschino seconded the motion. All approved.*** The meeting adjourned at 9:40pm.

Respectfully submitted,

Debbe Bennett  
Recording Secretary