

**Town of Hull
Building Committee Meeting
Thursday, January 11, 2007**

In attendance:

Cathy Bowes/Committee Member	Debbe Bennett/Support Staff
Paul Dunphy/Committee Member	David Twombly/Support Staff
Bill Dwyer/Committee Member	Kathleen Tyrell/Support Staff
Patrick Finn/Committee Member	Jim Lampke/Support Staff
Chris McCabe/Committee Member	Peter Lombardo/Support Staff
John Reilly/Committee Member	Scott Dunlap/Ai3
Kevin Richardson/Committee Member	Troy Randall/Ai3
Charlie Ryder/Committee Member	Scott Libby/PMA
Dr. John Silva/Committee Member	Eric Lowther/PMA
Jim Tobin/Committee Member	
Dave Walsh/Committee Member	

Absent:

Paula Delaney/Committee Member
Jay Meschino/Committee Member

The Building Committee meeting was held in the Selectmen's Office at Town Hall, and the meeting was called to order by Chris McCabe at 7:00pm. Chris McCabe noted John Reilly will arrive shortly.

1. **Approval of Today's Agenda:** *Pat Finn made a motion to approve the agenda. Dr. Silva seconded the motion. All approved. John Reilly arrived.*
2. **Approval of Minutes:**
 - **November 9, 2006, Open Session minutes:** *Charlie Ryder made a motion to approve the November 9, 2006, Open Session minutes. Paul Dunphy seconded the motion. All approved.*
 - **November 30, 2006 Open Session minutes:** *Paul Dunphy made a motion to approve the November 30, 2006, Open Session minutes. Jim Tobin seconded the motion. Pat Finn noted on page 6 of the November 30 minutes he joking suggested electrifying the fence. Pat Finn said he would like to add the word "jokingly". In addition on Page 11, he said the Committee took a vote to put the CO detectors in. He was told that was the next meeting. Dr. Silva made a motion to approve the amendment to the November 30 minutes. Jim Tobin seconded the amendment. All approved the amendment and motion.*

- November 30, 2006, Executive Session: *Pat Finn made a motion to approve the November 30, 2006 Executive Session minutes. Dr. Silva seconded the motion. All approved.*

3. Owner's Project Manager Report:

- *Monthly Status Report:* Scott Libby updated the Committee on what has been accomplished during the last month. He said steel erection of Building C & D topped out. They kicked off sheeting and are roughing interior frames as well as all mechanical rough ducts and main mechanical lines. Scott noted the weather helped a lot and allowed them to get ahead of schedule. The temporary heat went on today, which is the first day they needed it. Scott Libby said the abatement for the existing six rooms is completed. He noted that was air monitored and tested and it came up with clean air. The demo has is nearly complete in that phase and the slab removal was done, some demo remains to be done and they are working cooperatively with school administration to reduce noise. Kathleen Tyrell agreed. Scott Libby added everyone is working well together. In January they will work to complete the metal decks on the lower roofs of C & D and the roof work began yesterday on the high roof. They had a kick off meeting on Tuesday that went very well and was to make sure it is a professional job and they don't anticipate any issues. If all goes well both should be done next week, weather permitting, followed by asphalt shingles on the lower roof. Scott Libby added everyone is on board with regard to inspections. It has gone well for the two days. Demo periodically will continue and they will continue roughing electrical and HVAC systems. A lot of conduit for electrical has been installed. Scott Libby noted they are putting more than average manpower to the job.

Scott Libby brought the Committee's attention to the second page of the report. He said the first graph is the monthly status report. The green represents early finish from a cost point of view. He said the black shows we are ahead of schedule. From an activities and cost point of view, they are ahead of the early finish schedule. The float will help with things that may come up and it is good to gain extra time in case it is needed later – that is a good sign.

Scott Libby said the bar graph represents the planned activities vs. actual construction activities started and finished in December. He noted this is in line with the industry standards and not all activities start or complete as scheduled. He told the Committee not to be skewed by this; it is in balance and is doing well. Scott Libby said they are very comfortable with the progress we are making. Some of the other graphs represent manpower, RFI's and response times. Scott Libby noted the architects are very efficient responding to RFIs with a less than 3-day average turn around time and noted time is money. He said they have a very positive report card on the architects.

As of December 31, they are at day 165 of the contract, and it is a total 765-day contract. The cost to date is \$3.476 million, which coincides with the budget report. Scott noted page 4 includes photos that were taken on Friday and show the metal roof decks on the gym and noted the blue tarps are covering building material for the roof and noted all roofing material is on site. The picture on the left middle is the mechanical rough. The photo on the middle right is the demo of a phase 1 classroom. The bottom left photos shows exterior sheeting on building C. Scott Libby noted the window openings are reinforced with Tyvek. He said they are working with the Building Inspector to make sure we are all on the same page and everyone was pleased with the communication on Tuesday to make sure we are in compliance with code. Scott asked if there are any questions.

Paul Dunphy questioned the top right photo of the roof and asked if that is where they meet and does the new roof pitch toward the existing school. Scott Dunlap said it is almost flat. Paul Dunphy asked if it does meet. Scott Libby said they will make it tight but there are transitions. Paul Dunphy asked if the windows would be sealed weather tight and will that stand up to sustained winds in the case of a northeaster. Scott Libby said they use a reinforced material like a tent that will keep rain out and in the event of an extraordinary storm they will have to take extra precautions. Scott Libby noted it was very windy last week and it held up pretty well. Scott Libby added they don't want water inside the building and all the right things are being talked about – the cooperation level is very high.

Pat Finn asked if anyone would be on site Monday because he was going to go up. Scott Libby said Jeff Costa would be there.

Budget Report: Scott Libby said the hard cost of construction is 17% completed which is commensurate with the billing to date and that is a good back check to see where we are. 21.7% has been billed to date. Scott Libby told the Committee to keep in mind that the FF&E portion has nothing to do with the contractor and the cash flow is falling in line. Scott noted the Town of Hull is getting paid on a regular basis from the MSBA and the next submission has just been signed for you tonight. Column 3 lists pending change orders/amendments and the \$1,825 is a red number and they try to do what they can to expose any cost impact. At the last meeting the Committee talked about the CO detectors. Some changes were being discussed and then the Committee approved it. That number represents what is anticipated for items discussed recently. He said this is not uncommon and there have been a few amendments to Ai3's contract and you will start seeing more of this stuff. When we get the billings, we will see where they stand vs. the estimate. Scott Libby said if you are not forecasting all of these costs you are not accounting for your exposure.

\$26,141,348 has been earmarked from the budget for the project costs and 20.85% is completed. Once we got a handle on the owner costs prior to construction, the numbers

are more in line with construction. Scott Libby said keep in mind column 3 includes pending construction costs and pending changes and there is \$63,000 in exposure for Change Orders. Scott said 79% of the contingency is remaining and 78% of the project budget is remaining with under 83% of the construction budget remaining.

Eric Lowther said the schedule review includes work forecasted for January and critical path. He said those activities need to happen on the dates reflected and this information is being provided for the Committee's information. The baseline submissions were done in December and there was a final submission for approval. PMA has reviewed and issued the contractor a bootleg copy and although the process was to conditionally approve the submissions knowing there would be more modifications, the general contractor elected to review and resubmit. The should have acceptance in the next few days.

Paul Dunphy asked if they see themselves pulling this in any. Eric Lowther said neither PMA nor Ai3 would but TLT has an opportunity to do that and they are setting themselves up to make good progress in January and February. They (PMA) will manage it efficiently and stay out of the contractor's way.

Scott Libby said this week there were a couple of issues that are common in the industry. He thinks the next actualized schedule will show some positive gains. The roof kicked off on time and if the weather holds out they will get it done. The sheeting is going up, which is a good sign. All these little things are positive signs for the next update.

Pat Finn asked PMA what happened with the modulares. Scott Libby said there were a lot of issues and TLT said they were not interested in getting involved -- it was not worth the effort. Scott Libby said he thinks it was what was required. They gave a credit, which was reasonable, but the variables that were asked of them would affect the price and they no longer had interest. Scott Libby said they were talking about taking the walkway down and the (barrier) wall has been erected. The technology infrastructure, which is run through the area was an issue in taking the walkway off and removal of it would impact the main operating system because the cables feed out to the classrooms but the school has been blocked off from the modulares.

Dr. Silva asked about the modulares and what it would cost to remediate the mold. He said the Hadassah Way lease is up this year in June and the modulares could maybe be put on the property of the library to use until phase 2 is complete. He said he doesn't know if the School Department looked into using them already. David Twombly said they have talked about a lot of scenarios, and the remediation is estimated at between \$18,000 and \$40,000 but the is variable is we can put the money into them but once the walls are opened up that cost could escalate. In addition, the source of the water infiltration has to be identified and stopped. The School Committee has talked about every scenario from putting moving classrooms, putting administration there to closing the modulares all

together. Dr. Silva said it is a concept worth pursuing. He has had some conversations with commercial people that tell him that sometimes cleaning up mold requires a lot of Clorox and hard work but other times it is more intricate than that. The school has a lease that is up June 30 and it is worth looking into. The town has land that will not be used for a while and it seems like it would be an ideal fit. John Reilly agreed it is worth getting a cost to move them and hook them up but added there are other considerations like water and sewer hook ups. John Reilly noted there is also the Hull Family Network at Hadassah Way to think about.

Charlie Ryder said he is confused, he thought initially the administration area was being used as classrooms. Cathy Bowes said some classroom space but the school administration, the school nurse, psychologist, etc. would be using the Central Administration area during phase 2. David Twombly added if we are going to go in that direction, he would recommend leaving the modulares there because there are going to be so many added cost to set them up somewhere else. He would recommend, if the committee went in that direction, to remediate and leave them where they are.

Paul Dunphy said he would like to see something nailed down because we heard at the last meeting that there are big advantages to get them out of there. We should try to get something worked out in the next couple weeks. David Twombly said they are getting close to making a decision. There is a School Committee meeting scheduled for January 22nd at which this information will be discussed. He said he hopes by the middle to end of this month they should be close to a decision. They are weighing all the costs and options.

Paul Dunphy asked if the modulares are tight and if any weather proofing has been done. David Twombly said no mold remediation has been done. They have done things like install an exhaust fence in the skirt fan and put up the wall and no other money into the modulares yet. Bill Dwyer noted as part of TLT's contract they have to move them anywhere in town so the cost to move them would be TLT's. Scott Libby said that is correct that is not disputed, just moving them within town and they would rather do that now. John Reilly asked David Twombly if he would have more information at the next SBC meeting. David Twombly said on Tuesday they met about placing the Pre School at the high school and they met with Ai3 and PMA on site. They reviewed all the classroom assignments. David Twombly said they still need four classrooms and they thought they had identified two small rooms to convert into one room in the new addition but for a number of reasons, the cost is too large to take that wall down and they are now reevaluating the whole situation and it is a moving target.

David Walsh said if the number one priority is to get the school done on time and within budget and no one is using the modulares, find a spot and let TLT move them if it is going to help move the project along and use it as a set up area. David Twombly said a main reason to leave them in place is the schools telecommunications are wired in the

walkway. If they are left in place until late June/July, then the IT department can relocate into the new addition. Then the modulars and walkway can be removed from the site. Chris McCabe asked if those couldn't be moved until July 1. David Twombly said, obviously if someone wanted to buy them she would make the sacrifice and move the technology equipment, but we would incur some costs. Judi Saide would just prefer not to move it now since it will have to be moved again into the new addition in June.

Chris McCabe asked what was TLT's reason for withdrawing interest in using the modulars. David Twombly said he thinks TLT's biggest concern was the responsibility of the remediation since they planned to move in as is. They were not planning to do any remediation. They got nervous relative to their responsibility. They were planning to take out rugs and clean it, etc. Scott Libby said they were planning to wipe it down but if there was an assumed responsibility then they are into it for \$50,000. Plus there are structural issues, they leak, and it was too much risk. John Reilly asked what is the harm of letting them move in as is since our exposure is the same now or a year and a half from now. John Reilly said if that is the breaking point, we should take a step back and see if they want to rethink it. David Twombly noted the \$12,000 credit figure keeps going down each week. John Reilly noted it is the intangible costs of getting the construction trailers off site that are important. Scott Libby said that provides a better solution. David Twombly said TLT might be interested if we don't hold them responsible for the mold remediation.

Pat Finn said there has been a huge investment in the modulars and they should not be thrown away. Pat Finn said he would make a motion to clean up if required and pay it out of contingency to help the School Committee make them good unless TLT will move in. John Reilly said no one is throwing the towel in with the modulars. We have to check with Jim Lampke or Chris McCabe about how to sell them. No RFP is needed if they are sold to another municipality. Right now we are in a holding pattern until the School Committee decides whether they want them, then we are free to do whatever we can with the modulars with the ultimate goal of getting the job done quickly and on budget. John Reilly added, either way we are on the hook to remediate or take a loss on the sale price. John Reilly suggested going back to TLT and telling them they can take them as is. David Twombly clarified that that TLT would not be required to remediate the mold. John Reilly said that is correct and would entertain a motion on that. ***Pat Finn said he would make that motion.*** Chris McCabe asked if we should take it a step further and have them washed and cleaned since it is in our best interest to pay that cost because that is delaying our drainage improvements in the field. Scott Libby said he would bring that up with TLT and that was a huge variable. John Reilly asked if anyone was opposed to exploring that idea. None noted.

Charlie Ryder said if the cost to remediate the mold is \$18,000, we could put administration there and save \$42,000 in rent at Hadassah Way that is one possible solution, but if TLT goes in there they will have to accelerate that drainage phase of it

unless it is going to cost for a Change Order. Scott Libby said now the conditions are favorable but if we get hit with storm that will delay any site work. In fact, most site contractors lay off their men as of January 1. If they mobilize these men back now they are on the hook to keep them busy but if we get whacked with a snowstorm and sub zero temperatures and the ground freezes, it will be like rolling dice. The price quoted was efficient favorable conditions; we may have to entertain a cost increase to accelerate work and revise the schedule. Charlie Ryder asked where the trailers would be moved now when the drainage work needs to be done. Scott Libby said the trailers would be moved when phase 1 is done and they would moved closer to the existing building, which would be during the summer. Charlie Ryder asked when they anticipate the modulars would be moved. Scott Libby said the walkway work would not have to be performed but they have not discussed exactly where they would place their trailers at this time. Pat Finn said lets get them into the modulars somehow. Scott Libby said they would do the best they can and will keep David Twombly posted. *Jim Lampke entered the meeting.*

4. Architect Report:

- **Jacobs School**

- **TLT Application for Payment #6:** TLT Application for Payment #6 in the amount of \$967,346.31 was presented to the Committee and Troy noted the project is 17% complete. John Reilly asked what the original (pencil req.) amount was. He was told it was \$1.235 million. Ai3 recommends approval of Pay Requisition #6. *Paul Dunphy made a motion to approve Payment Application #6 in the amount of \$967,346.31 as presented. Charlie Ryder seconded the motion. All approved.*

- **High School**

- **USF&G Application for Payment #35** Troy noted this was distributed to the Committee prior to meeting in the amount of \$19,592.00 which is related to the removal and capping of the chimney at the high school which was previously approved at the August 17 School Building Committee meeting and the work has been completed and Ai3 recommends approval and payment. No questions noted.
- **Punch list Update:** The updated punch list was distributed to the Committee. Troy Randall noted in addition to all the phases, there is an Exhibit A supplementary document as well as a potential credit list and the small punch list for the gymnasium high roof. CTA was at the site over the holiday vacation to complete some work. They met with CTA and the bonding company on Tuesday to review the completed items and about 50 items were eliminated from the list. Sytec Controls was on site and completed work related to HVAC controls, that is not reflect in this document. They will update the committee with that information. Paul Dunphy asked for a rough estimate of the percent complete of the punch list. Troy Randall responded it is more toward the 90% complete; the original punch list was about 2,200 items and there are now 200-250 items left, so

it is a pretty high percentage complete. We are down to the last part of the punch list and many may be discussed and some negotiated out. They have had 20 reviews of the punch list and a significant amount of time and effort have gone into it. Dr. Silva asked about the HVAC status. Troy Randall said Sytec was there through the week and completed a portion of their list but are still not 100% complete. That is one of the items, along with the roof, that sort of stand alone that we and the bonding company are looking at very carefully and working with David Twombly and Jim Griffin to make sure each and every item is completed. Dr. Silva asked about the roof. Troy Randall said there are no updates since the last Building Committee meeting.

Pat Finn asked what the gymnasium high roof punch list is. Troy Randall said this is standard, these are small items that were identified that need to be repaired after the roof work was completed. They are minor in nature and that new punch list was generated back in July 06 and they have completed a handful.

Jim Lampke said relative to HVAC matter, there is mediation scheduled next week with the bonding company, Hermes who is the HVAC sub and a sub to Hermes (Sytec) and we are planning to be there as well. Hopefully there will be some significant resolution to the HVAC items by the next meeting.

Kevin Richardson asked about the incomplete contract work and possible credit item. Troy Randall said Ai3 and the bonding company identified these items as possible credits when the right time occurs to make a decision about taking a credit or having the contractor finish. It is pretty cut and dry and most can be taken as a credit. Troy said the committee could decide to perform and finish this work on their own and that credit amount covers the cost of that work.

Charlie Ryder said early on Vertex said the roof needs to be addressed quickly because it would not survive the winter and asked if Ai3 and everyone is satisfied. Troy Randall said they would not say they are satisfied, they are not satisfied that it will last the winter. Troy noted Vertex did employ Silktown Roofing to put additional pavers on the roof and fastened additional metal edge around the perimeter and secure them so it is even better than it was. They (Vertex) have taken precautionary measures to be more certain that it will last the winter but Ai3 is not 100% comfortable and added they have rejected the roof. Charlie asked if anything has been done to address the leaks in the lower gym area. Troy Randall said there were a number of areas identified that have been addressed but there are still a handful of locations that remain problem areas. David Twombly said it has not stopped leaking but agreed they had addressed a few areas.

Dr. Silva asked about the status of negotiations with Ai3, Jim Lampke, Bob Garrity and the bonding company relative to the roof, it has been a year and we

can't keep discussing this. Jim Lampke said this should be discussed in Executive Session.

David Walsh said it is ridiculous and if this were a person's house, we would be in court right now. He asked who is keeping track of all the water damage, the problems caused by the roof and every test cut done showed flaws and the lost heat and escalating heating bills. It is not just that the roof has failed it is every other problem created afterwards, and who is keeping track of the problems that have compounded because of the roof. The meter is ticking on all the other problems. He said he can't believe it has taken this long for something as critical as that roof when everyone in the room knows it is a sham and was not done properly to specs to begin with and it is unacceptable. We need an answer today or tomorrow and that roof needs to go on someone else's dime. Chris McCabe said we all feel that way. David Walsh asked what is taking so long. John Reilly noted this has been ongoing. Bill Dwyer noted long before we came to an agreement with the bonding company, Pat Finn made a suggestion to do the roof ourselves. John Reilly said we shouldn't have been doing it with our money and at the time we had no guaranty that they were going to step up and complete all the punch list items, there is no simple answer.

Pat Finn asked if we are ready for Plan B and asked how much it would be to work up bid documents, to get a time frame, a cost for repairing everything that is not Firestone product and putting it out to bid and go with Firestone. Pat Finn said this is just to push them along a little and show them they are not the only game in town. Scott Dunlap said they would give an estimate of complete removal and replacement and to develop the bid documents would be. Pat Finn said that way the roof would be all one product and one guaranty. Paul Dunphy said he would like to kill the discussion and talk about it in Executive Session.

- **Change Order #1 & #2 (High School Auditorium Renovations):** Troy noted these were distributed prior to the meeting. He said Change Order #1 was previously discussed at a Building Committee meeting and this issue relates to a portion of asbestos and existing piping that was concealed within a masonry chase. That is completed and Change Order #1 is in the amount of \$4,566.70. Change Order #2 is related to modifications required to existing concealed masonry discovered during the demo of the sound booth and resulted in design and installation of a masonry pier to support the steel beam. Due to the existing door configuration and masonry it did not provide enough clearance on the pull side of the door and did not meet code requirements. This required installation of an automatic opening device. Change Order #2 is in the amount of \$13,168.99. Troy said Ai3 has reviewed both and would recommend approval of Change Orders #1 and #2. Troy noted on the front cover sheet of Change Order #2 there is a request for a time extension of 7 days. He said if you recall, the work was

completed at the substantial completion date and there was no impact on the production scheduled for that next weekend. Because of the nature of the fast track project and the speed, there was a concern about a time extension and they did request it in a reasonable time frame but were able to make up that time. The seven days does not have an impact on the contract or on anything else but providing an additional seven days which makes EastCoast Contractors look better and they technically finished the project early, did provide a good product and worked well with the owner getting the project done prior to that theater production.

Paul Dunphy asked where is the money coming from. Troy Randall said contingency. It was noted the budget was around \$75,000. The total for the auditorium project is \$92,335.69 with all the change orders, which is a total of about \$17,000 in change orders. Chris McCabe said this is the high school auditorium. Chris McCabe said the last time we looked at this budget we knew the funds were dwindling. Paul Dunphy asked if we can take a vote if we don't know if the money is available. Chris McCabe said a while back the Committee was presented with a spreadsheet that showed a bunch of scenarios and what the contractor's claims are against us and us against the contractor and there is money there but not enough to replace the roof. We keep incurring these costs with no resolution with the bonding company. John Reilly said he thinks we need closure. We have an agreement with the bonding but meanwhile we are depleting our own funds he doesn't think the money settled up is going to be sufficient. We need to make sure we are going to get this money back. We might have to block off an entire meeting to hammer this out. John Reilly asked Jim Lampke to line that up with Bob Garrity.

Dr. Silva noted there were questions and discussions in the past about the reasons for this (auditorium) work and questions about if it was a design flaw and if so, who is responsible for the payment and he doesn't think we settled that. Jim Lampke said he remembers a discussion about it but doesn't believe there has been a resolution. He would be happy to discuss it in Executive Session as well as the roof issues and adopt some plan. He said we have a lot of issues that require attention and focus on these key problems. John Reilly said the roof was not done to specification or up to code. Jim Lampke said he wants people to understand that he is in no way defending or justify the bonding company or the contractors, he shares everyone's frustration and deals with it five days a week not just on the nights the committee has meetings. They are always dealing with the contractors, as Troy Randall and Scott Dunlap can verify. Dr. Silva suggested Executive Session and setting up a meeting with Mr. Garrity and the people involved to discuss all of these issues -- we can't keep doing this.

David Walsh asked if we are going to vote to make a payment for this work that was done and we don't know who's responsible for the error. John Reilly said the Committee could hold off until after Executive Session. Paul Dunphy said this is a bill submitted by a contractor for work done satisfactorily he does not think we should hold on it. Dr. Silva said we are obligated to pay it but that does not prevent us from seeking a resolution. Scott Dunlap said he wants to clarify the issue with the demolishing the booths at the auditorium. He said we (Ai3) always were attempting to avoid the cost of demolishing the booths because they felt it was silly and the Town's own handicapped accessibility board agreed with them. They (local accessibility board) thought it was absurd to spend that kind of money to rebuild that area and granted Ai3 permission to do it as they had planned. It was only when they became uncomfortable taking that kind of responsibility that they suggested Ai3 solicit State approval for what we were doing. The State said they wanted the area demolished. Scott Dunlap said they were trying to avoid this project and once we went to the State level, the codes changed in the meantime and that is the reason the accessibility project had to occur. Pat Finn added Ai3 did a lot of design work at no cost to the Town.

Paul Dunphy made a motion to approve Change Orders #1 and #2 (auditorium renovation). Pat Finn seconded the motion. All approved.

- **Memorial Middle School:**

- **Credit Change Order #6:** Troy noted this is a \$1,200.00 credit. On the second page it details punch list items that Cousins Construction has agreed to relinquish in lieu of completing the items on the list. He noted payment req. #5 reflects that Change Order. *Pat Finn made a motion to approve Credit Change Order #6 for Memorial School. Charlie Ryder seconded the motion. All approved.*

5. Fiscal Report:

- Warrant #462 was presented to the Committee containing eight invoices for the Jacobs School totaling \$40,008.21. *PMA has reviewed and approved these invoices.*
 - Two invoices from Ai3 totaling \$18,475.97 for professional services during December (\$18,371.30) and postage and delivery (\$104.67).
 - Two invoices from PMA totaling \$20,472.24 for project management services during December (\$19,263.34) and testing services performed by Briggs Engineering (\$1,208.90).
 - One invoice from David Reinks in the amount of \$75.00 for videotape/cablecast services at the 12/14/06 SBC meeting.
 - Two invoices from WatchAll totaling \$450.00 for two exterior rodent control applications.

- One invoice from Waste Management in the amount of \$535.00 for a 15-yard roll-off container used to dispose of old broken furnishings and equipment that remained in the classrooms that were turned over to the general contractor.

Charlie Ryder asked regarding Waste Management what remained in the classrooms. David Twombly said before they turned over the rooms he walked through the six rooms with Jeff Costa and Don Maiver and they gave us four days to get all the debris out of there and we needed a dumpster go do that. David Twombly said it was debris like broken bookcases, broken furniture and junk. Paul Dunphy asked if we have an agreement with Waste Management because this seems high price. Pat Finn said they should use dumpster depot. David Twombly said the schools have a contract with Waste Management for regular trash removal. John Reilly asked if the contractor is supposed to remove the material from the rooms. Troy Randall said the contractor is required to remove material within the existing space. John Reilly asked what about for these six rooms. Troy said any existing space. John Reilly recommended putting a hold on the \$535 for Waste Management until the next meeting.

Dr. Silva noted we are still paying WatchAll \$225 a month. David Twombly said we talked about this before and it would not make sense to stop now because in the spring we would likely have to do an application once a week, which, in the end, would not save any money. In addition, rodent activity escalates in the winter months and they recommend continuing with the service once a month so they don't come inside. If stopped now we may have a bigger problem in the spring. ***Kevin Richardson made a motion to approve Warrant #462 in the amount of \$39,473.21 (putting the \$535 for Waste Management on hold). Dr. Silva seconded the motion. All approved Warrant #462 in the amount of \$39,473.21.***

- **Warrant #463** was presented to the Committee containing Payment Requisition #6 from TLT Construction in the amount of \$967,346.31 for construction costs through December 31 at the Jacobs School. *(This was approved during Architect's Report.)*
- **Warrant #464** was presented to the Committee containing nine invoices for the high school totaling \$43,702.86.
 - Two invoices from Gale Associates totaling \$11,587.23 for Roof Consulting Services as part of the original contract (\$3,714.55) and additional services (\$7,872.68) during November. These invoices will be added to the back charge list.
 - Four invoices from Architecture Involution totaling \$5,977.94 for; additional services performed during December 2006 (\$3,880.00 this invoice will be added to the back charge list), postage & delivery (\$13.56), monitoring services performed by UEC during the auditorium renovation (\$1,380.00), and roof

investigation services performed by EGD (\$704.38) this invoice will be added to the back charge list.

- One invoice from Garrity & Knisely in the amount of \$5,705.40 for legal services provided during November relative to the roof problems at the high school.
- One invoice from Verizon in the amount of \$840.29 for the relocation of the d-marc terminal at the high school. This is being charged to technology and has been approved by Judi Saide. As you will, the work was performed back in 2004 however, a bill had not been submitted prior to this.
- Payment Application #35 from USF&G in the amount of \$19,592.00 for the chimney cap change order that the SBC approved on August 17, 2006.

Pat Finn made a motion to approve Warrant #464 in the amount of \$43,702.86. Paul Dunphy seconded the motion. John Reilly noted nearly half of these invoices are for work associated with the roof; attorney fees, engineers etc. and this will be paid out of our own finds. This is the stuff that they are going to have to kick more money back into the settlement for.

Chris McCabe asked for an explanation of the USF&G req. Troy Randall said it is for capping of the existing chimney (Change Order) that the committee approved in August 2006. ***All approved payment of Warrant #464 in the amount of \$43,702.86.***

- **Warrant #465** was presented to the Committee containing one invoice from Tom Gould to attend the punch list review #19 meeting held on January 9, 2007. The invoice is in the amount of \$175.00 and will be added to the back charge list. ***Pat Finn made a motion to approve Warrant #465 in the amount of \$175. Dr. Silva seconded the motion. All approved.***
- **Warrant #466** was presented to the Committee containing payment requisition #5 for Cousins Construction in the amount of \$4,596.22 for the Memorial Middle School. This represents the final payment to them. ***Pat Finn made a motion to approve Warrant #466 in the amount of \$4,596.22. Chris McCabe seconded the motion. All approved.***
- John Reilly noted included in the packages was two warrants approved by the sub committee to Tom Gould to ensure prompt payment to him. One was for \$240 which was to frame and seal off the modulars and the other was for punch list oversight work performed at the high school from December 26 thru December 29 in the amount of \$1,400 which the Committee approved his oversight. ***Pat Finn made a motion to reaffirm these warrants paid to Tom Gould. Dr. Silva seconded. All approved.***

6. **Town Manager's Report: None this evening.**

7. **Superintendent's Report: None this evening.**

8. Old Business: None this evening.

9. New Business/Submission of Agenda Items:

- **Floor Scrubber:** David Twombly informed the Committee that during the Christmas break, the Jacobs School custodians thoroughly cleaned the building. However, one thing they have found is even though it is cleaned during the break, within two days the floors are a mess again because there is a lot of debris and dust being brought in from the construction project and the recess area across the street. David said his understanding is that during the high school project, the Committee allowed the School Department to purchase the floor machine early from the FF&E. David informed the Committee that they did look into renting a machine but the cost to rent was \$1,600/month but the cost to purchase a new one it is around \$3,500. David said these machines do the job of one custodian and asked if the Committee would approve this purchase now. John Reilly explained that several years ago the high school principal had the same concerns trying to keep the school clean during construction and the SBC authorized purchasing the floor machine early. *Pat Finn made a motion to authorize the purchase of one floor-cleaning machine now out of the FF&E account. Cathy Bowes seconded the motion.* Paul Dunphy asked if this is reimbursable. He was told it would come out of the FF&E budget. David Twombly said they would get the same model as the other buildings. *All approved.*
- **Hand towel dispensers:** David Twombly said based on the checklist provided by the local ADA a month ago and there were some items in the bathrooms such as hand towel dispensers that needed to be purchased. Included in the SBC packages was a proposal for the purchase four hand towel dispensers for a total of \$545. *Pat Finn made a motion to approve the purchase of these hand towel dispensers for the high school. Cathy Bowes seconded the motion.* Paul Dunphy asked if the price includes installation. David Twombly told him yes. *All approved.*
- **Wall in Exhibition Room at Memorial School due to relocation of 5th grade:** David Twombly explained that one 5th grade class is located in an exhibition room at Memorial School and when the other grades pass by the room it is noisy in the hallway. The parents of some students have inquired about the possibility of putting up a wall. David said he talked to Peter Lombardo and we have to put in a fire rated door and fire rated frame. He also talked to Tom Gould who could install this wall for \$1,500. David said because they had to move the 5th grade from the modulars, the School Committee asked if the School Building Committee would help fund this. Charlie Ryder asked if this wall is going to be taken down afterward. David Twombly said once the wall is put up they may want to keep it there because it does create another room; there are advantages to having it permanent. Cathy Bowes said she had asked for a cost to include taking the wall down and returning it to the original condition. Dr. Silva asked why you would want to put a wall up and keep it there when the architect designed as it is, he is not sure

he is in favor of this. Paul Dunphy said he thinks we need to look at what else is involved -- how will this impact the electrical wiring or if that room has a temperature sensor, etc. He thinks the architects should weigh in on it. David Twombly said they did have Peter Lombardo and Andy Thomas involved and Peter determined that the fire rated doors had to be put in. John Reilly said the 5th grade relocation was a School Committee decision but the need to move was construction related.

David Walsh said he understands the temporary wall is needed for the duration of the school year, but questioned if it will infringe on the required classroom size if it is a permanent structure. He said it should be okay if it is temporary only. Cathy Bowes said the School Committee discussed this at Monday's meeting. The 5th grade is on a different schedule than the rest of the population. Every time the 6th grade changes classes, which is between each period, it disrupts the classroom in the exhibition room and it is a major interference at the end of the day when the middle school is dismissed. Cathy said she would like to see the space returned to its original condition once the classroom is not needed any longer and it is her feeling that the School Committee was of the same opinion. So this is a temporary structure that would require a door and it is not a wide span. Peter Lombardo said it is probably 5-6 feet. Cathy Bowes noted they are not dividing the space they are just sealing it off from the corridor. Dr. Silva said he feels the Memorial School is now property of the School Committee, not the School Building Committee, however, this is needed because of the construction at Jacobs. David Walsh questioned the cost of \$1,500 for a 6-8 foot wall. Peter Lombardo noted it is the fire rated door that escalated the cost. David Twombly said originally they thought it would be a \$300 job but once a fire rated door was required the cost went up. Dr. Silva suggested getting three price quotes. Jim Lampke said either three quotes or reasonable business practices are needed. John Reilly said the motion could be to approve the construction of a temporary wall and doorway subject to receiving three price quotes. ***Dr. Silva made a motion to approve the construction of a temporary wall and doorway subject to receiving three price quotes and not exceeding \$1,500 and as long as the lowest quote is from a reputable person and then go ahead. David Walsh seconded the motion.*** Chris McCabe noted this money would come out the Jacobs contingency.

John Reilly said he would prefer not to go into Executive Session but rather dedicate an evening to Mr. Garrity and the high school. Otherwise, we will just be venting frustration and not get anywhere.

Jodi Trubia said they made a request before construction to hire Dan Gray as a Jacobs School janitor and Jim Griffin's assistant. Cathy Bowes said that is not an issue for this committee. Dr. Silva agreed that would be a School Committee decision. David Twombly commented that is a School Committee matter, however, they have asked Dan Gray, who is a floater custodian, to help out at Jacobs to help alleviate the issues there. David Twombly said Dan was originally assigned to the modulares but since the students are out of there, they have adjusted his schedule and he is now working with the head

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custodian from 6am until 1pm. They are throwing manpower at it and the floor scrubber will help. David said they are working with Dr. Tyrell and creating a checklist for the custodians to follow and they are taking steps and have made progress. David said Dan has been moved into the school. It was suggested she bring this up to School Committee. Jodi Trubia added she sees teachers cleaning their own rooms and everyone would like another custodian added. John Reilly said unless the problem is specifically construction related, it needs to go to School Committee. Dr. Tyrell thanked the Committee for approving the purchase of the floor cleaner machine and thinks it will make a big difference.

John Reilly asked Jim Lampke to arrange for Bob Garrity to come in for the next meeting.

John Reilly informed the Committee that he received a letter from Mr. Tramontana who is requesting information that PMA gave us regarding the plans for the Jacobs School. He gave it to Jim Lampke who has been in contact with Steve Rusteika of PMA and Jim Lampke will handle it.

Pat Finn said he wants to get a complete tally of the back charge list before this meeting with Bob Garrity. John Reilly said he would like to see the total and time frame and would also like to see the costs incurred since the bonding company came on board and the agreement was in place.

Paul Dunphy made a motion to adjourn the meeting. Kevin Richardson seconded the motion. All approved. The meeting adjourned at 8:50pm.

Respectfully submitted,

Debbe Bennett
Recording Secretary