

Town of Hull
Building Committee Meeting
Thursday, March 8, 2007

In attendance:

Cathy Bowes/Committee Member
Paula Delaney/Committee Member
Paul Dunphy/Committee Member
Chris McCabe/Committee Member
Jay Meschino/Committee Member
John Reilly/Committee Member
Jim Tobin/Committee Member
Dave Walsh/Committee Member

Debbe Bennett/Support Staff
David Twombly/Support Staff
Jim Lampke/Support Staff
Peter Lombardo/Support Staff
Scott Dunlap/Ai3
Troy Randall/Ai3
Scott Libby/PMA
Eric Lowther/PMA
Phil Lemnios

Absent:

Bill Dwyer/Committee Member
Patrick Finn/Committee Member
Kevin Richardson/Committee Member
Charlie Ryder/Committee Member
Dr. John Silva/Committee Member

The Building Committee meeting was held in the Selectmen's Office at Town Hall, and the meeting was called to order by John Reilly at 7:24pm.

1. **Approval of Today's Agenda:** *The agenda was approved without exception.*

2. **Owner's Project Manager Report:** Scott Libby distributed the budget report to the Committee. Scott Libby noted they are continuing to make good progress despite the bad weather. The brickwork on the back of the building has commenced and they are now in the front area. Approximately 85% of the interior block work is completed and the roughing of the second floor of building C is complete. They just got inspector approval of the rough electrical. Scott Libby noted some of the photos attached to the report show boilers and mechanical room equipment has arrived and is being outfitted. The interior framing of the two floors of building C are under way and dry wall has commenced on the second floor. There was a significant amount of progress with the roof the month prior. In the coming month the projection is to get that lower roof done and weather tight and finish up that end of the building for the rough electrical. The modulars are now occupied by TLT and hopefully the phones will be operational by tomorrow. That will open up the area to accelerate that Change Order work to do the drainage. That probably would be some time in April or May depending on the weather. It will be an opportunity to do other things with the field. They will bring that up at the job meetings to see what progress can take place over the next few months.

Town of Hull
Building Committee Meeting
Thursday, March 8, 2007
Page 2

Scott Libby said from a budget standpoint, we are 24% consumed of contingency and 29% of time. The spending has been very flat over the last several months and issues on the job flat. Requested info is five for January, which is a good trend. Most RFIs received are for work that is three, four or five month down the road. He doesn't anticipate any snags for the new construction. He is pleased with the quality of the work by Ai3 and it shows in the minimal number of RFIs received. Currently they have been maintaining a workforce of about 45 workers and that will increase now that the rough in work is completed. Right now we are on schedule for phase 1 and looking to see where we can squeeze some time for the FF&E portion to make the move in for the 2007 school year. He is working closely with the school department on FF&E coordination.

The reflected exposure on the job, column 3 of the report, is change orders and pending amendments. Scot Libby said there is exposure of \$90,000, which includes proposals we have in-house that are in the process of review. This includes the credit for the modular move and approximately six items that are forecasted estimates. Scott Libby said they try to maintain healthy projections of where we are going in order to make other critical decisions. He is pleased to see the current exposure now with almost \$6 million of construction behind us, is less than \$100,000, which means the total of projected and approved Change Orders to date is \$136,000. Scott Libby said things have gone and continue to go very well. We are on a time line of 29% complete and 27% of the construction budget, so trending very well. *Chris McCabe entered the meeting.* Scott Libby noted he doesn't see anything next month to stop that progress barring any unforeseen conditions.

Paul Dunphy questioned the TLT schedule for success in red. Scott Libby noted TLT just replaced the assistant project manager who left unannounced and that put a little speed bump in the process. Based on the past relationship with them, that has been positive, they can see the schedule because they are on site and they are maintaining the schedule. PMA anticipates receiving the actual schedule tomorrow. He has asked Eric to come to the next meeting and hand out the schedule report and noted it is also part of the MSBA reimbursement. Scott Libby said they have had some preliminary review and have made comments but nothing negative, mostly on better communications so they are going back and cleaning the schedule. Early on there was a delay in getting the job on the street yet the end date stayed the same. We have got the delay behind us and are now a little ahead of schedule. The project manager change has not been a major issue and everyone is working together as a team. *Peter Lombardo entered the meeting.*

Jodi Trubia noted the teachers are concerned about parking issues since TLT has moved to the modulars. She asked if there material is going to be stored around the modulars. Scott Libby said that is a good question and he will bring it up at job site to find out what the plan is. Scott Libby recommended she speak to Don or Jeff and said he would do so as well. Scott Libby said once they pull the trailers out they may just shuffle themselves into the spots where the trailers were but said he would let Jeff and Don work out the logistics.

3. Architect Report:

- **Jacobs School**

- **TLT Application and Certificate for Payment #8:** Troy distributed the front page of the payment requisition and noted the entire document was included in the School Building Committee packages (warrant #475). The application for payment is for the month of February and is in the amount of \$852,479.11. The majority of work is rough-in mechanical, masonry, electrical and they have reviewed the document with PMA and TLT and would recommend approval of application for payment #8.
- **FF&E Bidding & Installation Schedule:** Scott Dunlap informed the committee that for the past several months their furnishings consultant has been working with the faculty, staff and administration to put together the entire program for the FF&E for Jacobs. *Jim Lampke entered the meeting.* The process was no different from the high school project. In order to keep the project on schedule and allow for delivery of furniture for the first phase, they released the bid documents. Scott Dunlap said as you may recall a FF&E bid is a Chapter 30b which is somewhat different from a construction bid in that you will receive individual line item pricing and at the time the bids will be received, you have an opportunity to adjust those amounts to eliminate items, to agree to contract for some items and not for others -- depending upon where the bid comes in. On March 22 our consultant will prepare a large award summary of all of the bids for all of the items. The award summary will evaluate every bid by every vendor, whether they believe it is a responsible vendor and if they can recommend them or not. The bidding summary will be reviewed with the committee probably two weeks after the March 22, so the first or second week of April. With FF&E bids they have typically allowed the committee to look at the entire bid document at their leisure to see what the faculty, staff and administration selected as appropriate items for the building. At the time we get the bids, if there are any items with additional questions or concerns, they can be questioned or struck from the total award. They have divided the documents at the Jacobs into two major phases. Scott Dunlap said there would be a significant amount of furniture delivered at completion of phase 1 and an even larger amount when the building is 100% completed. The actual furniture installation will occur in August 2007 for the current phase and August 2008 for the final phase. There have been a lot of questions about what should be scheduled. We will be getting a hard price on all of the furniture and the phasing only involves the date the contractors are told to deliver the furniture to the site. There have been some questions about if all the furniture that goes into phase 1 will be new or some existing furniture. Scott Dunlap said they understand there is a desire to get as much new furniture to fill the phase 1 building, however some of the rooms are not going to be used for a the same age group. As an example, it is risky to buy all kindergarten peripherals

for the room knowing they will sit there for one year until the room is occupied by the kindergarten. They like to buy as much new furniture during the first phase as possible but delayed installing that until the next phase. Therefore, some rooms will temporarily have old furniture in that one-year period. They tried to adjust and work with the staff and administration to determine what those rooms will be used for in the one-year interim. John Reilly asked if the rooms that will be set up for its permanent use would have new furniture. Scott Dunlap said yes definitely.

Scott Dunlap noted he has four copies of the drawings that will be turned over to the committee. The drawing shows where the furniture will be placed within the building. The main document shows every item and is the key item. John Reilly reiterated when we get the bids we could change or delete items because he sees the scrubber is included in the bid package and we already purchased that item. John Reilly asked what if an item is not on the list that is wanted. Scott Dunlap said there is an opportunity to add items as well. Scott Dunlap said they asked the consultant to price every item and she assigns what would be, conceptually thought of, as the retail price for the items and not when you put it together with a 1,000 items and get a competitive bid. When she assembled that estimate, the cost for the entire program it was \$758,000 and the budget is \$700,000. However, we know that in the past every time we bid one of these packages we see the prices come in 15-20% less than the retail price. It is anticipated that the packages will be well under \$700,000 and if it is not we will delete and adjust some items.

Paul Dunphy asked if this is a wish list. Scott Dunlap responded it is a needs-based list. The wish list tends to be 30-40% over the budget. This has been through a series of reviews where the administration gets involved and suggests adjustments, changes and cuts. Got it down to what we call a justifiable program that meets the budget and satisfies the needs.

- **Other:** Scott Dunlap noted over the last six months as the contractor has submitted various products and interior materials for the project, they have been able to coordinate the interior color palate for the building. Tonight they want to present the committee with all the finishes that rolled out. Scott Dunlap noted this has been shared with the staff and administration. Scott Dunlap stated this is a basic palate with nothing trendy or wild and they stick with basic, traditional colors and use them in creative ways.

Scott Dunlap noted the samples presented represent inside the building lobby areas and porcelain paver tiles. The colors with the primary colors being the speckled gray tones to hide dirt. They have to be careful in using the solid colors in those areas because the dirt shows. The carpet sample was presented that would be used throughout the building -- in administration and the library media

center carpet. Scott Dunlap noted it was selected because it picked up all the different colors they were trying to utilize. The primary wood throughout the building is maple and the primary colors will be used in the vinyl composition tile would be included in the classrooms, corridors, etc. Typically they have a base color and introduce a little color (primary). The ceramic tiles would be on the toilet walls and are highly washable. The basic fields are the lighter and brighter color and they will introduce a splash of color. It will be a mosaic tile on the toilet floors again with the darker field colors and primary accent colors being worked in. The paint colors are similar to what was used at the other buildings. A maroon accent will be used for doorframes and a little blue accent. The rubber base goes everywhere there is vinyl tile and ties into the maroon doorframe and compliments the maple wood well. There is a laminate for administration tables and the classroom desktops and built-in counter tops. It is difficult to get a flavor of the entire building by seeing this board. There is a rubber tile that will be used on the platforms of the stairs and stair treads which will coordinate. They also have to coordinate with some of the selected furniture. There is a difference in cost with colors of surfaces. Scott Dunlap noted this happens to be the color board showing classroom furniture for the kindergarten and upper grades. They chose the laminate tabletops, which are the same laminate on the built-in counters and tabletops. The lower part of the desk would also be the maroon color to coordinate with the chair color. The computer tables would have coordinated laminate.

The next palate presented was for the administration and office area. Carpet, furniture and fabric samples were presented for the teacher lounge sofa and chairs as well as the lobby and waiting area. The teachers' chairs would have a coordinating fabric. Scott Dunlap said the boards are intended to provide a flavor of what was selected.

The Library media center wood for the study carrels and desks will be a light maple. The fabric will be a more playful and soft seating chair. The last board showed the cafeteria tables with fixed seating. They chose the composite tables with laminate top with the same maroon seat color. Scott Dunlap noted he should point out the furnishing program does not include furnishings for the Superintendent's area, just the Jacobs school program since this is not considered being part of the project by the MSBA.

John Reilly asked if a motion is needed to approve the color palates. Scott Dunlap said it was intended more for a report -- as long as you know. John Reilly suggested the Committee recess so everyone has an opportunity to look at them. John Reilly asked if the cafeteria tables would be suitable for auditorium use as well. Dr. Delaney told him yes.

David Twombly asked when in the future we should talk about the move scheduling. The school department would like to get Rent-a-crate to pack up the classrooms and are targeting June 4 for delivery of crates so the teachers can pack up their rooms. We want to be packed and labeled by the end of school but we would need to get crates. Rent-a-crates are easy to use and move and they used them during the mold remediation. John Reilly suggested David come back to the next meeting with a price. John Reilly told David he would also like a list of surplus equipment before the end of school, for the Board of Selectmen to declare surplus -- anything that might be thrown out, transferred to other departments, or auctioned off. David Twombly noted they might need some outside movers to help since there are some heavy pieces like in the principal's area. He stated about 75% could be handled by the custodians but the remainder they would need professional movers. John Reilly stated in the past we have used movers.

Bill Tramontana said there is a discrepancy on some information that was given on December 14 at a meeting about the retaining wall compared to what was given at the July 27, 2006 meeting. Mr. Tramontana said he would like that clarified since the two meetings contradict. Bill Tramontana noted he does have copies of both minutes to hand out and the December minutes were just approved. He noted the retaining wall is going in soon. He handed out the July and December minutes. Bill Tramontana said the reason he brings it up is on July 27, 2006 Troy Randall discussed the back retaining wall in the back and it was going to be 12 1/5 feet from the stair tower and approximately 5 feet at the highest point. At that meeting Jay 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." Bill Tramontana said if you go to the last page provided (Page 10) of the December 14, 2006 minutes it says, "Jay Meschino said at two points there are retaining walls, he asked if originally the more significant one in height was at the other end of the school. Scott Dunlap said the one directly behind the addition has always been the more significant of the two. Jay Meschino asked if he means in terms of height. Scott said yes." Bill Tramontana said he remembers from earlier meetings that Jay Meschino's retaining wall was always a lot higher than his. Bill Tramontana said the minutes go on to say "Jay Meschino said they talked about the one at his end being in the low teens and Bill Tramontana's end was three, four or five feet originally. Scott Dunlap said it has always been significant and always the one that was discussed the most." Bill Tramontana said he would like some clarification before this goes in so he knows how high it is. He said the retaining wall is very close to his house and he has three small children and a lot of neighborhood children that spend time on and around his property. If the wall is going to be higher he would like to know when it changed. Scott Dunlap said the best thing to do is bring back the exact dimensions of the retaining wall in both locations. He is not sure if there was a

clear understanding, it could have been confusion about which retaining wall was being referenced so in lieu of saying something that might get misinterpreted, they will bring the site plan with the exact dimensions. John Reilly asked when this work is scheduled to be completed. Scott Libby said no concrete work is scheduled for the month of March. Bill Tramontana said they talked about his end at the July meeting and it wasn't continuous. Mr. Tramontana said the (12/14/06) minutes go on to say "Scott said we also discussed the back of the building and the way it was going to cut in and the access road. Scott said it is inaccurate to try to imply there was that much accuracy in 2000, there was that kind of accuracy in 2005." Bill Tramontana said at the July 27, 2006 meeting that accuracy was there and asked why there is any question about how high it should be. John Reilly said he does remember a discussion during the July 06 meeting where they talked about the retaining wall and Troy said it would be tapered up. John Reilly said since no work will take place before the next meeting let's put it on the agenda and come back with the facts. Scott Libby noted if there are any issues with the retaining wall in the meantime he would let John Reilly know.

The School Building Committee recessed at 8:08pm to allow the Committee members to review to color palates.

The School Building Committee reconvened at 8:40pm. *Paul Dunphy made a motion to approve the color palates presented by Ai3 for the Jacobs School. Cathy Bowes seconded the motion. All approved.*

- **High School**

- **Punch list Update:** Troy Randall distributed a revised punch list and Exhibit A summary. He said since the last School Building Committee meeting, during February vacation CTA was on site and had a handful of contractors there as well. They completed the removal and replacement of the soffits that were damaged as part of the water infiltration within the building and Silktown Roofing was there as well which responded to locations identified by the School Department as leak locations and resolved those issues. They were there painting, doing acoustical ceiling tile replacement, door hardware adjustments and replacements and various other items. Troy Randall said at this point, the actual punch list completed is about 98% of the items. The last approximately 36 items are out of 2,050, which is a very significant amount. Troy Randall noted based on his conversation with CTA they also plan on addressing more items during April break and will coordinate times with the School Department. John Reilly asked what the remaining 36 items left are. Troy Randall said many are small items and if you look at the list, some are more paperwork and issuance of certificates, testing, as builds lighting replacements, lenses small hardware and glazing items -- very small in nature. John Reilly asked the dollar value. Troy Randall said the value,

including all the items related to the roof is \$169,880, and without the roof items it is about \$60,000-70,000. Troy Randall said they still have identified in phase 2 and 3a the values that we have always been retaining for the reports used throughout the process. Chris McCabe said if the average person looked at this, how could we identify the liability that we have for the roof because the remaining punch list value is \$213,000. Scott Dunlap said this is the starting punch list created from substantial completion years ago so you can't really take the fact that since then you have discovered all those things. You know you are in debate with the bonding company regarding full replacement of the roof and that is being treated as a separate item by the attorneys. It is not something that we have ever gone back to the punch list and said two years later, also add the \$400,000 replacement to; it is just something you know exists. Chris McCabe said if you look at this report years from now, you would not know. He asked why you wouldn't modify the list to reflect the real cost. Scott Dunlap said they could do so if Bob Garrity and Jim Lampke feel it is appropriate. Sometimes if you add something to the original punch list there is the appearance that you are piling it on after the fact. Chris McCabe said at the least there should be footnote so for the record there is an outstanding issue that costs twice as much as this total. Scott Dunlap said they were keeping this as a clean contractual document. When they did the punch list on the roof they identified a lot of areas of concern. Since that time we have realized some complete failure. There is nothing wrong with an asterisk indicating that we know there are outstanding items as well.

David Walsh said the doors on both sides of the quad had blankets, towels and stones stacked against them and he was told that was to keep wind and driving rain out. He said he doesn't see anything regarding the doors on this list and this, obviously, is not normal. David Twombly said it might have been part of taking the courtyard out of the project; it has been an ongoing problem. David Walsh said he doesn't find that anywhere. These are brand new doors with driving rain coming underneath and he does not consider that a small item. David Walsh asked why this was not addressed sooner. Scott Dunlap said they would take a look at that. Troy Randall said it may need additional weather stripping and they will look at that. David Walsh said it appears there is excessive fill in the quad that needs to be taken out. He asked if a Bobcat could access the quad. Peter Lombardo said yes, in the back it is a straight shot. David Twombly noted that if you are standing at the principal's office, looking at the quad, the left side is not bad but the right side is in bad shape. David Walsh said some parents might be willing to help. John Reilly suggested putting the quad on the next meeting agenda. David Twombly noted five truckloads of loam have been delivered from the Jacobs School and it is right by the windmill. He said he has asked Marc Fournier to bring more up in April or May when it gets warmer. He said the loam is not the issue, it is manpower and money.

Jim Tobin said the issue last Monday was on the courtyard itself and he could not recall when it was taken out of the contract or why. Because the School Committee has to put money in their budget for it. John Reilly said he would not expect the School Department to budget for the quad. He said he believes it was originally taken out of the project because it was over budget. At one point, there were some volunteers who were going to work on it. John Reilly said we did put some money into it and gave a budget to some volunteers. We have to pull this together. it is centerpiece. We gave it to volunteers but it might be too daunting a task. John Reilly said he thinks we should wrap it up once and for all. David Twombly noted he has had a couple of contractors out to look at the baseball field and football field as well as the courtyard so he will have three different proposals from the vendors.

David Walsh said there are ways to turn that into the quad it could be, in terms of benches, tress, shrubs, etc. People could donate benches in the name of loved ones or plant a tree. John Reilly said there was talk about memorial trees or shrubs, benches, etc. If we can brainstorm between now and then and anyone interested in it can come to the next meeting. We need to try to get it done by the end of the school year. There were good intensions of getting it done but it is a bigger area than many people understood.

Dr. Delaney said at the same meeting last week the subject that came up about who is responsible for fixing the football field. John Reilly said we rejected that field outright and did emergency repairs to use it. John Reilly said he would go back to what Mr. Garrity said, if we have to make repairs to the field we should take it out of funds we are retaining from the bonding company. Send them a note to tell them we have to do this work and they need to respond immediately otherwise we will do it. Cathy Bowes asked if we can instruct David Twombly to present bids for repairs at the next meeting. Cathy Bowes noted we are in jeopardy of not being able to use that field next year. David Twombly said they plan on shutting down the field on June 1 and making repairs. John Reilly asked who uses the field in the summer. David Twombly said there is never any down time, in fact, June is not really the season to grow grass but they have to shut it down. John Reilly stated we need a practice field and use the high school field for just games. We have to do something in back of the school. David Twombly noted there is a road in the back of the school. John Reilly said that is a fire access road that he thinks was needed only during construction. The gravel was put down because it was all mud. John Reilly said if we could take loam from the Jacobs School, level and seed it and get it ready for practice. Cathy Bowes said during spring they have travel soccer and lacrosse, which goes into June. Someone needs to contact the youth organizations and work with Park and Rec. on this. David Twombly said he is going to a Park and Rec. meeting next week.

Jay Meschino asked when the vendors say it is best to do this work. David Twombly said he has dictated to them June 1 since the high school sports are going on until June 1 and there is a limited amount of field space and down time. Jay Meschino said if we are getting the field worked on we might as well do it during the season there is a greater success otherwise it will not be repaired properly. John Reilly said he suggests the School Department bring the quad and field repair to this committee first. John Reilly added he believes that in the contract, the back of the building was supposed to be returned to its prior use. He said we should put a list together, send it off and ask for immediate response.

David Twombly said in the back of the school there is some grass, the only problem is the road. John Reilly suggested he check with the Fire Department to see if the access road is still needed. Peter Lombardo added they needed access from the back but they just wanted a hard surface. John Reilly asked him to talk to Captain Thomas about it. Jay Meschino added if the cost to repair the field would go back to the construction project then wouldn't the cost of relocating the teams as well. He said this would allow the field to be fixed properly. John Reilly said he is sure we could but it will be disputed. Jim Lampke cautioned against spending money with the expectation that we will get it back. David Walsh said it not an ideal time to do it but he did his entire lawn in July. He said it is not impossible it just has to be kept up on and you have to make sure the people doing the work are watering and using the proper material. John Reilly added we were lucky to get the two seasons out of it because the field was rejected, it was not installed correctly or at the right time. David Walsh added the goal posts are falling down. John Reilly said let's not loose sight of the fact that the field was rejected.

Rhoda Kanet said if the football field was rejected is it on the punch list. John Reilly said in the past Bob Garrity has said since we did some repairs we could have voided the warranty. Jim Lampke said we could have voided or altered the warranty and since we started using it, they can say they are no longer responsible for it. John Reilly said it would be debated. Rhoda Kanet said shouldn't it be on the punch list. Troy Randall said it is, there are several items on the Phase 3 credit list. There are six items relative to the field. Scott Dunlap said the original punch list was larger and then you took some of that money and spent it on the field, which reduced the punch list. At this point in time if in a complete rejection mode then we don't know the exact value. John Reilly said it would be the same category as the roof. Scott Dunlap said the difference would be, you spent money to correct the field so it is not on the punch list. John Reilly suggested going back to the original value. John Reilly said some day we will revisit the (artificial) turf and we knew it at the time but the main objective was getting the structure completed. Maybe we should start putting together a committee to start looking at sources of fund raising. Maybe through Aquarian Water and the

contractors putting in developments. Maybe the time has come because this is going to happen every couple of years. However, it did not help that the field was put down poorly and the turf issue will come up again. We don't have another field like that in town.

Roof: John Reilly said the bonding company attorney was going to come to the meeting. John said he spoke with Jim Lampke and basically he was going to come and make excuses and say why they did not get their own engineer down. John Reilly said he told Jim Lampke to cancel because we do not want to sit through dancing and excuses. We are standing by our letter of March 16 and hold them to our letter.

4. Fiscal Report:

- Warrant #473 was presented to the Committee containing six invoices for the high school totaling \$11,370.86.
 - Two invoices from Gale Associates totaling \$81.67 for roof consulting services during January. *These invoices will be added to the back charge list.*
 - Two invoices from Architecture Involution totaling \$8,590.98 for additional services (\$8,557.50) from February 1 thru February 28 (*This invoice will be added to the back charge list*) and reimbursable expenses (\$33.48).
 - One invoice from Garrity and Knisely in the amount of \$1,873.21 for legal services rendered during the month of December 2006.
 - One invoice from United Specialties, Inc. in the amount of \$825.00 for hand towel dispensers that were needed at the high school based upon local ADA requirements. The School Building Committee approved purchasing hand towel dispensers at the January 11, 2007 meeting.

Chris McCabe made a motion to approve Warrant #473 in the amount of \$11,370.86. Cathy Bowes seconded the motion. Paul Dunphy noted on the Ai3 invoices being back charged it doesn't really spell out -- although it sites a contract clause -- what they are doing and that could be a problem later on. Scott Dunlap said they would expand on it from now on. John Reilly suggested approving the warrant with the stipulation that payment to Ai3 be subject to further documentation for audit purposes. Chris McCabe accepted this stipulation to the motion. ***All approved Warrant #473 in the amount of \$11,370.86.***

- Warrant #474 was presented to the Committee containing six invoices for the Jacobs School totaling \$13,789.35. *PMA has also reviewed these invoices.*

- One invoice from WatchAll in the amount of \$225.00 for a monthly exterior rodent control application done on 2/9/07.
- One invoice from FedEx in the amount of \$17.00 for shipping the latest reimbursement submission to the MSBA.
- One invoice from M.D. Stetson Company in the amount of \$7,389.84 for a floor cleaning machine and pads. The Committee approved this purchase on January 11 and is being charged to Furnishings.
- One invoice from Hull Police Department for police details totaling \$5,776.77 for the Town's portion of the bill.
- Three receipts totaling \$380.74 for material used to construct and install a wall and door in the exhibition room at Memorial School due to the relocation of the 5th grade to that school.
- Two receipts are from Home Depot totaling \$307.69.
- One receipt is from Lowes in the amount of \$73.05. Please note that Jim Griffin paid this purchase out of pocket so the warrant reflects a reimbursement to Jim rather than a payment to Lowes.

Paul Dunphy made a motion to approve Warrant #474 in the amount of \$13,789.35. Dr. Delaney seconded the motion. All approved payment of Warrant #474 in the amount of \$13,789.35.

- Warrant #475 was presented to the Committee containing six invoices for the Jacobs School totaling \$894,372.18.
 - Three invoices from Ai3 totaling \$18,769.83 for additional services related to the sewer manhole (\$293.25), professional services during February (\$18,371.31), and reimbursable expenses (\$105.27).
 - Two invoices from PMA totaling \$23,123.24 for testing service (\$3,859.90) and project management services (\$19,263.34) during February.

Chris McCabe made a motion to approve Warrant #475 in the amount of \$894,372.18. Jay Meschino seconded the motion. Chris McCabe questioned if the \$18,769.83 is for work associated with the sewer manhole work. Scott Dunlap said \$18,371.31 is for monthly professional services. All approved payment of Warrant #475 in the amount of \$894,372.18.

5. **Town Manager's Report:** None this evening.
6. **Superintendent's Report:** None this evening.
7. **Old Business:**

- **Potential Change Order #14 (aiphone cabling):** John Reilly noted Judi Saide has been unable to get the revised price quote on Change Order #14 so this will be tabled until next meeting.
- **Baseball Diamond proposals:** David Twombly said the last item is the baseball diamond. He said Bob Garrity indicated we needed to get estimates on the infield mix and what the work would cost. David Twombly said this would include the removal and re-installation of 232 tons of mix and the cost for the mix is \$120/ton for a total of \$27,927 for just the infield mix. He has one bid in the amount of \$7,500 to do the work plus the \$27,927 for the mix. Chris McCabe asked if he got the pricing himself. David Twombly said yes he contacted Partac Peat in New Jersey. Chris McCabe asked how this works under the procurement law. David Twombly noted this is part of the credit the Town would receive as part of the project. David Twombly said he thinks Bob Garrity told us to get a price and present it to the bonding company. Jim Lampke said unless the bonding company will do it under the terms of the agreement. Chris McCabe asked him to check with Mark Fournier to make sure. David Twombly noted he had a few contractors look at it. One local contractor looked at it but could not do the work. Paul Dunphy asked if the Highway Department could take this on themselves. Chris McCabe said it does require certain equipment. David Twombly said they need to take out what is there and replace and re-grade. Chris McCabe asked David Twombly to check with Mark Fournier. John Reilly said he thinks with spring coming the Highway Department will have too much to do. David Twombly said he doesn't know if they will have it done by the baseball season. John Reilly told him to keep plugging away on it.
- **Installation of the partitions for pre-school:** David Twombly said they got three bids and it will cost approximately \$10,000 for an 80' partition with 4 doors and another \$3,000 for additional supply needs. He said he needs approval so he can issue a deposit in order for the work to start on June 23. He said it will take about a week to do and the pre-school will start at the high school on July 9. David Twombly said he is looking for direction from the board to move ahead. David Twombly added TLT is going to give the Town a \$15,000 credit for the elimination of the walkway in addition to a credit for them to go into the modulares. TLT will pay for the electric and water that they use on the site, so the TLT credit will cover the cost of the partition cost. *Paul Dunphy made a motion to approve the installation of the partition for the pre-K as presented. Cathy Bowes seconded the motion. All approved.*
- **TLT proposal to occupy the modular classrooms:** – David Twombly informed the Committee they are waiting for the Change Order but Daren spoke with TLT and they will credit us \$12,000 and TLT is now moving in and setting up. They have a

Town of Hull
Building Committee Meeting
Thursday, March 8, 2007
Page 14

conference room for the weekly meetings and they will get their trailers off the site and will start site and drainage work in the spring. John Reilly requested the drainage work be done as soon as possible to help alleviate flooding on Christina Road so we can see if it affects it.

David Twombly informed the Committee that the wall in the exhibition room at Memorial School has been installed and the Committee will probably see one more warrant item for electrical work associated with this project. The inspector approved the electrical work.

David Twombly informed the Committee that the RFP for the Commissioning agent has been put out and they will have results in April.

Paul Dunphy asked if there is any chance TLT may want to buy the modulars and take them out of here. Peter Lombardo said he would put the word out that they would be available. Paul Dunphy said it is never too early to start exploring what to do with them after the project.

8. New Business/Submission of Agenda Items: None this evening.

Paul Dunphy made a motion to adjourn the meeting. Chris McCabe seconded the motion. All approved. The meeting adjourned at 9:06pm.

Respectfully submitted,

Debbe Bennett
Recording Secretary