

**Town of Hull**  
**Building Committee Meeting**  
**Thursday, March 22, 2007**

In attendance:

Cathy Bowes/Committee Member  
Paul Dunphy/Committee Member  
Patrick Finn/Committee Member  
Chris McCabe/Committee Member  
Charlie Ryder/Committee Member  
Dr. John Silva/Committee Member  
Jim Tobin/Committee Member

Dave Walsh/Committee Member  
Debbe Bennett/Support Staff  
David Twombly/Support Staff  
Scott Dunlap/Ai3  
Troy Randall/Ai3  
Phil Lemnios

Absent:

Bill Dwyer/Committee Member  
Paula Delaney/Committee Member  
Jay Meschino/Committee Member  
John Reilly/Committee Member  
Kevin Richardson/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 7:07pm. Chris McCabe noted John Reilly would not be here this evening, PMA was given the night off, Jim Lampke and Dr. Delaney will not be here this evening.

1. **Approval of Today's Agenda:** *Dr. Silva made a motion to approve the agenda. David Walsh seconded the motion. All approved.*
2. **Owner's Project Manager Report:** None this evening.
3. **Architect Report:**
  - **Jacobs Elementary School**
    - **Retaining wall height discussion:** Scott Dunlap noted at the last meeting questions were brought up about several different meeting regarding the retaining wall at the Jacobs School. He distributed for the record copies of the construction documents and copies were given to the School Building Committee members and Bill Tramontana. Scott Dunlap noted the retaining wall is shown on the document. He said a section that starts behind the dumpster/receiving area and makes a corner shows up where the two "D"s are on the documents. There is an L-shape and a 45° angle and it goes back around the building. Scott Dunlap noted the retaining wall is represented by three lines because there is also a fence on top.

The three lines are the extent of the retaining wall. On the plan, below the dumpster, it is noted 8'-3" with arrows that point to each side of the dumpster. Then at the 45° angle it goes down and gets lower and at the corner is 5'-6" high at the paved area. It slopes down quickly at the end close to the building to 1'-6" high. So it goes from 8'-3" to 5'-6" and tapers down to 1'-6" at the end. The other area retaining wall behind the new addition is also represented by three lines because a fence will be on top. The height of that wall starts off at 6'-1" and goes down to 2'-4" and is 6'-1" at the L. Then there is no retaining wall and it starts again at 2'-4" and slopes up to 5'-2" at the stair tower transition point and at the very end of that wall it tapers down to 6". Scott Dunlap noted all dimensions are hand written on the document with arrows pointing to the designated points of the wall. Scott Dunlap noted for the record that is the construction document and how the wall is laid out. Chris McCabe asked if there were any questions. Cathy Bowes asked what will happen between the "L-shaped wall and where it picks up again. Scott Dunlap stated it slopes down gently and comes to the edge of pavement. Cathy Bowes asked if there any concerns about erosion. Scott Dunlap stated that is why the catch basin is there to pick up the drainage. Scott Dunlap said it is a relatively small area where the break in the wall is. Charlie Ryder asked how high the fence is on top of the wall. Troy Randall said it is a 6' fence at top that is currently black vinyl coated chain link. Scott Dunlap added that section directly behind the building's new addition is the area that the committee has said to them they might want to make it some other type of fence beside chain link. Bill Tramontana asked if the wall is 6' at its highest or 5'. Scott Dunlap said behind the new addition it is 5'-2" above the ground with the grade coming up to the top of the wall. The other side is 8'-3" at its highest at the dumpster. David Walsh said at one point it is 6' down to 5'-2" by the transformer. Bill Tramontana asked if in front of his home it is 5' at the highest. Scott Dunlap said it is 5'-2" and added standing at Bill's house you would not see the retaining wall looking down at it. Bill Tramontana said there is going to be grading involved but there is a 10' drop and he does not know how they are going to meet that grade. He asked if they would be grading his land too. Scott Dunlap said there is a possibility that grade right around the building has not yet been raised up as high as it eventually will be. Scott Dunlap pointed out that on the drawing the light dotted line designates the existing grade and the solid line designates the new grade. He said if you feel there is a 10' drop it is probably because at the wall every line represents a drop in grade. There is a natural drop that will involve natural surface (grass) and then a direct drop as result of the retaining wall. Bill Tramontana asked what about the gully in back that is close to the property line. Bill Tramontana said he is concerned because he does not have a back yard and has three small children. This is close to his house, and he does not want another surprise. Bill said obviously the highest is 5 feet and change. Scott Dunlap said it is 5'-2" at his property but by the transformer it gets as high as 6'-1". Paul Dunphy asked when they expect that work to be under construction and

completed. Scott Dunlap said he is not sure where TLT has it scheduled. Troy Randall said they want to proceed with the wall as the weather breaks, so this spring they will be installing that wall. He added there is a submittal process prior to that so there is a little time now. Paul Dunphy asked if it is safe to say that at the beginning of the summer all that work in front of Bill's house will be done. Scott Dunlap said they control means and methods. Paul Dunphy asked Ai3 to get TLT's timeline on that. Scott Dunlap added the contractor can adjust their timeline and that was not taken as a separate phase but they can find out what they are proposing. Paul Dunphy noted the neighborhood owes us feedback on their desires for landscaping in that area and alerted Bill Tramontana to this. Scott Dunlap suggested it might be better after the wall is in place so they can get a feel of the slope and for how much of a natural buffer they may want there.

#### 4. Fiscal Report:

- Warrant #476 was presented to the Committee containing four invoices for the Jacobs School totaling \$256.34.
  - One invoice from FedEx in the amount of \$15.50 for shipment to the MSBA of submission #5.
  - Two invoices from David Reinks totaling \$120.00 for video/cablecast services at the February 13 (\$60.00) and March 8 (\$60.00) School Building Committee meetings.
  - One invoice from the Patriot Ledger in the amount of \$119.34 for the classified ad for the Commissioning Agent bid.
- *Paul Dunphy made a motion to approve Warrant #476 in the amount of \$256.34. Charlie Ryder seconded the motion. All approved Warrant #476 in the amount of \$256.37.*

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

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

#### 8. Old Business:

- **Courtyard:** David Twombly informed the Committee that he got four bids for work in the courtyard and they ranged from \$8,300 for hydro seeding to \$34,000, which includes a lot. He said he is looking for direction from the Committee as to which proposal the Committee would like to go with -- hydro seed or sod. David Twombly noted one bid includes 4" of loam which is from Gallagher Landscaping and that would pretty much leave the beds untouched. He added the Committee might want to set up a budget for the process because there may be some unknown condition like raising the catch basin work, flower bed work, mulch and water infiltrating related to the walkway at the high school. David said he met with David Walsh today and they

talked about maybe getting someone to look at it. ***Pat Finn made a motion to approve Gallagher Landscaping to hydro seed and add 4" of loam and leave the beds untouched and establish a \$12,000 budget.*** Pat Finn noted he would like to get some benches in there. David Twombly stated there is potential to work with organizations such as PTO and others to get benches donated. Pat Finn said a lot of people were calling the selectmen about donating benches. He said the original design had four benches around the centerpiece tree. Pat Finn noted it is a \$12,000 budget. Dr. Silva said the Selectmen did receive two calls regarding benches but they were granite benches. David Walsh said he looked at it today it needs some commercial grading and a lot of stuff has to get pulled out. David Twombly said the bids received did not include pulling out material it is just putting down the 4" of loam and maybe grinding down the tree stump. Pat Finn asked about the puddling. David Walsh said at the doors in front of the office there is a new sloping walkway that goes to the center of the quad and it looks like there is a 16" area of existing concrete that the new concrete was poured to. He said the new walkway is pitched correctly, the problem is the area where the doors were installed is running out of level left to right and pitching back toward the doors over 1/4" in some areas. The rainwater is blowing off the roof with no awning there. David Walsh said beyond the door where the handicapped threshold is there is an approximately 16" concrete step, which was existing. The new walkway was poured from that point sloping to the center of the quad. The problem is the existing is pitched back. David Walsh said the easiest fix is to remove the first 4' section where the expansion board is and cut back to the door and pitch the first section from the door sloping away. He said like at the entrance of the high school it has channels cut to run water out and probably something to stop water from coming off the roof needs to be done. If it is blowing from the Coast Guard station to the school there is no soffit to keep it away from the front of the doors. Dr. Silva asked David Walsh for a recommendation. David Walsh said the best thing to do is take some material out and put in 4" of loam. David Walsh said if we got it commercially graded and hydro seeded and get the grass to take then maybe get the school involved and give each class a section to take care of and every few years the area gets turned over to the next class. When the seniors leave, the incoming freshmen would take over their section. If we just got it graded and hydro seeded all the other stuff can come in later maybe as donations or in memory of. David Twombly noted this bid would not include any work on the flowerbeds but if approved he could talk to the landscaper about putting in shrubs, etc. Pat Finn said the motion was for a \$12,000 budget to complete this work and we have put money into it before. David Walsh said the budget we are talking about hopefully does not include the concrete work because that will need to be done on both sides which is about \$500 in concrete on each side but a professional would need to be called in. A professional should do the section closest to the doors with a cutter. David Walsh added when Mark Curran put the walkway in he did what anyone in the business would have done. David Walsh added when the doors were installed that area should have been sloped. Pat Finn noted that area has to be sloped according to

ADA. David Walsh said even if you pitched it ¼” in that area, that would meet the criteria. Chris McCabe asked if Gallagher’s proposal includes pulling out material. David Twombly said the \$34,000 bid includes taking stuff out. He said if standing at the Principal’s office the area to the right needs a lot of work and grading and the left just needs grading. Chris McCabe said any unacceptable material needs to be taken out before they loam. Pat Finn said get these guys in at \$8,300 and give them extra to remove what you want. David Walsh said if a decent portion of the bony material is not removed, those rocks will find a way back to the surface and it has to be compacted and loamed. Chris McCabe said we need to do the job right, and asked what is standard in the industry. David Twombly said he was told it needs 4” and hydro seed. If using sod you only need 2” of loam. Paul Dunphy said he thinks we are nickel/diming it and he would like to see it done once and done right and asked where is the money coming from. He asked that someone identify where the money is coming from. Chris McCabe said from the high school pool of money. Paul Dunphy said he would like to see the spreadsheet in front of him to see what number it is coming from and determine whether we need that money for something else. This is out of the scope of the project. Paul Dunphy said lets see the numbers before we vote on this and lets include everything. Mr. Donahue said of the budget not a penny goes to solve the water problem. David Twombly said the \$34,000 includes removing some material. The other landscapers said you could level it out with a Bobcat and hydro seed. David Walsh said you can level that out but they should rake out a lot of the bony material. A lot of those rocks should not stay, a fair amount should come out. Dr. Silva said he agrees with Paul and he doesn’t think we can approve any money until we see a budget and we should not approve a minimal amount so we don’t have enough money left. Chris McCabe said that makes senses. Jim Tobin asked what happened to the loam that the highway department was going to bring down. David Twombly said we have five truck loads of loam and potentially 5-10 more to bring down to the high school but there was also discussion about making a practice field in back of the high school. He said the Fire Chief is ok with putting a practice field in the back. In order to do that we would use the loam from the Jacobs School rather than use it for the courtyard. They would use a Bobcat and parent volunteers to spread the loam and hydro seed in order to have a practice field. He noted the Town definitely has a shortage of fields for practices and games. Pat Finn said he thought the bonding company was responsible for that work. Pat Finn said with \$12,000 and access to loam, ask them to take some rocks out and then use our loam. Pat Finn said the courtyard is an eyesore. Chris McCabe said he thinks Paul Dunphy and Dr. Silva would feel more comfortable once we know where the money is going to come from. Cathy Bowes would like a timeline on when we can see that budget because the School Department is planning to use that courtyard as a play area for pre-K. David Twombly noted April vacation is coming and they wanted to do this work then so grass can be established by June, otherwise we won’t be able to do it until school is out. Pat Finn asked if we could make it contingent upon someone checking the budget. Paul Dunphy said he wants to see it done right

David Walsh said if we are going to spend \$12,000 and that includes 150 yards of loam that is about \$4,000 of a \$12,000 project that is going to loam. Pat Finn said we own loam. Chris McCabe asked the members to talk in turn. Chris McCabe said he has no problem taking this under advisement and taking a look at the budget but he has a problem waiting until April 12. Cathy Bowes asked if we could reschedule to April 5<sup>th</sup>. Chris McCabe asked Debbe Bennett to update the spreadsheet. *Dr. Silva made a motion to schedule a meeting for next Thursday, March 29<sup>th</sup> and for the committee to receive updated high school spreadsheet and take this subject up at the next meeting. Paul Dunphy seconded the motion. Pat Finn made a substitute motion to also discuss the high school roof at that meeting. Jim Tobin seconded the substitute motion.* Dr. Silva noted the Committee has a letter from Town Counsel requesting that if we discuss the roof we do it in Executive Session. *All approved the motion and substitute motion.* David Twombly informed the Committee he would be away next week and would not be able to attend that meeting.

- **Punch list review items:** None this evening.
- **Fields:** David Twombly informed the Committee he got proposals for the baseball diamond repair, which we talked about at the last meeting. From Partac Peat for 232.7 tons of infield mix at \$120 per ton so the credit would be \$27,927 for just the infield mix. In addition, he got three or four bids to take the current infield mix out and reinstall the new beam clay diamond mix. He provided all that information to Ai3 and they sent all the proposals to the bonding company to get a credit. He said he guesses we can go forward and do the work in anticipation of getting the credit. David Twombly said the proposals he received included taking out and reinstalling the mix but also putting down 10,000 s/f of sod work. Those proposals range from \$15,000 to \$35,000 to do that work. David Twombly added he would also like to do this work during the April vacation, which means based on the game schedule they would need to relocate one of the games and give it a week to do.

Chris McCabe said it is very difficult to look at these quotes because they should all be quoting the same work and with the footnotes he is not sure if that is the case. David Twombly said all of them said we (the town) had to haul away the debris and the current infield mix. We would have to haul it away ourselves, otherwise we will have to have the contractor take it out and that will escalate the price. Chris McCabe said it is a two-step process. David Twombly said first they will take the existing out and then they will reinstall the new mix. They will be re-grading which will disturb the sod so that means they will have to replace 10,000 s/f of sod. Three or four of these companies said the sod would need to be replaced. Chris McCabe asked why this committee wouldn't accept the \$15,000 price. David Twombly said basically they are doing the same work. David Twombly noted Ai3 has to bring these bids to the bonding company to determine what our credit will be and most likely it will be

the lowest bid. Scott Dunlap said he thinks what the town's counsel advised was to get competitive bids on this work to show you made a legitimate effort to do it at a reasonable cost and then proceed with the work. Dr. Silva said he talked to David earlier because Mike O'Donnell, the baseball coach, is concerned about the schedule for JV. He did offer to get a Bobcat and he had the manpower to do the installation and these volunteers were going to donate the work. David Twombly said he talked to him but after he pointed out that we would get a credit for it, we agreed it would be better to have a professional company do the work. David Twombly added he thinks he would rather use these resources to do the practice field in back. David Walsh agreed to let a professional do the infield because if anything goes wrong we have something to fall back on. David Walsh said the company will have to remove and store it in the parking lot and he asked if they would be willing to expedite the process and load it directly into the Highway Department trucks. David Twombly said he would talk to Mark Fournier. David Walsh asked if we could use the loam by the windmill. David Twombly said when you install sod you only need 2" of loam and we can get as much loam as we need from the Jacobs. Paul Dunphy asked if the stuff coming out can be used or is it junk. David Twombly said it does not match any of the infields in town. Paul Dunphy asked if it has any value anywhere. Dr. Silva noted the current mix was inferior. *Dr. Silva made a motion to award the contract to Prescription Turf Services. Paul Dunphy seconded the motion.* Dr. Silva asked if this would be done during April vacation is if there will be any down time. David Twombly said they told him they could do it during vacation and he looked at the calendar and there is one game that abuts the April vacation which could be relocated and we should be all set. *All approved.*

Pat Finn asked why different outfits bid on the two projects and not all the same companies. David Twombly said the baseball diamond work is more precise and specialized work than the courtyard.

- **CO Detection – COR #36:** David Twombly said the Committee talked about CO #36 six weeks ago and Ai3 had their mechanical engineer look at CO detection and they determined that we would need 14 CO detectors at a total cost of \$10,835. He said he is looking for approval from the Committee. Paul Dunphy said he is looking at the bid and crunching the numbers for 14 detectors and it is coming out at \$342 each and that seems to be out of whack. He noted it is not for the wiring or for running conduit. If you look at the second group of numbers for the quoted material, vendor #1 says \$4,800 and that divided 14 equals \$342 just to buy them. Paul Dunphy asked David Twombly to have Captain Thomas look at these numbers. David Twombly said he knows Captain Tomas has sat in on the construction meetings. Paul Dunphy asked if he has actually looked at these numbers. David said he does not know. Chris McCabe asked if these are available under the State contract. David Twombly noted this is part of the construction project and what we have is CNM, who is the project electrical sub contractor, who speeded out the job.

Page 2 shows the cost for all the material and installation is \$10,076 and TLT gets a mark up and the bottom line cost is \$10,835. Scott Dunlap said as a reminder, the devices that the engineer specified; they had flagged as being more expensive than the committee had been told. They reviewed the type of devices they wanted and the integration into the system. The estimate was \$8,000-\$10,000 and the committee wanted to maintain that commitment. The general contractor solicited a price from the electrical sub contractor and this is the price here. Their electrical engineer did confirm they are providing the kind of devices specified. He can not say it is worth \$342 but it is what was specified. Scott Dunlap added this is not the kind of device you would pick up at Home Depot. Scott Dunlap said their engineers feel it is reasonable but if the committee wants, they can get more detail. Dr. Silva asked if we are actually paying \$342 per unit, because that does seem high. Scott Dunlap said he would bring that to the next meeting. Chris McCabe asked that this be placed on next the agenda. Pat Finn asked if these are the kind that talks to you. Paul Dunphy said he worked with Captain Thomas and these devices will be tied into the fire alarm system. This is very specific addressable technology. Paul Dunphy said in this case they will roll engines when a call comes in so there will be no confusion on anyone's part at the school department about if they should do an evacuation or not. When these come in they will roll engines and the Fire Department will make the decision.

- **High School press box Access Update:** David Twombly said, as the Committee knows a lot of work was done on the press box. About three or four weeks ago he got a call from Bob Lynch of the US Department of Civil Rights. He came down and looked at some signage we put up and the work done in the press box. He came around and checked out everything and it all seemed up to code with ADA requirements but he had one question regarding the lift. Originally, we had a sign posted with instructions to see the custodian on duty for the key. During a football game the custodian would be standing at the main gate where you enter the field. David said he walked Mr. Lynch through the process and he said he would go back and talk to their lawyers. This past week David was contacted by Mr. Lynch and they are questioning the process and thinks we may have to install a buzzer system. He wanted to make the Board aware of the possibility and let them know he is working with the US Department of Education and he may come back to the Committee about installing the buzzer system. He walked through the scenarios and most games would be football games, which are on Friday nights. So if this (the buzzer) were wired into the receiving area, the custodians are out of that area and the office staff is gone. It could be wired to the concession stand but no one is in the concession stand for some games. It is complicated and they recommended he contact Reading high school because they had a similar situation. David said he put a call into Reading and they will call him back next week but it is a moving target and he just wanted to update the Committee. Dr. Silva said he is confused because he thought that lift was for access to the press box only and not for general use. David Twombly said that is true. Dr. Silva asked why we have to go through this process, why is the buzzer needed if it is

Town of Hull  
Building Committee Meeting  
Thursday, March 22, 2007  
Page 9

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not for general public use. David said he agrees but we could have a student from a visiting team or town. Their concern is if the custodian got called away how would that person get a hold of the custodian. You have to give a handicapped person easy access. David Twombly said there may be an added cost, but there is no real easy answer.

Pat Finn asked Troy Randall if this is true too because he was at that walk thru and he doesn't remember them saying we need a call system. Troy Randall said he just learned about this today. Troy Randall added the press box is handicapped accessible and meets all requirements. Scott Dunlap added they have never been asked to do this. Pat Finn said the letter says it was brought up at the walk thru but it was never brought up at the walk thru. Chris McCabe asked David Twombly to follow up.

- **Interior signage:** Dave Twombly informed the School Building Committee that they need to purchase some ADA compliant exterior and interior signage and was looking for approval. The signage would cost \$650 for approximately ten signs for the high school and was not included in the project. *Pat Finn made a motion to approve the purchase of the signage. Charlie Ryder seconded the motion. All approved.*

Chris McCabe stated this concludes the agenda and the School Building Committee will meet again next week and asked the Committee if anything else should be on the agenda. Pat Finn asked David Twombly to contact Mark Curran and ask him to look at the problem to get some idea of what to do with that step. David Twombly added that David Walsh has another contractor that can be used as well. Pat Finn suggested a self leveler be used.

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

*Paul Dunphy made a motion to adjourn the meeting. Dr. Silva seconded the motion. All approved.* The meeting adjourned at 8:12pm.

Respectfully submitted,

Debbe Bennett  
Recording Secretary