

**Town of Hull**  
**Building Committee Meeting**  
**Thursday, March 29, 2007**

In attendance:

Cathy Bowes/Committee Member  
Paul Dunphy/Committee Member  
Patrick Finn/Committee Member  
Chris McCabe/Committee Member  
Jay Meschino/Committee Member  
John Reilly/Committee Member  
Kevin Richardson/Committee Member  
Charlie Ryder/Committee Member  
Dr. John Silva/Committee Member

Jim Tobin/Committee Member  
Dave Walsh/Committee Member  
Debbe Bennett/Support Staff  
Jim Griffin/Support Staff  
Jim Lampke/Support Staff  
Peter Lombardo/Support Staff  
Judi Saide/Support Staff

Absent:

Bill Dwyer/Committee Member  
Paula Delaney/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 7:11pm.

Chris McCabe said he would Chair the meeting until John Reilly arrives. Chris noted it is an abbreviated agenda based on last week's meeting to primarily discuss the high school courtyard. *John Reilly entered the meeting.*

1. **Approval of Today's Agenda:** *Dr. Silva made a motion to approve the revised agenda. Jim Tobin seconded the motion. All approved.*

*John Reilly took over as chairman.*

2. **Change Order #14- Latch Hardware for Aiphone system:** Judi Saide reiterated for the Committee members the history. She said when the Memorial School was done, CCTV came under the base bid and we felt we spent a lot of money for an inferior product. On the High School project it was removed from the base bid and we bid it ourselves and ended up with a superior product for less money. For the Jacobs School we are handling it in the same fashion, so this is not a new expenditure. She said it is something we knew was coming and we are handling it this way so we can control who does CCTV. A couple months ago she presented to the Committee Brander Alarm to install the CCTV and Sullivan and McLaughlin to handle the cabling and the Committee voted to accept them. Judi Saide said Change Order #14 is really just the construction ownership. They own doors and strikes and we own cabling and the devices. She said when this Change Order was first brought to the Committee it was for \$17,000 and at that time she felt it was high and that there was a

misunderstanding about how it works and what was required for CNM to do. Since then she met with Ai3, PMA, CNM and Brander Alarm and they went over how the installation would take place and as a result Change Order #14 was reduced to \$11,675. Dr. Silva noted that was a decrease of over \$5,600.00. ***Dr. Silva made a motion to approve Change Order #14 (electric latch hardware for the aiphone system). Charlie Ryder seconded the motion.*** Cathy Bowes asked if it would have an intercom system similar to the Memorial School and high school. Judi Saide said yes, it is the aiphone with video at the doorway. Cathy Bowes said it was questioned at a previous meeting if the intercom was needed. Judi Saide stated the Committee approved the whole aiphone piece with CCTV. Judi Saide added she included a memo from Chief Billings who strongly advises we include this in our school. Paul Dunphy asked if this is contingency money. Judi Saide said it is but it is money we knew would come out of contingency. When Ai3 put together the budget for the project the base bid was lowered and it was intended to come out of contingency. Paul Dunphy asked if these doors would be released upon a fire alarm. Judi Saide said yes. Paul Dunphy asked if a knox box is located at the front door. He was told yes. Paul Dunphy asked if the smoke detector is set off at night by dust does that mean all the doors would unlock letting anyone in. Judi Saide said she was talking about the panic hardware, the release of the door locks is controlled from the office but she will double check about the alarm. Paul Dunphy noted on the sketch is says "to fire alarm system". ***All approved.***

### **3. Jacobs School CO Detector Pricing:**

Captain Thomas asked if the Committee had any question about the CO detectors. Paul Dunphy said he and Captain Thomas have been talking and we have a very high price coming in but he doesn't think we can do anything about it because we are married to this supplier and he does not want to hold it up further. Paul said we did get more detail but we have no control over the price. David Walsh said we talked last week about the unit price and he talked to Captain Thomas about it this week. David Walsh noted there are also 14 modules included. He asked if we know the brand so we can check the price. Paul Dunphy said if he knew that he could check it out at work. David Walsh said so we don't know if it is really a \$100 detector. Chris McCabe said that doesn't make sense. Charlie Ryder said he thinks the Fire Department has written off on this. Captain Thomas said these are UL listed devices. The regular detectors are addressable so if it goes off you know where it went off. These have module units, which make it addressable. He said the cost does seem high but that is how it came from the electrician. ***Paul Dunphy made a motion to approve the CO detection and go forward with a "not to exceed price" price of \$10,835 and see if they can reasonably bring the price down.*** Paul Dunphy added we are at the point in time that we need to move forward with this. ***Chris McCabe seconded the motion.***

Charlie Ryder said we are between a rock and a hard place. He said PMA is concerned that this be done as soon as possible because the cost will increase because the ceiling tiles are going in. Paul Dunphy said maybe if we put that as a not to exceed amount we can see if they can knock it down with more explanation of what they are using.

Cathy Bowes said prior to the meeting Paul noted these devices have a 5-year life expectancy. Paul Dunphy said that type of gas and device has a 5-7 year expectancy. Cathy Bowes asked if when it comes to time for the School Department to replace them, will they be able to shop around for a better price. Paul Dunphy said he thinks they will do better. He said it is not a price he is familiar with it but it seems like a list price quoted. Captain Thomas said he could pretty much guarantee it will be lower since these are coming from a distributor to Signet, to CNM etc. and the price goes up as the chain grows. Paul Dunphy said the School Department needs to plan on replacing these wherever you put them.

Rhoda Kanet said since it is a Change Order and it is under \$25,000 is there any reason we could not get three bids and do it ourselves for less money. Paul Dunphy said this contractor is geared up and ready to go, we cannot go back and look for another contractor. Pat Finn said it is important to note the price is broken out. We now know the control modules are part of the price and the control modules allow the detector to talk. Captain Thomas said it does not actually talk; it goes to the alarm panel. Captain Thomas said at a house if it is a combination device, it has to be able to talk. This way if it is a CO detection, the captain will go with maybe one engine company and a gas meter to investigate what is going on rather than the entire engine company. The module allows the detector to talk to the alarm panel and will tell specific information like it is the 2<sup>nd</sup> floor of the B wing, room 22. John Reilly reiterated the motion. *All approved.*

4. **High School Expenditures:** John Reilly noted that based on the spreadsheet there is \$115,424.10 in available funds and this is not committed. John Reilly asked if there are any outstanding expenses. Debbe Bennett told him there is the memorial plaque and Ai3's monthly invoices that are coming out of this and the Committee recently approved the baseball fieldwork. John Reilly noted the infield work would come out of the money being held from the bonding company. He said the next time Bob Garrity comes in we can see about the back chargeable credits but it was his understanding that we would have some money back from the bonding company in the form of a credit. Jim Lampke agreed.

5. **High School Courtyard:**

- Paul Dunphy said he asked for this information because a few meetings ago we had a reality check on the numbers and we had some great concerns that we not spend any money until we get past certain hurdles since we may need to use this money for other more important items. Paul Dunphy said he is nervous about having money available to take care of an emergency as we continue with the saga of the roof. If the courtyard is not a priority we should put it on the backburner. Charlie Ryder said he agrees with Paul Dunphy. He said for some reason or another the courtyard was never in the project. \$20,000 was approved and most of which has been spent on the walkway and some plants. Now we seem to have water leaks because the walkway is not appropriately slanted. He thinks we should hold off until some time in the future. He added at one

time, it was going to be a school project with students and teachers doing the work. The old gazebo was a school project.

David Walsh said he appreciates Paul Dunphy and Charlie Ryder's concerns, but he doesn't think we should take the courtyard lightly. One thing that can't wait is the walkway where the doors were set on an area that is running out of level. David Walsh said the gentlemen who did the walkway has the slope correct. This could be something to go back to the builder with since the area was never level so they were not installed correctly. He said he does not know if the thresholds are legit. The doors and hardware are rusting. He sees boards, blankets and stones stacked up and he is told it has been like that. This should have been addressed a long time ago. John Reilly said we could ask the architect for that. David Walsh said that landing area needs to be professionally cut back to the door with a concrete cutter and it will need maybe \$500 of concrete on the re-pour. He noted the rust is pouring down the doors. John Reilly said we heard from the architect that it was not on the punch list because they were not aware of it. Peter Lombardo said he informed the architects about the gap under the doors during phase 1. The doors need adjusting and weather stripping. Jim Griffin said he thinks they put more attention into weather stripping and sweeps and did not address the threshold issue, hoping that would resolve it. However, whenever there is a wind-driven rain we get water under the doors. Jim Griffin added the hardware specialists and door manufacturer were out several times but they never addressed threshold. Dr. Silva said he thinks at least we should forget about the courtyard itself and the area in front of the doors should be addressed.

Pat Finn said he would rather have the architects look at it. Pat Finn asked Peter Lombardo if this would prevent us from loaming and seeding. Peter Lombardo said no. Pat Finn said the reason we had this meeting was because of the April vacation deadline. He said obviously he is not avoiding the door issue but we need more information. He thinks tonight we should go with the loam and seed and give David Twombly a budget of \$12,000. The original budget was spent on a design that the committee rejected and then went with the walkway for accessibility. The concrete came out to about \$16,000 and the other money was for design work for John G. Crowe Associates. That is the reason the \$25,000 was used up. It is concrete and rocks now and he would like to see some grass in there. ***Pat Finn made a motion to create a budget of \$12,000 and let David Twombly proceed to loam and seed the courtyard. John Reilly seconded for discussion.*** Jim Tobin said we don't necessarily have the money and have already spent \$25,000. We were told months ago we had plenty of loam for the back yard. He doesn't know what happened to that and if we do have it, we should use it rather than use money for it. We should be thinking about securing those doors. We need to fix the concrete and doors before we start throwing more money into the courtyard. Jim Tobin said he knows the School Department wants this done so the Pre-K can go use the space.

John Reilly asked how much of the original \$25,000 budget is remaining. Debbe Bennett told him approximately \$1,800. David Walsh said before we put a nickel into these doors the architect and installer should look at them. He said he would be willing to go up there and have them explain why they were installed that way. David Walsh said it may be on us to address the water from above but the door is out of level. If it has been leaking from day one, the onus is on the installer, designer and architect. Then maybe we will have additional funds to address the courtyard. John Reilly said we need a report from the architect about why it was not on the punch list and what the solution is to remedy. Just because it is not on the punch list we still have recourse because we are holding money from the bonding company. John Reilly said we could seed and loam. We have \$1,800 left from the original budget and at this point we have the loam and can pay for the labor to spread it out. John Reilly said each graduating class gives a gift to the school; so they could donate benches, trees, etc, so over time that courtyard will be complete. John Reilly entertained a motion to give another \$3,000 to get this work down and then it is out of our hands and work with the School Department to finish that area. ***Pat Finn amended his motion to establish a \$5,000 budget to for labor and seeding, we have the loam. John Reilly seconded the amended motion.*** David Walsh said a large portion of the proposal was for loam. Dr. Silva said the most important thing is the concrete and the doors, however, David (Walsh) mentioned last meeting that in order to do it correctly, you have to dig up the cobble, and he is not sure \$5,000 will cover it. Dr. Silva said he thinks this is a priority. The landscaping looks bad but when you are talking about maintenance that is where we need to pay prime attention.

Charlie Ryder noted David Twombly has done a lot of work on this and got TLT to screen the loam and got it delivered. He thought he also had a volunteer set up to run the bobcat with a group of people from the high school. Charlie added we could get more loam from TLT. John Reilly said if we time it the right way, the bonding company owes us returning the back field to its original condition. If we coordinate who does that work at the same time as the courtyard work, we may bet a better price but that (back field) is in the contract. If we don't restore it we will tear the football field up.

Paul Dunphy asked if they are talking about using the Highway Department. John Reilly said he couldn't say without checking into it first. Chris McCabe said we could use town labor. John Reilly noted the college kids would be coming on board with Highway soon.

Peter Lombardo stated if you put grass in the courtyard you will have to water it and cut it. You may want to make at least half of the surface 2-3 inches of mulch especially since the pre-K will be using it. That might be easier and without as much maintenance and add a few trees. John Reilly said if we give them \$5,000 to make it presentable, however they choose to do it is up to the School Department. Pat Finn said David Twombly should use his discretion how to use the \$5,000. John Reilly said the route to go is doing a memorial program with the graduating classes donating trees, benches and in time it will be a nice centerpiece for the school. It is not a big area to maintain. ***All approved.***

Town of Hull  
Building Committee Meeting  
Thursday, March 29, 2007  
Page 6

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**High school roof:** John Reilly said there is nothing new since the last meeting on the high school roof. He said he is going to post a meeting for next week (April 5) just in case we get a report back in order to keep the ball rolling. If there is nothing new next week, the Committee will meet the following week (April 12).

Jim Lampke said he did speak to the bonding company attorney and they are expecting a report for their consultant by this weekend. He has been trying to get information from them and they will get it to us. He said he hopes to have additional information next week. The attorney indicated that Firestone was very concerned that the town was not pleased with the work done on the roof. They bought that company and it will now be viewed as their product. Jim Lampke said he emphasized that the town was not happy and would not hesitate to make that known. Firestone is concerned about getting a bad reputation even though it is not their product.

Cathy Bowes noted on March 16, there was a new leak outside the library. Jim Griffin said the roof actually did well but there were some areas that popped up. Jim Griffin said the first thing they do is check to see how the roof did. Jim Griffin said they identified the leaks and e-mailed them to Ai3 - the same as they have been doing all along so everyone knows where the leaks are.

Dr. Silva said we were told that the bonding company did more testing on insulation beyond what Gale did and went to areas that our company did not. He asked if the areas that leaked are the areas they opened. Jim Griffin said no, but added they (the consultant) were disappointed at the quality of the work. He said the new testing areas were not the cause of new leaks.

Dr. Silva asked Jim Lampke if there is anything else we should know. Jim Lampke said nothing further from last week's memo.

John Reilly informed the Committee that on Wednesday April 4 classroom furniture will be set up and the consultant needs someone from the town to be a decision maker. Debbe explained this is a mockup for the new furniture and someone from the town is needed to either approve or reject certain pieces. John Reilly said we should make it formal and authorize Dr. Delaney and Kathleen Tyrell make the decision. ***Dr. Silva made a motion to authorize Dr. Delaney and/or Kathleen Tyrell to attend the meeting and be the decision makers. Cathy Bowes seconded the motion. All approved.***

John Reilly noted as a housekeeping issue, the Committee authorized the work on JV baseball field last week but there was no motion to authorize the purchase of loam. ***Cathy Bowes made a motion to authorize the purchase of the infield mix for the baseball field. David Walsh seconded the motion.*** Dr. Silva noted it is inferior mix not loam that is being replaced. John Reilly said he meant infield mix.

Town of Hull  
Building Committee Meeting  
Thursday, March 29, 2007  
Page 7

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Paul Dunphy said he is not sure if this is Chris McCabe's last meeting. He thanked Chris for all his efforts on behalf of the kids in this Town and all the extra work involved. Paul said he appreciates Chris's efforts. John Reilly agreed it was a lot of extra work and said he appreciates all of his extra work and thanked him for his work on the School Building Committee and as Town Manager. *All approved.*

*Dr. Silva made a motion to adjourn the meeting. Chris McCabe seconded the motion. All approved.* The meeting adjourned at 8:00pm.

Respectfully submitted,

Debbe Bennett  
Recording Secretary