

**Town of Hull
Building Committee Meeting
Thursday, May 10, 2007**

In attendance:

Cathy Bowes/Committee Member
Paul Dunphy/Committee Member
Bill Dwyer/Committee Member
Patrick Finn/Committee Member
Jay Meschino/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
David Twombly/Support Staff
Jim Lampke/Support Staff
Peter Lombardo/Support Staff
Scott Dunlap/Ai3
Troy Randall/Ai3

Absent:

Paula Delaney/Committee Member
John Reilly/Committee Member
Phil Lemnios/Committee Member

The Building Committee meeting was held in the Library at Hull High School, and the meeting was called to order by Dr. John Silva at 7:06pm.

1. **Approval of Today's Agenda:** *Charlie Ryder made a motion to approve the agenda. Cathy Bowes seconded the motion. All approved.*

2. **Architect Report:**

• **Jacobs School**

- **TLT Application for Payment #10:** Troy Randall said a copy of this pay req was included in the School Building Committee packages. He said the application for Payment #10 is thru the end of April and a majority of items are masonry, plumbing, electrical and other major trades and is in the amount of \$1,176,368.68. Troy Randall said Ai3 has reviewed the req with PMA and TLT and they recommend payment. Dr. Silva noted the Committee would hold off on approval until warrant #481 is presented.
- **Gymnasium – Center Court Logo:** Troy Randall distributed, for informational purposes, proposed gym floor logos that would go in the center court. He noted there were two options presented and it is not for approval or a decision tonight but they would need a vote by the 24th. Dr. Silva asked if the Committee had any comments. Paul Dunphy suggested an image of Boston Light be used. It was noted the pirate was used at the other schools and one without the dagger was used at Memorial School. Dr. Silva noted it was a big discussion five years ago.

Jay Meschino asked if it would be a combination of the two images presented. Troy Randall replied those are two options and it would be one or the other. Pat Finn asked to see the Memorial School logo. Dr. Silva said the Committee would take this under advisement and asked Troy Randall to bring back a Boston Light option to the next meeting. David Walsh noted the town seal is Boston Light. Jay Meschino noted it is on the Town's website. Dr. Silva stated the committee would make a decision at the next meeting.

- **Dedication Plaque:** Troy Randall presented the copy for the Jacobs School dedication plaque. He noted it is early and there is time to make adjustments or modifications and they don't need a decision next week but asked that the Committee let them know any revisions or modifications that are needed. Dr. Silva commented that Chris McCabe should be included. Pat Finn and Paul Dunphy agreed. Dr. Silva noted the high school has not been dedicated yet. Troy Randall said the plaque is up. Troy Randall said they will bring this subject up again and suggested the committee e-mail them any revisions. *Bill Dwyer entered the meeting.*

- **High School**

- **Punch List Update:** Troy Randall distributed an updated punch list (dated 5/10/07) with changes since the last meeting about punch list. Troy noted on the side, some items have an asterisk and that means CTA has been out there since the last updated punch list and completed work and those asterisk items are those they (CTA) feel are complete and they (Ai3) will schedule a review and update the committee following that review. Dr. Silva asked how many items remain undone. Troy Randall said the summary on the first page gives an overall completion review. There are 61 items identified as incomplete and as you can see by the asterisks, a handful, twelve or so, have been identified as complete.

David Walsh noted the courtyard doors are not on the punch list. Troy Randall said that is not on the punch list because it is not a contractual item for the contractor. Paul Dunphy noted there are a number of HVAC items to complete and the testing and balancing has to be done. *Jim Lampke entered the meeting.* Paul added we don't have commissioning in this project at all. Pat Finn said regarding the athletic field punch list, at the last meeting the chairman was talking about loam and seeding out back in lieu of something else. David Twombly said we did get a couple bids on the athletic field and were looking to start work on June 1 but right now the Committee put a hold in spending. They are getting loam from Jacobs to do the backfield and will seed it for use as a practice field. As soon as the spending is resolved they will move forward. Pat Finn said before construction we had a field there and under the contract the contractor has to restore it to its original condition. Troy Randall said beyond the science area is

complete per the contract documents. David Twombly said he talked to Chief Lyons about sodding out there and as long as they can get through there not a problem.

Jay Meschino said some of the open items for phase 1 are as built and closeout documents. He asked if Jackson is going to do that. Troy Randall said CTA will do that and they have been working on the as built. They did provide HVAC but they were returned with comments.

- **Other:** None this evening.

3. Fiscal Report:

- Warrant #481 was presented to the Committee containing four invoices for the Jacobs School totaling \$1,214,129.75. *PMA has reviewed and approved these invoices.*
 - Two invoices from Ai3 totaling \$18,497.73 for professional services during April (\$18,371.31) and reimbursable expenses (\$126.42).
 - One invoice from PMA in the amount of \$19,263.34 for project management services during April.
 - Payment Requisition #10 from TLT Construction in the amount of \$1,176,368.68 for construction costs through April 30 at the Jacobs School.

Dr. Silva asked if there were any comments. None were noted. *Charlie Ryder made a motion to approve Warrant #481 in the amount of \$1,214,129.75. David Walsh seconded the motion. All approved Warrant #481 in the amount of \$1,214,129.75.* Dr. Silva asked if we are keeping a 5% retainage. Troy told him yes.

4. Old Business:

- **Courtyard:** David Twombly informed the Committee they are making some progress in the courtyard. Last week they had several students bringing in loam from the back and they were also able to use the leftover sod from the infield work that was done. There were five rolls of sod leftover and they placed it in the courtyard. They plan to take more loam in there and seed it. He said the one side still needs a lot of work. He went back to the landscaper and asked, if we can put the loom in place, could we get the price down. We got the price down to about \$4,500. David Twombly said at this point, the committee made a decision to hold off on spending. Dr. Silva said they agreed on \$5,000 and that was approved for this purpose. David Twombly noted that bid includes removal of two truckloads of debris and hydroseeding about 7,000 s/f for \$4,500. Dr. Silva noted the funds have been appropriated.

- **Courtyard Door Threshold:** David Walsh said he went down to the high school with David Twombly and Troy Randall. When they met it was raining and it was clear to see that the water comes off the roof and drip edge and lands in front of the door on the seam of the new and old pours and goes into the corridor. He said there is a seam that does not allow the water to run down the pitched new sidewalk and the existing threshold is pitched back into the building. He said Troy produced a document that showed the original plan of the courtyard was to cut the existing concrete back to the threshold and start the new pour from there and pitching. That wasn't done and that, in combination with a proper weather strip, any door with a threshold of that type once the air starts blasting though it the water comes in. Correcting it would involve entirely cutting back the concrete and removing a 4-5 foot section of the new pour and sloping it away from the door and weather tight the threshold. Troy Randall noted that was taken out of the project. Those entries were removed from the project. Dr. Silva asked what is the plan to rectify it. David Twombly said David Walsh knows a local contractor and they can get a proposal and bring it back to the next meeting. *Dr. Silva made a motion to authorize David Twombly to get proposals for this (courtyard) project and bring it back to the May 24 meeting. Kevin Richardson seconded the motion.*

Pat Finn said we asked the architect to look at it and asked David Twombly to get ahold of Mark Curran to see what his contract called for. Troy Randall said he met with David Walsh and agrees with what he said. Pat Finn asked if when we gave it to Mark Curran, did he have those plans. Scott Dunlap said Ai3 was not involved in that project once it was given to Mark Curran so he is not sure what direction was given or what the contract said. Pat Finn said when you say it was not Jackson's responsibility, if it was in the original contract, but the walkways were added by us, how, by us hiring him to do the work that was not in the contract, negate the contract requirements of Jackson. Scott Dunlap said at one point in time when it was time for the courtyard to be produced your Owner's Rep at the time recommended that you not have Jackson do it because it was not going to be a comprehensive project and then sort of piece mealed small projects out to get it complete. Ai3 issued a credit for Jackson to delete the work in the courtyard. Subsequently the Committee gave direction to the OR to get a local contractor. Pat Finn asked if Ai3 was on the project working with our former OR when this credit was done and this work was added. He said they were our architects so something happened so your design for that door got taken out of the project and this committee wasn't aware of it. Scott Dunlap responded, the committee directed us, after a recommendation from the OR, to remove it from the contract. Ai3 was not involved in whatever the proposal was to do the sidewalks and what the scope of work was. Dr. Silva agreed, the committee did direct them to remove it. Pat Finn asked why Ai3 was not involved. Scott Dunlap responded, you directed your OR to procure services for getting the sidewalk installed and Ai3 was never directed to redesign the area or provide an alternative proposal at all. Pat Finn said it seems like somebody dropped the ball in communicating whatever the original plans were to saw cut that door. He said we added that work to make it

handicapped accessible and there was no communication with Ai3 and the OR in putting this out to bid. That is what he is a confused about. Jay Meschino said it sounds like when it came out of the general contractors responsibility it was no longer Ai3's responsibility either. Scott Dunlap said that is correct. Pat Finn said how could we pay \$1 million then say they weren't involved. *All approved the motion.*

Pat Finn asked if anyone contacted Mark Curran to find out what his contract was. Did Frank, in fact, give him those plans. Pat Finn said he saw him recently and told him to come to a meeting. Dr. Silva said if there is no objection, we could invite Mark Curran to come to the next meeting and tell us what he was told to do. Dr. Silva asked that this appear as an agenda item for the May 24 meeting.

- **Goal Posts: David Twombly** informed the Committee that the goal post closest to the bay came down during an April storm and the other one is in really bad shape. We took photographs and e-mailed them to Jaypro and we have a three-year warranty. They were installed August 2004 and he is waiting to hear back from Jaypro but it is in the works and he will have an update by next week. Bill Dwyer noted they were flimsy. David Twombly said the value is about \$2,900 and if upgraded it will be about \$5,000. David Twombly said he talked to Joe Sullivan and he would prefer the combination soccer/football goal posts rather than separate. David Walsh noted we would have the same problem again. David Twombly added he doesn't know if the warranty will be prorated or not. Jim Lampke said after we get a proposal from the company, the next step will be to see the cost to upgrade to the next level but would not suggest an upgrade until we know what they are going to give us. Jay Meschino said it is important to learn if it was an installation problem. Dave Twombly noted it bent at the top of the soccer net. David Twombly said he thinks they were not a high enough quality for this environment. David Walsh agreed we should find out the cost to upgrade because they are flimsy. He asked if there is any way we can find out if the material used is a gauge that is even rated to be used in an area like this. *Peter Lombardo entered the meeting.* Dr. Silva asked if those goal posts meet specification and if anyone checked them when they came in. Scott Dunlap said he did not personally verify it but it appears to be to the product. Scott added they would like to do more research on them because it is supposed to be an NCAA certified application and something does not seem right. Dr. Silva agreed we should make sure they are what was specified.

Paul Dunphy said our job is done as the School Building Committee and asked if you expect us to find more money to upgrade. He asked what is our role in maintenance of the field, goal post, building etc. Jim Lampke said the first thing is to find out if they were what was called for in the design. If, in fact, it was not what was called for, then arguably the committee is in a better position to deal with it, although, technically the school has been turned over to the School Committee. This committee can help to find out was it what was called for, was it put in correctly, etc. It may be that the School Department might have to come up with any additional money if they choose to upgrade.

Paul Dunphy said he expects there would no charge for Ai3 to do this investigation. Scott Dunlap said no. David Walsh said whether it is Ai3 or whoever, before the goal posts are removed, cut a section and get a piece of the material in our possession. Jim Lampke said we should not dispose of them before we know if they might want to see them. David Twombly said it has all been by phone calls and photos were e-mailed to them. He did put a call into them today and yes, they did discuss that we still have a valid warranty we just need to find out what that will cover. Dr. Silva asked if they have been notified in writing. David Twombly said yes. Dr. Silva asked, if replaced, does it get another three-year warranty. David Walsh asked who the installer was. David Twombly said it was not Jaypro, it was another company. Dr. Silva said David Twombly will continue to get someone down and before they are taken off the property we should get a piece of it and Ai3 will check the specifications and find out who installed them. David Twombly added Jaypro knows who installed them; they were able to look that up. David Walsh said the installation has nothing to do with it. We had a three-year warranty on a piece of junk.

- **Athletic Field:** David Twombly informed the Committee that he got two bids so far that range from \$5,500 to \$6,500 to hydroseed 56 c/y of loom. This was essentially put on hold pending an assessment of the finances. David Twombly said the landscapers said we are going to have to do this type of maintenance on the field every year and added this would likely be a School Committee issue. With all of the youth sports and high school sports that use this field we are going to be back here again next year. Jay Meschino asked if this is the result of poor installation of the field. David Twombly said the two people he talked to, talked more about the usage on the field. Charlie Ryder said he assumes this would not be a School Building Committee problem; it should be a common maintenance problem and it has been two years. Cathy Bowes noted it was never accepted. Scott Dunlap agreed it was not accepted, however, you took money away from Jackson to do remediation on the field. Jim Lampke said there is a formal acceptance process and also when you start using the area of work an argument can be made that you have in essence accepted it by using it. We can look into it further but, given the situation with Jackson, he is not sure there is any recourse there although we may have money from the takeover agreement to apply to that. Dr. Silva said he remembers there was a long discussion and the thing that came out of it was the overuse of the field and the need for turf. Paul Dunphy said Harvard has a turf with a 10-year product life expectancy. David Walsh said at that Town Meeting he was not in favor of turf. He said some of these life expectancies are not based on the usage they would get here. So even though at Harvard they may have 10 years, they do not have the same usage so we might get five years out of it. Dr. Silva added at the time they looked at Stanford because of its vicinity to the ocean. David Walsh said turf has come a long way but paying for it is difficult. Dr. Silva asked Jim Lampke if it is the School Committee's responsibility to maintain the field. Jim Lampke responded they have used it and we finished off some of the work that was not done correctly. Paul Dunphy thanked David for making the statement that they will have to maintain and put money into the field each year.

Hopefully they will have a written program to document and carry this out. Paul Dunphy said back to the budget, he just doesn't think it is practical with these new fields and buildings. Pat Finn asked David if he is asking for money to do the field. David Twombly said during the discussion a few weeks ago, the School Building Committee talked about financing it. Then spending was put on hold until we get a clearer picture of the finances. Pat Finn said our architects told us they were not accepted. Dr. Silva stated Jim Lampke just said that since we used it for two years it would be an indication of acceptance. Pat Finn said it could be but a few weeks ago the Chairman was seriously considering moving forward based on what Bob Garrity said. Pat Finn said it is something that has to be done and he would be willing to spend the money. Dr. Silva said he doesn't have the same recollection of that. He said he remembers that we were told if we need to spend money of an emergency nature, then spend the money but hold off on spending any more money. Scott Dunlap said you never accepted the field but you took the money. You gave Jackson a seven-day notice on the field and Ai3 sent a notification to them telling them the Town would take over the field. Then you directed your OR to get a sub contractor to do the field. What Town Counsel is saying is and Ai3 agrees with is, once you notified Jackson that you are taking it over and have a sub contractor complete, it you probably do have responsibility to maintain it. Pat Finn said irregardless the School Building Committee is in operation and we need a field and he is willing to spend the \$5,500-\$6,500 to help out the school and give them their field. He also would be willing to do what the Committee voted to do a year ago, which is to restore, the practice field. Dr. Silva asked where the money is coming from. Pat Finn said contingency. Jim Lampke suggested the Committee table this discussion for later on in the evening and noted we do have a representative from the bonding company here to update the Committee on the roof.

- **Roof:** Jim Lampke distributed a letter to School Building Committee the from Attorney Garrity sent to the bonding company with a cover memo regarding the high school roof. He said Troy has been working with Bob Garrity and Mike Pellegrini to address the issues on the roof and Mike is here to give us an update and discuss where we are on the roof. Jim Lampke suggested the Committee first take a minute to read the letter first and then proceed.

Jim Lampke asked Mike Pellegrini to introduce himself and hopefully we will get an update on the roof and invited the members to ask questions. Mike Pellegrini informed the Committee that he represents St. Pauls Travelers and stated a lot has been happening on a week-to-week basis. He said it is important to get to the bottom line and then back up and answer questions. Mike said up until 6pm today he was going to present three options to the Committee but at 6pm tonight he found out one of the options is not a viable one so it makes two options. The option that went out the window was the pavers from West Tile and representatives have been on the phone with them over the last couple of days. Mike said they tried to assemble this product on the roof to see how it would work and he thinks it would have been a great middle ground. However, it would

not work because the edge gypcrete ramps up and slopes up on the last three feet of roof edge so these interlocking pavers would not connect.

Mike Pellegri said there are two options on the table.

Option #1 is taking what is there removing and replacing it with the same plans and specifications. Option #2 has been presented to the Committee in the past and that is the securement bars. That has kind of been removed from the discussion in the past. The reason it is on the table now is it is a viable option. Genflex/Firestone sent a letter saying they will warranty this roof for 15 years and 110 mph wind speeds with gusts of 120, with this repair and that is why it is a viable option. Repairing it with securement bars and a full removal and replacement is the other option. The reason the two options are on the table is the money difference. Full removal of the Dumas section is about \$700,000 and the securement bar option is about \$225,000, which is a major cost difference. The surety has been trying to eliminate this securement bar option to find a middle ground and we thought we had one until today. Jim Lampke said he was surprised to hear the installation of the securement bar option is basically the same system presented before because he understood that after the bonding consulting engineers did their evaluation, that proposal was modified in some fashion and was not going to be the same 3,000 screws system that was there before. The way he understood it, layers were going to be removed and underneath was going to be secured and the roof material put over that. Mike Pellegri said in the past month, there were delays while they were waiting for answers from Firestone. Firestone gave them four suggestions. One was they would warranty full removal and replacement. The second would be if we removed everything except the insulation layer and screw down the insulation layer and then glue the remaining plywood and membrane on top of that. The third option was to take away everything and change the glue system that was used to something else. Jim Lampke said he never heard that one, he always heard three options, a new roof, the paver solution and a modified proposal on the securement bars. The original securement bar system was to go on the existing roof and membrane and every so much distance screw down approximately 3,000 screws into the roof underneath. Then he heard it was modified and they were going to remove the top couple of layers and then screw those layers down and put the roofing on top so we would still have a membrane roof. Mike Pellegri said another option was to leave the existing roof in place and warranty it up to 55 mph. It was noted that none of us would consider that as an option.

David Walsh asked about the securement bar option, and asked how that will address some of the other issues such as the lack of proper glue and the missing insulation. Are those issues going to be addressed through that method. Mike Pellegri said the best way to explain it is the options are: up to 55 mph wind speed, remove and replace, take down and leave the insulation and screw it down and the last option was to put the paver system down. Now the securement bar is option is not the same as present months ago and approved by Genflex. That is not the same as what Firestone has provided because that

securement bar option was sort of thrown out at the time, however, we have that old option that is a warrantyable option. He said it is not black and white and we would be naive to say the proposal is to come in here and put securement bars around the edges because there are other issues that have come up. He said BDG opened up samples of the roof and Gale did testing and infrared scan. This securement bar scenario would also have to include removal and replacement of field conditions that were known to be wet spots from the infrared report, it would also include the areas of non-insulation only above the classroom wing, not above the locker room area. That report Genflex generated was a mixture of miscellaneous items that have to be completed as well as the securement bars. The edge blocking needs to get done and that seems to get worse and worse each time they inspect it. Jim Lampke said unless he misunderstood, that is completely different from what he heard from the bonding company attorney last week and that was that with the securement bar option the layers would be removed and the entire roof would be removed down to a certain layer and then securement bars would be put on and reinstall the other products and membrane. Jim Lampke asked when did this come about. Mike Pellegrini said it changes on a daily basis. Jim Lampke said if they are suggesting the one from a couple of months ago, how is that going to address the fact that layers are not stuck to each other and there is insulation missing if you don't remove it. Mike Pellegrini said it would address the glue issue because it would take that off the table because the securement bars are strips of metal that have pins in them every one foot and it would essentially make a sandwich of everything up there now in a warrantyable way. Mike Pellegrini said regarding the insulation, that is when we take the old idea and add to it and also cut out down to the gypcrete sections that are proven to have no insulation from the infrared report. Jim Lampke said we don't know all the areas where there is no insulation. Mike said he thinks you would from the infrared test.

Pat Finn said this seems to be a question for Town Counsel and he appreciates Mike coming but he doesn't feel comfortable having our lawyer argue construction details with an engineer. He said we have an architect and building inspector and asked if Mike could submit what he has in his hand to our professionals before we have this discussion. Mike Pellegrini said whatever we are discussing tonight would be put on paper and submitted formally, even full replacement. The new person at Silktown has done such things as the securement bar option. Now, since that time BDG and Gale have found there were other problems and we need to add to that original scope of work. Dr. Silva asked the architects if they have received any copies of this proposal. Scott Dunlap said it is unclear to him what is being proposed as an option. Peter Lombardo said it sounds like, of the four Firestone options, he did not hear any mention of the securement bar option. He heard, stripping the roof and the wood back. He asked if one of those options is the old securement bar with the toggle bolts. Mike Pellegrini said of the four new options, the old securement bar idea was not included. Dr. Silva agreed with Pat Finn, it is tough for the committee to listen without something in front of us.

David Walsh said with regard to the sandwich method, you don't know what you don't know is on the roof. There were spots, through test cuts, that were found without insulation and boards that have voids and things along that nature. So, if you go along and put down the securement bars and tighten down in an area with a big void, he asked how do you address that issue. He said on the test reports he has seen, some area have gaping voids. Mike Pellegrini said at the end of the roof where it ramps up, the products were put over the last three feet of roof edge. When they tried to glue the products together there was an air gap so that glue did not work.

Dr. Silva said the fourth paragraph of Attorney Garrity's letter says "If the remediation plan proposed by Travelers does not call for full removal and replacement per the contract requirements, the Town must receive detailed information describing: the repairs that will be undertaken; how the repairs will correct the documented deficiencies; how the repairs will correct the "missing insulation" problem that has been discovered; whether the proposed repairs will cause structural or other problems to the existing building structure and the existing roof surfaces; and what the impact would be on the school's long term ability to detect and correct leaks that might develop on the roof." Dr. Silva said he thinks the Town should have received answers to those questions in detail. This letter was sent to John Scarpellino, the bond manager, and it was very specific. Mike Pellegrini said this has been evolving up until 6pm tonight. This is the meeting before the meeting of when you get the exact details. Mike Pellegrini said he did not want to waste the time by drafting up three scopes of work. He said they have binders of all the photographs, engineer's reports, and all the spec pages and all the details called for. He said he is confident that once he gets the green light for the concept of the securement bars and knows that the Committee will entertain it, then they will put pen to paper. If it is not an option with the Town, then we need to talk about the difference in money between the options.

Paul Dunphy said we need details. He said the last time this was proposed, he went on the website and had some concerns with the securement bar that was going to be one inch wide and drill 3,000 3/4" holes with a diameter enough to clear a toggle bolt and a washer would go on top and that washer would overlap the securement bar a 1/4" on each side leaving sharp edges and then the membrane product would be glued down on top of that. Paul Dunphy said when he looked at the conditions for that type of installation it required a certain pitch in the roof and he questioned whether we would have bonding issues because of the slope. Paul said he thinks you just told us that is gone. Mike Pellegrini said he remembers the discussion and after the meeting he hit up those points with Troy and others. They switched to 1" washers, the strips, which would collect water if they were full strips, were changed to intermittent with a space to allow the release of water. They followed up and got answers to all those questions.

Jay Meschino said when Mike first started to talk, he said there were two options, one was to remove and replace and the other was securement bars. Then later Mike described

four other options from Firestone, none of which were the securement bars. He asked if Firestone did not recommend the securement bars. Mike Pellegrini said they did in the past under the heading of Genflex. Mike Pellegrini said Genflex gave them the four options and Genflex and Firestone are now the same company. They have been told by Firestone's main office that for all intents and purposes, they are Genflex, closing out a Genflex account so those four options were from Genflex. Jay Meschino said those four options did not include the securement bars and asked why that is still an option. Mike Pellegrini said it is an approved method of completion and was not included because the Town had thrown it out the window. Jay Meschino said it was never rejected -- it never met the specifications. Jim Lampke said they never received enough information to make a complete, considered judgment about it. Jay Meschino said there were supposed to be references on where it had been installed before but this type of roof in this environment has never been done before. Jay Meschino asked why is that even part of the topic, rather than one of the four Firestone recommended. Jay added, of those four options, only two are viable. Jay Meschino would suggest leaning towards one of those two.

Jay Meschino said a lot of time and energy and resources have been devoted to this and there has been one option that he thinks everyone would jump at. Wouldn't there be value in just doing that and getting it done. By the time you assess the money spent by the Town and by the bonding company on attorneys, engineers, consultants and in time and effort, it would be far less expense to go toward that one option that would be accepted and move forward. Mike Pellegrini agreed, he said originally they thought it was going to be a couple of weeks but they have found that every time they do an inspection or the Town does an inspection, it gets worse. Jay Meschino said there is one option that will address all problems and will be easy to warranty and address every concern. Dr. Silva noted Mike Pellegrini just said that every time they check it, it gets worse.

Bill Dwyer asked if it was a 10" bar. Mike Pellegrini said originally it was a 1" bar with a 6" membrane over it but it was noted that could be a maintenance problem with all the seams so they doubled it to 12". Mike said there would be one hold every one foot. Bill Dwyer asked if that means 1,500 patches. Mike said it would be a continuous strip. Bill Dwyer said that seems like a lot of labor.

Peter Lombardo asked what portions of the roof are the Dumas roof. Mike Pellegrini responded, the lower locker room area and the back science wing and the right, high classroom wing, not the front. Peter Lombardo said we hear that the securement bars option is out the window, it is not whether we will approve it, Firestone would not approve that option. Mike Pellegrini said he wants to be clear that Genflex approved the securement bar issues and the new four scenarios. Jay Meschino said the most recent recommendations from them does not include the securement bars. Mike Pellegrini said that is because they asked them not to because they did not think that was an option anyone would allow to happen. Mike Pellegrini said if we get past that, this new roof is going to cost \$700,000 and the surety is saying \$225,000 for securement bars is where

they need to be, so is there any middle ground. Jim Lampke said we couldn't give an answer without the all the necessary information. Dr. Silva said we are spinning our wheels. Dr. Silva said he thought the Committee looked at the securement bar option and thought it was not a good option so he is surprised it is still coming back. Mike Pellegrini said it does not meet your specifications because it is not in your specifications, it meets your warranty.

David Walsh asked Mike if this school were in his town and he was a taxpayer and sitting on the Building Committee, in his professional opinion, what would he recommend. Mike Pellegrini said they are there to make things happen; this has been going on way too long. He said in reality, he would not be so one sided to say give me a new roof. Jim Lampke said we are not doing that -- we want information from the company so we can make a considered, intelligent evaluation of all the proposals. Jim Lampke said frankly he is amazed that we are back to the 3,000 screw solution because he thought that was, by whoever, taken off the table. There were three options, the paver option, which is now out, the new roof and a securement bar option that would involve removing the entire roof system. Jim said Mike is now talking about modifying that. Mike Pellegrini said we will all have our hand in the cookie jar and there are gross quality control problems on that roof, we all know it because we have seen the reports. You are supposed to remove the old blocking and put new on, yet we see the old blocking there with rinky-dink wood blocking pieces attached to it. Mike Pellegrini said the bonding company did not create this and now we all have to deal with it. He said if it was his town, he thinks he would be open to finding a middle ground that will provide 15 years with 110 (mph) and gusts of 120 (mph). He said if it has a few stripes on it but still does the job at the end of the day that is not such a bad thing.

Scott Dunlap said it is not clear to him exactly what is being proposed so it is very difficult to comment. Scott reiterated that the committee evaluated the only detail proposal that was provided to them and clearly delineated the items that raised concern with regard to the proposal and asked the bonding company to respond. Many of which were never addressed and the Committee continues to say show us an option that does not compromise the gypsum deck, show us an option that does not leave voids under the composite system and show us an option with the insulation that is specified in order to have the thermal capacity we wanted, show us an option that resolves the roof blocking issue which is causing wind uplift on the edge of the roof and we will take a look at it. There has not been anything on the table yet that accurately addresses all of those issues. Scott Dunlap said originally, when we looked at creating a roof specification for this project, the reason we did the fully adhered system was because there have been examples of roofs that were anchored to or attempted to anchor to some gypsum deck where the gypsum deck either fractured or failed over times or did not have the necessary pull out capacity. The roof manufacturers came to them and said the best application for this roof is a fully adhered system. This would not compromise the gypsum deck, it would allow you a complete system without any voids under it, it would be warrantyable

for the mph needed and it would be a perfect application. It would be labor intensive because a lot of the insulation would have to be cut to fit, with the sloping conditions it would have to be carefully installed to avoid voids underneath it, but if you get a fully adhered installation, per spec, that would be the perfect roof for your particular application. Now all they are saying is, they are trying to make certain that any proposal provided meets all of the criteria established years before Jackson or anybody else arrived on the scene, as being the appropriate application for the Town of Hull. Scott Dunlap said he thinks this committee has been extremely open minded every time a detailed proposal has been put on the table.

Dr. Silva said this committee has been open to all proposal and we are still open to that. However, he thinks before we can do anything intelligent, each of us has to have a copy of the proposal and prepare questions and set up another meeting. Dr. Silva said the direction should be to request a copy of a detailed proposal and give it to the committee to set up another meeting.

Pat Finn said he was hoping that Scott would correct what Mike said about us all being in this together because we watched it and it was put down Mickey Mouse. Pat Finn said his understanding is the Firestone roof installed by Hartford we accepted and paid for. We are not asking the bonding company to do anything to that portion. The Dumas roof with Genflex material is what we are looking to the bonding company for because we rejected that. Scott Dunlap said there is a very long history of rejection of their application procedure. Mike Pellegri asked if the roof was not paid for. It was noted the Hartford portion was and some requisitions were paid on the Dumas portion. Jim Lampke said that is not a significant issue because, clearly, we all know that it was not done properly. Mike Pellegri said the quality control was poor and that is why this roof failed and why we are finding the other problems. Jim Lampke said the bonding company should not be so hesitant to get involved during construction when there are problems brought to their attention. You say we are all in this together, but the message that all bonding companies, in general, send is they don't want to be involved until the Owner terminates the contractor. If they got involved earlier they could solve a lot of problems and we would not be in this situation. Jim Lampke said per Attorney Garrity's letter, we must receive detailed information describing all the items laid out in the letter. Jim Lampke said he gets the impression that Mike is asking us to say yes we are going to do the 3,000 screws or no we want to do it the other way. However, we cannot make that determination as to what is going to be acceptable until your side gives us all the information so this Committee and our consultants can evaluate it and make a considered opinion. They may very well agree the with the less costly method or come up with a middle ground. Until we have that in writing to evaluate, we can't give you an answer to that.

Jay Meschino asked if the plans Mike has are near the detailed proposal form for us to review. Mike Pellegri said in the timeline of events they waited for information from

Firestone and called them daily. They finally received the e-mail from Firestone and it is not the detail you are looking for. Mike Pellegrini said he has been working with Troy and got a lot of negative opinions or comments on these. Jim Lampke said he does not think they are negative comments, these are legitimate questions the Town is asking that we need to make an opinion on. Jim Lampke said we would need more information than what he is giving us.

Jay Meschino asked what do you want us to do. Mike Pellegrini said if he and Troy Randall got together for a day, he thinks they could work out 90% of the details. Jim Lampke said we have always entertained it, we have said we just wanted more information. Jim Lampke noted the bonding company has not been able to show us one building that has the same system.

Jay Meschino said it seems like Mike has two paths to go down. He asked would it be wise to ask them to pick one and let us address it and respond and then maybe we can move forward. There is no detail for the Firestone proposal. Jim Lampke said to say give us the details on one proposal is not being fair to us because we cannot evaluate and compare it to the full range of options.

Paul Dunphy said the details are very important but they have to show us where it has been accomplished before, that is just as important. Paul said he does not think he has ever seen a building go through this before. Dr. Silva said he appreciates what Mike is doing but we have to look out for the welfare of the Town. He said we could come down on either side of this issue or somewhere in between but we still need all of the details before we can decide. David Twombly asked when Mike is going to get back to us. Dr. Silva said he would imagine Jim Lampke and Bob Garrity would be in touch with them and tell them what we need and set up a meeting. Jim Lampke said he think Bob Garrity has already laid that out. Mike Pellegrini suggested an engineers meeting next Thursday and said he would put a solid proposal together before that. Jim Lampke noted we are not supposed to be designing a roof and told Mike we are waiting for you, Genflex or Firestone to give us the necessary information for our architects can evaluate. Mike Pellegrini said Genflex marked up the Silktown proposal and said they would warranty it so a lot of the pieces are there and we have made leaps and bounds.

Charlie Ryder said we just heard Mike say if he could sit with Troy for a day he could come up with solution based on the edge failure, the non-insulation and we really want a seamless roof. The people we are going to go to are Troy Randall and Scott Dunlap so if Mike can work with them and come up with a viable solution it would be a better argument for our accepting it. Dr. Silva said our architect should not be involved in the design. We should be asking our architect to evaluate the solution and also Peter Lombardo, our Building Inspector, should be involved. Mike Pellegrini said the two sides do not disagree on that. The original proposal did not include removing all areas of blocking or full removal and replacement of the non-insulated areas because we did not

know it existed. Mike said in a few days he could put it together and run it by Troy Randall.

David Twombly said he thinks Gale should be the one to evaluate the proposal because they are roofing experts and completely removed from the process. Jim Lampke said that is more an internal decision. Mike Pellegrini said he would set up an engineers meeting for next Thursday (5/17) to have a solid discussion.

Jim Lampke said he thinks Mike has to give all the detailed information that Mr. Garrity requested, that our engineers and Building Commissioner feel is needed, give that to the Town for the owner to evaluate. In terms of the schedule, we can better decide after we have received that information. Peter Lombard said he thinks Mike said earlier that this system is in place somewhere. Mike Pellegrini said there is a list of places countywide. He said they had problems providing enough information of this magnitude, in this region. Peter Lombardo said we are looking for something within 20-30 miles.

Dr. Silva reiterated that the bonding company is going to provide the information Bob Garrity requested and mail it in. Troy Randall said in response to what Mike Pellegrini said, he did provide a list of projects, some of which were extremely small and some were larger. However, the projects provided did not have the same system they are proposing for the high school project. These project did not have the same characteristics, it was a piecemeal scenario where they were taking several projects that had one type system on each and pulling 4-5 aspects of each together to use on the high school project and did not provide one single project that was similar to the high school project conditions. Mike Pellegrini said you have a gypcrete deck with a glued applications and finding one of those is very rare by itself. David Walsh said in order to make an educated decision we need to compare apple to apples so it is extremely important that we have something similar to our situation.

Dr. Silva said Mike Pellegrini will get us all the information and the Committee would review it and set up a meeting, hopefully by the next meeting, for the Committee to ask questions and find a middle ground. Mike Pellegrini said he has it priced out by Silktown both ways and school is in session now, his internal deadline is Thursday (5/17) that he would forward to Troy Randall a good solid approach. Jay Meschino asked who it should go to. Jim Lampke said it should go to Troy who will share it with Bob Garrity and himself.

- **Indoor Air quality:** David Twombly said back in March the Mass Department of Public Health did an indoor air quality assessment and found high CO2 levels and subsequently we found out the testing and balancing for the HVAC system was not completed. The testing and balancing was submitted 2-3 times to the architects but they rejected. We also have the music practice rooms with no ventilation so the CO2 levels in those two rooms were very high. David said he did share a copy of the report with the Committee and

Troy Randall. Scott Dunlap said a number of areas in the report are areas that we did not get an acceptable balancing on the air system. He does not know what the legal options are and would defer to Town Counsel but it would seem like it would be appropriate to send a letter to the bonding company indicating that this portion of work left incomplete is going to require immediate attention. Jim Lampke agreed that was a reasonable solution and asked David to give him copies of the report. He said there is no harm in putting the bonding company on notice because this was left unfinished by Jackson. David Twombly said, at the time the testing was done, the windows were closed and we were not getting the proper airflow in the classrooms. This time of year, the windows can be opened so it does not have to be addressed right away but it does need to be addressed. Jay Meschino asked if this would be a good use for Steve Di Giacomo and his EMA guys. Paul Dunphy said he would need all of the information that we have gotten or rejected – the whole thing. Scott Dunlap clarified, in the report there are a lot of minor issues that are not related to the mechanical system. The non-balanced mechanical systems are just a small portion of the report and the non-operating ventilators are easy to address. The reason the Department of Public Health did not direct you to vacate the classrooms is because the issues were not critical enough that they were affecting the environment for the students. They are just trying to get them perfect and we want them perfect. Most issues can be resolved by opening one window in a classroom and those levels would go to normal but we don't want to have to do that. Scott added we want get these systems balanced so they operate perfectly.

Cathy Bowes said today a memo went out from the Superintendent to all staff instructing them on maintaining proper ventilation in the classrooms. That report addresses some items like keeping the univents clear, and opening a window, etc. David Twombly said it is a team approach, some items are ceiling tiles that were replaced and the custodial staff has to step up and keep the rooms free of dust. The teachers need to keep the univents clear of debris and have to keep them turned on. He said even if they open the windows they are supposed to keep univents on. David added we still have to do the testing and balancing.

Pat Finn said we should follow up with that and see what happens. David Twombly said the State came down to the Jacobs School and we invited them to go to the Memorial School and high school. Peter Lombardo said maybe we could get them to come down again in warmer weather to get an average report. Jim Lampke said the sooner we get on the list the quicker they would be here. Kevin Richardson said ideally they want to test when the students are in the building.

Cathy Bowes said she spoke to Jeff Costa and the neighbors are concerned with the dust being kicked up around the Jacobs project and Cathy asked if something could be done for the areas of Harborview and Battery Roads. Peter Lombardo said he has had discussions with Don Maver about this almost every week. This week he reiterated it and told them to get some calcium to keep the dust down. There was one spot that did not

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have it. When they were working around the gym, the area between that and the modulars, they did not have calcium there. Cathy Bowes pointed out that one mound is seeded and the other is not and on a windy day it is airborne. David Twombly said we could ask them to hydroseed the other pile. They plan to do site work in mid-June and we can ask them to hydroseed but they will be moving the pile in another month. David Twombly added this is also a problem in the warmer weather when the classes open the windows and the dust comes in.

5. New Business/Submission of Agenda Items:

Paul Dunphy asked David Twombly for a cost of utilities pre-high school and after for the last year or two. Kevin Richardson said that is available. Paul Dunphy said it bothers him that the superintendents told teachers to open windows and run mechanical systems. David Twombly said that is what the Massachusetts Department of Public Health suggested in their report – it is just the fan. That is what they recommended. Scott Dunlap said that is correct. Paul Dunphy said more thought needs to go into this before we go back to the old open-close-the-window system. We have new technology and they designed the building tight and now we are opening all the windows. David Twombly said they are not running the air conditioning, only circulating the air. Scott Dunlap said some of the problems at the high school are because it is not balanced and you may not be getting enough fresh air supply and pulling enough exhaust out.

Jay Meschino said he thinks at some point we should consider the commissioning for the high school and Memorial School. At some point it has to be considered here as well. Dr. Silva asked that this be put on the agenda for when Phil is here.

Jay Meschino made a motion to adjourn the meeting. Paul Dunphy seconded the motion. All approved. The meeting adjourned at 9:07pm.

Respectfully submitted,

Debbe Bennett
Recording Secretary