

**Town of Hull**  
**Building Committee Meeting**  
**Thursday, July 12, 2007**

In attendance:

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

Absent:

Jay Meschino/Committee Member

The Building Committee meeting was held in the Selectmen's Office at Town Hall, and the meeting was called to order by Phil Lemnios at 7:05pm.

Cathy Bowes introduced Dr. Kathleen Tyrell, the new superintendent of Hull Public Schools. Dr. Tyrell said she is delighted to be here and appreciates all the work the Committee has done on behalf of the children of Hull Public Schools.

1. **Approval of Today's Agenda:** *Dr. Silva made a motion to approve the agenda. Kevin Richardson seconded the motion.* Pat Finn noted he thought the discussion of Town Counsel's seven-page memo to the School Building Committee was going to be on the agenda relative to the roof issues, etc. Phil Lemnios asked Jim Lampke to redistribute it. *All approved today's agenda.*
2. **Owner's Project Manager Report:** Steve Rusteika apologized for not having the report in the packages. He noted Scott Libby is on vacation. Steve noted the single sheet is the budget update and the project is 53.63% complete and approximately 51.71% billed. The project is going well with nothing dramatic to report. He asked if there were any questions. Phil Lemnios noted approximately 24% of contingency has been used and we are 53% complete with the project. Phil Lemnios also noted one of the benchmarks is the percent complete and it is running ahead of what has been billed. Dr. Silva stated it has been noted in the past that it is easier building a new addition vs. rehabbing an old structure. He asked how do they think that will be impacted with the old structure. Steve Rusteika said it is tough to tell. Ai3 did a good job preparing the documents and have good terms in the contract when they have issues -- so far so good but there is always potential to find surprises. Dr. Silva asked if they anticipate asbestos abatement being a problem and has it been figured into the cost. Steve

Rusteika said it has been figured into the cost. Some abatement has started and the goal is to have it abated before school starts. David Walsh noted that Scott Libby has expressed before that the Jacobs is not a complicated structure and they are not anticipating problems. Steve Rusteika said there are usually MEP or asbestos issues but that is now under control. David Twombly said they have started the asbestos abatement in the gym area but as far as larger abatement goes, that will begin soon. They will start closest to the addition by the barrier to reduce the noise and dust particles moving into the occupied space before school starts. Charlie Ryder added as part of phase 1, they already have renovated six classrooms and they have opened to the top of the building and there was no rust and the infrastructure is sound.

Steve Rusteika reviewed the monthly status report as of June 2007. Steve Rusteika said they continued finishes in building C and D as well as casework and the installation of toilet partitions. The data, communication and security lines are being installed. The gym flooring and fire protection was finished. Finish painting started and carpeting installation started. Steve Rusteika said the work is progressing well. The forecast for July is the roof replacement at the existing building B. Steve Rusteika noted there are no surprises there. All MEP inspections will be occurring at the end of July, which is mechanical, electrical and plumbing. Ai3 punch list will begin July 16 followed by the owner move in on or by July 16 with final inspection for owner occupancy on August 6. Steve added some of the forecast for July is ahead of schedule and is going well.

Cost Summary: The awarded value to TLT Construction with executed Change Orders is \$21.6 million. There were \$53,000 of previously executed Change Orders. Under Change Order Status, there have been 32 issues closed to date with 6 open issues awaiting the costs from the contractor and none with the architect. PMA is reviewing the schedule update and that gives a synopsis of the critical path. They (TLT) are meeting the dates in the contract. The chart on page 2 shows the planned vs. actual cash flow with early, late and actual finishes. The blue is actual and they are doing better which is a very good sign. The monthly project cost is on the second graph. The third page contains a summary of RFIs thru June and he noted the amount generated is going down as the project goes on. Steve noted this is significant because it means there are less issues. 91.6% of the RFIs have been responded to within 15 days or less which is very good. TLT's average daily manpower per week peaked in May and June and is now down. This more than likely means that some of the trades have finished their work. There is a contingency utilization study chart on the bottom right and pictures from the project on the last page to give an idea of what it looks like.

Pat Finn said the pictures have reminded him that he has not been inside since mid-May, and said maybe it is time for another walk thru before the next meeting. Phil Lemnios suggested that perhaps we could hold off on that until the second meeting of August so some classrooms will be fitted out. David Twombly added on Monday they will start the first part of the move. On July 23 they will start to move the first floor and on July 30 they will move the library and administration area. August 8 begins the FF&E installation. David Twombly said he agrees it should be mid to late August to do a walk thru since there will be a lot going

on. Phil Lemnios asked to make a note to schedule a walk thru the last meeting in August and to do it at 6:00pm before the meeting and have the meeting at the high school.

Paul Dunphy noted the monthly projected cost and labor are trending down and he thought they would be loading the job up during the good weather. Steve Rusteika responded, this is the lull between phase 1 and 2 and reflects the baseline schedule and does not reflect what they will actually do. Steve Rusteika said he wishes that every project went this way. Phil Lemnios noted the School Department staff, David Twombly, PMA, Ai3 and TLT have done a nice job.

3. **Architect Report:** Phil Lemnios noted that Ai3 has been the architect of record for all building projects since the Memorial School project.

- **Jacobs School**

- **TLT Application for Payment #12:** Troy Randall presented TLT Application for Payment #12 for the period of June in the amount of \$1,192,668.44 that reflects a 44% completion. Troy noted the requisition has been reviewed by Ai3, PMA and TLT and they (Ai3) recommend payment of Application #12. Dr. Silva asked if there is a 5% retainage. Troy Randall said yes and noted the cover sheet shows the retainage. Dr. Silva noted the req. is included in Warrant #491.

- **High School**

- **Bonding Company – EPDM Roof Replacement:** Troy Randall informed the Committee that he has a brief update on the current status of the roof replacement process. They received from Vertex the shop drawings for the roof replacement provided by Capeway Roofing. Ai3 has reviewed shop drawings and returned the submittals with notations, which is a good sign. Vertex and Capeway and the manufacturer will be providing additional documentation as requested but in the next few weeks plans to establish a pre-construction meeting and get the School Department involved in the planning process for removal and reinstallation to make sure occupancy and construction are coordinated.

Dr. Silva noted in the e-mail received, there is mention that the original specs called for up to 110 mph winds but the new spec is up to 100 mph. He asked if that is correct. Jim Lampke noted this was further clarified. Troy Randall said the shop drawings submitted by Firestone and Vertex identify a warranty of 110 mph top winds and 120 mph gust wind speed. Dr. Silva asked when they anticipate to start. Troy Randall said they don't know. He said he talked to Mike Pelligri today and yesterday asking the same question. They hope in the next few days to discuss that with them. Under their contract (Capeway's) with the bonding company they are required to complete the roof by September 2. Dr. Silva asked if we have someone to monitor the job. Phil Lemnios said he would throw that to Jim Lampke but added PMA would prefer not to be involved with it. They did get a proposal from Gale Associates and they also asked a local

contractor to bid it but did not receive a bid back from him. So we are in a quandary and may need to explore using staff. Jim Lampke said we first have to figure out the level of service the committee wants in terms of inspection of the roof. Would it be during the entire time or intermittently during the day or some other plan of that nature. He has spoken to the bonding company about the cost of the inspectional services. They were going to have the inspectional services as well and there is also litigation with the prior roofing contractor. Working together to have a joint inspector would be prudent and make a lot of sense. They wanted to see the proposal we got but this just came in and the bonding company has not seen it yet. Jim noted we need to get a handle on the level of inspectional services we want. Phil Lemnios noted Gale is willing to do the work but it would be provided on a time and expense basis as the duration and extent of services cannot be defined at this time. He noted the established fees range from \$125/hr to 175/hr.

Paul Dunphy said he would like to see a combination of using the talent we have in the Building Department to do periodic regularly scheduled checks and use this company as a consultant as they see fit. David Walsh noted he had asked that a local roofing company be contacted. He knows there are a few other residents in town with children in the system who have been in that kind of work. Maybe it would be in our benefit to contact them even if they don't do it as a company. He said there is a group of ex-Hartford employees and maybe they could give us a rate to go and check on the job. Phil Lemnios asked him to forward any names he has. David Walsh said he would and he would talk to them himself. Dr. Silva said he agrees with Paul Dunphy that there is no need to have someone there full-time. There are critical parts that should be inspected and if outlined we should have someone there at those times.

Charlie Ryder asked what is the scope of time it will take from start to finish. Troy Randall said that is the question he asked today of Mike Pelligri. He, Mike, said he needed to talk to the contractor to nail that down. Phil Lemnios said we would make an effort to attract someone next week. He added the next meeting is not for another 2-3 weeks and if a decision needs to be made quickly, does the School Building Committee want to either establish a sub committee to be given authority or call a special meeting.

David Walsh said we should be looking at Gale Associates and using the Building Department. He assumes this is not reimbursable and we could get a bill from Gale for thousands of dollars. Phil Lemnios said he thinks we all agree, it is not an open-ended scenario. Paul Dunphy said his understanding is this is a shopping list that we can pick from. They have been on top of this and know exactly what was wrong and we brought them in as needed and we have not seen outrageous numbers from them. He does not want to cut them loose at this stage. Phil Lemnios said maybe we could ask Gale to provide a scope of services that is

tighter than what we have. However, developing a scope of services may cost \$500-\$1,000, but the key is we will have a few different models. We need to know when we need their expertise. Phil Lemnios asked if the Committee would give some latitude to seek a scope of services from Gale. Paul Dunphy said it does make sense. ***Kevin Richardson made a motion to contract with Gale Associates to develop a scope of services to have a combination of local building inspector interaction and appropriate intervention. Charlie Ryder seconded the motion.*** Pat Finn said he thinks we are getting ahead here. We have one proposal but it does not hurt at all to put it on the Town cable or website a bid for someone interested in a full time Clerk of the Works for 30 days. Vertex is going to be on top of them and if we have a local guy there we can call Gale in to consult if the Building Department sees fit. It will cost maybe \$5,000-\$6,000 if someone has the time and Phil Lemnios, David and Peter Lombardo can be a sub committee to look at the applicants. Phil Lemnios said it is important to know what we want first and that is why he is asking for Gale to develop that.

David Walsh said with all due respect to some of the people who have worked for the town, this type of roof work is specialized and technical and we need more than a carpenter -- you need someone who is in this field. Phil Lemnios said the motion was to engage Gale to develop a tighter set of specifications and what a reasonable number of hours would be. Then we want to find out what that person would do and what their qualifications should be to inspect this type of installation. Once we have that, then we can advertise that quickly on the town cable and in the local newspaper and other firms. Jim Griffin noted that we would not have been able to have classes in the building with all the noise. We would have had to move the staff so the time line is critical. ***All approved.***

***Dr. Silva made a motion, due to constraints of time, to appoint Phil Lemnios, Paul Dunphy, David Walsh and Charlie Ryder as a sub committee to be empowered to make decisions about how to proceed and authorization to engage a Clerk of the Works or such other variation as the sub committee deems appropriate and keep the project moving. Kevin Richardson seconded the motion.*** Jim Lampke noted this would include calling in Gale at times.

Pat Finn said he would want to add Peter Lombard to the sub committee. Phil noted that would be wise. Charlie Ryder noted that while they did the roof at Jacobs, Briggs (Engineering) was there every day and PMA thought that was excessive, so a full time Clerk of the Works for 30 days may be excessive. Phil Lemnios noted the sub committee would make those decisions. ***All approved.***

***Timeline:*** Phil Lemnios said we have not heard a start date. He asked Troy, if this project starts August 1 is that sufficient time, in his professional estimate, to have it done by the start of school. Troy Randall said yes. Phil asked Steve Rusteika. Steve Rusteika said he doesn't know the size area. Troy Randall told

him 35,000 s/f. Steve Rusteika said it was doable. Phil Lemnios asked what date would they have to start to meet the September 2 deadline. Troy Randall said they would need to start the first week of August to be comfortable in his opinion.

Pat Finn asked if it is really possible to put a deadline on this. Phil Lemnios asked Jim Lampke if the bonding company has a deadline. Jim Lampke said there is no deadline per se. They are aware and they established the September 2 deadline for the contract. They also understand it is important to do it during the summer before school resumes. We have made that clear to them. The submittals are going through and we need to keep on top of them and he could send a letter to the bonding company lawyer to reiterate that they have to start at the latest by the first week of August to reasonably meet the September 2 date. Dr. Silva said if sending a letter then it should say they should start the last week of July to cover ourselves. Jim Lampke said we need Troy to tell us if it is reasonable for them to be able to start by July 24. Troy Randall said the critical element is the lead time on material and that is why Mike Pelligri would not give an exact start date but he understands the Town and the Committee expects a finish date of the first of September. It is difficult to say when they will begin but he knows they are ordering material immediately and impressing upon the supplier that it is a rush project. They understand the urgency of the completion of this project. Jim Lampke asked Troy Randall what tasks have to be done in order for them to start. Troy Randall said they need to revise and resubmit a taper insulation drawing which is not significant and is relatively minor. There are some certification documents from Firestone that need to be submitted and some details that need to be submitted. All of which are short turnaround items. This needs to be done in conjunction with ordering materials. The contractor has approval with slight modifications or required documentation to be provided so they can keep the process moving and that is what Vertex is doing.

David Walsh said he would be leery of firing off a letter to this company and muddying the waters. They know when it needs to be done and that is a project that could be done in a couple weeks. We don't need to send threatening letters.

Jim Lampke said relative to the roof we had reports earlier about damage underneath and inside the building. He said during this time we need to have an idea of the damage, if any, that needs to be replaced as a result of that so it can be addressed. Peter Lombard added one of the steps they need to do is they have to get a permit to do this work. Phil Lemnios asked the sub committee members to stay at end of the meeting to schedule their first meeting.

Paul Dunphy noted on the Ai3 invoice dated June 28 attached to Warrant #489, it includes tasks completed as part of the additional services. He noted the third bullet states review remaining punch list and the fourth is reviewing Proposed Change Orders with the bonding company. He asked if there is any back up for

that. Troy Randall said they do have that documentation back at the office. Paul Dunphy asked for a summary of the status of the punch list. Troy said it is 90-something percent complete and there were a handful of items to be completed on each phase as well as a list of potential credit items that would need to be reviewed by the committee and the bonding company to agree on a value. There were warranty items that the bonding company was required to respond to and resolve. Paul Dunphy asked Troy if he sees this being wrapped up by September 2 as well. Troy Randall said he doesn't think the bonding company is going to complete all of the punch list items and noted that is a later discussion with the Committee. He said as far as the PCOs, they have been meeting with Vertex to resolve getting the documentation generated during the project that were substantiated by Jackson as legitimate changes. They have got to the point that they can issue a Change Order on 30-40 PCOs that could be issued for consideration of an executed Change Order. There is also the Change Order related to the infield mix. The bonding company acknowledged the incorrect material and that goes into the Change Order and will be reflected as a credit to the School Building Committee. Paul Dunphy said the point is there is a sense of urgency to wrap this up and it is costing us money so the sooner we get them out of there the better. He would like to see it wrapped up by the beginning of the school year. Troy Randall said they would do as best as they can. Phil Lemnios asked Troy Randall to provide an update on the punch list at the next meeting. Troy said he could also give an update on the PCO as well. Phil Lemnios said that would be beneficial and also for us to see the scale and scope would be helpful. Pat Finn said he appreciates the breakdown and noted they worked on the high school for 18.5 hours during the entire month of June, which is better than what we have seen in the past.

Rhoda Kanet asked if the field would be completed by late August. David Twombly said they loamed and hydro seeded it three weeks ago and it should be ready for use at the beginning of the football season so around the third or fourth week of August.

#### 4. Fiscal Report:

- **Warrant #489** was presented to the Committee containing four invoices for the high school totaling \$7,263.26.
  - Two invoices from Ai3 totaling \$1,613.26 for reimbursable expenses (\$15.76) and additional services during June (\$1,597.50). This will be added to the back charge list.
  - One invoice from BSI Building Specialties in the amount of \$650.00 to furnish ADA signs at the high school that the Committee approved on March 22, 2007.
  - One invoice from R.M. Christie Landscaping in the amount of \$5,000.00 for loam and treatment of the left and right side of the courtyard. The Committee approved the \$5,000 budget for landscaping of the courtyard on March 29, 2007.

***Paul Dunphy made a motion to approve Warrant #489 in the amount of \$7,263.26. Kevin Richardson seconded the motion.***

Dr. Silva noted the R.M. Christie Landscaping invoice states this is the first part of the bill. He noted the Committee appropriated \$5,000 to do the work but this implies there will be another bill. David Twombly stated they did additional work that will be covered by the School Department not the School Building Committee.

Pat Finn said he saw that also and he appreciates that the courtyard is being done within the \$5,000. He said in the past we had asked that this type of invoice have a breakdown of the work done on the bill rather than just a lump sum. Pat Finn said we paid the landscaper for labor and we need that broken down. David said he would ask him for that.

Jack Wholey said we were first told the cost to do the field was about \$250,000. He asked what the actual cost was and how long did it last. He said he thought the recommendation was not to use it for two years. Phil Lemnios said the answers would be given at the next meeting about what were the recommendations of the field installer and about when the field would be available for play and the cost. John Reilly pointed out that regardless of the cost or how long, it should be noted it was installed improperly and we did the best we could to make it usable and we rejected it. That is the position this Committee has taken and that is the fact. Jack Wholey said the cost does matter and he objects to that. Phil Lemnios said what he heard of Mr. Reilly's explanation was he did not take it as a cavalier statement. It is the Town's position that it was installed improperly, regardless of the cost, whether it was \$1 or \$500,000, the installation was improper that is the cause of the failure, that is all he was saying. That is what we are asking the bonding company to address. John Reilly said that is what he meant. Jack Wholey said he doesn't agree. What he believes is when the field was put in they told the School Department not to use it for two years and the School Department decided after playing all away games they would not want to travel another year and they decided to play the football games there on abysmal nights. Phil Lemnios noted that beliefs are not facts. Dr. Silva said his recollection was the field cost was around \$250,000 but the landscaper and landscape architect caution was to not use it for one year and that is why they scheduled away games only the first year. The warning was not for two years. The following year they were home. The problem was not the early playing on the field, it was when they put the field down it was done in rain and mud and they refused to stop. The police were called to stop them and escort them off the property. He said that work stayed there and this committee refused to accept the field. So what Mr. Reilly said is correct, it was improper placement of the field, and we followed the recommendation of one year. It was noted a cost and recommendation from the installer would be provided for Jack Wholey at the next meeting.

Jack Wholey asked if the Town Manager and Board of Selectmen are aware of the Office of Civil Rights investigation on the football field and handicapped accessibility in which



they had to change some things and, if so, he asked who had to pay for that. Dr. Silva noted as a point of order this item is not on the meeting agenda. Jack Whooley said this is important, it was not up to specs and was a School Building Committee project. Phil Lemnios told him if he would like this addressed he recommends that he make a request that it be placed on the agenda so the Committee would be prepared to address it. Jack Wholey asked Phil Lemnios if he was aware of the recent report to the schools. Phil Lemnios said he has not seen a recent report and again told Mr. Wholey if he would like this addressed to request it to be put on the agenda at the discretion of the Chairman. Jim Lampke said not to prolong the discussion since it was not part of the agenda or appropriate for this meeting but David Twombly has some accurate information about what was mentioned. David Twombly said six month ago they met with the Office of Civil Rights and there was a question about the press box and some spaces in front of the stands and at this point in time we received a letter from them that was sent to Bill Townsend and Peter Lombardo saying we are cleared of all violations. CTA addressed the punch list items associated with the press box and we installed the signage. There were also curb cuts. All the issues have been addressed and we have a letter saying it is clear. David Walsh said there is an insinuation that things are being hidden but anyone involved in the project knows this committee and Ai3 talked about this months ago. Ai3 said at that time, that of all the projects they have been involved with, the press box accessibility issue was never required and those issues were talked about months ago on cable.

Phil noted there is a motion on the floor for approval of Warrant #489. Pat Finn noted he wanted to hold on the \$5,000 for back up. David Walsh said he has no problem getting a breakdown but it doesn't warrant holding payment because we voted for a \$5,000 lump sum. Jim Lampke said he doesn't think that it is an inconsistency with what the Town has done in the past. If it was a lump sum proposal, you don't really ask them for a breakdown. Phil Lemnios asked David Twombly to get back up if available but we are still paying the bill. ***All approved Warrant #489 in the amount of \$7, 263.26.***

- **Warrant #490** was presented to the Committee containing five invoices for the Jacobs School totaling \$6,690.90.
  - One invoice from EMA in the amount of \$5,700.00 for professional services through June 20, 2007.
  - One invoice for David Rienks in the amount of \$60.00 for video/cablecast services for the June 14<sup>th</sup> School Building Committee meeting.
  - One invoice from WatchAll in the amount of \$225 for exterior rodent control performed on June 1.
  - One invoice from Charles River Movers in the amount of \$71.55 for the balance of moving boxes and tape needed for the phase move.
  - One invoice from Ryder Transportation in the amount of \$334.55 for the truck rental in lieu of a portion (pre-school move) of moving company work approved by the Committee.

*Dr. Silva made a motion to approve Warrant #490 in the amount of \$6,690.90. Charlie Ryder seconded the motion. All approved payment of Warrant #490 in the amount of \$6,690.90.*

- **Warrant #491** was presented to the Committee containing five invoices for the Jacobs School totaling \$1,232,915.45. PMA has reviewed and approved these invoices.
  - Two invoices from Ai3 totaling \$18,772.67 for design services (\$18,371.30) and reimbursable expenses (\$401.37).
  - Two invoices from PMA totaling \$21,474.34 for project management services (\$19,263.34) through June and Briggs testing services (\$2,211.00).
  - Payment Requisition #12 from TLT Construction in the amount of \$1,192,668.44 for construction costs through June. PMA and Ai3 have reviewed and approved this invoice.

*Kevin Richardson made a motion to approve Warrant #491 in the amount of \$1,232,915.45. Charlie Ryder seconded the motion. All approved payment of Warrant #491 in the amount of \$1,232,915.45.*

- **Warrant #488** was presented to the Committee as a formality containing one invoice from International Installation Inc in the amount of \$9,110.40 for the installation of the partitions in the high school for the pre-school. The warrant was previously approved by the sub committee. *Dr. Silva made a motion to approve Warrant #488 in the amount of \$9,110.40. Kevin Richardson seconded the motion. All approved payment of Warrant #488 in the amount of \$9,110.40.*

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

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

8. **Old Business:**

Jodi Trubia stated as the building liaison and an abutter, the mounds of dirt are still creating dust and asked if TLT can be told again to wet them down or seed them. She asked what they are going to do with the big piles and when it will get done. She added the road is now dug up and there is no signage saying it is a dirt road. Steve Rusteika said he has not heard about these issues. David Twombly said he is somewhat familiar with it and Peter (Lombardo) has addressed the issues at the construction meeting. Today they discussed that the road is in tough shade because they are grading or grinding the road, and maybe we can talk to the police and close a portion of the street. Phil Lemnios asked if we could talk to PMA tomorrow about dust control and putting calcium chloride on the dirt and also contact the Police Chief about signage.

Peter Lombardo said they have been discussing dust at every meeting and at this point in time it is not practical for them to seed it since they will begin site work shortly. There will

be more movement of that material on the site because they have to move a lot around. For a short period there will be more dust to get it final graded and seeded. He is on them to keep it down as much as possible. David Walsh asked if the road is torn up entirely. Jodi Trubia said from the school zone to the other side of the modulares. Phil Lemnios said this is all school related and we will need to address repaving a good section of that road.

Jim Griffin said they have an aggressive plan for the existing pile in question, which is screened loom, and it is to put it back down. That is happening to create a play area for the kids to play and they are also going to create a chipped area. Phil Lemnios said it might be appropriate to have the Police Chief attend the next construction meeting to discuss the long term traffic implications and the schedule going forward.

Charlie Ryder reiterated that this subject of dust comes up every week at the construction meetings and they are very much concerned with it. They had to take the pavement off to do infrastructure work under the road. The site work will be done by the middle of August and then the site will be squared away.

Bill Tramontana said patience might be in order but he gets the brunt of it. The Town bylaws require watering and it is not being done. He made a phone call two weeks ago before the heat came and he can't open his windows and it was this way last August and it is not getting any better. They have to do better. He is not seeing the calcium chloride being spread or it being wet down. It is frustrating and it is falling on deaf ears. He said the retaining wall and grading went in this week. He thinks there needs to be some type of site visit because the slope is too steep for something to grow. They are grading his property and taking the fence down and the more eyes the better to be proactive.

Phil Lemnios said they will push on having the water and calcium chloride applied and also get an update from Ai3 on the landscape architect meeting with the neighborhood. Troy Randall said the last discussion they had with the Committee was once that wall was completed the committee would decide a forum and what type of meeting would be held. Phil Lemnios suggested we talk about that now.

John Reilly said perhaps thru PMA we can get a log from the contractor with how often they are doing the applications and show the abutters. Phil Lemnios said it may also compel them to do it more frequently.

Pat Finn said at the last meeting he suggested we do what we did with the courtyard, which is set a budget and have David Twombly meet with the abutters about their yard issues and have it landscaped the way you would like rather than pay for consultants. Phil Lemnios said the way this Committee last left it was as the wall was completed the committee would determine what process they would use to meet with the area residents, what would be the final plans and budget for this portion of the project and we are at that juncture now. Pat Finn said he would like to make a motion to set a budget and ask David Twombly to have his landscaper look at it and get three bids. Troy said the back portion of (the south portion) of

the property does get landscaping essentially the line of the property running the back length but we did discuss specifically that back corner in relation to Mr. Tramontana's concern. Phil Lemnios asked how many property owners are affected. Troy Randall said they have only heard Bill Tramontana speak during the meetings so they don't know how many are impacted. John Reilly said he appreciates Pat's sentiment of trying to get it done quickly at a reasonable budget but we made a commitment to the abutters to mitigate the project on the neighborhood and we don't want to do it piece meal, we want to have a professional landscaper determine what will work and what will look good for 30-40 years and we have to set up that meeting. Bill Tramontana said as a point of information, Paul Dunphy made a motion at the July 27, 2006 meeting to look into landscape features such as the plantings and trellises and have neighborhood representation work with the architect and come back with numbers and sketches to the committee to vote. He noted Jim Tobin seconded the motion. He said at that meeting Pat Finn suggested some type of ground cover so the janitors would not have to cut the grass there. Bill Tramontana noted the janitors are not going to be able to mow grass there because the slope is too steep.

Phil Lemnios said it seems that we should get the landscape architect meeting scheduled in the next week or two and invite the abutters to the meeting to get input and to present a plan to the next School Building Committee meeting. He said that would get us in sync with getting plantings done in August. Phil said that would include the design and budget and also asked David Twombly to make sure the School Building Committee is aware of which abutters were reached out to as well as a record of the meeting. Pat Finn said in reference to the quote from the minutes, it was a separate discussion about Bill's slope and Scott Dunlap suggested weeks ago what he is suggesting now. Phil Lemnios said the action plan is to have a coordinated landscape plan for the entire area so it is consistent and looks natural.

John Reilly said when they did L Street and Memorial School we did some extra work out of the Town side of the budget. He asked if there is any way we can look into extending the sidewalk work along Harborview to cover more of Harborview and maybe more paving. Phil Lemnios said they will look at it and we may need to do that in conjunction with the Committee. He said the road has been beat up pretty badly by the project and they hope to repave a significant portion of the roadway and maybe dovetail with sidewalk work. David Walsh stated Harborview Road was bad even when it was good. It is a narrow road that should be widened. Phil Lemnios said that is different from the physical condition of the road, he is talking about repaving. Dr. Silva said no one looks at the other side of Harborview Road, that sidewalk has been a danger for kids walking to school. Phil Lemnios said we will address that at a later meeting.

Bill Tramontana said he doesn't want to break the bank he just wants the problem fixed. Phil Lemnios noted for the record that Mr. Tramontana has been very patient with the project and has experienced noise and dust and the Town very much appreciates the attitude he brings to the meetings and when the project is complete he hopes everyone is as satisfied as they can possibly be.

## 9. New Business/Submission of Agenda Items:

- **Sod/hydro seeding the recess area:** David Twombly said they will be hydro seeding the recess area starting around August 20 and he talked to Dr. Tyrell about it. Because they will be hydro seeding in August that will only give them 10-14 days to get the grass growing which is not enough time. What they are talking about doing is using half the area for recess and possibly putting wood chips down and hydro seed the other half. This would be in the form of a Change Order. Then next year remove the wood chips and hydro seed that half. That is probably the cheapest route to go. The other option would be going to sod. David Twombly said they wanted to get committee support to approve the wood chips. Kathleen Tyrell added that David Twombly contacted Mrs. Meschino to see how the children fared this past year. Dr. Tyrell said if we don't do this, the children will have indoor recess all year which is not a good idea. Charlie Ryder said this subject was talked about at the construction meeting and the time factor is so short that even if sod was put in it would be torn up. Phil Lemnios asked if there is a sense of the dollar value. Phil Lemnios suggested they bring that back to the next meeting. Cathy Bowes noted it has to be playground quality wood chips, not mulch and that is more expensive. Phil Lemnios recommended if the wood carpentry chips are used we figure out a way to reuse them. He said if anyone wants to see it, they are used under the swing sets at the DCR playground, they put a layer down and it is a finer softer wood chip. Cathy Bowes said the village playground has it and the cost is approximately \$600 for 25 cubic yards and that is laying down 6". Phil Lemnios asked David Twombly to get a cost and bring it back to the next meeting.

David Walsh said if we are going to purchase it, maybe we should call the Highway Department to see if we can get it cheaper through municipality purchasing. Phil Lemnios noted David Twombly familiar with State's procurement website, Compass.

- **Baseline Indoor air quality testing:** David Twombly said they are looking into the possibility of performing an indoor air quality report in the school. They would do it at the end of August before the building is occupied and again after September once the students return. This testing would be done by Universal Environmental. In addition, the test would mirror the Mass. Department of Public Health tests for CO<sub>2</sub>, CO, humidity, temperature, volatile organic compounds and particulate counts. This would be done just in case people complain about sickness in November or April we have a baseline test to base it on. They would like the board support to do this and the cost would be \$1,500 for Universal to perform the tests at the end of August and end of September. Phil Lemnios added he was at the weekly site meeting and the intent would be to mirror the tests that have already been done with the same protocols and do it before the school is occupied. Originally, the proposal was to do it before the building was occupied but we felt it should be done before and after occupancy so we have a clear data trail regarding the air quality since it has been such

a prominent issue. *Dr. Kathleen Tyrell made a motion to approve the indoor air quality testing. Bill Dwyer seconded the motion. All approved.*

John Reilly noted the cleaning of the new wing is in the contractor's contract. He asked if we can pull that out to make sure it meets our standards. He wants to make it clear what we expect in advance in case we need to make plans to get additional cleaners in there. Phil Lemnios asked David Twombly or Troy Randall to pull the relevant part of contract to get a sense of what it will look like.

Pat Finn asked about the status of the school lunches. David Twombly said he is getting proposals on purchasing a van, leasing a van and it will be advertised tomorrow in the Hull Time for the RFP for lunch delivery and it will be advertised in the Patriot Ledger as well. He hopes to have the bids for the July 26 meeting. Phil Lemnios noted he cannot attend the July 26 meeting.

Jack Wholey said according to E.Q.A. report and the New England Association for School Committees, we do not have a preventative maintenance plan or capital improvement plan to ensure the schools are maintained properly. Phil Lemnios noted that is a function of the School Department not the School Building Committee. Jack Wholey asked wouldn't the School Building Committee, in compliance with MSBA, be concerned about this. Phil Lemnios said this has been raised by Committee members in the past. The town capital plan is the responsibility of the Town Manager and he will be working on that. In terms of preventative maintenance, there is a building manager in place and he is looking at those issues. The whole idea of having the training and a set of operational guides was the subject of this committee when they decided to hire the commissioning agent. That is the function of the commissioning agent -- to make sure there is adequate training on all key systems as well as a maintenance schedule and to make sure the staff is proficient with the schedule. Jack Wholey asked about the MSBA. Phil Lemnios stated it should be noted that the MSBA has performed an audit on our two schools and we have received reimbursement on those schools and they continue to do audit work on the Jacobs School and we continue to get reimbursements on it. They are aware of the documentation that we provide and they look at our programs and it has met their standard to date for reimbursement.

*Kathleen Tyrell made a motion to adjourn the meeting. Paul Dunphy seconded the motion. All approved.* The meeting adjourned at 8:40pm.

Respectfully submitted,

Debbe Bennett  
Recording Secretary