

**Town of Hull
Building Committee Meeting
Thursday, February 12, 2009**

In attendance:

Cathy Bowes/Committee Member
Paul Dunphy/Committee Member
Patrick Finn/Committee Member
Jay Meschino/Committee Member
Charlie Ryder/Committee Member
Dr. John Silva/Committee Member

Jim Tobin/Committee Member
Kathleen Tyrell/Committee Member
Dave Walsh/Committee Member
Debbe Bennett/Support Staff
David Twombly/Support Staff
Peter Lombardo/Support Staff

Absent:

Phil Lemnios/Committee Member
Kevin Richardson/Committee Member
John Reilly/Committee Member
Bill Dwyer/Committee Member

The Building Committee meeting was held in the Selectmen's Office at Town Hall and the meeting was called to order by Dr. Tyrell at 7:00pm.

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

2. Approval of Minutes:

- **Thursday, December 11, 2008:** *Dr. Silva made a motion to approve the December 11, 2008 minutes. Pat Finn seconded the motion.* Cathy Bowes noted a correction to the December 11 minutes, page 5, first paragraph near the bottom the name should be "Wulfson" not Wilson. **All approved the December 11, 2008 minutes as amended.**
- **Thursday, January 8, 2009:** *Dr. Silva made a motion to approve the December 11, 2008 minutes. Pat Finn seconded the motion. All approved.*

3. Architect's Report:

- **Change Order #11:** Troy Randall stated that Change Order #11 was presented at the last meeting and at that time it had just been received and the committee did not receive a full copy and it was tabled until this meeting for time to review it. He said Change Order #11 is a credit in the amount of -\$10,574. He asked if there were any questions. Jay Meschino said Troy mentioned that the Change Order does total a credit amount but noted there are some adds included in it but there are just more cuts. *Charlie Ryder*

made a motion to approve Change Order #11 in the amount of -\$10,574. Jay Meschino seconded the motion. All approved.

4. Fiscal Report:

- Warrant #569 was presented to the Committee containing seven invoices totaling \$23,542.34 for the Jacobs School. Scott Libby has reviewed all of these invoices.
 - Two invoices from Ai3. One in the amount of \$167.50 for additional services during January and one in the amount of \$5.51 for reimbursable expenses, which will be charged to the Architect account.
 - One invoice from PMA in the amount of \$997.38 for professional services during January, which will be charged to the OPM account.
 - One invoice from David Reinks in the amount of \$50.00 for videotaping services at the 1/8/09 Building Committee meeting. This invoice will be charged to the Owner's Administrative costs account.
 - One invoice from Shea Court Reporting Services in the amount of \$174.15, which was the result of a permit fee challenge by Patrick J. Kennedy & Sons. This invoice will be charged to the Legal account.
 - One invoice from Sullivan & McLaughlin in the amount of \$724.80 for additional cabling in Phase 2. Judi Saide has reviewed and approved this invoice and it is within the original Technology budget amount.
 - One invoice for Ockers in the amount of \$21,423.00, which is the balance remaining on the invoice. A deduction was made from the original invoice because of printer and ink problems. Those issues have now been resolved to Judi's satisfaction and she is recommending payment at this time. This invoice also is within the Technology budget amount.

Paul Dunphy made a motion to approve Warrant #569 in the amount of \$23,542.34. Charlie Ryder seconded the motion. All approved Warrant #569 in the amount of \$23,542.34. All approved.

- Warrant #570 was presented to the Committee containing seven invoices totaling \$26,389.80 for the Jacobs School. Scott Libby has reviewed all of these invoices. The first six invoices have also been reviewed and approved by Nancy Lohrer of ICD. These invoices will be charged to the Furnishing Account and are part of the original FF&E bid package amount.
 - Three invoices from MegaMedical Supply in the amounts of \$600.00, \$290.00, and \$2,400.00.
 - One invoice from Pencils Inc. in the amount of \$6,273.80.
 - One invoice from Robert H Lord in the amount of \$2,390.60.
 - Two invoices from W. B. Mason in the amounts of \$3,340.78 and \$5,185.40.

- One invoice from EMG in the amount of \$9,250.00 for the Physical Plant Assessment that the Committee approved on 10/23/08.

Paul Dunphy made a motion to approve Warrant #570 in the amount of \$26,389.80. Jay Meschino seconded the motion. All approved payment of Warrant #570 in the amount of \$26,389.80. David noted FM name on the invoice. All approved.

- Warrant #571 was presented to the Committee containing four invoices totaling \$30,579.32 for the Jacobs School. These invoices are part of the \$39,000 the SBC approved on October 23, 2008 to purchase library books, physical education equipment, etc. from the Furnishings budget. More invoices will be forthcoming.
 - Two invoices from Gopher in the amounts of \$3,056.81 and \$650.28 for physical education equipment.
 - One invoice from World Book, Inc. in the amount of \$869.00 for a set of encyclopedias for the library.
 - One invoice from Follett Library Resources in the amount of \$26,003.23. Mary McCauley, the school librarian, has reviewed the invoice and has verified receipt of every book on this invoice.

Dr. Tyrell thanked the committee for the library books and physical education equipment. ***Pat Finn made a motion to approve Warrant #571 in the amount of \$30,579.32. David Walsh seconded the motion. All approved payment of Warrant #571 in the amount of \$30,579.32. All approved.***

- Warrant #572 was presented to the Committee containing one invoice in the amount of \$3,716.25 from Garrity and Knisely for legal services between November 11 and December 10, 2008 regarding the Dumas Roofing litigation for the high school.

Dr. Silva made a motion to approve Warrant #572 in the amount of \$3,716.25. Paul Dunphy seconded the motion. All approved payment of Warrant #572 in the amount of \$3,716.25.

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

6. **Old Business:** None this evening.

- **Tree Removal Proposals:** David Twombly informed the Committee that included in the packets are the three prices that he obtained for the Committee to remove some trees and replace them with others. David Twombly said he would need a motion to approve this. The lowest bidder to plant 20 Eastern Red Cedar trees of 5 to 6 feet was \$9,850.00 and that includes removing the existing trees. They would ball and burlap the 12 pine trees and three maple trees and replant them in two or three locations within town. The low

bidder was Lee Mann and Sons. *David Walsh made a motion to approve the bid by Lee Mann in the amount of \$9,850.00. Paul Dunphy seconded the motion. The Committee approved 8 to 0 with Jay Meschino abstaining.*

7. New Business/Submission of Agenda Items:

- **Sidewalks at the Jacobs School:** Dr. Tyrell noted there are problems with the sidewalk and curbing at Jacobs School and asked if the Committee would like to discuss it tonight. David Walsh said it warrants some discussion tonight. He said everyone is aware including Peter Lombardo and Phil Lemnios that there is a significant heaving problem virtually from the administration area and around to the main entrance. He noted there is heaving to the extent that you can see the bottom of the pour. There are spots that were 2 ½” of concrete and now the bottom is above the granite curbing. He said some pictures show that the asphalt in front of the curbing is cracking and crumbling and that is causing puddling, which will cause even more heaving. There is significant cracking across large sections of the pour. He said it is common to have surface cracking but this has visible cracking through the entire pour. David Walsh said it has settled some but it is really bad by the main entrance. David Walsh added in the business it is a minimum of 4” pours on floors and he does not know what the standard is for exterior work. He also cannot see if the wire meshing is in the middle of the pour or not but there is a lot of settling and too much heaving. There was another similar sidewalk project done in town at C Street and Central during the fall and that had significantly more concrete poured. Those are still perfectly flat, so it could have been due to the preparation underneath – did they use enough stone, etc. He knows that the architect and everyone are aware but he thinks it should be taken out and replaced from the administration office around to the front. Dr. Tyrell agreed and said even to the untrained eye it looks wrong. David Walsh said it is not unusual during this type of winter to have some heave, but that is extensive and it is consistent throughout the entire pour. You have a toe kick now and people will catch their toes and stumble. The pictures show in many sections where once it heaved, the rounded edge has been blown out and you don’t just patch that with skim coat. David Twombly said he contacted Ai3 and spoke to Daren Sawyer who said it was a warranty item and this was not on the punch list. David Twombly said he drafted a memo, which he sent to Jim Lampke and he is waiting to hear from him to see if it includes the right language. Once he hears back from Mr. Lampke he will send it to TLT Construction along with the pictures. Dr. Tyrell suggested the pictures being passed around become part of the meeting minutes. Jay Meschino asked if the contractor is aware at all about this problem yet. David Twombly said it was brought up at last week’s construction meeting and Daren said it also needed to be in writing. Jim Tobin asked if the sidewalks were done per the specifications, who inspected the work and who was checking the specs. Charlie Ryder said we paid Briggs Engineering a lot of money to do those inspections. Troy Randall said as indicated earlier, TLT is aware and it was discussed at the last construction meeting. They will look at the entire scope once the ground thaws. They potentially will do core testing and look at the gravel sub surface to see if it was the exact material specified and tested by Briggs and if it was excavated and compacted

properly. Briggs Engineering was on site to test the materials and there is going to be another meeting in late February/early March to look at this as well as any remaining punch list and warranty items so we will know more next month once the ground thaws.

David Walsh said he has a real concern. Typically for a 4" slab pour, as it gets closer to the granite curbing, they would leave a hollow so you would have 6" or 7" deeper pour. He said it could add up to hundreds of feet where he saw the bottom of the pour. Where the granite is settling it is not compacted and there is not enough stone for run off and there is some cracking. He said asphalt is more forgiving but if you notice in front of administration where there are small sections of asphalt, it is not heaving. He said his educated guess is they probably used a heavy rolling machine there and compacted it more.

Jay Meschino asked if this is a trip hazard and if we should do anything to mark it for safety purposes. David Twombly said the problem is it is a real long area length that would need to be blocked off. David Walsh suggested spray-painting it orange. David Twombly stated the ADA compliance people first brought it to our attention but since it has gotten warmer, the problem has gotten worse. Jay Meschino said even if they put yellow cones out there. David Walsh said since it should be replaced he does not have a problem putting orange paint on it using a rolling street marker on the lip. Troy Randall said to paint the concrete but not the granite. Paul Dunphy said he is also concerned about the tripping hazard and added we should date the photos for the record.

Pat Finn said he wants to make sure our staff and whoever is meeting with the contractor understands our recommendation. Because of the curbing and ADA compliance, cracking and now the heaving issues, the committee wants to have that curbing removed and reset to have a proper 6" reveal and to be in ADA compliance, have proper sub grade and put down new concrete. He said he doesn't want to get into the same mess we had at the high school where the roof was a warranty item but we spent a lot of money to prove it was inferior. Pat Finn said he would second any motion to ensure it is done properly. David Walsh said he would first like David Twombly and everyone to make sure it was done to specifications and he does not believe it was but they need time to do that. Pat Finn said he doesn't want to spend money for consultants and testing while it is a safety hazard. David Walsh said he would like it to get done as soon as possible and not wait until summer. He wants it fixed right now not in June or July.

Dr. Silva said he agreed with Paul Dunphy and heard David Twombly and Troy Randall mention that it will be looked at when the ground thaws so the fact that the problem has been noted here and it is on the record is very important. Before we jump ahead we should wait for the reports to come in and know exactly what has to be done. Waiting until next month is not too long to wait. ***Dr. Silva made a motion put this on the agenda for the next meeting and direct architect and David Twombly to come forth with a report detailing the cause of the problem and a recommendation about how to solve it. Pat Finn seconded the motion. All approved.***

- *School Department Punch List:* David Twombly updated the Committee on the School Department developed punch list. B112 & B114 He said regarding; he sent an e-mail to TLT today to remind them they need to address the water leak in those locations. Chandler, the window installer, will blow in insulation in the gap at the windows and floor deck. It is still being worked on.
- *Locks:* David Twombly said Schlage and DB Construction came out two days ago and every lock was repaired. Tom Gould was trained on how to set the locks and given a tool to fix them if needed. At this point, all the doors are working properly. They did have a lockdown today at the school and only two doors had issues.
- *C105 and C109:* This is a water leak due to flashing and is on the playground side. He sent another memo today to follow up with TLT.
- *West Elevation:* It is an expansion joint at the rear of the school and they need to address that gap or we will have water issues.
- *Exterior lights:* CNM was out last week and repaired the exterior lights and cable.
- *Motion sensors:* David Twombly said we are still working on that and CNM made some adjustment to the sensors. We also got a report from Signet Alarm and the report showed that one sensor is still going off. They are still working with TLT and Signet to resolve this issue.
- *Boilers:* The #2 boiler was not operating and they installed a new air intake box and had some condensation that affected the controller above the boilers. Kirshner Associates came out last week and repaired the air intake and all three boilers are now working.

Physical Plant Assessment: Dr. Tyrell suggested the Physical Plant Assessment be an agenda item for the next meeting. David Twombly said Debbie Bennett had e-mailed the large document to the Committee and included the summary report in the packets. He said the Committee can read it and discuss it at the next meeting, if wanted. Jay Meschino asked what we are discussing about the report because he thought this was for the long-term budget planning of the School Committee. Paul Dunphy said he would like to talk about it. Pat Finn said it is better for the joint meeting. Dr. Tyrell said that is a good idea and asked the Committee if they think it would be a better discussion for the joint meeting. Paul Dunphy said this is a report coming in to us that we asked for. We should read it, make comments and it should be talked about. He said everything was advertised as a 50-year school but that is not accurate. ***Jay Meschino made a motion to put this on a future agenda. Pat Finn seconded the motion. All approved.*** Cathy Bowes asked that copies of the report be forwarded to all School Committee members.

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Jay Meschino asked when the joint meeting is going to happen. Dr. Tyrell said she thinks the School Committee plans to invite the School Building Committee to one of their meetings. Jay Meschino said it is critical for the School Committee to have a dialog about this report.

8. **Sub Committee Report:** None this evening.

Paul Dunphy made a motion to adjourn the meeting. Dr. Silva seconded the motion. All approved. The meeting adjourned at 7:34pm.

Respectfully submitted,

Debbe Bennett
Recording Secretary