

**Town of Hull  
Building Committee Meeting  
Thursday, March 26, 2009**

In attendance:

Cathy Bowes/Committee Member  
Paul Dunphy/Committee Member  
Patrick Finn/Committee Member  
Phil Lemnios/Committee Member  
John Reilly/Committee Member  
Charlie Ryder/Committee Member  
Dr. John Silva/Committee Member  
Dave Walsh/Committee Member  
Debbe Bennett/Support Staff  
David Twombly/Support Staff  
Jim Lampke/Support Staff  
Peter Lombardo/Support Staff

Absent:

Bill Dwyer/Committee Member  
Kathleen Tyrell/Committee Member  
Jay Meschino/Committee Member  
Kevin Richardson/Committee Member  
Jim Tobin/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 7:00pm.

Phil Lemnios noted that we are at the tail end of the project, the last of which is the Jacobs School, which has a variety of punch list items remaining and we will also have a conversation this evening about the sidewalks at Jacobs since we are concerned with the finish quality on those sidewalks. He said part of that conversation might be in executive session since it may require claim action with the contractor. However, he wants to give the public a heads up about what the concern is.

1. **Approval of Today's Agenda:** *Paul Dunphy made a motion to approve the agenda. Charlie Ryder seconded the motion. All approved.*
2. **Approval of Minutes:**
  - **Thursday, February 12, 2009:** *Charlie Ryder made a motion to approve the February 12, 2009 minutes. Paul Dunphy seconded the motion. All approved.*

### 3. Architect's Report:

Phil Lemnios reminded the public that Ai3 has been the architect of record for all three projects and has been meeting and working with the Town of Hull for close to 10 years – they brought them from infancy pre-planning through completion.

Troy Randall said he does not have an architect report tonight but will comment on the sidewalk issue.

### 4. Fiscal Report:

- Warrant #575 was presented to the Committee containing six invoices totaling \$8,338.12 for the Jacobs School. Scott Libby has received copies of these invoices.
  - One invoice from Architecture Involution in the amount of \$1,520.00 for additional services during the month of March. This invoice will be charged to the Architect account.
  - One invoice from PMA in the amount of \$1,496.07 for professional services during the month of February. This invoice will be charged to the OPM account.
  - One invoice from FedEx in the amount of \$55.15, which is related to sending two overnight packages to the MSBA containing our final audit documentation. This invoice will be charged to the Owner Administrative account.
  - One invoice from Follett Library Resources in the amount of \$755.66 for library books that were ordered as part of School Building Committee authorization on October 23, 2008 to use the remaining FF&E budget amount. This invoice will be charged to the Furnishings account.
  - Two invoices from Hull Police Department totaling \$4,511.24. These amounts (3,408.01 & \$1,103.23) represent the Town's portion of the invoices due to FF&E deliveries. TLT is responsible for the balance. These invoices will be charged to Contingency.

***John Reilly made a motion to approve Warrant #575 in the amount of \$8,338.12. Dr. Silva seconded the motion.*** Paul Dunphy said the only unusual items are the invoices from Hull Police. Phil Lemnios said details were required while paving the road and during FF&E deliveries. David Twombly said the town is responsible for the details during the furniture delivery and TLT is responsible for the details while they were doing roadwork. He said during the furniture deliveries the vendors had 18-wheeler trucks that had to be backed in or out while unloading and that required police details. ***All approved Warrant #575 in the amount of \$8,338.12.***

***Budget:*** Phil Lemnios noted included in the packets is the PMA budget report, which has a forecasted budget amount of \$26,734,281.68 and is currently at \$26,574,351.95, which is under budget by about \$600,000. David Twombly noted the remaining contingency figure is \$885,718.33. Phil Lemnios added the project is still very much in the black with the budget and

noted there are some remaining punch list items and some dollars have been held from the contractor until those punch list items are complete but all in all it is coming in under the forecasted budget.

## 7. Town Manager Report:

- *Playground Equipment:* Phil Lemnios stated he does not have a Town Manager report this evening but did want to mention the playground equipment. He said David Twombly remains on top of this issue and Jim Lampke is identifying a firm or individual that can give an independent report as to if it is meeting all specifications in terms of installation as well as if there is any fault with the manufacturer's specifications, etc. That process is in the works. He said last week or so a group of people looked at it and had different ideas on how to solve the problem. The questions raised were: was it installed according to the specifications; is there anything wrong with the manufacturer's specification; and, what is a potential solution to rectify the problem. Phil said Jim Lampke is concerned that we don't take any action before we have a complete understanding of the issues so we don't void the warranty or make the situation worse than it currently is and he asks for the public's patience.

David Twombly said yesterday they did open the play area and closed off the monkey bars and over hand bars but it is open to the students. He said they lock it up at the end of the day and once they get a report back from Jim Lampke they will make whatever alterations are needed. Cathy Bowes asked if Eric Bornheim has had a conversation with David Twombly about having a safety inspection done. Phil Lemnios said we could put Jim Lampke in contact with Eric. Phil Lemnios noted Mr. Bornheim is a manufacturer's representative for another manufacturer of playground equipment and recreational facilities so he has an institutional knowledge. David Walsh asked if it has been opened to the age and grade level of students who were supposed to use it. David Twombly said part of the process was the principal instructed teachers to more heavily supervise usage and they are more aware of any horseplay.

- *Abutter Landscaping:* Phil Lemnios noted David Twombly has also been working on the tree planting and swapping of trees. David Twombly said he met with Lee Mann, the landscaper, and the abutter. They went over how they will pull 12 trees and replant 5'-6' trees. In the process they also identified four dead trees. Del Laluc has acknowledged they are dead and will coordinate between our landscaper and TLT's to put in four new trees. The 12 trees that are taken out will be replanted at three other locations within town. The locations identified by Joe Stigliani of the DPW are Pemberton, the sewer treatment plant and the dust bowl. Joe will work with Lee Mann to identify exactly where they will be planted.

Phil Lemnios said in August 2007 we did an evening site visit and there were trees identified on the front side that were supposed to be moved. David Twombly said those are also being moved, there are a total of fifteen trees in all to be moved. He added water bags would be used for the trees on the slope that will be planted during April vacation.

*Triangular area by Avakian property:* Phil Lemnios said at some point we talked about putting a break in the guardrail by the Avakian's property so people can get to that prime viewing area. He said this is not a punch list item because it was installed correctly but we talked about a way to create an opening. David Walsh said while on the subject, he has volunteered to make the picnic tables. He talked to Hingham Lumber about the material needed and he suspects they will give him a good price. He will have a stock list at the next meeting for the material only. Charlie Ryder noted that area would have to be ADA compliant. Phil Lemnios said he didn't think there was a curb there. David Twombly said he went up there with Charlie Ryder, Paul Dunphy and David Walsh and they noted there is a little lip there. He said he could meet with the DPW director and see if this can be done in-house. David Walsh said the guardrail has to be removed anyhow to mow the grass there. Dr. Silva suggested talking to the neighbors about that since it could result in an increase in traffic. Dr. Silva also asked about safety on other side of the guardrail. Phil Lemnios said there is a brand new 6-foot fence along the edge. Dr. Silva asked if that met any safety specifications if there are kids there. David Walsh said it is the same fence as is around the whole school. Dr. Silva said it is a safety issue. Peter Lombardo said the guardrail was put there for a reason, so you'll have to leave some posts there so a vehicle can not get through there. Pat Finn said you could take out the first panel and reset it back 5 feet so only a wheel chair can get through.

Cathy Bowes asked if the trees around the walkway are being removed. David Twombly said there are two on Harborview Road by central office (by the "do not enter" signs) that will be removed and one other. Cathy Bowes said there was a conversation about the ones along the walkway. David Twombly said those are staying. David Twombly said one closest to the playground is getting pulled out. Cathy Bowes said there should be some for shading because that has been an issue with teachers. David Twombly said there was a meeting with the abutters on the site. Cathy Bowes said there were trees there before the project started and on the hot days you will have kids under the overhang trying to get out of the sun because they need shade. David Twombly noted there was a state agency that recommended we add more trees. Pat Finn said he thinks we turned it over to the School Committee and nothing would prevent them from doing whatever they think is necessary. David Twombly said he needs clarification before it gets too far – they are taking the 12 trees from the slope and asked if they should be taking the other three. Phil Lemnios said the committee voted based on the site visit to remove them and it came to closure in August 2007. There was a site visit and everyone walked the area with the neighbors and those were identified and that was the commitment made to the

neighborhood. John Reilly said he doesn't want to revisit it but if we are going to pay to have them removed and then the School Committee is going to pay to have more put in, that doesn't make sense. Pat Finn said the Superintendent was going to come back to us with a mandate for shade requirements. Phil Lemnios said a formal vote was taken and he asked the committee if they want to reopen the issue. **Cathy Bowes made a motion to reopen the existing tree relocation issue. Pat Finn seconded the motion.** Phil Lemnios noted we are not talking about the trees in the back but the ones in front. John Reilly said he would like to get something in writing from the full School Committee to see what they need to meet their shade requirements. David Twombly stated the landscaper is coming on April 21. David Twombly noted we could replant those three trees somewhere else on the site rather than remove them entirely. Phil Lemnios said if, in fact, the School Committee comes back to us they could say one of three things: 1) Do what you were going to do, we are okay with it; 2) leave them where they are currently placed; and, 3) they would like them to stay on the Jacobs property but in alternate locations. David Twombly said this is the planting season now so if this waits until May it may be too late. David Walsh said May is ok for planting as well. David Walsh said we built a school for millions of dollars and we have state agencies telling us we need more shade there but we are taking trees out.

Paul Dunphy said we had a meeting with all concerned parties and it was fair and square and everyone had their say and this is not right for us to go back and revisit this in any way tonight. The neighbors had concerns and we came up with a consensus and this has been in the works for a while. It is not fair to undo it now. Dr. Silva agreed with Paul Dunphy. Pat Finn said since that vote we have turned the building over to the School Committee and the Superintendent was going to come back to us with the mandates. It seems crazy to spend money to remove trees if they need them. He asked if we could ask the Superintendent. David Twombly noted there is a School Committee meeting Monday night. David Walsh asked if we could find out and said he agrees, in principle, with what Paul Dunphy said. However, if we have a state agency telling the school that we are not providing enough shade, what are the ramifications. Paul Dunphy said those are separate issues. We had an agreement with the neighbors. Phil Lemnios called the vote to reopen the issue. **The vote was 7 no and 1 yes.** The issue will not be reopened. John Reilly said money is tight and to put it back to the School Department seems crazy. Dr. Silva said he doesn't see what the issue is, we took a vote and the school is in the hands of the School Committee and they can plant the trees elsewhere to make them in compliance with the state regulations. We are stepping outside of our bounds. John Reilly asked if this committee doesn't revisit it, would the vote of the School Committee supercede the action of the School Building Committee. Phil Lemnios said ultimately David Twombly has to follow the orders of the School Committee because the property is under the control of the School Department. They ultimately make the determination of what the disposition of that property is. The School Building Committee wanted those trees removed but if the School Committee determines they should stay in

place, they should stay in place. He recommends the abutters have an opportunity to attend any meeting for that discussion. The School Building Committee has funds and the methodology to accomplish the Building Committee's plan to have those trees removed and they were purposely left in the ground so they would survive because if the trees were removed too soon, they would likely not survive. Now it is a question for the School Committee. However, he recommends that before they take any final action, they notify the abutters so they can voice their concerns. Cathy Bowes agreed.

Pat Finn asked about the joint meeting with the School Committee because if we had that prior to this meeting we would have saved some time. Phil Lemnios said the building is now under the control of the School Committee.

#### 6. Old Business:

- **Physical Plant Assessment:** David Twombly noted the report had been distributed to the committee and we talked about having a discussion about it at the joint meeting but Paul Dunphy said he wanted this committee to discuss it. David Twombly said it makes sense to have the School Committee present during that discussion since it is a complicated issue. David Twombly said the document talks about life expectancy of equipment like the boilers, lights, window, etc. and it lays out how much money the School Department would have to put aside for replacement. It is a road map so you will be able to make those repairs. He said there is not a lot breaking down now but we already see at Memorial School that things are starting to break down and it will be a problem down the road. Charlie Ryder said that should be part of a long-range capital plan. Phil Lemnios said they are in the process of doing that for FY0 and will make it part of that discussion. Cathy Bowes noted the other three School Committee members have received copies of the report. Cathy Bowes said she would bring up the subject of the joint meeting with the School Committee.
- **Elevator:** David Twombly informed the committee that during regular maintenance of the elevator, they discovered four inches of water in the elevator shaft. When they pumped it out they found two pinholes that could be the source. He talked to TLT Construction and on Thursday, April 12 South Shore Elevator and Folan Waterproofing will reapply the waterproofing material to the shaft. There has not been much water this past week but there has been a little trickle. He said South Shore Elevator said this is somewhat common.

#### 7. New Business/Submission of Agenda Items

*Water Leaks:* David Twombly updated the Committee on the water leaks. He said Chandler, the window installer, came out and blew in insulation and that seems to have stopped the leaks. Stanley Roofing reattached the flashing on the playground side and there have been no leaks since. Stanley also checked the roof over the nurse's office and music storage area and

those leaks have stopped as well for the last four weeks. David Walsh noted there has not been a lot of rain lately either. Charlie Ryder said these were not punch list items.

*Motion Sensors:* David Twombly said the school has taken more paper down from the hallways, which has helped. They have isolated A116, the receiving area, and the motion sensor is malfunctioning. He sent an e-mail to see if they could replace it but right now it is not activated.

*Classroom overheating:* David Twombly said there is a problem with some univents that are periodically overheating. They have communicated with Viking Controls and they have come out several times and have narrowed it down to the freeze stat. There was a similar problem in phase one and they will come out during April vacation to deal with that.

Pat Finn asked if the commissioning agent is all done. David Twombly said he was supposed to come out one more time in the spring. David Twombly added he was part of the generator testing that was done in November and his punch list has been communicated to TLT and it was incorporated into the bigger punch list.

Troy Randall noted TLT has requested a review of the punch list, which is done when they feel they have completed it. At this point Ai3 will schedule a review during the next few weeks to review it and he will provide an update. Troy Randall said they have completed a significant amount of punch list work and this is testament to the entire process and how well everyone worked together and there was minimal punch list overall.

Peter Lombardo asked if anyone checked if there is water in the crawlspace. David Twombly said they have not checked it but they did check the other elevator shaft and that was dry. He said they would check the crawlspace out. Peter Lombardo said we have to buy a sump pump.

*Jacob Sidewalks:* Phil Lemnios explained for the public that there are some sidewalks at the Jacobs that have lifted so now there is a grade differential between the curb and the sidewalk. The second issue is there are stretches of curbing that do not have the correct reveal and it is uneven - some have 2-3 inch exposure while other areas have 5 inches. However, it should be a uniform height and of enough height so in 20 years from now when the roadway is repaved there is enough curbing remaining. Right now there is not a uniform six inches on the job site and it will represent a significant problem in terms of longevity and costs down the line. The third issue is the handicapped ramp area and the condition of some cement. Several committee members have viewed the situation and we have the benefit of some committee members who have direct experience with paving and concrete, so they can offer observations. At least one member has reached out to someone who does this work professionally. Phil Lemnios said he is not sure if we want to have the bulk of this discussion in open session because ultimately it will lead to a claim to get that corrected. He said Mr. Lampke is in route to the meeting as we speak and we can go into executive session to discuss strategy relative to litigation or we can wait for him to advise the appropriate

course of action. Paul Dunphy asked if we are at the point where we need to talk privately. Troy Randall said TLT has conceded to the fact that the phase 2 sidewalks were not installed in accordance with the construction documents and they are scheduled for April to remove the sidewalks and remove the sub base and reinstall them per the specifications with the 24 inches of gravel sub grade and five inches of concrete sidewalk. They also conceded to the height variation between the bituminous paving and the top of the granite curb. Troy Randall said the curbing is solid and is in a concrete monolithic complete sub base and that is not moving. It is the bituminous pavement that will be altered to comply with the contract documents. They would have to take out that portion of the paving, re-grade, lower and place the proper base course and top course. They have agreed to do this and conceded that both are not consistent with the contract documents. David Twombly said he did also talk to TLT and he is a little concerned about them getting this all done in one week. *Jim Lampke entered the meeting.* He said if we need to, we could do the bus area first and the back area later. Right now the plan is they will be on site during April vacation. Pat Finn asked Troy if that made sense to lower the grade rather than pulling out the curbing. He asked if the paved area is now at the right grade and wouldn't that create a drainage issue. Troy Randall said not if it is graded properly. The area along the art area of the building is less than it should be. The linear footage of granite does not have the correct reveal required in the contract documents. We are not talking about the entire length of phase 2. Phil Lemnios asked if we are going to have 6 inches of reveal on all of the curbing. Troy Randall responded they would have to in order to comply with the contract documents. Phil Lemnios asked how the pavement would be pitched in order to get the water to the drains. Phil Lemnios asked if there would be any engineered plans after they do these adjustments. Troy Randall said they would get it to the contract plans. Phil Lemnios asked if anyone would be shooting grades, etc. to make sure the water would drain properly. Troy Randall said we are talking about the roadway past the main entry plaza at the art and music area. David Walsh said that area had maybe three inches but going inside the main entrance, to the left there is an area where it is probably four inches and slopes to three and then pitches to the handicap spot. The area he is talking about is in the main parking area and that is a lot more work than what is needed by the music room. Troy Randall said TLT has been notified of the situation and have conceded and they agreed to repair the areas that do not comply contractually.

David Walsh said they conceded that the industry standard is a 5-inch pour but the concrete pour was not right and the sub base is not right. The granite sits on a bed of cement that is on top of the stone. Troy Randall said the granite curb sits on undisturbed compacted soil, and is encased in 6 inches of concrete. They were installed independently of each other. The concrete flatwork has 24 inches of compacted gravel fill and a 5-inch concrete material with welded wire mesh within it. David Walsh asked Troy if he believes they can correct, compact and do all that sub base work, removing what should have been removed and do it without disturbing the base of the bed that the curbing sits in. Troy Randall said it was doable and the main point is they are going to perform the work. Whether they can do it all over one week remains to be seen but they can do it in phases and they are going to resolve the condition. David Walsh asked what the warranty is after it is redone. Troy Randall said the warranty would begin at the time the work is completed. Paul Dunphy noted we would get



another winter out of it. David Walsh said he was concerned it would roll into the original warranty period.

Phil Lemnios asked if we have a catalog of everywhere they are going to be doing this work to make sure we capture everything and have we captured all areas that have a problem. David Walsh said he would go up there on Saturday and measure it. Paul Dunphy said we have an architect to do that. Troy Randall said they are replacing all of phase 2. Phil Lemnios asked if there are any problems with the phase 1 work. Troy Randall said he is not aware of any problems with phase 1. Phil Lemnios asked if anyone has inspected all of the granite that was installed in phase 2 to ensure everyplace that is less than 6 inches will be addressed with this work. Troy Randall said there has not been an assessment on the reveal. Phil Lemnios asked that that be done and so we don't find out later that we missed a section. Also, however they are going to reestablish grade and what are we doing to verify that grade has been reestablished and that it has been rebuilt to specification to ensure water runs properly. He can envision them grinding down a 2 foot gutter line and feathering it in. He asked how do we ensure that not only what they work on, but also everything 10 feet away is at its proper location relative to height. Troy Randall said there should be an on site representative at the site every day without question, like a PMA, that is his recommendation. He said Ai3's consultant would be there a couple times. Phil Lemnios asked who would assume the cost of a PMA. Troy Randall said the contractor would assume the cost and a representative of the Town should address it with TLT. Phil Lemnios said shouldn't we also have a post-work survey to ensure everything is where it is supposed to be. Troy Randall said that is the Town's call and it is something that is the responsibility of PMA during the course of the project and maybe it would be a good idea to have Briggs visit the site a few times to make sure the compaction is correct. Troy Randall said they also requested from TLT a submission on the gravel fill material siv test and that would determine if it meets specification. Phil Lemnios asked Troy if he would submit a letter to this Committee of what he recommends to have on site. We need a clear paper trail so if we have a letter from the architect with their recommendations and what TLT has agreed to and they should agree to absorb the cost for an on site set of eyes and compaction reports. He asked Troy to write up the protocol and make sure TLT agrees to assume those costs and then lets make arrangements to have PMA and Briggs there to ensure it is consistent with the original designs so we don't end up with puddles and poor drainage.

Pat Finn said the reason he assumed the curb would be removed and reset is because the width of the handicap ramp. The yellow panels are a 4-foot width and they should be 5 feet wide and those would have to be removed and reset. That was originally brought up back in October, before the sidewalk heaved. Troy Randall said he was not aware of that and can check into it.

Peter Lombardo said Troy mentioned the paving and we need to make sure they do some test bits under the paving to make sure the base is done properly so it doesn't settle or heave again. Peter said he also thinks there was one or two rumble strips by the gym entrance that

were not installed properly at the base of the handicap ramp and those should be counter sunk so it is level with the walk rather than glued on.

John Reilly said he noticed a project out in Canton where the rumble strips were stone which would be better to use and would hold up longer than the yellow strips. Peter Lombardo said he has seen it many different ways with the pattern stamped into the concrete and groves cut into the base of ramp.

Peter Lombardo added, at the door to the handicap entrance, the walkway does not flare out to the width it is supposed to. It should flare out 18" or so because there is supposed to be an 18" clearance pull and they should address that. Phil Lemnios asked him to communicate that in a memorandum to Troy Randall.

Paul Dunphy asked when the ADA compliance would be addressed. Peter Lombardo said the company was hired by the town to appraise the entire town. A lot of the items on there were part of the punch list. They had gone through the school just a few days after the beginning of school but most have been taken care of. There are some big items like the landings at the back of the school that they consider not accessible because of the lip. He said the architects determined that was not an egress path and not required but it is an easy fix to do that. The front door was another issue and that was one person's opinion that he did not feel it was the proper way to handle the doorway. There were 6 or 7 people who felt the door should be handled the way it is right now. Paul Dunphy said he does not see anything about what Pat said about the 4-foot vs. 5-foot curb openings. Peter Lombardo said keep in mind the school is built based on AAB regulations not ADA requirements, which are sometimes a little different. Pat Finn said Troy will check into it but he thought he saw that the plans called for 5-foot openings but maybe 4 foot is the minimum.

Phil Lemnios said Peter Lombardo would communicate to Troy. Troy will create a master document with the recommendations. Phil Lemnios asked who handles the negotiation with TLT. Troy Randall said a representative from the Town. David Twombly said he would talk to them. Phil Lemnios said we need to find out PMA's availability and they should be there every day and we should get a letter from Briggs to do their testing and some certification at the end of this work. Peter Lombardo said the Engineer of Record still has not provided a certification of compliance. That has not been produced yet because the work is unsatisfactory but they are responsible for that. Phil Lemnios asked Troy to describe what goes into providing that certification. Troy Randall said it is not a site survey. The consultant will review the installation to ensure it is in accordance to the contract documents. Phil Lemnios asked if we run the risk of the same thing happening -- isn't there anything more precise. Troy Randall said you will not find an engineer or landscape architect who will go out after the project is complete and do a survey with spot grades. It is not industry standard. As far as the curbing, it was part of the punch list and it was identified and he is not providing certification because of the incomplete items and the sidewalks.

David Walsh said there was an error made. If they are going to do the paving again, they are dealing with the grade that, technically, has been set by the height of the curb. So if they are going to repave and grade again then that means there is substantial grading that has to be done. Phil Lemnios said so the only way to get a 6 inch reveal is to grind out some of the pavement and do they grind it completely and excavate to make sure you get the 3-4 inches of finished pavement back in place. Troy Randall said the base course is 2 ½ inches and the finish course is 2 inches. Phil said if they grind close to the curb that is not going to the 2 and 2. Troy Randall said that would not be acceptable. It is a similar situation that we had at the Memorial. Troy Randall said they will remove the pavement to the base course, alter the base course to make sure it complies with the grading. Phil Lemnios asked if that means we end up with less base course than originally called for. Peter Lombardo said they should make sure the gravel is proper. Phil Lemnios said don't they then have to take everything out to make sure it is pitching the right way. How are we going to verify that what we get is what we paid for which is a certain amount of base, a certain amount of pavement and the correct curb reveal. He said the process worked in a sense that it was caught and we have not paid for it yet. When all is said and done we want to know that the entire paved area is consistent with what was called for and all the drainage works as originally intended. The first thing you would do is, establish the sub grade and then set the curbing. Phil said his suspicion is they are going to try to feather it and shim it but it is a big job. Troy Randall said the committee has every right to hire an independent surveyor to survey the site but it is a big cost. Phil Lemnios asked what the alternative is, if we don't hire a surveyor how do we get certification that it is all at the appropriate grade. Troy Randall said it is a certification that the installation meets the intent of the contract documents. Paul Dunphy asked if we could have the highway department bird dog this. Phil said he is concerned about any problems after we accept the certification. Troy Randall noted there is still a one-year warranty.

David Walsh said there is a stretch parallel to the existing building that could be 150 feet. Theoretically, he should be able to run a dry line on each end and it should run fairly straight. However, if you start at the inside corner and go to the handicap ramp, it swoops down 3 or 4 inches and up again. It clearly is not a straight height. How are they going to do the asphalt on the outside, correct the sub base, remove the concrete and leave a 6 inch piece of granite and leave it in place. Phil Lemnios said the sidewalks are floating sidewalks and are not tied to the granite. He is more concerned about puddles and the only alternative is to hire a surveyor to shoot grades. Peter Lombardo said that is the way it was done originally – the curb was there to begin with. They dug a trench and set the curb at a certain grade, where they may have fallen short was when they came back to do the sidewalks they did not properly prepare the grade for the sidewalks. They can still hit the grade the same way. Phil Lemnios said the asphalt has to pitch a certain way for the drainage so they will have to go further back on that plain to hit it. Troy Randall said the same thing happened at Memorial School. Peter Lombardo said when it is all done we will have the proper amount of asphalt and concrete.

Paul Dunphy noted, in the interest of saving trees, the committee really did not need all of the information that was provided.

*Building Committee:* Phil Lemnios asked about the upcoming meeting schedule and at what point do we say this Committee's work is done. John Reilly said we should prepare a report for Town Meeting and give an estimate of how much longer we need to meet. The way things are going with the high school roof; it may be every other month. Phil Lemnios asked Jim Lampke if the Committee needs to stay in place for the roof issue. We can set the next meeting for a report on the high school status and a discussion about the future meeting schedule. Jim Lampke can answer if the committee needs to stay in place for as long as the high school roof issue goes on. Jim Lampke said the Committee can stay in place or it can wind up their activities and transfer anything remaining to the Board of Selectmen. Phil Lemnios asked, at what point would we be ready to do that. John Reilly said his understanding is this is a Town Meeting committee and we would have to dissolve ourselves with the recommendation that the Board of Selectmen take over the rest. Phil Lemnios set the next meeting for Wednesday, April 29 at 7:00pm. Phil said he would work with Debbe to draft a report for the meeting. Charlie Ryder said if John Reilly is right that only Town Meeting can dissolve this committee we should seriously consider doing it for this Town Meeting. Jim Lampke said if it is a Town Meeting-created committee, then Town Meeting has to dissolve it but it does not mean you have to continue meeting every month until the next Town Meeting. Pat Finn said this is the most important part of the last eight years of work. We want to make sure the remaining contingency money does not need to be borrowed. Phil Lemnios said we can make this a topic of discussion and talk about dissolving or just going on hiatus and then shooting for a target of full dissolution a year from now. By April 29 the sidewalks should be underway and, hopefully, we can get some comments from Jim Lampke on the high school. David Walsh asked, if the Town Meeting does have to dissolve the committee, couldn't that be done for this year's meeting saying the Committee would be dissolved by January 2010. That way you don't have to wait for another Town Meeting. Phil Lemnios said the Selectmen could insert another article at this late date at their next meeting. Dr. Silva said he has been on the committee since inception and asked what is the problem with continuing this committee going forward with a hiatus – we still have things on the table. We have the high school roof and the Jacobs curbing, which could go into the summer. He would prefer this committee stay vital and just decide how frequently we meet. We can tie everything up during the next year and come back in 2010 and present a report to recommend the committee be dissolved. Phil Lemnios agreed with that approach because we can control that piece of it and one year from now we will be out of the warranty period and will be able to see what happens and if we need to reconvene and act on a warranty item, there is a mechanism to do that.

Paul Dunphy said it does not matter to him how long the committee continues to meet, the question is when are we going to stop spending and borrowing money. Phil Lemnios said the bulk of the bond for Jacobs has occurred. We have received the final phases of reimbursement from the State – they have done their audit and made determinations so we are truly in the last phase of this thing, which is punch list items and warranty claims. The

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only outstanding item of significance is the legal action relative to the high school roof. All other items are under management. Paul Dunphy said all moneys that may need votes in the future would keep the committee together. Phil Lemnios said part of the desolation process would be the verification that all the paperwork has been executed and signed and no further reports are required from the State, etc. Paul Dunphy said that is what drives the conclusion of this. Phil Lemnios said when we get to the end of this, we will need a checklist to make sure we have certifications and everything else we need in hand. Another piece is for the Building Committee to be satisfied that we have reached an end point. We will need to determine if there are any warranty items that need to be chased and concluded and then the Committee needs to take a vote on each to those things and then recommend that it be dissolved

John Reilly said he thinks it is important to put in writing for Town Meeting because he gets questioned about that all the time. Phil Lemnios said we would prepare something with the rationale of why the committee needs to stay assembled until these critical items are accomplished.

***Paul Dunphy made a motion to adjourn the meeting. Dr. Silva seconded the motion. All approved.*** The meeting adjourned at 8:28pm.

Respectfully submitted,

Debbe Bennett  
Recording Secretary