

**Town of Hull
Building Committee Meeting
Wednesday, April 29, 2009**

In attendance:

Cathy Bowes/Committee Member
Paul Dunphy/Committee Member
Patrick Finn/Committee Member
Jay Meschino/Committee Member
John Reilly/Committee Member
Charlie Ryder/Committee Member

Jim Tobin/Committee Member
Dave Walsh/Committee Member
Debbe Bennett/Support Staff
David Twombly/Support Staff
Jim Lampke/Support Staff
Peter Lombardo/Support Staff
Troy Randall/Ai3

Absent:

Bill Dwyer/Committee Member
Phil Lemnios/Committee Member
Kevin Richardson/Committee Member
Dr. John Silva/Committee Member
Kathleen Tyrell/Committee Member

The Building Committee meeting was held in the Selectmen's Office at Town Hall and the meeting was called to order by at 7:07pm.

1. **Approval of Today's Agenda:** *The meeting agenda was approved without exception.*

2. **Architect's Report:**

- **Punchlist Review Update:** Troy Randall distributed a copy of the Ai3-reviewed punch list to the committee. He noted it has been reduced even more since the release of this document. At the request of the committee at the last meeting, he has updated the phase 1 and phase 2 punch list. He said, overall the 4-page document is pretty small. TLT and their subs have been completing the punch list continuously and they have done a nice job with good workmanship. Troy said the list contains many items that have been completed already. As an example, on page 3 of 4, CNM Electric has been back to the site several times and has completed a majority of what is shown on this list. *Jim Tobin entered the meeting.* Charlie Ryder asked about the thermostats. Troy Randall said that was completed and it needs to be reviewed and eliminated from the punch list. The aluminum storefront door and frame will be done in three weeks, which is on page 1 under the heading "stairs" ST5. Troy Randall said they went through the document with TLT today. On page 2 of phase 2, under general, the dedication plaque will be done in about four weeks. It is being updated and reinstalled because there were misspellings. On page 2 of 4, under exterior, at the bottom is excessive puddling on the roof, it has been completed and is under review by Ai3. The stair posts were re-secured with the

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capstone today. That one was loose due to the capstone and it was re-secured. On page 3, the thermostats are complete and the electric work under “general” is about 95% complete. The total of this punch list is \$41,090 and it will be verified, hopefully, before the next meeting and he will update the committee. Paul Dunphy asked if there are any code or safety issues remaining. Troy Randall said no.

Pat Finn said he looked at the sidewalks and he noticed they had a hard time getting the concrete finished around the light pole. All the other poles are behind the sidewalk in the grass but that one by entrance is in the middle of the sidewalk. He asked if that was by the plan. Troy Randall said adjacent to the main entry, given the distance between poles, it would have to go within the paved or concrete area. Pat Finn said it is in front of the grass island and it looks like it should have been in the grass. Troy Randall said he would take a look at it.

- **Site Work Remediation Update:** David Walsh said on the sketch, it shows the area by the gym, parallel with the handicap ramp and around the gym towards administration is getting replaced. He asked if that is being done on another date. Troy Randall said his understanding from the consultant, is they have removed and replaced everything in this sketch. David Walsh said that is not correct. They only took out from the base of the handicap ramp towards the main entrance. David Walsh said you can clearly see it is on clay and the worker told him they would not be taking that out. Troy Randall said he would talk to TLT about it. David Twombly said there is a gap between the sidewalk and the granite in that area. They started working by the handicap bump-out this week. David Walsh said the shaded area on the sketch could not be done in a week and you can see the base is not there. The handicap ramp going up has 1 inch gaps and the water gets down behind it which will freeze and cause heaving or cracking. The ramp is short-lived like that because the caulking was never there. Troy Randall said as a point of interest, TLT is going to be back to do additional work. He added, the plan that Ai3 asked the consultant to put together, identifies a linear footage of curb that is less than 6 inches of the vertical face required in the construction documents. He said they asked them to identify areas that are less than exactly 6 inches but there are areas where the actual dimensions are 5 ¾” or 5 ½” on long runs, which is within tolerance so he wants to make sure everyone understands that. David Walsh said by the old gym there is an area that is maybe 2 inches. He said by the bus drop off, if you put a dry line there you’ll see a section that swoops down a couple inches for no apparent reason. He was told that section was staying and that affects the sidewalks and pours. Troy Randall said if it is within one inch, it is not going to get removed and replaced and TLT has performed a lot of work so far. They are still coming back, however, not all of the red area is going to be removed and replaced, there will be a tolerance. If it does not affect the drainage or the intent of the construction documents it is not in your best interest to have the contractor rip out some areas. In general terms, this entire red area is not going to be replaced. John Reilly said he has seen the area that David Walsh is talking about. Troy Randall said it

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was understood that not all work would be done in one week. David Walsh said he can live with 6" to a 5 3/4" drop since it is within the tolerance range but it is a poor job. *Jim Lampke entered the meeting.* Troy Randall said on any job or project there will be a high and a low. We are not saying you are getting inadequate work and if it is within the intent of the documents and providing proper drainage, you are getting what you paid for. David Walsh added that a number of curbs were damaged.

Jay Meschino asked, if the red line does not represent what will be replaced, can we get an updated sketch with what will actually be replaced. David Twombly said he measured it with Tom Gould and left of the blue area, by the old gym, it is about 3" and in front there are spots that are 6" or 5 3/4". Troy Randall said yesterday and today TLT removed and replaced a significant portion of that area. They took out the sidewalk there as well. David Twombly added there was some granite curbing damaged by TLT and Peter Lombardo was there and took photos. They did replace to the right of the blue area - two or three were replaced. Some by the bus drop off were damaged when the sidewalks were ripped up. David Twombly said it has been documented and photographed. David Walsh said in the concrete that was ripped up, the wire mesh was at the bottom of the pour in contact with the dirt and clay. He asked if we have pictures of it being propped up. David Twombly said Peter Lombardo told him they made sure they set it correctly. He also has the tests on the compaction tests. There are some spots of granite that were chipped.

John Reilly asked when they are planning to do more work. Troy Randall said Del Laluc said he is going to go though the punch list document in the next few days and get back to him with exactly when all the work will be done. John Reilly asked that an update be sent to the Committee via e-mail.

Paul Dunphy said we talked about the commissioning agent's punch list being part of the architects punch list and he does not see anything that says his punch list is complete. David Twombly said he is coming out in June and as far as he knows, that punch list is all done. Paul Dunphy asked that this be looked into to make sure it is. Troy Randall said he has been told it has been done.

Tree Relocation: David Twombly said the trees by Jay Meschino's house have been removed and planted within town. The landscaper, Lee Mann, will plant two at the water treatment plant and some at the cemetery.

Univents: David Twombly informed the Committee that last week some univents were serviced because they were overheating. They serviced the freeze stats and put in extra insulation but we still had a couple rooms overheating. The sub contractor, G & P, said next year they may have to be relocated but since we will not have heat on again until next year can we do something to extend the warranty. Troy Randall said he would have

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to get the details on it and have the HVAC engineer see exactly what is going on. David Twombly added there is enough insulation around them but the rooms are still overheating and they may need to be relocated but he doesn't want to lose sight of it.

David Walsh said Lee Mann explained to him that the water bags were not working out well on the slope and a hose would have to be used. David Twombly said Tom Gould is watering them daily. David Twombly added the reason it did not work out is the slope created too much water there.

3. Fiscal Report:

- Warrant #576 was presented to the Committee containing six invoices totaling \$13,365.68 for the Jacobs School. Scott Libby has received copies of these invoices.
 - One invoice from David Reinks in the amount of \$50.00 for videotaping/ cablecast services at the March 26 School Building Committee meeting. This invoice will be charged to the Owner Administration account.
 - One invoice from PMA in the amount of \$997.38 for professional services during the month of March. This invoice will be charged to the OPM account.
 - One invoice from Grainger in the amount of \$399.60, which is for the purchase of a sump pump that was needed when water was discovered in the crawlspace. This invoice will be charged to the Contingency account.
 - One invoice from W. B. Mason in the amount of \$3,340.78 for FF&E items. Nancy Lohrer of ICD has reviewed and approved this invoice, which is part of the original FF&E bid package and it will be charged to the Furnishings account.
 - One invoice from Gopher in the amount of \$1,103.92. This invoice is part of the \$39,000 the School Building Committee approved on October 23, 2008, to purchase library books, phys. ed equipment, etc. from the Furnishings budget. After payment of this invoice, there is approximately \$1,000 remaining.
 - One invoice from W. Lee Mann & Sons in the amount of \$7,474.00, which is a partial payment on the tree removal and landscaping work the Committee approved on February 12, 2009. This invoice represents the work completed to date and the entire approved amount was \$9,850.00.

Paul Dunphy said he is having a hard time understanding why we are buying lounge chairs and sofas and asked where we are using those. Cathy Bowes said she believes that is the library furniture. Paul Dunphy said seeing this type of spending at this point bothers him. David Twombly said it is part of the original FF&E bid package and it was approved by the Committee two years ago. Troy Randall added it all went through the entire FF&E bid process. Paul Dunphy said he now understood. ***Pat Finn made a motion to approve Warrant #576 in the amount of \$13,365.68. Charlie Ryder seconded the motion. All approved Warrant #576 in the amount of \$13,365.68.***

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- Warrant #577 was presented to the Committee containing one invoice from Garrity and Knisley for the high school in the amount of \$10,267.50.

Pat Finn made a motion to approve Warrant #577 in the amount of \$10,267.50. Paul Dunphy seconded the motion. All approved payment of Warrant #577 in the amount of \$10,267.50.

Motion Sensors: John Reilly asked about the status of the motion sensors. David Twombly said one by the receiving area has been covered with tape and they are now waiting for CNM to pull it out and replace it. That is the only one not working properly.

4. Town Manager Report: None this evening.

5. Old Business:

- **High School Update:** To be discussed in Executive Session.
- **Triangular property on Harborview Road:** John Reilly noted Dave Walsh was going to bring a stock list with pricing for the picnic tables. David Walsh said he did not have the stock list because Hingham Lumber is going to donate the materials entirely. John Reilly said he received a letter from the Avakians who have some concerns about clean up and maintenance of the area and the fact that their bedroom window is right there. John said perhaps we should have David Twombly talk to him about what his concerns may be. David Walsh said the material for the picnic tables is free and he is building it free and they do not have to be located over by the Avakian property. That is an area with a view that not every Hull resident can enjoy so it would be nice for them to be able to enjoy the property that, as taxpayers, they are all paying for. David Walsh said we have been more than fair with the abutters, the Avakians received \$5,000 worth of vegetation and trees and he does not see what the big deal would be to have a few picnic tables placed there. John Reilly asked who would be responsible for cleaning the area. David Twombly said the School Department already does maintain it. He added they do need easier access to it because they have to lift the mower over the guardrail. He did call Joe Stigliani at the DPW to look at it about removing one section. David Walsh said when he was up there with Pat Finn, Charlie Ryder and David Twombly, Pat showed them the end that could be removed and reused so no cars could fit there and put lally columns there which may lose one parking spot. David Twombly said they definitely need access to it. John Reilly said the abutter had concerns about if it would be maintained. David Twombly said it has been maintained by the School Department. John Reilly asked about litter. David Twombly said the school staff will get it. Pat Finn said this board already agreed to do this. If the Avakians don't want it, they should send a correspondence to the School Committee.

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Paul Dunphy said his only concern is the guardrail is there for safety reasons so we don't want to compromise safety. It is important to do a bollard type of thing first. David Twombly said he would go out there Monday with Joe Stigliani. John Reilly asked if the committee wants him to tell the Avakians to contact the School Committee. Pat Finn said it is their property.

David Walsh asked if he should build the tables or not. Charlie Ryder asked if the triangular property is School or Town property. David Twombly said he believes it is the school's property. John Reilly said Mr. Avakian said he and other neighbors had some concerns.

6. **New Business/Submission of Agenda Items:** None this evening.

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

John Reilly said at this time he would take a motion to go into Executive Session to discuss matters relative to litigation, namely Dumas Roofing and not reconvene in Open Session. *Charlie Ryder motion made a motion to go into Executive Session to discuss strategy relating to litigation and not reconvene in Open Session. David Walsh seconded the motion. All approved by roll call vote at 7:47pm.*

Respectfully submitted,

Debbe Bennett
Recording Secretary