

# **Hull Community Walking Track and Turf Field Timeline**

## **2015**

- September 28 Advisory Board voted 6 - 1 for No Action on citizen's petition turf article.
- October 6 Board of Selectmen voted 5 - 0 to support the Hull Community Walking Track and Turf Field STM article, so long as funding was contingent on passage of a debt exclusion in the spring of 2016. The BoS also approved the expenditure of up to \$100,000 for project design and planning immediately if the STM warrant article was passed.
- October 7 School Committee voted 3 - 1 to support the Hull Community Walking Track and Turf Field STM article, with new language that ties it to funding from the debt exclusion. The School Committee also voted 3 to 1 to accept the project should it pass STM.
- October 15 Special Town Meeting voted to approve Article 6. The original vote failed with 290 in favor and 180 against (61.7% in favor, failing to reach required 2/3 supermajority). Upon a successful motion to reconsider, Article 6 passed with 153 in favor and 39 against (79.7% in favor). It should be noted that although 631 registered voters checked in at STM, only 470 participated in the first vote on Article 6.
- October 19 School Committee discussed the events of STM and requested Matt Gillis to draft an RF for design services.
- November 2 ECH reiterates that SC will consider grass and synthetic turf options, as well as synthetic infill options as part of the design process. School Committee voted (3 to 0) to issue RFP for Design and Construction Oversight of Hull Community Walking Track and Turf Field Project.
- November 10 Site visit for prospective RFP bidders
- November 18 ECH received letter from Advisory Board requesting that SC postpone awarding RFP until after vote on Debt Exclusion.
- November 24 Deadline to submit proposal in response to RFP.
- December 7 Members of the Advisory Board, the School Committee and the public discussed the merits of proceeding with project design before passage of the debt exclusion. The SC unanimously agreed that the more information gathered in advance of the Town Meeting the better informed the community would be. The SC agreed that something has to be done about the field because it is a danger and this process will help in the future no matter what the vote is on the debt exclusion. The School Committee then opened proposals from three bidders: Stantec, Huntress and Gale Associates. The SC scored each of the three proposals based upon a criteria developed by Matt Gillis. The SC voted 5 to 0 to invite each of the three bidders for an interview.
- December 14 (1) School Committee separately interviewed Stantec and Gale Associates. Each bidder made a presentation and answered predetermined questions developed by Mr. Gillis and SC members. At the conclusion, the SC finished scoring the remaining bidders' proposals. (Huntress dropped out) Gale Associates was ranked highest. The SC then opened the price proposals. Gale Associates was the low bidder. The SC then voted 5 to 0 to enter into contract negotiations with Gale Associates for design and construction oversight services. The SC specifically requests that the contract allow the SC to stop the project at any time without penalty.

December 23 Project Startup meeting with Gale Associates. "Turf Project Working Group" made up of ECH, Dr. Tyrell, Matt Gillis, Diane Saniuk, and Jim Quatromoni Reviewed project schedule, project budget, project components and immediate work plan. Discussed initial cost estimate and first revision. Discussed project timeline: PHASE 1 – site investigation, geotechnical/soils evaluations, utilities investigation, wetlands delineation/habitat evaluation/flood plain evaluation, and topographic survey. PHASE 2 – design program development, schematic design and preliminary cost estimate. Discussed community outreach required for program development. At end of Phase 2, SC would need to make a decision on grass vs. synthetic turf. PHASE 3 - Construction Plan Development, Technical Specifications and Project Manual, Design Development Project Team Meetings. PHASE 4 – Permitting. PHASE 5 – Bid, Award and Construction Period Assistance. Project Close out.

## **2016**

January 4 At School Committee meeting, ECH updated the committee on progress since 12/14.

January 13 (1) Meeting with Gale Associates at HHS. Discussed layout of field spaces, particularly re: baseball.  
(2) Meeting of Turf Working Group with HHS athletic coaches, including Chris Weber (lacrosse), Mike O'Donnell (baseball), Stew Bell (soccer), Jake McGrath (football), Brian Sullivan (JV boys soccer), Colby Barto (JV girls soccer), Lindsey Ruxton (JV girls soccer). Discussed the needs of each sport and how those could all be accommodated. Spent significant time on design element priorities, given budget limitations.

January 21 (1) Meeting with Gale Associates at HHS. Spent significant time on field layout, incorporating girls' softball, and alternatives for baseball (dustbowl?) to reduced cost.  
(2) Meeting of Turf Working Group with representatives from Rec Sports leagues, including Chris Weber (Hull Youth Lacrosse) and Ann-Marie Dunn (Youth Softball).

January 25 At School Committee meeting, ECH updated the committee on progress since 1/4 and upcoming meetings.

February 3 (1) Meeting with Gale Associates at Hull Town Hall.  
(2) Meeting of Turf Working Group with Town Manager and Department Heads (Phil Lemnios, Anne Herbst, Peter Lombardo, Bob Fultz, Joe Stigliani, and Panos Tokadjian. Discussed potential Town use of topsoil removed from field site. Discussed how this project could accommodate additional uses when L Street field complex is renovated in short to medium term future.

February 9 At School Committee meeting, Gale makes full presentation of project design, cost estimate, cost/benefit re synthetic vs grass, infill options, crumb rubber safety &

February 17 (1) Meeting with Gale Associates at MMS. Discussed crumb rubber safety and federal 3 agency study. Discussed updated budget and further adjustments.  
(2) Six borings taken at field where light poles would be installed.

February 23 Project Hearing with ConComm.

School Committee meeting (after hearing with ConComm closed). SC voted 4 to 1 to send project out to bid as designed. Bid opening scheduled for March 23.

- February 25 Conference call with Gale Associates. Discussed ConComm hearing matters. Approved Addenda #1 to move bid opening to March 28 due to date of 2<sup>nd</sup> ConComm hearing. Discussion of Concord – Carlisle web site re: crumb rubber studies. Gale will investigate lighting alternatives further based upon ECH conversation with Joe DiVito.
- March 3 (1) ECH meeting with Phil Lemnios re: Town use of topsoil (incl. t/c with Joe Stigliani)  
(2) Conference call with Gale Associates. They are finalizing bid documents. Discussion of other crumb rubber fields in coastal areas and experience with flooding. Results of bid opening in Wellsley.
- March 9 Walk-thru for potential bidders.
- March 15 Conference call with Gale. Update on other crumb rubber fields in coastal areas and experience with flooding. Update on walk through and contact with John Chessia. Discussion about permanent striping on field. No update on alternative lighting.
- March 22 Project hearing (con't) with ConComm. Presentation by ConComm's peer review consultant and response by Gale.
- March 23 (1) Conference call with Gale. Discussion of John Chessia's peer review report. Update on lighting alternatives (reduced cost from Musco vs. other vendors).  
(2) Conference call #2 with Gale. Discussion of alternative lighting Qual-Lite and relative merits of lighting options.
- March 25 (1) Conference call with Gale regarding pricing for Qual-Lite alternative and relative merits of Qual-Lite and Musco. Turf Working Group agrees to amend bid to switch to Qual-Lite.  
(2) Via email, Turf Working Group agrees to move bid opening to April 1<sup>st</sup>.
- March 28 (1) Meeting of Gale, Anne Herbst and John Chessia at Town Hall to discuss peer review and response.  
(2) Meeting of Gale and Turf Working Group regarding status of NOI with ConComm, and lighting. Bid opening scheduled for April 1.
- April 4 (1) ECH meeting with Phil Lemnios regarding Town's use of project topsoil, potential budget adjustments to allow for alternative infill.  
(2) ECH email with Gale and Turf Working Group regarding potential budget adjustments to allow for alternative infill.  
(3) School Committee meeting. ECH updated SC with status of the project.
- April 5 (1) email from Gale and Turf Working Group regarding potential budget adjustments to allow for alternative infill.  
(2) meeting of Turf Working Group regarding potential budget adjustments to allow for alternative infill.  
(3) conference call with Gale regarding potential budget adjustments to allow for alternative infill.
- April 6 Bid Opening.
- April 25 Turf Working Group will update School Committee with status of the project.
- April 26 Project hearing (con't) with ConComm.

## **Hull Community Walking Track and Turf Field Cost Estimates**

- (1) December 14, 2015 – 1<sup>st</sup> draft cost estimate created before Gale was retained and before completing any site work.
- (2) December 23, 2015 – 2<sup>nd</sup> draft cost estimate created before completing any site work to establish proof of concept (i.e., fit within bond authorization)
- (3) January 21, 2016 – 1<sup>st</sup> cost estimate based upon site investigation work.
- (4) February 3, 2016 – removed dugouts/added benches for baseball/softball (-\$45k Δ); reduce entranceway improvements from \$50k to \$5k; minor adjustment to track; adjust bond & insurance.
- (5) February 9, 2016 – add cost deduct for Town using ½ of topsoil; remove drainage system as single line from 4c into its own section with detail and make adjustments (-\$46,780 Δ) [new design based upon results of test pits]; move bases, portable pitchers mound, benches for baseball/softball, soccer goals from base bid to alternates; add reinstall football goalposts; eliminate fencing repairs [allowance for repairs not needed, as School Dept completed repairs with local contractor]; move 4' fence between stands and field to alternates; remove track surfacing (urethane); remove site utilities allowance [after completion of site utilities investigation]; adjust bond & insurance.
- (6) February 9, 2016 #2/ February 17, 2016 – remove alternates
- (7) February 18, 2016 – reduce site improvements to 3 foot windscreen [added at suggestion of Conservation Administrator]; add portable pitchers mound, 4' fence between stands and field, and track surfacing (urethane) and 12' sliding gate to “Unit Prices”; add 2 light pole foundations, 2 light poles with fixtures, and bases/soccer goals/15' polyboard bench (4) to alternates; adjust bond & insurance.
- (8) March 7, 2016 – Natural Grass “Apples to Apples” comparison to February 18, 2016 Synthetic Turf cost estimate
- (9) March 29, 2016 – Change lighting vendor from Musco to Qual-Lite in base bid and alternates; adjust bond & insurance.
- (10) March 29, 2016 – Natural Grass “Apples to Apples” comparison to March 29, 2016 Synthetic Turf cost estimate.

