

**Town of Hull
Building Committee Meeting
Thursday, November 13, 2008**

In attendance:

Cathy Bowes/Committee Member
Paul Dunphy/Committee Member
Bill Dwyer/Committee Member
Patrick Finn/Committee Member
Phil Lemnios/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
Jim Lampke/Support Staff
Judi Saide/Support Staff
Peter Lombardo/Support Staff

Absent:

John Reilly/Committee Member
Kevin Richardson/Committee Member

The Building Committee meeting was held on the second floor of Town Hall and the meeting was called to order by Phil Lemnios at 5:30pm.

1. **Approval of Today's Agenda:** *Dr. Silva made a motion to approve the agenda. Bill Dwyer seconded the motion. All approved.*

2. **Approval of Minutes:**

- **Thursday, October 23, 2008**

Dr. Tyrell made a motion to approve the Thursday, October 23, 2008 minutes. Charlie Ryder seconded the motion. All approved

3. **Owner's Project Manager:** Scott Libby stated the budget report update is based on the reconciliation done a few weeks ago and there are no new changes other than the update on the vote taken to use the remaining FF&E so it reflects the \$38,000 vote. Jay Meschino asked if the \$38,000 was for the books, physical education, etc. equipment. He was told yes.

Scott Libby provided to the Committee a hardcopy of a written update on where the open items are. He said we are 82 days past Substantial Completion and PMA has put pressure on Ai3 and TLT Construction to wrap it up. He said he feels confident that they are getting the message being sent and are making a point to push to closure. He noted the dumpster enclosure work was done and that was a change from wood fencing to black vinyl chain link at no cost to the owner and it is complete. The issue with hot water has been resolved. TLT will be replacing thermostat transformers on an emergency basis since it is affecting heat in the building. Ai3 noted yesterday there is an ADA compliance issue with the concrete

landings in the back of the building outside the café and classroom doors. Ai3 will provide sketches to the owner for what work needs to be done and the owner can procure a local contractor to do it. Scott Libby said at this stage you do not want to issue any Change Orders to this contractor. He added he does not know all the details.

Pat Finn said on the second page of the report, it says TLT notified the project that they had done an ADA survey and that it complied with code. Scott Libby said it is required; they have to do that and provide an affidavit stating that it is in compliance with the contract documents. They are sending a certified letter to Ai3. Phil Lemnios said part of TLT's obligation is to assert they are in compliance. Pat Finn asked, who on our behalf has inspected it. Scott Libby said PMA does not perform that type of work and Ai3 does not typically perform survey work but will do it for a fee. Pat Finn asked who is watching them on the job and who inspects the work on site. Scott Libby said Briggs Engineering performed tests but they do not do survey work. The engineer reviews the plans and makes recommendations such as with the granite curbing; that comes from the civil engineer. Scott Libby said PMA is not inspecting work. Pat Finn said it sounds like legally the only one required to inspect our site is ourselves. Scott Libby said the ADA compliance is always done by a 3rd party, this is not uncommon and it was done that way in Bridgewater, in Swampscott and all others. David Twombly said the Building Commissioner would also go through the building to make sure it is in compliance and the local group will look at the exterior, last year we did it for phase 1. Pat Finn said at the last meeting we hired a contractor for \$9,000 and that includes ADA compliance. David Twombly told him that is a separate issue from this. That is the physical plant assessment and they will also look at windows, roof, etc. but that is separate. Phil Lemnios said the contractor is required under MGL and under the contract to state it is compliant. It is up to the owner if they choose to validate the contractor assertion. Phil Lemnios said through the community development office, there is an ADA firm surveying all town facilities and their report will demonstrate there are problems with that school. They have people on staff that do measurements and know all of the codes. Then the School Building Committee will have to decide if the plans drawn by the architect or their subs are compliant and if they were, did the contractor build according to those plans or not. Phil Lemnios said we still have a path to travel, which will take us through a few more meetings and we need qualified folks to make those determinations. Scott Libby added the same process occurred in phase 1 and they then had to get any issues resolved. Phil Lemnios said now we are in the verification process. With the report we get for the independent agency, we will then have to go back to TLT to ask them to correct them. TLT can take the letter and say they did it just as the plans called for and the architect can say it was done according to code. Scott Libby said that is why he brought the issue up regarding the back landing -- we know it is not a TLT issue, we know Ai3 owns that and it is being discussed. Phil Lemnios said it is in process and they will come back to the next meeting with what the issues are and the scope and proposed fixes. Then we will determine who is responsible to fix it. Pat Finn said he understands the process but the only way to determine that it does not happen in the first place is to be there while they are doing it. He expressed concern over this issue. David Walsh said he thinks PMA has done an exceptional job. He said on any \$27 million project there is going to be this sort of thing. He

said as an example you can take any Mass Highway road or bridge project in the State and he guarantees we can find a few things wrong with it.

Jay Meschino asked if the landing issue is the same as the handicapped ramp item mentioned in the PMA update. Scott Libby said those are two separate issues. Scott Libby said we know the issue has been raised and they notified us that the letter is coming.

Pat Finn said we were going to have TLT look at the slope grading behind the addition, abutting the Tramontana property between the two fences. Scott Libby said PMA walked the job with Ai3, TLT and David Twombly. TLT responded and they agree there is not an erosion issue and the fence holes have been filled. The engineer has also reviewed it and did not raise any issues that require rework. Ai3 has stated in writing that they don't feel there is an issue.

David Walsh said when he was up there for the playground he walked it. His experience is it is settling and you can see the fine line and it is settling at the break where the shovels went in the earth. He said to him it looks like, at maximum, it needs to be top-dressed or something like that but it does not appear to be in danger of a slide. Scott Libby said it is not an engineering issue or an erosion problem. John G. Crowe Associates came out and looked at it too. Scott Libby said he thinks it is an aesthetic issue. Phil Lemnios said if we do anything now they are going to say we made it worse. David Twombly said we should leave it alone. Phil Lemnios said there have been concerns by abutters that the hillside is eroding and that it will ultimately jeopardize the fence. Pat Finn said his concern is he wanted groundcover there because that slope is too steep. Phil Lemnios responded that people who are qualified feel it is not. Phil Lemnios said he would ask Debbie Bennett to review the minutes if Pat would like because this subject has come up about twelve times. *Cathy Bowes entered the meeting.* Jay Meschino said it sounds more like an issue for the School Department if there are further concerns. Jay Meschino said he had some concerns earlier that it was too steep to mow.

Jay Meschino noted Scott Libby mentioned earlier that the dumpster fence was complete. He asked if there is a gate going on because it still looks like it is in process.

4. Fiscal Report:

- Warrant #563 was presented to the Committee containing three invoices totaling \$9,210.58 for the Jacobs School.
- Two invoices from Ai3 in the amount of \$9,105.00 for additional services and one in the amount of \$55.58 for reimbursable expenses, which will be charged to the Architect account.

- One invoice from David Reinks in the amount of \$50.00 for videotaping services at the 10/23/08 Building Committee meeting. This invoice will be charged to the Owner's Administrative Costs account.

Charlie Ryder made a motion to approve Warrant #563 in the amount of \$9,210.58. Dr. Tyrell seconded the motion. All approved Warrant #563 in the amount of \$9,210.58.

5. **Town Manager Report:** Phil Lemnios stated his only item has already been touched on and that was the ADA issue. The firm is in action and it will come back to the Committee.
6. **Superintendent's Report:** None this evening.
7. **Old Business:** None this evening
8. **New Business/Submission of Agenda Items**
 - **Computer Room Condensation Pumps**

Judi Saide said in both of the previous projects we had an issue with the condensation pumps in the computer labs that were not on the generator and in both cases we lost power when the air conditioning was on and the trays overflowed and water dumped out into the labs and they had to put 50 gallon barrels underneath to collect the water. These pumps are not gravity pulled but the pumps were never on the generator. She said because it did happen at Memorial School first and happened again at the high school, they brought this up for the Jacobs. It has now been rectified at Memorial School. In the past week she and her crew did a walk thru and realized during this time that the pumps are not on the generator. She went to the construction meeting and they do not recall any conversation regarding the issue but she said if we go back in the minutes you would find it. Judi Saide said she called CNM, the electrical sub contractor, and they confirmed they are not on the generator and CNM gave her a quote to do the two computer labs. Judi Saide said they have over \$30,000 worth of equipment in each lab as well as all the cabling which is in floor boxes and if water hits them that will all be lost. Judi Saide said since she wrote the memo, she has learned there are two more pumps - one in the music room and one in the café that are not on the generator. She and Scott Libby talked and they feel the price quote is high and if the Committee approves this amount they will ask the contractor to put all four on for this price. Judi Saide added there is a risk in not doing the music room since there is a lot of expensive equipment in there and the café has the floor boxes. Phil Lemnios stated, for this \$2,894 all four locales will be tied to the generator. Judi Saide said if we cap it at that amount we could get them to do all four of the pumps. *Charlie Ryder made a motion to approve \$2,894 to add the condensation pumps to the generator. Dr. Tyrell seconded the motion.* Jay Meschino said he thinks that we did discuss this before and Paul Dunphy talked about the load of the generator and he had some concerns about what ended up on it. Judi Saide said this only occurs in

the spring and summer when the a/c is running and we lose power because the pipes are full of water. *Dr. Tyrell left meeting.* Scott Libby added they could not put a gravity drain on it due to space constraints so the pump helps discharge the water. Judi Saide added they are little pumps but the pipe length is so long and it holds a lot of water.

Pat Finn thanked Judi. He said he agrees with Jay and said less than a month ago we had our professional here and he did not have the information for us but was going to get back with us. At this meeting our Technology Director is telling us these pumps are not on the generator. He said there is a disconnect in our process. Pat Finn said he knows what Judi Saide said is right. Judi Saide said she had Jim Griffin pull the specs and the condensation pumps were not on the specs to be on the generator. Scott Libby added they had to get a Change Order to put the power to the condensation pumps to begin with because Ai3 missed it. Phil Lemnios asked if we have cataloged what we believe to be design errors during the project. Scott Libby said he does have that information. Phil Lemnios asked Scott Libby to get that to him for the next meeting. Scott Libby said the value for errors and omissions is under \$100,000 and at best about 25% would be recoverable. He said in his opinion it is not worth it. ***All approved.***

Jacobs Generator Test: Judi Saide informed the Committee that they are doing the generator final test on the Wednesday before Thanksgiving.

- **Landscape Estimates:** David Twombly informed the Committee there are three outstanding issues relative to landscaping. He said the landscaper he spoke to recommended doing the work during the spring and added he can get more estimates. One issue is to remove three trees that abut Harborview Road, which are the result of the August 2007 walk thru. Phil Lemnios added we all agreed that was going to happen and the estimate is \$285 to remove them. Phil Lemnios asked if that quote includes replanting them. David Twombly said we could coordinate with DPW to replant them. David Twombly said another issue is removing 12 trees along Jay Meschino's lot line since the trees will grow too high. The estimate for that is \$2,100 and we would have to contact DPW to coordinate where to replant them and this can be done in the spring. Phil Lemnios said the trees there now are Australian pines, which grow tall. David Twombly said the other issue is replacing those trees with 20 blue eastern red cedar trees and that estimate is \$8,076. He added he could get other bids.

Phil Lemnios asked if anyone has a problem with removing the three trees. David Walsh said for \$285, he has a problem with that. Phil Lemnios said first of all he wants to determine if we are in agreement with it and if we decide to do anything that it will be done in the spring and we are not going to accept just one quote. All agreed. Phil Lemnios said when the School Building Committee did the site walk thru in August 2007 we identified these three trees to be moved. They are in front of the administration office on Harborview Road and represent abutter view issues. Phil Lemnios said we would seek additional quotes to remove those trees. David Walsh said he does not think that quote of \$285 is enough. He said these trees are going to be the property of the

Town and should be wrapped in burlap and readied for replanting. It is a cost of about \$90 each for these biggest trees, and removal of the 12 smaller ones is \$2,100. We need to have someone come in with the proper equipment. He said lets find someplace in town where they can go, if the Town is going to use them. Dr. Silva said to remove the biggest three trees is \$95 each and to remove the small trees the cost is \$175 each. Jay Meschino said, in general, we need to get more definition of what is happening, are they just going to rip them out and dump them. Jay Meschino noted the other (12) trees are on a slope and maybe the factors in the cost.

Pat Finn said he is in agreement to do what landscaping the sub committee wants to do but our Town Counsel made it clear during the high school project that we need to get three reasonable quotes and it should be advertised and posted on the Town website and he feels we have strayed from that directive of Town Counsel. Phil Lemnios said what David can do is create a one-page specification sheet that says we have these three trees and we want them balled, burlapped and replanted in another location. He added it does not require public advertising or a 30-page RFP. Phil Lemnios said it is a total of \$2,900 to remove trees and we need to determine what is to be planted in place of what was removed or does anything have to be put there. Jay Meschino said he is in agreement with the board and believes the trees are for screening.

Charlie Ryder said he is surprised there are twelve trees to remove. He said there is a grouping around the dumpster and three others behind the school. Phil Lemnios said the Australian pines grow 40-60 feet in height. His understanding is as the project first commenced they tagged those trees. Jay Meschino said this topic was brought up before the project began. Charlie Ryder said that is his point -- we had time to change what was going to be put there. David Walsh said you don't need two hands to count the number of abutters affected by the project, so can we do something for the rest of the townspeople about the trees on the other side of the fence because you can't see a thing. Phil Lemnios asked David Twombly to get three quotes for the cost to remove these trees and a cost to replant them somewhere else within Hull. David Walsh asked if we could take them off school property and plant them at the war memorial or places like that. Phil Lemnios said the Town owns them but any changes to the war memorial have to go to the War Memorial Commission.

9. Sub Committee Report:

- *Playground:* David Walsh informed the Committee that the playground sub committee met and that included Charlie Ryder, David Twombly, David Walsh and Paul Dunphy. They voted 3-1 vote to close it down and talk about getting people back in to remove the two parts at a price of about \$15,000. David Twombly said it is actually to remove pieces and add other pieces. David Walsh stated the project meets or exceeds code. Phil Lemnios said so it meets code, is it installed according to specifications? David Twombly said it is according to specs. Phil Lemnios asked, then why is this happening. David Walsh said there are a lot of theories like supervision. It was a 3 to 1 vote to close

it down. David Walsh said he went to four other playgrounds and measured the heights from the ground to the bars. The Jacobs is, by far, the most forgiving surface and he does not see a problem with it. If we start taking down this kind of structure because kids are getting hurt we are going to have to take them down all over town. Cathy Bowes said she pulled up information about the village playground, looked at the manufacturer's website and Masspirg for safety codes. She looked at the height and it appears to meet all safety requirements and it has the newest fall surface. Jay Meschino said supervision could be the issue when kids are playing on the structure and others are running through underneath. If they are playing in a somewhat reckless way they can get hurt. David Walsh said for kids that age, the platform from the ground is more than within a child's reach. These all meet or exceed requirements. The point is it is a playground, leave it alone. If you are going to put "danger, keep out" signs up you have to do it all over town. Cathy Bowes said she would like to hear from Jodi Trubia and added one of the injuries was a third grader after school. David Twombly said there are other injuries like kicks to the face according to the list from the nurse, Mrs. Meschino. One of the problems is concern about liability so we don't want to touch the equipment and make them out of compliance. Also, we don't want students to get hurt and the parents to find out others have been hurt and accuse us that we have not done anything about it.

Jodi Trubia said this year they have some parents and one teacher monitoring the playground. She said she goes out with the 4th grade and they don't play on the structure, it is only the pre-school, kindergarten and first grade that play on the structure. She said she does not want the teachers to get blamed for not monitoring the playground. Charlie Ryder said the vote was 3-1 to call the company up to take down the monkey bars and rings because we did not want to increase liability if we did it ourselves. David Twombly said he was going to ask Jim Lampke if it is feasible. Phil Lemnios said we could request the company who installed them to take them down until we determine if they can be put in a lower height. Dr. Silva said if, as David Walsh said, these meet code, the issue then is not safety if they meet the regulations. He said accidents are always going to happen. He added the school has been accepted by the School Department and it should be left to them to decide what they are going to do. Pat Finn said he is proud to be on the School Building Committee that provided the kids with things we never had before and he would not vote to take it away.

Phil Lemnios said the sub committee met and visually inspected the structure and one member did research of other playgrounds in the area and another Committee Member assisted by gathering information about compliance and it seems to indicate it was installed properly and is code compliant. Further, the School Building Committee is saying this is not in our court; this is up to school administration to determine what they want to do. Jim Lampke agreed with what Dr. Silva said, he said the school has been accepted. It is outside this committee's jurisdiction to determine what to do with the equipment. If it turns out it needs to be replaced he imagines they can present that to this committee and if the committee feels it is part of the project they could choose to do something relative to funding. He said there are certain things that have an inherent risk

and playground equipment has an inherent risk. That said, there were several injuries here which calls out the question regardless of if it meets code, is there some problem with the code requirements or is something else being done incorrectly. Jim Lampke said there are parents supervising the playground and he doesn't know if they receive training but that is within the jurisdiction of the School Department and he will speak to the superintendent about it. He said he is trying to get some data about this equipment and the accidents because even though it meets code requirements, it only insulates us so far. This equipment has been placed off limits and we are at the point where they will not have too many playground days left in the season but there is a concern about parents bringing kids while school is not in session. He said we don't know the age of those kids so maybe we should be sending a letter cautioning that if they use any of the equipment that they be careful to use age appropriate equipment but you are still going to have a few who use it. Phil Lemnios asked if we know if the equipment is for certain age groups. Paul Dunphy said we have information from a national organization indicating the two pieces were not suitable for ages under 7. The ladder and rings are designed for upper body strength and children under the age of 7 do not have enough strength to hold themselves. David Walsh said he finds it appalling that they don't allow some kids to use the equipment. One structure has little kid swings and there is one for the older kids. The one they are getting hurt on we are not letting 4th and 5th graders go on. Phil Lemnios said the one where there were three accidents is the one Paul Dunphy identified as not appropriate for under 7. The question then is how old were the kids that were hurt. Paul Dunphy said regardless, we voted to get rid of it. David Walsh stated he was the dissenter. David Walsh said he is saying it is out of the School Building Committee's hands but Paul Dunphy is saying take it out because it is not age appropriate, however there are three grades that it is age appropriate for and two of the three are told they can not use it. Jay Meschino said going back to what John said, we needed to make sure it meets specifications and then it transferred to the School Department. Let them decide if there needs to be a change once we decide it was built the way it should have been. Pat Finn agreed. Phil Lemnios said the information gathered by the sub committee would be passed on. Paul Dunphy said the sub committee voted to remove it. Phil Lemnios said in subsequent discussions the control of this equipment is no longer in the control of the School Building Committee. It is up to the School Department to come back to us and request the School Building Committee to pay for any adjustments but we need to be careful not to void a contract warranty or incur any liability. David Twombly said if we remove some of it, it will leave areas that kids could jump off so it is not just as simple as removing pieces. Phil Lemnios said the playground equipment is now the property of the School Department and they need to make a determination if that equipment is useful in their mission. If they determine they can use it or if they determine they don't want either pieces and seek to remove it, they can come back here but they need to review how they are going to supervise the equipment and the kids using it in the school. ***Dr. Silva made a motion to accept the sub committee's report and that this committee refers the problem back to the School Department for their action. Jim Tobin seconded the motion.*** David Walsh added there is a gray area and that is, technically, the School Department still has control over L Street and that playground and they should look at the

other pieces. *All approved the motion.* Phil Lemnios said the School Superintendent and School Committee have an obligation to the Town of Hull and they will review the situation and deliberate and make a determination that is in the best interest of the people of Hull and there is not anything else for us to do. Phil Lemnios said it is no different from kids coming in to use the gym; the School Committee needs to determine how the people are going to use these facilities.

Charlie Ryder said in their observation of the playground there are two safety swings with the one that has the harness cut off. Phil Lemnios said there should be a routine inspection of all sorts of things but that is not the purview of the School Building Committee but of the maintenance staff of the School Department. He added, the Highway Department does have someone who goes around to all the playgrounds to perform maintenance.

Pat Finn said he wants to talk about Jim Griffin. He asked David Twombly what they are going to do since we spent all this money on our commissioning agent and TLT training and now Jim Griffin is leaving. He said he hopes David Twombly is up to speed on all the systems. David Twombly said Jim's last day is tomorrow and we have a dire fiscal situation for FY10 so instead of replacing him there is a position within the custodian union and they signed a contract with Tom Gould who was promoted. He said it is not the same position as Jim's and he will not oversee the custodians. David said Tom Gould has construction licenses and went through all the training during the summer and he is now our first line of defense. He said we are not in a position to replace Jim Griffin at this time and this will get us through June at which time we will evaluate the budget and make a determination. Right now we need to get through the next six months. David Twombly said Jim Griffin has tremendous knowledge of HVAC and Tom Gould does not so we may have to call in sub contractors more. He said they are very aware of the money invested in the mechanical systems. David Walsh said there is a saying in his line of work, that if these tools can't work either can you. He said you have three schools costing about \$60 million and if the idea is that they will limp through, that is the wrong road to go down. Of all the cuts they are going to make, we need to have someone on hand who is familiar with all the systems because if the heat is not working, the kids and teachers might as well go home. You need to make sure you have someone who is up to Mr. Griffin's speed. Paul Dunphy said it is a technician position, not a carpenter position at all. HVAC and electrical is a skilled trade position. Phil Lemnios asked what the value of the position is. David Twombly said \$65,000 to \$70,000 per year. Paul Dunphy added the person has to have some schooling.

Phil Lemnios said he has come to respect Paul Dunphy and David Walsh a great deal when he hears them speak about what they are experts in and they see frequently the results of neglect. This position has a value of \$65,000 to \$70,000 and clearly the budget is stressed but it is a significant school asset. He said we have money in contingency and could set up an endowment to pay the position for the next few years. It would cost about \$150,000 out of a \$1 million contingency for approximately \$35,000 a year. In

addition, part of the legacy of this committee is to ensure the buildings are properly maintained. Phil Lemnios said while at his last position they had a guy who knew his buildings and he saw firsthand the value to the position in a place where they properly provisioned that position. He said we have three schools with complex systems and 1,500 people who occupy them for 180 days a year so their comfort is important. Phil Lemnios asked Jim Lampke if it is possible to set up an endowment to provide \$35,000 for the next five years to fund this position. Jim Lampke said with the creative crafting of an action plan it could likely be done and they could work out the details. Phil Lemnios said it would have to come out of contingency because we don't have it anywhere else. If this committee determines that this is a necessary component to ensure the three schools are maintained. Dr. Silva said the money is coming out of contingency but he would like to make sure there are earmarks and that after five years it will be made a function of the School Committee to take it over and there should be a detailed job description. Phil Lemnios said there would be a memo of understanding that would include that want to see of this position funded. He said they are under a lot of stress, not because they want to but because they have to and we have the ability to make sure that it gets off to a good start. Jim Tobin said he has a problem with a memo of understanding because they are never upheld. Phil Lemnios disagreed and cited some examples. Phil Lemnios asked what option we have -- we have a problem and a potential solution. Jim Tobin said it should be a priority of the School Committee. Phil Lemnios said it is the reality of the budget and we need to recognize the bigger picture. The School Department budget has gone from \$13 million to \$12.7 million to potentially \$11.5 million but we have a finite problem and a finite period to fix the problem. The Jacobs School is ready to go through its first winter and if we hand it off to someone without proper training, they can take a highly regulated system and make it spaghetti and it will not ever work right. David Walsh said he is not big on spending any money but he will wholeheartedly agree to this because we don't want to turn over \$60 million worth of buildings and have them improperly maintained. You will see heating and electricity will go down too. David Twombly said he understands what everyone is saying but Tom Gould does have a general knowledge and we do have contracts with some contractors for the boilers and other systems. He said if you think this decision is difficult, wait to see what happens over the next six months when we will have to make more difficult decisions. Phil Lemnios added we cannot possibly leave that position unfilled and we are trying to make the best choice out of a bad situation. Phil Lemnios said we are at a critical juncture and we have an opportunity to review what the skill set is for this person. First, we need to look at the job description and determine what skills you want them to have. We are going through the process of the assessment and getting a job description. We'll fix a value to it and we've got an opportunity to help supplement the job and save the School Department money, and even if it is cut to part time we are still ahead of the game with this offer. He asked if there is a job description for the job. David Twombly said yes. Phil Lemnios asked if anyone outside of the School Department has reviewed it to make sure it makes sense. Paul Dunphy said in three to five years there could be a major failure and if it is traced back to lack of proper maintenance we are all going to lose credibility. Paul Dunphy noted there is a one-year warranty and during that time we own

maintenance. This is a critical position. Paul Dunphy said maybe we should go out and get a service contract and pay it out of this committee and completely outsource for a mechanical contract. Jim Lampke said when we went to Town Meeting the first time for funding we promised the community we would create a program for all town buildings and specifically the schools and we wanted to have a program in place so they did not fall into disrepair as they did previously. Dr. Silva said we should go look for someone right now like a maintenance organization for six months and meanwhile look for a fulltime replacement. Jim Lampke said in terms of the job description, etc. Chris McCabe had drafted a job description that was to be for the schools and town buildings but based on a discussion with Dr. Delaney they decided not to do it. We need to focus on the short term and we can't go a day without someone in charge of the buildings and we need to develop a long-term plan about what we have to do to maintain the investment which will save money in the long run.

Jay Meschino said he thinks it is imperative that we recommend to the School Committee that they do this. We need a commitment from the School Committee that they will properly maintain the buildings but we also have to properly fund the position. Phil Lemnios said it needs to be a collaborative effort and this creates an opportunity relative to the budget pressures. He said he is also taking at face value that David Twombly, the Superintendent and the School Committee will properly maintain the buildings as best they can. We believe the position's salary range is \$60,000 to \$65,000 a year and we have an opportunity with the contingency fund to subsidize the funds. If that is what it takes, it is well worth it. It is a School Department decision and he would like David Twombly and Cathy Bowes to communicate to Dr. Tyrell that we have had this discussion and that there would be conditions upon the School Department that they would commit to the position for 5 years at half the cost. It should not be a difficult decision to arrive at.

Pat Finn made a motion that we (the School Building Committee) reach out to the School Committee and set up a joint meeting to make this offer. David Walsh said he wants it noted that this has been a thorn in his side. He said at the first meeting with Kathleen Reynolds she promised to maintain the buildings and the problem with maintenance has been brought up since the project started and it has been ignored. This was asked and we were told it would be taken care of. David Walsh said he wanted money set aside to take care of these schools and did not want them to come back looking for more. Phil Lemnios said he doesn't agree it has been ignored. He said regardless of what Kathleen Reynolds said three or five or ten years ago, no one could have envisioned a \$3 million hit to the town finances or a 10% cut to State aid down to \$11.5 million. So we can argue about what was said, and, although it is a good argument, no one could have known. David Walsh said if they carried through 8-9 years ago and if they had done what they said they were going to do, we could know today how valuable the position would be to the school. Jay Meschino said we did discuss this possibility on multiple occasions that we would be facing this deficit.

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Jim Tobin asked what happens to Jim's salary for the next six months. David Twombly said part would go to fund the position. He said Tom Gould was promoted and they hired a substitute custodian to fill Tom Gould's position. Cathy Bowes said every year when they prepare the budget, money is allocated for maintaining the upkeep of these buildings and they will continue to do so but the School Committee's primary charge is to educate 1,200 children with a \$1.2 million cut for FY10. Jim Tobin said we are not talking about a broom pusher position. David Twombly said they just found out Halloween day and they had four days to prepare. David Twombly added they do have maintenance contracts on alarms, generator, etc. Jim Tobin said the priority should be to put someone in the position who knows the buildings. Phil Lemnios said you can critique all you want but he thinks we are going overboard. He stated we have a finite problem and potential solution and asked how do we move forward. **David Walsh seconded the motion made by Pat Finn.** David Twombly said he would talk to Dr. Tyrell and report back to the Committee at the next meeting. Cathy Bowes asked if the money would be available for FY09. She was told yes. Cathy Bowes said she would make the case to fill the position now. Phil Lemnios noted the most important item is the job description and he would like to see it and he would like Paul Dunphy and our commissioning agent to look at it to see if it is adequate. Dr. Silva asked if the School Department has a signed contract with Tom Gould. David Twombly responded yes but added it states it is a temporary position. Paul Dunphy suggested David Twombly get in touch with Peterson School. He said they train these types of people and have placements systems. See if they have a job description. David Twombly said he already got three calls from within the town. Phil Lemnios said the way to hire a qualified person is to develop a job description, advertise and interview. **All approved the motion.** Phil Lemnios said the Committee would schedule a joint meeting and in the interim David Twombly would talk to the superintendent.

Phil Lemnios said if the Committee is going to schedule a joint meeting are we saying there is real potential to fund this endowment. He was told yes. Jim Lampke said he thinks it could be done but he would not call it an endowment. Jim Tobin said you are setting a precedent. Phil Lemnios said he likes the fact that we have come together and recognized that we need to maintain those buildings and we have an opportunity to do something to achieve that goal. He said he is not crazy about doing it that way but these are extraordinary times that require extraordinary actions. We have \$60 million on the hook and why would we want to risk \$60 million for \$35,000 a year.

Paul Dunphy made a motion to adjourn the meeting. Dr. Silva seconded the motion. All approved. The meeting adjourned at 7:20pm.

Respectfully submitted,

Debbe Bennett
Recording Secretary