

**Town of Hull**  
**Building Committee Meeting**  
**Thursday, December 11, 2008**

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  
Kathleen Tyrell/Committee Member  
Dave Walsh/Committee Member  
Debbe Bennett/Support Staff  
David Twombly/Support Staff

Absent:

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

The Building Committee meeting was held at Town Hall on the 2nd floor and the meeting was called to order by John Reilly at 7:00pm.

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

2. **Approval of Minutes:**

- **Thursday, November 13, 2008**

*David Walsh made a motion to approve the November 13, 2008 minutes. Charlie Ryder seconded the motion. All approved.*

3. **Fiscal Report:**

- **Warrant #564** was presented to the Committee containing seven invoices totaling \$44,741.34 for the Jacobs School.
  - Five invoices from Equipment Environments, Inc. in the amounts of \$4,922.00, \$17,783.40, \$2,197.15, \$2,883.60 and \$2,472.00. Nancy Lohrer of ICD has reviewed and approved all of these invoices and they are part of the phase 2 FF&E bid package.
  - One invoice from Monitor Equipment in the amount of \$9,037.19. Nancy Lohrer of ICD has reviewed and approved all of these invoices and they are part of the phase 2 FF&E bid package.

- One invoice from RPB Systems & Services in the amount of \$5,446.00 for a copy machine that the Committee authorized at the October 23, 2008 meeting, which is being charged to the Furnishing account.

*Charlie Ryder made a motion to approve Warrant #564 in the amount of \$44,741.34. Paul Dunphy seconded the motion. All approved Warrant #564 in the amount of \$44,741.34.*

- **Warrant #565** was presented to the Committee containing six invoices totaling \$38,589.00 for the Jacobs School.
  - One invoice from Sullivan & McLaughlin in the amount of \$18,320.00 for Phase 2 cabling work for the period ending October 20. Judi Saide has reviewed and approved this invoice and it is within the original approved Technology budget.
  - Two invoices from Computer Tech Inc. for contract labor associated with the technology installation in the amounts of \$665.00 and \$710.00. Judi Saide has reviewed and approved these invoices and this is within the original approved Technology budget.
  - One invoice from CBE Technologies in the amount of \$11,560.00 for remaining balance on the CCTV installation performed by Brander Alarm. This invoice will be charged to the Contingency account.
  - One invoice from CNM Electric in the amount of \$2,894.00 for the work performed to add the four condensation pumps to the generator. This work was approved by the School Building Committee at the November 13 meeting. This invoice will be charged to the Contingency account.
  - One invoice from EMA in the amount of \$4,440.00 for Commissioning Agent services from August 22 through November 20. This invoice will be charged to the Contingency account.

Charlie Ryder asked if the CNM invoice has anything to do with the alarm sensor issue. David Twombly said this invoice is for the work approved by the Committee to add the condensation pumps to the generator. David Twombly said later we can get into the motion sensors issues. *Paul Dunphy made a motion to approve Warrant #565 in the amount of \$38,589.00. Charlie Ryder seconded the motion. All approved payment of Warrant #565 in the amount of \$38,589.00.*

- Warrant #566 was presented to the Committee containing three invoices totaling \$20,816.70 for the Jacobs School.

- Two invoices from Ai3 in the amount of \$4,140.00 for additional services and one in the amount of \$13.39 for reimbursable expenses, which will be charged to the Architect account.
- Three invoices from PMA totaling \$16,663.31 for professional services during October (\$13,325.32) and November (\$2,744.81) which will be charged to the OPM account and one invoice for Briggs Testing (\$593.18) which will be charged to the Testing account.

***Paul Dunphy made a motion to approve Warrant #566 in the amount of \$20,816.70. Charlie Ryder seconded the motion.*** Pat Finn asked if we can wait until Ai3, PMA and Town Manager are here. He said we voted to have Town Manager negotiate additional services contract and he doesn't recall hearing what the terms or rates would be. Pat Finn said he is not comfortable approving this. David Twombly said he has concerns with delaying approval because sometimes there are stipulations that vendors can add charges for late payment. David Walsh said the rates are in the packet with the dates and the hours worked. Paul Dunphy said we did have the discussion and we voted to extend the contract as presented to us. He is not exactly sure what the rates were but these numbers look somewhat like what he would expect them to be. Charlie Ryder agreed. ***Warrant #566 in the amount of \$20,816.70 was approved 6 to 1(Pat Finn).*** John Reilly said he would ask Phil to send Pat an e-mail on this agreement.

- **Warrant #567** was presented to the Committee containing one invoice from Garrity and Knisely in the amount of \$5,571.25 for legal services rendered during July, August and October in relation to the Dumas Roofing litigation and the high school closeout. This will be charged to the Legal account.

***Pat Finn made a motion to approve Warrant #567 in the amount of \$5,571.25. David Walsh seconded the motion. All approved payment of Warrant #567 in the amount of \$5,571.25.***

Charlie Ryder asked if there is any time at which we are going to come to a conclusion on this. John Reilly said for the next meeting he will ask for an update on status from Jim Lampke. David Walsh said as a taxpayer, the outcome would have an affect on the budget for the next fiscal year and any override. Especially if we are on the hook for anything more for the high school. John Reilly said, as an example, if there were \$100,000 that we are not going to get back, we will have to borrow that and bond it. It could be less money we have to borrow also. He will ask Town Counsel to either have something in memo form or be at the next meeting. ***All approved.*** Kathleen Tyrell entered the meeting.

## 6. Old Business:

*Tree Removal:* David Twombly said regarding the tree removal near the rear of the building, he has contacted three vendors and has received two quotes so far. Apparently the third vendor had a conflict of interest with one of the other landscapers. David said he now has to get one more quote we will be able to approve it. He added, this work does not have to be done until the spring.

*Physical Plant Assessment.* David Twombly informed the Committee they had the kick-off meeting with EMG Corporation. Two gentlemen from EMG spent yesterday and today reviewing plans, walking around the building, taking notes and photographs. They hope to have a draft of the report to us by the end of December. David said he will share that draft report with Paul Dunphy, Charlie Ryder and Phil Lemnios, who are on the sub-committee, who will review it and make recommendations. The final report should be available around the end of January, which he will share with the Committee.

*Containers:* David Twombly said there were some questions about the containers on Harborview Road and he did contact Waste Management. One container will be removed and the paper recycling container will be relocated. *Jay Meschino entered the meeting.*

*Harborview Road Seating Area:* Pat Finn asked what was happening with the seating area out along Harborview Road. He was told it was a spring project. David Twombly said we talked about putting seating out there and David talked about making some seating and we talked about purchasing benches. David Twombly said maybe Debbie Bennett and he can research it. David Walsh added the maintenance people need to get equipment over there so we need to remove a section of the guardrail to get lawnmowers etc. out there. Charlie Ryder added it should be ADA accessible to get out there. John Reilly said the School Committee set up a sub committee to look at memorials and plaques and this may be an area for memorial benches or plaques. David Walsh said his offer that he has not heard back on, was to make at least one picnic table free of charge. He would see if he can get the material donated or at a reduced cost. Kathleen Tyrell said she would love that.

*Maintenance Personnel:* Paul Dunphy said at the last meeting there was a discussion about replacing Jim Griffin and we were going to have a joint meeting. Kathleen Tyrell said Phil Lemnios is working on that with Jim Lampke and it is in progress. Pat Finn asked if the joint meeting or replacing Jim Griffin is in progress. Kathleen Tyrell said they are working on the whole topic. Pat Finn said we voted to have a joint meeting with the School Committee. David Walsh noted they are getting the particulars worked out first; the legalities of using the money etc. David Walsh said Jim Lampke stated it could be done but there is work that needs to be done. John Reilly said there are some gray areas to work out. The Board of Selectmen have talked about Memorial School usage and have talked in the past about coordinated care for all town buildings and perhaps that will be broached again also. The School Department and Superintendent have many pressing issues and somehow we need to come to an agreement and he will restate to Phil that we want to have a joint meeting and we should also have a representative from the Board of Selectmen to hammer out an agreement.

The legality of the money issue needs to be worked out first. Paul Dunphy said he just wants to keep it on the front burner because it is important. John Reilly said there has been a temporary appointment made for now. Paul Dunphy said he knows David Twombly did work on a job description that looks good. Kathleen Tyrell added we are not now in a position to make a long-term decision. Paul Dunphy said they are coming from a totally different point of view and he does not think the School Department can continue on the road they are on now. He said the schools are too complex and this needs to be put on the front burner and you need to find money to do it. Kathleen Tyrell said Phil Lemnios is working on it with Jim Lampke and it has not been put on the back burner at all. John Reilly asked for an update at the next meeting. Paul Dunphy said he is not looking for an update, we want to take action and that is why we are calling for the joint meeting. Pat Finn asked if the School Committee has met since the vote and asked if it was brought up during that meeting. Cathy Bowes said no, they met last Monday night and that meeting was with Garret Bradley and Jeff Wulfson to discuss Chapter 70 funding so this was not discussed. Pat Finn asked if we can make our January meeting the joint meeting. Jim Tobin said that is predicated by whether Jim Lampke and Phil Lemnios have answers before we can have a joint meeting.

Jim Tobin asked if there is a plan B if they are not able to get funds from this committee. Kathleen Tyrell said no. Paul Dunphy said he is looking to hire someone now, based on the job description we need to start the search. John Reilly said we could get information from Jim Lampke and schedule an earlier meeting sooner than January. David Walsh said he doesn't know the particulars of the School Department budget but thought about it and we lost Jim Griffin and the salary he carried. Jim Griffin had been getting tutelage on these schools and instead of bringing someone in who was qualified, use that salary and maybe lose a part time janitor to fully fund the position. Kathleen Tyrell said she thinks it has to be recognized that the School Department is facing significant layoffs and it did not seem prudent to advertise for the position and not know what the available dollars were. So we decided to do this temporarily until we have a better idea of the dollars available for education. She said, the gentleman in the job is doing a good job and we will have to outsource some things. This is a temporary fix rather than hire someone and then lay them off. The School Committee has a public hearing on the budget and takes a vote before Town Meeting. They are looking at all options and they are not dismissing it as unimportant but for tonight if she and Cathy Bowes were to commit School Department resources, it would be circumventing the School Committee statutory obligations. David Walsh said it is a bigger picture. He said Town Hall is one of the nicest aesthetically structured looking buildings in the South Shore that is crumbling because it is not being maintained. So he shuts every time he hears the town putting facilities under one umbrella. As it stands now the school structures are under the control of the School Committee and the School Building Committee is putting them together and everyone wants to see them taken care of. David Walsh said Mrs. Bowes has said in the past, the School Committee's #1 job is to educate the kids but if the building are falling down, we don't have anywhere to educate them. The schools have to have a knowledgeable person to take care of buildings. Kathleen Tyrell said they agree. John Reilly said we all agree philosophically what has to be done. Using Town Hall as an

example, somewhere along the line we had to put our money elsewhere. That is something Town Meeting voters have to decide. We all made a commitment to each other that the buildings would be maintained. John Reilly said we can go to one of School Committee's meetings or they can come here and take it from here.

Jim Tobin said the reality is that one of the first things that will be cut from the School Department budget next year will be maintenance of the buildings and that is what is concerning us. There really isn't a plan B whether they get half the money from here for next year's budget. Our giving them half does not help getting a person in there to run the mechanics of the three schools. The commitment was made eight years ago because the reason we had to rebuild all of the schools was due to a lack of maintenance over the years. We made that commitment and it's the first thing that is cut. The School Committee and administration is bound to teach our children but they can't do that with the building falling down around them so that should take priority. Kathleen Tyrell said she wants to clear up any misperception, she said certainly that was not the first thing cut -- virtually everything was cut in that possible budget scenario. Paul Dunphy said he has been preaching maintenance and training during his entire time on the Committee and has heard a lot of chit chat over the years that they need to upgrade how they look at buildings and we are at the breaking point turning over \$60 million in buildings. He said in all due respect, he thinks they have gone in the wrong direction. He doesn't see anyone in a leadership position in town who champions maintenance of these properties and is taking this on. This is a serious issue due to indoor quality and other issues that can happen if this is not taken on. To not have a person who has been trained or trained elsewhere and hired, to him, we are heading down a dangerous road. Kathleen Tyrell said she agrees with most everything said, however, the School Department was given four days notice by the prior employee and David Twombly came up with a good plan during a time that we are faced with a budget crisis and it seemed like the right thing to do. She said because they have put together something on a temporary basis, she does not want anyone to think we don't care and we are not giving it a lot of consideration. We don't have a long-term answer yet and the fiscal reality, without some enhancement to the budget or increase in revenue, it precluded them from saying lets do that now. She believes it's extremely important and this was a reasonable plan to get us thru the next three or six months. The person in the position knows it is temporary and knows at this time it ends June 30 and that it may be earlier. They are looking at it as a temporary position while these other things get worked out.

Jay Meschino asked if we can start a search now so when we have a joint meeting -- it could take months and there would be no pressure to hire. We would then be closer to making a decision. John Reilly said in the past, when the Town had an opening, they were not able to advertise for the position unless you know you have the funds available. John Reilly said we have to keep in mind that any money from the School Building Committee, if legal, is a band aide solution. David Walsh said this will have to wait for the joint meeting until we find out but added the Committee did vote at the last meeting in principle to funding it for five years \$35,000 and split the cost. ***David Walsh made a motion that should those School Building***

***Committee funds become available that the School Building Committee have a say in the hiring of the person.*** David Walsh said in the process of the hiring, we have a person like Paul Dunphy who can assist. John Reilly said he thinks that is a wise suggestion but that is what it is, a suggestion. He said we can't dictate to the School Committee or Superintendent who to hire. John Reilly said we could say as a stipulation to the money that we want to be part of the search committee. ***Pat Finn seconded the motion.*** Kathleen Tyrell assured the committee that she would be asking for help from the committee. She said she would not hire a French teacher without the assistance of someone who is fluent in French. She would not attempt to hire someone for this position without calling upon people who are knowledgeable. Paul Dunphy said that really is what they have been doing all along. He and David Twombly share information a lot. Dr. Tyrell said that would be the process anyway. David Twombly reiterated that he and Paul Dunphy are working together. He created that particular job description with input from Paul, PMA and the commissioning agent to get feedback but we are now kind of in a holding pattern. David Twombly said you also have to remember that the town also has to pick up benefits for the position so it is much bigger picture and it is going to affect the town side. He agreed it is a priority and said Paul Dunphy has had a lot of good suggestions and has been a good advocate for building maintenance. On the other hand, there is a good chance we will not have money next year to fund some positions so we are trying to iron those things out.

Jim Tobin asked if this comes to fruition and the School Building Committee gives the School Department \$30,000 or \$35,000 for the next five years does that mean the present School Committee and Superintendent will give the commitment for the other \$35,000. Kathleen Tyrell said that is what Jim Lampke and Phil Lemnios are looking into and how long we can bind future School Committees. Dr. Tyrell said she can't commit future School Committees until Jim Lampke tells her what they can do and they are working on it. Jim Tobin said Jim Lampke and Phil Lemnios should not be able to commit five years of taxpayers' money either just because they have the authority to bond the first \$30,000 in this year's budget, it does not mean they have the authority for the next four years. Cathy Bowes said they are looking into the legality of the entire issue so there is not one person in the room who has the answer to his questions.

Charlie Ryder said what is making everyone nervous is they are looking for a basic commitment from the School Department to maintain their buildings in a professional manner and he would think that is the normal thing to do. Before starting the projects we saw unexpected costs that were back breaking and that took away from the education aspect. We had roof repairs, air quality problems, etc, and we can resolve many of these by having someone in there to properly maintain the buildings. He told Dr. Tyrell that people are going back to her presentation and saying no more maintenance of the buildings but we cannot afford to not maintain those buildings and Paul is emphasizing that we need a more sophisticated person, not just a custodian. Kathleen Tyrell said she agrees but until we get the answers we are all just talking. Charlie Ryder said it would be nice to hear someone reaffirm that they are going to take care of these buildings. Pat Finn said that would be

excellent to hear considering the investment. Cathy Bowes said she understands the importance of maintaining these building. When she first moved to town all three building were in very poor condition. She remembers attending a parent teacher conference and feeling the rain hit her while she discussed her child's grade. In conversations with other people around the South Shore, after proposition 2 ½, building maintenance, in general, in all towns was not a priority and clearly, looking at the condition of some buildings, that is evident. The School Committee recognizes the importance and the commitment made by the citizens of town when they voted to approve funding the three renovations. However, when prioritizing the School Department budget we have to recognize that we are responsible for educating children but we have to do that in a clean safe building. John Reilly said you have to agree that the environment does play a role. John Reilly said for this actual position -- to bring it into 21<sup>th</sup> century terms -- we are looking for a prevention officer to make sure all systems are running correctly before a problem occurs. Cathy Bowes added a while back the School Committee charged David Twombly with putting together the preventative maintenance plan because they take it seriously. This plan was to determine the life span on the various systems and they started the work in motion. John Reilly said that plan is like a car that should last 200,000 miles but if you don't change the oil it might not last 40,000 miles. David Twombly said definitely this position is important and agreed it would prevent some things from happening, however, he noted now at the Memorial School certain mechanical systems are breaking down but people think the schools are all set and we don't have to spend money. He said no matter what, after a few years things will break and wear down and it is very expensive. When something breaks it not hundreds to repair it, it is thousands.

Jim Tobin noted he still has not heard a commitment for the Superintendent or the School Committee and said maybe we will hear that at that joint meeting coming up. He, for one, was dead set against using contingency money, which is taxpayer money that we don't have to borrow, to subsidize or bailout the School Department budget when he feels the School Committee is being fiscally irresponsible for not hiring someone to properly maintain \$60 million worth of buildings. He would like to hear a commitment from them that if they get the \$30,000 from the School Building Committee that they will spend the \$35,000 for the next five years to maintain the schools.

Pat Finn said he brought up the subject to get a commitment to have the joint meeting we requested. He said that at the last meeting (11/13/08) 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. 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.*" Pat Finn said he would like this to appear as an agenda item for the joint meeting. He said let the School Department educate the children and have a facilities



department to take care of all the buildings with a separate budget. It might go a long way with these legal issues that are being looked into.

David Walsh said during his high school years the maintenance staff was hard working but the windows were leaking etc. The current School Committee and Superintendent are bearing the brunt. He has said this several times, going back to before we put a shovel in the ground, and Dr. Reynolds promising they would be maintained. So now they are bearing the brunt because nothing has been done and people like himself and Mr. Dunphy are yelling louder and louder about maintenance. He said they are trying to educate the children and are getting the big push on this because it has been ignored for years. He can sense the School Committee and Superintendent's frustration and he hopes they can appreciate his. To be promised this would be taken care of nine years ago and still be having these conversations is ridiculous.

Jay Meschino added we are dancing around the difficult position that the School Committee is in. More needs to be spent on maintenance and we haven't in the past. It is difficult because they would rather hire resources to educate rather than to maintain. He said his opinion is, if you had 100 teachers to teach 1000 kids and the next year you had 95 teachers, they will figure out a way to educate those same 1000 kids. But if the buildings don't work and we end up in the same situation then we economically ruin the Town. It is bad for everyone if the building is falling apart even if it means one less teacher or whatever. He agrees with Pat that it should be a separate function and let the school administration focus on teaching.

John Reilly said he, like David Walsh and Pat Finn, all went through the high school and we remember the science classroom and wearing winter coats because you could see your breath. We all spent many years trying to leave the schools for the next generations but there are going to be some hard choices coming up not just for the citizens but also for the people who sit on the various boards. David Walsh withdrew his motion and said he would wait until the joint meeting. John Reilly said Dr Reynolds couldn't bind Dr. Delaney and Dr. Delaney couldn't bind Dr. Tyrell and that is an example of what they are saying about why they can't bind future administrations.

*Jacobs Alarms:* John Reilly said he has been reading in the police log about a lot of alarms at the Jacobs School and asked if that has it been rectified. David Twombly said since the installation of the alarms, the system has had alarms related to the motion sensors in the classrooms and hallways. They have been working with TLT Construction to remediate the problem and have contacted Signet that oversees the alarms and who is responsible for the rapid response. Signet has come out 3-4 times. When an alarm goes off during the night they will come out and adjust them but it is a hunt and peck method. He sent an e-mail to TLT and CNM who hired Signet. CNM has to determine if they want them to reprogram them or reduce sensitivity, etc. David Twombly said it has been a nuisance and the police have received many calls and it is starting to come to a conclusion. At this point, we have

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worked with Signet to turn off the classroom sensors and have just the perimeter alarmed. He said he is working with Del closely on this.

*Jacobs Leaks:* John Reilly asked about the leaks in the Jacobs School. David Twombly said they have had leaks in rooms B109 and B105. TLT was out Friday and discovered there were weep holes in the brickwork that somehow got blocked and the mason will unblock them so that when water infiltrates through the brick, it drains out the weep holes. There were also leaks in rooms B112 and B114 related to the louver. TLT was aware of that and came out a couple weeks ago and resolved it but today those leaks resurfaced. Del called him and said they would try to get the louver and flashing rectified. John Reilly asked for an update on this at the next meeting.

*Jacobs Playground:* Jim Tobin asked about the status of the playground equipment. Kathleen Tyrell said Jim Lampke has advised them to keep it closed until he has done more research.

**7. New Business/Submission of Agenda Items: None.**

**8. Sub Committee Update: None**

*Paul Dunphy made a motion to adjourn the meeting. Jay Meschino seconded the motion. All approved.* The meeting adjourned at 7:57pm.

Respectfully submitted,

Debbe Bennett  
Recording Secretary