

**Town of Hull
School Building Committee Meeting
Tuesday, February 25, 2020**

In attendance:

David DeGennaro
Paul Dunphy
Eric Hipp
Anthony Hrivnak
Judy Kuehn
Phil Lemnios
Domenico Sestito

Absent:
David Clinton

The School Building Committee meeting was held in the second floor meeting room at Hull Town Hall, 253 Atlantic Avenue.

1. Call to Order: Phil Lemnios called the School Building Committee meeting to order at 5:34pm.

Phil Lemnios informed the committee the School Committee voted to replace its members and the new member to represent the School Committee is Eric Hipp and Judy Kuehn is the Superintendent.

2. Approval of Agenda: *Paul Dunphy made a motion to approve the meeting agenda. Tony Hrivnak seconded the motion. All approved.*

3. Approval of Minutes

- 3.1. November 21, 2019 Minutes

Dave DeGennaro made a motion to approve the January 16, 2020 School Building Committee minutes. Tony Hrivnak seconded the motion. All approved.

4. New Business

4.1 Update on the status of Thompson and Lichtner

- **They should be engaged**
- **Updated cost estimate**

Dave DeGennaro informed the Committee that Bob Heywood, the CEO and owner of the Thompson & Lichtner Co. passed away on Tuesday, February 4th. Since that time he has been talking to Richard Kelliher who sent an updated cost estimate based on the report originally done five years ago and he also talked to Mike Vielmetti who works with him regarding the report. Due to timeframe between now and when they were last here, Mike would like to reexamine the building to see what the full scope of the project is now because there probably have been some changes. He said if they were to prepare specs for the project, the cost would be approximately \$20,000 to \$25,000, although he doesn't have a written proposal from them.

Phil Lemnios said we could take that out of the \$46,000 already approved. Dave DeGennaro said the School Committee would probably have to vote on that. Phil Lemnios said assuming they do, he would take a motion to authorize up to \$30,000 to come from the \$46,000 available to engage Thompson and Lichtner subject to a vote from the School Committee at their next meeting. Eric Hipp noted that money is from a school department revolving account. Dave DeGennaro noted that would not allow us to use it for the feasibility study. Phil Lemnios said we could add another \$30,000 to the May authorization if necessary but we need to get the numbers updated because presumably it may change the project budget amount. Whether we stick with MSBA or not, we are going to need them to do this work because the information we have is stale. Paul Dunphy said the cost of the envelope work is between \$500,000 and \$600,000. He said the Thompson and Lichtner report is written like a spec and includes recommendations on how to make the repairs. It shouldn't take much for them to revise it and put it out on the street. Dave DeGennaro said that is why they want to come back to see if the scope has increased.

Phil Lemnios explained to the new members that there are three components to this project - replace six auditorium windows that we know of, brick work and the condition of the brick façade, and the rooftop HVAC unit. The combination of those three items was originally estimated at \$1.2M. Last year around this time, the MSBA approved us into the Eligibility Period when they told us we need to have \$46,000 in place to fund the feasibility study so we went to Town Meeting in May. The School Committee and Dave identified an account dedicated for this purpose. Since then there has been an additional flurry of paperwork and the MSBA now says we need \$400,000 in place for the feasibility study and project management. The project is not overly complex and has those three components. There are some unknowns with the brickwork and some areas may need more attention but nothing is out of control. There isn't any interior work. At the last meeting we talked about two options. The first would be to continue with the MSBA which would bring the total to about \$1.6M and would include 48% reimbursement so our cost would be approximately \$900,000. This path is still another two years away before we even get final approval from MSBA to get the work done and for construction to begin. This path also comes with strings attached that the school remains a school for the term of the bond. The School Department has engaged a building usage study which is ongoing and expected to conclude in May or June. We discussed that it might be better to forgo the MSBA process and reimbursement because it will allow us to get the work done sooner and with certainty. Over the next two years the building condition will deteriorate further and forgoing MSBA will allow the town maximum flexibility based on the outcome of the study. Phil Lemnios said Mike Buckley has prepared a document which compares the annual cost if we were to bond \$1.6M and get MSBA reimbursement against \$1.2M if we were to go it alone. He said the \$74,000 first year premium is not a lot to buy us quick action and provide the town with maximum flexibility on the building.

At the last meeting we asked Mike Buckley to run the bonds and Dave DeGennaro to update the cost analysis. The report back is it will cost approximately \$25,000 for Thompson and Lichtner to come back and poke the building in order to update the scope of work and cost estimate. Dave DeGennaro said in the meantime he had a conversation with Joan Meschino who said she has a contact at MSBA. Her contact said he thought the \$400,000 was the right amount because all the costs have changed and increased and the project scope may expand and that's what the feasibility study does, there may be more to the project than we realize. She said our initial assessment may be too low. She said you don't want to go back to Town Meeting a third time. Phil Lemnios asked how confident Dave is that we have the right scope. Dave DeGennaro said the rainwater blockage is unknown. We estimated \$50,000 but we don't really know the cost of this because we don't know exactly where the blockage is or the cause. The drainpipe comes down the building into the ground and the water backs up into the building if the drain is plugged. We had a company come out but they could only go so far and we don't know where the pipe goes, maybe under the building, and we don't know the full scope to repair it. In addition, the front stairs could be a bigger project than first thought. When Thompson and Lichtner did the study five years ago, they did not see the underside of the stairs which is the interior of the kitchen. It is deteriorating underneath and we can now see concrete chipping away above the ceiling because of the moisture from the kitchen and that is not included in these numbers. Phil Lemnios we can't get the answers we need until an updated report is done.

Domenico Sestito made a motion to authorize using up to \$30,000 to come from the available \$46,000 to engage Thompson and Lichtner for updating the envelope report, subject to a vote from the School Committee at their next meeting. Eric Hipp seconded the motion. Dave DeGennaro asked when this should be done. Phil Lemnios said asap so we have the update before town meeting, Eric Hipp said that will help us make the decision. Phil Lemnios said Thompson & Lichtner should update their full report, add items if necessary and update the cost estimate. Paul Dunphy said their report is very thorough, it should not take them long to update. Dave DeGennaro said he would ask them to rewrite the report with updated information and costs. Phil Lemnios said he is expecting to see a report that includes a summary of the changes and highlights whatever additional work may be needed. ***All approved the motion.***

4.2 A timeline that shows the MSBA milestones which includes

- **The process,**
- **Town Meetings,**
- **Anticipated bids,**
- **How long the Feasibility Study would take,**
- **Remaining MSBA modules**

Dave DeGennaro reviewed the project schedule and process with the Committee which begins with a brief history. He reviewed each of the steps of Module 2 - Forming the Project Team, which includes hiring an OPM and Designer. The OPM Selection sub-committee would meet at the end of May/early June to compile a shortlist of OPM

candidates, conduct interviews and negotiate with the selected OPM. MSBA OPM Panel approval is required in July after we send them the application packets and the OPM contract can be executed on July 14. Then we would begin the Designer Selection process. Module 2 would conclude around September 2020.

Module 3 – Feasibility Study will last approximately 6 months and requires MSBA approval at the end to proceed to Module 4. Phil Lemnios noted it will be a year from now when we get to the first stage. Domenico Sestito noted this is four year process. Phil Lemnios said if it were not for the MSBA, it would take half that time. We could come out of Town Meeting in May and have it ready to go. Domenico Sestito added there will be further deterioration over the next two years. Phil Lemnios said in the meantime we will be paying the OPM some of the \$400,000 before we know whether we're approved by the MSBA for the project. He said everyone assumes MSBA is going to approve project, but it's not a guarantee. Domenico Sestito asked if we can we look at the comparison Mike Buckley prepared.

4.3 Mike Buckley will prepare

- **Draft warrants articles**
- **Financial runs**

Phil Lemnios noted the most complicated part of the project is the brickwork and Thompson and Lichtner would take care of that. We would need specs for the auditorium windows and the rooftop unit may need design specs too. Paul Dunphy said the HVAC is in the WSP report. He asked if we are going for the envelope number if \$700,000 and then the electrical and mechanical for the rooftop unit is a bigger number, closer to a million so now we are at \$1.7M -- over \$2M for everything it sounds like to me. Phil Lemnios said right now cost comparatively is \$1.2M plus \$400,000 for a total of \$1.6M vs. \$1.2M and some amount of money for project management if we did it without MSBA. Paul Dunphy recommended we go back to PMA for project management and that is a separate number from Thompson and Lichtner because he is not sure they do project management on site.

Phil Lemnios said even though there are three components and the envelope and HVAC work will need more oversight but he can't imagine that project management being 25% of the total project cost. Eric Hipp asked if we should follow up on the WSP report. Paul Dunphy said that's a whole different can of worms, they did electrical and mechanical. Dave DeGennaro said some of that work has been done. Paul Dunphy said he doesn't think we need to bring them in, he's more concerned with the water infiltration. Eric Hipp asked if the HVAC has to be replaced. Dave DeGennaro said we have been replacing parts as we've gone along. Paul Dunphy said one option is to repair and one is to replace. He would get a crane and just replace it, otherwise you'll be having the same conversation in five years.

Dave DeGennaro said we have an HVAC engineer who has been replacing parts of the unit as we go along so most of the inside working parts have been done. We may not

need to totally replace it. Eric Hipp asked if we should re-engage the group who did that report, like we're doing with Thompson and Lichtner. Phil Lemnios noted there is a 10% contingency built into the cost estimate but he still can't wrap his head around the \$400,000 feasibility cost estimate and wonders if they're trying to scare us off. Phil Lemnios asked Dave to first have Jerry look at the units to get an updated HVAC estimate. Phil Lemnios said he thinks we should stick with the scope of work in the SOI which includes replacing the unit. When you look at Mike Buckley's spreadsheet we would pay about \$899,000 after reimbursement and the annual difference between the two is short money to have maximum flexibility on the building. Over a 20-year period, it's about \$500,000. Once the report is back, the School Committee will have to deliberate about what to do with the building. Phil Lemnios said we know there is a question mark over the building now with declining enrollment and the building usage study. Doing the work without MSBA will shave time off the project completion, which is important because water damage is the most insidious cause of damage to a building. Paul Dunphy said the school envelope is porous and requires ongoing maintenance. He noted we had a lifecycle cost report done on the Jacobs renovation project which provided a picture of what you should budget for equipment replacements.

Eric Hipp noted we have been plugging away at the work recommended for the high school. Phil Lemnios said this isn't a blame game. No matter what you do for maintenance, at some point you have to replace things. You can extend the life of the HVAC but at some point it has to be replaced.

Phil Lemnios said let's just engage Thompson and Lichtner for now, that is the biggest problem and let's do that asap -- within 30 days or sooner. Then we'll get an HVAC system readout and up the bond request, maybe add \$200,000 to each number. Eric Hipp said he likes the idea of going forward with Thompson and Lichtner but is wary about not doing the same with HVAC. Can we get price to redo the whole WSP report or specifically the HVAC portion of it.

Phil Lemnios said at some point the School Building Committee will need to go in front of the Advisory Board and they are going to want to know which one of these warrants we support. We need to give them a sense of whether the Committee wants to pursue the \$400,000 for the feasibility study or bond the total project cost. It was noted the School Committee will be meeting with Advisory on the 23rd of March and perhaps the School Building Committee can do the same. Phil said the next time the Building Committee reconvenes, let's get an update on Thompson and Lichtner. Eric Hipp asked if Advisory will want a hard number. Phil Lemnios said they might.

The next School Building Committee meeting will be held at 5:00pm on Tuesday, March 10 at Town Hall.

Dave DeGennaro said in the meantime we would continue following the MSBA schedule and submit the draft RFS to them by the April 23 deadline.

Phil Lemnios noted another option would be to ask Town Meeting to authorize both the \$400,000 feasibility study and bonding the full repair amount while waiting for the report but we wouldn't use both. The report is expected in June and will be directional. If we have both authorizations we can make a decision based on the report findings. That report is going to generate discussion no matter what it says. Eric Hipp said that is true but this is driven by the really large cost of the OPM and the long MSBA timeframe. It makes more sense to just move forward. We submitted a Statement of Interest to MSBA three times before they accepted us into the program. Phil Lemnios said we can discuss that with the Advisory Board but it comes at an expense to wait another 2-3 years with further deterioration which could lead to more unforeseen costs. We don't want to kick the can down the road another three years if we can get it done sooner.

Mike Buckley said he is inclined to just get it done. The \$400,000 seems like some type of improper relationship and he's not sure we should take part. Dave DeGennaro asked if we should ask for a Town vote on just the envelope work. Phil Lemnios said you might as well get the whole thing done. It doesn't matter how the building is being used, it's a town building that needs repairs. How it is being used doesn't drive that.

Phil Lemnios said the Building Committee should plan to speak to the Advisory Board on the last Monday in March.

5. Adjournment

Paul Dunphy made a motion to adjourn the meeting Tony Hrivnak seconded the motion. All approved. The meeting adjourned at 6:23pm.

Respectfully submitted,

Debbe Bennett
 Recording Secretary

Documents

The following documents were included in the members' packets or were presented during the meeting and are available upon request:

1. Meeting agenda
2. Minutes from the January 16, 2020 meeting
3. An updated project budget
4. Project schedule and process
5. Memorial School Debt Service Projection