

MINUTES OF THE BOARD OF SELECTMEN MEETING

June 13, 2019

Meeting held at Town Hall, 139 Main Street, Rowley, MA

10:00 a.m.

MEMBERS PRESENT: Chairman Cliff Pierce; Clerk Robert Snow; David Petersen, Deana M.P. Ziev (Town Administrator Deborah Eagan, Assistant Town Administrator Amy Lydon) Vice Chairman Joseph Perry - ABSENT

PUBLIC ATTENDEES: James C. Broderick – Fire Chief; Karen Summit – Treasurer/Collector

CALL MEETING TO ORDER

Chairman Pierce called the meeting to order at 10:00 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

10:00 a.m. APPOINTMENT Fire Chief James Broderick to discuss request for additional fire hydrant for the Pine Grove School project

Chairman Pierce said they met last Friday with Tom Hood of WT Rich and were told that they need a decision on the hydrant very soon, and that is why this meeting was called.

Fire Chief Broderick said in the very beginning of the project, he met with the powers to be from the design firm to review the public safety plan for the school. He said the three items he asked for were: a fire suppression system; a roadway around the building; and a second fire hydrant. He said the square footage of the school including the second floor and the basement is 100,000,000 and there is only one fire hydrant. He said the goal was to install a second hydrant behind the school. He said he brought this up at the meeting and attended a handful of working group meetings. He said at a meeting held in the spring there was no mention of the hydrant and he questioned them about why it wasn't included. He said nobody recalled him asking for it.

He said the sprinkler design plan shows a connection from a hydrant to be made near the old nurse's office. He said using the existing hydrant near the front parking lot will block access to the back and to the front of the North wing, once hose is laid down. He said with a hydrant in the back, they can tie into the sprinkler system and avoid laying a lot of hose throughout the building. He said the hydrant in the back gives them more flexibility, and there are no stand pipes for them to tie into. He said the hydrant in the back would leave the front of the building open for the ladder truck. He said now they

are able to access the east wing and gym with the new roadway. He said he thought the second hydrant would be in, but found out it wasn't at the spring meeting. He said he was told that they gave him a connection to the sprinkler system, but that doesn't help. He said ideally the hydrant would be closer to the building, but given the site work that has been done, as a compromise the proposed location is near the trailer. He said this request for the hydrant is not out of the blue, and he wouldn't be requesting it now if he hadn't requested it earlier. Pierce said the change order for this is \$130,000. Broderick said he should have been involved in this in the beginning, and he never was shown drawings other than of the sprinkler system. Snow asked if the National Fire Code requires another hydrant for a building this size. Broderick said usually buildings of this size have two or three hydrants, and the code is vague. He said due to the system set-up, the first hydrant used will use all of the pressure. He said the hoses they use are 5 inches, which gives them all of the available water to use, but makes the hoses very heavy. He said the hoses weigh almost 200 pounds when filled with water and are not moveable once filled. He said the hoses don't stay straight, and hose bridges are big and not easy to move, so they don't work well. Broderick said he asked for the second hydrant before and didn't just make this up. Pierce said it would be nice to get this in writing from the meeting minutes. He said Joe Perry couldn't remember this. Eagan said the working groups are subject to the Open Meeting Law and meeting minutes are required.

Broderick showed the Board the sprinkler map, and showed where there is a hydrant connection near the old nurse's office. He said they spoke about the second hydrant. He showed them the compromise hydrant location on the map, and said this will require less pipe and less digging up of the binder coat of the parking lot.

Petersen said he viewed the site today, and the current hydrant is a waste because it is a long way to the building, and running the hose from it will isolate all other access to the building. He said the outside design from the project has had issues with items such as snowplowing and the newly built entrance needs to be widened for the buses. He said hydrants are often in the back of buildings, and he doesn't want to spend \$130,000, but the existing hydrant is like having no hydrant. Broderick said they also planted a tree next to the current hydrant which needs to be removed since it will impact the effect of that hydrant. He said when he first became Chief, his concerns were that there was only one hydrant, no sprinkler system and no access to the back of the school. Snow said the sprinkler system will suppress a fire, but won't put it out. Broderick said a sprinkler system can put out some fires, but when more than 14 sprinkler heads are going off at once, it creates a water flow issue. Snow said fires are unpredictable and can suddenly get out of control. Broderick said yes, nothing has ever happened at the school, but it only takes one time and fires are unpredictable. Petersen said we need to figure out who will pay for this. Pierce said there still would have been

a cost for this, but we don't know what the increased cost is to do the work now rather than earlier. Snow said they will need to saw cut the pavement, then apply new hot top and a heat treatment. Pierce said only the binder coat is down now. Broderick said they might need to cut into the sidewalk as well. Petersen said he initially thought they could get by with the existing hydrant, but it is like a roadblock. Broderick said they would use the second hydrant in the back and not use the hydrant in the front. Snow said the architect should have thought about fire suppression. Pierce said the site plan was horribly done. He said the entryway changes have been paid under protest and this needs to be stated. Petersen said he agrees with Pierce and there have been issues with the entryway, and curbing and islands with plantings have created snowplowing issues. Pierce said they also segregated the basketball court, and they compromised on a two foot high sidewalk. He said this is terrible. Ziev said can the designer be held responsible for this. Pierce said the building itself is beautiful. Broderick said the building has the systems needed and the inside is fantastic.

Eagan said the designer was put on notice by the Fire Chief and the other department heads involved. She said the Chief is clear that he asked for these three things, and they did install the roadway and sprinkler system. She said there is a connection for a hydrant inside the building. She said there seems to be a miscommunication between the architect and the engineer on the hydrant. She said they need to be notified that the hydrant was requested and we should run this by the Town's attorney to find out if this is the Town's responsibility. Pierce said we need a copy of the minutes and hopefully they will reflect the Chief's request. Eagan said someone knew about the hydrant in the design firm since a connection was included to hook up to the new hydrant. Broderick said the sprinkler contractor did the plan and knows it was requested. He said there was never paper conveyed back and forth with the architect, and he attended meetings only when invited to.

Petersen said they have no choice but to put the hydrant in, and said there is only one way around the building due to the elevations. Broderick said they did a drill there and ran a hose line to the gymnasium. He said it took them fifteen minutes to get a three inch hand line to the gym. He said it takes a lot of time and people to do this.

Pierce asked Broderick if he is happy with the compromise location. Broderick said no, but it will still be a better situation with a second hydrant. He said if the hydrant in the back is being used, they cannot use the hydrant in the front. He said this request didn't just pop up. Treasurer/Collector Karen Summit asked what additional cost there is between the compromise location and the ideal location. Broderick said he doesn't know and this would need to be priced. He said he would like it closer to the building and guessed the cost would be close to \$200,000.

Pierce asked if the Board would like to approve the change order under protest. Eagan said she thinks this needs to be investigated. She said there is evidence that the Chief instructed the designer, and it is included in the sprinkler plan. She said it is the designer's responsibility to make sure the engineer follows through. She said on the Police and Fire Station project there was an integrated approach with the engineer and architect on insurance and health and safety issues. She said the project manager didn't follow up to make sure the Fire Chief's requests were implemented and followed through on. She said the law requires us to have a project manager on a project of this size, and it is their responsibility to make sure requests are implemented and followed through on. She said we need to investigate why the site plan didn't include the hydrant, and to get legal advice on who is responsible for this cost. She said she doesn't believe this is the Town's error. Pierce said he doesn't think so either, but isn't sure if we can prove this. Eagan said the sprinkler plan is proof. Pierce said the minutes would be proof. Snow said we need to review the minutes. Ziev said it is a whole other issue if there are no minutes.

Petersen said the compromise location will block access to the building in the back, and the hydrant should be right next to the school. He said we are better safe than sorry to spend the extra money, and they are drawing down on the contingency funds fast. Broderick said placing it closer to the building makes more sense, but he doesn't know the additional cost. Pierce said they have the summer only to do this work and they want to begin it next week, so there isn't a lot of time to make a decision. Eagan said she hasn't seen any written official cost on this change order and doesn't understand why this hasn't been submitted. She said we should get this in writing for Monday's meeting. Petersen said Pierce and Broderick should meet with the designer to find out the cost to put the hydrant in the ideal location, it should be done right and hopefully we can get some of the money back from the architect or the responsible parties. He said they should have written cost estimates and the minutes for Monday's meeting, we can get legal guidance, and Chief Broderick should also attend the meeting.

Ziev asked if there has been an investigation into the \$7,500 missing WAPs. Eagan said the Board voted to pay Triton for the replacement WAPs. Ziev said she looked into this and the WAPs are the size of a smoke detector and to lose 100 of them is not easy to do. Petersen said the Town wasn't notified in February when this happened. He said they could have been taken or lost. Ziev said it is unreasonable that the Town was not notified and it seems weird that the WAPs went to Triton instead of the point of contact. Summit said they were delivered from Triton to Pine Grove, and lost at Pine Grove according to Larry Berger's email yesterday. She said this wasn't clearly discussed last week. Petersen said the investigation should have been done right after, but it happened too long ago to investigate this now. Summit said the order had enough WAPs for two phases to be installed by Triton's IT department. She said the first phase

was completed, but they couldn't find the WAPs for the second phase. Eagan said the Town has paid for these items twice and we can look into an insurance claim. Petersen said Triton should be asked for a statement. Snow said we can't fluff off \$7,500, and every amount adds up. Ziev said someone should be accountable for this. Pierce said he will be at the construction meeting tomorrow and he will let them know that we want more information about extending the line to the ideal hydrant location and written change orders, and that the Board will take this up on Monday at their meeting. Eagan said she will request the minutes from Larry Berger.

ADJOURN

Chairman Pierce called for a motion to adjourn. Bob Snow so moved, Deana Ziev second, all in favor - aye (4-0). Joe Perry - ABSENT

Open meeting adjourned at 10:58 a.m.

Respectfully submitted,
Amy Lydon
Assistant Town Administrator

ATTACHMENTS:

1. Email from Deborah Eagan to Board of Selectmen regarding Position letter for second fire hydrant for PGS
2. Letter from Chief Broderick regarding Second Fire Hydrant at the Pine Grove School