

Whitman-Hanson Regional School Committee
Facilities and Capital Projects Subcommittee Meeting
Held on January 14, 2015
Whitman-Hanson Regional High School Library

Meeting Convened: 6:13 p.m.

Meeting Adjourned: 7:03 p.m.

School Committee Members: Robert Hayes, Robert O'Brien, Fred Small, Dan Cullity, Don Ford, Kevin Lynam

District Administrators Present: Dr. Ruth C. Gilbert-Whitner, Superintendent
Ernest Sandland, Facilities Manager

Hanson Board of Selectmen
Representatives Present: James McGahan (Town of Hanson);
Scott Lambiase (Town of Whitman), Bruce Young

Fred Small, School Committee Member and Facilities and Capital Projects Subcommittee Chairperson, brought the meeting to order at 6:13 p.m. and announced the meeting was being recorded.

APPROVAL OF MEETING MINUTES

Minutes of December 17, 2014 Facilities and Capitals Projects Subcommittee Meeting

An initial motion and second to approve the minutes of the December 17, 2014 was passed over due to a request from Mr. McGahan to table the approval of the December 17, 2014 Facilities Subcommittee meeting until the next meeting. Mr. McGahan stated he would like to amend the minutes to include a reference regarding a discussion of pumping the septic and handing back invoices to Mr. Sandland at the meeting on December 17. There was also a request to add page numbers to the meeting minute pages.

VOTE: Mr. Hayes motioned; Mr. McGahan seconded; to table the approval of the December 17, 2014, as discussed. The motion carried unanimously.

Approval of the minutes from the walk-through of Hanson school buildings held on Saturday, January 10, 2015. Mr. Small added that no votes were taken at the meeting during the walk-through.

VOTE: Mr. Hayes motioned; Mr. Cullity seconded; to approve the meeting minutes of the January 10, 2015 meeting minutes of the Facilities and Capital Projects Subcommittee, as discussed. The motion carried unanimously.

MSBA Statements of Interest

Dr. Whitner reported that on December 24, 2014, the Massachusetts School Building Authority (MSBA) opened their Statement of Interest (SOI) for Accelerated Repair projects and Core projects for 2015. Two types of SOI's are available. Dr. Whitner explained that MSBA Accelerated Repair

projects cover windows, roofs, and boilers. In addition, to apply for an accelerated repair project, the cost must exceed \$250,000 and cannot be a project MSBA funded in the past twenty years.

Dr. Whitner reported there were questions whether the Indian Head roof would be a candidate for an Accelerated Repair project. The Superintendent reported that she contacted Diane Sullivan, Senior Capital Project Manager at MSBA, with questions regarding the eligibility for the Indian Head School roof and to discuss the possible submission of the SOI. On January 7, the Superintendent, Ernie Sandland and Christine Suckow participated in a conference call with Diane Sullivan. The Superintendent learned that previous work done on the Indian Head School building project in the 1990's was not performed on the slate roof. According to MSBA, the roof repair would qualify for an SOI. However, an SOI would need to be submitted no later than February 13, 2015. Consequently, if MSBA approved the project to be eligible for reimbursement, the timeline to being the project would be pushed to the summer of 2016, due to the method of MSBA procedures. This was brought to the Indian Head School Building Repair committee on January 8, and it was the consensus of that committee to move forward with the current, proposed timeline and existing, appropriated funding for the project and not apply for an ARP project with MSBA.

The Superintendent reported she also contacted Whitman Town Administrator, Frank Lynam, to discuss possible statements of interest for a repair project for the Whitman Middle School roof, which has leaking issues. The Superintendent learned that that roof was replaced as part of the Whitman Middle School building project in 1999-2000, less than twenty years ago and does not qualify for an Accelerated Repair Project.

At this point in time, there doesn't seem to be any project that qualifies for the Accelerated Repair Project with MSBA. Those proposals are due in February.

MSBA is also accepting Statements of Interest for CORE projects. The CORE program is for building or renovation of facilities projects, beyond the scope of an accelerated repair. The SOI's for this are in April. In conversations in the last week, a number of creative ideas have been discussed to solve some of the funding and repair problems. The District does understand that the Maquan building is expensive to repair and MSBA has stated with will not fund repairs on that building. Furthermore, it is understood that the Whitman Middle School is going to continue to cost more money to repair. There has been an idea to possibly build a regional middle school and then re-purpose the two schools in Hanson. If this was to be the case, the District would have to submit a different kind of statement of interest to MSBA. Dr. Whitner stated the Mr. Hayes had estimated preliminary numbers that could possibly benefit all involved. Mr. Small reported that Whitman Town Administrator, Frank Lynam, suggested the Facilities subcommittee also tour the Whitman Middle School to assess the situation at that building.

Dr. Whitner clarified misconceptions about how MSBA accepts SOIs. Dr. Whitner added that MSBA is there to help districts ascertain the level of need for building projects.

Mr. McGahan referred to previous comments that he reportedly read that MSBA may offer a lifetime maintenance Plan with school buildings. As a result of further research, Mr. McGahan clarified that MSBA offers reimbursement points to projects for adding a maintenance plan.

There was further discussion of considering a regional middle school building project. The length of the project is uncertain. It would be based on the project and which model is being followed as well as the MSBA process and timelines. Dr. Whitner advised people to visit the MSBA website as procedures have changed over the years and continue to change. Mr. Hayes discussed how he used figures based on the cost of the Hingham Middle School of \$60,000,000 and theoretically applied those figures to Whitman and Hanson. There was additional, speculative discussion of several variations of building projects in resolving facility problems in all schools.

Mr. Small recommended a complete assessment of the needs of the Whitman Middle School. Mr. Lynam questioned how much work a building would need that was fixed in 1999. The Superintendent confirmed that the Whitman Middle School building project included an addition, paint, and roof replacement. Mr. Sandland reported the boilers were replaced about 6 years ago. Mr. Small cautioned if it doesn't need substantial work not to do anything for the sake of just doing it. However, if original things need to be replaced, it's best to be proactive and not reactive, and is something to think about. Mr. Sandland noted some issues with Whitman Middle include the foundation may be problematic, the combination of uninvent processes issues, the electrical infrastructure, underground wiring, now forced hot water, the insulation factor and moisture leaking through the walls causing mold issues.

5 year Matrix Review

Mr. Sandland reported all five-year matrices have been updated after a thorough reassessment of priorities.

The Whitman Middle School hot water heater was moved up as a priority (\$20,000) also the fire alarm/smoke detector system at \$35,000. Most of the top items for FY2016 are on the list as they are problematic and tend to break down. Mr. Sandland added the Whitman Middle School roof gymnasium replacement because of recently identified issues and meeting the core needs for the building as well as the operational needs.

In Hanson, the immediate issues are to replace the hot water heater at Indian Head School. Mr. Sandland is currently gathering quotes, as requested, for a replacement of the existing hot water heater as opposed to the tankless Rennai heater. Mr. Sandland discussed how the current system works and forces hot water throughout the building and replacing several tanks to service selected areas. Mr. Sandland identified the following needs to consider:

- Replacement of high school tennis courts
- Retrofitting the rooftop units
- The turf field is beyond its warranty (expired)

- Network infrastructure/ HS network switch replacement

Dr. Whitner discussed the concern that classroom technology has not been replaced in ten years. Mr. McGahan stated he was under the impression the District was going to stagger the cost of technology replacement and was surprised the matrix did not reflect this, as presented at the Budget Presentation to the Town of Hanson on January 10. The Superintendent explained the matrix was done prior to the January 10 meeting with the Hanson Board of Selectmen. Dr. Whitner explained this item in its early stages and the District is in the process of considering this item as a capital expense which will be part of a future discussion with the School Committee, Facilities Subcommittee and various other committees to discuss how to move forward with a warrant article. Mr. Peters stated once this is finalized, it will be reflected on the matrix. Mr. McGahan requested the matrix for Hanson show a staggering expense at this time as presented at the Board of Selectmen meeting. Dr. Whitner added this item will be discussed in length at the February 4 budget presentation meeting.

Mr. McGahan asked if anything has changed with the Indian Head hot water heater and if the cost will remain the same. Mr. Sandland stated the cost in the capital plan reflects the lowest quote received to date.

Facilities Report and Update

Mr. McGahan reported he was advised there was a heat issue recently at the Hanson Middle School. Mr. Sandland explained there was an electrical outage at the school and a univent needed to be shut down and reset. Mr. Sandland added that similar issues occur at the Whitman Middle School during electrical outages. It was a minor problem and was resolved.

Mr. Sandland reported that there was a problem with the boiler at the high school on December 31, 2014 and heating coil #RTU8 malfunctioned due to a failed actuator valve. A letter was sent to the Director of Business Services outlining the damages, which was included in the packet.

Asbestos Plan

Mr. Sandland reported that he met with the company that is processing the District Asbestos Hazard Emergency Response Act (AHERA) management plan. Inspections and sample submissions will be performed one school at a time. In a recent inspection of samples thought to have asbestos, ceiling tiles, joint compound, elbows, and plasterboard in the boiler room, had tested negative by San Air out of Virginia. Mr. Sandland reported the caulking in the doors has not yet been tested and was not part of the list of areas recommended for inspection. Two areas did return positive results. Those areas were the tile and cement in classrooms in the older section of the building. Christine Suckow insurance company has been initiated.

Mr. Sandland confirmed he is working on gathering quotes to replace windows at Maquan in response to Mr. McGahan's inquiry about the window caulking and uncertainty if they contain

Polychlorinated Biphenyls, or PCB's. Mr. Sandland is meeting with a company that performs the District's duct work to quote the replacement of the windows in the back of the building to include re-caulking the windows and replace the louvers. Mr. McGahan recommended having companies that work solely on window replacement and leak protection be brought in for the work with a guarantee of the work for accountability purposes.

Dr. Whitner clarified some confusion in the community regarding the cost of replacing door locks at Maquan School that she was notified about from Hanson Town Administrator, Ron San Angelo. Initially, there was a request for a proposal to replace all door locks at the Maquan School which came in at \$75,000. However, Maquan School Principal, Donna Murphy, was able to locate a master key. The master key was used to re-key the doors and the cost was \$4,000. This less expensive resolution was a re-keying of the locks not a replacement and was as involved as the initial request for proposal. Funding to re-key the doors was paid through the Building Use revolving account. The \$75,000 the door lock replacement included making all doors ADA compliant and accessible.

Mr. McGahan reported he was still receiving reports that the Maquan gym roof is leaking. Mr. Sandland confirmed that the roof did leak recently and reported a roofer was contacted to assess the roof and quote the repair a larger section of the roof. Mr. Sandland explained there is potential damage when roofers walk across the roof to fix one leak and that creates more of a problem to fix the leak because the water travels and is challenging to follow the leak.

Mr. Hayes reported the Indian Head School Building Repair Subcommittee met on January 8. Mrs. Suckow reported the advertisement has been sent to the Central Register and will run on January 21 and January 28, 2015. The ad will also run in the Whitman-Hanson Express Papers on January 22 and 29, 2015. Mr. Hayes added the Indian Head Building Repair Subcommittee will follow up with the interview process, once proposals are received.

Hanson Resident, Kimberly King, requested to make a statement to the Subcommittee. Ms. King reported she was at the meeting that Mr. McGahan asked that the 5 year Hanson Capital Improvement matrix reflect the technology request is broken out on the matrix and added that it is not acceptable that this group had not done that. Ms. King stated that she has been in contact with Mr. McGahan and requested the breakdown of the technology capital item.

Mr. McGahan reported he received a report about a leak in a window at the Indian Head School. Mr. Sandland reported that that window was repaired and suspects that part of the issue is the infiltration of water from the slate roof.

VOTE: Mr. Cullity motioned; Mr. Lynam voted to adjourn the meeting at 7:03 p.m. The motion carried unanimously.

List of documents and handouts:

- Agenda for January 14, 2015
- Meeting minutes of December 17, 2014
- Meeting minutes of January 10, 2015
- Facilities Report Project Update dated January 14, 2015
- Memo regarding RTU8
- Work order update dated January 14, 2015
- 5 year matrices (Towns and District-wide)

Minutes respectfully submitted Michelle Kelley
