

Whitman-Hanson Regional School Committee  
**Facilities and Capital Projects Subcommittee Meeting**  
**Held on May 13, 2015**  
**Whitman-Hanson Regional High School Library**

Meeting Convened: 6:05 p.m.

Meeting Adjourned: 6:36 p.m.

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

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

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

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Fred Small, School Committee Member and Facilities and Capital Projects Subcommittee Chairperson, brought the meeting to order at 6:05 p.m. and announced the meeting was being recorded.

**APPROVAL OF MEETING MINUTES**

Minutes of March 11, 2015 Facilities and Capitals Projects Subcommittee Meeting

**VOTE: Mr. Cullity motioned; Mr. Lynam seconded; to approve the meeting minutes of the March 11, 2015 Facilities and Capital Projects Subcommittee, as presented. The motion carried.**

*Air quality report Maquan*

Mr. Sandland reported that there were concerns with the air quality at the Maquan School in September. At the time some testing was performed, and the tests came back at acceptable levels. Test results from January 26 indicated some high areas of CO<sub>2</sub> but not unacceptable levels. Mr. Sandland added that any reports of suspicious odors are tested immediately. Mold tests have come back with acceptable ratings. There was a brief discussion of air quality concerns in the office area. Mr. Sandland confirmed that modifications have been made to allow for increased air circulation.

*Indian Head Roof and Lintels Repair projects*

Christine Suckow reported that currently, eight requests have been received for the roof replacement, and six received for the lintel repair. A designer/contractor walk-through is scheduled for May 20. The Hanson Board of Selectmen and Indian Head School Roof Repair Subcommittee voted to approve the 100 % submission and bid documents on May 11, 2015.

Mr. Sandland reported on the damaged steel truss, discovered by Gale Associates during pre-construction observations. Mr. Sandland explained there has been some speculation as to how the truss was compromised. Although it was thought to have happened either during pre-construction on the ground or through buckling under overload over 60 years ago, Mr. Sandland reported that Building Inspector, Bob Curran, had contacted a structural engineer for more information. The engineer speculated the damage most likely occurred during pre-renovation. This item and a fusible link for the fire dampers near the stage will be part of the study by Gale Associates to insure the building is deemed safe.

#### *Flood and insurance claim for HMS*

Mr. Sandland reported on a clogged waste pipe that caused a flood at the Hanson Middle School. The insurance claim inspection and air quality tests are complete and have passed inspection. Mr. Sandland is obtaining quotes to replace tiled areas during the summer months. It is anticipated that tile will be replaced in bathrooms, the hall, and in two classrooms along with some cabinetry. The District is working directly with the insurance company to initiate the claim process and reimbursement for services, which include the building clean up by Service Master at \$14,000.

#### *Ice Dams damage and insurance claims for Duval*

Mr. Sandland reported the insurance claim for the damage at the Duval Elementary School has been submitted and estimated at \$42,000. The winter storms caused ice dams and water infiltrated many areas of the Duval School. The damage to the library will include carpet replacement. The bulk of the work will be completed over the summer months.

Dr. Whitner added she is working with Whitman Town Administrator, Frank Lynam, to assess the condition of the roof due to the amount of damage and history of leaks. An engineering study cost could be in the area of \$15,000 per Mr. Sandland.

#### *AHERA Report Update*

Mr. Sandland reported the most recent Maquan School AHERA reporting format is changing since the last inspection. In the report, every asbestos specimen and location is identified. Fourteen pages of samples were logged. Some samples were identified as positive and sent to the state for the approval of the new method. This new process will be the reporting format going forward for all schools in the district. The District is now leading the investigative report for where asbestos may be or is contained and tested and will also be required to provide history of previous testing in all schools to build historic results in the report. There are some areas that have been identified and will require attention. An example is the process of attaching metal to an area of concern in a closet or post in the location where asbestos may be detected. Mr. Sandland confirmed that no abatement is necessary at this time. The Facilities Department will post the AHERA reports for all schools to the District website, as soon as possible.

*Capital Projects approved at Town meetings*

Mr. Sandland reported three quotes for the replacement of a hot water at the Indian Head School have been received. He is also obtaining three quotes to replace the hot water heater at the Whitman Middle School, to be funded by the Town of Whitman. Mr. Sandland also reported that quotes are being accepted for the window repairs at the Maquan School in room 115 and 215.

*FEMA*

Dr. Whitner added that a meeting was held last week with FEMA. Originally, the District was contacted by the Town of Whitman for information on costs associated with the damage at the Duval Elementary School. The District submitted the cost analysis to the Town of Whitman. Due to scope of storm, it was recommended to apply for FEMA reimbursement as a regional school district. Dr. Whitner reported a claim has been submitted preliminary information within the window allowed to receive reimbursement. The final damage estimate is about \$140,000 per Christine Suckow.

**VOTE: Mr. Cullity motioned; Mr. Ford voted to adjourn the meeting at 6:36 p.m. The motion carried unanimously.**

*List of documents and handouts:*

- Agenda for May 13, 2015
- Meeting minutes of March 11, 2015

Minutes respectfully submitted Michelle Kelley

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