



**Haverhill School Committee – Haverhill City Council
Joint Facilities Subcommittee**

DATE: Thursday, March 28, 2019
TIME: 5:30 pm
LOCATION: Superintendent's Conference Room - City Hall, 4 Summer Street, Suite 206
Haverhill MA 01830

Call to Order – 5:30 pm

Mr. Scott Wood, Subcommittee Chair, School Committee
Mrs. Maura Ryan-Ciardello, School Committee
Mr. Timothy Jordan, City Council
Mr. Colin LePage, City Council
Mr. James Fiorentini, Mayor and School Committee Chairperson (5:37 pm)

Others in Attendance:

Mr. Brian O'Connell, School Business Manager
Ms. Heather Forgione, School Facilities Supervisor
Ms. Margaret Marotta, Superintendent of Schools
Mr. John Mele, Consentino School Principal
Mr. Peter Hartford, Roofing Consultant
Mr. James Russo & another representative from Russo Barr Engineering
Mr. Stephen Minassian, Principal/Project Manager Axiom

A synopsis of work done to school's year to-date (see documents).

Ms. Forgione gives documentation to the subcommittee.

City Councilors LePage and Jordan distributed and went over the Capital Needs document.

Councilor LePage asked if there was a master matrix of projects.

Ms. Forgione stated that work order system did not have costs associated to the projects. She would check with IT on generating the matrix.

Councilor Jordan asked for a document that included all projects.

Mr. Barr discussed the infrared document. He explained that the tar and gravel roof (cold tar pitch which was a better material at the time can because it can be self-healing and hides fact that there are leaks in roof). The building has two roofs replacement would require the removal of both roofs to build to code (\$2.7m). Mr. Barr stated that a partial repair would cost \$400,000 and the warranty would be on the repairs only. He reported that less than 10% of the roof is wet, PVC splits, roof is past its life expectancy.

Mayor Fiorentini stated that Consentino School would be a total replacement.

Mr. Barr noted that the roof repairs would need an extra inspections (2x) after winter and before school starts in late summer.

Mayor Fiorentini realized that due to the situation, the city would have to spend money even though the school may be torn down in a few years.

Mr. Hartford commented that small patches coming undone.

Councilor Jordan was concerned that it was a process of always doing/chasing emergency repairs.

Mr. Barr explained Consentino was a comprehensive repair project. He commented that the roof had been wet and leaking for a while, aged patches and it was one of the worst roofs he had seen because of the number of patches – 700 patches.

Mr. Hartford stated that the school during snow and rain events had leaks in 10 different areas in the building. In terms of the high school, he remarked that concentrated repairs would occur at the pool and gym.

Councilor LePage asked how the puncture occurred on roof.

Mr. Barr thought it might have been damage from shoveling.

Mr. John Mele, Principal reported that during every storm roof drains are blocked; he just wanted to have the problems stop because it was very frustrating. The principal offered that during snow storms the drains needed to be shoveled (to try to avoid leaks).

Mr. Barr answered that shoveling because of weight of snow not leaks. He also recommended that when RFP is written a maintenance plan/package stipulates hourly rates along with maintenance costs.

Superintendent Marotta commented that the bids would need to go out relatively for work to be completed.

In relation to the Asbestos Abatement Report for the Whittier School from Axiom which was received this week, Mr. Stephen Minassian, Project Manager/Principal was in attendance.

He outlined the following:

- 60% of space has ½ of insulation on pipe
- confined space which is wet
- clean-up is essential
- uneven, crawling space – not the best ones
- steam heating problems

Mayor Fiorentini asked specifically about Whittier School's air quality.

Ms. Forgione replied extra sensitive testing was completed with only one fiber found in school, cleaning and air sampling were also conducted. She related that the crawl space is the concern

Mr. Minassian reported that it would cost \$75,000-\$150,000 asbestos abatement to make the crawl space asbestos safe.

Ms. Forgione reported that the district is in regular contact with state regulatory agencies and city agencies along with AHERA because of the aged system.

Mayor Fiorentini stated a bond transfer would happen to accomplish this asbestos abatement work and then issue an RFP.

Mr. Minassian stated that if the timeline appeared to mean bid would be awarded in May and work could be finalized based on number of staff assigned to project.

Ms. Forgione noted that the Whittier valve work would occur from April 16-18, 2019.

In response to Mrs. Ryan-Ciardello's question about contingencies for relocation of staff and students, Ms. Forgione and Mr. Minassian assured the subcommittee that would be highly unlikely.

There was brief discussion about the possible replacement of Whittier School 5-10 years from now and the need for a study from a structural engineer outlining all conditions within the school building.

A motion was made by Councilor Jordan to adjourn the meeting (6:40 pm). Councilor LePage seconded the motion. School Committee Members Wood and Ryan-Ciardello concurred.