

MASCONOMET REGIONAL SCHOOL DISTRICT
20 Endicott Road, Boxford, MA 01921

District Capital Investment Task Force Meeting
October 16, 4:00 p.m. - Masconomet Administration Building

MINUTES

Present: David Rivers—Chair; members Kosta Prentakis, John Spencer, Susan Givens, Doug Batchelder, Dot Flaherty; From Gale Associates Engineers, Architects, Planners: Brian Neely, Sr. Project Mgr, Jeffrey Ziske, Staff Engineer

D Rivers called the meeting to order at 4:07 p.m.

B Neely said that contractor availability is tight, and that bids are running high for roof work in general across the region, due to labor shortages and high demand for roofing work.

B Neely things that the Gale proposed repairs would take 2-3 weeks, fully crewed, though most contractors would probably use a crew of 4-5 people. The repairs on the high school roof would take about 1 week. The work would not be particularly disruptive to school activities, but any fastening (screwing in) of insulation would need to occur after students have left the building, due to the noise. Depending on the weather, this work could potentially occur over April break. Need 40 degree dry weather, typically.

B Neely said that with school committee approval, bidding could occur as early as mid-November. The earlier we schedule the work, the lower the rates are likely to be. Next summer, the rates will be highest. Off-summer, the rates are generally lower. Mid April is a typical starting timeframe for roof projects. D Flaherty pointed out that we would need to be sure to avoid testing periods.

B Neely said that Gale had Infrared Imaged (IR'ed) the roof over 3 different nights. Gale had previously IR'ed the roof on an earlier date, and noticed that areas needing repair had expanded somewhat.

B Neely said that there are a lot of rising wall issues that are not covered in the report extensively. These are areas that utilize veneer flashing, saw-cut 1/2 inch into the brick, and flashed with metal. A lot of it is pulling out now. Replacing it is not in the estimates.

B Neely said that the main roof over the Middle school and much of the link only needs minor repair, could last another 10-12 years. Other parts need attention soon.

B Neely said that the high school roof needs \$1.2-1.5M worth of work. About 25% of the area has wet insulation. The insulation material alone is about 1/3 of cost. He recommends that we re-roof the high school, as repairs would be expensive in contrast with outright replacement, because so much of the insulation is damaged. To re-roof all of the existing EPDM (rubber) roof, the cost would be approximately \$5-6M.

B Neely said that ideally, we should replace any rooftop HVAC at the same time as a re-roofing project, or earlier – if we do it earlier, can create the proper height curbs for flashing when we do the new roof (many of the current curbs are too low).

K Prentakis asked how we should maintain a new roof. B Neely outlined regular inspections, keeping a regular log, with spot repairs as soon as possible, once identified. Under these conditions, we could expect a 25-30 year lifespan.

Regarding roofing material choices, B Neely said that PVC roof is considered seamless (seams are heat welded), whereas EPDM seams are covered with a a layer (or two, to extend the lifespan) of EPDM.

J Spencer posited that with some training and baseline imaging, we could do our own thermal imaging, even with a drone.

D Rivers asked how far in advance the HVAC work could occur. B Neely said that we can't expect to do HVAC long in advance of roof work, because the tech changes in HVAC could change the HVAC footprint and roof penetrations, and that systematic dependencies can only be so flexible. Up to a couple of years would be reasonable, he said.

K Prentakis proposed treating the facility like different buildings - replace sections at a time. S Givens said that approach would require us to have a broader expertise to maintain differing roof systems.

K Prentakis proposed re-roofing the high school in the near term, then the rest later, by trying to get more life out of them.

D Batchelder said there's a possibility (courtesy of Joe, our new HVAC technician) of using a lot of our existing piping in a new way: we could replace the unit vent heating systems in the individual rooms with new units that can both heat and cool, and add ground-based equipment that would modally switch that piping between heating and cooling. This would limit our need for roof penetrations, and make servicing ground-based equipment easier.

B Neely said that if we focus on mechanicals first, we could install new HVAC with 24" curbs, temporarily integrating into the existing roof for a couple of years, then reroof later into the curbs.

Members walked the roof of the high school and middle school. B Neely pointed out examples of water infiltration, delamination, flashing failures, low curbs, pitch problems, etc., examples of which are shown in the Gale Associates report.

K Prentakis motioned to approve outstanding minutes of December 2017, January 2018, September 2018 DCI meetings. J Spencer - second; all – voted aye.

Upcoming meetings: Oct 30, 2018 5:00pm Administration Building

D Rivers adjourned at 6:13 p.m. – K Prentakis-motion, J Spencer-second

minutes recorded by David Rivers