

Monomoy Middle School Restoration Project

Building Committee Meeting #4 Minutes Summary*

Meeting date 2-26-25, 5pm

Location: 425 Crowell Rd, Chatham, MA 02633

The following topics were discussed:

- **Indoor Air Quality (IAQ) Additional Testing** – Superintendent Carpenter reported on the most recent round of air quality tests. No areas, including three areas of concern from the first round of tests that had been retested showed any health concerns to report
- **Interior Wall Assessment:** During the February break, further interior investigation had been undertaken to determine the condition of the building siding. These tests, which included 4 inch cores cut into the dry wall in 40+ locations, showed that the vapor barrier was present at all test sites and that there were very low levels of moisture with no impact to drywall. There were also limited areas of surface mold growth on the interior face of plywood sheathing. As there some damage to the sheathing was detected, the project manager and designer both recommend 100% sheathing replacement for pricing and evaluation. This could allow for credits during construction if we there is no need to replace all sheathing.
- **Energy Compliance:** Further research by the designer confirmed that the project would NOT trigger the Stretch Energy Code Requirements. All windows will have to comply with new energy codes.
- **Accessibility Compliance:** This project alone will not trigger the need to do an accessibility audit of the building. However, this work is likely to be required when the district replaces the roof.
- **Siding Options Examples:** The designer will work with team to determine location of Mockup that will be installed during April vacation week.
- **Timeline Update:** To meet the Towns' deadlines, the Committee is planning to submit the final project estimate to both towns by March 13th. The Committee plans to issue bid documents at the end of May / beginning of June pending town votes in early May.
- **Community Outreach:** The Project Manager will provide communications plans for engagement with the public during the months of March and April, leading up to the May town votes.