



**Committee:** Marblehead School Committee Facilities Subcommittee

**Chair:** H. Gwazda

**Meeting Date, Time & Location:** November 5th, 2025 Widger Road & hybrid via Zoom

**SC Members Present:** H.Gwazda, J. Schaeffner

**Other Attendees:** Mike Pfifferling, LisaMarie Ippolito, John Robidoux, Todd Bloodgood

**Agenda:** [Link](#)

**Meeting Recording:** [Link](#)

**Minutes Respectfully Submitted By:** Henry Gwazda

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### **Opening and Public Comment ([00:00:00-00:02:00](#))**

- a. Meeting called to order at 11:01 a.m.
- b. No public comments received.
- c. Committee discussed bid document timelines and December 1st target date for decisions.

### **Early Education Feasibility Study Discussion ([00:03:00-00:53:00](#))**

- a. Eveleth School building condition and potential use:
  - Building requires significant repairs: roof, windows, insulation, and heating system
  - Current boiler condemned and shut down
  - Committee discussed potential use for early education programming
- b. Current preschool programming constraints:
  - Public preschools must operate as integrated programs with maximum 49% special education to 51% typical student ratio per state and federal regulations
  - District operates six integrated preschool classrooms split between Brown and Glover schools
  - Programming funded through federal 262N grants requiring integrated model
  - District cannot run regular education-only preschool classrooms under current regulations
- c. Potential programming models discussed:
  - Early childhood center serving pre-K and possibly kindergarten
  - Extended day programming (7 a.m. to 5 p.m.) to meet working parents' needs
  - Partnership with or rental to early intervention services or private preschool providers



- Possible inclusion of district's 18-22 year old transition program, currently outsourced, which could serve district students and generate revenue from other districts

d. Community survey planned:

- Target families with children from early intervention age through kindergarten
- Questions will focus on factors affecting enrollment decisions and desired services
- Distribution through school communication channels, town resources, local preschools, and community organizations
- Target distribution date Wednesday before Thanksgiving with one to one-and-a-half week response window

e. Follow-up meeting scheduled for December 2nd at 8:30 a.m. to review survey results and determine next steps regarding feasibility study and building use.

f. Decision deadline noted: determination about building use needed before town meeting warrant article deadline in January; if not needed for school purposes, district obligated to make building available to town.

**Middle School Roof Update ([00:53:00-01:10:00](#))**

a. D wing roof (9,000 sq. ft.) update:

- Subcontractor hired by general contractor (Patcon) caused significant water damage due to improper installation, including covering roof poles with membrane and using incorrect metal flashing specifications
- District has not yet paid Patcon for the roofing work

b. Insurance and damage coverage:

- District's insurance company (Maya) is covering all damage-related costs including replacement of smoke detectors, sprinklers, pull stations, horn strobes, outlets, lighting, and ceiling tiles
- MHTV equipment damage being assessed and covered by Maya insurance

c. Repairs and remediation underway:

- Servo brought in immediately to dry affected areas
- Different roofer sealed roof and identified water trapped behind improperly installed membrane
- Moisture scans identified wet insulation areas to be cut out and replaced
- Two storage containers arriving Tuesday to empty D wing
- New roofing work scheduled to begin Monday with Maya's construction representative (Mike Moses) on site for oversight



d. High school roofing consultant inspected middle school roof approximately two weeks prior and provided report identifying work done well and poorly; building inspector recommended ripping off and replacing entire roof rather than patching.

e. Committee directed administration to consult with district's attorney regarding requiring Patcon to remove and replace entire roof rather than repair sections; administration will provide updates to subcommittee and report back if issues arise.

f. Committee requested general maintenance reporting be added as standing agenda item for future meetings.

### **Maintenance Review and Future Meeting Schedule (01:10:00-01:15:00)**

a. The committee added general maintenance reporting as a standing agenda item, including it on the December 2nd meeting agenda despite time constraints from a scheduled 10 a.m. endpoint.

b. The committee established a recurring meeting schedule for 10 a.m. on the following dates:

- December 2, 2025; January 6, 2026; February 3, 2026; March 3, 2026; April 14, 2026; May 12, 2026; and June 9, 2026
- Schedule adjusted to avoid conflicts with administrative meetings, school vacation weeks, and other commitments
- Additional meetings may be scheduled as needed, particularly regarding the feasibility study

c. A motion was made by Jennifer Schaeffner and seconded by Henry Gwazda to adjourn. The motion passed unanimously, with votes in favor: Henry Gwazda and Jennifer Schaeffner. The meeting adjourned at 11:15am.