

The Facilities Subcommittee met on Thursday, January 29, 2024, in the Virtual Zoom Meeting. Present were Mike Judge, Jennifer Cullum, Sara Ahern, Mike Lambros, Chris Dwelley, Derek Osterman, and Jen Kruczek. Kevin Maxim was not present.

Mr. Judge called the meeting to order at 8:09AM.

### **Approve Meeting Minutes**

- Motion by Ms. Cullum, seconded by Dr. Ahern, and the Committee voted, unanimously, to approve the Meeting Minutes of January 18, 2024.

### **Capital Improvement Project Update**

- Mr. Judge stated today's agenda includes what Capital Improvement Projects were approved this year and what is happening from past years.
- Ms. Cullum stated she sees four new schools on the Cape and Barnstable is no where near that. She sees what the facilities needs are and there is a lack of funds. She would like to start a capital campaign to put a debt override on the ballot. She discussed the cost of other schools and the amount of money needed for improvements.
- Mr. Judge stated at next month meeting, he is looking to talk about space. At the last meeting, the Committee talked about personnel and this meeting is about the maintenance side of the buildings.
- Ms. Cullum stated she met with Mark Milne and Mark Ells about a capital campaign for facilities projects. They agreed the Town has needs and it cannot all be about the sewer.
- Mr. Dwelley stated once the Committee has an idea of the repairs and needs, they can submit it to MSBA to get in the project pipeline. Once there, that is a good time to move forward with the capital campaign.
- Mr. Osterman stated the ARP deadline is March 1. The core program deadline this year is Friday, April 12.
- Mr. Judge asked about going to the state for the \$130 million to fix the issues in the schools or a new building. Mr. Dwelley stated the district would make its case to the state for all the needs in each building and submit everything. Then the MSBA comes to the community and makes recommendations.
- Dr. Ahern stated there was no real plan, but the 2025 timeline seems to be the best timeline.
- Mr. Dwelley stated this Subcommittee will go to the School Committee for a vote on the plan, then the Town Council needs to approve the plan as well, and then it goes to MSBA and that is when there will be community involvement.
- Mr. Lambros stated for the FY'25 Capital Improvement Projects (CIPs), nothing has been approved as it still needs to go to Town Council. Facilities started with 39 projects and it has been tweaked to 15 projects due to man power and capacity to complete the work. The 15 projects include:
  - Elevator at BCIS
  - Playground safety – district wide rubber matting
  - PA system at HWE, ECELC, and BHS
  - BIS external door replacement
  - Unit ventilator replacements/chiller swap
  - Auditorium RTU Replacement at WVE
  - HWE parking
  - HWE locker room renovation to teaching space
  - Plumbing fixtures replacement K-3
  - BHS Bathroom Renovation
  - BHS Rooftop placement – design
  - BUE Library Carpet remove and replace
  - HWE bathroom renovation
  - Direct Digital controls upgrades HVAC throughout the district
- Dr. Ahern stated these projects are just under \$10 million. \$2.15 million would be used from the School Savings account and \$7.77 million from capital trust fund borrowing.
- Mr. Lambros stated \$30 million of projects was originally submitted. The industry rule is 4% of current replacement costs (\$700 million), which would be \$28 million should be spent on maintenance.

- Ms. Cullum asked about the locker rooms at BHS and where they fell on the list. Dr. Ahern stated they were part of the original 39 list. This list came from department heads speaking about all the Town projects. Priorities was bathrooms over the locker rooms based on the volume of use.
- Mr. Lambros stated he looks at the needs and costs for the projects at each school. The elementary schools were last updated in the 1960s and the high school was in 1999.
- Ms. Cullum asked if the state is more likely to fund a larger school than smaller neighborhood schools. Mr. Dwelley stated they prefer new buildings.
- Mr. Lambros said the state likes efficiency. He is seeing them combine schools with separate wings. They are sharing resources like common spaces and heating systems.
- Mr. Judge asked is there are any schools that have obvious maintenance needs. Mr. Lambros stated Centerville, BWB, HWE, and BCIS.
- Mr. Lambros discussed older projects CIPs including:
  - BWB playground
  - BPS asbestos abatement
  - BHS sports field upgrade
  - BPS district wide communication
  - BHS sports field – tennis and softball field
  - Video surveillance, environmental lab, BHS/BIS rooftop ventilator
  - Unit ventilator upgrades
  - Facilities assessment
  - Centerville roof replacement – not completed – took money for WVE floor replacement
  - Communication video
  - BHS/BIS rooftop ventilator
  - BHS synthetic replacement
  - Portables BCIS and HWE
  - BPS door/window replacement
  - BPS generator repair
  - BHS tennis court
  - Fuel pump/lift
  - Campus wide paving
  - BPS mechanical upgrades
  - Floor replacements
  - Transformer replacement
  - EIFS wall replacement – Cobb Astro Park
  - BPS door/window replacement
  - BPS paving/sidewalks repair
  - BHS culinary arts kitchen
  - BPS mechanical upgrades
  - Knight Hall chiller replacement
  - BHS phase II softball field
  - WVE carpet replacement
  - BPS light replacement project
  - Portable classrooms
- Dr. Ahern asked if the tennis court project included pickleball courts. Mr. Lambros stated yes, there were alternatives of 2 or 4 pickleball courts in the request for proposals.
- Dr. Ahern stated there have been discussions about continued investment in some projects. They look at how long they will last and look to make adjustments as they gain clarity from past projects. They are looking at what is lifetime value of a project versus how long it takes to get a project through MSBA.
- Ms. Cullum asked about the BHS front door. Mr. Lambros stated all the hardware is in. They are hoping to set it up in the next week or so and have the staff trained on the new tablet.

**Next Steps**

- Mr. Judge stated they will discuss space needs at the next meeting.

**Future Meeting Dates**

- The next meeting will be on March 28 at 8:00AM.

Meeting adjourned at 9:14AM.

Respectfully Submitted,

Jen Kruczek  
Executive Assistant