

The Facilities Subcommittee met on Wednesday, November 6, 2024, in a Virtual Zoom Meeting. Present were Jennifer Cullum, Andre King, Sara Ahern, Chris Dwelley, Doug Boulanger, Derek Osterman, Christina Mulligan, and Jen Kruczek.

Ms. Cullum called the meeting to order at 4:01PM.

### **Approve Meeting Minutes**

- Motion by Mr. King, seconded by Dr. Ahern, and the Committee voted, unanimously, to approve the Meeting Minutes of October 22, 2024.

### **Discuss MSBA Accelerated Repair Program for Potential Statement of Interest Submissions – Roof and/or Door/Window Projects**

- Dr. Ahern stated in advance of this meeting she and Ms. Cullum spoke with Mr. Osterman and Ms. Mulligan. Mr. Mulligan walked the Committee through the MSBA process. She spoke about the statement of interest and the methods of ways to prepare.
- Dr. Ahern stated Mr. Dwelley attended a webinar with the MSBA. They are moving to a bi-annual submission process. It will be in 2025 and then not again until 2027. Mr. Dwelley stated the Accelerated Repair Program will focus on windows/doors, roofs, and pump conversions.
- Dr. Ahern asked about the Core Project timeframe. The district has four buildings that need help. Mr. Osterman stated major investments should last 50 years. Roofs have and expected life of 20-30 years.
- Ms. Cullum asked about the four schools and whether they would be for the Accelerated or Core Program. Dr. Ahern stated for the Core program: Hyannis West (HWE), Centerville (CEN), Barnstable Community Innovation School (BCIS), and Barnstable-West Barnstable (BWB). For the Accelerated Repair: roofs at Barnstable High School (BHS), Barnstable Intermediate (BIS), CEN, and HWE. She is trying to be in front of something before it fails.
- Dr. Ahern stated Mr. Dwelley compiled PreK-3 school financials. Mr. Dwelley discussed the total investment/liability chart showing each building costs close to \$10 million. He gave a summary of the operating liability including utilities, maintenance, and custodial costs. For the maintenance liability, he calculated out what percentage goes to each school based on population.
- Dr. Ahern stated she looked at the school's age, location in district, and population shifts in the Town. She is worried about combining more than two school. BWB is the only school in the north part of town. There is a community conversation to be had. Leaving BWB where it is would be prudent.

### **Discuss MSBA Core Program for Potential Statement of Interest Submission – New School**

- Dr. Ahern asked if the district can be accepted into a program and submit a second statement of interest. Mr. Osterman stated yes. You would need to convince the MSBA and the community. It is not impossible, but it might be a hard sell. The district would have 270 days to get local approval for the debt exclusion.
- Mr. Cullum asked Dr. Ahern what her recommendation was for a new school. Dr. Ahern stated to leave WVE on western side of town. BWB could be folded into a new school or add a renovation. They have a lot of land. CEN and HWE could be consolidated into one school with PreK.
- Ms. Cullum stated BCIS is essential to that neighborhood. HWE and CEN are the ones to consolidate.
- Dr. Ahern stated one could make a case for any of the elementary schools. BCIS is small.
- Mr. King stated if the new school is in Hyannis and it should be built for scale in the future, then the district could put the two Hyannis schools together.
- Mr. Osterman stated the district is looking at a school consolidation of 2-3 schools. Redistricting can be part of the conversation. The clearer the district is, the stronger the application. They want to make sure you have community support.
- Ms. Cullum asked Dr. Ahern to give an update of this meeting at the next School Committee meeting since she will not be there.
- Dr. Ahern asked about the construction cost for a new PreK-3 school for a certain number of students. Mr. Osterman stated they can run scenarios based on the number of students.
- Dr. Ahern stated they can look at a couple of different paths that could work and look at the costs of each. Combining BCIS and HWE and redistricting some of the BWB kids to the new school is one scenario.
- Ms. Cullum asked where this school would be built and what will happen with the buildings left behind. At the next meeting, she would like to have the planning department come to speak about that.

- Dr. Ahern stated she can put something together and will give a report during her Superintendent report next week.
- Dr. Ahern stated Centerville could remain a village school, but it could be part of the Core program. Mr. Osterman stated the district could use operational funds to do a repair project if those schools are going to be part of the tear down for a new school.
- Mr. Dwelley asked about roof age requirements for replacement. If the BHS roof might be over 30 years, but another part could be less. Mr. Osterman stated the roof needs to be over 25 years old and windows/doors need to be over 30 years. To verify the age, the district can pull the local permits.
- Dr. Ahern asked for the Core Program if the facilities assessment is enough documentation to support the idea the facility is structurally unsound. Mr. Osterman stated for structurally, mechanically, moisture, etc., the district could bring on an expert to write a letter.
- Mr. Boulanger stated all the elementary schools have door and window projects being designed. Mr. Osterman stated the Accelerated Repair Program will assign a designer, so that would be wasted resources. It might be ok if limited in scope and it is an emergency. If the district is being proactive, then it is not a good move to do that.
- Dr. Ahern stated HVAC heat pumps are new to the projects and asked if the district has any. Mr. Boulanger stated yes, the district still has steam that should be converted. He can put the list together. HWE and BWB and possibly BCIS.
- Dr. Ahern asked how much is too much to ask for. Mr. Osterman stated they will want an understanding of your plan for the district. They will ask you to rank your priorities. The district can put several things on there, but what is the likelihood that the district can get the debt exclusion for these projects.
- Ms. Cullum stated the Committee has discussed the consolidation of the Hyannis elementary schools, BHS roof, and BIS roof. Dr. Ahern stated some projects could come through on the CIP. Debt exclusion would be just be for the new school and the CIP would be used for the accelerated repair projects. She, Mr. Dwelley, and Mr. Boulanger can work on this for the accelerated projects.

#### **Update on Indoor Air Quality in Schools**

- Dr. Ahern stated ServiceMaster was on site for additional remediation in the Assistant Principal's office. There was follow-up testing of that office. She and Kathy Bent are meeting with families this evening at BUES. They are looking at indoor air quality in other buildings. The DPH was at Centerville, but they have not received the report. HWE is also waiting on a report. They are scheduling testing at BWB. She is looking forward to having an all call specialist. The RFP closes on November 18.

#### **Next Steps**

- Ms. Cullum asked if the Planning Department could attend a meeting. Dr. Ahern stated she would reach out to them.
- Dr. Ahern stated it will be good to flush out the calendar with benchmarks and looked at sample statements. A vote would need to go to the School Committee and Town Council. The next meetings for School Committee are November 13, December 4 and January 8. Then it needs to get on the Town Council agenda.
- Ms. Osterman stated Ms. Mulligan will develop a calendar timeline for next meeting. The harder thing is being clear about what the district is actually asking for. The School Committee and Town Council would need to vote to submit the statement of interest. If invited into the program, the district has 270 days for the formal feasibility study to be done, debt exclusion, and appropriation.
- Ms. Cullum asked when they would know if they have been accepted into the program. Mr. Osterman stated it would be beyond time for a debt exclusion by next November.
- The next meeting will be November 20 at 4:00pm.

Motion by Mr. King, seconded by Dr. Ahern, and the Committee voted, unanimously, to adjourn the meeting.

Meeting adjourned at 5:26PM.

Respectfully Submitted,

Jen Kruczek  
Executive Assistant