

The Facilities Subcommittee met on Wednesday, December 11, 2024, in a Virtual Zoom Meeting. Present were Jennifer Cullum, Sara Ahern, Chris Dwelley, Doug Boulanger, Derek Osterman, Christina Mulligan, and Jen Kruczek. Andre King was not present.

Ms. Cullum called the meeting to order at 4:03PM.

Approve Meeting Minutes

- Motion by Dr. Ahern, seconded by Ms. Cullum, and the Committee voted, unanimously, to approve the Meeting Minutes of November 20, 2024.

Recap of Facilities Subcommittee's 12/4 Presentation, Discussion, Questions, and Concerns

Roadmap - Escalation of Maintenance Costs; Possible Future Projects and Debt Expiration; Community Engagement

- Dr. Ahern thought it was a good presentation, the Committee members were engaged, and asking questions.
- Mr. Dwelley thought it went well. He believes the challenge is a belief that the district may be better to repair the current buildings.
- Ms. Cullum stated there are some financial items that need to be clarified. For example, the thought that the district could do a debt exclusion on the whole amount of the buildings needs and keep the current building.
- Mr. Boulanger stated it might help to have Mr. Osterman and Colliers break down the feasibility report even more to show the high and low priorities. That report has everything. The district is working on some of the items.
- Mr. Osterman stated the priorities have been broken down into priority 1, 2, and 3. There has already been cost escalation on projects. It is a question of political will in the community. The community needs to decide if the current buildings moving forward are acceptable.
- Ms. Cullum worries the School Committee could hold up the opportunity for the public to weigh in. She thinks the Subcommittee should publish something for the public, so the community can call and email Committee members and Town Council about it. Peter Goode is concerned about the enrollment in the potential new school. This Subcommittee can come up with successful schools with a similar enrollment. This Subcommittee can create financial scenarios to show this is the smart thing to do.
- Mr. Osterman stated now that the district knows the vision, he can create a simplified facilities assessment and include a conclusion or a call to action for the public
- Dr. Ahern wants to have the support of the School Committee before pushing it out to the community. She came back to the idea of a roadmap. This helps with decisions with other buildings. Mr. Dwelley can explain debt expiration and how that could help with other projects 20 to 30 years from now. There could be renovations/additions at BWB and Centerville after the new school is built.
- Ms. Cullum stated it would be helpful to have an overview of how debt load can help leverage things to explain to the community. She asked what the timeline for the roadmap is. Mr. Dwelley stated \$120 million in all facilities projects. The first buildings need to be consolidated and then look at what to consolidate for the next new school.
- Ms. Cullum would like to have this for the next School Committee meeting. Dr. Ahern will ask Chair Kathy Bent to have this on the next agenda.
- Mr. Dwelley stated the latest communication from the MSBA is the Accelerated Repair is moving to every two years.
- Dr. Ahern asked Mr. Osterman about community outreach and how much do people do before the Statement of Interest vs. after. Mr. Osterman stated at this stage it is leadership: the School Committee and Town Council. This changes as you move through the process, so you do not go out in the community until there is a solid plan.
- Ms. Cullum stated this first needs to get past the School Committee. This Subcommittee needs to answer every question they have. A roadmap is a good idea and Mr. Dwelley can do a presentation on debt leveraging.
- Dr. Ahern stated she and Mr. Boulanger could come up with a draft roadmap. They can look at the next big projects after this first new school is built and what comes off the facilities needs list. The Town Manager and Town department heads are aware of the conversation about a new building. The Planning and Financial Comprehensive Committee is paying attention.
- Mr. Osterman asked if the Town is supportive. Dr. Ahern stated the employees are supportive. They need to educate of the Town Council members to move them along. The challenge is the question of why not just repair old schools. This Subcommittee needs to look at renovation vs. the new build cost.
- Ms. Cullum asked if the School Committee could do a Workshop with Colliers. They could speak about enrollment numbers, debt exclusion, and the other questions that came up. Colliers can talk about other Towns that have done

this. Mr. Dwelley suggested taking Hyannis West and BCIS assessment numbers and what that cost would be 5 years out when it would go out to bid.

- Ms. Cullum stated submitting a Statement of Interest does not obligate the district to anything. She suggested asking CFAC what their questions are. Mr. Dwelley stated that are looking to meet on January 13.

Determine Accelerated Repair Statement of Interest

- Dr. Ahern stated this Statement is due sooner than the Core Program. This group needs to hone in on the projects to put in for. She suggested the BHS and BIS roofs.
- Ms. Cullum asked if the Subcommittee can present that option at the next School Committee meeting. Dr. Ahern stated the Committee seemed to understand and be supportive of this program.

Next Steps/Decide Future Items to Discuss re: CORE Program

- Ms. Cullum stated this item has been discussed.
- The next meeting will be January 6 at 4:00PM.

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

Meeting adjourned at 5:08PM.

Respectfully Submitted,

Jen Kruczek
Executive Assistant