

Meeting Minutes

Committee: East Greenwich School Committee – Facilities Subcommittee

Date: March 27, 2026

Time: 9:00 AM

Location: EGPS Administration Offices, 111 Peirce Street, East Greenwich, RI

Attendees: Robert Wilmarth, Dr. Tom Kenworthy, Alyson Powell, Pete Carney, William Hangan

Agenda Item 1 – Vape Detectors and Cameras

- 6–7 additional vape detectors and associated cameras will complete coverage of all student bathrooms at East Greenwich High School.
- 2–3 units previously installed during summer and fall have provided positive operational feedback from staff.
- Installation scheduled for April 2026 school break; equipment has already been received.
- Grant application planned for middle school restroom coverage through Rhode Island Youth Vape Education Coalition (RYVEC).
- Estimated Cole project cost \$20,000–\$30,000; anticipated grant award approximately \$25,000.
- If grant funding is not received, district plans to utilize fund balance to complete project.
- Goal is consistent monitoring coverage across EGHS and Cole student restrooms.

Agenda Item 2 – Field Lighting Upgrade

- Project part of district energy efficiency initiative and long-term facilities modernization.
- Upgrade to LED Musco lighting system to align with existing field infrastructure across town.
- Centralized control platform allows school and recreation departments to schedule lighting usage.
- LED system expected to provide higher output using fewer fixtures with improved reliability.
- Enhanced programmable lighting capabilities including color and event lighting effects.
- Existing lights nearing end of service contract with several fixtures failing.
- Financing expected through on-bill utility structure with energy incentives recalculated annually.
- Expected neutral to slightly positive budget impact over time due to reduced electricity consumption.
- Target installation Summer 2026 pending updated incentive pricing.

Agenda Item 3 – Building Management System (BMS)

- Proposal to standardize building control systems across district schools.
- Existing Trane BMS systems at Meadowbrook and Cole currently aging or nearing end-of-life.
- Arch Energy proposed as vendor working with Rhode Island Energy incentives.
- System allows remote monitoring of HVAC performance, temperatures, and mechanical alerts.
- Cole requires system upgrade while EGHS requires full BMS installation.
- New elementary schools (Frenchtown and Hanaford) already implementing compatible controls.
- Estimated project cost approximately \$1,000,000 with estimated \$300,000 incentive offset.
- Estimated annual energy savings approximately \$36,000.
- Final scope may be integrated with construction projects or implemented separately.

Agenda Item 4 – Capital Improvement Plan

- Committee reviewed prioritization of projects utilizing approximately \$1 million remaining bond funds.
- Color-coded prioritization system discussed (orange = bond priorities, yellow = budget items, white = future projects).
- Total long-term project needs estimated approximately \$4 million.
- Discussion focused on balancing visible facility improvements with infrastructure upgrades.
- High school ceiling painting estimated approximately \$120,000 and may be phased by floor.
- Middle school painting estimated approximately \$75,000.
- Interior camera upgrades and facility improvements discussed as potential priorities.
- Tennis courts project currently listed as hold category pending further evaluation.

Agenda Item 5 – Meadowbrook and Cole Boiler Replacements

- Cole currently operates four-boiler system including two condensing and two non-condensing units. One condensing boiler is non-operational for several years and second unit nearing failure. Proposed redesign consolidates system into more efficient configuration with improved modulation capability. Meadowbrook boilers are original to building with prior tube replacements indicating aging equipment. Replacement parts are becoming increasingly difficult to source.

Quote 1 - Energy Conservation quote approximately \$400,000 per unit.

Quote 2 - Industrial Burner Service alternative design estimated approximately \$150,000 per unit.

- Preference expressed for local vendor performing installation and ongoing maintenance as they can come serve it easier. When Cole was designed we went with a company out of Texas and had to pay for flights for service techs

- Target installation late summer or early fall prior to next heating season.

Agenda Item 6 – Snow Removal Operations

- Recent storm classified as historic with snowfall rates reaching 4–5 inches per hour. Snow accumulation prevented continuous plowing cycles typical in normal storms. Each school equipped with snowblower equipment which performed effectively. Loaders on site provided critical capability for relocating snow piles. District staff provided all-hands response including custodial personnel assisting snow removal. Equipment fleet considered adequate for typical winter conditions. Extreme storm considered anomaly and not justification for significant equipment expansion.

Agenda Item 7 – Custodial Cleaning Performance

- Cleaning performance measured using APPA standard with district target level of 2.5.
- Frenchtown and Meadowbrook achieved approximately 93 score representing top-tier cleanliness.
- Hanaford and Cole achieved approximately 85 meeting policy target.
- Eldredge slightly below target at approximately 84.
- East Greenwich High School lowest score at approximately 78.
- EGHS staffing structure results in approximately four effective cleaners despite 6.5 assigned staff.
- Difficulty staffing evening cleaning shifts identified as key constraint.
- New building square footage increases anticipated custodial staffing needs.
- Overall district cleaning performance trending positively year over year.

Summary

The committee reviewed multiple facilities initiatives focused on improving safety, energy efficiency, long-term maintenance planning, and operational effectiveness. Several projects rely on external incentives or bond funding to reduce operating budget impact. District facilities overall performing well relative to policy targets, with key focus areas including HVAC modernization, lighting efficiency, custodial staffing alignment, and long-term capital planning prioritization.

Minutes submitted by Will Hangan, Subcommittee Chair