DEPT./BOARD: Capital Budget Committee
DATE: April, 9, 2019
TIME: 7:00 P.M.
PLACE: Town Hall Basement Lounge

AGENDA

1. Review of and voting recommendations for School Dept. warrant articles and DPW/Historical commission storage facility
2. Letter report from CBC to TM members
1. Chairman Zabolotny called the April 9, 2019 Capital Budget Meeting to order at 7:00 p.m. in the Town Hall Basement lounge,

Members Present: Ernest Zabolotny, Pat Moreno, Gary Kasky, Gary Mercier, and Adam Senesi, Myrna Saltman and Salvana Shakaib

Discussion of and recommendation votes for School Committee Capital budget requests for FY2020

The following is a summary of the discussion and recommendations of the CBC on the FY2020 capital requests for the School Dept.

8. Review of School Committee capital budget requests for 2020  $1.4MM

Mr. Cunha, Director of Operations, briefed reviewed the status of last year’s projects and explained why 2 projects at Francis Wyman, one at Pine Glen and one at the high school have not been completed. No issues of material note were identified and the delays were primarily to afford efficiencies in coordination with other projects at the same locations and construction scheduling. No cost issues were identified.

He then presented information related to 20 separate items which total $1.772MM in funding requests which exceed Administration guidance of $1.4MM and the 17 items listed below are the final list of projects approved by the SC for TM consideration for FY2020.

8.1 MSMS Cafeteria tables- $65,000  Optional lay outs and table designs were presented that offer improved functionality and maintenance. Current tables are at about the expected useful service limit and are becoming a safety and possible health issue. CBC voted 7-0 to support this article and suggests that some of the tables could be repurposed as work tables elsewhere in the system such as those used for Town elections at the High School which are in much less presentable condition.

8.2 District wide Walkie-Talkie system to provide secure communication with first responders in critical circumstances. -$105,000  Originally suggested by the Police dept. to assure a communications system in the event cell phone service or land line service is unavailable. This would include 97 units which would be used primarily by Administrators and dept. heads. Projected life was about 10 years.
CBC has found that other communities in the area do not have or contemplate having such equipment and reliance on cell phone use for emergency situations provides dependable communications with first responders. There is also the problem of an additional piece of equipment that needs to be properly maintained for rare occasions that it might be used. Such equipment is often not functional when it might be required. The CBC vote was 2 - 5 against an approval of the article.

8.3 BHS computer lab - $33,000  Current computers are at the age where new software systems will not function and existing operations will no longer be updated by suppliers. There is an estimated life of about 6 years for new computers. CBC voted 7-0 to recommend approval

8.4 Project Adventure course (jointly with the Rec. Dept.) $116,000  Primarily designed for students who are not interested in other team sporting activities. Equipment would be relocated closer to the school out of the wet areas where current facilities are located. 30 year life of equipment projected. CBC questions the need for this equipment given the apparent lack of use of the current equipment and the wide array of options for athletic pursuits that already exist. The nature of the equipment seems to be the type that invites exposure to liability issues. The CBC voted to oppose this article 0-7.

8.5 Francis Wyman Library furniture. $82,000  current chairs and desks are in relatively poor condition. New seating arrangement would allow for more functional use of the facility by students. CBC voted 7-0 to recommend approval.

8.6 Computer Science for all curriculum $200,000 Equipment to support this core curriculum activity is in response to the needs for all students to be competent in using computer system which are increasingly view as fundamental tools in education, industry and commerce. CBC voted 7-0 to recommend approval.

8.7 Pine glen renovation - $40,000 Renovations are intended to improve learning area and allow for office area improvements by reducing unused closet space. Scope of work and attendant costs appear to be out of line with the value of possible uses of the new spatial arrangement. The CBC viewed this project within the context of the intent to build a new primary school facility. As with the Police Station, we are wary of investing in non-critical improvements in older buildings that may soon be replaced. We believe that the service life of this renovation project may be too short to justify. The CBC voted 3 in favor and 4 opposed to recommend approval to TM.

8.8 MSMS Boiler replacement. $125,000 The project is a replacement of some internal components and is the second unit of three that has needed substantial refurbishment. Detailed service records for this boiler are not available and has been in service for about 15 years. Since this is the second boiler unit which has incurred significant maintenance requirements in as many years, it is likely that the third unit will also experience similar problems. In order to attempt to increase the service life of the repaired units, we recommend that the manufacture be contacted to determine whether they are aware of any operating conditions that would account for this unexpectedly short service life of the original units. There may be an issue of either design/material of construction, water quality, corrosion inhibitor or maintenance that the
manufacturer is aware of and could help to determine a course of action that would extend operating life of the system without future major maintenance costs. The CBC voted 7-0 to recommend approval of this article.

8.9 Pine Glen Sewer Pump $14,000 CBC supports the SD plan to use local contractors to attend to this drain issue: Voted 7-0 for approval.

8.10 Francis Wyman Air Conditioning Phase 3 - $225,000 We support the intention to use the AC system as a backup heating system. This is a continuation of a previously approved project to improve the HVAC system at the school and voted 7-0 to recommend approval to TM.

8.11 Fox Hill room renovation $25,000 This effort is to create some better defined learning spaces in the open pod areas. CBC believes this project should be supported despite the potential short service life because of the direct impact on student learning conditions. The CBC vote was 6-1 to recommend approval.

8.12 Francis Wyman Bathrooms. $140,000 This project is a continuation of the bathroom upgrades at this school and will result in the completion of improving student bathrooms. CBC voted 7-0 to recommend approval.

8.13 Memorial School interior painting. $40,000 This appears to set up a general maintenance fund as a capitalized budget item similar to some of the required annual work that DPW is responsible for performing. CBC believes that this should be accounted for in the operating budget for general building maintenance requirements and determined that it should not make a recommendation to TM. In the alternative, it should be a specified and contracted job based on bidder estimates of work to be performed. Based on a walk-through of the school, we agree that the painting work should be done in order to avoid more costly repair work in the future.

8.14 Marshall Simonds interior painting. $40,000 Same as above.

8.15 BHS vinyl flooring replacement. $50,000 CBC considers the cost estimate and the proposed work to be appropriate and necessary for safety reasons. The CBC vote to approve was 7-0.

8.16 BHS HVAC system design and cost study $100,000 This project needs to be undertaken because delay in preparing to perform the needed replacement equipment increases the possibility of significant equipment failure that could result in long term unavailability of the facility. As we understand it, we believe the information to be developed in the study is critical to success in obtaining State funding support. The CBC vote to recommend approval was 7-0.

**8.17 Community Custodial Services - $44,753.10**
Reasons for the increase amount are contractual overtime increases and noted this is an annual service of certain community events that are outside of official School Dept. custodial requirements. CBC voted to approve 7-0.
**Recommendation**

The sidewalks at MSMS and Memorial Schools exhibit a significant amount of surface spalling. We suggest that samples be taken to determine if the concrete mix used met specifications or whether the spalling and pitting is due to salt corrosion. The Town has recently experienced an issue of that type with the Bedford St. sidewalk installation over the last several years. The CBC would support any initiative that SC and DPW undertake to address this situation and believes the degradation of these sidewalks for their time of service is unacceptable. An option worth investigating is resurfacing of the sections of sidewalk that are deteriorating rather than removal and replacement.

The meeting was adjourned at 8:30PM. No further meetings are anticipated prior to May Town Meeting.

E. Zabolotny