

**Salem Public Schools  
Salem School Committee  
BUILDING & GROUNDS SUBCOMMITTEE  
Meeting Minutes  
January 16, 2024**

On January 16, 2024 the Building & Grounds Subcommittee held its regular meeting using a hybrid model, connecting via the Zoom on-line meeting platform.

**Members in Attendance Virtually:** Ms. Veronica Miranda and Ms. Manning

**Members Absent:** AJ Hoffman

**Others in Attendance:** Superintendent Dr. Zrike, Ms. Elizabeth Pauley, and Mr. Zisis Alepakis

**Call of Meeting to Order**

Ms. Miranda calls the meeting to order at 6:34pm.

**AGENDA:**

- a. Approval of Building & Grounds Subcommittee meeting minutes from 9/18/23 (revised) and 10/16/23

Ms. Manning makes a motion to approve the meeting minutes from 9/18/23 (revised) and 10/16/23 and Ms. Miranda seconded. A roll call vote is taken.

Ms. Manning	Yes
Ms. Miranda	Yes
Motion carries	2-0

- b. Facilities use request for Saltonstall School by General Consul, Dominican Republic

Ms. Pauley notes Mayor Pangallo had suggested sharing this request with the Building & Grounds Subcommittee members.

Mr. Alepakis asks for the facility request form for Saltonstall School to have an official request form submitted.

Ms. Miranda notes seeing as though this facility's request will be going to the full School Committee, do they need to vote on this agenda item as a subcommittee member?

Ms. Miranda makes a motion to accept the facilities use request for Saltonstall School by

General Consul, Dominican Republic. Ms. Manning seconded the motion. A roll call vote is taken. This agenda will be taken to the full School Committee meeting on January 22, 2024.

Ms. Manning	Yes
Ms. Miranda	Yes
Motion carries	2-0

Mr. Alepakis and Ms. Pauley made a note to the subcommittee members that they will be placing the new Horace Mann facility request form back on the January 22nd School Committee agenda for approval from the full committee.

c. Draft presentation of FY25 capital requests

Ms. Pauley and Mr. Alepakis begin their presentation to update Ms. Miranda and Ms. Manning on all of the capital requests they both plan to request from the city. Ms. Pauley starts with noting the strategic plan most focused on is strengthening our foundation to develop consistent, reliable systems and structures to disrupt inequities and support the work of the district. Ms. Pauley notes last year we requested over \$10M. Some repeat tasks this year include roof repairs, generator replacements, gym floors, and HVAC. Major new projects are the MSBA project and the WHES playground.

Mr. Alepakis notes capital projects and maintenance allocations including ADA repairs, districtwide, life safety for the district, MSBA design costs, and the witchcraft playground. Allocations totaling \$2,950,000 and year to date total was \$342,622.

Ms. Manning asks why so little has been spent so far on ADA repairs.

Mr. Alepakis confirms this summer we plan to spend a lot more. So far money was spent on priorities.

Ms. Pauley notes one difference with Capital Funds is they do not need to be spent in the fiscal year in which they are rewarded. We have been working through the district requests.

Mr. Alepakis recaps the detailed request from last year. Ms. Pauley notes last year we had consolidated into one. In January, all Capital Requests will be due to the City. This year we are aligning ourselves with city and school priorities and plans. We are aligning ourselves with Ameresco recommendations to reduce energy consumption district wide. Our Capital Requests for FY25 are just under \$5,000,000. This will include envelope repairs and weatherization, pipe installation, insulated skylights, addressing long standing challenges we have had with HVAC, and hardware investments including student/staff devices, cameras, doors, locks, etc.

Mr. Alepakis notes Ms. Lisa Golden and himself are planning to apply for Accelerated Repair for all roofs, gym floors, ADA investments, and large projects at Salem High School and Bentley Academy. The three tiers prioritized to reflect all requests are noted:

Tier 1 - all schools/districtwide, including ongoing maintenance & repairs; preventative.

Tier 2 - a subset of facilities; may include emergency response & scheduled upgrades

Tier 3 - special projects, including grant funded projects

Ms. Pauley notes the specifics regarding general repairs. The Bates Kindergarten is considered a tier 2 as well as the painting of two schools and energy efficient lighting upgrades. Tier 1 would be mechanical, electrical, plumbing, and fire panels as well as weatherization at all schools.

Dr. Zrike asks why the quote of the Bates Kindergarten playground is at \$900,000?

Ms. Pauley notes we have been advised to ask for this amount for this playground.

Mr. Alepakis notes for HVAC and Mechanical we are requesting Witchcraft boilers, chillers for district preventative and repairs at Collins and Saltonstall, controls at Carlton and Horace Mann, and generators at Witchcraft and Bates. Mr. Alepakis notes our city resource in regards to sustainability has been Neil Duffy.

Ms. Miranda notes it would be helpful for her to have some presentation on why heat pumps are not an option and why unable to do so quickly.

Ms. Pauley notes technology devices for students and staff and schools. Ms. Pauley is recommending asking for an investment from the City for technology so we can be on a cycle. This is a real need for students and staff to have working hardware.

Mr. Alepakis notes installing cameras, replacing doors, and security hardware.

Ms. Manning asks for additional information regarding the cameras and where they are located?

Mr. Alepakis notes these are interior cameras to be installed. Saltonstall currently only has exterior cameras. Collins has interior and exterior coverage. There is no coverage at both Bates playgrounds and Witchcraft Heights playgrounds also do not have exterior cameras.

Ms. Pauley notes feedback she has received that should be taken into consideration is the forced two categories regarding technology and safety. Should be two asks. Look into an additional range for the Bates playground and move to fire panels.

Ms. Miranda asks if there is a plan for additional funds under ADA. Ms. Miranda was just wondering how to make the playgrounds as inclusive for accessibility as possible.

Mr. Alepakis notes not all the fun however he does have some plans for summer work. During the ADA walkthroughs, a lot of students do not have access to the sinks. Also, Collins, we would

like to update the signage for the classrooms as well.

Ms. Miranda asks Ms. Pauley and Mr. Alepakis if they are aware of any other schools in surrounding districts that have ADA compliant school playgrounds already in place?

Dr. Zrike notes that Malden Public Schools invested in a lot of ADA compliant playgrounds but this may have been done through the City.

Ms. Manning notes Peabody may have installed a communication board as well and installed ADA playgrounds.

Ms. Manning makes a motion to accept this presentation with the exception of noting regarding the amount of the Bates playground and the organization of the items reflected in the minutes. With the dollar amount being \$500,000.

Ms. Miranda notes to let the record reflect the language around play structures that are broad enough and we can use where we see fit. Ms. Miranda seconded the motion and a roll call vote was taken.

Ms. Manning	Yes
Ms. Miranda	Yes
Motion carries	2-0

Ms. Miranda makes a motion to adjourn and Ms. Manning seconded. A roll call vote is taken.

Ms. Manning	Yes
Ms. Miranda	Yes
Motion carries	2-0

Meeting adjourned at 8:11pm

Respectfully submitted by,

*Krista Perry*

Executive Assistant to the School Committee and Superintendent