

**Salem Public Schools
Salem School Committee
BUILDING & GROUNDS SUBCOMMITTEE
Meeting Minutes
November 15, 2021**

On November 15, 2021 the Building & Grounds Subcommittee held its regular meeting using the Zoom on-line meeting platform.

Members In Attendance: Mr. James Fleming, Ms. Mary Manning and Mr. Manny Cruz

Others in Attendance: Superintendent Stephen Zrike, Assistant Superintendent Mary DeLai, Interim Facilities Director Zissis Alepakis

Call of Meeting to Order

Meeting was called to order at 5:36 pm

Approval of Minutes

Ms. Manning made a motion to approve the minutes of September 27, 2021 requests to have some follow-up on some of the items noted in the minutes of 9/27/2021. Mr. Fleming suggests follow-up after getting through the agenda. Mr. Cruz seconded the motion. A roll call vote was taken.

Ms. Manning Yes

Mr. Cruz Yes

Mr. Fleming Yes

Motion carries 3-0

Discussion regarding transfer of capital funds currently earmarked for SHS bathroom repairs to bathroom repairs throughout the district.

Dr. Zrike notes the bathroom tour at SHS with the principal to review the conditions of the bathrooms. His assessment stands that his bathrooms are in pretty good shape with the exception of the sinks. The issue of one series of bathrooms in the far end of the building remains with eventual repair being a significant project. Dr. Zrike notes conversations at the district level, including repairing the sinks in those bathrooms needing it as well as installing vape-detectors as vaping in the bathrooms could be an issue. He suggests using the remaining funds for stall repair and replacement in some of the other schools which Mr. Alepakis and Ms. DeLai could speak to.

Mr. Fleming asks what was appropriated, spent, and reserved for the high school and what would be available for the work in the other schools in the district.

Ms. DeLai shares a District Wide Restroom Renovation presentation. She notes the CIP funding shows \$200,000 specific to SHS restrooms. To transfer the funds and re-allocate to other

schools, the full committee would need to vote on the updated language changing from SHS Restroom Renovation to District Wide Renovation. In Addition to the vote from the full committee, this request will need to go across the city council as well.

Mr. Alepakis reviews the concerns found by the school committee during a 2019 walkthrough. He identifies the updates since that walkthrough including: upgraded dispensers, added sanitizing dispensers, replaced lighting and mirrors, secured sinks to the walls, and conducted more rigorous cleaning schedules with better procedures. Mr. Alepakis notes the use of \$100,000 regarding the restroom upgrades at the high school to include upgrading sinks, fresh paint, and new flooring dependent on obtaining a quote. Additionally, the team has already purchased and will be installing Vape Detectors. He provides a list of the schools needing immediate attention including Bates, BAIS, and HMLS - BAIS being priority where partitions, locks, and hardware will be updated. Remaining funds from the \$100,000 allocation will be used for miscellaneous repairs and upgrades among Carlton, Salts, and WHES. Ms. DeLai shares that most repairs and updates that Mr. Alepakis reported on were done using the operating budget versus capital funding allowing the shift in allocation of the CIP funds. Ms. DeLai notes the vape detectors being \$57,000 which the \$100,000 allocation specific to the high school would help fund along with the listed repairs in the presentation and the addition of privacy partitions.

Mr. Cruz thanks Mr. Alepakis and team for making the adjustments and upgrades noted in the past few years. Mr. Cruz asks for the cost per vape detector, wondering if they are quoted \$1,000 each and inquiring if there are a total of 57 detectors at the high school. Mr. Alepakis confirms there are 30 detectors at the high school. Confirmation the cost has risen. Mr. Cruz notes the need to provide attention to restrooms for use by teen mom at the high school and asks if Mr. Alepakis could provide an idea of what could be done for upgrades for their needs. He notes having an off-hand conversation about those spaces at another time.

Ms. Manning asks if the student advisory group has been updated with the plans for the upgrades and repairs surrounding the restroom renovations. Mr. Cruz shares that he noted the topic has been brought up with the student advisory group and student council and they know the topic is on the table and following tonight's meeting they will receive another update for the progress and planning. Ms. Manning shares that she wants to be sure the students are aware that there is follow-up to provide them with their concerns.

Ms. Manning references the image shared in the presentation that shows stalls rusted at the elementary level and raises the question if the custodial team is using a specific cleaner to cause the rusting at the lower level of the partitions. Mr. Alepakis confirms that the rust in those areas are a result of urine. Ms. DeLai shares that the new partitions will be a sturdy plastic to avoid metal partitions and rusting.

Mr. Cruz makes a motion to reallocate the CIP funds for SHS renovation to be widely available for all SPS Restroom Renovations, in the same amount of \$200,000. Motion seconded by Ms. Manning. A roll call vote is taken.

Ms. Manning Yes

Mr. Cruz Yes
Mr. Fleming Yes
Motion Carries 3-0

Dr. Zrike raises that this needs to go forward ahead of the full committee. This will be added to the Regular School Committee Agenda for December 6, 2021, and if voted by the full school committee will go before city council for official finance review.

Mr. Fleming asks if there are any questions or follow-up requests at this time.

Ms. Manning raises follow-up questions. She notes the replacement of the fire pump at Carlton being an urgent issue raised by the fire department and requests an update on that progress. Mr. Alepakis shares it will be on December 5th, originally it was scheduled in November but due to supply issues it was pushed back. She also asks about the leaking pipe that was fixed, then broken again, and in the last meeting it was identified as being monitored. Mr. Alepakis states the pipe was fixed and there is no more leaking issue. Ms. Manning also asks for an update regarding the repair of the hole in the driveway of CMS. Mr. Alepakis shares the hole has been patched but tells Ms. Manning the next time she's at CMS to let him know so he can confirm it's the same hole she's referencing. Ms. Manning also inquires about the roof repairs on the schools having solar panels installed. Mr. Alepakis provides an update that the roof repairs have not begun. Ms. Manning raises the question around the space being used for the ROTC at the high school. Dr. Zrike notes they have not participated in marksmanship this school year and the program planned to address the topic with the SHS principal and superintendent and that has not yet happened.

Dr. Zrike mentions his meeting with parents at WHES regarding the accessibility to the playground. Senator Lovely earmarked the figure of \$200,000 to Salem to help develop an accessibility playground for students with disabilities and Dr. Zrike noted WHES being the potential location during a conversation. The \$200,000 would be divided for other projects in Salem as well as the playground project.

Ms. DeLai provides an overview of the playground project. She shares the project steps to include: evaluating and assessing the conditions of the playgrounds, preparing a repair maintenance plan, and providing training to staff along with providing recommendations of capital improvements to playground structures including accessibility. All of this will \$25,000.

Mr. Cruz adds context surrounding Senator Lovely's allocation of funds. Senator Lovely, Representative Tucker, and Dr. Zrike have previously toured the space with families regarding upgrading playgrounds, and the process should be a bit cleaner with this specific state funding; and he suggests keeping close contact to ensure a timely process for the funds to head to SPS. He notes Senator Lovely will in a sense act as a conduit between SPS and the folks handling the funding.

Dr. Zrike shares an update surrounding the tiles at WHES. He notes tiles popping up and re-affixing some of the tiles that are popping up. He notes the project will likely need to be a summer project but the concern of the condition of the floor proves the need for the project to be done. Ms. DeLai shares the process for bidding and securing a contract for this project.

Mr. Alepakis shares demolition began at CMS on Thursday of last week, HVAC and electrical working on the space this week. The project is moving along and as long as there are no issues with supplies - it's projected to be finished by January 2022. Mr. Alepakis shares he will provide updates each week.

Mr. Cruz requested when an update could be provided regarding the MSBA Funding. He also notes the mention of a hiring plan for facilities and wants to see how the district is thinking about the plan especially with new resources that could be coming along the way of the district and proposed visiting this topic at the next subcommittee meeting. Ms. DeLai notes infrastructure funding being a great resource to contribute to this.

Mr. Fleming entertains a motion to dismiss. Ms. Manning made a motion to adjourn the meeting. Mr. Cruz seconded. A roll call vote was made.

Ms. Manning Yes

Mr. Cruz Yes

Mr. Fleming Yes

Motion carries 3-0

Meeting adjourned at 6:11pm.

Respectfully submitted by,

Jensen Frost

Executive Assistant to the Deputy Superintendent