

# Capital Planning and Investment Committee

**December 9, 2021**

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency and signed into law on July 15, 2022, this meeting was conducted via remote participation.

*Voting Members Present:*

Chair Nate Finch, Vice Chair SusanMary Redinger, Jeffrey Lin, Dick Fellows, Rich Maiore

*Also Present:*

Tim Bragan (Town Administrator), Linda Dwight (School Superintendent), Pat Harrigan (School Facilities mgr)

Meeting called to order by Chair Nate Finch at 9:05, and no public commentary was provided.

- Discussion of Bromfield Flooring
  - Explanation of poor current state of the floors
  - Will be no-wax floor, compared to current floor that requires waxing, less maintenance.
  - Material of new flooring will be Marmoleum
- Discussion of the Bromfield HVAC
  - Bids out, due back mid December
  - 28 units need to be replaced, this would replace 2 (but not all units are this large)
  - School asked if \$500,000 of ARP funds could be used, but no decision yet.
  - Suggestion that one big project to replace HVACs might be more cost effective than doing it piecemeal year by year
- Discussion of Bromfield Locker Room
  - Work will be done mostly in house except for epoxy floors.
  - Some minor changes to non-load-bearing walls.
  - Showers do not work right now.
- Discussion of Bromfield Study
  - Similar to HES study before the new building.
  - Might make us eligible for MSBA grants.
  - Would help us prioritize work that needs to be done.
- Discussion of Bromfield Card Access System
  - Same as HES system
  - Card Access can alert when doors are left open / held open.
- Discussion of Locker replacements
  - Prices have gone up, so waiting longer would mean higher prices.
- Discussion of Network Upgrade
  - Same system as in HES
- Discussion of past monies unspent
  - Bromfield bathroom money not spent, but in progress
  - Science Lab finished, \$60k leftover
  - This is the second year with a \$150k request for HVAC
- Discussion about grouping HVAC into one big change vs. piecemeal

- Analyze if bigger chunks or one big chunk
  - Concern about a large purchase now means they all fail simultaneous
- Discussion of Cronin Money unspent
  - \$50,000 had been approved, not spent.
  - Bids came in way over budget - \$500,000, mostly due to needing to replace all the ductwork, from current 28" to 32".
  - Still have to replace the HVAC unit, but maybe not A/C
- Review of minutes from Dec 3, 2021
  - Ms. Redinger offering to edit/cleanup
  - No vote on Dec 3 2021, wait for SusanMary to edit
- Review Minutes from Nov 18, 2021
  - Ms. Redinger moved to approve minutes as amended. Mr. Maiore Seconded, vote was unanimous in favor.
- Review minutes from Sept 16, 2021
  - Ms. Redinger moved to approve minutes as amended. Mr. Lin seconded, vote was unanimous in favor.
- Discussion of further minutes to be written and reviewed
- Discussion of how ratings sheets process works
- Discussed what it means to approve or disapprove Athletic Fields request for \$800,000
  - Discussion if approving this money means we approve the full project.
  - Proposal that the land and building don't have to be paid for simultaneously.
  - It was noted that past capital committees have stated that they don't fund funds.
  - It was noted that it's hard to buy land without money on hand.
  - Noted that the town just bought the COA building without money in hand until a town meeting vote.
  - Mr. Finch and Mr. Bragan to meet offline and talk about a way to approach funding the project.
- Discussion of how to get feedback from HEAC on CPIC requests.
  - HEAC needs to provide metrics for CPIC requests
  - Possibility of HEAC liaison
- Discussion of ensuring members are available for the full meeting time.
- Note that the ratings meeting will likely run longer than one hour.
- Discussion of scheduling of the next meeting.

Meeting Adjourned at 10:28 by unanimous consent.

Documents Referenced:

CPIC Request forms

Schools Questions and Answers