

Martha's Vineyard Regional High School Facilities Sub-Committee Meeting
Wednesday, October 13th, 2021, 6:30 PM
Zoom

Present: Chair – Michael Watts, Kimberly Kirk*, Robert Lionette, Skipper Manter
Others/Staff: Finance Director – Suzanne Cioffi, Coordinator of Pathways & Special Projects – Samuel Hart, Facilities Director – Mike Taus
Supt.'s Office: Superintendent – Matthew D'Andrea, Asst. Superintendent – Richie Smith, School Business Administrator – Mark Friedman,
Towns/County: Oak Bluffs – Maura McGroarty, West Tisbury – Clark Rattet
Recorder: Teresa Kruszewski
**Late arrivals or early departures of Sub-Committee members (see * in text)*

Call to Order: (Agenda Item #I)

The meeting of the Martha's Vineyard Regional High School (MVRHS) Facilities Sub-Committee was called to order by Chair Michael Watts at 6:34 PM on Wednesday, October 13th, 2021. Participation was available remotely by Zoom. To preserve bandwidth, it was suggested that participants join via the Zoom audio and reserve video links for Committee members and administration. In order to facilitate the technology, the meeting was recorded.

(Recorder's Note: Discussions are summarized and grouped for clarity and brevity).

Approval of Minutes 9.30.21: (Agenda Item #II)

Tabled.

Facilities Director Update: (Agenda Item #III)

Mike Taus reviewed the following:

- The boiler in the old boiler room will be inspected Friday, October 15 for a small leak; the anticipated fix will be minor.
- The company that warranties the roof has been contacted and is setting up another in-service call for 3 known leaks. Multiple tests and investigating will be completed to solve the issue as it is still under warranty.

Chair Watts thanked him for the follow-up from the last meeting.

FY22 Projects Budget Update: (Agenda Item #IV)

Suzanne Cioffi detailed the following projects of the FY22 Capital Needs Assessment on the 5 year plan:

1. The Walkway project has been completed.
2. The contract is underway for the Sanderson Road Project, \$10,000.00.
3. The next phase of the shingling will take place during April School Break; there is residual money left for the project.
4. A Request for Proposal (RFP) needs to be created for the HVAC feasibility study that was approved.

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5. Conversations will continue with Kevin Crowell of the Culinary Department for kitchen needs and upgrades.

Discussion:

With the first phase of shingling there were some issues, how would that be addressed if those conditions continued with the next sections? Mr. Taus replied they will be lifting shingles in 20' segments and if the sheeting was bad, the project would stop.

It was recommended that a list of equipment (assets) be created, detailing the year items were procured and the expected (useful) life of each; to be in front of what would need to be replaced. Ms. Cioffi will follow up with Jack O'Malley, Career Technical Education (CTE) Director / Culinary and Kevin Crowell, Culinary and update this Committee at the next meeting.

Samuel Hart said an advisory group for the CTE Program assesses instructional equipment as well as the general facilities and makes recommendations which help to inform capital projects for the Program. Mr. Hart will follow-up with Mr. O'Malley and get a comprehensive list together for review.

FY23 Budget and 5 Year View: (Agenda Item #V)

The total ask for FY23 is \$777,780.00. Ms. Cioffi reviewed the priorities:

- CTE Roof Replacement – \$410,000.00 (could be based over 2 years)
- New door to front courtyard – \$90,000.00
 Will improve foot-traffic flow and the walkway transition between two courtyards.
- Performing Arts Center (PAC) Lobby Carpet – \$30,000.00
 PAC revolving fund would support half, \$15,000.00
- Carpet Replacement with Engineered hardwood flooring (specific rooms) – \$28,280.00
- Culinary Dining Renovation – \$50,000.00
 Engineered hardwood flooring similar to the Library. It would refresh the space, softening the hard surfaces to help with the acoustics.
- Gym Locker room – \$65,000.00 (could be based over 2 years)
 Completion of girls locker-room. Two additional rooms; one phase has been completed.
- Maintenance Equipment – \$62,500.00
 Fields and grounds Toro Lawn Mower and floor cleaners, scrubbers and waxers.

FY24/FY25: *(See document on file for details: Capital Needs Assessment DRAFT FY23 10.13.2021.pdf)*

Kimberly Kirk joins at 7:30pm

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Discussion:

Ms. Cioffi started initial discussions last week for the CTE roof replacement with CHA Consulting, Inc. (CHA), which currently holds the contract. Operations Project Manager (OPM) Amanda Sawyer is our Point of Contact (POC). Ms. Sawyer will help set the direction for design, cost and projections; the capital needs and timing - potential as a two year project. Ms. Sawyer will make recommendations as to whether the project could be designed by CHA, or sourced out to another firm. Ms. Cioffi will be able to have a better roof estimate for the next Committee meeting. Committee members agreed it was a good idea to put this project into the five year plan.

Committee members asked Ms. Cioffi to review the last three projects of the PAC. It would be useful to understand the details of the expenses and split percentages, as it was unclear what was done in the past. It was expressed that the PAC should be self funding.

A question to consider a Massachusetts School Building Authority (MSBA) as an option to fund the CTE roof was asked. Superintendent Matthew D'Andrea stated it could take five to seven years for that process and does not think maintenance should be deferred.

Mark Friedman stated all projects to improve the building which include energy efficiencies should be noted as decisions are being made.

\$90,000.00 should not be spent on a doorway if it doesn't impact health and safety. Mr. Taus will provide a drawing of the new door proposal at the next meeting for review.

Are there cross-over opportunities with equipment between the Grounds Maintenance and the CTE/Horticulture program with the mowers? Committee members wanted all options explored as this is a big ticket item. Mr. Hart said CTE equipment was instructional and not used for the grounds, but will look into the possibility. A question was raised about the specific language of the Perkins Grant, which is funding the zero radius mower for CTE; would it permit this equipment to be used for Facilities Management? Ms. Kirk rejected the idea of shared equipment, citing safety concerns.

Chair Watts said the following four items would be the focus of the next agenda: the roof, the door, the mowers and the PAC account. This will enable discussions to continue and review any updated materials.

Roof Warranty Update: (Agenda Item #VI)

See Facilities Director Update: Agenda Item III, second bullet.

Topics not reasonably anticipated by the Chair: (Agenda Item #VII)

Chair Watts asked to have materials by the Friday before the meeting, if possible, for ample review time.

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Ms. Cioffi reviewed the Martha's Vineyard Commission's (MVC) condition for their approval of the Track and Field Project; a position would have to be created for a Groundskeeper (Facilities).

Maura McGroarty asked to be added to the Facilities Sub-Committee email distribution list for meeting materials; she prints them out beforehand to review.

Adjournment: (Agenda Item #VIII)

ROBERT LIONETTE MOVES TO ADJOURN THE FACILITIES SUB-COMMITTEE MEETING AT 7:42 PM; SKIPPER MANTER SECONDS; MOTION PASSES UNANIMOUSLY: 4 AYES, 0 NAYS, 0 ABSTENTIONS: MS. KIRK—AYE, MR. LIONETTE—AYE, MR. MANTER—AYE & MR. WATTS—AYE.

Meetings/Events: (by Zoom)

TBD

Documents on File:

- Facilities Sub-Committee 10.13.21 agenda
- Capital Needs Assessment DRAFT FY23 10.13.2021

Respectfully submitted,



Teresa Kruszewski – Recorder

November 1, 2021

Date

Michael Watts – Facilities Chair

Date

Matthew D'Andrea – MVRHSD Superintendent

Date

APPROVED NOVEMBER 1, 2021