



**Finance Committee**

William Steinberg (Chair)  
Pamela Roman (Vice Chair)  
Abner Bruno  
Michael Hoyle  
Kelly Lappin  
Steve Correia

**FINANCE COMMITTEE**

**November 29, 2021**

**Remote**

**7:00 P.M. Minutes**

**Attendance:** B. Steinberg, K. Lappin, M. Hoyle, P. Roman, and S. Correia. Also in attendance: Chris Ryan (Chair, School Committee), Jeanne Downs (School Committee), Ellen Grieco (School Committee), Kim Reichelt (School Committee), Dr. Omar Easy (School Superintendent), Ellen Whittemore (School Director of Finance & Operations), and Seath Crandall (Moderator). Absent: A. Bruno.

**Call to Order:** The FinCom meeting was called to order by Chair B. Steinberg at 7:02 PM. Chair B. Steinberg said that all Members were participating remotely. He reviewed the agenda and gave instructions to all present.

The meeting of the Schools Committee was called to order by Chair C. Ryan at 7:03 PM.

**Announcements:**

None.

**Public Comment and Members' Response:**

None.

## **Discussion of the Capital Budget for Wayland Schools, and Potentially Funding a Study of the Future of Wayland's Elementary Schools:**

Dr. Easy gave a presentation on the current state of the school buildings. He highlighted undersized classrooms at the Elementary Schools, as well as a lack of space for storage, deliveries, disability accommodations, and staff offices. Furthermore, he said there were many needed repairs to the plumbing and electrical systems, and that ventilation in some spaces was inadequate.

Dr. Easy said some of the buildings lacked safety sprinkler systems and had outdated, inefficient HVAC systems. Asbestos and visible mold were present, and air purifiers had to be installed. Parking, pickup, and drop-off areas were not ideal, and they were struggling to make some of the buildings ADA-compliant.

Dr. Easy said that \$200,000 had already been appropriated for a facilities study. They were preparing a Request for Proposal (RFP) to go out by the end of December and a Statement of Interest (SOI) to go out in Spring 2022.

Dr. Easy reviewed the SOI process. The timeline estimated beginning the facility study in January 2022, having a preliminary report back to WPS by March 2022, and submitting the SOI by April 2022. The Massachusetts School Building Authority would conduct site visits of schools under consideration in September 2022, and by March 2023, the MSBA Board of Directors would approve Wayland's eligibility. (Dr. Easy clarified that the MSBA had to decide whether to work with the school district, but he believed that they had a very strong case.)

Dr. Easy continued reviewing the timeline. Once the MSBA approved their eligibility, the issue would then go to Town Meeting in May 2023, where the Town would vote whether to approve funding for the Feasibility Study. If approved, the MSBA would then authorize the Town to form a project team.

Dr. Easy clarified that the Feasibility Study would focus on the three existing elementary schools and would determine which was in the worst condition and most in need of full replacement. It would also identify the most urgent repairs needed to maintain the current buildings before the new school was built.

Dr. Easy showed cost comparisons for nearby school districts that had recently done similar studies. Wayland's total estimated costs were \$1,500,000-1,700,000, covering the study of the three existing elementary schools, as well as the 13 acres of land around Orchard Lane that the School Department owned.

Dr. Easy then reviewed the Schools' 5-Year Capital Plan, and how the proposed facilities study might impact future budget requests. In the current plan, the \$1,500,000-1,700,000 fell under FY25. An actual building proposal would probably come before the Town around FY29.

Dr. Easy highlighted an item he had assigned to future planning (beyond FY27), the High School Athletic Field Improvement Plan (Phase 3), at an estimated cost of \$2,000,000. The first two phases of the plan were complete; Phase 3 was supposed to be funded a few years prior, but was put on hold. There was discussion of the Schools coordinating with the Recreation Department on fields.

Members discussed the fire alarm replacement project, which was broken up over two years. There were plans to replace the alarms in the middle school, elementary schools, and the high school field house, but these projects were being spaced out over several years. Some Members felt it would be better to schedule all of these projects for completion in the same year; School Committee members said this was their original plan, but that the Town Administrator recommended they adjust.

Members asked for an update on the status of the Loker roof. Dr. Easy said that the necessary materials had been acquired and were in storage, and that construction was scheduled to begin in June 2022.

Members discussed the need for long-term Capital planning in the future for large projects like these. There was discussion of potentially expanding the facilities study to include all the schools, not just the elementary schools.

Schools Chair C. Ryan moved to adjourn the Schools Committee meeting. J. Downs seconded. Motion passed by roll call vote of 4-0: J. Downs (yes), E. Grieco (yes), K. Riechelt (yes), and C. Ryan (yes). Meeting adjourned at 8:08 PM.

### **Discussion of Overall Capital Budget Recommendations:**

The Chair had hoped that Town Administrator Louise Miller would be present for this agenda item, but she was unable to attend. Members discussed meeting with her soon to go over the budget, as well as with the Board of Public Works and the Recreation Committee. It was decided that FinCom would not meet 12/6/21, but that Members would submit any questions for L. Miller or members of the other committees to B. Keveny prior to their next meeting.

**Review Meeting Minutes from the Meeting Dated 11/22/21 (if available):**

These minutes were not yet available, so this item was postponed.

**Members' Reports, Concerns; Topics, Unanticipated 48 Hours Before Meeting:**

S. Correia expressed concern about a lack of clarity around the \$1,500,000-1,700,000 estimate that the Schools Committee provided.

**Adjournment:**

S. Correia moved to adjourn the meeting. M. Hoyle seconded. Motion passed by roll call vote of 5-0: S. Correia (yes), Lappin (yes), M. Hoyle (yes), P. Roman (yes), and B. Steinberg (yes). Meeting adjourned at 8:18 PM.

Respectfully Submitted,

Erin Callahan