

Capital Budget Committee
February 15, 2018 7:30AM
Town House, Chenery Hall
Minutes

Present: Abby Marble, Joy Riccuito, Barbara Gips, Tim Sullivan, Michael LaFransesca, Kristine Trierweiler

Kristine handed out last year's FY2018 Capital Budget as well as the requests for the FY2019 budget season. Copies of the Draft 2018 Municipal Facilities were also given to the Committee.

Committee introductions were made. Abby Marble is a new appointee to the Committee representing the Warrant Committee, Maryalice Whalen has resigned, as she is moving out of Town.

Michael LaFransesca made a motion to appoint Tim Sullivan as Chairman of the Committee, seconded by Barbara Gips and the vote was unanimous.

Jerry McCarty, Facilities Director

Jerry provided an overview of the twenty-year capital plan process, the draft document and what was left to complete before finalization. At this time there are four building lefts for review including DPW, Public Safety, Historical Society and the Dwight Derby House.

Jerry discussed the following items from the capital requests for facilities:

Fire Alarm Replacement at Blake Middle

Equipment is no longer supported, was originally put in around 1996. Has failed when tested by the Fire Department, so repairs made but could be an issue moving forward.

Fire Alarm Processor at Memorial School

Same issue as Middle School, component has failed and no longer supported. Has had some failures this year.

School District Wide Phone System

Town's phone system was upgraded several years ago but the school side was not. The system is outdated and no longer being supported. IT Director is worried about a total failure.

High School Canopy Repair

Design issues have resulted in water problems. The columns are essentially rotting from the inside out due to the water entering them with no drainage.

High School/Middle School Boilers

Extensive repairs have been done this year and we anticipate more issues in the coming year. Water in Medfield is corrosive and although we now have a treatment plan in place for treating the water it has still done damage to the boilers. Committee asked if the iron manganese plant moves forward if that would help address the issue and the conclusion was yes. Last year's capital budget replaced damaged valves but boilers are the larger issue now.

Dale Street Gym Roof

Roof is leaking and causing damage to the gym floor underneath, dry wells located under the floor are no longer working. This would address this issue through roof and gutter repair to move the water away from the building.

High School/Middle School Building Management

This system is from the early 1990s. Energy Committee applied for a grant and were notified yesterday they have received a grant for the middle school so this amount requested will be reduced. This money will come from the \$148,000 allocated to Medfield under the Green Communities Act. The remainder of the GCA monies will be used to update and convert the parking lot lights to LED's at the school and town parking lots. Will also address some exterior lighting at the buildings.

Middle School Exterior Window Caulking

The caulking at the middle school is a total failure. It needs to be a commercial grade caulking applied professionally.

Town Wide Roof Feasibility

In looking at the capital plan, the town has about \$10 million dollars worth of roof renovations/replacements to make. Completing a feasibility study on all the roofs allows the town to be ready if funding is made available through MSBA, GCA or other funding sources. Puts the town in a position to move quickly.

Library Elevator Repair

Elevator Company contacted Jerry to let him know that a part would need to be replaced in the elevator system. The manufacturer is recommending an upgrade to avoid a problem. The library elevator is not a heavy use elevator so committee can take that into consideration.

Wood Window Weatherization at Library

Windows at the library need to be addressed with reglazing, recaulking and in some areas replacing.

Middle School Hot Water Heater Design

Poor design of the hot water tank results in a huge energy loss every day, heating more water than the building is utilizing. Similar situation as the roofs, doing the design now allows the town to act quicker when grants are available.

Jerry concluded by stating that many of these issues are planning for future funding or putting the town in a position to act quickly if there is a failure. At this time every day is responding to issues in crisis mode. Planning for the future should address some of these issues.

Tim Sullivan asked if Kristine had some insight into the future of the capital budget committee, sense that there is a revolution in how the town addresses capital projects.

Kristine said it has been discussed at the BOS recently what is the future of capital budgeting, what committee is best poised to oversee these projects now that we have a 20 year facility plan that needs to be addressed. At this time the direction is to proceed with a budget of \$400,000 for non facility items. The financial team is working hard to come up with a funding mechanism for the facility for FY2019, the committee should focus on non facility for the \$400,000. Hope to have a clearer picture for the committee at the next meeting what the longer term plan will be for the capital budget.

Committee will ask all departments to look at revolving funds, grants, gift accounts, trust funds, etc for the next meeting. Joy will prepare a list of unexpended articles as well. Kristine will finalize the five year department head projections for the next meeting.

Next meeting is scheduled for Wednesday, February 28 at 7:30AM.