



Foxborough Regional Charter School

Facilities Committee Meeting

Published on June 1, 2023 at 8:06 PM EDT

Amended on June 8, 2023 at 2:34 PM EDT

Date and Time

Thursday June 15, 2023 at 6:00 PM EDT

Location

Lesly Michelot is inviting you to a scheduled Zoom meeting.

Topic: Facilities Committee's Zoom Meeting

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

<https://foxboroughrcs-org.zoom.us/j/82816109912?pwd=SFIXdzZJWkFCYU1qanhKRfMzSWNuQT09>

Meeting ID: 828 1610 9912

Passcode: 853886

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Meeting ID: 828 1610 9912

Passcode: 853886

Find your local number: <https://foxboroughrcs-org.zoom.us/j/kAJ6v29q6>

Meeting Format

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Agenda

	Purpose	Presenter	Time
I. Opening Items			6:00 PM
A. Record Attendance			1 m
B. Call the Meeting to Order			
C. Approve Minutes	Approve Minutes	Lesly Michelot	15 m
Approve minutes for Facilities Committee Meeting on January 12, 2023			
II. Facilities			6:16 PM
A. Update	FYI	Lesly Michelot	15 m
Updates:			

	Purpose	Presenter	Time
<p>Additional Cameras added to the ES</p> <p>Speed humps added on campus to slow drivers down</p> <p>New outdoor space by the main entrance which will include a multipurpose playing court, open field, and seating area.</p> <p>Food service contract was put out to bid and our new vendor will be Genuine Foods</p> <p>We have spoken to firm about creating a feasibility study for the properties own by the district in order to create a five year facilities plan.</p>			

Summer projects:

There are no major project planned for the summer due to the MS roof project, small project will happen such as painting the ES hallways and classrooms that are in need, summer moves, grounds work and etc

B.	Fiberoptic	Discuss	Lesly Michelot	10 m
<p>There continues to be a need for a fiberoptic cable to extend to the two house.</p> <p>Having the line extend to the house would would allow the employees working out of the house to be on the same network as the rest of the district, which is more secure.</p> <p>Cost of project has increased since this was last visited and will now cost \$27,255.</p>				

III. Capital Project 6:41 PM

MS roof project: The roof project is on track to start this July. Bids for the GC closed May 30 and the winning bid will revealed June 2nd.

A.	Capital expenditure	FYI	Lesly Michelot	5 m
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IV. Closing Items 6:46 PM

A.	Adjourn Meeting	Vote		
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The listed matters are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.

Coversheet

Approve Minutes

Section: I. Opening Items
Item: C. Approve Minutes
Purpose: Approve Minutes
Submitted by:
Related Material: Minutes for Facilities Committee Meeting on January 12, 2023
2022_10_20_facilities_committee_meeting_minutes-2.pdf
2022_12_08_facilities_committee_meeting_minutes.pdf
2023_02_20_facilities_committee_meeting_minutes-3.pdf
2022_07_15_facilities_committee_meeting_minutes-2.pdf
2022_08_09_facilities_committee_meeting_minutes-2.pdf



Foxborough Regional Charter School

Minutes

Facilities Committee Meeting

Date and Time

Thursday January 12, 2023 at 6:00 PM

Location

Zoom

Meeting Format

Whether in person or online, the public is welcome to attend Board/Committee Meetings and have access to meeting minutes. Meetings are held once a month and additionally, as determined by the Board/Committee Chair. All meeting Agendas are posted on the school website at least 48 hours in advance of each public meeting.

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Committee Members Present

Badawi Dweik (remote), Jean Lewis (remote), Lesly Michelot (remote), Matthew Duska (remote), Mike Cournoyer (remote), Sergio Martin (remote), Stacie Calixte (remote)

Committee Members Absent

None

Guests Present

Aariya Mathur (remote), Akilan Dayasankar (remote), Eddie Ingram (remote), Eugenio.fv@studio-umbra.com (remote), Heidi Berkowitz (remote), Josette Perkins (remote), Karen Calvert (remote), Kevin Heayden (remote), Kirthi Vengat (remote), Linda Morse (remote), Lyle Wallace (remote), Matthew Yezukevich (remote), Zilpa Koenig (remote), thomasphilbin2@gmail.com (remote)

I. Opening Items

A. Record Attendance

B. Call the Meeting to Order

Lesly Michelot called a meeting of the Facilities Committee of Foxborough Regional Charter School to order on Thursday Jan 12, 2023 at 6:05 PM.

C. Approve Minutes

D. Approve Minutes

E. Approve Minutes

II. Facilities

A. Capital Project FY23

Eugenio from Studio-Embrea a roof designer working on behalf of district presented information about the scope of work for his portion of the roof project. Eugenio stated, the scope of the project is to remove the existing EPDM roof and the Tar and Gravel roof to bare sheathing and replace any identified damaged sheathing during demolition. The new roofing will consist of a gypsum underlayment, new rigid insulation to meet IBC and IECC requirements, protection board on top of the insulation, and a PVC single membrane roofing with walkway pads. The roof drainage system will be evaluated for capacity and upgraded as needed as part of the project to meet the applicable Code requirements. The roof edges will be addressed to the roof drainage system. Additionally, all rotted wood trim at roof edges will be replaced with PVC trim, any unnecessary dunnage or roof accessories currently not in use will be demolished, and any boarded up roof exhausts will be sealed with new sheathing and roofing.

Some water infiltration has been noted where low-slope roofing meets a masonry wall, and it appears to be caused by improper flashing against the brick wall. To address this, new through-wall flashing will be installed at these low roofs, requiring some masonry work at these conditions. This is expected to impact the low roofs at both sides of the library building.

With the added insulation, it will be necessary to remove the siding of the roof pop up structures over the corridors. This will allow us to create a new perimeter curb around these structures to raise their height and accommodate an appropriate curb flashing. The old and unused louver vents will be removed, and these structures will then be re-sided with insulated metal panel.

Several questions were asked of Eugenio about the time table of the project, cost for the overall project and Studio-Embra's fees. Eugenio answered the questions to best of his abilities, stating that he believed the project was still viable to start the summer of 2023 but his design work would need to start immediately. As for the reasons why the estimates for overall cost of project fluctuated from 5.5 million dollars to somewhere in the 3-4 million dollar range, Eugenio explained that this was a rough estimate on his part since this was not where his expertise lies. His explanation for his fees were that the cost of doing business had increased and the scope of work had changed due to the desire to add solar arrays on the roof of the MS.

B. Solar Project

Tom Philbin a consultant working on behalf of district presented information about district adding rooftop arrays. Tom stated that a rooftop array would have a very positive return for the district and that detailed analysis and design has commenced.

The contractor, AMERESCO a solar company, has begun design and completed preliminary layout has been done with associated economics. An interconnection agreement with NGRID is being prepared and will be submitted to secure the most advantaged position in the SMART program queue relative to incentives. The interval electric consumption data has been analyzed and is a part of the economic analysis.

An inspection has been carried out to determine the optimized way to tie into the school's electrical system. Also, a structural analysis and inspection of the roof is being planned.

Since most likely the school will choose a Power Purchase agreement (PPA), a draft PPA is being prepared for review by the school. A signed PPA will be required before any equipment is ordered at the so called "30% Design" point of the project.

III. Capital Projects FY23

A. Vote

Sergio Martin made a motion to to present the Studio-Embra proposal to full board for review.

Badawi Dweik seconded the motion.

The committee **VOTED** to approve the motion.

IV. Closing Items

A. Adjourn Meeting

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 6:50 PM.

Respectfully Submitted,
Lesly Michelot

The listed matters are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.

DRAFT



Foxborough Regional Charter School

Minutes

Facilities Committee Meeting

Date and Time

Thursday October 20, 2022 at 5:00 PM

Location

Zoom

Topic: Facilities' Zoom Meeting

Time: Oct 20, 2022 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81832283585?pwd=WWVZYWVNLNHVJZE5uOGVxSEp0dlpYQT09>

Meeting ID: 818 3228 3585

Passcode: 956439

One tap mobile

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Meeting ID: 818 3228 3585

Passcode: 956439

Find your local number: <https://us02web.zoom.us/j/kcAjoA0wcu>

Committee Members Present

Akilan Dayasankar (remote), Badawi Dweik (remote), Jean Lewis (remote), Lesly Michelot (remote), Matthew Duska (remote)

Committee Members Absent

Aariya Mathur, Heidi Berkowitz, Mike Cournoyer, Sergio Martin, Stacie Calixte, Todd Tetreault

Guests Present

Josette Perkins (remote), Kevin Heyden (remote)

I. Opening Items

A. Record Attendance - Roll Call

B. Call the Meeting to Order

Badawi Dweik called a meeting of the Facilities Committee of Foxborough Regional Charter School to order on Thursday Oct 20, 2022 at 5:58 PM.

II. Facilities Business

A. Welcome new Committee Members

- Badawi welcomed the new members to committee and Ensure everyone has a scope document for Facilities Committee talked about the the role of committee and it's mission.
- Each member was asked introduce themselves to the committee.

B. Open projects

- a. ES gym roof still has a leak, we are working with the vendor to correct the issue
- b. ES exterior doors E4 and E5 replaced
- c. MS roof project awaiting energy efficiency and engineering reports
- d. Oven build out project completed

C. FY23 Capital projects

III. Closing Items

A. Privilege of the Floor

B. Approve Minutes

C. Adjourn Meeting

Lesly Michelot made a motion to adjourn.

Jean Lewis seconded the motion.

The committee **VOTED** to approve the motion.

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 6:00 PM.

Respectfully Submitted,
Lesly Michelot

The listed matters are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.



Foxborough Regional Charter School

Minutes

Facilities Committee Meeting

Date and Time

Thursday December 8, 2022 at 6:00 PM

Location

Zoom

Topic: Facilities Committee's Zoom Meeting

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

<https://us02web.zoom.us/j/82816109912?pwd=SFIXdzZJWkFCYU1qanhKRFMzSWNuQT09>

Meeting ID: 828 1610 9912

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+1 346 248 7799 US (Houston)

Meeting ID: 828 1610 9912

Passcode: 853886

Find your local number: <https://us02web.zoom.us/j/82816109912>

Committee Members Present

Aariya Mathur (remote), Akilan Dayasankar (remote), Eddie Ingram (remote), Heidi Berkowitz (remote), Jean Lewis (remote), Lesly Michelot (remote), Matthew Duska (remote), Mike Cournoyer (remote), Sergio Martin (remote), Stacie Calixte (remote)

Committee Members Absent

Badawi Dweik, Todd Tetreault

Guests Present

Josette Perkins (remote), Kevin Heayden (remote)

I. Opening Items

A. Record Attendance - Roll Call

B. Call the Meeting to Order

Lesly Michelot called a meeting of the Facilities Committee of Foxborough Regional Charter School to order on Thursday Dec 8, 2022 at 6:00 PM.

II. Facilities Business

A. New Committee Members

Badawi was not present, so Sergio chaired the meeting. Sergio went over with the committee members their responsibilities and the purpose of the committee and the committee voted Lesly in Clerk/Secretary.

Sergio Martin made a motion to to make Lesly the clerk for the facilities committee.

Jean Lewis seconded the motion.

The committee **VOTED** to approve the motion.

B. Facilities update

Light Bulb project update: After further review it has been determined that replacing the lights bulb throughout the district would be a 10-20% saving on the districts electrical bill with no cost to the district if we participate in the National Grid program. Work will begin during the February break.

Synergy: Synergy has submitted an Audit of the District's needs and has recommended a handful of infrastructure upgrades which we will be able to implement in phases.

Food Services: We continue to struggle with our food service vendor and if they are unable improve we will most likely have to put the contract out to bid for the 23-24 school year.

C. FY23 Capital projects

MS Roof project: We will be putting out an RFP for an OPM(Owner's Project Manager) for the MS Roof project, the hope is to have an OPM on the MS roof project by January.

Additional Cameras: The ES has need of several cameras, the plan is to have those cameras added during the winter break.

III. Closing Items

A. Privilege of the Floor

B. Approve Minutes

Minutes were not reviewed.

C. Adjourn Meeting

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 7:00 PM.

Respectfully Submitted,
Lesly Michelot

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DRAFT



Foxborough Regional Charter School

Minutes

Facilities Committee Meeting

Date and Time

Monday February 20, 2023 at 7:00 PM

Location

Topic: Facilities Committee

Time: Feb 20, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82766531811?pwd=dG9GbWxvbmZNSGQyUWRvNkJVNm1Mdz09>

Meeting ID: 827 6653 1811

Passcode: 751338

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Passcode: 751338

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Committee Members Present

Akilan Dayasankar (remote), Badawi Dweik (remote), Eddie Ingram (remote), Lesly Michelot (remote)

Committee Members Absent

Aariya Mathur, Heidi Berkowitz, Jean Lewis, Matthew Duska, Mike Cournoyer, Sergio Martin, Stacie Calixte

Guests Present

Josette Perkins (remote), Karen Calvert (remote), Kevin Heayden (remote), Kirthi Vengat (remote), Lyle Wallace (remote), Matthew Yezukevich (remote)

I. Opening Items

A. Record Attendance

B. Call the Meeting to Order

Badawi Dweik called a meeting of the Facilities Committee of Foxborough Regional Charter School to order on Monday Feb 20, 2023 at 7:30 PM.

C. Approve Minutes

II. Facilities

A. Terva Corp

Introduction to Tony Pina - Terva

- Tony gave some insight on Terva
- Shared a presentation on Terva
- Tony showed a mile stone outline
 - Shared his concern with the bidding market
 - Wants project out to bid by May
 - Wednesday they will meet with Eugeno to discuss bidding
- Bryce Raposa will be on site twice a week/Tony Leone will also be checking in
- Tony Pina & Mia Ayers will be OPM's for project

Badawi asked about how we receive updates:

- Weekly meetings in the beginning with the design team and facilities
- They will take meeting notes at weekly meetings
- Monthly overview on how the project is going

Eddie asked if Terva will come to board meetings

- Terva will attend board meetings
 - Present updates and share pictures on the progress

HVAC:

- Tony has concerns about the units
 - Can we get new units – do the units need to be replaced
 - Eugeno does not have HVAC in scope of work
 - Make sure the curb can accommodate new HVAC if not installed this year
 - Cost for put HVAC back on the roof

Not included in scope of work:

- Civil Engineer - concern where the water will go - plan in this budget to expand the recharge area

Project needs:

- 6-week bidding period for GC-getting documents - Very important in order to get the project started
- 10 months for project to be completed - not 9 months - will they work on Saturdays
- Drawings by mid-April - Terva wants to look at drawings thoroughly to help prevent change orders
- Matt questions outline
 - Is the time frame realistic or how long will project actually take - project may be held off until 2024
 - Terva needs 60% of drawings by March to complete project this year

Budget:

- 5 million good number
 - Example cost from other projects: 7500 square feet (Boston Collegiate) \$85 per square feet - 30,000 square feet (Amherst) \$60 per square feet
 - Ours \$75 per square feet for our roof about \$4 million - 1 million for HVAC, plumbing, mason work, roof drains
- Get a cost estimator
- Bid alternatives if we get close to 5 million total
- 20% higher from previous numbers
- Continue to work until the design is done and then decide if we need to hold off until 2024
- Bidding documents will have a time table
- 3 months on site for GC
- Single layer PVC roof - 30-40 year roof
- Fee projections for Terva
- Tony shared Fee Matrix with all the hours
 - 9 month - \$209,241
 - 10 months - \$235,419

B. Roof design update

Eugeno was unable to attend, however Tony was able to give some insight on the design process.

C. Vote

Lesly Michelot made a motion to to negotiate a final agreement with Terva and recommend board board approval.

Badawi Dweik seconded the motion.

The committee **VOTED** to approve the motion.

III. Closing Items

A. Adjourn Meeting

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 8:00 PM.

Respectfully Submitted,
Badawi Dweik

The listed matters are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.



Foxborough Regional Charter School

Minutes

Facilities Committee Meeting

Date and Time

Friday July 15, 2022 at 8:00 AM

Location

Via Zoom

Committee Members Present

Annie Azarloza (remote), Badawi Dweik (remote), Kevin Heyayden (remote), Lesly Michelot (remote), Mike Cournoyer (remote), Sergio Martin (remote), Todd Tetreault (remote)

Committee Members Absent

Josette Perkins

I. Opening Items

A. Record Attendance - Roll Call

B. Call the Meeting to Order

Badawi Dweik called a meeting of the Facilities Committee of Foxborough Regional Charter School to order on Friday Jul 15, 2022 at 8:00 AM.

II. Facilities

A. Open projects

Solar Panels - Tom Philbin sent a proposal to the committee.

Tom explained there is a lot of space for solar. He visited our accounts (National Grid). He can arrange for audits and secure proposals. It will allow us to "on bill" financing and we would have a positive cash flow immediately. We'd have a 10-20% reduction in utilities. Virtual solar is also a possibility although we cannot exceed more than our savings

B. FY23 Capital projects

Entrance way of elementary school - foundation exists and the door has been order. Work will be completed next month.

Demo of 137 Central St in Foxboro- process has started, permit secured, utilities contacted; asbestos was found and needs to be removed before demo begins. Demo will occur in August. Fire dept. would like to do some training before it comes down.

ES office build out - Kevin met with block Construction and they will start next week. Work to be completed by August 1.

ES Flooring - 2/3 done. All should be completed next month.

Studio Umbro and solar panels - Kevin has been playing phone tag with them. He is reaching to determine if including solar panels will affect design proposal.

III. Other Business

A. Lesly Michelot, new Director of Operations and new committee member introduced himself and talked a about his experience in education (15 years) and his time as a lawyer for the last 10 years.

Rental space - the monthly lease rate is \$2750. Kevin has the lease and will forward it. The landlord will take care of the build out for an increase in the monthly lease rate. It's a 24 month lease.

IV. Closing Items

A. Approve Minutes

Badawi Dweik made a motion to approve the minutes from June 9, 2022 Facilities Committee Meeting on 06-09-22.

Todd Tetreault seconded the motion.

The committee **VOTED** unanimously to approve the motion.

Badawi Dweik made a motion to approve the minutes from June 23, 2022 Facilities Committee Meeting on 06-23-22.

Annie Azarloza seconded the motion.

The committee **VOTED** unanimously to approve the motion.

B.

Adjourn Meeting

Todd Tetreault made a motion to adjourn meeting at 8:58 AM.

Annie Azarloza seconded the motion.

The committee **VOTED** unanimously to approve the motion.

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 8:58 AM.

Respectfully Submitted,
Annie Azarloza

The listed matters are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.



Foxborough Regional Charter School

Minutes

Facilities Committee Meeting

Date and Time

Tuesday August 9, 2022 at 8:00 AM

Location

Via Zoom

Committee Members Present

Annie Azarloza (remote), Badawi Dweik (remote), Kevin Heyayden (remote), Lesly Michelot (remote), Mike Cournoyer (remote), Todd Tetreault (remote)

Committee Members Absent

Sergio Martin

I. Opening Items

A. Record Attendance - Roll Call

B. Call the Meeting to Order

Badawi Dweik called a meeting of the Facilities Committee of Foxborough Regional Charter School to order on Tuesday Aug 9, 2022 at 8:00 AM.

II. Facilities

A. Open projects

ES Entrance was discussed and it was decided that this project would be pushed to the summer of 2023 because it wouldn't be possible to complete before students returned.

The demolition of the yellow house is still on schedule to be torn down by the end of the month.

Per conversations with Tom Philbin adding solar panels to the district would be a great cost saver to the district. The committee felt we should move forward with the project.

Refurbishing the floors in the Applied Learning was approved by the Director of Operations in order to create usable office space for district employees.

B. FY23 Capital projects

ES flooring phase 2 was completed going over budget by \$12,000

III. Closing Items

A. Approve Minutes

B. Adjourn Meeting

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 9:00 AM.

Respectfully Submitted,
Lesly Michelot

The listed matters are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.

Coversheet

Capital expenditure

Section: III. Capital Project
Item: A. Capital expenditure
Purpose: FYI
Submitted by:
Related Material: FY 23 Capital Update June 7 2023.xlsx

Notice

The following file is attached to this PDF. You will need to open this packet in an application that supports attachments to pdf files, e.g. [Adobe Reader](#):

FY 23 Capital Update June 7 2023.xlsx