



**NORTH MIDDLESEX REGIONAL SCHOOL DISTRICT  
ASHBY ELEMENTARY SCHOOL BUILDING COMMITTEE  
Ashby – Pepperell – Townsend, Massachusetts**

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**MEETING MINUTES – January 23, 2024**  
Virtual via Zoom Meet

**PRESENT**

Chairperson	June McNeil	School Committee Member
	Lisa Martin	School Committee Member ~absent
	Brad Morgan	Superintendent ~absent
	Nancy Haines	District Business Manager
	Jeremy Hamond	Director of Technology ~absent
	David Amari	District Facilities Director
	Dan Johnson	District Facilities Director, Alternate
	Anne Cromwell-Gapp	Ashby Elementary School Principal ~joined at 5:30pm
	Karen Walsh	Ashby Elementary School Staff Member
	Jessica Kallin	Ashby Selectboard Member
	Scott Hobart	Community Member, Ashby ~absent
	Dawn Roy	Community Member, Ashby
	Walter Hansen	Community Member, Ashby, Alternate ~absent

1. The Chairperson, June McNeil, opened the meeting at 5:05 pm and announced the Committee was meeting in a virtual setting, fully remote via teleconferencing, in accordance with the Governor's suspension of specific open meeting laws.

<b>Roll Call:</b>			
June McNeil	Yes	Anne Cromwell-Gapp	-
Lisa Martin	-	Karen Walsh	Yes
Brad Morgan	-	Jessica Kallin	Yes
Nancy Haines	Yes	Scott Hobart	-
Jeremy Hamond	-	Dawn Roy	Yes
David Amari	Yes	Walter Hansen	-
Dan Johnson	Yes		

2. Dawn Roy motioned, and David Amari seconded the Committee vote to approve the AES Building Committee meeting minutes dated December 19, 2023, as presented.

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**OUR MISSION:** At NM, we are committed to creating a diverse learning environment where students are provided a meaningful education through academic, social, and emotional learning experiences. Together with parents, caregivers, and the community, students are encouraged to ignite and embrace their individual potential to find success within NM and beyond.

<b>Roll Call:</b>			
June McNeil	Yes	Jessica Kallin	Abstain
David Amari	Yes	Dawn Roy	Yes

*Vote: The motion passed 3/0/1.*

3. Discussion of Action Items:

- Heating Solutions – David Amari stated that Habeeb & Associates have identified 3 possible heating options:
  - A. Replace steam boiler plus abate both pits for access. No upgrades, still dependent on old inefficient system.
  - B. Install two small high-efficiency gas-fired forced-hot water boilers to heat the 90s wing, cafeteria, and kitchen. Install a smaller second steam boiler to heat the 50s wing, gym, and lobby. Abate both pits for access. This can be done in multiple steps.
  - C. Re-do the entire system with high efficiency boilers and new controls. This option would be a multi-million dollar renovation requiring a vote at a town meeting.

The cost for a feasibility study on all three options would be \$29,000. The cost for a feasibility study on the second option only would be up to \$15,000.

Anne Cromwell-Gapp moved, and David Amari seconded to approve allocation of no more than \$15,000 to Habeeb & Associates for a feasibility study on the second option as presented.

<b>Roll Call:</b>			
June McNeil	Yes	David Amari	Yes
Dawn Roy	Yes	Anne Cromwell-Gapp	Yes
Jessica Kallin	Yes		

*Vote: The motion unanimously passed 5/0/0.*

- Abatement Reports/Quotes – Davis Amari stated that Vinnie is still working on the abatement scope of work.
- Stair Tread Height Adjustment/Chair Lift – No update. The district is still awaiting a response from the Office for Civil Rights.
- Gym Roof Drain Repair –David Amari said he may need to request quotes from a different vendor due to lack of response.

4. Discussion of Multi-year Plan: none

5. Public Comment: none

6. Other business: David Amari stated that two windows in the gym have become delaminated and need to be repaired. The windows were installed in 2012. The cost may be covered under the district maintenance operating budget. That route will be pursued but if the cost cannot be covered under the current district budget, Dave may need bring this to the AESBC for further discussion.
7. Next meeting: February 13, 2024

## ADJOURNMENT

David Amari moved, and Anne Cromwell-Gapp seconded to adjourn the meeting at 6:02 p.m.

Roll Call:			
June McNeil	Yes	David Amari	Yes
Dawn Roy	Yes	Anne Cromwell-Gapp	Yes
Jessica Kallin	Yes		

*Vote: The motion unanimously passed 5/0/0.*

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### Documents Reviewed / Referred To:

- 2024 1/23 AESBC Agenda
- 2023 12/19 AESBC Minutes

Respectfully submitted,  
June McNeil

**APPROVED:** February 13, 2024

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