

Greenfield School Committee
Long-Term Facilities Use Advisory Committee
Meeting Minutes
May 18, 2026

1. Call to Order:
The meeting was called to order at 9:02 a.m. (This meeting was conducted via Zoom only.)

2. Roll Call of Members (via roll call):
Present: Stacey Sexton, Chair (SS), Elizabeth DeNeeve (ED), M. Mckenzie Webb (MW)

Also present: M. Boudreau, GPS Facilities Director

SS read the Chair Statement relative to meeting recordings.

3. Public Comment:
There were no public comments at this time.

4. Approval of May 4, 2026 draft committee minutes:
On a motion by ED, 2nd by MW, the sub-committee voted to approve the minutes as presented. The roll call vote was unanimous.

On a motion by ED, 2nd by MW, this sub-committee voted to have M. Boudreau present an update on the status and future of our facilities. The roll call vote was unanimous.

M. Boudreau reported the following update for each building:

Greenfield High School:

- GHS is in the best of shape due to the rebuild in 2015
- Roof is a 30+ year roof so there is plenty of life left to the roof after the rebuild

Greenfield Middle School:

- Built in 1910
- Central Office renovation was done 15 years ago
- The rooftop/energy recovery units were supposed to be replaced via grant funding, but the funding was lost and they were not replaced – The 4 rooftop units are 25+ years old, which is nearing their end of life at a replacement cost of just over \$1 million dollars
- They are running on an old boiler control system - 80% is controlled by Schneider Company, while the other 20% is controlled by Siemens Company – He recommended they be upgraded to one control system – Rooftop units should be considered for replacement
- Gymnasium floor was just refinished last year, which should last for another 20+ years – Will require approximately \$3,000-\$4,000 of annual maintenance to preserve the floor until that time
- Classrooms/space still available for utilization
- The Central Office/employee side of the parking lot is in rough shape and in need of work

Federal Street School:

- Built in 1910
- Each classroom has a ventilator, which is old school (same holds true for classrooms at Newton, Four Corners, and AEL)
- Boilers feed the ventilators, which were replaced at Federal Street School 9 years ago – They are good, high-quality boilers
- The north end elevator in the building has been upgraded
- The elevator on the south end of the building should be upgraded with new controls and should be placed on a capital plan for funding at an approximate cost of \$100,000
- The roofs are in fairly good shape, with no concerns

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- The front parking lot asphalt paving was put on the capital list for completion – We have approximately \$75,000 set aside for this project – With the increase in pricing and materials, the price is now around \$300,000-\$310,000 to strip and redo the entire front parking lot – The recommendation would be to keep this project on the capital list
- Restoration due to the recent flood in a classroom has been completed in all affected areas
- It was stated that the brick wall at the back of the building has been a concern – The recommendation would be to remove the top two or three layers of brick from the wall, which would remedy the issue and still leave approximately 9 feet of brick wall for privacy – The approximate cost for this project would be \$500 to \$1,000 and could possibly be done in-house

Newton Street School:

- Built in 1915
- The boilers are the oldest in the district – May have approximately 10-15 years of life left in them, but may need more repair work
- The heating system runs by a glycol system - We have issues trying to maintain pressure to run the heating system during the winter months, and have spent approximately \$1,500 to recharge the system with glycol each year to get through those months – One of the air handling units is down right now – The unit has a custom-made blower because you can no longer get parts for the air handling unit – The system has another 5-10 year lifespan, but there could be costs and maintenance associated with the custom-made parts
- All floors are all VCT floors – They are in fair shape with about 5-10 more years of life left in them – We will eventually need to consider replacing some of them in the future
- Of all the buildings in the district, this one would need the most work
- Employee parking lot is gravel – Visitor and horseshoe turnaround are in good condition
- The roof is in good shape – There is no need to replace the roof at this time
- Brick exterior is in fairly good shape – No concerns at this time
- The playground is in decent shape – He is in discussion now with DPW relative to a plan to address the poison ivy that encroaches the perimeter of the fence
- The concerns lie mostly with the mechanics within the building

Discovery School at Four Corners:

- Built in 1955
- New boilers were recently installed – Not a lot of mechanicals within the building (other than a simple heating unit), but a few on the rooftop
- We are working with engineers to come up with a study on handicap access for the stairs that go outside the north/west wing near the boiler room, as well as handicap access into the nurse's area to resolve compliance issues
- There is some asbestos in the building, specifically in the 9x9 floor tiles – They have since been covered up with 12x12 floor tiles – Being they are sealed and covered, there are no issues unless we conduct a major renovation and remove all the floors, which would result in the need of a remediation for asbestos
- Greenhouse in the back of the building is in need of covering, but only if it is going to be used for that purpose
- Playground is in decent shape

Academy of Early Learning:

- Capital money is being spent this coming year to replace the old wooden rain gutters at the school
- The exterior of the building needs painting – Not certain if that funding has also been approved – Will just need to test the existing paint to determine if it contains lead before painting over it
- This building has the oldest boilers

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- Parking has been added for teachers and staff, but still isn't enough
- Gymnasium floor is in decent shape, but will require resurfacing within 5-10 years at an approximate cost of \$30,000
- Classroom furniture is aged
- The roof is in good shape for another 10-20+ years

5. Review and approve Advisory Committee recruitment materials:

Draft materials were reviewed for approval:

- Recruitment Letter
- Google form for interested candidates would use if interested in serving on this Advisory Committee through May 2027
- Proposed recruitment timeline

Discussion also ensued as to the venues to which this information can be posted, i.e. *The Recorder*, GPS district website, social media, parent groups, etc.

6. Discuss and set next meeting date:

It was the consensus of this sub-committee to meet again virtually on June 1 at 10:00 a.m. and June 29 at 10:00 a.m.

It was suggested that we have someone (MASC) teach us about regionalization, as well as someone from the City to do the same for scouting/building a building and what is involved in the process.

7. Adjournment:

On a motion by ED, 2nd by MW, the meeting adjourned at 9:58 a.m. The roll call vote was unanimous.

Approved: