

November 14, 2024

**BUILDINGS AND GROUNDS SUBCOMMITTEE**

**Virtual Buildings and Grounds Subcommittee Report  
Thursday, November 14, 2024 at 5:30 p.m.  
Broadcast from the Media Studio  
454 Broadway, Cambridge, MA**

Called the purpose of for the purpose of presenting our new Interim Chief Operating Officer to the community, and sharing an update on the long-range Facilities Condition Assessment and summer capital projects.

Subcommittee Members Present: Member Rojas, (Chair), Member Hudson, Member Rachel

Other Committee Members Present: Vice Chair Hunter

Others Present: Vedad Konjic, Facilities Director and Damon Smith, Interim Chief Operating Officer

**Chair Rojas** started the meeting at 5:35 p.m. and read the call of the meeting. The Executive Secretary conducted a roll call of subcommittee members present: Member Rojas, PRESENT; Member Rachel, PRESENT; Member Hudson-~~ABSENT~~.

**Member Hudson** joined the discussion at 6:00 p.m.

**Chair Rojas** highlighted the agreements of the meeting (below):

- Speak and listen from the heart (respect)
- Step up/step back (watch air time)
- Expect and accept non-closure (work in progress)
- Bike rack (list of things that are important but should be addressed another time)
- Public comment would be limited to 3 minutes to allow for a broader discussion.

**Chair Rojas** led round-robin introductions and asked attendees to share their Thanksgiving traditions.

**Chair Rojas** turned the meeting over to Interim COO Smith who gave brief introductory remarks sharing that he is new to the COO role, but has a long history with the district and is a Cambridge resident. Mr. Smith shared the following [slides](#).

An overview of the presentation included:

- Facilities Condition Assessment with an example of the Peabody School
- Summer 2025 Capital Improvement Projects
- Massachusetts School Building Authority (MSBA) School Survey Assessment Process

During the presentation, Interim COO Smith shared the following highlights:

- The work of his team directly relates to the District's objective of "Building Welcoming & Supportive Schools & District"
- The long term Facilities Condition Assessment (FCA) includes a 1.) building by building analysis; 2.) a comprehensive assessment of the small and medium-sized projects and 3.) potential scenarios for CPS and the City of Cambridge to consider with respect to future major building or renovation projects.

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- Ranking of CPS buildings in need of updating/repairs.

Mr. Smith turned the meeting over to Mr. Konjic who shared a detailed example of the Facility Assessment and Capacity Summary for the Peabody School which included a facilities condition assessment, educational adequacy index, sustainability index and recommended limited interventions.

Mr. Konjic paused for discussion. Topics included:

- Concerns about the increase in flooding issues and the district's commitment to partnering with the City to address these issues.
- Energy efficiency studies and proposed alternatives
- The importance of having an energy efficient building before installing energy efficient equipment
- The importance of creating breakout spaces to enhance learning opportunities.

Mr. Konjic continued the discussion and updated the group on the following projects:

- Longfellow Broadway Roof Replacement & Asbestos Abatement
- Longfellow Broadway and FMA Ventilator Replacements
- Cambridgeport and FMA Elevator Upgrades
- Cambridgeport Boiler Replacements
- Solomon Building Waterproofing
- Baldwin Electrical Vault Beam replacement
- FMA Façade repairs
- Kennedy Longfellow Heater replacement
- Amigos School Gym Floor replacement
- Hagerty Plaza Waterproofing

**Mr. Smith** highlighted that he would continue to keep the group updated on the ongoing projects and that he looks forward to sharing the full report of the Facilities Condition Assessment.

**Chair Rojas** concluded the meeting at 7:00 p.m.