



Facilities Committee Minutes

November 13, 2024

Attendees: Fran Rosenberg, Larry Fleming, Kathy Mahoney, Monique Bourgault

Committee: Ms. Angelakis, Dr. Scott Morrison, Dr. Michael Harvey, Dr. Joshua Vadala , Dr. Patrick Daly, Ms. Pamela Beaudoin

Call to Order: Ms. Angelakis called the meeting to order at 8:02 am and noted it was conducted remotely per Governor Healey's Open Meeting Law extension.

Update on HVAC Project: Mr. Fleming reported that despite a few hiccups, the roof is about 90 % done, overall project is 60% completed and due to come in on time and on budget

Presentation of Capital Plan and Capital Budget : Five-year capital budget shared; critical upcoming projects discussed with committee members .

Ms. Angelakis - helpful to see the plan laid out like this and it's a great starting point. There are no surprises.

Ms. Rosenberg emphasized the need for consistent capital funding. We need another funding mechanism aside from increasing tuition from the districts. If we don't set aside funds every year for capital needs we will continue to fall behind.

Discussion of Long Range Planning for Buildings: Ms. Rosenberg and Mr. Fleming presented a long-range review of NEC properties, highlighting ownership, lease status, and program capacity.

Proposed Actions :

126 Sohier Road: Mr. Fleming shared that the landlord at 126 Sohier Road is looking to sell fairly quickly. Preliminary discussion with the bank indicates this could be financially positive, if there was a way to structure the sale without needing down payment. We have phone calls set up with our attorney and with realtor David Hark who represents our current landlord and has been a good friend and advisor to NEC.

Board members felt we shouldn't be pressured into buying the building. We are protected by our long-term lease, and although it might be financially beneficial in the long run, we don't have the cash to pursue right now.

Board members felt that Pine Street in Peabody sounds like the most pressing need, RHS is next, and that we should say "no" to the option to buy 126 as we don't have the bandwidth to tackle it right now.

Other Issues:

There was Board consensus on the need for external expertise given the scale of these projects.

Ms. Angelakis stated that NEC will need a consultant from outside to lead this work with such a lofty list of capital projects. Dr. Harvey and Mr. Forget agreed. Mr. Forget stated that we needed all of these programs to meet the needs of students and that we didn't want to dismantle or close any existing programs. He felt that we needed someone with expertise in property development who can vision out what the right decision would be.

Ms. Rosenberg asked if members had any recommendations for companies they had worked with on similar projects.

There was some discussion on the proper procurement process.

Dr. Harvey and Dr. Vadala stated the need for an OPM to review all current facilities. Dr. Vadala suggested going onto the business manager list serve for suggestions.

Ms. Beaudoin agreed that hiring someone from outside who does this work will help to provide a detailed capital plan of facilities.

Mr. Forget stated that we will need board approval for funding a consultant to manage planning efforts as it would probably be a 6-figure amount to do a full analysis. We will need to figure out how to make it work in this year's budget.

Ms. Rosenberg thanked the committee for attending and all of the valued feedback and confirmed that the next steps would be to continue to gather information to bring to the December board meeting.

Ms. Angelakis stated that despite this stress, NEC programs are in a strong position. Hiring the right consultant will help us save money in the long term.

Meeting adjourned at 8:45 am