



AGENDA PACKET

**COMMITTEE ON WAYS & MEANS
MONDAY, JUNE 23, 2025 5:30 PM**

**EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR
EVERETT, MA 02149**

**Posted in accordance with the
provisions of Mass. General Laws
Chapter 30A- Sections 18-25**

on 6/16/2025 at 9:21 A
Attest:



Assistant City Clerk

RECEIVED
CITY CLERKS OFFICE
EVERETT, MA
2025 JUN 16 A 9:21



AGENDA

COMMITTEE ON WAYS & MEANS MONDAY, JUNE 23, 2025 5:30 PM

EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR
EVERETT, MA 02149

ROLL CALL

PLEDGE OF ALLEGIANCE

UNFINISHED BUSINESS

1. C0199-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to repurpose available unencumbered balances from ten completed school Capital Improvement projects toward additional critical and time-sensitive school Capital Improvement projects

2. C0217-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval that \$2,000,000.00 be appropriated by borrowing for major repairs to the Whittier School HVAC system which include, installation of new electrical panels, wiring, and equipment. These repairs are for essential and time-sensitive repairs to the HVAC system at the Whittier School

ADJOURNMENT

www.cityofeverett.com

(All agendas and reports can be obtained on City of Everett Website)

Respectfully submitted:

Michael J. Mangan

Legislative Aide



C0199-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

An order requesting approval to repurpose available unencumbered balances from ten completed Capital Projects toward additional critical and time-sensitive school projects

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

June 4, 2025

The Honorable City Council
City Hall
484 Broadway
Everett, Massachusetts 02149

Dear Honorable Members:

I hereby request the following repurposing order seeking to use the unexpended funds totaling \$845,0000 per the detail on the attached letter from the school department.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



June 4, 2025

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:
Bill Type: Order

Be it
Ordered: BY City Council OF THE CITY OF EVERETT, as
follows:

ORDERED, that the City hereby appropriates the amount of \$ 203,614.29, being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0249-22 of the City Council approved by the Mayor on June 27, 2022 to finance the Central Storage capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Shades improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 46,385.71, being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0249-22 of the City Council approved by the Mayor on June 27, 2022 to finance the Keverian Health Center capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Shades improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 200,000.00, being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0249-22 of the City Council approved by the Mayor on June 27, 2022 to finance the Keverian Health Center capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School IT Infrastructure improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 38,614.29, being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0399-22 of the City Council approved by the Mayor on September 27, 2022 to finance the Keverian Health Center capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 45,000.00, being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0249-22 of the City Council approved by the Mayor on June 27, 2022 to finance the Lafayette Library capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 6,728.00, being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0399-22 of the City Council approved by the Mayor on September 27, 2022 to finance the Keverian School Heat Units capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 23,043.35, being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0399-22 of the City Council approved by the Mayor on September, 27, 2022 to finance the Keverian School ACCU1/ACCU capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 2,500.00 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0206-23 of the City

Council approved by the Mayor on July 17, 2023 to finance the EHS Lighting and Controls capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 783.00 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0206-23 of the City Council approved by the Mayor on July 17, 2023 to finance the EHS Bleachers capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 25,620.00 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0257-23 of the City Council approved by the Mayor on November 1, 2023 to finance the Whittier Gym Floor capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 17,711.36 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0257-23 of the City Council approved by the Mayor on November 1, 2023 to finance the Lafayette Locker Room Renovations capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 100,000.00 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0257-23 of the City Council approved by the Mayor on November 1, 2023 to finance the Lafayette Locker Room Renovations capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Updated

floor Plans improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 100,000.00 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0257-23 of the City Council approved by the Mayor on November 1, 2023 to finance the Lafayette Locker Room Renovations capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Webster Modular improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 32,288.64 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0257-23 of the City Council approved by the Mayor on November 1, 2023 to finance the Lafayette Locker Room Renovations capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School District Wide Security Shades improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 2,711.36 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0256-23 of the City Council approved by the Mayor on November 20, 2023 to finance the School Ford F250 project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School District Wide Security Shades improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws.



June 3, 2025

The Honorable Mayor Carlo Demeira
484 Broadway
Everett, MA 02149

Dear Mayor DeMaia,

I am providing a detailed overview below to support the request to repurpose available unencumbered balances from Capital Projects funds totaling \$455,000.00. This information should have been shared with you as part of the original request to repurpose Capital funds; nonetheless, the new projects identified are important to address. The original projects were either completed under budget; deemed too costly to continue; or were requested by the former administration without a full understanding of the scope of the project(s). The repurposed funds are requested for time-sensitive safety and security projects that are a result of a collaborative planning process that identified, reviewed and vetted project scope and cost.

REPURPOSE

1. 7374 - FY23 CENTRAL STORAGE
 - a. Original Budget: \$400,000.00
 - b. Repurpose Request: \$353,614.29
The original intent of the project was to take the remaining Central Storage Space at Everett High School and convert it into classrooms and offices. An architect was hired; however, the cost to convert the space far exceeded the budget due to several mechanical issues within the space.
2. 7375 - FY23 KEVERIAN HEALTH CENTER
 - a. Original Budget: \$100,000.00
 - b. Repurpose Request: \$285,000.00
The original intent was to convert the old Cambridge Health Alliance space into an additional kindergarten classroom. An architect was hired and the cost to convert the space far exceeded the amount that was budgeted.
3. 7376 - FY23 LAFAYETTE LIBRARY
 - a. Original Budget: \$65,000.00
 - b. Repurpose Request: \$45,000.00
The project was intended to demolish the Library to create a new classroom. Aside from the cost of the project, it was determined that it was not in the best interest of the school to lose the Library space.
4. 7379 - FY23 KEVERIAN SCHOOL HEAT UNITS
 - a. Original Budget: \$56,000.00
 - b. Repurpose Request: \$6,728.00
This project is complete and came in under budget.

Central Administration
1015 Broadway, Everett, MA 02149
617-394-2400 | www.everettpublicschools.org



replace the vinyl fence at the Koverian School. The fence has become dilapidated and has proven too costly to continue to be repaired each year.

3. **FY25 UPDATED FLOOR PLANS - \$100,000.00**
The physical floor plans in all schools are outdated, and we do not have digital floor plans that could be updated regularly or shared during an emergency response. Repurposed funds would support a contract to develop indoor maps of all school buildings that could be shared with public safety in a secure cloud service and support faster responses to school emergencies.
4. **FY25 WEBSTER MODULAR REPAIRS - \$100,000.00**
The exterior of the Webster modular unit has become weathered, and in some places the exterior wood has broken off, exposing the interior structure. This project will address the repair and replacement of the wood around the windowsills, siding, and door frames around the modular units.
5. **FY25 DISTRICTWIDE SECURITY DOOR PULLDOWN SHADES - \$35,000.00**
Security pull-down shades are to be installed district-wide on all classroom and office doors. EPS is one of the only districts locally that does not already have these security shades installed to be used in the event of an emergency.
6. **FY25 DISTRICTWIDE SHADES - \$250,000.00**
As our buildings age, the window shades across the district are aging as well. There is a need for window shades to be replaced at all schools.

Respectfully submitted,

William D. Hart

William D. Hart
Superintendent of Schools

Central Administration
101 West Street, Everett, WA 98203
677-3942 x400 | www.everettpublicschools.org



C0217-25

To: Mayor and City Council
From: Councilor Stephanie Martins
Date: June 9, 2025

Agenda Item:

An order requesting approval that \$2,000,000.00 be appropriated by borrowing for major repairs to the Whittier School HVAC system which include, installation of new electrical panels, wiring, and equipment. These repairs are for essential and time-sensitive repairs to the HVAC system at the Whittier School

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

June 3, 2025

The Honorable City Council
City Hall
484 Broadway
Everett, Massachusetts 02149

Dear Honorable Members:

I hereby request the amount of \$2,000,000.00 be appropriated by borrowing for major repairs to the Whittier School HVAC system which include, installation of new electrical panels, wiring, and equipment. These repairs are for essential and time-sensitive repairs to the HVAC system at the Whittier School.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



June 3, 2025

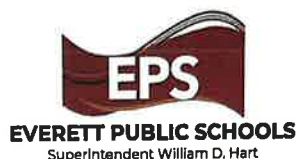
City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:
Bill Type: Order

Be it
Ordered: BY City Council OF THE CITY OF EVERETT, as
follows:

That the City hereby appropriates the amount of Two Million Dollars (\$2,000,000) to be funded by borrowing for HVAC repairs at the Whittier school, located at 337 Broadway, including the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §8 or pursuant to any other enabling authority, and to issue bonds and notes therefore, provided, that any premium received upon the sale of any bonds or notes approved by this Order, less any such premium applied to the payment of the costs of such issuance of bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; and to take any other action relative thereto.



June 3, 2025

The Honorable Mayor Carlo Demaria
484 Broadway
Everett, MA 02149

Dear Mayor DeMaria,

I am providing a detailed overview below to support the request to repurpose available unencumbered balances from current Capital projects totaling \$845,000.00. This specific detail should have been shared with you as part of the original request to repurpose Capital funds; nonetheless the new projects identified are important to address. The original projects were either completed under budget; deemed too costly to continue; or were requested by the former administration without a full understanding of the scope of the project(s). The repurposed funds are requested for time-sensitive safety and security projects that are a result of a collaborative planning process that identified, reviewed and vetted project scope and cost.

REPURPOSE

1. **7374 - FY23 CENTRAL STORAGE**
 - a. Original Budget: \$400,000.00
 - b. **Repurpose Request: \$203,614.29**
The original intent of the project was to take the remaining Central Storage Space at Everett High School and convert it into classrooms and offices. An architect was hired; however, the cost to convert the space far exceeded the budget due to several mechanical issues within the space.
2. **7375 - FY23 KEVERIAN HEALTH CENTER**
 - a. Original Budget: \$300,000.00
 - b. **Repurpose Request: \$285,000.00**
The original intent was to convert the old Cambridge Health Alliance space into an additional kindergarten classroom. An architect was hired and the cost to convert the space far exceeded the amount that was budgeted.
3. **7376 - FY23 LAFAYETTE LIBRARY**
 - a. Original Budget: \$65,000.00
 - b. **Repurpose Request: \$45,000.00**
The prior administration intended to demolish the Library to create a new classroom. Aside from the cost of the project, it was determined that it was not in the best interest of the school to lose the Library space.
4. **7379 - FY23 KEVERIAN SCHOOL HEAT UNITS**
 - a. Original Budget: \$56,000.00
 - b. **Repurpose Request: \$6,728.00**
This project is complete and came in under budget.

Central Administration
121 Vine Street, Everett, MA 02149
617-394-2400 | www.everettpublicschools.org

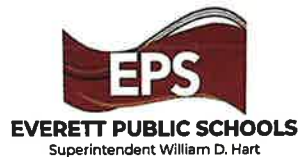


5. **7383 - FY23 KEVERIAN SCHOOL ACCU1/ACCU**
 - a. Original Budget: \$730,000.00
 - b. Repurpose Request: \$23,043.35
This project is complete and came in under budget.
6. **7656 - FY23 EHS LIGHTING & CONTROLS**
 - a. Original Budget: \$360,000.00
 - b. Repurpose Request: \$2,500.00
This project is complete and came in under budget.
7. **7657 - FY23 EHS BLEACHERS**
 - a. Original Budget: \$220,000.00
 - b. Repurpose Request: \$783.00
This project is complete and came in under budget.
8. **7666 - FY24 WHITTIER GYM FLOOR**
 - a. Original Budget: \$250,000.00
 - b. Repurpose Request: \$25,620.00
This project is complete and came in under budget.
9. **7669 - FY24 LAFAYETTE LOCKER ROOM RENO**
 - a. Original Budget: \$250,000.00
 - b. Repurpose Request: \$250,000.00
The previous administration requested funds to convert multiple locker rooms into classrooms. Neither of the locker rooms could fit a classroom. In addition, the cost of removing the plumbing in this space was too excessive and could pose damage to plumbing in other parts of the building.
10. **7679 - FY24 FORD F250 -**
 - a. Original Budget: \$50,000.00
 - b. Repurpose Request: \$2,711.36
This project is complete and came in under budget.

AUTHORIZE

1. **FY25 IT INFRASTRUCTURE - \$200,000.00**
Several IT infrastructure projects are required for the District including cabling and wiring to address network security; additional installation of the paging intercom and clock systems for emergency planning; and the set-up of new office and classroom spaces. Performing these projects to maintain an asset triggers construction in respect to procurement and are at a cost and anticipated life-cycle improvement that is in line with Capital funding.
2. **FY25 DISTRICTWIDE FENCING - \$160,000.00**
Two new playgrounds at the Parlin and the Adams School were installed during the fall of 2024. Part of the repurposed funds would provide fencing around these new playgrounds. The additional funds will be used to

Central Administration
121 Vine Street, Everett, MA 02149
617-394-2400 | www.everettpublicschools.org



replace the vinyl fence at the Keverian School. The fence has become dilapidated and has proven too costly to continue to be repaired each year.

3. FY25 UPDATED FLOOR PLANS - \$100,000.00

The physical floor plans in all schools are outdated, and we do not have digital floor plans that could be updated regularly or shared during an emergency response. Repurposed funds would support a contract to develop indoor maps of all school buildings that could be shared with public safety in a secure cloud service and support faster responses to school emergencies.

4. FY25 WEBSTER MODULAR REPAIRS - \$100,000.00

The exterior of the Webster modular unit has become weathered, and in some places the exterior wood has broken off leaving holes and vulnerable access areas. This project will address the repair and replacement of the wood around the windowsills, siding, and door frames around the modular units.

5. FY25 DISTRICTWIDE SECURITY DOOR PULldown SHADES - \$35,000.00

Security pulldown shades are to be installed district-wide on all classroom and office doors. EPS is one of the only districts locally that does not already have these security shades installed to be used in the event of an emergency.

6. FY25 DISTRICTWIDE SHADES - \$250,000.00

As our buildings age, the window shades across the district are aging as well. There is a need for window shades to be replaced at all schools.

Respectfully submitted,

William D. Hart

William D. Hart
Superintendent of Schools