



**Building and Grounds Subcommittee
Fuller Middle School - Fuller Main Conference Room
31 Flagg Drive, Framingham
February 24, 2020 @ 5:30 p.m.**

Open Meeting Minutes

PRESENT: Scott Wadland, Karen Dempsey*, Adam Freudberg, Jessica Barnhill

ABSENT: None

OTHERS PRESENT:

Lincoln Lynch, Executive Director of Finance and Operations

Matt Torti, Director of Building and Grounds

Carol Brodeur, Capital Projects Coordinator

Call to Order

The Chair called the meeting to order at 5:38 p.m. and noted who was in attendance, as well as that the meeting was being recorded.

Public Comment

No public comment.

Overview of Building and Grounds Department

*Karen Dempsey arrived at 5:39 p.m.

Matt Torti went over the summary of the department that was provided in a memo, which involved who they are, what they do, and their responsibilities. Mr. Wadland noted that in the budget book there is a summary of the physical aspects of each building, which is a great reference. Mr. Wadland asked where the responsibility is for the 265 acres of grounds with the Building and Grounds Department versus the City Parks and Recreation Department. Mr. Torti said in the past the school department was not doing a good job maintaining the fields so the town turned maintenance of the fields over to the Parks and Recreation Department. He said that the Parks and Recreation Department is in charge of the condition of the turfs, line striping, waterflow, etc., as well as for the rental and access of the fields including collecting revenue. He said that the school department owns and mows the fields. Mr. Wadland asked about the artificial turf field at the high school. Mr. Torti said that that was gifted to the school district and is under the purview of the Athletic Department, and not Parks and Recreation. Discussion was held regarding looking further into the revenues and who is in control of the fields.

Discussion/Vote on FY21 Capital Plan

Mr. Lynch went over the background of the FY21 Capital Plan process. He said that they worked with the City's Chief Financial Officer (CFO) to rework what she had submitted to focus on the school's priorities and fit within the amount she gave which was \$3,390,200. He said that this included removing \$1.5 million for the McCarthy air conditioning project and a reduced security project amount. Mr. Freudberg said his only concern is what we will be losing with the lower security amount, and asked if solar canopies can be looked into while working on the Brophy paving project. Mr. Wadland said that the Director of Security said we would be losing additional cameras, as well as physical gates for some of the schools on the driveways that go through playgrounds. Mr. Lynch said that they have a safety consultant group that walks the building exterior and finds soft spots and ways to improve, this is also being lowered and will only take place at Cameron and Walsh now. He said that they are looking at increasing the operating funding to help with the assessment at the high school. Discussion occurred on how to include the additional cameras, gates, and for all of the schools to be looked at by the consultant groups, in addition to the other request, and thinking about how the operating budget can make up for capital projects.

Motion: To recommend to the full School Committee to accept the FPS recommendation to reprioritize the list of four capital projects totalling \$3,390,200 for \$2M for exterior envelope improvements, \$955K for Brophy Paving/Stormwater, \$200K for Barbieri HVAC, and \$235,200 for Security, and submit this new request to the Mayor and City Council as discussed with the CFO.

Moved: Ms. Dempsey **Seconded:** Mr. Freudberg **Vote:** Unanimous 4-0-0

Motion: To recommend to the full School Committee to request a supplemental capital appropriation of \$214,800K to fund the remaining request for security the School Committee and FPS Director of Safety and Security originally requested in October of 2019.

Moved: Ms. Barnhill **Seconded:** Mr. Wadland **Vote:** Unanimous 4-0-0

The motions will be shared with the City Council, Mayor and CFO, and the School Committee. Mr. Torti said that because of the age of a lot of the roofs, it does not make sense to put solar on now, but will look at once they start replacing the roofs. He said solar options cost more to put in parking lots. He said that the City has to approve Power Purchase Agreements, so this would be separate from the Brophy paving project. There was discussion about different solar options, Power Purchase Agreements, and roof replacements.

Discuss on the 5-year lease for 73 Mt. Wayte Ave

Mr. Wadland said that the Mayor and team presented a five year lease of the Perini Building to the City Council, who voted to refer the lease to the School Committee, who in turn referred it to the Building and Grounds subcommittee. Mr. Freudberg gave an update on a meeting that was held with Perini, City Officials and members of the School Department; which included the District no longer having to pay a tenant in sufferance rate, and having certainty through the end of the school year through June 30th. He said that Perini did not like the idea of a one year lease, and it sounds like the City Council would not approve a five year lease, and that Perini suggested a three year lease. Mr. Wadland summarized a call with the City Solicitor, in which he recommended considering issuing a new RFP in case the current negotiations do not go well. Discussion occurred regarding how there are a lot of concerns about facilities in general for the schools and the City. Mr. Freudberg said they have been working with the City Solicitor and Inspector General's Office regarding being able to negotiate the price on the current RFP. Mr. Torti spoke about time being the most important thing, as there are many projects coming up in the upcoming years. There was discussion regarding the timeline with the Farley building

and MassBay's lease there, and if that was a possible location for the central office to move there or not. Discussion was held about negotiating with Perini the per square foot rental rate, and with looking at costs of other comparative locations close to data centers in order to not add additional costs, among other criteria. Discussion was held on what a new RFP would possibly include size and staff wise, such as moving the Technology Department out of the high school.

Motion: To recommend to the full School Committee to reject the 5 year lease referred by the City Council, and begin a dual approach to #1: pursue negotiating under the original RFP over a three year lease with a lower per square foot rental rate (if the Inspector General's Office says this negotiation process is ok), and #2 at the same time issue a new RFP for rental options in case the Perini Building doesn't work out.

Moved: Ms. Dempsey **Seconded:** Ms. Barnhill **Vote:** Unanimous 4-0-0
Discussion occurred about having the City Council and other City Officials be able to look over and give feedback on the draft RFP, to have them in collaboration, before it gets sent out.

Recurring dates/times for subcommittee meetings

It was decided, through discussion, that quarterly meetings would be best, with the next occurring in May, and looking at the fourth Monday of the month with a start time of 6:00 p.m.

*Ms. Barnhill left the meeting at 6:51 p.m.

Adjournment

Motion: To adjourn. **Moved:** Ms. Dempsey **Seconded:** Mr. Freudberg

Vote: Unanimous 3-0-0

Meeting adjourned at 6:53 p.m.

Meeting Materials

Agenda

FY21 Capital Plan Revisions

5 Year Lease Proposal from Perini

Letter from Perini

RFP Lease for School Administration

Building and Grounds Cover Page

These minutes were approved by the Building and Grounds Subcommittee on May 5, 2020.

These minutes were sent to the City of Framingham for posting on May 8, 2020.