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Building and Grounds Subcommittee

Remote

May 5, 2020 @ 6:00 p.m.

Open Meeting Minutes

PRESENT: Scott Wadland (Chair), Karen Dempsey, Adam Freudberg, Jessica Barnhill

ABSENT: None

OTHERS PRESENT: Executive Director of Finance and Operations Lincoln Lynch, Director of Building and Grounds Matt Torti, Capital Projects Coordinator Carol Brodeur

Call to Order

The Chair called the meeting to order at 6:00 p.m. He said this meeting was being broadcast live on Facebook and being recorded. He read those in attendance, and how to participate in public comment.

Public Comment

No public comment

Vote and Discussion on Perini Corporation Lease at 73 Mount Wayte Avenue for Central Office

Executive Director of Finance and Operations Lincoln Lynch said that a Request for Proposals (RFP) for space for the school administration was sent out. He said that the school administration currently occupies 20,000 square feet at the Perini Building, the RFP asked for additional things that were not in the last RFP, and the only bidder was Tutor Perini. He said that one of the prerequisites for proposals that changed from the last one was for 25,000 square feet in order to move the Technology Department out of the high school and into the Perini Building to create more classrooms, as well as to look at other staff members in the current Fuller School building that could move to Perini. He said that other items included in the RFP that differed from the last one were: a loading dock with access 24/7, the number of offices of a minimum of 75 but enough space for 100 people, increased parking from 87 to 100 spots, and the building had to be somewhere in Framingham. He said that Perini submitted a three year proposal, with two one year options, for a total of five years. He said that the current price in the extended lease that ends on June 20th is \$23.90 a square foot, and their new proposal that would start July 1st is for \$20.50 a square foot including utilities. He said that an evaluation team was put together as part of the process including City Officials, and they completed evaluations today.

DRAFT

Questions. Mr. Wadland confirmed, through asking, that the current lease is \$23.90 per square foot including utilities, and the new proposed amount is of \$20.50 per square foot including utilities. Mr. Wadland asked about the change in space and the layout of the building; will cubicles, furniture and partitions that are already there be included, and if we have to reconfigure how it is set up. Mr. Lynch said that Perini is open to figure out what works best for the district, and the additional space would be on the first floor for easy access to the loading dock. Director of Building and Grounds Matt Torti said that custodial, maintenance, and snow removal is included in the lease. He said that the first floor is already set up, and there is not much room for cubicles, and includes common areas, break rooms, conference rooms, etc.

Motion: To accept the Perini proposal for the RFP for Central Administration office space.

Moved: Ms. Dempsey **Seconded:** Mr. Freudberg

Roll Call Vote: Unanimous 4-0-0 (Yes: Dempsey, Wadland, Freudberg, Barnhill)

Status Update on Capital Building Projects and Possible Impacts due to Pandemic

Mr. Torti said that they lost four weeks in their schedule due to COVID-19 regulations, and spoke to the status of where projects are. He said some projects they are waiting to hear on funding for, and others it is a little late in the year to start due to the contract process, etc. He said that what is currently being worked on came out of the FY19 and FY20 Capital Budget funding, and we will not know about the FY21 request that was presented to City Council a few weeks ago until June. Mr. Freudberg said that we need to be ready to have projects be delayed, not funded, or decreased. He said that we need to be more involved with the City Council to show them what projects need to be done right now for health and safety, and need to think of how to talk about the costs, and other impacts, of delaying projects. Mr. Lynch said that one project that needs to happen and be supported is one that the Water Department is presenting on, and that directly affects the new Fuller Building Project. Ms. Barnhill asked if there are any recommendations for specific projects to focus on, especially during school closures during COVID-19 with some of the funds that are available. Mr. Torti said that any project that has been delayed due to COVID-19, or additional costs due to COVID-19, are tracked with a special code, and they are not sure yet on how they will be funded or reimbursed. He said that they are not sure how to commence some projects due to the state not having regulations out yet. Mr. Lynch said that with the social distancing guidelines it is hard to get vendors in, and they are working with the Director of Public Health. He said that they are trying to get everything completed that they can get completed. Mr. Freudberg suggested putting the water project on a future agenda, and keeping the Fuller School Building Committee in the loop. He said that the paving project is the first step for solar at Brophy, but it would be helpful if there was a solar project timeline for when it would be ready to be voted on. Mr. Torti said that it is very complex, but they are moving forward.

Approval of Minutes: February 24, 2020

Motion: To approve the February 24, 2020 minutes

Moved: Ms. Barnhill **Seconded:** Mr. Freudberg

Roll Call Vote: Unanimous 4-0-0 (Yes: Dempsey, Wadland, Freudberg, Barnhill)

Adjournment

Motion: To adjourn. **Moved:** Ms. Barnhill **Seconded:** Ms. Dempsey

DRAFT

Roll Call Vote: Unanimous 4-0-0 (Yes: Dempsey, Wadland, Freudberg, Barnhill)
Meeting adjourned at 6:41 p.m.

Meeting Materials

Agenda

2020 RFP for Lease for School Administration

Tutor Perini School Administration Space Proposal

Draft February 24, 2020 Minutes