



Framingham Public Schools
Dr. Robert A. Tremblay, Superintendent of Schools

Buildings and Grounds Department
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SC FACILITIES SUBCOMMITTEE MEETING
Fuller Middle School
Buildings and Grounds Office
31 Flagg Drive, Framingham
September 25, 2019
4:00 PM

Members Present:

Richard Finlay, Chair
Tiffanie Maskell

Adam Freudberg
Noval Alexander

Also in Attendance:

Matt Torti, Director of Building and Grounds
Carol Brodeur, Capital Project Coordinator
Lincoln Lynch, Executive Director of Finance & Operations
Thomas Begin, Deputy Director of Framingham Parks and Recreation
Shawn Luz, Framingham Sustainability Coordinator
Bill McGrath, Beta Engineering
Jeff Power, Mark Desmon and Kristen Pattanough from SunPower
Brian Neeley, Gale Associates
Scott Penrod, Director of Safety and Security

Call to Order

Chairman Finlay called the meeting to order at 4:07 p.m. and announced that the meeting is being recorded.

The Chair said that there will be a brief discussion on turf fields with the Fuller School Building Project. Matt Torti said that turf fields are a wonderful notion for sports programs, but there is a need to understand the complexities of the coordination with the construction project; such as credit for types of soils, fertilization, no irrigation as part of this construction process. He said if

there were to have turf fields they would need to know as soon as possible, and there would have to be a very good maintenance plan with knowing how often they will be used, who is going to maintain them, sterilization, etc., will there be lights or a drainage system. Mr. Freudberg suggested this could be a FY22 capital project, and will need to continue to coordinate with all public bodies for this. He suggested that it could be through the Fuller project funding if there are extra funds, or a cost share with the Parks and Recreation budget and school budget. Thomas Begin said if looking at FY22 it would need a full plan within the next year with full specs, which would be a lot of work within the next upcoming months. Mr. Torti said they would have to look at the schedule of the project as well.

Review of PPA

Shawn Luz presented along with Jeff Power, Mark Desmon and Kristen Pattanough from SunPower on a Power Purchase Agreement for solar canopies for the Fuller Middle School. Mr. Torti said this is just an introduction, the full School Committee would have to fully vote on it, then the Mayor would need to approve it, and finally go to the City Council for a vote. Fuller does have the ability for solar panels, but the City needs to come to an agreement about the PPA for the equipment. He said when we are looking at replacing old roofs we will be looking at how to tie in solar installations in future projects. He said existing parking lots are a bit more of a challenge, due to drainage implications, and many other structural supports. Mr. Freudbeg said he would like to see if solar is an option at all the schools, and reasoning with why or why not. Mr. Torti said they have information from Ameresco that looked at many of the buildings throughout the City, and they can provide a list of the other school districts they worked with

Motion: To move the Fuller Project PPA forward to the School Committee for a vote.

Moved: Mr. Alexander

Seconded: Ms. Maskell

Vote: Unanimous (4-0-0)

Approval of Minutes

Motion: To approve the minutes of September 24, 2018.

Moved: Mr. Alexander

Seconded: Ms. Maskell

Vote: Unanimous (4-0-0)

Review Brophy Project Site Work

Bill McGrath from Beta Engineering has been working on the schools on site assessments (parking lots, sidewalks, accessibility, etc) and stormwater. They have assessed each one of the schools, and how to put in a capital program with capital improvements and maintenance program. He went over a document that he provided with each school, what they would recommend, and prioritization. He said they have gathered a lot of data and are still gathering more regarding stormwater and looking to make sure they meet the requirements. They expect to be completing the work in the next month or so. Mr. Finlay asked if this would be the time to also look at solar. Mr. McGrath said should be looking at comprehensive planning and not just the one item looking to replace, such as the pavement. Discussion on how stormwater management used to be handled in the past and how it will change going forward with the new mandates. Mr. McGrath said the FY21 ask for the Brophy Stormwater Project is estimated to be \$955,000. Mr. Torti this project was deferred last year so has increased. Mr. McGrath said this will also need permitting for construction such as from Conservation. Mr. Lynch asked if we do not do this, what will happen. Mr. McGrath said it eventually has to be done, if not done now it will deteriorate at a faster rate, and it will cost more money.

Focus on Exterior Envelope, FY20 status, FY21 request and need from a long range standpoint

Brian Neeley from Gale Associates spoke to exterior envelopes. He said right now they are working on wrapping up the evaluation phase for the FY20 repairs, with cost estimates and schematic designs. He said they are looking at mostly masonry repairs and a few door replacements, as well as minor window and sealing jobs. He said going forward they are looking at a long term plan to look at all the buildings and maintenance and repair with a regular schedule; maintained in a cycle and easier to budget for. The projects they identified for FY21 as critical would be Cameron Middle School masonry work and roof perimeter flashing, Hemenway School additional door replacement, BLOCKS Preschool significant amount on roof repairs, transportation building new siding, new roof, and new windows, and Walsh and Wilson Schools more minor repairs on sealants on windows and doorways. He said while taking a look at roofs it is important to think about how to incorporate solar. He said that it is important to have legal look at agreements with solar for costs listed that may arise with roof repair. Mr. Torti said they are also looking to see how they can tie solar into the curriculum. Mr. Neeley said they are looking at a fifteen year plan to replace the roofs and some of the walls and windows. He said that the high school project will likely have to be done in phases over years as it is so large and will cost a substantial amount of money. Mr. Torti said they are going to expand the FY21 ask for exterior envelope projects to \$2 million. Mr. Neeley spoke to the reasoning behind the amount and the importance of having these projects completed. Mr. Freudberg said that the BLOCKS Preschool roof had some roof repair this year and asked if that number should be included in the FY21. Mr. Torti said that that amount was in FY20 and it will be corrected, but the amount will be the same as there are so many projects that need to be done and projects that were pushed out. Mr. Lynch asked why certain projects were highlighted in the document. Mr. Neeley said that Hemenway is highlighted as if the building is to be replaced within the next five years he would not recommend doing the projects. He said that Walsh is highlighted as it is not in good condition and is a significant investment. Mr. Torti said that roofs, windows and doors do fall under the MSBA Accelerated Repair Program and Mr. Neeley can help with applying for that project to help with funding. Mr. Freudberg asked what will be put in the place of the BLOCKS roof within the \$2 million. Mr. Neeley said the doors at BLOCKS Preschool would be closer to \$500,000 and can get the exact number to bring to the full committee.

FY21 Capital Budget Request

Director of Safety and Security Scott Penrod who said he is asking for \$450,000 for his department in FY21. He said this is to include enhancement function modules, badging system upgrade, wireless indoor / outdoor lockdown system, additional cameras, alarm upgrade panel and access controls for doors. Ms. Maskell said that parents have contacted her with concerns with all the information that is listed on the high school badges, such as birth dates, etc. Mr. Penrod said they have a new set coming out that will not have that information.

Mr. Torti said that they have to prioritize the capital budget projects every year to present to the School Committee and if they asked for all the projects that need to be done it would be a funding ask of \$18,318,499. He spoke to his concern with projects getting deferred due to the amounts of projects and how costs will increase as they are deferred.

FY19 Capital Budget Updates

Mr. Torti went over the FY19 and FY20 Capital Budget Updates with the funds that were spent, funds that are remaining, and projects that were deferred to the next year. He spoke to some items that were funded by the Operating Budget, such as some furniture, a vehicle, among others. Mr. Finlay asked what the total amount was that was moved to the Operating Budget. Mr. Lynch said it was around \$300-400,000. Mr. Torti said most of the delays are the process; funding, procurement and appraisal, and approval.

FY21 Capital Budget Recommendations

Mr. Torti went over the recommended capital budget items: exterior envelopes at multiple schools, paving/stormwater at Brophy Elementary School, HVAC at McCarthy and Barbieri Elementary Schools, and Security at multiple schools for a total ask of \$5,105,000. He said that there is not an ask for ADA improvements this year, although it is a bit backlogged.

Motion: To accept the FPS request of approximately \$5,105,000 with the understanding that with the number one exterior envelope breakdown will remove the original Juniper Hill request of \$487,080 and add in \$500,000 for doors for Juniper Hill.

Motion: Ms. Maskell

Seconded: Mr. Alexander

Discussion: Mr. Freudberg asked about the escalation of funds for Brophy Elementary since it has been deferred. Mr. Torti said part of the increase is due to the new stormwater regulations, but also the cost of the paving. Mr. Freudberg said he is in big support of air conditioning at the McCarthy School and it was deferred last year, was it considered looking at a cheaper solution that central air such as adding multiple units throughout the school. Mr. Torti said that some areas are already air conditioned currently, this number is higher as it does not have distribution and supply systems already in place except for the areas already air conditioned. Mr. Torti said multiple units would end up costing more due to needing so many. Mr. Freudberg asked with the Hemenway RFP coming in May, and the capital plan being approved in June, is there anything that should be put in for the next steps for the MSBA process. Mr. Torti said we need to think of FY22 and when we are submitting the next MSBA Statement of Interest either for renovation or full building replacement, or if we solicit the City to purchase another site. Ms. Maskell asked if there would be a list of deferred projects such as given in the past. Mr. Torti said they will provide that. Mr. Freudberg asked to also have the five year plan.

Public Comment

Mr. Wadland said that he has not understood why so many Building and Grounds vehicles have to be kept inside, as it takes space away. He would like to understand how playsite amenities, such as playgrounds, ball parks, etc factor into the long term capital or operating plans. He said that there were grants in the past, or PTOs raising money to help build playgrounds.

Mr. Finlay said that every year there is an inspection of the playgrounds to make sure they are safe. Mr. Torti said historically PTOs had been in charge of paying for playgrounds, but that was changed due to being unfair. He said that it should be in the Operating Budget in case anything breaks, etc. He said that there are so many projects that would like to get done, but need the funding.

Vote: Unanimous (4-0-0)

The last agenda item on Coordination with City Officials on Community Growth for FPS Enrollment Impacts will be discussed at the next meeting.

*Mr. Freudberg left the meeting.

Adjournment

Motion: To adjourn the meeting.

Moved: Mr. Alexander **Seconded:** Ms.Maskell **Vote:** Unanimous (3-0-0)

Meeting adjourned at 6:25 p.m.

Meeting Materials

Agenda

FY19 Capital Project Status

FY20 Capital Project Status

FY21 Capital Budget Requests

SunPower Solar Carport Solutions Overview for Fuller Middle School

Draft September 24, 2018 Minutes