



# CITY OF FRAMINGHAM

OFFICE OF THE CHIEF FINANCIAL OFFICER/  
DIRECTOR OF ADMINISTRATION AND FINANCE

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Treasurer/Collector

William G. Naser  
Chief Assessor

## MEMORANDUM

To: Mayor Yvonne M. Spicer  
Thatcher Kezer III, COO

From: Mary Ellen Kelley, CFO  
Lincoln Lynch, School EDBO

Date: May 30, 2019

Re: Addition of Juniper Hill School Library repair to FY20 Capital Budget request currently before the City Council Finance Subcommittee

On behalf of the School Department, the CFO's Office is requesting your recommendation to add the Juniper Hill School repair project to the FY20 Capital Budget request. During multiple meetings and a public meeting with the City Council's Finance subcommittee on April 24th, the Juniper Hill School roof collapse was introduced as a potential project that was necessary to repair. At that time the estimate was not complete. Also during those meetings we discussed the option of eliminating the Potter Road School project and replacing it with the Juniper Hill School project. However, the Potter Road School project has been fully designed and bid and can move forward as soon as the FY20 Capital budget is approved and final. This project can be completed over the limited summer work period. The Juniper Hill School project may also be completed, but, will likely extend into the school year. The Juniper Hill Library is a modular unit which can be completely segregated from school access, so work could continue. Therefore, I recommend we add the Juniper Hill School Library project as a complete addition the FY20 Capital Budget and not eliminate the Potter Road School project. This will increase the total for the FY20 Capital Budget by \$490,000. I also recommend it be a bonded project (not free cash).

The attached estimate provided by Haynes, Lieneck and Smith Architects estimates the repair work at Juniper Hill to be \$490,000. Matt Torti, Director of Building and Grounds for the School Department estimates four to six weeks for the work once the bid is awarded.



10 Common Road  
Post Office Box 128  
Ashby, Massachusetts 01431-0128  
(978) 386-2473  
(978) 386-2474 (facsimile)

May 20, 2019

## Recommended Construction Budget

Matthew Torti, director of buildings and grounds  
Framingham Public Schools  
73 Mount Wayte Avenue, Suite #5  
Framingham, Massachusetts 01701

**Architect's Project 1964  
Repairs and Remedial Work  
Juniper Hill School Library  
29 Upper Joclyn Avenue  
Framingham, Massachusetts**

Matt,

Haynes, Lieneck, and Smith, Inc. provides the following budget recommendation for consideration of financing the selected repairs to the Juniper Hill School Library:

<b>Budget Cost</b>	<b>Selected repair</b>
\$ 90,000	Remove and salvage suspended ceiling, mechanical system components above ceiling, lighting, fire alarm, and related work for access to supporting beams along modular building connection lines. Remove gypsum board ceiling at underside of roof trusses and move insulation away from work zone. When work above ceiling is complete and inspected, provide gypsum board ceiling, restore insulation, and replace salvage materials.
\$ 35,000	Rotate laminated veneer lumber beams back into plane and secure in plane with blocking. Provide spray foam insulation to prevent condensation. At roof trusses that are not defected out of plane, provide metal framing connectors connect trusses to laminated veneer lumber beams.
\$ 65,000	At roof trusses that are out of plane, remove carpet and vinyl base throughout contiguous spaces; remove plywood subfloor immediate below trusses; subfloor below; provide temporary shoring, provide cribbing from ground to underside of dropped trusses; cut nails between trusses and beams; jack trusses back to original elevation; and provide framing connectors. Provide plywood subfloor. Provide carpet and vinyl base.
\$ 35,000	Remove, salvage, and clean for reinstallation selected area of face brick for access to water damaged wall materials. Replace damaged framing, plywood sheathing, air barrier, cavity insulation, vapor barrier, and gypsum board interior finish. Reconstruct face brick. Repair interior finish in other areas where exploratory investigation occurred

Continued

\$ 65,000	Remove existing gutters, roof edge flashing, and perimeter edge of roof membrane. Provide replacement roof edge flashing, gutter system, and perimeter roof membrane
\$ 20,000	Provide supplemental floor framing where floor framing does not exist.
145,000	Replace power wiring to remove the potential hazardous of the cable splices at the joints in the modular buildings failing. Open walls and ceilings as necessary for re-wiring
35,000	Replace roof top air handler
\$ 490,000	Selected repairs

Budget costs individually include general conditions (10 percent); overhead and profit (10 percent); and design, bidding, and construction contingency (20 percent).

Please advise if any additional information is needed to present for consideration of funding the work.

Very truly yours,

Paul S. Lieneck, AIA

copy to: Westbrock Spaulding  
Spaulding Associates