



Framingham Public Schools
Robert A. Tremblay, Ed.D., Superintendent of Schools

SCHOOL COMMITTEE

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TO: Mayor Yvonne M. Spicer
FROM: Adam Freudberg, Chair of the School Committee
CC: George King, Chair of the City Council
Adam Steiner, Chair of the City Council's Finance Subcommittee
Scott Wadland, Buildings & Grounds Subcommittee Chair
Mary Ellen Kelley, Thatcher Kezer, Jennifer Pratt
James Snyder, Thomas Begin, Parks & Recreation Commission
Dr. Robert Tremblay, Lincoln Lynch, Matthew Torti
DATE: Monday October 19, 2020
RE: Framingham Public Schools FY22 Capital Plan

Overview

On behalf of the Framingham School Committee I am pleased to submit the FY22 Capital Plan for the Framingham Public Schools (FPS).

This plan was passed by a 9-0 vote of the School Committee on October 7, 2020 after an initial recommendation by the Buildings and Grounds Subcommittee by a 4-0 vote on September 17, 2020.

The School Committee's request seeks to fund what is sorely needed so students, staff, and our community can benefit. These projects and the district's capital planning process seek to invest in priority needs, as well as save money in the long-term by prioritizing preventative

maintenance and health safety projects, utilizing existing infrastructure, and fully using warranties and cost effective contract vehicles in partnership with municipal departments.

Security improvements, environmentally friendly upgrades, exterior upgrades, and fixing a health and educational delivery gap at Barbieri Elementary School by adding HVAC repairs were prioritized by the committee. With this plan, we have teamed up with the Superintendent, Buildings and Grounds, Safety and Security, Division of Parks, Recreation & Cultural Affairs, and the DPW to create an opportunity to make limited strategic investments to support our current students and educators, as well as the generations to come.

Continuing to jump start the planning process with a study helps Framingham gain the option to access tens of millions of dollars of state funding in order to fix a major gap in our community by seeking to add an elementary school south of Route 9. We also prioritized security improvements, environmentally friendly upgrades, exterior upgrades, ADA and HVAC improvements, and a new athletic field.

The School Committee proposes this request of \$8,328,070, which was determined after reviewing an initial Buildings and Grounds Department FY22 request of more than \$15 million. Separately we propose a Joint Project Addendum with the Division of Parks, Recreation, and Cultural Affairs of \$3,212,670.

If approved, these capital projects will support the 9,200 students, 1,800 employees, and members of the community who utilize schools on evenings and weekends at sites across the City of Framingham.

While the total amount requested is significant, it pales in comparison to the total backlog of school maintenance that has accumulated over the years. Going forward, we stand ready to work with the Mayor, CFO, City Council and SIFOC (Strategic Investment and Financial Oversight Committee) on a long-term plan that addresses required maintenance while still allowing us to take advantage of opportunities to make strategic investments in our facilities.

We are grateful to Mayor Spicer for her time and attention to the capital plan as she also serves as a member of the School Committee. We are enthusiastic and willing partners ready to appear before the City Council's Finance Subcommittee when requested as we seek final authorization in a timely manner so work can begin, and students and school communities across the entire city can benefit.

If Mayoral and/or City Council priorities require adjustments, we respectfully request that you come back to the School Committee to allow us an opportunity to re-prioritize our submitted list.

FY22 Capital Budget Project Summary

The following projects were carefully selected as part of the FPS multi-year capital planning process. Funded projects proposed and supported by FPS and School Committee in order of priority are:

1. *Massachusetts School Building Authority (MSBA) Feasibility Study for a Future Elementary School - \$600,000*

- A Pre-Feasibility Study for the renovation/replacement of an Elementary School was conducted by TBA Architects the summer and fall of 2019. This study included review of the Hemenway Elementary School site as well as property south of Route 9. Currently, the District has a limited number of schools south of Route 9. The District's Long-Range Facility Plan calls for a periodic renovation/replacement of three elementary schools over the next 10-15 years. Developing a school south of Route 9 would serve the entire city well by improving school accessibility, and thereby reducing transportation costs by reducing the number of students who require busing across the district in the current school choice model. In order to participate in the MSBA reimbursement program, the City must first appropriate \$600,000 for a Full Feasibility Study. This study is required to comply with MSBA guidelines in order for the City to receive an estimated reimbursement rate of approximately 57% for a school construction project.

2. *Exterior Envelope Improvements to roofs, walls, windows, and doorways at Walsh Middle School - \$2,156,095*

- The district's five year capital plan includes estimates for the exterior envelopes of all buildings. Each year the top project(s) are identified as priorities where urgent work is needed to repair or replace exterior walls, windows and sealant systems and associated components. FY21 projects were previously funded and are now in the construction process at Hemenway and Wilson Elementary Schools, Cameron and Walsh Middle Schools, BLOCKS Preschool at Juniper Hill, and the Transportation Building. This new request is for the exterior walls, windows and sealant systems and associated components to be removed and replaced or repaired at Walsh Middle School.

3. *Paving and Stormwater Drainage Repairs at Walsh Middle School and McCarthy Elementary School - \$1,095,000*

- Upgrades and repairs are necessary to the existing driveway, parking lots, and stormwater systems, and to ensure compliance with federal environmental and stormwater runoff requirements. At Walsh, pavement mill and overlay, new ADA compliant sidewalk and pedestrian ramps, parking and driveway restriping, and stormwater management system upgrades are needed. At McCarthy, pavement mill and overlay, new parking area expansion, new ADA compliant sidewalk and pedestrian ramps, parking and driveway restriping, and stormwater management system upgrades are needed.

4. *Roof Repairs at the Farley Building - \$1,826,975*

- The Farley Middle School roof is in poor condition and moisture was observed at multiple roof test cuts. Additional roof deck repairs are necessary based on moisture on the deck, and areas of deterioration and rusting.

5. ***ADA projects at multiple schools to support projects and compliance with curbs, sidewalks, handicap ramps/lifts, bathrooms, doors, and signage - \$300,000***
 - These funds would support the installation of a vertical wheelchair lift with enclosure, bottom floor ramp with gate power operator to be installed at the former lift location at the High School, as well as new toilets in the main entrance of the Farley Middle School to comply with ADA requirements.

6. ***Asbestos Abatement and Replacement at Brophy Elementary School - \$600,000***
 - This project is part of the district's proactive approach to follow the Department of Environmental Protection's requirements for all schools and address areas that show signs of wear. Brophy Elementary School is one of several older schools that contain asbestos in ceilings, floors and pipe coverings above the ceilings that FPS has identified as needing attention. There is no imminent danger, so this project will remove asbestos before it becomes dangerous.

7. ***Security Enhancements at multiple schools including security cameras and electronic door access systems - \$250,000***
 - This request will further support and enhance the already robust security systems and measures at all schools. This includes enhancement function modules, badging system upgrades, wireless indoor/outdoor lockdown system, alarm upgrades, and access controls for doors.

8. ***HVAC at McCarthy Elementary School - \$1,500,000***
 - The project would add cooling to the existing McCarthy Elementary School HVAC systems. McCarthy was recommended next on the FPS list due to data analytics reflecting higher temperatures, especially on the second floor of the school. In the warmer months temperatures in some areas of the school can reach unhealthy levels in excess of 90-100 degrees. This project will include final design work, preparation of bid documents, specifications & plans, OPM services, construction oversight, construction and project closeout costs. Adding air conditioning will take advantage of the HVAC and electrical infrastructure already paid for and in place, while making the working and learning environments comfortable and safer for the McCarthy community.

Joint Athletic Field Project with the Division of Parks, Recreation & Cultural Affairs at the New Fuller Middle School

Additionally, the Framingham Public School Department and the City Division of Parks, Recreation & Cultural Affairs, in coordination with the Fuller School Building Committee, are submitting a joint budget capital request for \$3,212,670 to fund two artificial turf playing fields at the new Fuller school site. Currently, the City only has one turf field, located at Framingham High School, within its inventory of athletic facilities. This is below many other communities within the Baystate Conference. From a competitive standpoint, this has left the over 3,000 athletes participating in sports at Framingham High School, and all youth outdoor sports organizations, at a competitive disadvantage. Once this project is completed, it will provide the City with two fields that can provide use to a wide range of sports, including soccer; lacrosse;

football; and field hockey. In addition, the field can be used for early season baseball and softball practices to allow those spring teams an opportunity to have equitable access to playing fields that athletes in other communities enjoy. An added benefit is that the students at the newly constructed Fuller Middle School will also have access to an outdoor recreational amenity for physical education classes and recesses for almost the entire calendar year. The School Department and Parks, Recreation & Cultural Affairs Division believes that this project will be a huge benefit for the City and a source of pride for all students involved in outdoor, active recreation. This project was also approved 3-0 by the City's Parks and Recreation Commission on September 30th.

The Future: Roofs and Long-Term Infrastructure Needs

During the recent meeting where the capital plan was discussed, School Committee Members and FPS leaders commented on the wide ranging needs the District's 15 buildings need over the next decade. Like most districts, FPS does have its share of infrastructure challenges. However, under the leadership of our Building and Grounds Department the district does a terrific job making our schools safe and attractive places to learn and work. The District is continuing to refine the previously published long-term capital plan which reflects the multiple other infrastructure needs required over the coming years. As of today, this plan summarizes the anticipated roof repairs/replacements, paving/environmental stormwater compliance, electrical, plumbing, security, exterior envelope improvements to walls, windows, doorways, and more. This long-term plan reflects an annual actual need of approximately \$12 million per year, with urgent roof repairs planned as the top priority. During the meeting members commented on the cost savings that would come from investing in roof repairs sooner rather than later, with 6% construction escalation anticipated each year. The linked chart in the attachment section shows the roof needs, estimates, and anticipated rising costs over time.

COVID-19 Investments to Improve Public Health and Reduce Risk

These FY22 requests are separate from COVID-19 related projects the District has undertaken this summer and fall, in partnership between FPS and the CFO/CPO. This includes approximately \$1.2 million funded by federal and state allocations to upgrade or install: window screen installations, air purifiers, water bottle filling stations, COVID-19 isolation rooms, hand sanitizer dispensers, air quality risk assessment study, air filter replacement and upgrades, and COVID-19 related signs and decals across the District.

Attachments

1. [FY22 Capital Project Narratives and Documentation](#)
2. [Roof Needs, Costs, and Projected Escalation](#)
3. [Fuller Turf Field Joint Request Project Details](#)
4. [Letter of Support for the Fuller Turf Field from the Parks and Recreation Commission](#)
5. [Pre-Feasibility Study for Elementary and PreK Building Construction](#)