



**Building and Grounds Subcommittee  
Remote  
August 31, 2021 @ 5:00 p.m.  
Open Meeting Minutes**

**PRESENT:** Scott Wadland (Chair), Adam Freudberg, Richard A. Finlay

**ABSENT:** Jessica Barnhill

**OTHERS PRESENT:** Executive Director of Finance and Operations Lincoln Lynch, Director of Building and Grounds Matthew Torti, Assistant Director of Building and Grounds Thomas Begin, Capital Projects Manager Carol Brodeur, Superintendent Dr. Tremblay

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Call to Order

The Chair called the meeting to order at 5:01 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.

Brief Project Updates

Fuller Middle School - Artificial Turf Fields

Mr. Wadland said that himself and the Director of Building and Grounds Matthew Torti attended a Conservation Commission meeting two weeks ago where they were able to secure approval for the Fuller Middle School artificial turf fields. Mr. Torti said that this project is a bit behind schedule due to needing the gas and power to be turned off and the transformers removed for the demolition of the old Fuller building.

Brophy Elementary School - Photovoltaic (PV) Canopy

Mr. Wadland said that he and members of administration attended a Planning Board Meeting to discuss concerns from abutters regarding the Brophy Elementary School Canopy, but the project was ultimately approved. He said one concession is that the vendor completing the project will plant 8 foot evergreen trees along the property line. He said that this comes at no additional cost or work to the District. Mr. Torti noted that work cannot commence until the end of the school year due to needing access to the parking lot, and they hope to complete the canopy in late July and paving after.

Other in-flight or Planned Capital Projects

Assistant Director of Building and Grounds Thomas Begin and Mr. Torti shared the project tracking spreadsheet and gave updates on the in-flight or planned capital projects, both capital funded and funded through operating budget or other sources. These projects included the

Farley bathrooms, Brophy locker rooms, Brophy solar, Farley storefront, Barbieri rooftop, exterior envelope at multiple locations, FHS vertical chair lift, Farley generator, Walsh mezzanine, King stairs, MSBA Statements of Interest including the McCarthy and Dunning roofs, Hemenway Core Project, and new future elementary school, indoor air quality improvements at multiple locations, House Doc professional services for three years and playgrounds at Harmony Grove, Brophy, Potter Road, and the Barbieri cafeteria.

Mr. Finlay said that he has concerns with more projects coming out of the Operating Budget, although he understands that it may have to happen due to not getting funds from the City, and asked how long the District could sustain this. Executive Director of Finance and Operations Lincoln Lynch spoke to how there is only so much money for all City departments, how they look at all projects that need to be done during the following year and budget accordingly, and how there is never enough money and only so many projects that can be taken on. Mr. Wadland asked for information on the Brophy locker rooms, exterior envelope work and the length of time to get contracts signed to complete the work, and the House Doc professional services for three years. Mr. Torti said that they are repurposing the Brophy locker rooms to be used for a Music and Art room as well as office space, and noted that the estimated bids were much higher than anticipated. Mr. Lynch said that as of today the contracts for the exterior envelope project have been signed so the work can go forward. Mr. Torti said that the House Docs would be to use one RFQ (Request for Quote) to be able to hire someone for three years to work on multiple projects, rather than having to continue to submit separate RFQs.

#### Recommendation on Farley Roof Replacement Request and FY23 Capital Projects Request (Draft)

Mr. Begin shared the draft FY23 Capital Projects request presentation including information on the FY22 Mid-Year appropriation request for the Farley Building roof replacement, and proposed FY23 projects including exterior envelope improvements, roof repairs/replacements at Dunning and McCarthy Elementary School, paving and stormwater improvements at Walsh Middle School and McCarthy Elementary School, ADA compliance upgrades, asbestos abatement at Brophy Elementary School, fire alarm system replacements/upgrades, security upgrades/improvements, Brophy locker room renovation and Farley generator installation.

Members spoke of how the Farley roof request was already resubmitted to the City Council after it was not listed on the Mayor's FY22 Capital request and they took no action, and asked if there was a timing advantage to submit it as an off-cycle request instead of within the FY23 requests and if there was a way to lock in the cost of the project once approved to avoid escalation. Mr. Torti said the advantage would be to be able to get the project started and hopefully done next summer in order to minimize the impact on staff and MassBay. Mr. Torti said that the request has already increased due to adding a structural analysis for solar and now needing copper roof replacements, and said that the market is volatile so with construction costs it is always a benefit to do now rather than in the future. Mr. Finlay spoke to his concerns on having this approved off-cycle and how this may affect all of the other priorities for FY23. Mr. Torti confirmed, in response to a question from Mr. Wadland, that if it is not approved off-cycle it would be the top priority in the FY23 requests. Mr. Freudberg spoke to how the City has different possible ways they could help fund this project including federal funds, how at the

City Council Finance Subcommittee four out of the five members were in support of this project, and the importance of making them aware of the importance of getting this project done.

Mr. Wadland asked if the paving and stormwater on the temporary parking lot at McCarthy is due to it being intended as a longer term parking lot and why the full fire system is being replaced at Hemenway instead of the other schools, when there are possible repairs or replacement in the future at Hemenway. Mr. Torti confirmed that he would recommend that it is a permanent parking lot at McCarthy due to there not being other options, and it originally was created due to the construction at Fuller. Discussion and agreement on renaming the project to no longer include the word “temporary” in the request. Mr. Torti said the Hemenway system is the one most in need and they will be using the pieces of that system to retrofit the systems at the other schools. He said it would likely be several years before anything is done at the Hemenway building so it is a good long term investment. Mr. Freudberg suggested that the Brophy locker room project be renamed to reflect that the project is intended to create a music and art space.

**Motion:** To recommend to the School Committee that an off cycle capital project appropriation and approval request be submitted for the Farley building roof replacement project, and as part of the request an answer respectfully be provided by the end of November so contracting and planning can be completed and prices can be locked in before additional escalation.

**Moved:** Mr. Finlay                      **Seconded:** Mr. Freudberg

**Discussion:** Mr. Freudberg said that he thinks we need to aggressively raise the alarm about the roofs and the need for repair of them, as the spreadsheet shows many upcoming ones and a large cost. He said that the Farley project needs to be approved and completed as the top priority so others can be completed in the future. He suggested a friendly amendment to the motion which was accepted. Mr. Finlay asked if there were any air quality issues in Farley that could help provide information on why this needs to be approved. Mr. Torti said that there are no current issues, but they will be inevitable if the project has to wait

**Roll Call Vote:** Unanimous (3-0-0)

(Yes: Finlay, Wadland, Freudberg)

**Motion:** To recommend to the full School Committee that they approve the FY23 capital budget projects as presented.

**Moved:** Mr. Finlay                      **Seconded:** Mr. Freudberg      **Roll Call Vote:** Unanimous (3-0-0)

(Yes: Finlay, Wadland, Freudberg)

Discussion on the off-cycle Farley roof project being discussed by the full School Committee tomorrow, and the possibility of having the FY23 capital budget projects moved to the second meeting in September rather than October 6th in order to get the submission on time to the Mayor.

#### Prioritization of Capital Projects

Mr. Wadland said that with the large number of projects ongoing or in review this is to be able to discuss priorities versus sequencing such as certain projects being completed due to timing needs, to clarify who is in charge of setting the priority of capital projects including ones that are funded outside of the capital budget, and possible general guidelines on how we prioritize

projects. Mr. Torti spoke to how projects being deferred and increasing the warranties on roofs has created a huge backlog of work, and how it is difficult to show people the priorities when they see how many needs there are. He spoke to the possibility of creating a group with the City to look at completing bigger projects and possibly combining them. Mr. Freudberg suggested looking at part time project managers or additional support needed when looking at the budget, and with the long term plan thinking of how to be more agile to not have to turn away projects if funds come in, such as with the additional supports. Discussion on who and how projects are prioritized including needing to think about the ability of the department for how many projects can be completed, projects that come up that need more immediate action, projects with set deadlines, projects that are for regulatory compliance, and projects that can only be done in summer before students and staff are in the buildings.

#### Approval of Minutes and Adjournment

**Motion:** To approve the minutes of January 26, 2021 and adjourn.

**Moved:** Mr. Freudberg                    **Seconded:** Mr. Finlay                    **Roll Call Vote:** 2-0-1  
(Yes: Wadland, Freudberg. Abstained: Finlay)

Meeting adjourned at 6:44 p.m.

#### Meeting Materials

Agenda

Building and Grounds Project Tracking Chart

10 Year Plan for Paving

Draft FY23 Capital Budget Presentation

FPS Roof Replacement Spreadsheet

FY23 Capital Budget Draft

FY23 Spreadsheet for Exterior Envelope

FY22 Mid-Year Cap Request - Farley Roof

Draft January 26. 2021 Minutes

*These minutes were approved by the Building and Grounds Subcommittee in Open Session on March 10, 2022.*

*These minutes were sent to the City of Framingham for posting on March 17, 2022.*