



Building and Grounds Subcommittee

Remote

July 27, 2020 @ 5:00 p.m.

Open Meeting Minutes

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

ABSENT: None

OTHERS PRESENT: Director of Building and Grounds Matthew Torti, Capital Projects Coordinator Carol Brodeur, Executive Assistant to the School Committee Joanna Hastry

Call to Order

The Chair called the meeting to order at 5:00 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

FY22 Capital Planning - Initial Discussion

Director of Building and Grounds Matt Torti said that Building and Grounds has been using a different approach and looking to focus on the major capital projects that are seen as a priority due to the conditions of buildings, such as roofs and paving. He said that pre-feasibility study was completed on the Hemenway Elementary School, and they are looking to complete one at the Bethany Road Property. He said that they would like to submit a submission of interest to MSBA every other year; in January once could be sent for Hemenway depending on what is decided between new site, tear down, or major renovations, and Potter Road Elementary School could be the next possibility. He went over the FY22 recommended Capital Budget Projects including exterior envelopes, paving/stormwater, HVAC, and security enhancements. He said that Building and Grounds recommendation would be for the School Committee to vote to approve all of these projects, for a total of \$8,773,401 for FY22.

Ms. Barnhill said that District 8 does not have an elementary school, and 656 kids k-5 are bussed out from this district to other schools, she said she would like to hear more about the next steps regarding the Bethany Street project. Mr. Torti said that they completed the pre-feasibility study with the assessed value of the property at market value, so whatever is decided for the use could vary the pricing. He said there are very limited parcels on the southside that are conducive for an elementary school, and TBA Architects are looking at the possibility of having a pre-k-k, and another building for a k-5, on that site. Ms. Barnhill requested that a copy of the appraisal be shared, and asked if there are ways to utilize MSBA

for this process. Mr. Torti said the City can self fund projects, but that is not likely. He said that MSBA only helps with about 10 percent of projects submitted across the state, the ones they do cover it is roughly 50 percent of the costs, and they have to follow MSBA templates and processes. He said that this would have to go to the School Committee and then the City Council to approve a Statement of Interest, and the City Council would also have to vote to fund the feasibility study itself. Mr. Wadland said that he would be open to exploring adding the \$314,000 to FY22 for a feasibility study, knowing it will take multiple tries with MSBA to be accepted, and that there are alternate venues besides MSBA. Mr. Freudberg said that an analysis should be completed to see what could be saved if the district went forward with a southside school, such as with long term escalation costs of construction and bonding, and even the possibility of saving a rough estimate of \$700,000 with bussing.

Mr. Freudberg asked to clarify that for the more urgent HVAC updates are not included in the FY22 ask. Mr. Torti said any costs for HVAC that are COVID-19 related they are looking to fund through funds from the CARES Act. Mr. Wadland asked if there is anything that we need to be doing in terms of technology investments, as in the past they used to be bundled with Capital Projects in certain circumstances. Mr. Torti said they have not been included this year, in the past it was asked that their projects were funded through the Operating Budget due to large amounts needed.

Updates on FY19-FY21-FY22 Investments

Mr. Torti gave an update on the projects that were funded over the last three years that are not yet completed, or have a balance remaining that goes back to the City. Mr. Wadland asked are any at risk for going over what they are originally budgeted for, and is there some work that is repeatable such as exterior envelope and stormwater, and is there a way to economize these from a planning perspective, or would that mean they all have to be done within one year. Mr. Torti said that he believes all projects are on budget at this time. He said you could achieve better pricing having multiple projects, but they have been splitting up those projects, as once it gets over a certain amount it doesn't leave any capital funding for anything else. He said it would be a good approach if the City wanted to look in to, but it would also be a big project as it would need a project manager, an estimator and someone to coordinate all the work.

COVID-19/Re-Opening Preparations (Planned and Potential)

Mr. Wadland asked about the potential investment in HVAC upgrades and where those fit into broader plans. Mr. Torti said there is a lot of information and research being done, and the top items they are planning to address are filter upgrades, and portable air purifiers. Mr. Wadland asked if the Framingham Department of Public Health has been involved in looking at indoor air quality and recommendations. Mr. Torti said he has not reached out to them, but health services has been in touch with them on a daily basis. Mr. Freudberg said that a list of the five recommendations would be good to have for the School Committee on Wednesday. He asked if there were any concerns about electrical or infrastructure support. Mr. Torti said that they are leaning towards purification due to needing some of those supports. He said that they have replaced the water bubblers with a device that adapts them to a no touch filling station for water bottles and plexiglass partitions for desks, and spoke to other materials they will be using. He said that some of the custodial staff have been retrained on how to clean. He said that they cannot clean every surface in between every use every day, they can do one major

cleaning and sanitizing per day and check the bathrooms hourly. He said that the occupants of the room need to be mindful during the day and will be provided materials. Mr. Freudberg asked what is being done to clean the playground equipment, about robot sprayers that are used at night, and trainings for custodians, specifically if there is a positive COVID-19 case. Mr. Torti said that they currently have three of the disinfectant machines that are only used when there are known COVID-19 cases, and they were authorized to buy 11 more, in order to have one in each school. He said the biggest problem is that we just do not have enough staff for cleaning and sanitizing, with all the other tasks that they need to complete.

Discussion of Artificial Turf Fields at new Fuller Middle School

Mr. Wadland said that there is a verbal agreement that the school will fund turf fields through capital needs and the Parks and Recreation Department would maintain the fields. He said that the district would have exclusive use of those fields during the week during the school year. Ms. Dempsey asked if turf fields are preferred, and if they are safer and less maintenance in the long run. Mr. Torti said that turf fields do not wear as much as grass fields, and they are immediately available to use, and they generally last 8-10 years. Mr. Freudberg said the Fuller Building Project is filling a lot of gaps, and this could be one for both students and others to use. He thinks that the Fuller Building Committee should use the savings they have to fund this, and if not, suggests that a cost share between the Parks and Recreation Department, schools, School Building Committee and Consigli be looked into. Ms. Barnhill confirmed that turf fields would not be bumping anything off of the list for capital projects. She said that they could possibly generate some income by usage, would help with physical education classes, and asked to see the cost of maintaining a grass field versus a turf field.

Motion: To support the replacement of grass fields with artificial turf fields at the Fuller Middle School, understanding that funding details need to be ironed out.

Moved: Ms. Dempsey **Seconded:** Ms. Barnhill **Roll Call Vote:** Unanimous (4-0-0)
(Yes: Dempsey, Wadland, Freudberg, Barnhill)

Solar Opportunities at School Buildings - Updates

Mr. Torti said that for the Fuller Project the solar design is ongoing, and for Brophy Elementary School they are waiting for the final proposal for the design to submit to the city. He said that the Mass Clean Energy Center and City's Sustainability Coordinator Shawn Luz are looking at potential future projects, such as at Farley and the high school, and are looking at alternative funding such as with solar companies that will help provide roof upgrade projects. He said that they just contracted to do infrared scans for Brophy and McCarthy schools while working on exterior envelopes, and are looking at electric vehicle charging stations at Farley, Fuller, and McCarthy schools. Mr. Freudberg asked about timing, and said that he is concerned that the City Council did not have anything to refer for PPE for Fuller and Brophy, and there is a need to look at the timeline for paving at Brophy and beyond for these projects.

Use of School Buildings for Polling Locations September 1 Primary Election and November 3 General Election

Mr. Freudberg said that historically the schools have been used for polling locations, and we are trying to limit the amount of intrusion into buildings by members of the public. Mr. Torti said that the City Clerk spoke to the superintendent and all areas will be fully disinfected at the end of polling by a private company, cleaning and sanitizing would still be part of the school

responsibility. Members spoke to concerns that other areas than where the polling takes place, such as bathrooms, will also be exposed, and concerns to make sure no students or staff are in the buildings those days. Mr. Freudberg said there is a need for a written plan for this, and to involve the Department of Public Health. To be discussed further with the full committee with the Department of Public Health at the next School Committee meeting. Mr. Torti and Mr. Freudberg to share the concerns with the Superintendent.

Prevention Measures for Eastern Equine Encephalitis (EEE) and Mosquito Control

Mr. Wadland said that Dr. Wong had said that EEE comes in multiwave years, and the second year is often worse than the first. Mr. Torti said that they have been looking to add window screens to have at least two per classroom. He said that the DPW has already established a spraying schedule, and there was a waiver granted by the state for spraying on school grounds, but this has to go through the city level and Department of Public Health.

Approval of Minutes

Mr. Wadland said that the May 5, 2020 minutes are not yet finalized, and will be approved at the next meeting. He said that the minutes from September 25, 2019 were from the previous term's Building and Grounds Subcommittee that were never approved.

Motion: To approve the minutes of September 25, 2019.

Moved: Mr. Freudberg **Seconded:** Ms. Barnhill **Roll Call Vote:** Unanimous (4-0-0)
(Yes: Dempsey, Wadland, Freudberg, Barnhill)

Adjournment

Motion: To adjourn.

Moved: Ms. Barnhill **Seconded:** Ms. Dempsey **Roll Call Vote:** Unanimous (4-0-0)
(Yes: Dempsey, Wadland, Freudberg, Barnhill)
Meeting adjourned at 7:06 p.m.

Meeting Materials

Agenda
Capital Budgets Worksheet
FY22 Five Year Plan
Ventilation Information
Draft September 25, 2019 Minutes

These minutes were approved by the Building and Grounds Subcommittee in Open Session on January 14, 2021.

These minutes were sent to the City of Framingham for posting on January 20, 2021.

