



**Building and Grounds Subcommittee
Remote
September 17, 2020 @ 5:00 p.m.
Open Meeting Minutes**

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

ABSENT: None

OTHERS PRESENT: Parks and Recreation Deputy Director Thomas Begin, Lincoln Lynch, Executive Director of Finance and Operations, Director of Building and Grounds Matthew Torti, Capital Projects Coordinator Carol Brodeur, Director of Safety and Security Scott Penrod

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.

The Chair asked to take the agenda out of order since the Parks and Recreation Deputy Director Thomas Begin was present, there was consensus to do so.

Discussion on Fuller School Building Project Turf Field

Mr. Begin and Director of Building and Grounds Matt Torti spoke to the process they have been working on regarding the possibility of turf fields at the new Fuller Middle School. They spoke to the benefits of having a turf field, including giving an opportunity for more usage by schools and the City, and looking at a field that would allow all levels and types of athletics to use. They discussed initially looking at having two turf fields for approximately \$3.2 million, but now looking at the possibility of just one field with the second as an alternate. Mr. Torti said he would recommend a two pronged approach with the funding of the fields, by presenting it to the Fuller School Building Committee at the next meeting to seek funds, as well as looking at a joint submission for Capital Budget funding between the Framingham Public Schools and Framingham Parks and Recreation Department.

*Ms. Dempsey joined the meeting at 5:12 p.m.

Discussion on the possibilities of funding including the School Building Committee using contingency funds, submitting for either one field or both with the knowledge that it may be scaled back, and paying for the additional field with capital budget funds if the School Building Committee only approves funding for one. Mr. Torti, in response to a question from Ms. Barnhill, said that the estimates for the fields are with best information to date, but they will have accurate pricing for the School Building Committee meeting on Monday. He added that the estimates include available add ons that do not have to be included unless they are wanted, so the prices could be lower depending on what is chosen. Mr. Freudberg spoke to how the

Fuller Project budget includes money for grass fields, which could be used for turf fields instead, which would lower the amount of funds being asked for turf fields.

Motion: To seek two turf fields for the new Fuller Middle School, and to continue a two prong approach for seeking the funds from the School Building Committee first, and having the backup availability of the remainder being funded by a joint approach with the Department of Parks and Recreation through a Capital Budget submission.

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

Public Comment

No public comment.

Discussion and Vote on the FY22 Capital Budget Projects

Mr. Lynch, in response to a question from Mr. Wadland, said that they have to enter the capital budget projects for the City on the 29th, but the CFO is aware that the next School Committee meeting isn't until the 30th, and he will be able to enter any changes after submitting it on the 29th. Mr. Torti spoke to how there is a greater need in capital projects than what we can ask for, and they have to keep budgeting in mind with their recommendations. Mr. Torti went over the spreadsheet in the packets showing the past capital projects, as well as what the Building and Grounds Department is recommending for the FY22 Capital Budget projects. Ms. Barnhill asked that the wording of the MSBA project be renamed from listing Hemenway, and instead to be listed as a possible Southside Elementary School. Mr. Torti noted that they applied for a grant for some of the ADA projects, and if approved could use the Capital Budget funds listed for ADA for other ADA specific projects as there are many that need to be done. Director of Safety and Security Scott Penrod said that the funds for the security upgrades that are being recommended would be for more cameras, retaining some doors, and updating the key controls. Mr. Freudberg said that he sees the order of priority of projects to be aligned with the district's values, and suggested putting security upgrades at the top. He asked if the Mayor and CFO know about the escalation of projects, and the increase of costs with all of the backlog of what is needed. Mr. Lynch said in general they understand that, as they are dealing with it in every department in the City, and said that in the pandemic there is the unknown of what the revenue will be. Mr. Torti spoke to the communication to the City regarding this, including long term plans and information on life spans of roofs. Discussion on how the School Committee can revise the recommended projects based on what the Mayor recommends for funding. Mr. Freudberg asked for the total number of needs for this year so it can be included in the Capital Budget Request memo to the Mayor and CFO, to show that we are being mindful of the financial situation. Mr. Wadland asked for a narrative of each recommended project be provided for the full School Committee meeting.

Motion: To adopt the 8 projects (MSBA Feasibility Study for Hemenway, Exterior Envelope Work Districtwide, Paving and Stormwater - Site Analysis, Evaluations & Projects at McCarthy and Walsh, Roof Repairs at Farley, ADA Upgrades at Multiple Schools, Asbestos Abatement at Brophy, Security Upgrades, and HVAC at McCarthy) as presented, and recommend that adoption to the full School Committee.

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

Preliminary Discussion on the Massachusetts School Building Authority’s Statement of Interest Process for New Construction and/or Renovations to Elementary Schools

Mr. Torti spoke to the narrative from TBA Architects with a timeline for the MSBA process. He said that this will have to be voted on by the School Committee and City Council in the future. He said that they are working on a Statement of Interest and plan on submitting it when they can in January, and noted that this is tied to a recommended Capital Budget project.

Update on the Farley Building Lease with MassBay

Mr. Lynch said that he met with MassBay last week and they would like to stay in the Farley Building for another two years, with a lease extension that would be from July 1, 2021 to June 30, 2023, when they would then move to their new location. He said that the City collects the revenue from the lease and is involved with the pricing, so he is scheduling a meeting with the City CFO and MassBay to start talking about lease terms and details. He said that MassBay is looking for 45,000 square feet, and we are trying not to disrupt their operation but still move some school staff and departments into the building. Mr. Freudberg said that the extension is listed in the current lease, so it was anticipated, and said that School Committee members can join the negotiation meetings if needed, as they had in the past. Mr. Wadland asked for information on what school departments and staff will be moving to Farley, and if that included the Superintendent's vision of expanding the Parent Information Center into more of a Welcoming Center. Mr. Lynch said the Welcoming Center would be more likely when MassBay fully moves out, and that they are looking to move the staff that were moved to Fuller after leaving the Perini Building, as well as evaluating other Central Office staff that were placed into school buildings. He said this could be 60-100 staff.

Overview of the \$200,000 Green Communities Grant to Framingham

Mr. Torti said that this grant is from the Department of Energy Resources Green Communities Program. He said that he worked with the City’s Sustainability Coordinator Sean Luz and identified energy cost savings measures at several schools. Mr. Wadland asked about the microgrids Mr. Torti mentioned within the city. Mr. Torti said it is energy sharing where you can put up a solar farm, such as canopies, and can get energy credits to share energy to areas around it.

Approval of Minutes

The Chair said that the July 27, 2020 minutes were made available today, but in order to give members time to review he will be adding them to a future meeting for approval.

Motion: To approve the minutes of May 5, 2020.

Moved: Ms. Dempsey **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 6:23 p.m.

Meeting Materials

Agenda

Capital Budget Recommendations from the Building and Grounds Department

TBA Architects Memo on the MSBA Stages for the Core Program

FY22-FY26 City Budget Instructions

Green Communities Award for Schools

Draft May 5, 2020 Minutes

These minutes were approved in Open Session by the Building and Grounds Subcommittee on January 26, 2021.

These minutes were sent to the City of Framingham for posting on August 11, 2021.