



**Framingham Public Schools**  
Dr. Robert A. Tremblay, Superintendent of Schools

**Buildings and Grounds Department**

Matthew Torti, Director

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**SC FACILITIES SUBCOMMITTEE MEETING**

**Fuller Middle School**

**Buildings and Grounds Office**

**September 24, 2018**

**4:00 PM**

**Members Present:**

Richard Finlay, Chair  
Tiffanie Maskell  
Matthew Torti  
Carol Brodeur

Adam Freudberg\*  
Noval Alexander  
Lincoln Lynch  
George Carpenter

**Chairman Finlay called the meeting to order at 4:06 p.m and went over the agenda.**

**Approval of Minutes**

**Motion:** To approve the Facilities Subcommittee minutes from July 11, 2018.

**Moved:** Ms. Maskell                      **Seconded:** Mr. Alexander

All in favor, motion carried.

**Capital Budget Review and Prioritization**

Director of Building and Grounds Matthew Torti said that the cover sheet provided shows the 11 capital projects that Building and Grounds put in their priority order as they see it. He said that priorities need to be decided, these are just recommendations from Building and Grounds. He added that it also has to be decided what documents to provide to the larger School Committee at the Open Session.

\*Mr. Freudberg arrived late.

Mr. Torti said the first listed proposed project is to renovate the Farley Building and move Building and Grounds to that building. He said that funds were received last year,

but additional funds are needed due to needing the fire suppression sprinkler system up to code. He said that estimates for all projects that are included in the packet are from an engineer, architect or contractor. The second proposed project is regarding exterior envelopes; walls, windows and doorways. Mr. Lynch suggested showing the slides with pictures of the work that needs to be done in the School Committee meeting. Mr. Freudberg asked why some projects are on two lists; are there any benefits to try and to merge them in order to get discounted or not. Mr. Torti said that if they were made into one large project it would be a bigger discount, but not sure such a big project could be done in one summer. He added due do this the list shows the projects that are needed the most in the 1-3 year plan, as well as what funds are available. Other projects in the list are: paving and stormwater improvements for Brophy Elementary School, asbestos abatement at Potter Road Elementary School, furniture for the district including to support STEAM learning and King Elementary's new fifth grade, ADA compliance including updates to curbs, sidewalks, handicap ramps/lifts, toilet partitions, etc, elevator upgrades and replacements, security enhancements, replacing the utility van, cooling and heating systems with Framingham High School and McCarthy, and roofs. Mr. Finlay suggested seeing if the Disability Commission could help funding with the ADA compliant projects. Ms. Maskell asked why the elevator amounts differ. Mr. Torti said this list shows immediate needs, in the future they will also be looking at additional elevators to have complete modernization in the next three years or so. Mr. Carpenter said the MIRAKI cameras that are listed as an item under security enhancement have backup and would help save within staff workload and cloud storage. Mr. Torti said cameras are needed due to a lot of breaking of windows. Ms. Maskell asked to see data on temperature reports, to see why McCarthy and the High School are put as the priorities for HVAC. Mr. Torti said that would be a large undertaking to show for all the schools. Mr. Freudberg asked for a five year plus plan to implement air conditioning throughout the district. Mr. Torti said that air conditioning may take away from other priority projects, such as health issues with water leakage and air quality. Discussion was held on where air conditioning would fall within priorities, how it may affect things with the union, the different types that currently exist within schools, and the effect it has on the students and teachers. Mr. Torti said a roof has to be 20 years old now in order to get reimbursement from MSBA. Mr. Finlay brought up that Farley would not be eligible either as it's not currently being used as a K-12 school building. Members asked about technology not being one of the items, as well as making available a five year plan. Mr. Lynch and Mr. Carpenter spoke about technology being in the operating budget as there will always need to be updates. Mr. Carpenter showed data that is available on the data dashboard; such as statistics on a building in a quick view. Mr. Torti said that this shows existing items that need to be fixed within the buildings. There was discussion about how usually the City gives an idea for an amount that could be funded, but there was not a number this year. There was a discussion about the presentation on the Capital Project needs that is upcoming for the School Committee, and items and discussion that may help for that meeting. There was discussion on priorities based on the list provided, and the order of them, with the list priority ending at:

- #1 Security Enhancements \$250,000
- #2 Asbestos Abatement/Replacement \$492,000
- #3 ADA Multiple Schools - Standard Compliance Items
- #4 HVAC - Upgrades - FHS - \$1,178,277 **Deferred McCarthy \$1, 255,907**
- #5 Exterior Envelope \$825,000
- #6 Furniture - District 5 \$300,000
- #7 Elevator Upgrades \$100,000
- #8 Farley Renovations \$390,000
- #9 Paving/Stormwater \$775,000
- #10 Vehicle Replacement \$40,000
- #11 Eliminated **Roof Repairs/Replacement - Farley as need more information- \$1,981,010**

**Total to request: \$4,650,277**

**Motion:** To accept the priority list as discussed.

Discussion: Mr. Finlay says he feels strongly against prioritizing air conditioning. Mr. Freudberg says that he would like to put some mentioning in that this is not the only list, and this was making the list realistic and a nice balance and that there are other projects that need to be done including long term plans. Mr. Alexander said there is a need to look at larger picture and ramifications.

**Moved:** Mr. Alexander                      **Seconded:** Ms. Maskell                      **Vote:** 3-1-0  
 (Yes: Freudberg, Alexander, Maskell. No: Finlay)

**Update on Temporary parking**

Mr. Torti said that they met with MassBay and are still negotiating. He said they will have 130 parking spaces in the future, they currently have 360; they are looking into alternatives for other parking and shuttle transportation possibilities, as is the District for Adult ESL. He said they are looking at the possibility to expand into the McCarthy School, and the biggest concern is with how that will affect students and parents there. He said that parking will be an issue if construction is started in July 2019, as the parking lot between Fuller and Farley will be gone. Suggestions included turning the softball field in to temporary parking lot, and working with the safety traffic group.

**Update on the Fuller School Project**

Mr. Torti said there is a School Building Committee meeting tonight, there is a big push for this project as December 11th is the voting date. He said they are working with the architect on the use of space. Mr. Freudberg asked about making sure things are in place if the voting is to happen within the schools.

**Mr. Freudberg made a motion to adjourn at p.m., 2<sup>nd</sup> by Mr. Alexander. All in Favor Motion carried.**

*These minutes were approved by the Facilities Subcommittee at the Subcommittee meeting held on September 25, 2019.*

*These minutes were sent to the City of Framingham for posting on October 9, 2019.*