



Room #6, Framingham, MA. 01072

# Framingham Public Schools

Dr. Robert A. Tremblay, Superintendent of Schools

Buildings and Grounds Department  
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## SC FACILITIES SUBCOMMITTEE MEETING Fuller Middle School Buildings and Grounds Office July 11, 2018 4:00 PM

### Members Present:

Richard Finlay, Chair  
Tiffanie Maskell  
Matt Torti

Adam Freudberg  
Noval Alexander  
Carol Brodeur

### Also in Attendance:

Lincoln Lynch, Executive Director of Finance & Operations  
Gerry Bloomfield, Member of the Public

### Call to Order

Chairman Finlay called the meeting to order at 4:15 p.m.

### Approval of Minutes

The Chair verified that everyone had the most recent version of the minutes with the last minute edits. Draft versions are kept in case anyone ever would like to view them. Mr. Freudberg asked about the sentence regarding schools needing to be replaced every four years and it was clarified that this was based on the age of the existing inventory. A **motion** was made by Tiffanie Maskell to vote to approve the minutes from the June 13, 2018 meeting. 2<sup>nd</sup> by Adam Freudberg. All in Favor. Motion Carried.

### Space Utilization/MassBay

Mr. Torti spoke about a meeting that was held with Mass Bay where they reviewed the timeline based on the District's needs. Mass Bay relinquished the locker room area

earlier than their lease being up in January. If the debt exclusion vote is approved this area is needed in order to renovate to move facilities and maintenance there, as well as possibly other departments in the future. Timelines and needs of the District will be based on the vote in December 11th for the Fuller project. Space needs were discussed for construction including security and construction vehicles. Mass Bay's lease has already been extended twice. Nothing has been decided as definite and lots of details still need to be worked out. Mr. Freudberg spoke to Mass Bay's state capital getting delayed and finally getting approved yesterday, so their timeline can be worked out better for their move in 2023. Adult ESL has been going over floor plans with Mass Bay, and everyone is working on the possibility of sharing space and being collaborative. Mr. Freudberg is working with legal to get the exact answer on if it is required, after the School Committee votes, for the City Council to sign off on it to be a formal lease. Either way he suggests working with the City Council as a courtesy.

Board of health will need a new location as they are currently in the Fuller building. Mr. Finlay said they will need to figure out where they are moving as well. Top priority is the district's educational space. Mr. Torti spoke about how representatives from city officials, FSU, Mass Bay and Board of Health were all present at the meeting so are aware of what current situation is and that lots of details to iron out while trying to support whoever the district can with what time and resources are available. Mr. Finlay said at the meeting it was discussed being able to give MassBay two more years, but may not be able to look further out. Adam spoke to them finally having allocation and their timeline to move on to FSU property in 2023. Mr. Finlay asked about possible modulars for MassBay for the two years in-between, Mr. Torti doesn't think that would work. Mr. Lynch asked if Framingham State and Mass Bay could help push public interest for the Fuller Project, as the project is also in their best interest. Mr. Freudberg said the President of Mass Bay said he would be available to help and possibly a press conference as long as he is mindful of the ethical implications being a state official. Mr. Freudberg said another thing that can help with public information is showing how it is cost prohibitive if the Fuller Project fails, and can show the data on having to renovate Fuller. Mr. Alexander asked about the possibility of Mass Bay moving out of the Farley Building and coming to Fuller during construction as a placeholder. Mr. Torti said it is very expensive to move an operation, especially with technology. Other things to consider are if Adult ESL and other programs can coexist together, the renewal of the Perini lease in March of 2020, and possibly collaborating with the city to move some of their staff over.

Ms. Maskell asked what the public relations outreach is going to look like for the Fuller Project. Mr. Finlay said at the last public forum they really expanded how the slides look and show more of what the building will actually look like. Mr. Freudberg said that the plans may look like a lot of expense, so it is beneficial to speak to the value of the educational visioning. Mr. Torti said that materials and more information will be upcoming. In order to prepare for this, the Building and

Grounds Department are visiting other schools to view different architectural finishings, certification needs that have changed, mechanical systems, etc. so they can see what may work. Mr. Freudberg says that there is an educational working group led by Media and Communication Director, Rochelle Santos, in partnership with the Fuller Building Project manager. They are working on communication with the public, with a full launch in the fall, as well as will be engaging with elected officials to fill them in.

Mr. Bloomfield asked about how to come up with a solution with Mass Bay and with education for our students, which is the major need. Mr. Finlay said that two years was given as a timeline and even if the project is approved it will not likely start before then. Mr. Freudberg clarified no decisions have been made, the meeting was more brainstorming based on if the Fuller vote passes. Mr. Torti spoke to rent coming into the city while Mass Bay is using that space, and if they left, the District would be taking on more cost for maintenance, utilities, etc. Mr. Freudberg and Mr. Torti spoke to benefits of having Mass Bay in the community with creating early college pathways and the collaboration between the high school, Mass Bay and Framingham State University. that has happened between them and the district. Would hate to lose educational partnerships in the four years. Mr. Torti clarified that no one needs to move out of Fuller until 2021, and that the meeting held members of the city, Mass Bay and Framingham State. The district received money to renovate the pool area and have been starting work on that. Mass Bay gave permission to do some demolition in 2019 to accommodate the move of the facilities department. Mr. Bloomfield asked about the parking that the architects talk about, Mr. Torti said that parking will not change until 2019. For temporary parking, Mass Bay will be downsizing and a conversation was had that they will stop using the main lot and instead uses the side lot to the side of the building as of 2019. Mr. Freudberg spoke to the armory who is allowing to help us with space for parking.

### **Large Capital Projects**

Mr. Torti said what was funded for projects and being worked on are technology, district feasibility study, furniture throughout the district, refinishing gym floors at Walsh school, new gym floor at Stapleton, new playgrounds at Dunning (community build will also be in August per Mr. Freudberg that will help save money), Farley building renovations, masonry repointing at Stapleton school, and bathroom renovations at Barbieri. The security enhancements at multiple schools are on hold until district employs a security liaison person. Items that are being deferred will most likely be on list for upcoming capital budget request which needs to be submitted sometime in October to the CFO. Will need approval from Facilities Subcommittee and School Committee first.

Mr. Finlay said there has been a push for air conditioning in classrooms, if that's the case it will impact other projects. Mr. Torti spoke about giving average temps for McCarthy and the High School, and even if it is approved this year, it would have to go

through a design period and other pieces and would not happen this year. There is a schematic preliminary design for HVAC cooling for those two schools. Mr. Freudberg asked about an old amount for what it would cost to put in AC in the High School. Mr. Torti said when the high school was renovated, they chose not to put in the cooling unit and chiller as they did not realize they were going to be getting as high of a reimbursement rate as they did, at that time it would have cost ½ million dollars to put in. Mr. Freudberg clarified that it is now a \$500,000 increase since it was not done then. He also suggested getting temperature readings and showing the Mayor and City Council as to why it may be essential to get AC. Mr. Finlay is concerned that this will continue to be a problem that not all schools have AC. Mr. Freudberg said he would like to know what all schools have and do not have, and what best case recommendation may be, such as it may be some schools do not need AC. Mr. Torti said as time goes by and technology improves, such as split ac systems, they are purchasing and installing these now in teacher's lounges and Stapleton library. To install AC in the classrooms is a bigger undertaking with a rooftop unit. Looking at options and costs of different items that are available now. There is a long list of needs, and when talking about priorities from a facilities standpoint, the condition and age of the facilities is the priority. Mr. Freudberg said adding AC to the list of projects it doesn't seem to be that much of an increase. Mr. Torti said the list does not include a lot of projects that are deferred and will be much more than it is listed as now.

Mr. Finlay suggested having a workshop all about capital projects to educate School Committee members. Ms. Maskell said it may be helpful to have tours of the school as well to actually see what needs to be worked on. Mr. Freudberg said we could look at coordinating this for September with members, before the discussion in October in the Open Session. Mr. Bloomfield asked who decides what is done and what is deferred. Mr. Torti said that facilities comes up with their ideas, coordinates with Mr. Lynch and gets an idea of an amount from the CFO of what is available, and then goes to the Building and Grounds Subcommittee, then the School Committee, then the CFO makes recommendations to the mayor, then to the Finance Subcommittee and finally to the City Council.

Mr. Alexander asked about the new air displacement, Mr. Torti said they will be looking at other schools tomorrow and see new construction techniques and models and meeting with HVAC crews. They will be looking at Dearborn and Fields school. Mr. Freudberg said he is a strong advocate for AC to be in the Fuller project, but he is open to hear about the new idea. Mr. Bloomfield said the architects should have an HVAC team that can go over this in more detail, Mr. Freudberg said he asked for this data at the last School Building Committee meeting. Mr. Alexander asked about tariffs, etc. that are in the news and wonders how it will affect this project. Mr. Torti spoke about the geothermal system the architect is talking about and looking to set up a meeting with a city plumbing inspector to ensure what is being recommended by architects they are in support of, as the city may have more requirements than the state ones

which could affect the cost. Mr. Bloomfield asked about a traffic study in summer and elevators in the building. Mr. Freudberg said a traffic study was completed in November of 2017, this is just building on to it. Mr. Torti said the elevator is centrally located and key operated. Mr. Bloomfield said expanding a building in the future would be costly, Mr. Finlay reiterated that the amount of space is determined by MSBA and there have been multiple conversations with them. Mr. Finlay and Mr. Freudberg spoke about how the building has room for expansion and a new enrollment study comes out next year.

Mr. Finlay went over Subcommittee rules that were handed out to everyone. He wants to be certain following the purpose of a subcommittee. He asks that everyone review the handout and come back with any suggestions at the next meeting. Mr. Freudberg suggested as part of Mr. Lynch's onboarding he meet with correct city staff to make sure we are tracking any new construction projects as they could affect enrollment numbers. Mr. Torti asked that Ms. Brodeur coordinate tours for September and have members participate. Mr. Freudberg asked that the superintendent is made aware of this plan, and is in agreement. The tour will be based on upcoming projects within the five year plan.

**Noval Alexander made a motion to adjourn at 6:00 p.m., 2<sup>nd</sup> by Tiffanie Maskell. All in Favor. Motion carried.**