

Project Minutes

Project: Fuller Middle School Feasibility Study
 Prepared by: Joel Seeley
 Re: School Building Committee Meeting
 Location: Fuller Middle School Library
 Distribution: Attendees (MF)

Project No.: 17050
 Meeting Date: 6/18/18
 Time: 7:00pm
 Meeting No: 20

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	David Miles	Co-Chair, City Resident with Experience in Finance	Voting Member
✓	Dr. Edward Gotgart	Co-Chair, FPS Chief Operating Officer	Non-Voting Member
	Mayor Spicer	Mayor, Chief Executive Officer	Non-Voting Member
	Thatcher Kezer III	Chief Operating Officer	Non-Voting Member
✓	Richard Finlay	School Committee Member and Convenor	Voting Member
✓	Adam Freudberg	Chair, School Committee	Voting Member
✓	Charlie Sisitsky	City Council Member	Voting Member
✓	Richard Weader II	Member of community with arch., eng., and/or construction experience	Voting Member
✓	Michael Grilli	Member of community with arch., eng., and/or construction experience	Voting Member
✓	Caitlin Stempleski	Fuller School Teacher and Co-Chair of the Union Professional Development Committee	Voting Member
✓	Dr. Jennifer Krusinger Martin	School Building Committee Member	Voting Member
✓	Donald Taggart III	City Resident/Retired Teacher	Voting Member
✓	Jennifer Pratt	Assistant Chief Financial Officer and SBC Member who is MCPPO certified	Non-Voting Member
✓	Dr. Robert Tremblay	Superintendent of Schools	Non-Voting Member
✓	Matt Torti	Director of Buildings and Grounds	Non-Voting Member
	Jose Duarte	Principal, Fuller Middle School	Non-Voting Member
✓	Anne Ludes	Director of Secondary Education	Non-Voting Member
✓	Mary Ellen Kelley	Chief Financial Officer and Local Budget official or member of Finance Committee	Non-Voting Member
✓	Michael Tusino	Certified Building Official	Non-Voting Member
	Patrick Johnson	Principal, Walsh Middle School	Non-Voting Member
	John Haidemenos	Principal, Woodrow Wilson Elementary School	Non-Voting Member
✓	David Panich	School Building Committee Member	Non-Voting Member
	Thomas Barbieri	School Building Committee Member	Non-Voting Member
✓	Dr. Dale Hamel	School Building Committee Member	Non-Voting Member
✓	Noval Alexander	School Committee Member	Non-Voting Member
	Heather Connolly	Former Chair of the School Committee	Non-Voting Member
✓	Jonathan Levi	JLA, Architect	
✓	Philip Gray	JLA, Architect	
✓	Lorraine Finnegan	SMMA, OPM	
✓	Joel Seeley	SMMA, OPM	

Item #	Action	Discussion
20.1	Record	Call to Order, 7:00 PM, meeting opened.
20.2	Record	Public Comments - none
20.3	Record	A motion was made by A. Freudberg and seconded by R. Finlay to approve the 6/4/18 School Building Committee meeting minutes. No discussion, motion passed unanimously by those attending.
20.4	Record	J. Seeley distributed and reviewed Designer Amendment No. 10, dated 6/18/18 for Traffic Consulting Services in the amount of \$10,835.00 to be funded out of the Environmental and Site Budget (MSBA ProPay Code 0003-0000), attached, which has a budget balance of \$21,283.00. A motion was made by R. Finlay and seconded by C. Sisitsky to approve Designer Amendment No. 10, dated 6/18/18 and recommend signature by T. Kezer III. No discussion, motion passed unanimous.
20.5	Record	J. Seeley distributed and reviewed Warrant No. 7, attached. Committee Discussion: 1. C. Sisitsky asked if the City had charged a fee for the height variance process? <i>J. Seeley indicated no, the only charge was to record the approved variance at the Registry of Deeds.</i> A motion was made by R. Finlay and seconded by C. Sisitsky to approve Warrant No. 7. No discussion, motion passed unanimous.
20.6	J. Levi	J. Levi to develop a 30-year total cost of ownership comparison between the existing building and the new option.
20.7	J. Pratt	J. Pratt to update the contact information on the MSBA School Building Committee membership form and submit to MSBA.
20.8	J. Levi	J. Levi to review the Nurse Suite for more direct access and not having to traverse thru the administrative offices.
20.9	J. Levi	J. Levi to define how the service vehicle and dumpster area will be screened for smell and visual appearance.
20.10	P. Gray	P. Gray distributed and reviewed the Temporary Parking Counts meeting minutes, dated 5/31/18 and presented the updated nighttime and daytime Temporary Parking Count Needs and Layout for construction phases 1, 2 and 3, attached. The temporary parking count need is 500 spaces for both day and night, based on the Adult ESL program parking 100 cars off-site at the National Guard Armory and MassBay parking needs reducing to 150 spaces by the start of summer 2019. Committee Discussion: 1. C. Stempleski asked what is the pathway that the teachers would need to take from the parking lots to the Fuller school during each of the construction phases? <i>P. Gray will provide direction on the pathways at the next Committee meeting.</i>

		<p>2. N. Alexander asked how will vehicles access the new permanent parking lot behind Farley during each of the construction phases? <i>P. Gray will review with the Traffic Consultant and provide direction at the July Committee meeting.</i></p> <p>3. J. Krusinger Martin asked if the Traffic Consultant will also review pedestrian and student walking routes for access and safety? <i>P. Gray indicated yes and he will review with the Traffic Consultant and provide direction at the July Committee meeting.</i></p> <p>4. D. Miles asked when will Massbay confirm that they can reduce their parking needs to 150 spaces by the start of summer 2019? <i>E. Gotgart indicated discussions with MassBay have commenced.</i></p> <p>5. D. Taggart III recommended a parking sticker program be enacted during construction for the Fuller, Farley and McCarthy parking lots to avoid confusion and potential disagreements.</p> <p>6. A. Freudberg asked if the off site partner offering spots was the Massachusetts National Guard, and if so, we should think of the appropriate way to thank them for this partnership. <i>E. Gotgart indicated that yes it is the Massachusetts National Guard's Armory around the corner which will support this project by allowing the use of some of their parking spaces.</i></p>
20.11	Record	P. Gray distributed and reviewed the Geotechnical and Geo-environmental reports, attached, for the borings undertaken during the PSR phase.
20.12	Record	P. Gray distributed and reviewed the Educational Working Group meeting minutes, dated 5/31/18 attached.
20.13	P. Gray J. Seeley A. Ludes J. Duarte	<p>J. Seeley distributed and reviewed the MSBA Review Comments on the PSR Submission, dated 6/7/18 and attached. P. Gray, J. Seeley, A. Ludes and J. Duarte are developing a response to the comments to be submitted to MSBA by 7/21/18.</p> <p>Committee Comments:</p> <ol style="list-style-type: none"> D. Miles encouraged Committee members to review the comments. J. Seeley to include a review of the comments on the agenda for the next Committee meeting.
20.14	Record	<p>J. Seeley distributed and reviewed a draft Scope Reductions Comparison, attached, that reflects the reduced project cost and cost to City for reducing 3 ELL classrooms and science rooms, consolidating the technology classroom with the fabrication lab and reducing the seminar rooms to comply with the MSBA utilization comments. Additionally, reducing the auditorium to 420 seats and the gymnasium to 6,500 net square feet are also included as options for the committee to review and potentially vote on at a future meeting.</p> <p>Committee Discussion:</p>

1. B. Tremblay described the scope reductions and the importance of developing as cost effective project as possible. The gymnasium reduction could present a complication for a whole school gathering if the auditorium were likewise reduced.
2. R. Finlay asked if the auditorium and gymnasium could be positioned side-by-side, separated by an operable wall to allow for a whole school gathering utilizing both spaces?
J. Levi will review and provide direction at the next Committee meeting.
3. D. Taggart III would like to have the tax impact calculated for these reductions.
J. Seeley will review with M. Kelley.
4. D. Miles asked if reducing the 3 ELL classrooms and science rooms, consolidating the technology classroom with the fabrication lab and reducing the seminar rooms address all the space related comments in the MSBA review?
P. Gray indicated yes these changes address all the space related comments.
5. D. Miles asked will DESE have an issue with providing less special education space than MSBA guidelines?
P. Gray indicated there is a typographic error in the comment, the project includes more special education space than the MSBA guidelines.
6. C. Stempleski asked if some of the distributed cohort administrative space could be used for classrooms?
A. Ludes indicated no, the intent of the distributed administrative spaces integrated within the student cohorts is to provide greater connection and oversight to the students.
7. R. Finlay asked if a general classroom could be used by ELL if needed?
A. Ludes indicated yes, all the classrooms are of the same size and makeup.
8. R. Finlay asked if the MSBA related reduction was approved, would the education program still be met?
A. Ludes indicated yes.
9. A. Freudberg stated that in his experience this type of back and forth with the MSBA is part of the natural progression of how projects are developed. He stated support for the realignment because FPS leadership is ok with the change having no impact to the educational vision planned, and asked specifically what is the staff recommendation for what we need to do in order to continue our strong, positive relationship with the MSBA?
J. Seeley indicated that his recommendation is for the committee to vote tonight to support the proposed classroom reductions, resulting in \$6 million in project savings, and delivering news of this change to the MSBA before next week's June 27th MSBA Board meeting.

A Motion was made by R. Weader II and seconded by M. Grilli to approve the MSBA related reductions. No discussion, motion passed 8 in favor and 1 against - with A.

		Freudberg, C. Sisitsky, R. Weader II, J. Krusinger Martin, D. Miles, M. Grilli, R. Finlay and D. Taggart III voting for and C. Stempleski voting against.
20.15	J. Seeley	J. Seeley reviewed the work of the Project Information Working Group and distributed and reviewed the Community Outreach Calendar. J. Seeley to forward the on-line version of the Community Outreach Calendar to the Committee for members to sign up to attend the events.
20.16	Record	Old or New Business – none
20.17	Record	Committee Questions - none
20.18	Record	Next SBC Meeting: June 28, 2018 at 7:00 PM at Fuller Middle School Library.
20.19	Record	A Motion was made by R. Finlay and seconded by M. Grilli to adjourn the meeting. No discussion, motion passed unanimous.

Attachments: Agenda, Designer Amendment No. 10, Warrant No. 7, Temporary Parking Counts meeting minutes, Geotechnical and Geo-environmental reports, Educational Working Group meeting minutes, MSBA Review Comments on the PSR Submission, draft Scope Reductions Comparison, Community Outreach Calendar, Powerpoint

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes.

PROJECT MEETING SIGN-IN SHEET

Project: Fuller Middle School Feasibility Study
 Prepared by: Joel Seeley
 Re: School Building Committee Meeting
 Location: Fuller Middle School Library
 31 Flagg Drive, Framingham, MA

Project No.: 17050
 Meeting Date: 6/18/2018
 Time: 7:00pm
 Meeting No: 20

Distribution: Attendees, (MF)

SIGNATURE	ATTENDEES	EMAIL	AFFILIATION
✓	David Miles	dmiles@partners.org	Co-Chair, School Building Committee, City Resident with experience in Finance
	Dr. Edward Gotgart	egotgart@framingham.k12.ma.us	Co-Chair and FPS Chief Operating Officer
	Yvonne M. Spicer	mavorspicer@framinghamma.gov	Mayor, City of Framingham
	Thatcher Kezer, III	tkezer@framinghamma.gov	Chief Operating Officer, Mayoral Designee
	Richard Finlay	rfinlay@wellesleyma.gov	School Committee Member and Convenor
	Adam Freudberg	afreudberg@framingham.k12.ma.us	Chair of School Committee
	Charlie Sisitsky	csisitsky@rcn.com	Local Chief Executive Officer
	Richard Weader, II	weaders@aol.com	Member of community with architecture, engineering and/or construction experience
	Michael Grilli	mgrilli@beta-inc.com	Member of community with architecture, engineering and/or construction experience
	Caitlin Stempleski	cstempleski@framingham.k12.ma.us	Fuller School Teacher and Co-Chair of the Union Professional Development Committee
	Dr. Jennifer Krusinger Martin	jkrusinger@gmail.com	School Building Committee Member
	Donald Taggart III	dontaggart134@gmail.com	City Resident / Retired Teacher
	Jennifer Pratt	jap@framinghamma.gov	Assistant Chief Financial Officer and SBC Member who is MCPPO certified, City of Framingham
	Dr. Robert Tremblay	rtremblay@framingham.k12.ma.us	Superintendent of Schools
	Matt Torti	mtorti@framingham.k12.ma.us	Director of Buildings and Grounds
	Jose Duarte	jduarte@framingham.k12.ma.us	Principal, Fuller Middle School
	Anne Ludes	aludes@framingham.k12.ma.us	Director of Secondary Education, Framingham Public Schools
	Mary Ellen Kelley, CFO	mek@framinghamma.gov	Chief Financial Officer and Local Budget official
	Michael Tusino	mat@framinghamma.gov	Certified Building Official

Agenda

Project:	Fuller Middle School Feasibility Study	Project No.:	17050
Re:	School Building Committee Meeting	Meeting Date:	6/18/2018
Meeting Location:	Fuller Middle School Library	Meeting Time:	7:00 PM
Prepared by:	Joel G. Seeley	Meeting No.:	20
Distribution:	Committee Members (MF)		

1. Call to Order
2. Public Comments
3. Approval of Minutes
4. Approval of Invoices and Commitments
5. Review Updated Parking Plan
6. Review MSBA Comments on PSR Submission
7. Review Project Cost
8. Project Information Working Group Update
9. Old or New Business
10. Committee Questions
11. Next Meeting: June 28, 2018
12. Adjourn

DRAFT

	Option C	Less 3 ELL CR and Science Rooms, Tech CR and Seminar Rooms	Less 3 ELL CR and Science Rooms, Tech CR and Seminar Rooms and Reduce Auditorium to 420 seats	Less 3 ELL CR and Science Rooms, Tech CR and Seminar Rooms, Reduce Auditorium to 420 seats and Reduce Gymnasium to 6,500 NSF
	153,905 SF	141,740 SF	136,790 SF	134,090 SF
Total Project Cost	\$110,556,454	\$104,546,335	\$101,265,723	\$99,483,619
Approximate MSBA Reimbursement	\$43,971,508	\$40,904,374	\$39,885,414	\$39,331,245
Approximate Cost to the City	\$66,584,946	\$63,641,961	\$61,380,309	\$60,152,374
Approximate Cost to City Incremental Decrease		-\$2,942,985	-\$2,261,652	-\$1,227,935
Approximate Cost to City Cumulative Decrease				-\$6,432,572

Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

June 7, 2018

The Honorable Dr. Yvonne M. Spicer, Mayor
City of Framingham
150 Concord Street, Room 121
Framingham, MA 01702

Re: City of Framingham, Fuller Middle School

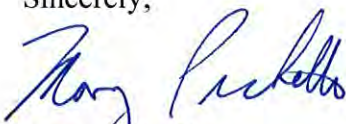
Dear Mayor Spicer:

The Massachusetts School Building Authority (the "MSBA") is forwarding review comments for the Module 3 Feasibility Study Preferred Schematic Report submission for the Fuller Middle School project, received by the MSBA on May 9, 2018.

Responses to the attached comments shall be forwarded to the assigned Project Coordinator, Allison Jones (Allison.Jones@MassSchoolBuildings.org), through the Owner's Project Manager. Please review and return responses within 14 days of receipt of this letter.

If you have any questions or comments, please do not hesitate to contact Fenton Bradley (Fenton.Bradley@MassSchoolBuildings.org).

Sincerely,



Mary Pichetti
Director of Capital Planning

Attachments:

Attachment 'A' Preferred Schematic Report Review Comments
Attachment 'B' Preferred Schematic Report Space Summary Review Comments

Cc: Legislative Delegation
Dennis L. Giombetti, Chair, City Councilor
Jennifer A. Pratt, Assistant Chief Financial Officer, City of Framingham
Adam Freudberg, Chair, Framingham School Committee

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Fuller Middle School

Dr. Robert A. Tremblay, Superintendent, Framingham Public Schools
Dr. Frank Tiano, Assistant Superintendent for Community Development and
Engagement, Framingham Public Schools
Nancy Piasecki, Executive Director of the Office of the Superintendent,
Framingham Public Schools
Matthew Torti, Director of Buildings and Grounds, Framingham Public Schools
Carol Brodeur, Executive Assistant, Office of Building and Grounds,
Framingham Public Schools
Joel G. Seeley, Owner's Project Manager, Symmes Maini & McKee Associates
Jonathan Levi, Jonathan Levi Architects, LLC
File: 10.2 Letters (Region 4)

ATTACHMENT A
MODULE 3 – PREFERRED SCHEMATIC REPORT REVIEW COMMENTS

District: City of Framingham
School: Fuller Middle School
Owner’s Project Manager: Symmes Maini & McKee Associates, Inc.
Designer Firm: Jonathan Levi Architects, LLC
Submittal Due Date: May 9, 2018
Submittal Received Date: May 9, 2018
Review Date: May 9- June 5, 2018
Reviewed by: F. Bradley, C. Alles, J. Jumpe

MSBA REVIEW COMMENTS

The following comments¹ on the Preferred Schematic Report submittal are issued pursuant to a review of the project submittal document for the proposed project presented as a part of the Feasibility Study submission in accordance with the MSBA Module 3 Guidelines.

3.3 PREFERRED SCHEMATIC REPORT

Overview of Preferred Schematic Submittal	Complete	Provided; <i>Refer to comments following each section</i>	Not Provided; <i>Refer to comments following each section</i>	Receipt of District’s Response; <i>To be filled out by MSBA Staff</i>
OPM Certification of Completeness and Conformity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Table of Contents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.1 Introduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.2 Evaluation of Existing Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.3 Final Evaluation of Alternatives	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.4 Preferred Solution	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.5 Local Actions and Approval Certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹ The written comments provided by the MSBA are solely for purposes of determining whether the submittal documents, analysis process, proposed planning concept and any other design documents submitted for MSBA review appear consistent with the MSBA’s guidelines and requirements, and are not for the purpose of determining whether the proposed design and its process may meet any legal requirements imposed by federal, state or local law, including, but not limited to, zoning ordinances and by-laws, environmental regulations, building codes, sanitary codes, safety codes and public procurement laws or for the purpose of determining whether the proposed design and process meet any applicable professional standard of care or any other standard of care. Project designers are obligated to implement detailed planning and technical review procedures to effect coordination of design criteria, buildability, and technical adequacy of project concepts. Each city, town and regional school district shall be solely responsible for ensuring that its project development concepts comply with all applicable provisions of federal, state, and local law. The MSBA recommends that each city, town and regional school district have its legal counsel review its development process and subsequent bid documents to ensure that it is in compliance with all provisions of federal, state and local law, prior to bidding. The MSBA shall not be responsible for any legal fees or costs of any kind that may be incurred by a city, town or regional school district in relation to MSBA requirements or the preparation and review of the project’s planning process or plans and specifications.

3.3.1 INTRODUCTION

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
1	Overview of the process undertaken since submittal of the Preliminary Design Program that concludes with submittal of the Preferred Schematic Report, including any new information and changes to previously submitted information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Summary of updated project schedule, including				
	a) Projected MSBA Board of Directors Meeting for approval of Project Scope and Budget Agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Projected Town/City vote for Project Scope and Budget Agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Anticipated start of construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Target move in date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Summary of the final evaluation of existing conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Summary of final evaluation of alternatives	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Summary of District's preferred solution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	A copy of the MSBA Preliminary Design Program project review and corresponding District response	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

4) Although a detailed "Concept Options Evaluation Matrix" was included, it is noted that subsequent to receiving this submittal, the MSBA requested additional information that further describes and summarizes the Final Evaluation of Options. Information was requested for each option identified in the preferred schematic phase including a detailed narrative that clearly documents the reason(s) why each option was eliminated from further consideration. Please acknowledge.

No further review comments for this section.

3.3.2 EVALUATION OF EXISTING CONDITIONS

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
1	A narrative of any changes resulting from new information that informs the conclusions of the evaluation of the existing conditions and its impact on the final evaluation of alternatives	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
2	If changes are substantive, provide an updated Evaluation of Existing Conditions and identify as final. Identify additional testing that is recommended during future phases of the proposed project and indicate when the investigations and analysis will be completed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

No review comments for this section.

3.3.3 FINAL EVALUATION OF ALTERNATIVES

Include at least three potential alternatives, with at least one renovation and/or addition option. Include the following for each alternative where appropriate:

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
1	An analysis of each prospective site including:				
	a) Natural site limitations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Building footprint(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Athletic fields	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Parking areas and drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) Bus and parent drop-off areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) Site access and surrounding site features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Evaluation of the potential impact that construction of each option will have on students and measures recommended to mitigate impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Conceptual architectural and site drawings that satisfy the requirements of the education program	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	An outline of the major building structural systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The source, capacities, and method of obtaining all utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	A narrative of the major building systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	A proposed total project budget and a construction cost estimate using the Uniformat II Elemental Classification format (to as much detail as the drawings and descriptions permit, but no less than Level 2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Permitting requirements and associated approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
	schedule				
9	Proposed project design and construction schedule including consideration of phasing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Completed Table 1 – MSBA Summary of Preliminary Design Pricing spreadsheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

No further review comments for this section.

3.3.4 PREFERRED SOLUTION

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	Educational Program				
	a) Summary of key components and how the preferred solution fulfills the educational program	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Design responses including desired features and/or layout considerations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Proposed variances to, and benefits of, any changes to the current grade configuration (if any) and a related transition plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Preferred Solution Space Summary				
	a) Updated MSBA Space Summary spreadsheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Itemization and explanation of variations from the initial space summary (and MSBA review) included in the Preliminary Design Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Preliminary NE-CHPS or LEED-S scorecard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Conceptual floor plans of the preferred solution, in color that are clearly labeled to identify educational spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Clearly labeled site plans of the preferred solution including, but not limited to:				
	a) Structures and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Site access and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Parking and paving	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Zoning setbacks and limitations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
	e) Easements and environmental buffers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) Emergency vehicle access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	g) Safety and security features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	h) Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	i) Athletic fields and outdoor educational spaces (existing and proposed)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	j) Site orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	An overview of the Total Project Budget and local funding including the following:				
	a) Estimated total construction cost	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Estimated total project cost	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Estimated funding capacity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) List of other municipal projects currently planned or in progress	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) District's not-to-exceed Total Project Budget	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) Brief description of the local process for authorization and funding of the proposed project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	g) Estimated impact to local property tax, if applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	h) Completed MSBA Budget Statement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Updated Project Schedule including the following projected dates:				
	a) Massachusetts Historical Commission Project Notification Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) MSBA Board of Directors meeting for approval to proceed into Schematic Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) MSBA Board of Directors meeting for approval of project scope and budget agreement and project funding agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Town/City vote for project scope and budget agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) Design Development submittal date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) MSBA Design Development Submittal Review (include required 21-day duration)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	g) 60% Construction Documents submittal date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	h) MSBA 60% Construction Documents Submittal Review (include required 21-day duration)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	i) 90% Construction Documents submittal date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
j)	MSBA 90% Construction Documents Submittal Review (include required 21-day duration)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k)	Anticipated bid date/GMP execution date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l)	Construction start	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m)	Move-in date	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n)	Substantial completion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

1a) *The submittal indicates the District may develop a new school scheduling method as the school transitions to a S.T.E.A.M. model. Please note that modifying the school scheduling method may change the building's utilization rate. In response to these review comments, please list alternative scheduling methods that may be proposed as the school transitions to a S.T.E.A.M. model.*

The information provided also indicates that the nine ELL classrooms and nine science classrooms proposed by the District will be occupied for classroom instruction four out of the six scheduling blocks. It appears that based on the information provided, this may result in a utilization rate of 66% for these spaces. The MSBA notes that the overall utilization associated with the proposed program is approximately 64% inclusive of academic classrooms, art room, and the three vocations and technology spaces. Further, if one of two gym stations and one of the two music rooms is in use, and a class is conducting research in the media center, then the overall utilization drops below 60%. Please note the MSBA targets an overall utilization rate of 85%. Please seek additional opportunities to increase efficiencies by reducing the overall number of classrooms; and increase flexibility and utilization by furnishing 'Maker Space' features into the science classrooms and reducing project areas in the common areas by providing larger science classrooms; in addition, indicate the average class sizes that will be anticipated for the English Second Language and Transitional Bilingual Education classes.

2a) *Please refer to detailed comments in "Attachment B". Additionally, MSBA staff has updated its space summary template to include a new section titled Non-Programmed Spaces, which includes the following categories:*

- *Other occupied rooms;*
- *Unoccupied MEP spaces;*
- *Unoccupied closets, supply rooms, and storage rooms;*
- *Toilet rooms;*
- *Circulation, which includes: corridors, stairs, ramps, and elevators; and*
- *Remaining areas, which includes exterior walls, interior partitions, chases, and other areas not listed above.*

Areas associated with the 'non-programmed spaces' are required for schematic design and all subsequent submittals that include a space summary. Please see Project Advisory 52 for additional information. Please acknowledge.

3) *The submittal indicates a total goal of 43 credits using USGBC LEED-V4, including 6 credits in the Energy & Atmosphere "Optimize Energy Performance" category. Note that 43 points in LEED-V4*

reaches the minimum required for all MSBA core projects. The proposed credits in ‘Optimize Energy’ are below the apparent threshold to achieve the minimum requirements (exceeding code by 20%) required applying additional (provisional) incentives to the District’s reimbursement rate, additional information is required. If the District intends that MSBA provide a grant that includes the 2% additional reimbursement in the following project Scope and Budget phase of the study, please provide detailed information that illustrates how the minimum thresholds intend to be achieved.

Refer to MSBA Project Advisory #41 “Update to the MSBA’s Sustainable Building Design Policy” for more information. Acknowledge and confirm the District’s intent and that the proposed project will be designed to meet or exceed the criteria set forth in project Advisory #41.

5e) In response to these review comments, please confirm whether or not easements exist on the site that may impact further site development for a potential project.

5h) Not provided. Please submit.

5i) Provide information associated with the proposed outdoor education spaces in subsequent submissions. Please acknowledge.

6a, b) Subsequent to receiving this submittal, the MSBA requested additional information associated with the increased estimated project costs from the Preliminary Design Program (PDP) phase to the Preferred Schematic Report (PSR) phase, including, but not limited to a high level description and summary of any changes in project scope, square footage, and site development. It is noted MSBA received the requested information on May 18, 2018 by email. Please incorporate this information as part of the response to these review comments.

6h) A budget statement was included with this submittal; however the post-construction budget column has not been completed. Please complete and submit to MSBA.

7m) Not provided. Please submit.

No further review comments for this section.

3.3.5 LOCAL ACTIONS AND APPROVALS

Provide the following Items		Complete; No response required	Provided; District’s response required	Not Provided; District’s response required	Receipt of District’s Response; To be filled out by MSBA Staff
1	Certified copies of the School Building Committee meeting notes showing specific submittal approval vote language and voting results, and a list of associated School Building Committee meeting dates, agenda, attendees and description of the presentation materials.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Signed Local Actions and Approvals Certification(s):				
	a) Submittal approval certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Grade reconfiguration and/or redistricting approval certificate (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Provide the following to document approval and public notification of school configuration changes associated with the proposed project:				

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
a)	A description of the local process required to authorize a change to the existing grade configuration or redistricting in the district	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	A list of associated public meeting dates, agenda, attendees and description of the presentation materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Certified copies of the governing body (e.g. School Building Committee) meeting notes showing specific grade reconfiguration and/or redistricting, vote language, and voting results if required locally	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	A certification from the Superintendent stating the District's intent to implement a grade configuration or consolidate schools, as applicable. The certification must be signed by the Chief Executive Officer, Superintendent of Schools, and Chair of the School Committee.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

No review comments for this section.

- *The MSBA offers the following information to assist the District and its Owner's Project Manager in completing the total project budget template that is required as part of its Schematic Design submittal.*
 - *The MSBA issues project advisories from time to time, as informational updates for Districts, Owner's Project Managers ("OPM"), and Designers in an effort to facilitate the efficient and effective administration of proposed projects currently pending review by the MSBA. The advisories can be found on the MSBA's website. In response to these review comments, please confirm that the District's consultants have reviewed all project advisories and they have been incorporated into the proposed project as applicable.*
 - *The PSR indicates District is targeting MSBA approval of its proposed project scope and budget at the October board meeting. The District's reimbursement rate before incentives for calendar year 2018 is 57.83%. Please note that the MSBA updates District reimbursement rates annually and applies the reimbursement in effect at the time the MSBA Board of Directors approves a District's proposed project scope and budget. The reimbursement rate is established based on statutory requirements and information provided by the Department of Revenue and the Department of Elementary and Secondary Education and is non-negotiable.*

- *Maintenance (0-2) – 1.48% This value is based on MSBA review of district provided materials regarding routine and capital maintenance programs during Eligibility Period at which time the value is finalized.*
 - *CM@Risk (0 or 1) – 1.00%. Because the District was invited to the MSBA Capital Pipeline before January 2, 2017 it would be eligible to conditionally receive one incentive point subject to the approval of the Office of the Inspector General for the District’s use of the Construction Manager at Risk construction delivery method for the Proposed Project and that the District actually used that construction delivery method for the Proposed Project.*
 - *Newly Formed Regional School District (0-6) – The District is not a newly formed or expanded regional school district as a result of working with the MSBA, therefore these incentive points do not apply.*
 - *Major Reconstruction or Reno/Reuse (0-5) – The District’s preferred solution is for new construction therefore these incentive points do not apply.*
 - *Overlay Zoning 40R & 40S (0 or 1) – Refer to Module 4, appendix 4E to review documentation requirements and to determine if this incentive point may be applicable. Please note that required authorizations must be documented prior to MSBA approval of the District’s proposed project scope and budget to be eligible to receive this incentive point.*
 - *Overlay Zoning 100 units or 50% of units for 1, 2 or 3 family structures (0 or 0.5) – Refer to Module 4, appendix 4E to review documentation requirements and to determine if this incentive point may be applicable. Please note that required authorizations must be documented prior to MSBA approval of the District’s proposed project scope and budget to be eligible to receive this incentive point.*
 - *Energy Efficiency – “Green Schools” (0 or 2) – The PSR indicates the District’s intent to achieve the 2% additional reimbursement through the MSBA Green School Program. Please note, subject to the District’s intention to meet certain energy efficiency sustainability requirements for the Proposed Project, the MSBA will provisionally include two (2) incentive points, however if the District does not ultimately qualify for some or all of these incentive points the MSBA will adjust the District’s reimbursement rate, accordingly.*
 - *The District must include negotiated costs for OPM and Designer fees for the remainder of the project as part of their Total Project Budget. In response to these review comments, please confirm that the District and its consultants will negotiate fees for the remainder of the project that are to be included in the District’s Schematic Design documents to the MSBA.*
- *Please refer to MSBA’s email dated June 1, 2018 regarding discussion at the Facilities Assessment Subcommittee meeting on May 23, 2018.*

End

MEMORANDUM

TO: Board of Directors, Massachusetts School Building Authority
FROM: Maureen G. Valente, Chief Executive Officer
John K. McCarthy, Executive Director, Deputy Chief Executive Officer
SUBJECT: Staff Recommendation for policy revisions to allow for auditorium and
gymnasium spaces in excess of the MSBA Space Summary Guidelines at the
district's sole expense
DATE: November 2, 2016

Based upon review of project data and discussions with the Board of Directors, staff is recommending a policy revision to the Massachusetts School Building Authority (the "MSBA") space guidelines specifically for Auditorium and Gymnasium related spaces that are in excess of those included in the MSBA space summary guidelines.

Background

Based on project reviews in late fall 2015, the Board of Directors requested that staff provide information regarding the potential to revise the policies for space guidelines to allow for requests by districts for spaces in excess of the MSBA's guidelines at the district's sole expense. Staff presented an overview of current policies and practices at the March 16, 2016 Board of Directors meeting and followed with additional information regarding potential revisions at the March 30, 2016 Board of Directors meeting.

Based on the discussions and input received from the Board members, staff has prepared a Potential Revised Policy, included as Attachment A, which will allow districts to include spaces in excess of the MSBA's space summary guidelines at the district's sole expense for two program areas: auditorium and gymnasium. Staff has received favorable feedback regarding this proposed revision to the MSBA's policies, and as noted at the September 29, 2016 Board of Directors meeting and further reviewed at the October 19, 2016 Facilities Assessment Subcommittee meeting, staff have prepared this recommendation to revise the MSBA's policy for the Board of Directors approval.

Recommendation

Specific details are set forth in Attachment A: Potential Revised Policy – Auditorium and Gymnasium spaces above guidelines requested to support community use at district's sole expense.

Key features of the policy revision include:

- Areas in excess of the MSBA guidelines will be at the sole expense of the district;
- Community support must be demonstrated prior to MSBA approval of a district’s proposed project scope and budget;
- The MSBA will exclude from its grant the cost of the total gross square foot (“gsf”) above guidelines for these areas as shown below in the sample calculation. This amount will not change over the term of the grant even if the bids come in at a lower amount.

- High Schools:
 - Upper limits on allowable nsf in excess of guidelines include:
 - The district may choose to build an auditorium in excess of MSBA guidelines, but no more than 13,300 net square foot (“nsf”) (based upon an upper limit of 1,000 seats). The MSBA funding limit will vary depending on the agreed-upon design enrollment but will not exceed 10,400 nsf; and
 - The district may choose to build a gymnasium and related spaces in excess of MSBA guidelines, but in no event shall the gymnasium exceed 18,000 nsf. The MSBA will participate in a gymnasium of up to 12,000 nsf unless adjusted by the MSBA to increase teaching stations for enrollment and/or the educational plan.

- Middle Schools/Elementary Schools:
 - Upper limits on allowable nsf in excess of guidelines include:
 - The district may choose to build an auditorium even though the MSBA space guidelines do not include an auditorium and no portion of the design and construction of an auditorium will be reimbursed, including the stage, regardless of whether the district chooses not to include a stage in its cafeteria or gymnasium. If the district chooses to build an auditorium, the auditorium cannot be larger than 13,300 nsf; and
 - The district may choose to build a gymnasium and related spaces in excess of MSBA guidelines, but in no event shall the gymnasium itself exceed 12,000 nsf. The MSBA will participate in a gymnasium up to no more than 6,000 nsf, unless adjusted by the MSBA to increase teaching stations for enrollment and/or the education plan.

 - Sample Calculation for Auditorium space in a high school in excess of guidelines at the district’s sole expense:

Total net square footage (nsf) requested by the District	13,300 nsf
Total nsf for Auditorium Category allowed as eligible by MSBA space guidelines	10,400 nsf
Excess net square footage equals District request minus net	2,900 nsf

square footage allowable by MSBA space guidelines	
Gross square foot (gsf) exclusion = Excess net square feet times the project's grossing factor. For illustration purposes, project's sample grossing factor is 1.5	2,900 nsf x 1.5 = 4,350 gsf
Total cost of exclusion = Gross square foot times the project's total construction cost/square foot. For illustration purposes, project's total construction cost/square foot is \$375 per square foot.	4,350 gsf x \$375/gsf = \$1,631,250
Total cost of exclusion	\$1,631,250

Recommendation

MSBA staff is recommending a policy revision to the MSBA space guidelines specifically for Auditorium and Gymnasium related spaces that are in excess of those included in the MSBA space summary guidelines. This recommendation would be effective for districts that are approved to proceed into schematic design on or after January 1, 2017.

ATTACHMENT B
MODULE 3 – PREFERRED SCHEMATIC SPACE SUMMARY REVIEW

District: City of Framingham

School: Fuller Middle School

Owner’s Project Manager: Symmes Maini & McKee Associates, Inc.

Designer Firm: Jonathan Levi Architects, LLC

Submittal Due Date: May 9, 2018

Submittal Received Date: May 9, 2018

Review Date: May 9- June 5, 2018

Reviewed by: F. Bradley, C. Alles, J. Jumpe

The Massachusetts School Building Authority (the “MSBA”) has completed its review of the proposed space summary of the preferred alternative as produced by Jonathan Levi Architects and its consultants. This review involved evaluating the extent to which the Fuller Middle School’s proposed space summary conforms to the MSBA guidelines and regulations.

The MSBA considers it critical that the Districts and their Designers aggressively pursue design strategies to achieve compliance with the MSBA guidelines for all proposed projects in the new program and strive to meet the gross square footage allowed per student and the core classroom space standards, as outlined in the guidelines. The MSBA also considers its stance on core classroom space critical to its mission of supporting the construction of successful school projects throughout the Commonwealth that meet current and future educational demands. The MSBA does not want to see this critical component of education suffer at the expense of larger or grander spaces that are not directly involved in the education of students.

MSBA recognizes the benefits and the challenges associated with saving or renovating existing spaces, and may consider variations in the guidelines for renovation projects beyond those included below. Please note that any spaces in new construction or substantially renovated spaces must be compliant with MSBA space standards for both allotted area and room quantity unless otherwise approved in writing by the MSBA.

The following review is based on the submitted District’s “Preferred Option” with an agreed upon design enrollment of 630 students in grades 6-8.

The MSBA review comments are as follows:

- **Core Academic** – The District is proposing to provide a total of 45,170 net square feet (nsf) which exceeds the MSBA guidelines by 13,590 nsf. The proposed area in this category decreased by 2,400 nsf since the Preliminary Design Program submittal.

The MSBA offers the following comments regarding the proposed program:

- (21) 900 nsf general classrooms, and (9) 900 nsf ELL classrooms which exceeds the MSBA guidelines by (8) classrooms and 6,100 nsf.

- (9) Science classrooms which is 3,150 nsf and (3) classrooms in excess of the guidelines.

Based on the information provided along with the District's reported high percentage of non-English speaking students, the MSBA understands the need to provide educational spaces to support delivery of this curriculum and student support services; however, the proposed program includes (39) academic classrooms, (11) beyond the (28) include in the guidelines. This significantly contributes to the 13,590 nsf overage proposed for this category, and to an overall program with a utilization rate below 65% (refer to Attachment A Section 3.3.4 for more information). Please review the proposed program and seek opportunities to increase the efficiency of the proposed program.

- (9) Science Prep rooms which is 240 nsf and (3) rooms in excess of the guidelines.
- (5) Science Teacher Planning rooms which is 450 nsf and (5) rooms in excess of the guidelines.

The MSBA looks to the district and its Designer to continue to explore opportunities to provide shared spaces that can support delivery of the science curriculum in a more efficient program.

- (7) Classroom Breakout spaces which is 2,100 nsf in excess of the guidelines. Based on the information provided the MSBA accepts this variation to the guidelines.
- (15) 90 nsf Teacher Planning rooms which is 1,350 nsf in excess of the guidelines. Based on the information provided the MSBA accepts this variation to the guidelines. (For clarification, please indicate where larger 'Teacher Workstations' are located on the conceptual plans and further describe how these spaces differ from the proposed Teacher Planning rooms).
- (3) Small Group Seminar/Resource spaces which is (1) space and 200 nsf beyond that included in the guidelines. Prior to the MSBA accepting this variation to the guidelines please provide additional information that demonstrates why purpose of these spaces could not be met in the media center, conference room, one of the three teacher workrooms, a classroom or one of the student cohorts when not in use by the students.

If the District and its consultants need additional time to address the items above provide a date by when the items could be addressed in the response to these review comments.

- **Special Education** – The District is proposing to provide a total of 8,820 nsf which is 1,270 nsf below the MSBA guidelines. The proposed area in this category has decreased by 270 nsf since the Preliminary Design Program submittal. Please note that the Special Education program is subject to approval by the Department of Elementary and Secondary Education (DESE). The District

should provide this information for this submittal with the Schematic Design Submittal. Formal approval of the District’s proposed Special Education program by the DESE is a prerequisite for executing a Project Funding Agreement with the MSBA.

- **Art and Music** – The District is proposing to provide a total of 3,650 nsf which exceeds the MSBA guidelines by 400 nsf. Based on the information provided, which documents and supports a high student participation in the music program, and the future combining of the concert band and orchestra, the MSBA accepts this variation to the guidelines. The District should continue to seek ways to reduce overall area to align with guidelines. Please note that in subsequent submissions the MSBA will consider area beyond 400 nsf in excess of guidelines as ineligible for reimbursement. Please acknowledge.
- **Vocations & Technology** – The District is proposing to provide a total of 4,150 nsf which is below the MSBA guidelines by 2,250 nsf. The proposed area in this category has not changed since the Preliminary Design Program submittal. Based on the information provided the District’s intent is to include (3) Cohort Commons spaces totaling 4,353 nsf in the Media Center category, and reducing the square footage in this category by 2,250 nsf. The MSBA accepts this variation to the guidelines. Please note that MSBA will consider area beyond 4,150 nsf in this category as ineligible for reimbursement. Please acknowledge.
- **Health and Physical Education** – The District is proposing to provide a total of 9,985 nsf which exceeds the MSBA guidelines by 1,585 nsf. The proposed area in this category has increased by 1,800 nsf since the Preliminary Design Program submittal. This submittal indicates that on April 14, 2018 the School Building Committee voted to increase the gymnasium size to 8,300 nsf. Although the MSBA does not object to including this additional square footage in the proposed project, please note all square footage in excess of MSBA guidelines will be considered ineligible for reimbursement. Refer to the attached memorandum which outlines MSBA’s policy regarding auditorium and gym spaces beyond those included in the guidelines.

Based on the estimated preliminary costs submitted as part of the Preferred Schematic Report, the MSBA is providing the following calculation that will be reevaluated again at schematic design that gives a preliminary estimated cost associated with the ineligible spaces:

Total net square footage (nsf) requested by the District	19,985 nsf
Total nsf for Health and Physical Education Category allowed as eligible by MSBA space guidelines	8,400 nsf
Excess net square footage equals District request minus net square footage allowable by MSBA space guidelines	11,585 nsf

Gross square foot (gsf) exclusion = Excess net square feet times the project's grossing factor	$11,585 \text{ nsf} \times 1.50 = 17,378 \text{ gsf}$
Total cost of exclusion = Gross square foot times the project's total construction cost/square foot	$17,378 \text{ gsf} \times \$565/\text{gsf} = \$9,818,570$
Total cost of exclusion from the Estimated Basis of Grant	\$9,818,570

- Media Center** – The District is proposing to provide a total of 6,250 nsf which exceeds the MSBA guidelines by 2,247 nsf. The proposed area in this category has increased by 4,350 nsf since the Preliminary Design Program submittal. This increase is due to the District moving (3) Cohort Commons spaces from the core academic category. The MSBA does not object to the District combining the 2,250 not used under the vocations and technology category with area allocated to this category to allow for the proposed cohort common spaces. Square footage in excess of the 6,250 nsf will be considered ineligible for reimbursement. Refer to vocations and technology above for additional information. Do not adjust MSBA guidelines in future space summary submittals just indicate the District's intent. Please acknowledge.
- Dining and Food Service** – The District is proposing to provide a total of 8,923 nsf which meets the MSBA guidelines. The proposed area in this category has not changed since the Preliminary Design Program submittal. No further action required.
- Medical** – The District is proposing to provide a total of 610 nsf which meets the MSBA guidelines. The proposed area in this category has not changed since the Preliminary Design Program submittal. No further action required.
- Administration and Guidance** – The District is proposing to provide a total of 4,940 nsf which exceeds the MSBA guidelines by 1,510 nsf. The proposed area in this category has not changed since the Preliminary Design Program submittal. As previously noted and acknowledged by the District and Design Team, based on the information provided, the MSBA does not object to the District including these spaces however square footage in excess of guidelines will be ineligible for reimbursement. No further action required.
- Custodial and Maintenance** – The District is proposing to provide a total of 2,105 nsf which meets the MSBA guidelines. The proposed area in this category has not changed since the Preliminary Design Program submittal. No further action required.
- Other** - The District is proposing to provide 10,000 nsf of auditorium and support spaces. The proposed area in this category has increased by 7,000 nsf since the Preliminary Design Program submittal. This increase is primarily due to the inclusion of the auditorium, partially offset by eliminating 3,000 nsf of existing Adult ESL offices from the scope of the project. As previously noted and acknowledged by the District and Design Team, the District may choose to build

an auditorium even though the MSBA space guidelines do not include an auditorium for middle schools and no portion of the design and construction of an auditorium will be considered eligible for reimbursement, including the stage, regardless of whether the District chooses not to include a stage in its cafetorium. If the District chooses to build an auditorium, the auditorium must not exceed 13,300 nsf. No further action required. Please see the attached memorandum for additional information.

- **Total Building Net Floor Area** –The District is proposing to provide a total of 102,603 nsf which exceeds the MSBA guidelines by 28,353 nsf. The proposed area has increased by 5,980 nsf since the Preliminary Design Program submittal. Based on the comments provided above, the MSBA will continue to work with the District and its consultants to establish an acceptable square footage that will be used to determine the limits of MSBA’s participation.
- **Total Building Gross Floor Area** – The District is proposing to provide a total of 153,905 gsf which exceeds the MSBA guidelines by 46,625 gsf. The proposed area has increased by 8,970 gsf since the Preliminary Design Program submittal. Based on the comments provided above, the MSBA will continue to work with the District and its consultants to establish and acceptable square footage that will be used to determine the limits of MSBA’s participation.

Please note the MSBA released an updated space summary template Project Advisory #52. This new template will be required to be used for the Schematic Design submittal. Please acknowledge.

Please note that upon moving forward into subsequent phases of the proposed project, the Designer will be required to provide, with each submission, a signed, updated space summary that reflects the design and demonstrates that the design remains, except as agreed to in writing by the MSBA, in accordance with the guidelines, rules, regulations and policies of the MSBA. Should the updated space summary demonstrate changes to the previous space summary include a narrative description of the change(s) and the reason for the proposed changes to the project.

NOTES OF MEETING

project	Fuller Middle School Feasibility Study	project no.	1722
date	5/31/18, 8:00 am	location	Fuller School
re	Pre-Concept Alternatives, Community Workshop 3, Auditorium, Meetings – schedule and agendas		
present	Jose Duarte (FPS), Edward Gotgart (FPS), Matt Torti (FPS), Anne Ludes (FPS), Joel Seeley (SMMA), Jonathan Levi (JLA), Philip Gray (JLA), Carol Harris (JLA)		
distribution	attendees; project file		

-
- 1) Jonathan Levi presented a “fly through” of the current plans of the building, illustrating the room layouts, adjacencies, and distribution throughout the building. See attached. General layout and distribution appear to fully support the educational program objectives.
 - 2) It was recommended that the student bathrooms have more separated entries from the hallways for boys and girls. JLA will make this adjustment.
 - 3) As requested by the MSBA in the FAS meeting on 5/23/18, JLA and Anne will explore the implications of increasing size of science classrooms to reduce size of common areas.
 - 4) As requested by the MSBA in the FAS meeting on 5/23/18, Joel will develop a presentation for SBC vote at the 6/4/18 meeting regarding MSBA financial contribution to “Option 0” base repair alternative.
 - 5) JLA will solicit a proposal from the traffic engineer based on the current site plan with the following scope of work:
 - Construction Truck routes
 - Review new parking/ vehicle access / egress for each of the 3 schools temporary and permanent
 - Possibility and consequences of restricting Flagg Drive to through traffic
-

Notes of Meeting
Fuller School
Page 2 of 2

END OF MEETING NOTES

Addressees believing these notes are in error or are inaccurate should contact the writer within five business days, otherwise these notes will be considered accurate.

by Philip Gray





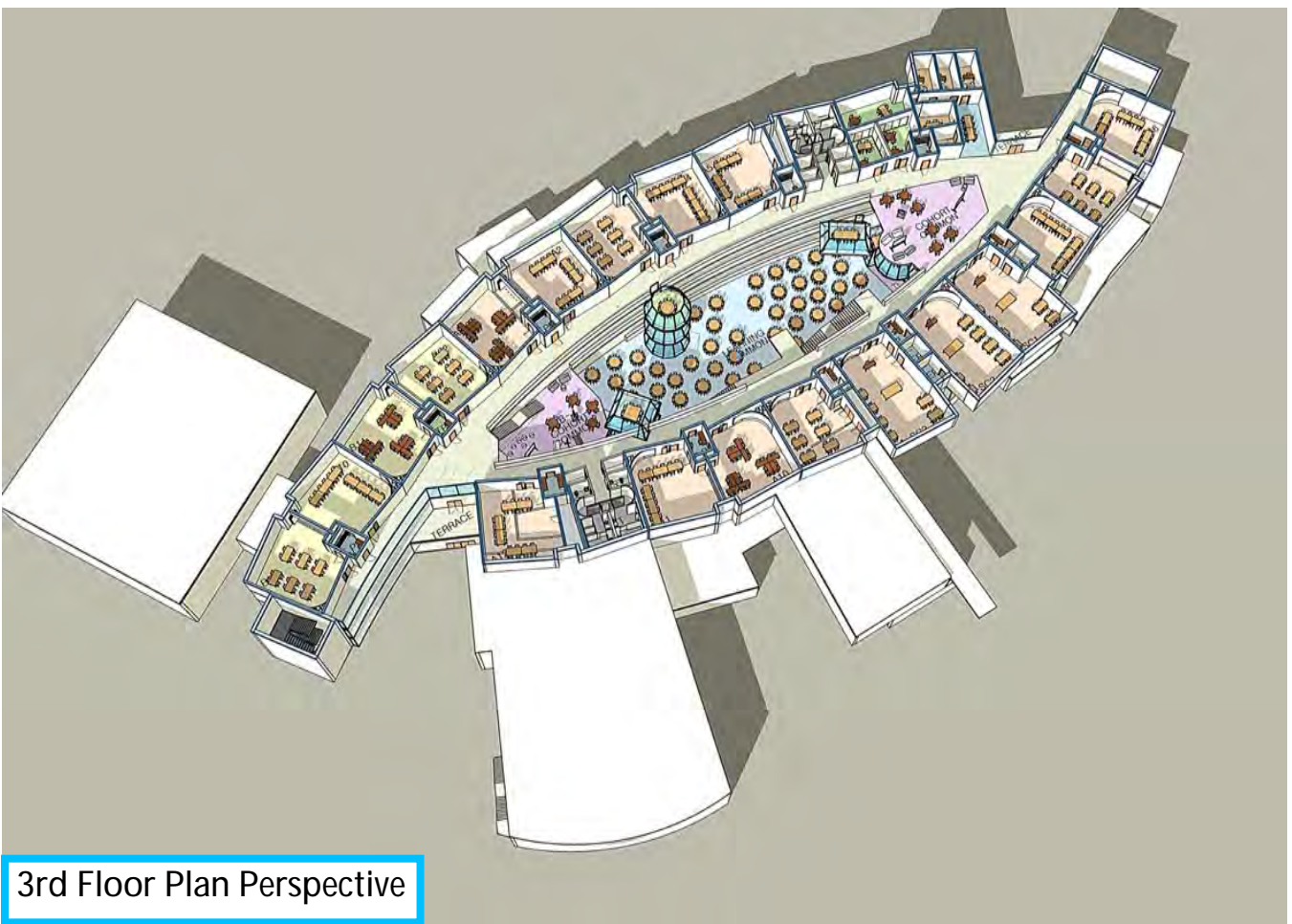
2nd Floor Plan



2nd Floor Plan Perspective



3rd Floor Plan



3rd Floor Plan Perspective

NOTES OF MEETING

project Fuller Middle School Feasibility Study project 1722 no.
 date 5/31/18, 12:00 pm location Fuller School
 re **Parking counts**
 present Edward Gotgart (FPS), Matt Torti (FPS), Joel Seeley (SMMA), Philip Gray (JLA)
 distribution attendees; project file

1. Day and evening parking requirements were recommended as follows:

	Day	Night
Adult ESL	5	425
Fuller	100	-
Farley	150	150
McCarthy	85	-
PIC	15	-
Building and Grounds	20	5
Early Childhood	3	-
Truant	1	1
Board of Health	20	15
Subtotal	399	596

Contractor	100	-
Adult ESL off site parking	-	-100
Total	499	496

2. JLA to develop diagrams to indicate how these counts can be established and maintained during and after construction.
 3. If additional parking is added at the McCarthy school, JLA will need to get a survey proposal for the area.
-

END OF MEETING NOTES

Addressees believing these notes are in error or are inaccurate should contact the writer within five business days, otherwise these notes will be considered accurate.

by Philip Gray





PRELIMINARY FOUNDATION
ENGINEERING REPORT

FULLER MIDDLE SCHOOL

FRAMINGHAM, MASSACHUSETTS

JUNE 4, 2018

Prepared For:

Jonathan Levi Architects
266 Beacon Street
Boston, MA 02116

2269 Massachusetts Avenue
Cambridge, MA 02140
www.mcphailgeo.com
(617) 868-1420

PROJECT NO. 6473.2.01



June 4, 2018

Jonathan Levi Architects
266 Beacon Street
Boston, MA 02116

Attention: Mr. Philip Gray

Reference: Fuller Middle School; Framingham, Massachusetts
Preliminary Foundation Engineering Report

Ladies and Gentlemen:

This letter documents the results of our subsurface exploration program and preliminary foundation design study for the proposed redevelopment of the Fuller Middle School (FMS) located in Framingham, Massachusetts.

This letter was prepared in accordance with our proposal dated January 29, 2018, and the subsequent authorization of Jonathan Levi Architects (JLA). These services are subject to the limitations contained in Appendix A.

Purpose and Scope

The purpose of our preliminary foundation design study was to review the existing subsurface information, conduct supplemental subsurface explorations and to identify preliminary foundation design considerations associated with the proposed building. We previously prepared a **letter entitled "Preliminary Geotechnical Engineering Recommendations"** dated November 29, 2018.

Available Information

Information provided to McPhail Associates, LLC (McPhail) by JLA included a 40-scale **drawing entitled "Existing Condition Plan" dated November 20, 2017 prepared for JLA and a schematic untitled and undated drawing prepared by (JLA) provided to McPhail via email on May 10, 2018, which indicates an approximate location of the proposed building.** In addition, information previously provided to McPhail by JLA included a set of architectural and structural drawings for the existing FMS prepared by Samuel Glaser Associates (SGA) dated May 25, 1956. McPhail was also provided the logs of thirty-four (34) borings performed during the original school design in 1956. Two plans were included in the set of **plans prepared by SGA: a sheet entitled "Existing Topography Map" dated May 25, 1956 and a sheet entitled "Site Improvement Plan – Boring Location Plan" dated May 25, 1956** (Elevations as noted on the location plan are in feet and referenced to the Framingham Town Base, and a conversion of 3.3 feet from Framingham Town Base to the NAVD88 was utilized for the preparation of this report). The boring logs and location plan are attached in Appendix B.



JLA
June 4, 2018
Page 2

Existing and Proposed Conditions

The subject site fronts onto Flagg Drive to the south and is bounded by the Mass Bay Community College to the east, residential properties to the west and a wooded area to the north. Currently, an existing one-story brick Fuller Middle school building occupies the **central portion of the site, which was built in the late 1950's. The site is occupied by a paved surface parking lot, as well as grassed and landscape areas.** Existing ground surface across the site varies from about Elevation +160.5 to Elevation +166.

Based on the information provided to us, the proposed development includes a 2 to 3-story structure and associated site work. It is understood that the proposed construction is anticipated to be located within the southern portion of parcel. Except for the area of the proposed auditorium, it is understood that the proposed building will not contain any below grade space. Based on the information provided to us, the proposed building will generally be located within an existing bituminous concrete parking area or the existing field grassed areas.

Elevations cited herein are in feet and are referenced to the North American Vertical Datum of 1988 (NAVD88).

Subsurface Explorations

A subsurface exploration program consisting of ten (10) borings was conducted at the site on February 21, 22 and April 19, 2018 by Northern Drill Services, Inc. under contract to McPhail. The borings were performed utilizing track or truck-mounted drilling equipment. Boring logs prepared by McPhail are contained in Appendix C. Approximate plan locations of the borings are as indicated on the enclosed Subsurface Exploration Plan, Figure 2.

The borings were performed utilizing NW casing. Standard 2-inch O.D. split-spoon samples and standard penetration tests (SPT) were obtained continuously or at 5-foot intervals of depth, in general accordance with the standard procedures described in ASTM D1586.

The borings were performed within the existing parking lot south and southeast of the existing building and with the existing walkway north of the existing school building. Borings B-101 through B-109 were terminated at depths ranging from 8 to 31 feet below existing ground surface.

The borings were observed by representatives of McPhail who performed field layout, prepared field logs, obtained and visually classified soil samples, monitored groundwater conditions in the open boreholes, and determined the required boring depths based upon the actual subsurface conditions encountered.

Field locations of the borings were determined by taping from existing site features indicated on the existing conditions plan provided to us. The existing ground surface



JLA
June 4, 2018
Page 3

elevation at each boring location was determined by a level survey performed by our field staff utilizing vertical control information indicated on the plan.

Laboratory Testing

At the completion of the subsurface exploration program, soil samples were returned to our laboratory for more detailed classification, analysis, and testing. The laboratory testing consisted of sieve analyses to determine the grain size distribution and confirm the visual classifications of the fill material, lacustrine deposit and the glacial outwash deposit. Laboratory test procedures were in general accordance with applicable ASTM Standards. Results of the gradation testing appear on Figure 3, Figure 4 and Figure 5 following the text of this report.

Previous Subsurface Information

As part of the original construction, thirty-four (34) boring logs were performed within or near the footprint of the existing school building, in the area of the existing parking lot and in the field southeast of the existing building. The borings indicate that directly below the former ground surface the explorations encountered either soft peat/organic soil or loamy sand deposits. The peat/organic soil was encountered within thirteen (13) of the previous borings and it was observed to extend to depths from about 1.7 to 6.6 feet below ground surface. The loamy sand deposit was observed to extend to depths from about 0.5 to 4 feet below ground surface. Below the soft peat/organic soil and loamy sand deposits, the borings encountered a loose to very dense sand and gravel deposit with occasional boulders. Groundwater was encountered in the borings at a depth of 0 to 8 feet below ground surface. The boring logs and location plan are attached as Appendix B. Approximate plan locations of the borings are as indicated on the enclosed Subsurface Exploration Plan, Figure 2.

Recent Subsurface Conditions

A detailed description of the subsurface conditions encountered within the recent borings are documented on the boring logs contained in Appendix C. Based on these explorations, the following is a description of the generalized subsurface conditions encountered across the site from ground surface downward.

Fill material of about 2.2- to 6.5-foot in thickness was encountered in the borings at ground surface or below the surface treatments, which consisted of a 3-inch thickness of asphalt or a 6-inch thickness of topsoil. The fill material was observed to generally range from a very loose to dense gray/brown sand and gravel with trace silt to sand with some gravel and silt. Grain size distributions of samples of the fill material are shown on Figure 4.



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June 4, 2018
Page 4

Due to obstructions within the fill deposit, boring B-106 was terminated at a depth of 4.5 feet below the existing ground surface. Therefore, boring B-106A was drilled next to the abandoned boring B-106 and standard sampling started at a depth of 4 feet below the existing ground surface.

Underlying the fill deposit, five (5) borings B-101, B-102, B-103, B-104 and B-107 encountered an alluvial/organic silt deposit, which ranged in consistency from a very loose to compact, dark brown to fine to medium sand trace to some organic silt and peat fibers to peaty sand trace gravel. Generally, the alluvial/organic silt deposit where encountered, ranged from about 2 to 5.5 feet in thickness.

Below the fill and/or alluvial/organic silt deposits, a natural lacustrine deposit was encountered within borings B-102 and B-107 at a depth of 8 feet below ground surface corresponding to Elevation +156.9 and Elevation +154.9, respectively. The lacustrine deposit was observed to vary from a compact, light gray, silt with trace sand to silty sand with trace gravel and clay. A typical grain size distribution of the lacustrine deposit is presented on Figure 5.

Below the fill, alluvial/organic silt and lacustrine deposits, a natural glacial outwash deposit was encountered at depths ranging from 4 to 9 feet below ground surface corresponding to Elevation +159.4 to Elevation +155.6. The glacial outwash was observed to vary from a compact to very dense, brown/gray, sand with trace silt to sand and gravel with some silt. Grain size distributions of samples of the glacial outwash deposit are shown on Figure 6.

A contour plan indicating the elevation of the top of natural soil deposits (glacial outwash, and lacustrine deposits) across the site is presented on the enclosed Figure 3.

At the time of the 2018 borings, groundwater levels where measured within the completed boreholes performed within the project site were reported to vary from about 3 to approximately 6 feet below the existing ground surface corresponding to about Elevation +160.9 to Elevation +158.6. It is anticipated that future groundwater levels across the site may vary from those reported herein due to factors such as normal seasonal changes, periods of heavy precipitation, and alterations of existing drainage patterns or may become perched on the relatively impervious organic deposit.

Preliminary Foundation Design Recommendations

Due to the very loose relative density of the surficial fill and the alluvial/organic silt deposit, it is recommended that support of the proposed building will require the building loads to be transferred to the surface of the underlying lacustrine and glacial outwash deposits. Therefore, based on the anticipated structural loads from the proposed structure and the subsurface conditions encountered at the site, for preliminary design purposes it is recommended that foundation support of the proposed structure may be provided by conventional spread footing foundation and a soil supported slab-on-grade. It is recommended that spread footings located within the isolated areas where unsuitable



JLA
June 4, 2018
Page 5

material is located up to a depth of 3 feet below the proposed bottom of footing be overexcavated and that the proposed footings bear directly on glacial outwash or lacustrine deposits or on compacted structural fill placed directly over glacial outwash or lacustrine deposit. Where the unsuitable material extends to a depth of 3 feet and greater below the bottom of the proposed footings, it is recommended that the proposed spread footings and conventional slab-on-grade within these areas of the proposed building footprint be improved by Aggregate Pier (AP) installed through the existing fill and alluvial/organic siltdeposit. Based on the results of the preliminary explorations, the APs would extend to the top of the glacial outwash/lacustrine deposit and range up to about 9 feet in length.

It is recommended that the footings be proportioned utilizing a maximum allowable design bearing pressure of two (2) tons per square-foot (tsf). Recommended minimum footing widths for continuous and isolated spread footings are 24 and 30 inches, respectively.

Ground Improvement

In general, an AP cavity is created by either augering open-hole or driving an approximately 12 to 16-inch closed-end diameter casing to the surface of the lacustrine or glacial outwash deposit. Aggregate is then introduced either through a top-feed or bottom-feed system and the subsequent dynamic compaction of aggregate layers introduced into the cavity. The use of a closed-ended temporary casing with bottom-feed capability eliminates spoils as all penetrated soils are displaced laterally. After creating the AP cavity to the design depth, aggregate is placed inside the void. The aggregate is compacted into layers of about 1-foot in thickness and the process is repeated to the top of the cavity, forming the AP. The compaction densifies the aggregate and increases the lateral stress in the soil matrix beneath the proposed buildings.

Additionally, the aggregate may be grouted to increase the stiffness of the AP in very loose granular deposits or in organic materials. Potential for larger settlements is reduced by improving the unsuitable soils to a stiffer composite soil matrix with the installation of the AP.

Since ground improvement techniques are provided by a design-build consultant, detailed design calculations should be submitted to the Architect for review prior to the beginning of construction. A detailed explanation of the design parameters for capacity and settlement calculations should be included in the design submittal. The design submittal should also include a testing program to demonstrate the design capacity of the aggregate pier elements is being achieved. All calculations and drawings should be prepared and sealed by a Professional Engineer licensed in the Commonwealth of Massachusetts and retained by the Contractor who is to perform the work.

The following general criteria should be utilized in the design of aggregate piers:

1. Aggregate piers should extend at least to the surface of the lacustrine or glacial outwash deposit;



JLA
June 4, 2018
Page 6

2. The maximum allowable bearing pressure supported on a reinforced ground surface which extends to the lacustrine or glacial outwash deposit should be equal to or less than 2 tons per square-foot (TSF);
3. Estimated long-term settlement for footings should be less than 1-inch;
4. Estimated long-term differential settlement of adjacent footings should be less than 1/2-inch; and
5. A modulus load test should be performed on at least one aggregate pier to 150 percent of the maximum design stress.

To control potential cosmetic cracking of the lowest-level slab within areas where the fill and alluvial/organic silt deposits remain below the slab-on-grade, APs can be installed in a grid pattern for support of the slab. Typically, the APs are installed on an approximately 10-foot square grid which would be designed by the AP Contractor. Alternatively, depending on the amount of unsuitable material encountered, the slab-on-grade may be directly on the glacial outwash or lacustrine deposits or on compacted structural fill as previously discussed.

Additional subsurface explorations will be necessary to further delineate the areas of the proposed building which will require ground improvement.

General Foundation Recommendations

The lowest-level slab within the conventional footing foundation portion of the building should consist of a conventional slab-on-grade.

Underslab and perimeter drainage should be provided where the lowest-level slab is greater than 12 inches below the finished exterior grade. Furthermore, the proposed grading plan should be provided to McPhail for review to determine if foundation and underslab drainage is required. Recommendations for foundation drainage, if required, would be contained in the Final Foundation Engineering Report.

Perimeter foundations and interior foundations located adjacent to unheated areas should be provided with a minimum 4-foot thickness of soil cover as frost protection. Interior footings below heated areas should be located such that the top of the foundation concrete is at least 6 inches below the underside of the lowest level slab. All foundations should be located such that they bear below a theoretical line drawn upward and outward at 2 to 1 (horizontal to vertical) from the bottom exterior edge of all existing adjacent footings, structures and utilities

All localized depressions in the lowest level slab (such as elevator pits, etc.) should be provided with properly tied continuous waterstops in all construction joints and cementitious waterproofing to protect against groundwater intrusion. Furthermore, the perimeter below-grade foundation walls should receive a trowelled-on bitumastic damproofing.

Below-grade foundation walls receiving lateral support at the top and bottom (i.e. restrained walls) should be designed for a lateral earth pressure corresponding to an equivalent fluid density of 60 pounds per cubic-foot. Similarly, drained cantilevered retaining walls, (i.e.



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receiving no lateral support at the top) should be designed for a lateral earth pressure corresponding to an equivalent fluid density of 40 pounds per cubic-foot. To these values must be added the pressures attributable to earthquake forces per Section 1610.2 of the Code.

Lateral forces can be considered to be transmitted from the structure to the soil by passive pressure against the foundation walls utilizing an equivalent fluid density of 120 pounds per cubic-foot providing that the walls are designed to resist these pressures. Lateral force can also be considered to be transmitted from the structure to the soil by friction on the base of footings using a coefficient of 0.35, to which a safety factor of 1.5 should be applied.

Seismic Design Considerations

For the purposes of determining parameters for structural seismic design, this site is considered to be a Site Class D as defined in Chapter 20 of American Society of Civil Engineers (ASCE) Standard 7-10 "**Minimum Design Loads for Buildings and Other Structures**". **Further, the bearing stratum on the proposed site is not considered to be** subject to liquefaction during an earthquake based on the criterion of Section 1806.4 of the Code.

Preliminary Foundation Construction Considerations

The primary foundation construction considerations that are anticipated to have an impact on the design of the structure include removal of potential obstructions to AP installation, impact AP installation on surrounding structures, the preparation of the foundation bearing surfaces, construction dewatering, and off-site disposal of excess excavated material. Additional foundation construction considerations, such as preparation of foundation bearing surfaces, construction dewatering, and off-site disposal of excess excavated material, will be discussed in the final foundation engineering report.

It is recommended to remove potential obstructions located within the fill deposit at the proposed APs locations prior to their installation.

The installation of the aggregate piers will likely result in some ground vibrations and noise which may be disruptive to the building occupants and could potentially cause cosmetic damage to existing structures. Therefore, it is recommended that ground vibration monitoring be performed with the use of seismographs during the installation of the aggregate piers.

For spread footing foundation system to be utilized within the isolated areas where unsuitable material is located up to a depth of 3 feet below the proposed bottom of footing, the bearing surfaces should be excavated utilizing equipment which is fitted with a smooth-edged bucket. Also, preparation of the footing bearing surfaces within these isolated areas should include the removal of existing site improvements, fill material and alluvial/organic



JLA
June 4, 2018
Page 8

silt deposit to the surface of the natural lacustrine or glacial outwash deposit followed by backfilling the excavation with compacted structural fill up to the design bottom of the footing. It is recommended that bearing surfaces be immediately covered with a 3-inch thickness of 3/4-inch crushed stone to minimize disturbance of the subgrade during forming operations.

It is anticipated that the excavated fill or glacial outwash soil may be re-used on-site as structural fill for support of footings and the slab-on-grade and ordinary fill outside of the proposed building footprint provided it is maintained in a dry condition and can be properly compacted. Stockpiled excavated material designated for reuse should be covered at all times with 6-mil polyethylene for protection from precipitation and also as a dust mitigation measure. If, due to any of the above conditions the excavated material becomes unsuitable for reuse as structural fill, an off-site gravel fill should be used.

In consideration of the observed depth of the groundwater level below the existing ground surface, it is anticipated that localized sumping in conjunction with on-site recharge will suffice for dewatering during foundation construction operations to locally control the groundwater or to control surface run-off.

Final Comments

Based on our current understanding of the project scope, it is recommended that McPhail Associates, LLC be retained to prepare a final foundation engineering report once the details of the proposed school are finalized. The final report would provide final foundation recommendations based on the specific project design requirements. Additional subsurface explorations are recommended to further delineate the subsurface conditions across the proposed building footprint.

It is also recommended that McPhail Associates, LLC be retained to provide design assistance to the design team during the final design phase of this project. The purpose of this involvement would be to review the structural foundation drawings and foundation notes for conformance with the recommendations herein, and to generate or review the earthwork specification section for inclusion into the Contract Documents for construction.



JLA
June 4, 2018
Page 9

We trust that the above is sufficient for your present requirements. Should you have any questions concerning the recommendations presented herein, please do not hesitate to call us.

Very truly yours,

McPHAIL ASSOCIATES, LLC

A handwritten signature in blue ink that reads "Fatima Babic-Konjic". The signature is written in a cursive, flowing style.

Fatima Babic-Konjic, P.E.

A handwritten signature in blue ink that reads "Chris M. Erikson". The signature is written in a cursive, flowing style.

Chris M. Erikson, P.E.

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FBK/cme



PRELIMINARY ENVIRONMENTAL DATA
REPORT

FULLER MIDDLE SCHOOL

FRAMINGHAM, MASSACHUSETTS

JUNE 13, 2018

Prepared For:

JONATHON LEVI ARCHITECTS
266 BEACON STREET
BOSTON, MA 02116



June 13, 2018

Jonathon Levi Architects
266 Beacon Street
Boston, MA 02116

Attention: Mr. Philip Gray

Reference: Fuller Middle School; Framingham, Massachusetts
Preliminary Environmental Data Report

Ladies and Gentlemen:

We are pleased to present this Preliminary Environmental Data Report associated with the proposed redevelopment of the Fuller Middle School (FMS) located in Framingham, Massachusetts. Refer to the Project Location Plan (Figure 1) for the general site locus.

Purpose and Scope

The purpose of this letter report by McPhail Associates, LLC (McPhail) is to present the results of the preliminary environmental testing of the soil at the subject site as identified above.

These services were performed and this report was prepared in accordance with our proposal dated April 12, 2018, and the subsequent authorization of Jonathon Levi Architects (JLA). These services are subject to the limitations in Appendix A.

Our scope of services was performed concurrently with our geotechnical engineering investigation and consisted of the following tasks: (i) screen soil samples for total volatile organic compounds (TVOC) using a photoionization detector (PID); (ii) submit soil samples for chemical analyses: three (3) fill samples obtained from the borings were submitted for analysis for the presence of semi-volatile organic compounds (SVOCs) and total RCRA-8 metals, one (1) fill sample was submitted for analysis for the presence of volatile organic compounds (VOCs) and extractable petroleum hydrocarbons (EPH); and (iii) evaluate the results of the testing in comparison with Massachusetts Contingency Plan (MCP) standards for regulatory reporting, and provide a letter containing recommendations.

Existing Conditions and Proposed Construction

The subject site fronts onto Flagg Drive to the south and is bounded by the Mass Bay Community College to the east, residential properties to the west and a wooded area to the north. Currently, the existing one-story brick Fuller Middle school building occupies the central portion of the site, which was built in the late 1950's. The site is occupied by a paved surface parking lot, as well as grassed and landscape areas. Existing ground surface across the site varies from about Elevation +160.5 to Elevation +166.

Based on the information provided to us, the proposed development includes a 2 to 3-story structure and associated site work. It is understood that the proposed construction is



JLA
June 13, 2018
Page 2

anticipated to be located within the southern portion of parcel. Except for the area of the proposed auditorium, it is understood that the proposed building will not contain any below grade space. Based on the information provided to us, the proposed building will generally be located within an existing bituminous concrete parking area or the existing field grassed areas.

Elevations cited herein are in feet and are referenced to the North American Vertical Datum of 1988 (NAVD88).

Subsurface Exploration Program

A subsurface exploration program consisting of ten (10) borings was conducted at the site on February 21, 22 and April 19, 2018 for geotechnical purposes. In accordance with our proposed scope of additional geoenvironmental engineering services, a total of three (3) of the ten (10) borings were performed for environmental testing and are discussed further below.

The borings were performed utilizing NW casing. Standard 2-inch O.D. split-spoon samples and standard penetration tests (SPT) were obtained continuously or at 5-foot intervals of depth, in accordance with the standard procedures described in ASTM D1586.

The borings were performed within the existing parking lot to the south and southeast of the existing building and within the existing walkway north of the existing school building. Borings were terminated at depths ranging from 26 to 31 feet below existing ground surface. The locations of the borings are indicated on the enclosed Subsurface Exploration Plan, Figure 2.

The borings were observed by representatives of McPhail who performed field layout, prepared field logs, obtained and visually classified soil samples, performed headspace screening of soil samples, and determined the depths of the explorations based upon actual subsurface conditions encountered. Boring logs prepared by McPhail are contained in Appendix B.

Subsurface Conditions

A detailed description of the subsurface conditions encountered within the three (3) geoenvironmental borings are documented on the boring logs contained in Appendix B. The "Preliminary Foundation Engineering Report" prepared by McPhail Associates, LLC dated June 4, 2018 further details these explorations and the other explorations completed in 2018, however the following is a description of the generalized subsurface conditions encountered across the site from ground surface downward.

Fill material of about 2.2- to 6.5-foot in thickness was encountered in the borings at ground surface or below the surface treatments, which consisted of a 3-inch thickness of asphalt or a 6-inch thickness of topsoil. Underlying the fill deposit at five boring locations, an



JLA
June 13, 2018
Page 3

alluvial/organic silt deposit, ranged from about 2 to 5.5 feet in thickness. Below the fill and/or alluvial/organic silt deposits, a natural lacustrine deposit was encountered at a depth of 8 feet below ground surface. A natural glacial outwash deposit was encountered at depths ranging from 4 to 9 feet below ground surface.

At the time of the 2018 borings, groundwater levels were measured within the completed boreholes performed within the project site were reported to vary from about 3 to approximately 6 feet below the existing ground surface corresponding to about Elevation +160.9 to Elevation +158.6. It is anticipated that future groundwater levels across the site may vary from those reported herein due to factors such as normal seasonal changes, periods of heavy precipitation, and alterations of existing drainage patterns or may become perched on the relatively impervious organic deposit.

MCP Reporting Provisions

The Massachusetts Contingency Plan, 310 CMR 40.0000 (MCP) established "...requirements and procedures for notifying the Department of releases and threats of release of oil and/or hazardous material." The MCP defined categories for soil and groundwater at sites under investigation. The MCP also established Reportable Concentrations for oil and hazardous materials in soil and groundwater for the defined categories. The soils at the site under investigation are classified as RCS-1 since the site is located within 500 feet of a school.

Soil Screening Results

Soil samples obtained from the borings were screened for the presence of Total Volatile Organic Compounds (TVOCs). The TVOCs screening results are summarized in Table 1. The headspace screening was performed in general accordance with DEP's "Jar Headspace Analytical Screening Procedure," Attachment II to the Interim Remediation Waste Management Policy for Petroleum Contaminated Soils, #WSC-94-400. The screening was performed with a MiniRAE 3000 Photoionization Detector calibrated to laboratory grade 100 parts per million (ppm) isobutylene.

A total of 25 discrete soil samples obtained from the subsurface geoenvironmental exploration program were screened. TVOC levels were detected at or below 0.2 parts per million (ppm) in each of the samples screened. In the absence of visual or olfactory indications of the presence of oil and/or hazardous material (OHM), TVOC results below 10 ppm are generally not considered likely to indicate the presence of a release of OHM.

Soil Chemical Test Results

The soil chemical analysis results are included in Appendix C and are summarized in Table 2. The results of jar headspace screening, visual and olfactory evidence of contamination, together with our environmental concerns documented above, were used to support the selection of soil samples that were submitted to the laboratory for chemical testing.



JLA
June 13, 2018
Page 4

Based on our visual observations and TVOC screening results, three (3) composite soil samples of the fill deposit obtained from borings B-101, B-102 and B-105 ranging from depths of 0 to 6 feet below ground surface were submitted for laboratory testing for the presence of SVOCs, total RCRA 8 metals, and EPH. The discrete sample with the highest headspace result was submitted for VOC analysis.

None of the compounds analyzed for were detected at concentrations in excess of the applicable RCS-1 reportable concentrations as defined in the MCP. The majority of which were generally consistent with DEP background levels for natural soils.

Summary of MCP Notification Requirements

As detailed above, results of the analysis of soil samples collected from the subject site did not identify the presence of a release condition, pursuant to the provisions of the MCP.

Summary and Conclusions

McPhail completed a subsurface exploration including advancement of soil borings, visual and olfactory observations of soil samples obtained from the borings and headspace screening of the soil samples for the presence of TVOC, and chemical analysis of soil.

In summary, based on the result of analysis of soil samples collected at the subject site, we found no evidence to suggest the presence of a release condition.

We trust this sufficient for your present requirements. If you have any questions concerning the enclosed, please do not hesitate to call us.

Very truly yours,

McPHAIL ASSOCIATES, LLC

A handwritten signature in blue ink that reads "Kathryn E. Hanrahan".

Kathryn E. Hanrahan

A handwritten signature in blue ink that reads "Joseph G. Lombardo".

Joseph G. Lombardo, L.S.P.

Feasibility and Schematic Design Phase	MSBA ProPay Code	FSA Agreement 2/15/2017	Budget Revision 10/10/2017	Current Budget	Vendor	Committed	Balance
OPM	0001-0000	\$ 185,000.00	\$ (10,000.00)	\$ 175,000.00	SMMA	\$ 174,200.00	\$ 800.00
DESIGNER	0002-0000	\$ 580,000.00	\$ (35,000.00)	\$ 545,000.00	JLA	\$ 545,000.00	\$ -
Environmental and Site	0003-0000	\$ 100,000.00	\$ 45,000.00	\$ 145,000.00		\$ 123,717.00	\$ 21,283.00
Other	0004-0000	\$ 135,000.00	\$ -	\$ 135,000.00		\$ -	\$ 135,000.00
Total Budget		<u>\$ 1,000,000.00</u>		<u>\$ 1,000,000.00</u>		<u>\$ 842,917.00</u>	<u>\$ 157,083.00</u>



Project Management

Memorandum

To: Fuller Middle School Building Committee
From: Joel G. Seeley
Project: Fuller Middle School Feasibility Study
Re: Designer Amendment No. 10: Traffic Consulting Services
Distribution: School Building Committee (MF)

Date: 6/18/2018
Project No.: 17050

DESIGNER AMENDMENT NO. 10: TRAFFIC CONSULTING SERVICES

FEE: \$10,835.00

REASON: Provide Traffic Engineering and Planning Services for the Fuller Middle School building located at 31 Flagg Drive, Framingham, Massachusetts.

BUDGET AVAILABILITY: This Amendment would be funded out of the Environmental and Site Budget, ProPay Code 0003-0000, which has a current balance of \$21,283.00.

1000 Massachusetts Avenue
Cambridge, MA 02138
617.547.5400

www.smma.com

ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES AMENDMENT NO. 10

WHEREAS, the Town of Framingham (“Owner”) and Jonathan Levi Architects, LLC, (the “Designer”) (collectively, the “Parties”) entered into a Contract for Designer Services for the W. Fuller Middle School Project (Project Number 201501000305) at the Fuller Middle School on September 25, 2017 “Contract”; and

WHEREAS, effective as of June 18, 2018, the Parties wish to amend the Contract:

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Designer to perform services for the Design Development Phase, the Construction Phases, and the Final Completion Phase of the Project, pursuant to the terms and conditions set forth in the Contract, as amended.
2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services:

	Original Contract	Prior Amendments	This Amendment	After this Amendment
Feasibility Study Phase	\$335,000.00	\$123,937.00	\$10,835.00	\$469,772.00
Schematic Design Phase	\$210,000.00			\$210,000.00
Design Development Phase	\$			
Construction Document Phase	\$			
Bidding Phase	\$			
Construction Phase	\$			
Completion Phase	\$			
Total Fee	\$545,000.00	\$123,937.00	\$10,835.00	\$679,772.00

This Amendment is a result of: Providing Traffic Consulting Services

ProPay Code: 0003-0000

3. The Construction Budget shall be as follows:

Original Budget: \$ NA
Amended Budget \$ NA

4. The Project Schedule shall be as follows:

Original Schedule: \$ NA
Amended Schedule \$ NA

5. This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

OWNER

Thatcher W. Kezer, III
(print name)
Chief Operating Officer, City of Framingham
(print title)

By _____
(signature)

Date _____

DESIGNER

Jonathan Levi
(print name)
Principal In Charge, Jonathan Levi Architects, LLC
(print title)

By _____
(signature)

Date _____

Jonathan Levi Architects
www.jleviarc.com
266 beacon street boston ma 02116 tel 617.437.9458 fax 617.437.1965

11 June 2018

Mr. Joel G. Seeley
COO | Executive Vice President
SMMA
1000 Massachusetts Avenue
Cambridge, MA 02138

Re: Fee Proposal, Additional Traffic Engineering and Planning Services
Fuller Middle School, Framingham MA

Dear Joel,
Attached please find a proposal from Vanasse and Associates for Additional Traffic Engineering and Planning Services to be performed as a subconsultant to JLA. Please note that these services are in addition to the services already approved per VAI's 10/5/17 proposal.

Fee

As described in Article 4.11 of the MSBA Contract for Designer Services, the services associated with this proposal are to be invoiced on a lump sum basis as Extra Services, plus the 10% standard markup specified in Articles 9.1 and 9.1.1.

Concept Review and Coordination	\$2,000
Traffic Study	\$6,250
<u>Meetings</u>	<u>\$1,600</u>
Subtotal	\$9,850
<u>10% Markup</u>	<u>\$985</u>
Total	\$10,835

Please do not hesitate to contact me if you would like us to clarify or modify our assumptions, or if there is anything represented here which does not conform to your expectations.

Sincerely,

Philip Gray
Associate Principal
Jonathan Levi Architects





35 New England Business Center Drive
 Suite 140
 Andover, MA 01810-1071
 Office 978-474-8800
 Fax 978-688-6508

CONTRACT AMENDMENT

Project: Fuller Middle School Feasibility Study
Framingham, Massachusetts

Amendment No.: 1
 Date: June 8, 2018
 Project No.: 7704
 Page No. 1 of 2

To: Mr. Philip Gray
Jonathan Levi Architects
266 Beacon Street
Boston, MA 02116

AMENDMENT COST ESTIMATE Fixed Fee
 Fee: \$9,850 T&E
 Expenses: Included CPFF
 Total: \$9,850 Other

As Requested By: _____
 Date: _____

REVISED CONTRACT COST ESTIMATE
 Fee: \$17,250 Estimated Date
 Expenses: 4,600 of Completion
 Total: \$21,850

Scope of Services

Element 1.1 Final Concept Review and Coordination \$2,000

VAI will coordinate with team members as necessary to finalize the conceptual plan with respect to circulation, drop-off areas and pedestrian access.

Element 1.2 Traffic Study \$6,250

VAI will finalize the traffic study based upon the final plan and student and teacher projections. The traffic study will review traffic and pedestrian conditions and provide recommendations to insure safe conditions for the students and staff. VAI will also provide:

- Construction truck routes
- Review of new parking and vehicle access/egress for each of the 3 schools (temporary and permanent)
- Possibility of and consequences of restricting Flagg Drive to thru traffic

Element 3.0 Meetings \$1,600

VAI will attend project meetings as requested by the client.



35 New England Business Center Drive
 Suite 140
 Andover, MA 01810-1071
 Office 978-474-8800
 Fax 978-688-6508

CONTRACT AMENDMENT

Project: Fuller Middle School Feasibility Study
Framingham, Massachusetts

Amendment No.: 1
 Date: June 8, 2018
 Project No.: 7704
 Page No. 2 of 2

The following summarizes this Contract Amendment:


Element	Phase I – Tasks	Original Contract	CA No. 1	Total
1.0	Fuller Middle School Feasibility Study – Existing Conditions	\$5,000	--	\$5,000
1.1	Final Concept Review and Coordination	--	\$2,000	2,000
1.2	Traffic Study	--	6,250	6,250
3.0	Project and Public Meetings (3 Meetings)	<u>2,400</u>	<u>1,600</u>	<u>4,000</u>
	Subtotal	\$7,400	\$9,850	\$17,250
	Data Collection – Traffic Counts and Field Measurements	\$4,000	--	\$4,000
	Direct Expenses (Estimated)	<u>600</u>	<u>--</u>	<u>600</u>
	Subtotal	\$4,600	--	\$4,600
	TOTAL	\$12,000	\$9,850	\$21,850

Prepared By: F. Giles Ham, P.E.

Please execute this Amendment to our existing Contract Agreement authorizing us to proceed with the above scope of services at the stated estimated cost. No work will be performed under this Amendment until it is signed and returned to VAI. Upon execution by both parties, this Amendment becomes part of our original Contract Agreement dated October 5, 2017 and is subject to all term and conditions and provisions therein.

VAI Authorization

Client Authorization *(Please sign original and return)*

By: 
 Title: Managing Principal
 Date: June 8, 2018

By: _____
 Title: _____
 Date: _____

Warrant No. 7

Project: Fuller Middle School, Framingham, Massachusetts Project No.: 17050
 Prepared by: Joel G. Seeley, AIA Date: 6/18/2017

School Building Committee for the Fuller Middle School hereby authorizes to draw against funds for the obligations incurred for value received in services and for materials shown below:

<u>Vendor</u>	<u>Invoice No.</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>ProPay Code</u>	<u>Balance After Invoice</u>
SMMA	49020	6/7/2018	\$ 7,200.00	0001-0000	\$ 70,950.00
SMMA	49020	6/7/2018	\$ 82.50	0004-0000	\$ 134,917.50
Jonathan Levi Architects	1722-00-08r1	6/4/2018	\$ 43,600.00	0002-0000	\$ 190,750.00
Jonathan Levi Architects	1722-00-08r1	6/4/2018	\$ 13,090.00	0003-0000	\$ 60,060.00
Total			\$ 63,972.50		

 David Miles, Chairman

 Richard Finlay

 Adam Freudberg

 Charles Sisitsky

 Richard Weader, II

 Michael Grilli

 Caitlin Stempleski

 Dr. Jennifer Krusinger Martin

 Donald Taggart, III

Approved on _____

Jonathan Levi Architects
266 beacon street boston ma 02116 tel 617.437.9458 fax 617.437.1965 www.leviarc.com

INVOICE

Jennifer Pratt
Chief Procurement Officer
City of Framingham
150 Concord Street
Framingham, MA 01702

DATE: June 4, 2018
CLIENT PROJECT NO:
INVOICE NO: 1722-00-08r1

PROJECT: Fuller Middle School

In accordance with Owner-Architect Agreement dated September 25, 2017
there is due at this time for architectural services and reimbursable items for the period
5/1/2018 — 5/31/2018 the sum of

#NAME? **\$ 56,690.00**

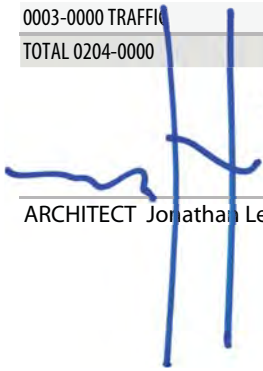
the above amount shall become due and payable within 30 days from the date hereof.

A&E – FEASIBILITY STUDY	CONTRACT AMT (A)	PREVIOUS PERIOD (B)	CURRENT PERIOD (C)	EARNED (D = B + C)	% COMPLETE (D / A)
0002-0000 FEASIBILITY	\$ 335,000.00	\$ 310,650.00	\$ 24,350.00	\$ 335,000.00	100.00%
0002-0000 SCHEMATIC DESIGN	\$ 210,000.00	\$ -	\$ 19,250.00	\$ 19,250.00	9.17%
TOTAL 0002-0000	\$ 545,000.00	\$ 310,650.00	\$ 43,600.00	\$ 354,250.00	65.00%

A&E – BASIC SERVICES	CONTRACT AMT	PREVIOUS PERIOD	CURRENT PERIOD	EARNED	% COMPLETE
0201-0400 DD					
0201-0500 CD					
0201-0600 BIDDING					
0201-0700 CA					
0201-0800 CLOSEOUT					
TOTAL 0201-0000					

A&E – REIMBURSABLES & OTHER SERVICES	CONTRACT AMT	PREVIOUS PERIOD	CURRENT PERIOD	EARNED	% COMPLETE
TOTAL 0203-0000					

A&E – SUB-CONSULTANTS	CONTRACT AMT	PREVIOUS PERIOD	CURRENT PERIOD	EARNED	% COMPLETE
0003-0000 HAZMAT	\$ 12,067.00	\$ 12,067.00		\$ 12,067.00	100.00%
0003-0000 GEOTECH/GEOENVIRO	\$ 35,750.00	\$ 4,400.00	\$ 13,090.00	\$ 17,490.00	48.92%
0003-0000 SITE SURVEY	\$ 16,500.00	\$ 16,500.00		\$ 16,500.00	100.00%
0003-0000 WETLANDS	\$ 4,400.00	\$ 4,400.00		\$ 4,400.00	100.00%
0003-0000 TRAFFIC	\$ 13,200.00	\$ 13,200.00		\$ 13,200.00	100.00%
TOTAL 0204-0000	\$ 81,917.00	\$ 50,567.00	\$ 13,090.00	\$ 63,657.00	77.71%



ARCHITECT Jonathan Levi, FAIA





March 23, 2018
 Project No: 6473.2.01
 Invoice No: 0058850

Jonathan Levi Architects
 266 Beacon Street
 Boston, MA 02116

Attention: Mr. Philip Gray

Fuller Middle School; Framingham, Massachusetts
 Geotechnical Engineering Services
 Proposal dated 1/29/18 - Budget \$17,000

Professional Services from February 1, 2018 to February 28, 2018

Fee

Total Fee	17,000.00			
Percent Complete	65.00	Total Earned	11,050.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	11,050.00	
		Total Fee		11,050.00
			Total this Invoice	\$11,050.00

Billings to Date

	Current	Prior	Total
Fee	11,050.00	0.00	11,050.00
Totals	11,050.00	0.00	11,050.00

Replaces Invoice 0058542



April 23, 2018
 Project No: 6473.2.01
 Invoice No: 0058851

Jonathan Levi Architects
 266 Beacon Street
 Boston, MA 02116

Attention: Mr. Philip Gray

Fuller Middle School; Framingham, Massachusetts
 Geotechnical Engineering Services
 Proposal dated 1/29/18 - Budget \$17,000

Professional Services from March 1, 2018 to March 31, 2018

Fee

Total Fee	17,000.00			
Percent Complete	70.00	Total Earned	11,900.00	
		Previous Fee Billing	11,050.00	
		Current Fee Billing	850.00	
		Total Fee		850.00
			Total this Invoice	\$850.00

Outstanding Invoices

Number	Date	Balance
0058850	3/23/2018	11,050.00
Total		11,050.00

Billings to Date

	Current	Prior	Total
Fee	850.00	11,050.00	11,900.00
Totals	850.00	11,050.00	11,900.00



Jennifer Pratt
 Chief Procurement Officer
 Town of Framingham
 150 Concord Street, Room 123
 Framingham, MA 01702

June 7, 2018
 Project No: 17050.00
 Invoice No: 0049020

Project 17050.00 Framingham Fuller MS OPM Services
 OPM Services for the Fuller Middle School, Framingham, MA

Professional Services from May 5, 2018 to June 1, 2018

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Feasibility Study	90,000.00	100.00	90,000.00	90,000.00	0.00
Schematic Design	60,000.00	12.00	7,200.00	0.00	7,200.00
Total Fee	150,000.00		97,200.00	90,000.00	7,200.00
		Total Fee			7,200.00

Reimbursable Expenses

Permits/Fees/Regist				82.50	
Total Reimbursables				82.50	82.50

Total this Invoice \$7,282.50

Outstanding Invoices

Number	Date	Balance
0048860	5/7/2018	28,550.00
Total		28,550.00

Billings to Date

	Current	Prior	Total
Fee	7,200.00	90,000.00	97,200.00
Consultant	0.00	6,050.00	6,050.00
Expense	82.50	0.00	82.50
Totals	7,282.50	96,050.00	103,332.50

Authorized

 Joel Seeley

Date	Account Number	Serial Number	Amount
06/05/2018	564826525	000060772	\$75.00

SMMA | SYMMES MAINI & McKEE ASSOCIATES

 **Cambridge Savings Bank**
53-7112/2113

60772

CHECK DATE
May 23, 2018

PAY
Seventy Five and 00/100 Dollars

AMOUNT
75.00

TO
Middlesex South Registry of Deeds
208 Cambridge Street, 2nd Floor Documents
Cambridge, MA 02141

Bill ale

Security features. Details on back

⑈060772⑈ ⑆211371120⑆ 564826525⑈

FULLER MIDDLE SCHOOL FEASIBILITY STUDY

School Building Committee Meeting
June 18, 2018

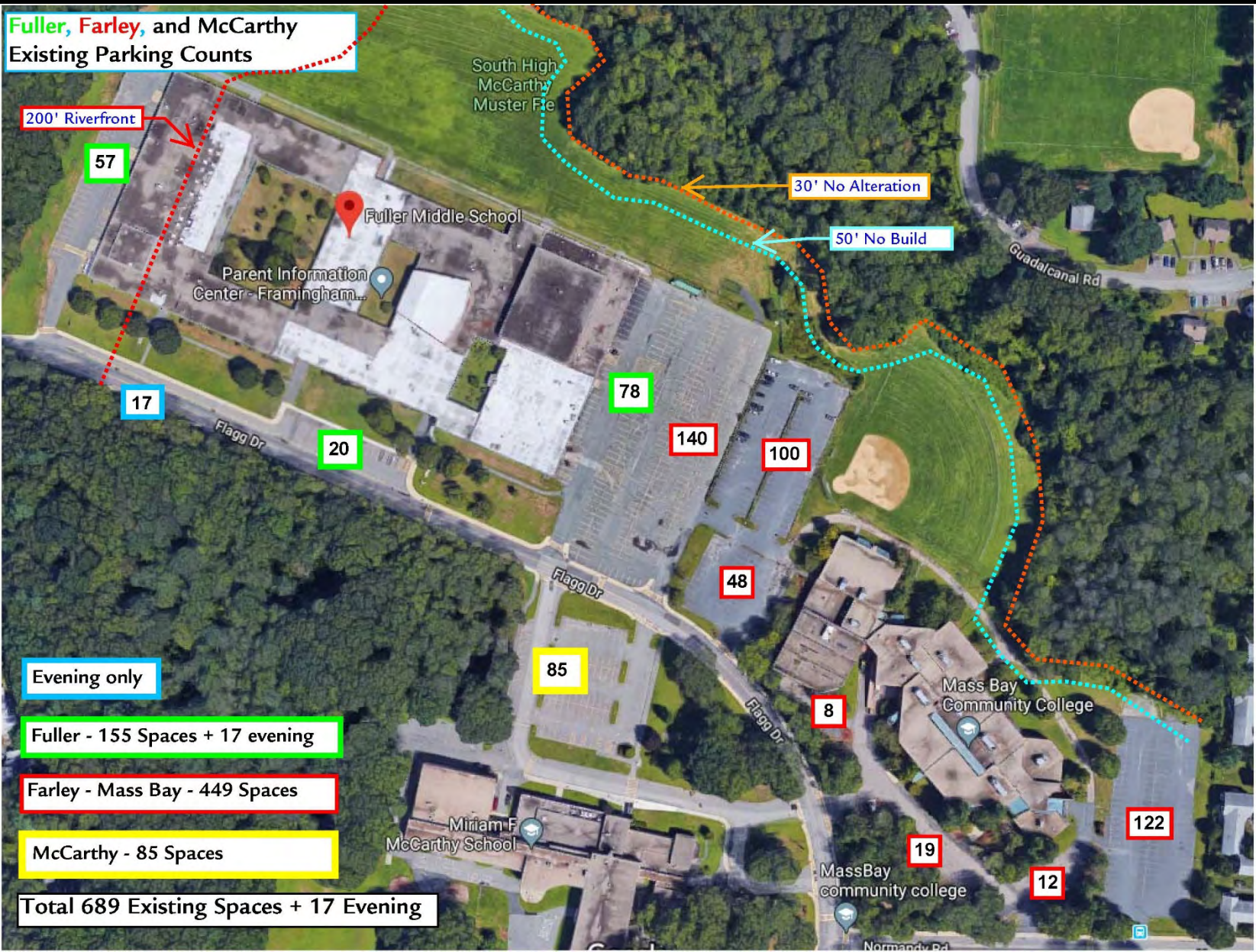
Parking Needs

	Day	Night
Adult ESL	5	425
Fuller	100	-
Farley	150	150
McCarthy	85	-
PIC	15	-
Building and Grounds	20	5
Early Childhood	3	-
Truant	1	1
Board of Health	20	15
<i>Subtotal</i>	<i>399</i>	<i>596</i>

Contractor	100	-
Adult ESL off site parking	-	-100
<i>Total</i>	<i>499</i>	<i>496</i>

Phasing

Fuller, Farley, and McCarthy Existing Parking Counts



Evening only

Fuller - 155 Spaces + 17 evening

Farley - Mass Bay - 449 Spaces

McCarthy - 85 Spaces

Total 689 Existing Spaces + 17 Evening

Phase 1 Parking

200' Riverfront

57

South High
McCarthy
Muster Fie

Fuller Middle School

Parent Information
Center - Framingham...

30' No Alteration

50' No Build

Guadalcanal Rd

Construct temp
road

Bus Drop-Off

Construct new
permanent road

Construct temp parking
spaces

89

Construction
Fence (Phase 1)

Existing - 669 Spaces

Construct New Permanent - 115 Spaces

Construct Temporary - 89 Spaces

Evening only - 20 Spaces at Bus Drop-Off

Total 669 Spaces + 20 Evening /Event

218

100

115

Construct new
permanent parking
spaces

Construction
Fence (Phase 1)

48

Flagg Dr

85

8

Mass Bay
Community College

122

Miriam F
McCarthy School

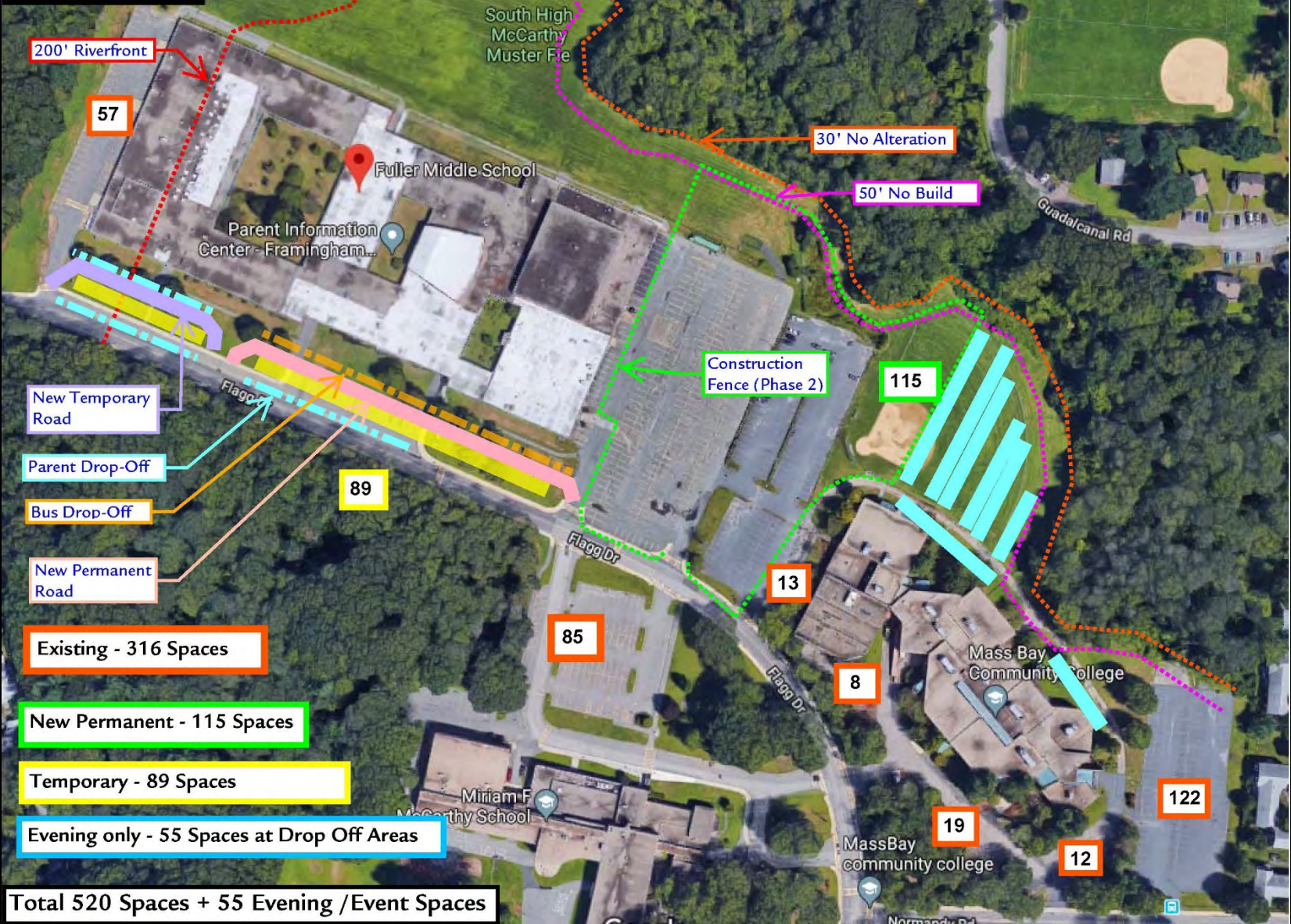
19

MassBay
community college

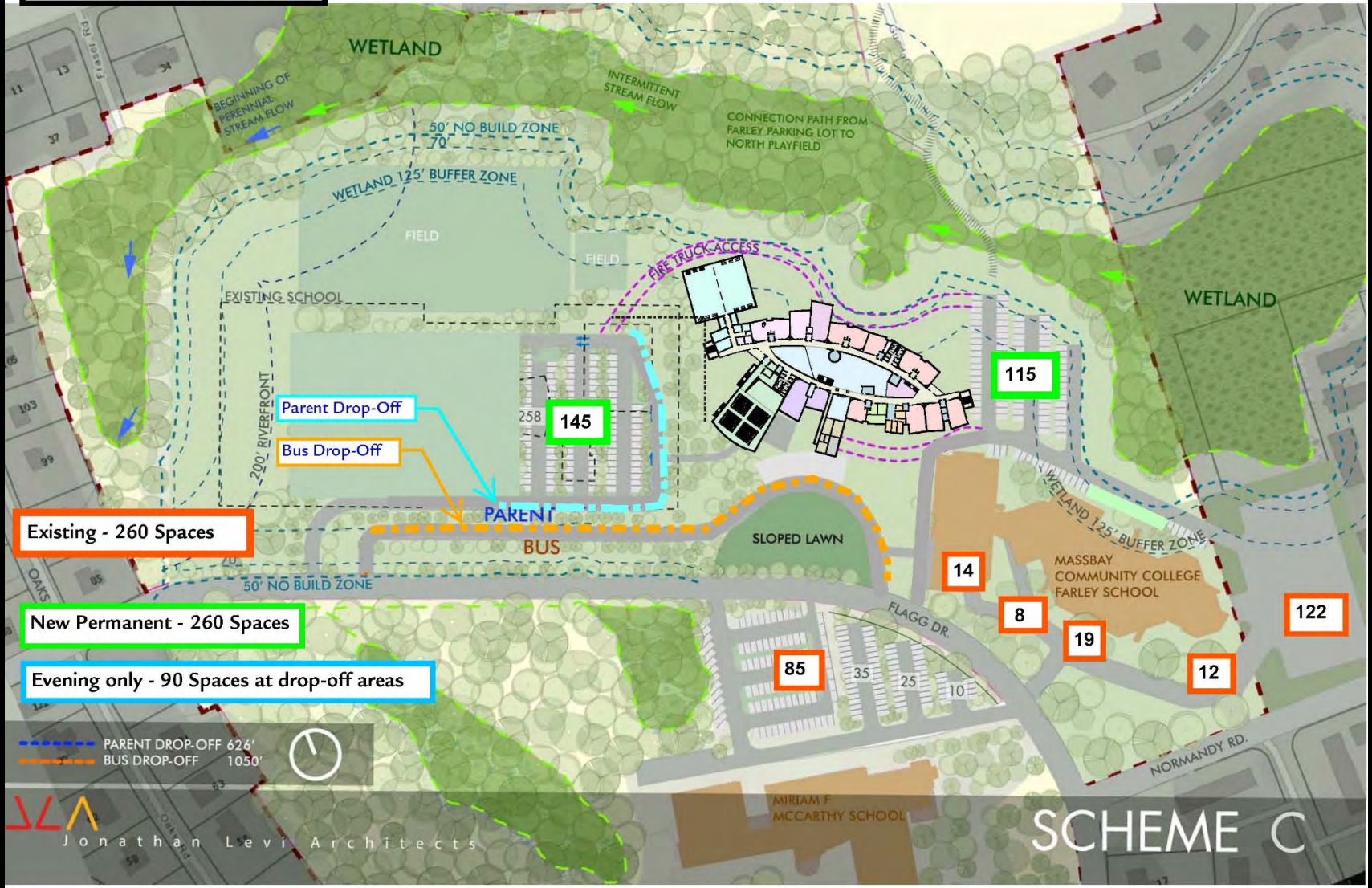
12



Phase 2 Parking



Post-Construction Parking



Existing - 260 Spaces

New Permanent - 260 Spaces

Evening only - 90 Spaces at drop-off areas

Total 520 Spaces + 90 Evening /Event Spaces

Cost Reduction Strategy

Cost Reduction Strategy

- Reduce ELL and Tech Classrooms (-\$6 M)
- Reduce Auditorium seating from 750 seats to 420 seats (MSBA High School Standard) (-\$3.3M)
- Reduce Gym size to MSBA fully reimbursable figure (-\$1.7M)

Total Potential Reduction (-\$11 M)

Previous Total Project Cost \$110.5M

Potential Adjusted Total Project Cost \$99.5M