

# FULLER MIDDLE SCHOOL FEASIBILITY STUDY

City Council Meeting  
February 6, 2018

# Agenda

1. Introductions
2. Feasibility Study Scope
3. MSBA Process and Schedule
4. Existing School Conditions
5. Educational Programming
6. Pre-Concept Options
7. Next Steps
8. Questions

# Introductions

# School Building Committee Members

Charlie Sisitsky	Co-Chair, Board of Selectmen
Dr. Edward Gotgart	Co-Chair, Chief Operating Officer, FPS
Chris Walsh	State Representative
Robert Halpin	Town Manager
Dr. Robert Tremblay	Superintendent of Schools
Heather Connolly	School Committee Chair
Richard Finlay	School Committee Member and Convenor
David Miles	Finance Committee Member
Mary Ellen Kelley	Chief Financial Officer
Jennifer Pratt	Chief Procurement Officer
Dr. Sonia Diaz	Chief Academic Officer FPS
Matt Torti	Director of Buildings and Grounds, FPS

# School Building Committee Members (continued)

Jose Duarte	Principal, Fuller Middle School
Caitlin Stempleski	Teacher, Fuller School Middle
Patrick Johnson	Principal, Walsh Middle School
John Haidemenos	Principal, Woodrow Wilson School
Michael Tusino	Building Commissioner
Richard Weader II	Member
Michael Grilli	Member
Dr. Jennifer Krusinger Martin	Member
Donald Taggart III	Member
David Panich	Member
Thomas Barbieri	Member
Dr. Dale Hamel	Member

# Architect

Jonathan Levi Architects

# Owner's Project Manager (OPM)

Symmés Maini and McKee Associates

# Feasibility Study Scope, Process and Schedule

# Massachusetts School Building Authority

- **MSBA** is an independent public authority that administers and funds a program for grants to eligible cities, towns, and regional school districts for school construction and renovation projects.
- **MSBA** mandates a multi-step rigorous study and approval process
- **MSBA** will fund **57.05%** plus incentives of eligible project cost for an approved project if accepted by the voters of Framingham



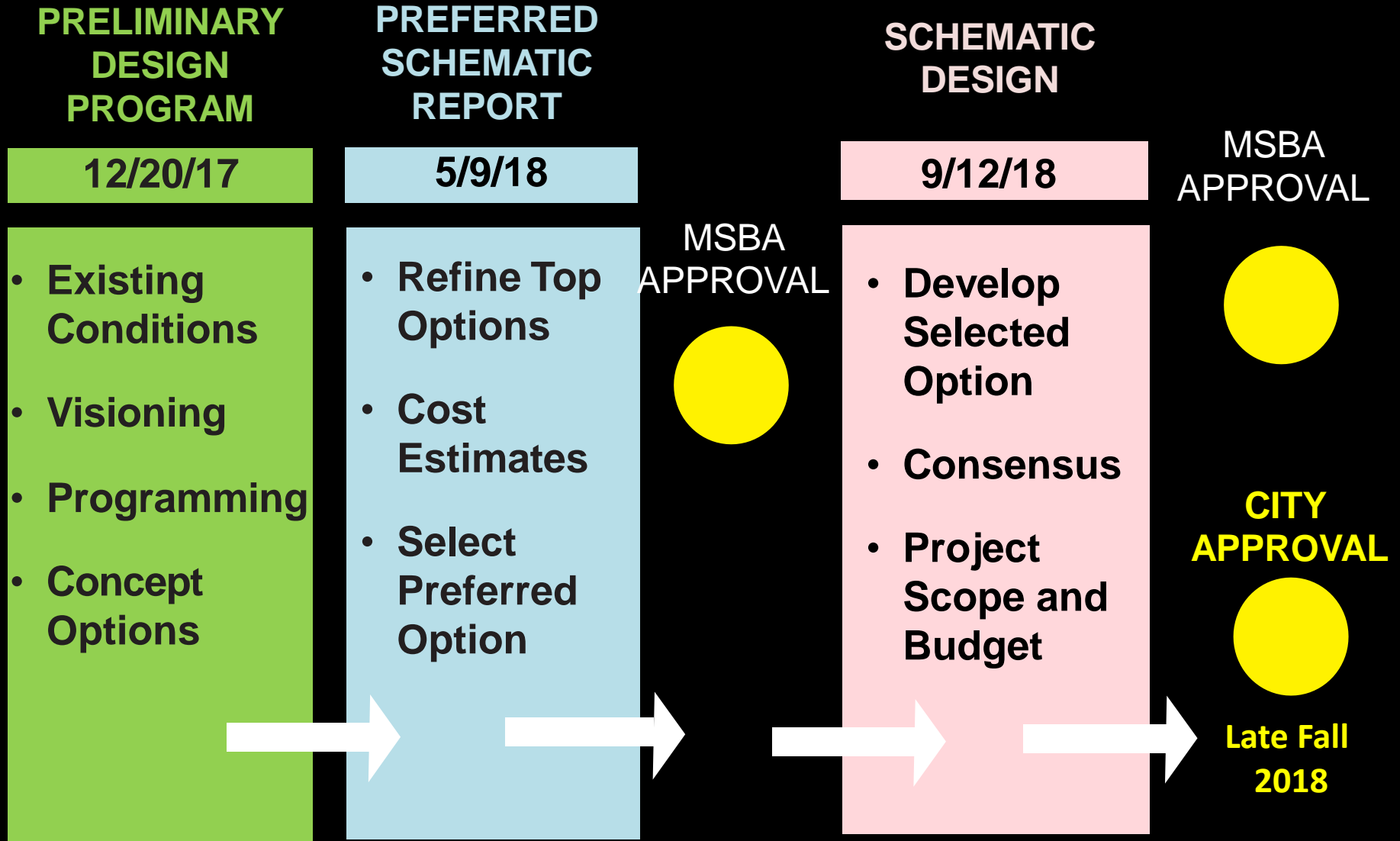
# Feasibility Study Scope

The MSBA has agreed to participate with Framingham in a feasibility study for a **630 Student Middle School for Grades 6-8.**

Scope items include:

- Program of Architectural Spaces to be included
- Existing Conditions Review
- Design Alternatives
  - Renovation
  - Renovation / Addition
  - All New Construction
- Cost Estimates

# MSBA Feasibility Study Process and Schedule



# Completed Project Milestones

November 2011 Framingham Submits Proposal to MSBA

February 2013 Pre-Feasibility Study Completed

April 2016 Historic Enrollments Study Completed

June 2016 K-8 Educational Visioning Completed

October 2016 Framingham Town Meeting approves  
Feasibility Study Funding

December 2016 Framingham and MSBA Agree on  
Student Design Enrollment

February 2017 MSBA Invites Framingham to Feasibility Study

June 2017 Framingham Retains Owner's Project Manager

September 2017 Framingham Retains Architect

November 13, 2017 Community Forum No. 1

November 27, 2017 Community Forum No. 2

December 20, 2017 Preliminary Design Program Submitted

# Defining the Need

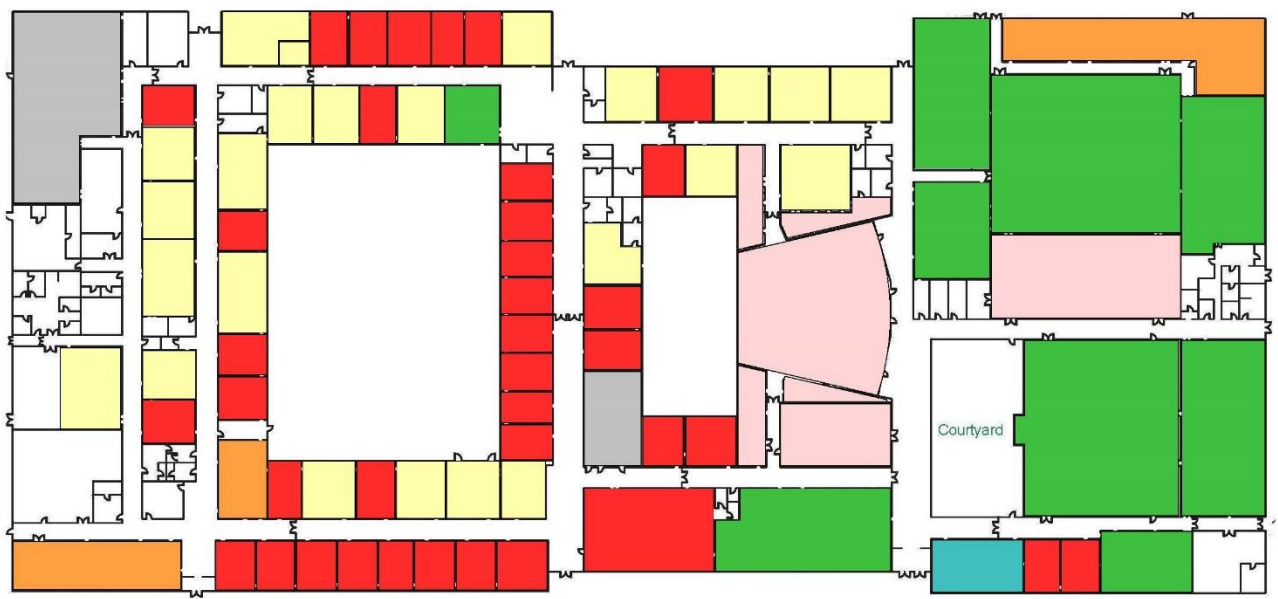
## The Need:

- Need a long-term solution to resolve deteriorating school building
- Provide educational spaces to meet MSBA standards
- Update the layout to meet 21st century Visioning Session goals

## The Goal

- Cost Effective, Safe, Code-Compliant School Framingham can be proud of

# EXISTING FULLER SCHOOL ROOM SIZES



- BETWEEN 90% - 110% MSBA GUIDELINE
- MORE THAN 110% MSBA GUIDELINE
- LESS THAN 90% MSBA GUIDELINE
- NOT IN MSBA PROGRAM
- OUTSIDE PROGRAMS

1

FULLER SCHOOL - MSBA SPACE NEEDS COMPLIANCE

1" = 60'-0"

# Existing School Conditions

A 2013 Pre-Feasibility Study by Bargmann Hendrie + Archetype Inc concluded that “Fuller Middle School, constructed as Framingham High School in 1958, while well maintained, has reached the end of its useful life.”

More recently, JLA and their team of consulting engineers have provided additional inspection to determine what work would be required to bring the Fuller up to current building codes and standards.



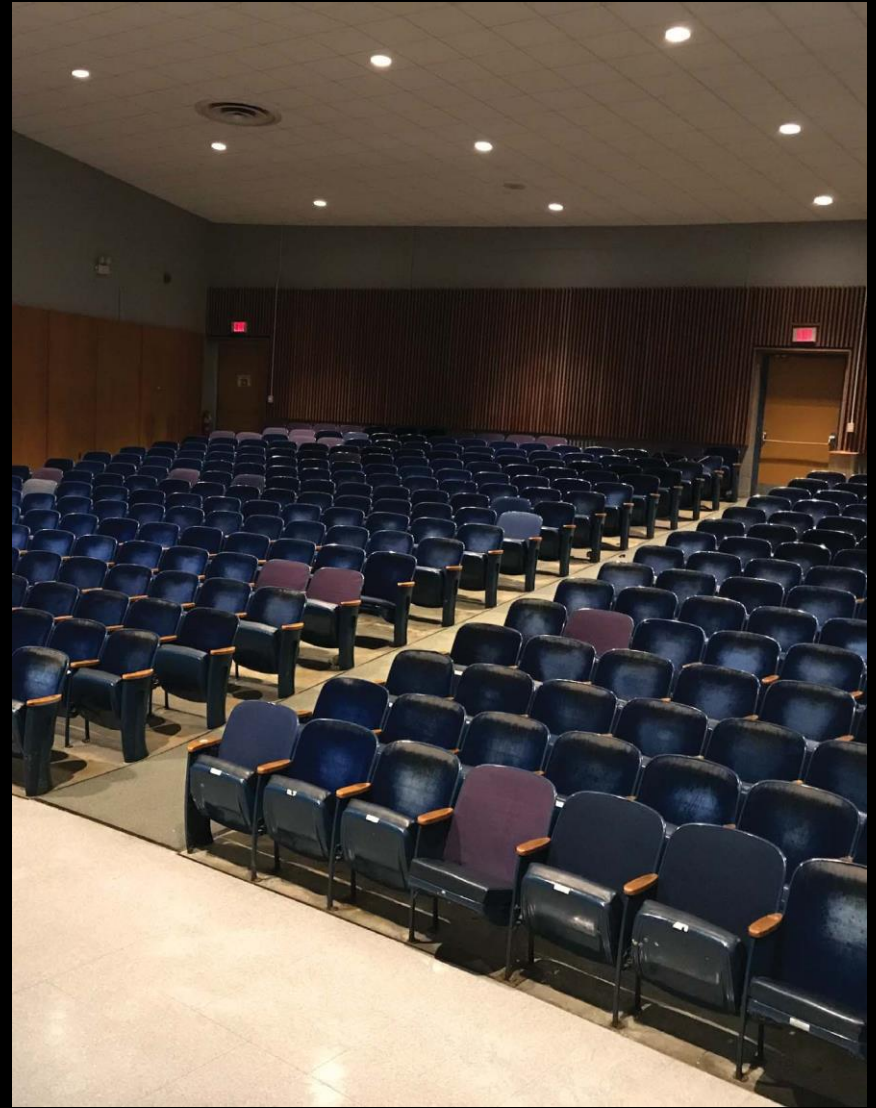
## Energy Code:

The building was designed and built with almost no insulation on the floors, walls, or roof. The windows are typically single glazed. New work would need to comply with current codes, which would **save substantial \$\$ in ongoing annual energy costs.**



## Accessibility

Most entries from the outside are non-compliant. The Auditorium floor is too steep, lacks landings, and has no accessible route from the seats to the stage.



## Structural:

Much of the structural concrete floor and gypsum roof deck is degrading and would need to be replaced.

To meet current earthquake code, the entire roof would need to be replaced with steel deck and steel brace frames installed at the



## EXISTING CONDITIONS AT FULLER SCHOOL

### Mechanical Electrical, Plumbing, Fire Protection

Systems typically have outlived their intended useful life. Boilers were installed in 2003, so have been used for over half of their expected useful service life. The building is not sprinklered.

To comply with current code, it would need to be fully sprinklered and have a new fire alarm



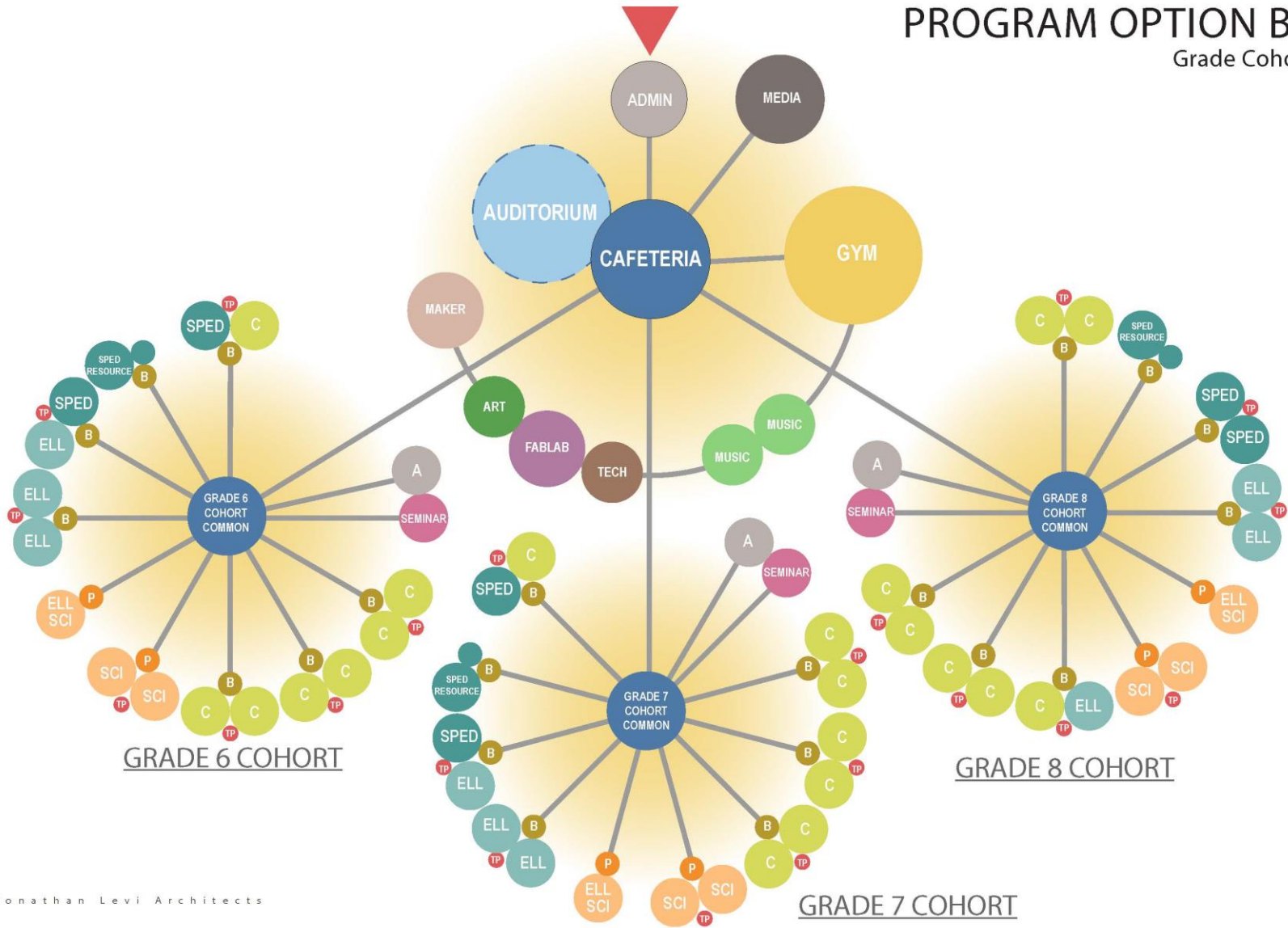
## Hazardous Materials

Typical of older buildings, there are concealed hazmats. While these materials do not pose a problem as long as they are undisturbed, they will need to be identified and disposed of properly as part of a renovation project.



# Educational Programming

## PROGRAM OPTION B.2 Grade Cohorts



# Landscape Analysis

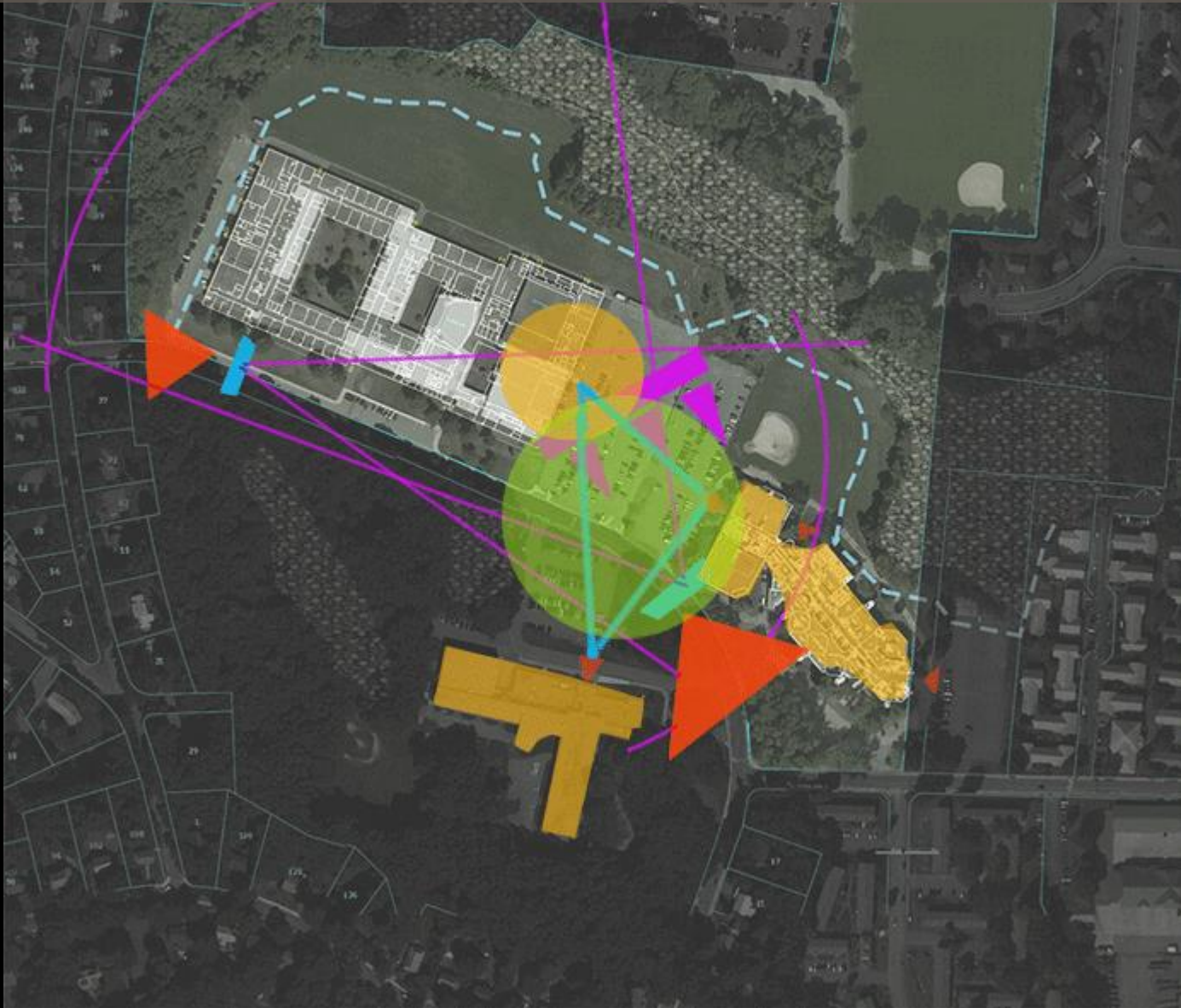




# Urban Analysis



# Campus Analysis



# Construction Phase Swing Space Options

Assumption: 530 students, Approx. 80,000sf Minimum

A - Move students to TBD School or Town Property

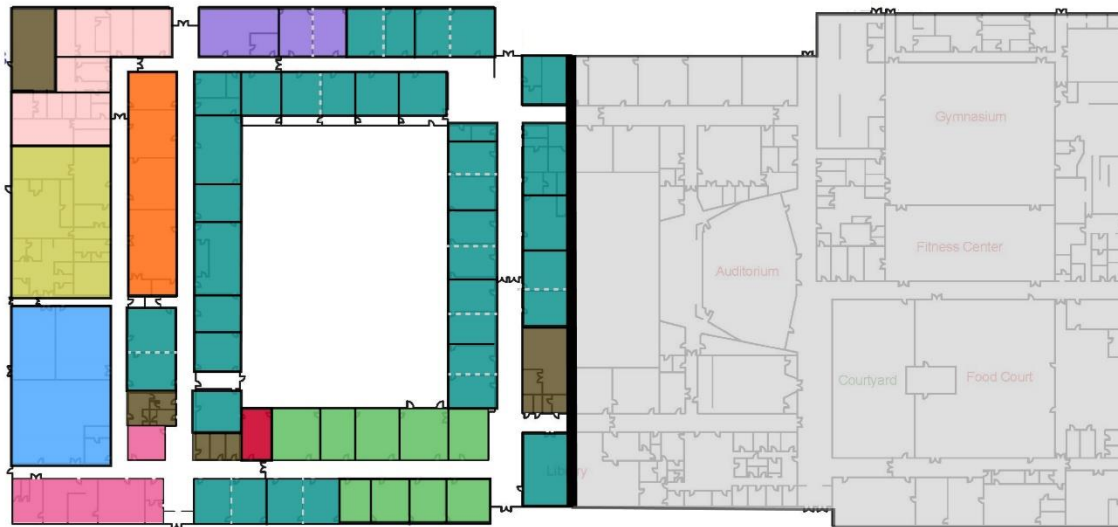
B - Move students to either all or portion of Farley

C - Move students to temporary modular facility on site

D - Retain students in reduced footprint portion of Fuller with temporary renovation

E - Retain students in Fuller as is (new building between Fuller and Farley)

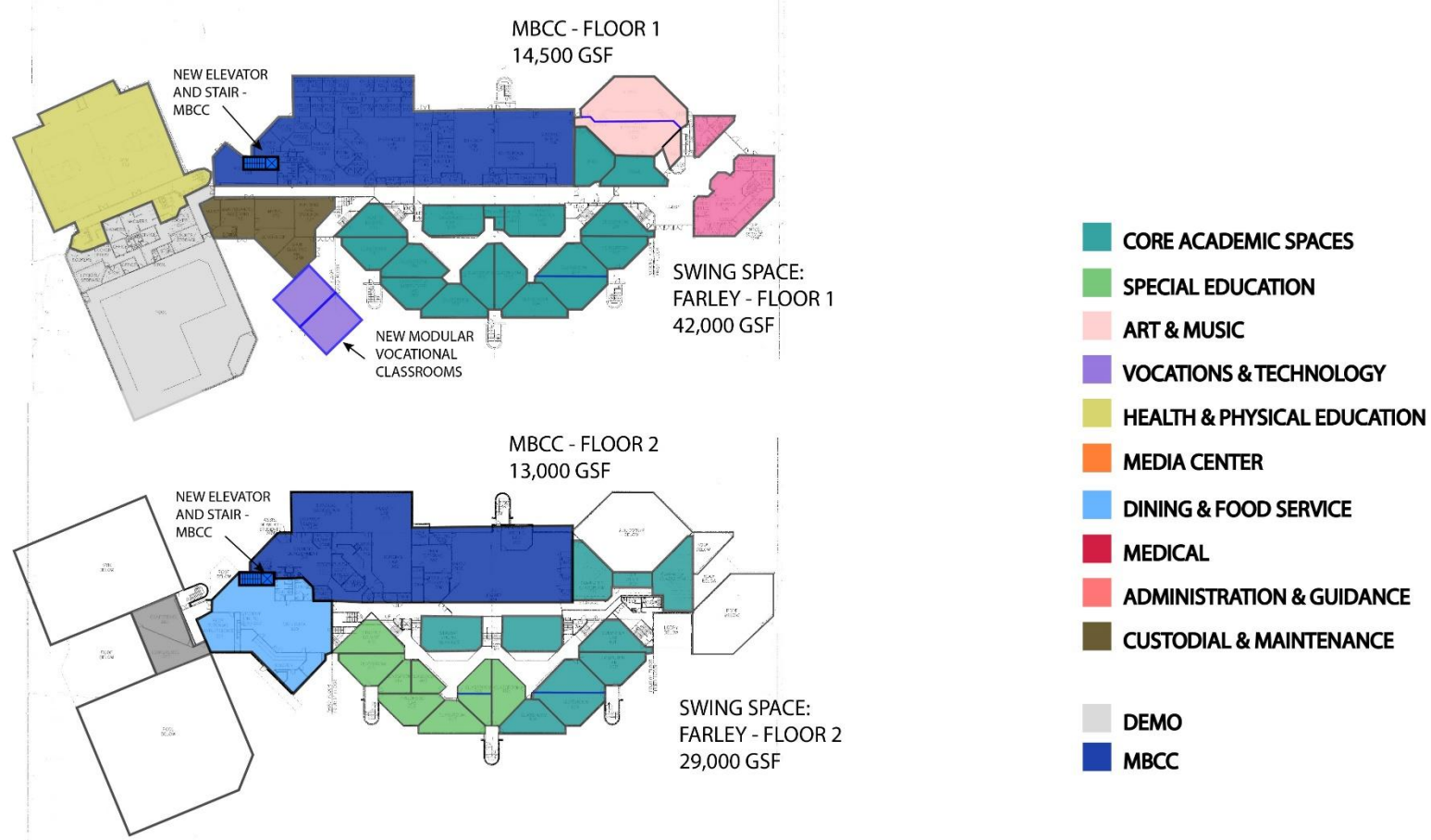
# Fuller Swing Space Test Fit



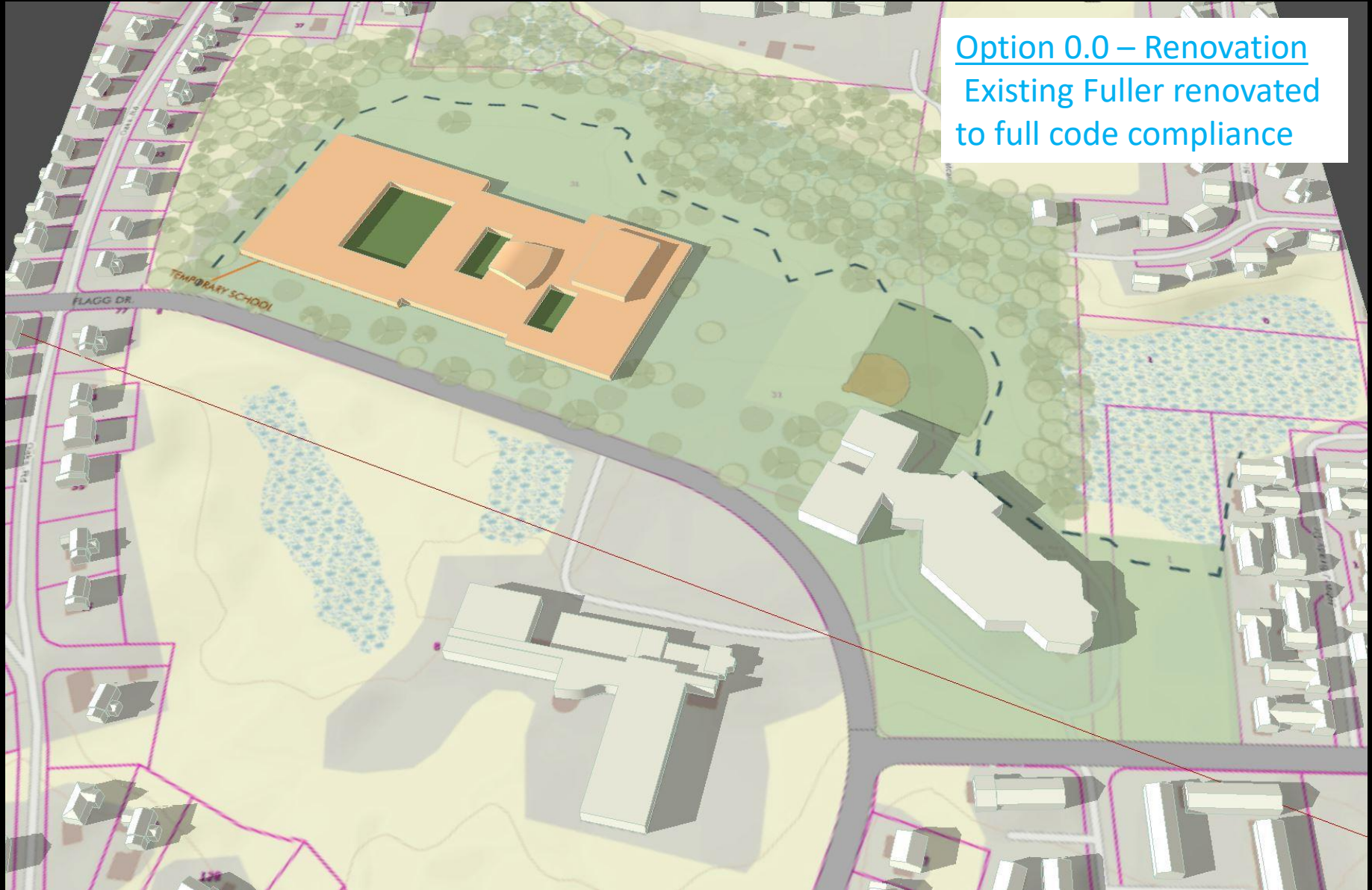
- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- ART & MUSIC
- VOCATIONS & TECHNOLOGY
- HEALTH & PHYSICAL EDUCATION
- MEDIA CENTER
- DINING & FOOD SERVICE
- MEDICAL
- ADMINISTRATION & GUIDANCE
- CUSTODIAL & MAINTENANCE
  
- DEMO
- MBCC

SWING SPACE:  
FULLER SCHOOL  
98,000 GSF

# Farley Swing Space Test Fit



# Pre-Concept Alternatives

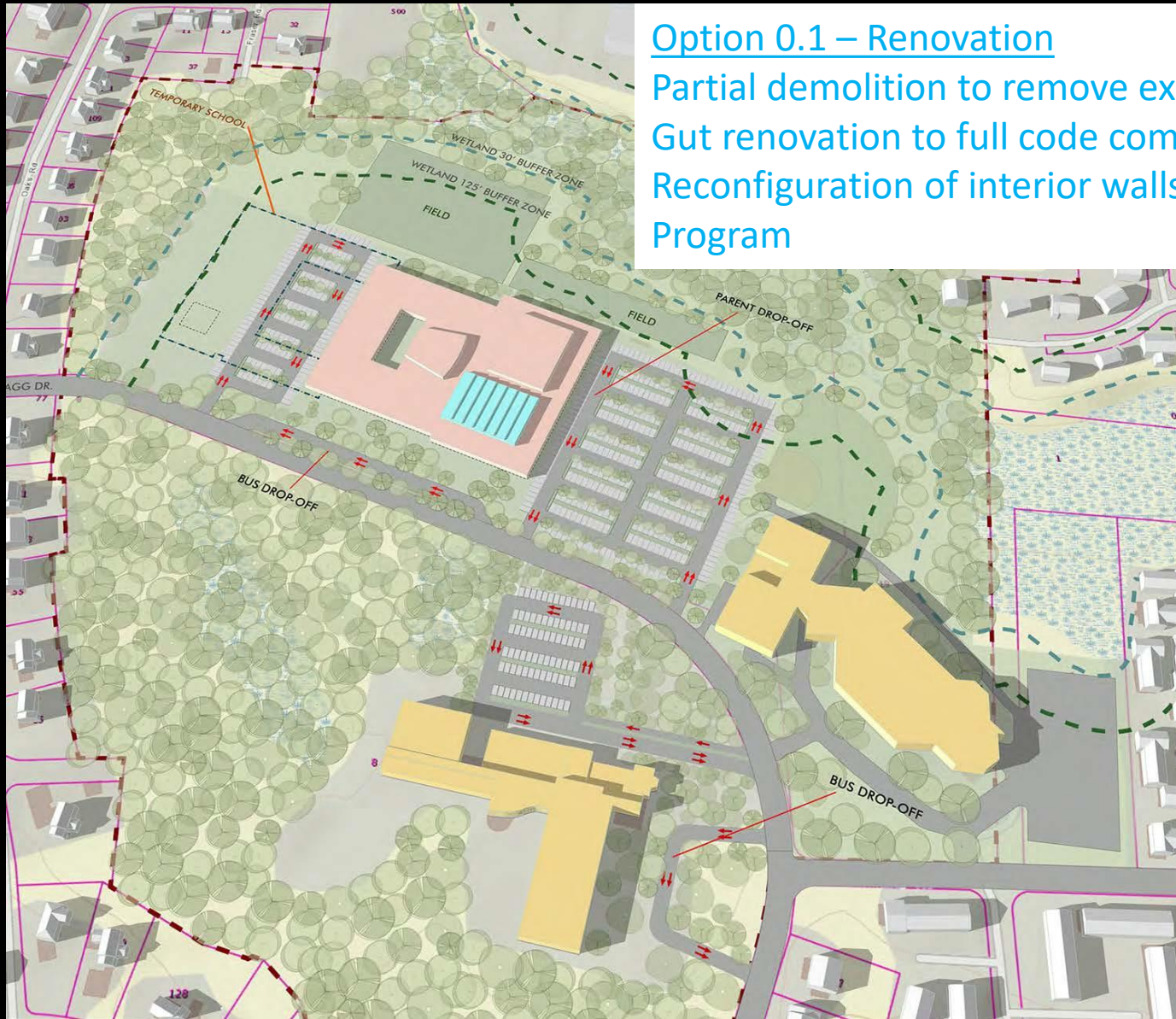


Option 0.0 – Renovation  
Existing Fuller renovated  
to full code compliance

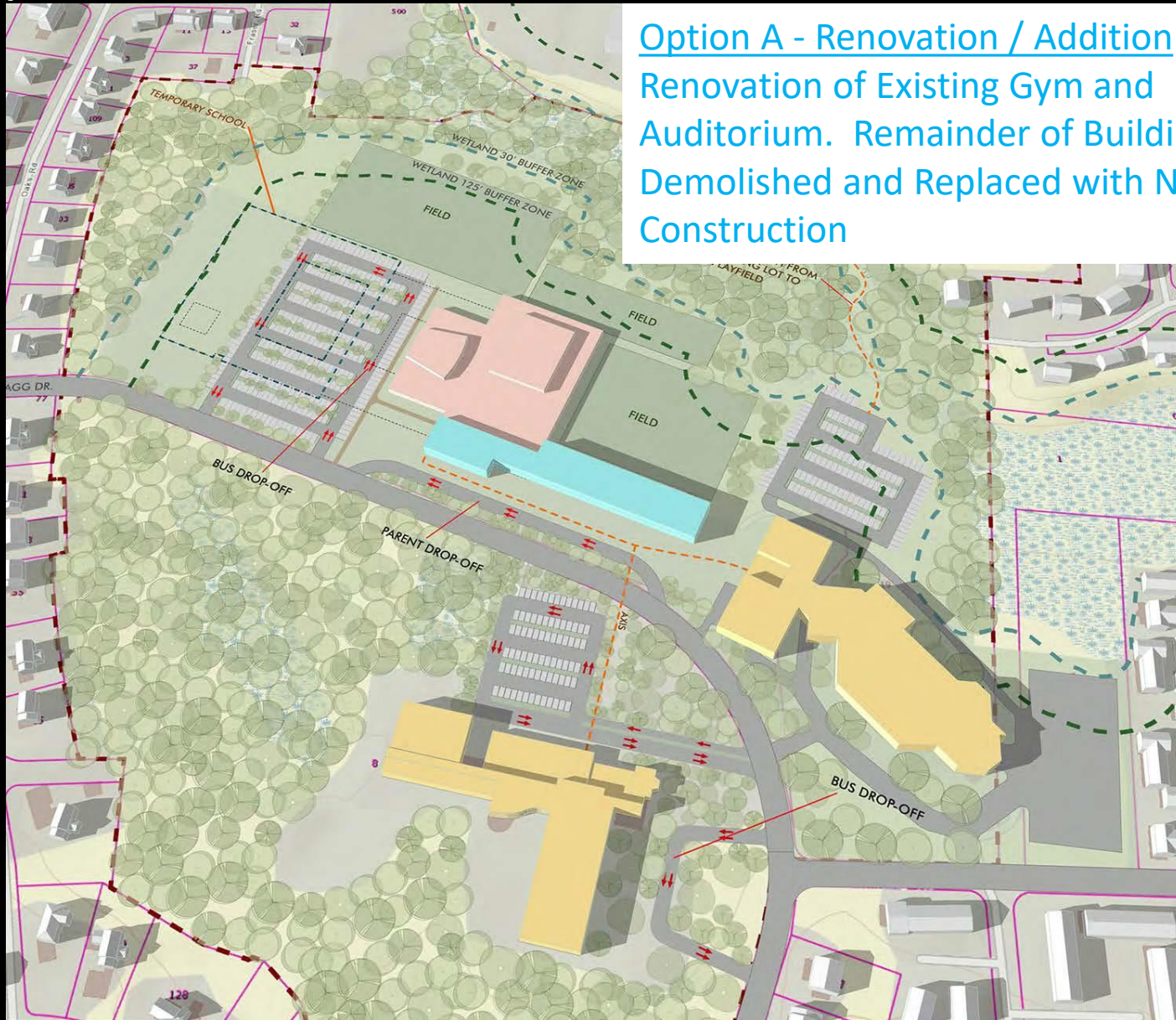
# Pre-Concept Alternatives

## Option 0.1 – Renovation

Partial demolition to remove extra area,  
Gut renovation to full code compliance,  
Reconfiguration of interior walls to meet  
Program

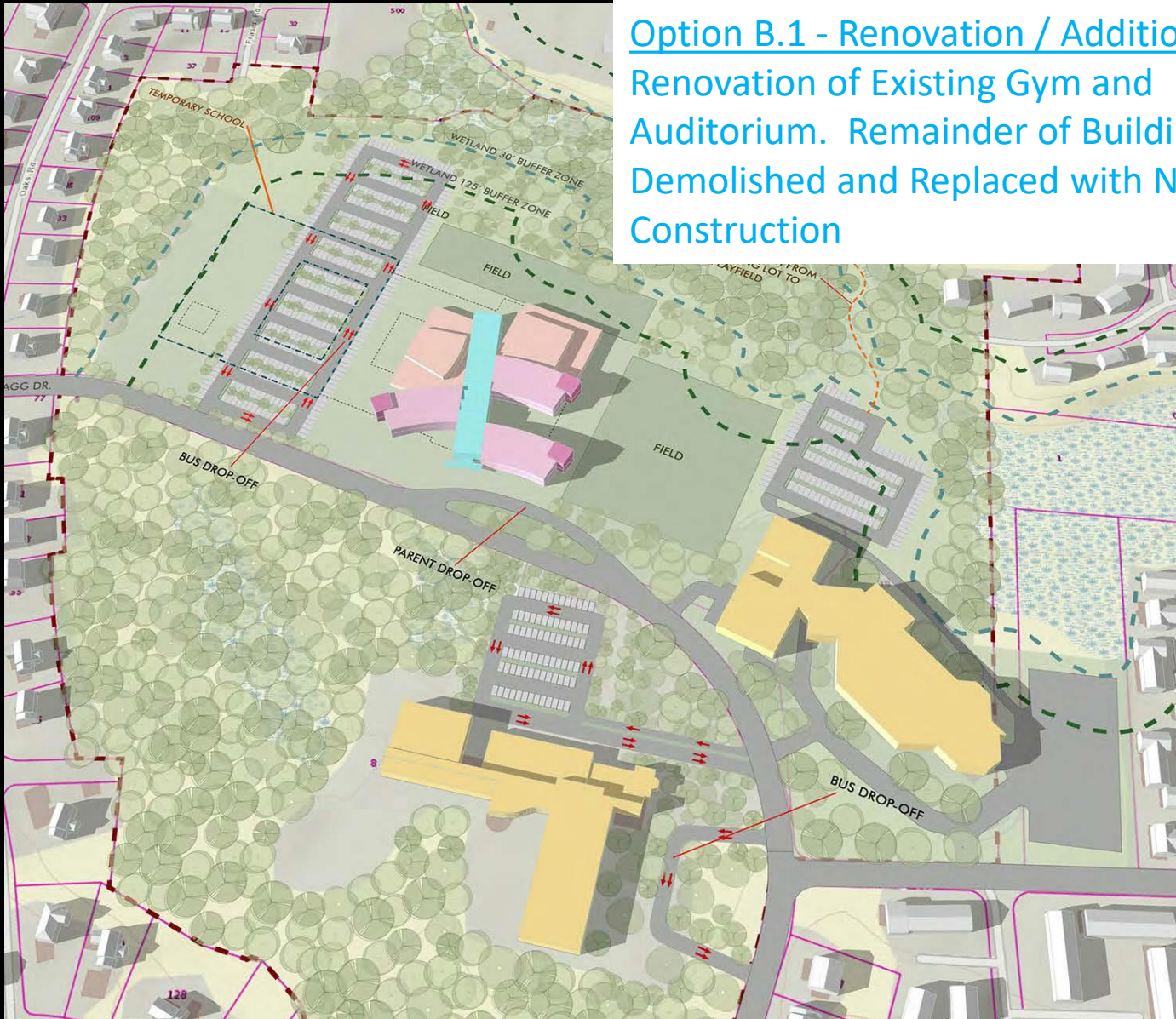


Option A - Renovation / Addition  
Renovation of Existing Gym and Auditorium. Remainder of Building Demolished and Replaced with New Construction

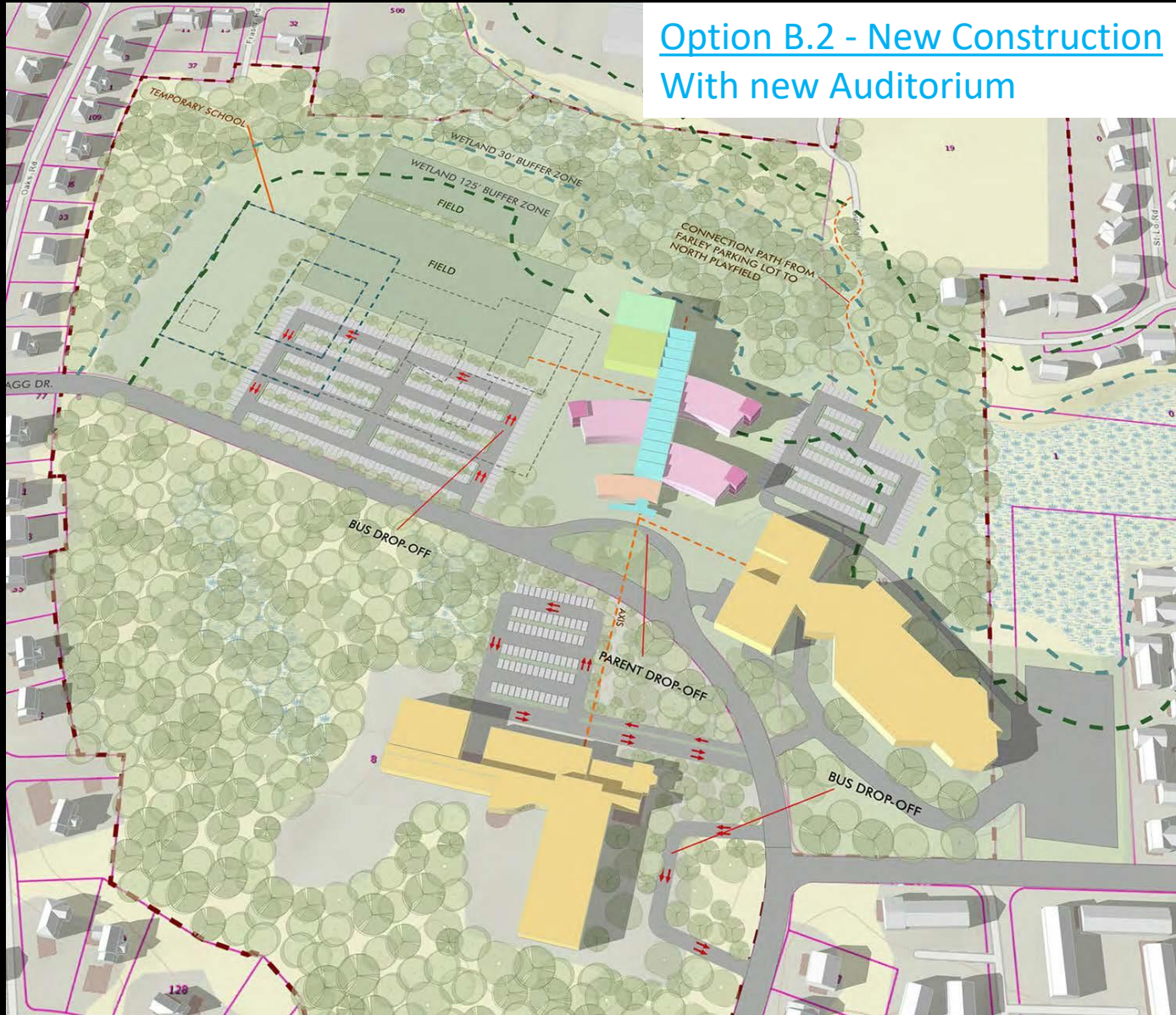




Option B.1 - Renovation / Addition  
Renovation of Existing Gym and Auditorium. Remainder of Building Demolished and Replaced with New Construction

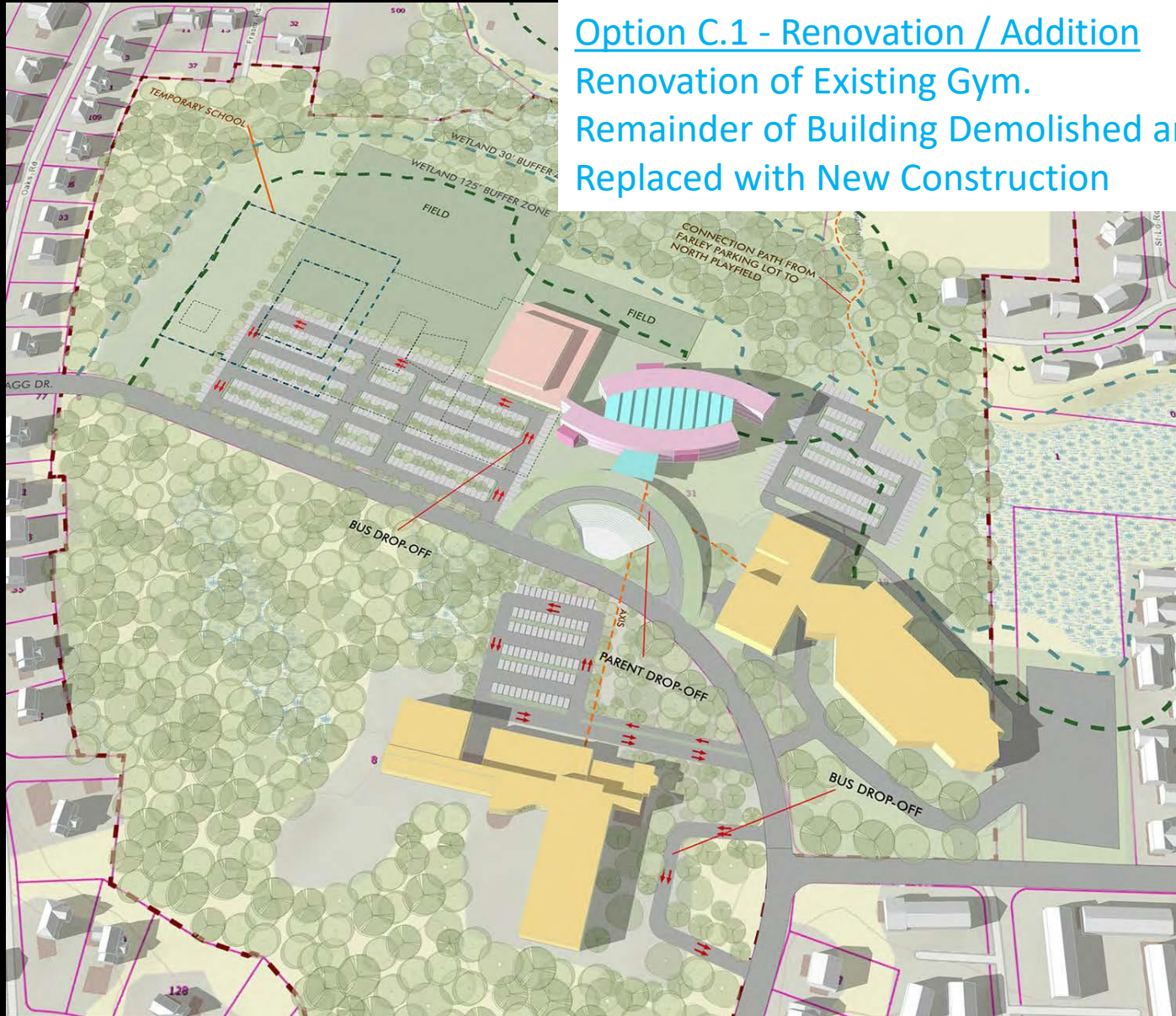


## Option B.2 - New Construction With new Auditorium



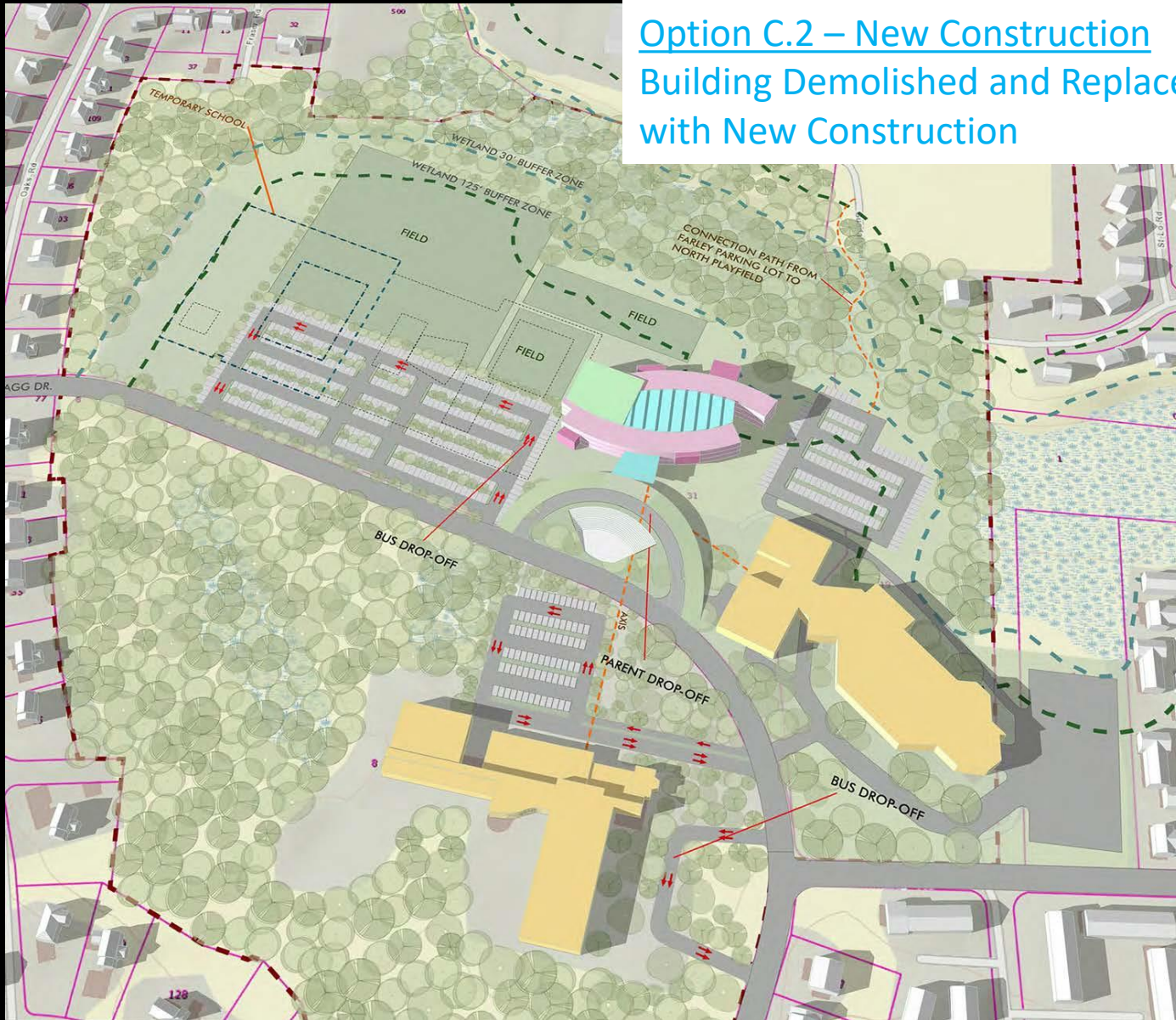
# Pre-Concept Alternatives

Option C.1 - Renovation / Addition  
Renovation of Existing Gym.  
Remainder of Building Demolished and  
Replaced with New Construction

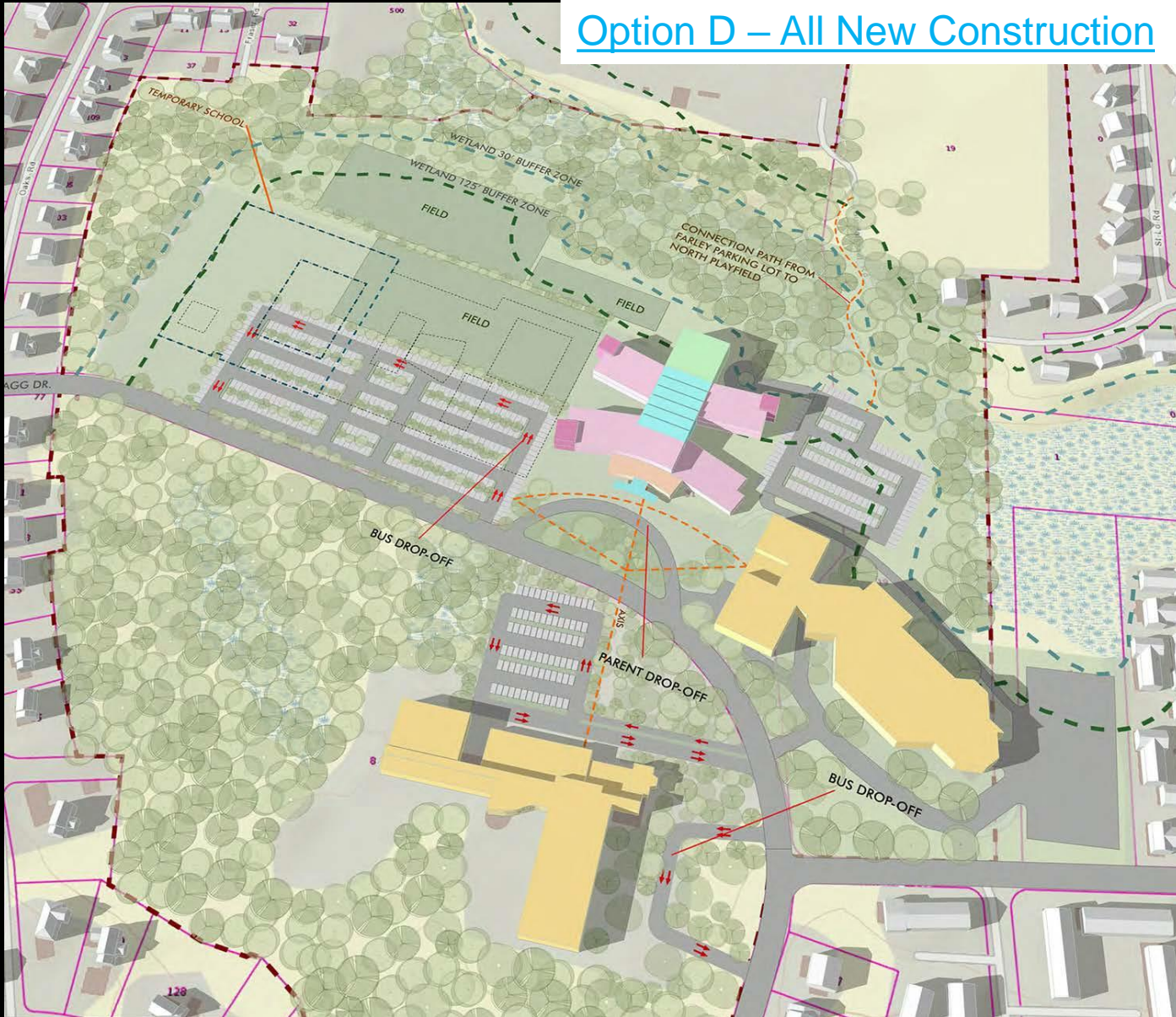


# Pre-Concept Alternatives

Option C.2 – New Construction  
Building Demolished and Replaced  
with New Construction



## Option D – All New Construction



# Pre-Concept Options Evaluation Matrix

## RATINGS:

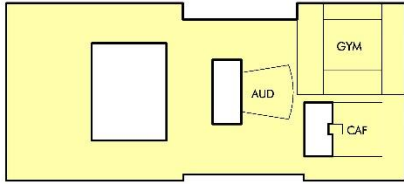
+	Advantageous
-0-	Neutral
-	Disadvantageous
--	Very Disadvantageous



Voted to be Removed from Consideration by School Building Committee

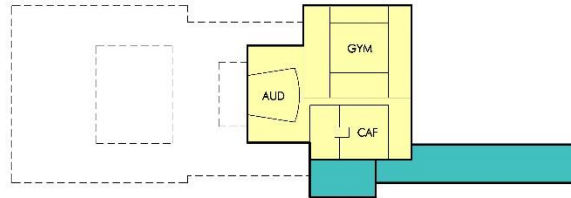
	Option 0.0 Repair to Code Baseline	Option 0.1 Renovation	Option A Add / Reno	Option B.1 Tree Branch Add / Reno	Option B.2 Tree Branch New Constr.	Option C.1 Folded Hands Add / Reno	Option C.2 Folded Hands New Constr.	Option D Butterfly New Constr.	Comments
<b>Project Criterion</b>									
<b>Total Project Cost</b>	--	--	-	--	-0-	--	+	+	See costs below
<b>Schedule</b>	--	--	-	--	+	--	+	+	Renovation options will require phasing and additional construction time. Swing space requires additional time
<b>Swing Space or Occupied Construction</b>	--	--	-	--	+	--	+	+	New school outside existing footprint requires no swing space
<b>Construction Impact to Education</b>	--	--	-	--	+	-0-	+	+	Swing space will be disruptive and smaller than current Fuller use
<b>Construction Impact to Campus and Neighbors</b>	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	Swing space / trailers will be disruptive to neighbors. New Construction on east will require temporary parking
<b>Educational Program Accommodation</b>	--	--	-0-	--	+	+	+	+	Options vary on ability to provide 3 appropriate cohort locations and identity
<b>Flexibility</b>	--	--	-	--	+	+	+	+	New construction would be designed for flexible use and improved MEP accessibility
<b>Open Space /Building Massing / Footprint</b>	--	--	-	-0-	+	-0-	+	+	Options built on east parking would open very large and flexible open area on existing Fuller footprint
<b>Academic Campus Coordination</b>	-	-	-	--	+	+	+	+	Locating Fuller closer to Farley and McCarthy improves ability to create identifiable campus
<b>Natural Light and Views</b>	--	--	-0-	-0-	+	+	+	+	"Pancake" massing creates interior rooms with limited access to windows
<b>Risk</b>	--	--	-	--	+	-0-	+	+	Options requiring renovation and/or swing space have more inherent risk due to unforeseen conditions
<b>Community Use</b>	-0-	--	+	--	+	+	+	+	All alternatives allow community use. New Construction options allow increased access to playfields.
<b>Total GSF</b>	195,000	163,000	160,000	164,000	155,000	149,000	145,000	145,000	
<b>Swing Space Cost (\$Million)</b>	\$6	\$6	\$6	\$6	\$0	\$0	\$0	\$0	Option 0 and 0.1 would require swing space at Farley. Options A and B.1 could have swing space in Fuller. Other options require no swing space.
<b>Order of Magnitude Project Cost (\$Million)</b>	\$133	\$123	\$114	\$116	\$95	\$107	\$89	\$89	This existing building is particularly expensive to renovate due to its construction assembly and degree of deterioration
<b>MSBA Share</b>	\$0	\$54	\$49	\$50	\$43	\$45	\$41	\$41	
<b>Framingham Share</b>	\$139	\$75	\$71	\$72	\$52	\$62	\$48	\$48	

# Alternatives in Development



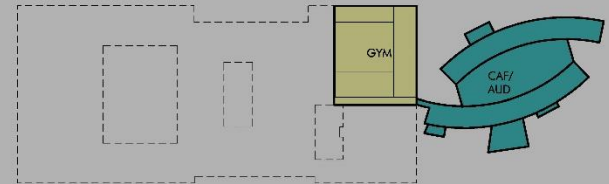
**OPTION 0.0 - EXISTING**

0.0 'Repair Existing': Minimum required repairs and code upgrades to the existing structure



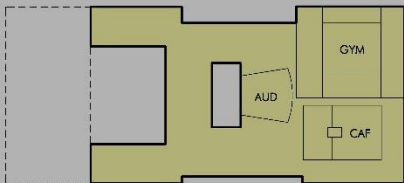
**OPTION A - ADD/RENO**

A 'Addition/Renovation': Retention and Upgrade of existing auditorium, gymnasium/locker and cafeteria areas. Conversion of existing cafeteria to multi-use dining and learning. Addition of new attached two story classroom and administration wing at front and east of existing cafeteria. Swing space required.



**OPTION C.1 - FOLDED HANDS ADD/RENO**

C.1 'Folded Hands Addition/Renovation': Retention and renovation of existing gymnasium/locker room only. Remaining scope to be attached new three story split level entry construction with stepped convertible commons/auditorium/cafeateria and balcony-accessed classrooms. Occupied phased construction required.



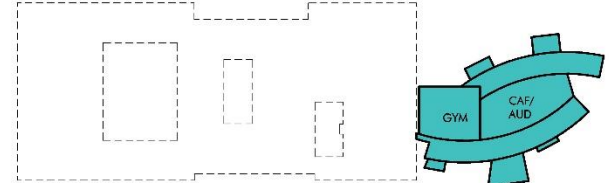
**OPTION 0.1 - ADD/RENOVATION**

0.1 'Addition/Renovation': Partial demolition of surplus floor areas and complete gut renovation and reconstruction of remaining areas to meet code and to address, as best as possible, the educational program. The later includes conversion of the existing cafeteria into a multi-use dining and learning space. Swing space required.



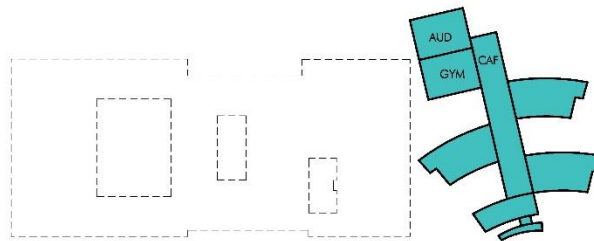
**OPTION B.1 - TREE BRANCHES ADD/RENO**

B.1 'Tree Branches Addition/Renovation': Retention and renovation of existing auditorium and gymnasium/locker room. Remaining scope to be attached new two story construction with central learning commons/cafeateria spine and branching academic wings and courtyards. Swing space required.



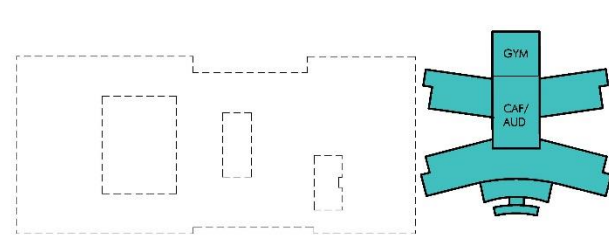
**OPTION C.2 - FOLDED HANDS**

C.2 'Folded Hands New Construction': New three story split level entry construction with stepped convertible commons/auditorium/cafeateria and balcony-accessed classrooms. New construction located in existing parking. No swing space or occupied construction required.



**OPTION B.2 - TREE BRANCHES**

B.2 'Tree Branches New Construction': New two story construction with central learning commons/cafeateria spine, new replacement sloped-floor auditorium and branching academic wings and courtyards. New construction located in existing parking. No swing space required.



**OPTION D - BUTTERFLY**

D 'Butterfly': New two story construction with classroom wings radiating off stepped convertible commons/auditorium/cafeateria/gymnasium. New construction located in existing parking. No swing space or occupied construction required.

# NEXT STEPS

School Building Committee meetings are every two weeks. Meetings and agendas are posted on the FPS website.

- February 12, 2018 – Community Forum #3
- April 2, 2018 – Community Forum #4
- May 9, 2018 – Submit Preferred Schematic Report (PSR) to MSBA
- September 12, 2018 - Submit Schematic Report (SD) to MSBA
- October 31, 2018 - MSBA board meeting to approve project
- Late Fall 2018 – City appropriation voting



# Community Resources

Project Website:

[www.Framingham.k12.ma.us/Page/2997](http://www.Framingham.k12.ma.us/Page/2997)

# Questions and Comments