FULLER MIDDLE SCHOOL FEASIBILITY STUDY

Neighborhood Meeting
April 7, 2018

Jonathan Levi Architects

PROJECT MANAGEMENT SMMA

Agenda

1. Introductions
2. Scope, Process, and Schedule
3. Existing School Conditions
4. Educational Programming
5. Pre-Concept Options
6. Traffic and Parking
7. Preliminary Cost Analysis
8. Timeline and Next Steps
9. Questions

Introductions

School Building Committee Members

Dr. Yvonne Spicer	Mayor
Charlie Sisitsky	Co-Chair, Board of Selectmen
Dr. Edward Gotgart	Co-Chair, Chief Operating Officer, FPS
Thatcher Kezer, III	Chief Operating Officer
Chris Walsh	State Representative
Adam Freudberg	Chairman, School Committee
Dr. Robert Tremblay	Superintendent of Schools
Heather Connolly	Former School Committee Chair
Noval Alexander	School Committee Member
Richard Finlay	School Committee Member and Convenor
David Miles	City Resident
Mary Ellen Kelley	Chief Financial Officer
Jennifer Pratt	Chief Procurement Officer
Matt Torti	Director of Buildings and Grounds, FPS
Anne Ludes	Director of Secondary Education

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)

Symmes Maini and McKee Associates

Feasibility Study Scope, Process and Schedule

Feasibility Study Scope

- **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** requires formation of a School Building Committee to oversee the study and project on behalf of the community

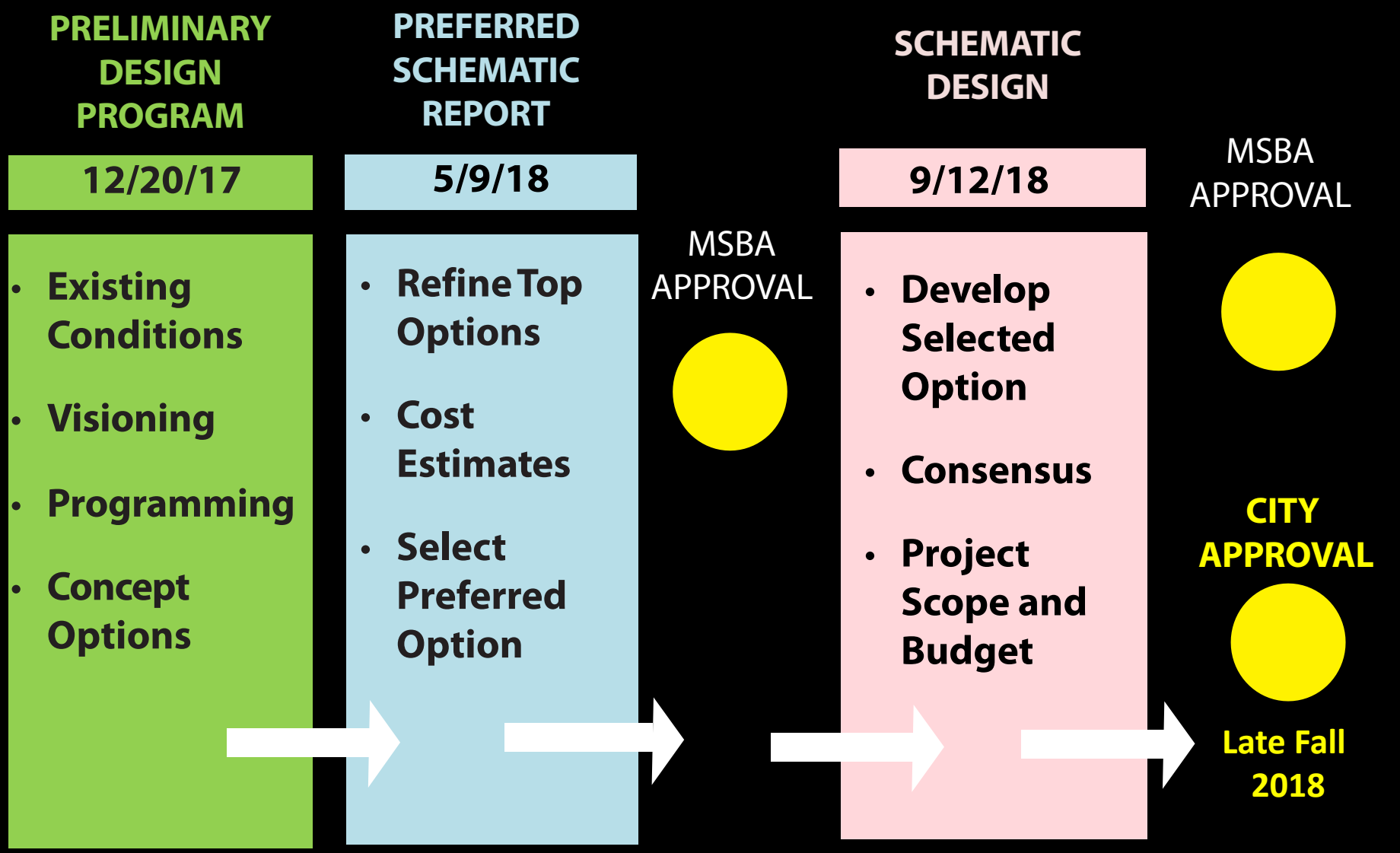
Feasibility Study Scope

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

Study Scope includes:

- Existing Conditions Review
- Educational Program
- Design Alternatives
  - Renovation
  - Renovation / Addition
  - All New Construction
- Cost Estimates

MSBA Feasibility Study Process and Schedule



Completed Project Milestones

February 2013	Pre-Feasibility Study Completed
November 2015	Framingham Submits Proposal to MSBA
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

Completed Project Milestones

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 to MSBA
February 6, 2018	Presentation to City Council
February 12, 2018	Community Forum No. 3
March 12, 2018	Presentation to School Committee
April 2, 2018	Community Forum #4

Defining the Need

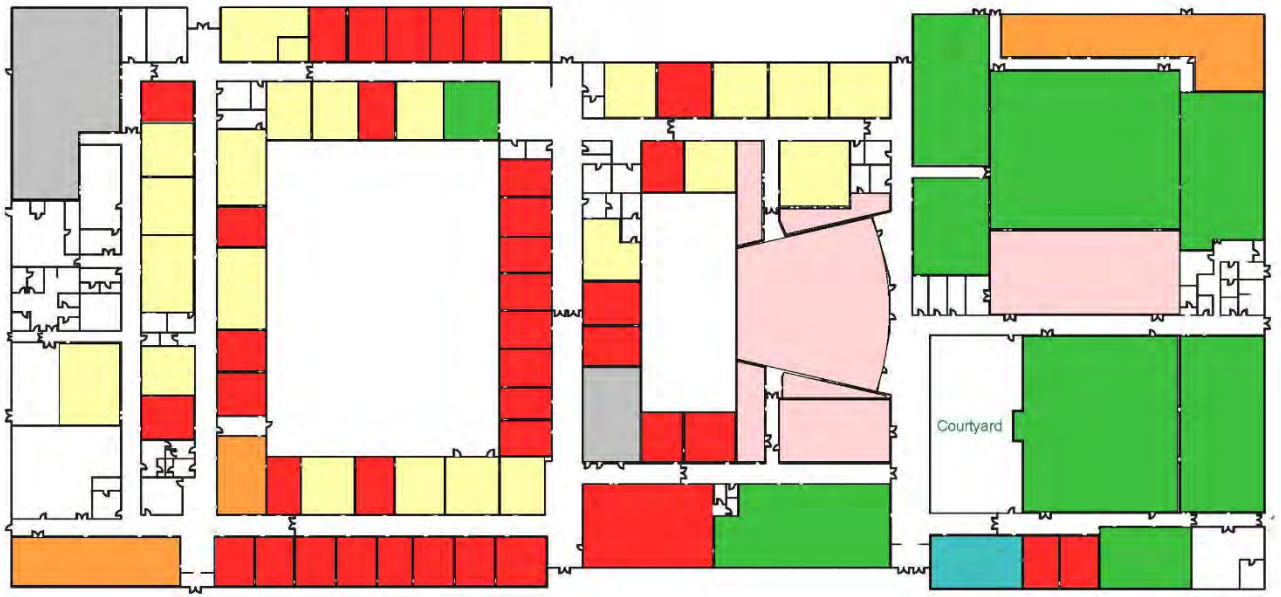
The Need:

- 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, Sustainable and Educational Appropriate School with the least impact to the ongoing education of the students

EDUCATIONAL DEFICIENCIES



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

PHYSICAL BUILDING DEFICIENCIES

Energy Code

Envelope

Accessibility

Structural

Mechanical, Electrical and Plumbing Systems

Hazardous Materials

Educational Programming

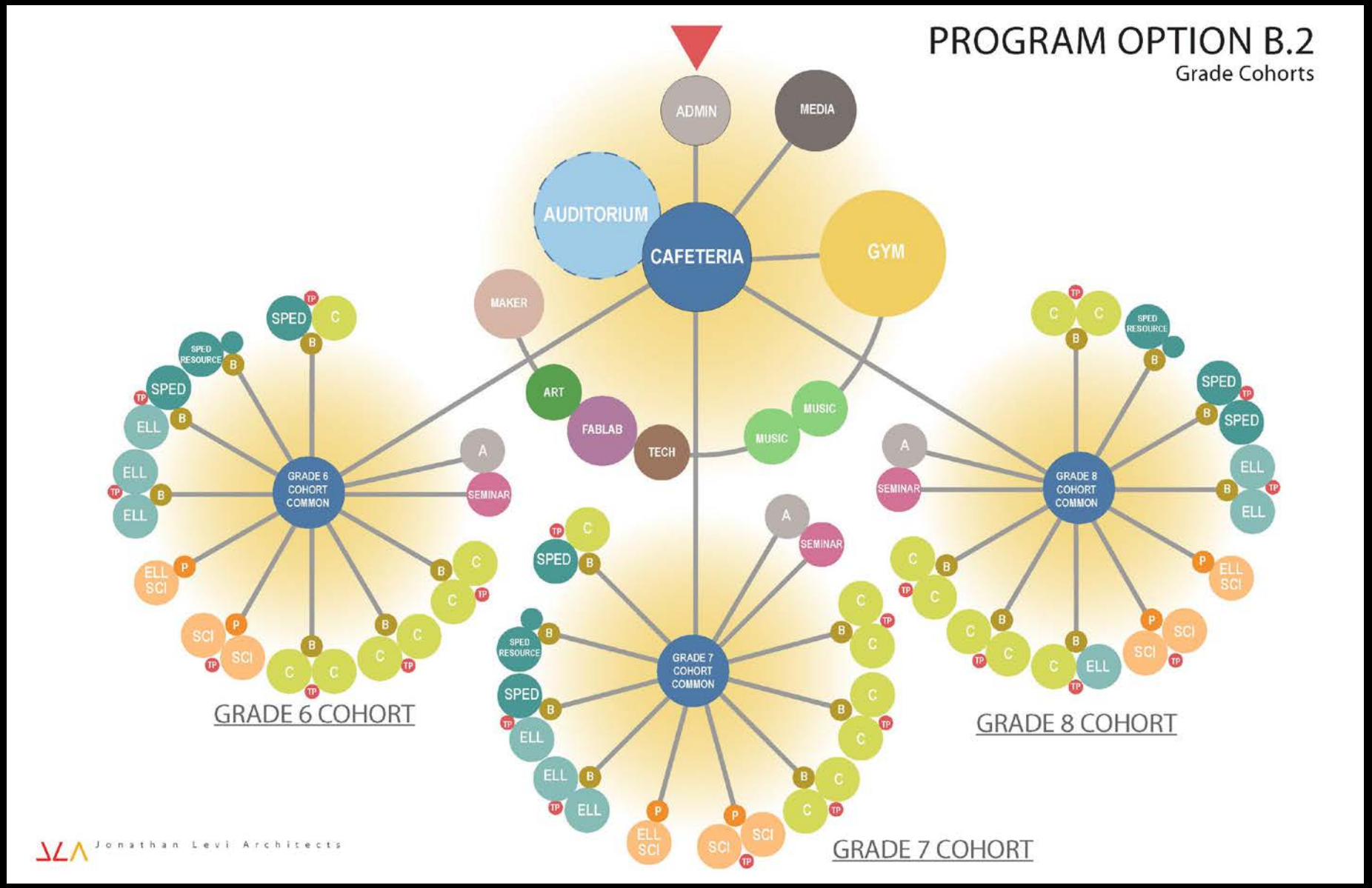
Fuller Middle School is in its fourth year of STEAM (Science, Technology, Engineering, Arts and Mathematics)

- Transdisciplinary Instruction – Connect multiple content areas by linking concepts and skills with a real-world context. Encourage and support Inquiry.
- Personalized and Collaborative Learning – Teach students to take charge of their own learning with "hands-on" projects that can correspond with their interests and needs.
- Whole Child, Whole Community – Actively support emotional and social foundations to improve academic success.

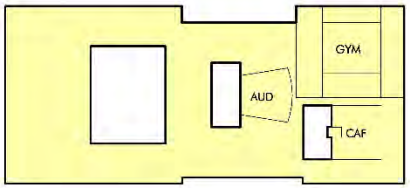
- Visible Learning – Inspire students to learn from each other through student collaboration, presentations, demonstrations, and ongoing works-in-progress.
- Community and Civic Hub – Continue existing use as central location for meetings, adult learning, school productions and recreational activities.
- Adaptability – This building will need to meet Framingham's future needs, so must be versatile enough to accommodate different teaching methods, including traditional ones.

Preliminary Design Options

Alternatives



Alternatives

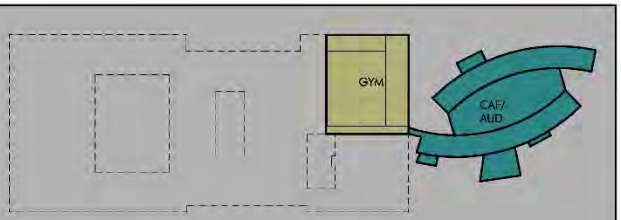


OPTION 0.0 - EXISTING

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

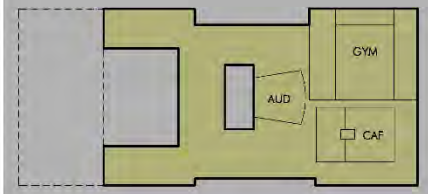
OPTION A - ADD/RENO

A 'Addition/Renovation': Retention and Upgrade of existing auditorium, gymnasium/locker and cafeteria areas. Conversion of existing cafteria 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.



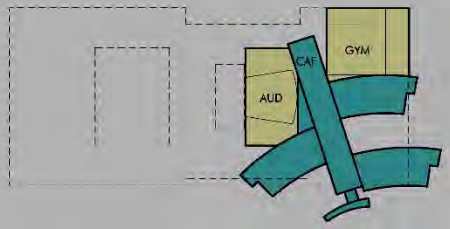
OPTION C.1 - FOLDED HANDS ADD/RENO

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/cafeteria and balcony-accessed classrooms. Occupied phased construction required.



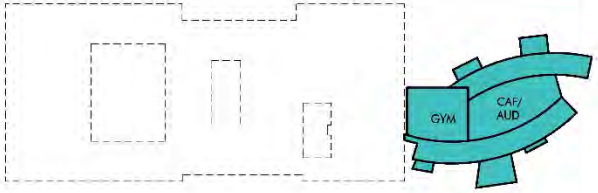
OPTION 0.1 - ADD/RENOVATION

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.



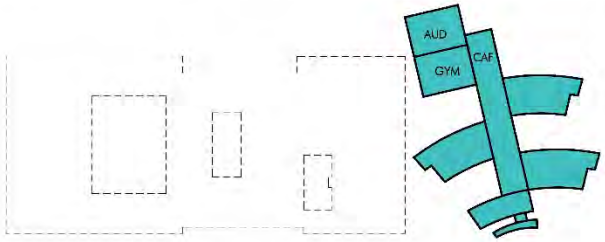
OPTION B.1 - TREE BRANCHES ADD/RENO

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



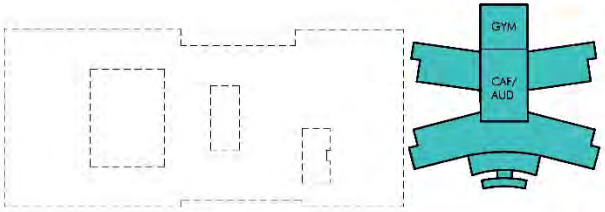
OPTION C.2 - FOLDED HANDS

C.2 'Folded Hands New Construction': New three story split level entry construction with stepped convertible commons/auditorium/cafeteria 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/cafeteria 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/cafeteria/gymnasium. New construction located in existing parking. No swing space or occupied construction required.

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Pre-Concept Alternatives Evaluation Matrix

FULLER MIDDLE SCHOOL

Pre-Concept Options Evaluation Matrix

RATINGS:

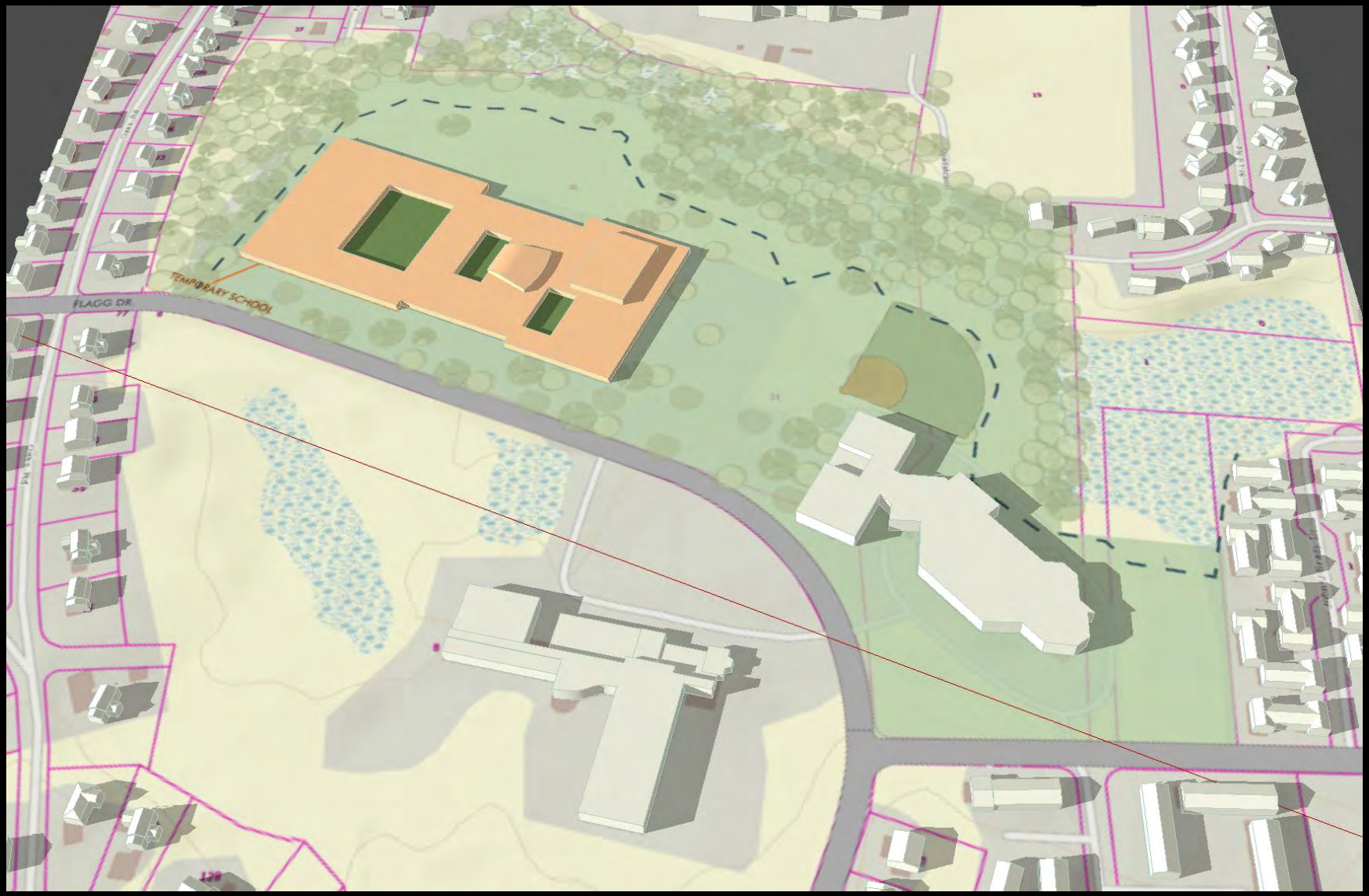
+	Advantageous
-o-	Neutral
-	Disadvantageous
--	Very Disadvantageous

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 With Auditorium	Option B.1 Tree Branch Add / Reno	Option B.2 Tree Branch New Constr. With Auditorium	Option C.1 Folded Hands Add / Reno	Option C.2 Folded Hands New Constr. No Auditorium	Option D Butterfly New Constr. No Auditorium	Comments
Project Criterion									
Total Project Cost	--	--	-	-	-o-	-	+	+	See costs below
Schedule	--	--	-	-	+	+	+	+	Renovation options will require phasing and additional construction time. Swing space requires additional time
Swing Space or Occupied Construction	--	--	-	-	+	+	+	+	New school outside existing footprint requires no swing space
Construction Impact to Education	--	--	-	-	+	-o-	+	+	Swing space will be disruptive and smaller than current Fuller use
Construction Impact to Campus and Neighbors	-o-	-o-	-o-	-o-	-o-	-o-	-o-	-o-	Swing space / trailers will be disruptive to neighbors. New Construction on east will require temporary parking
Educational Program Accommodation	--	-	-o-	+	+	+	+	+	Options vary on ability to provide 3 appropriate cohort locations and identity
Flexibility	--	-	-	+	+	+	+	+	New construction would be designed for flexible use and improved MEP accessibility
Open Space /Building Massing / Footprint	--	-	-	-o-	+	-o-	+	+	Options built on east parking would open very large and flexible open area on existing Fuller footprint
Academic Campus Coordination	-	-	-	+	+	+	+	+	Locating Fuller closer to Farley and McCarthy improves ability to create identifiable campus
Natural Light and Views	--	--	-o-	-o-	+	+	+	+	"Pancake" massing creates interior rooms with limited access to windows
Risk	--	--	-	-	+	-o-	+	+	Options requiring renovation and/or swing space have more inherent risk due to unforeseen conditions
Community Use	-o-	+	+	+	+	+	+	+	All alternatives allow community use. New Construction options allow increased access to playfields.
Total GSF	195,000	163,000	160,000	164,000	155,000	149,000	145,000	145,000	

Pre-Concept Alternatives

Option 0.0 – Renovation Existing Fuller renovated to full code compliance

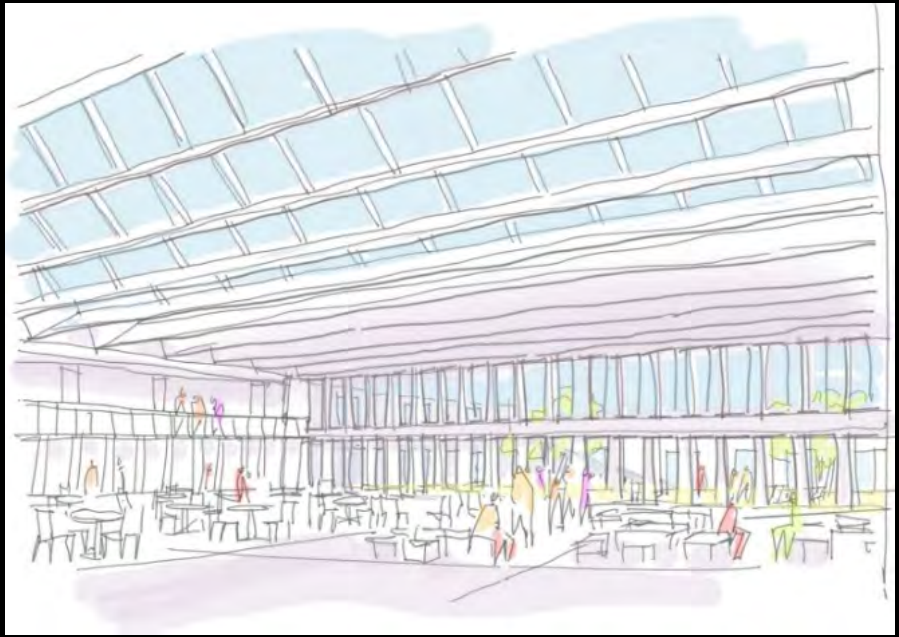


Pre-Concept Alternatives

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

Pre-Concept Alternatives

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



Pre-Concept A - ‘Add/Reno.’: Progress Plan Diagram Model ‘Screenshot’

Includes renovated auditorium and gyms – Massing Perspective View from South

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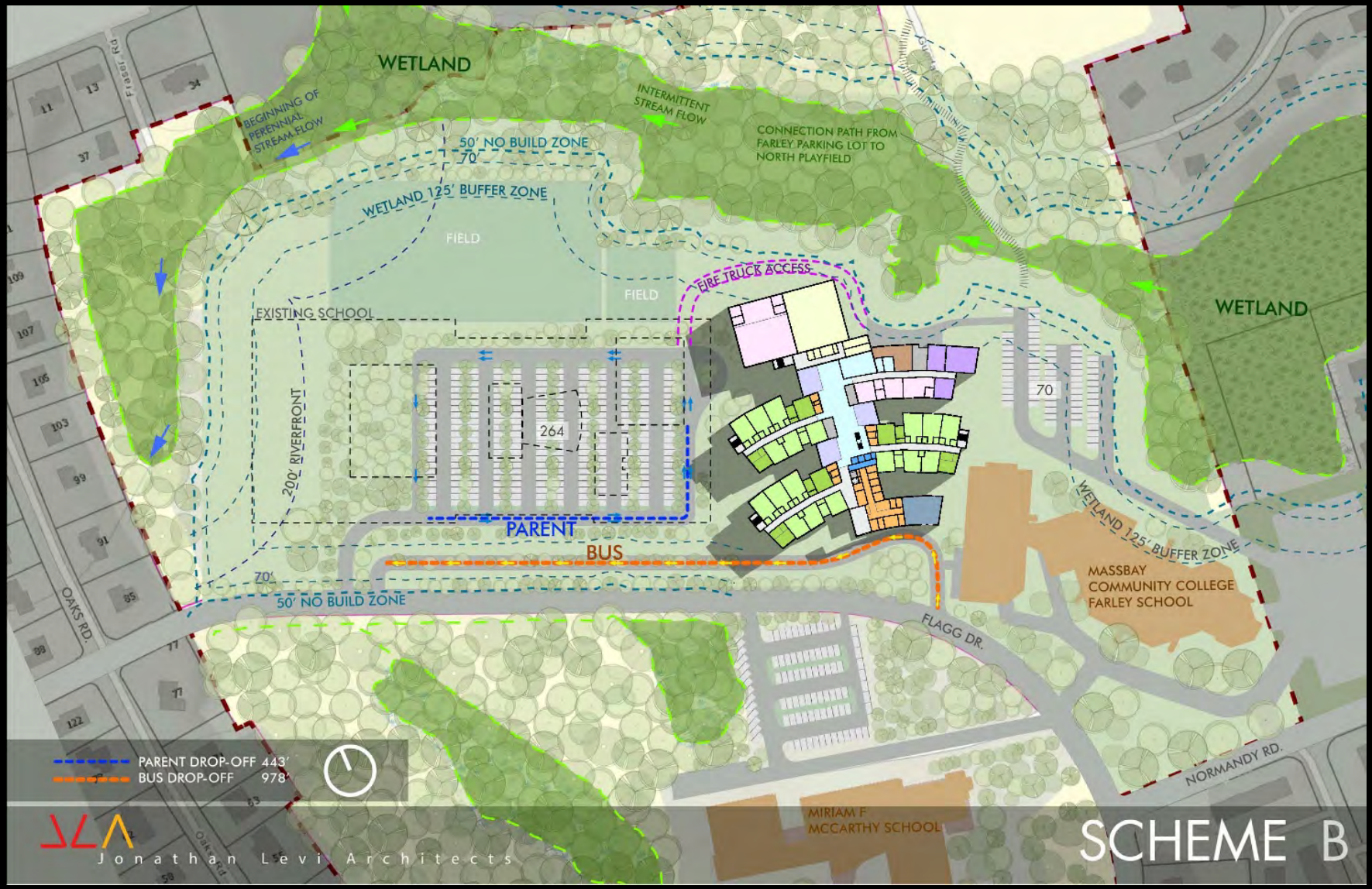
Pre-Concept Alternatives

Option B.2 - New Construction With new Auditorium



Pre-Concept Alternatives

Option B.2 - New Construction With new Auditorium

Pre-Concept B - ‘Tree Branch’: Progress Plan Diagram Model ‘Screenshot’

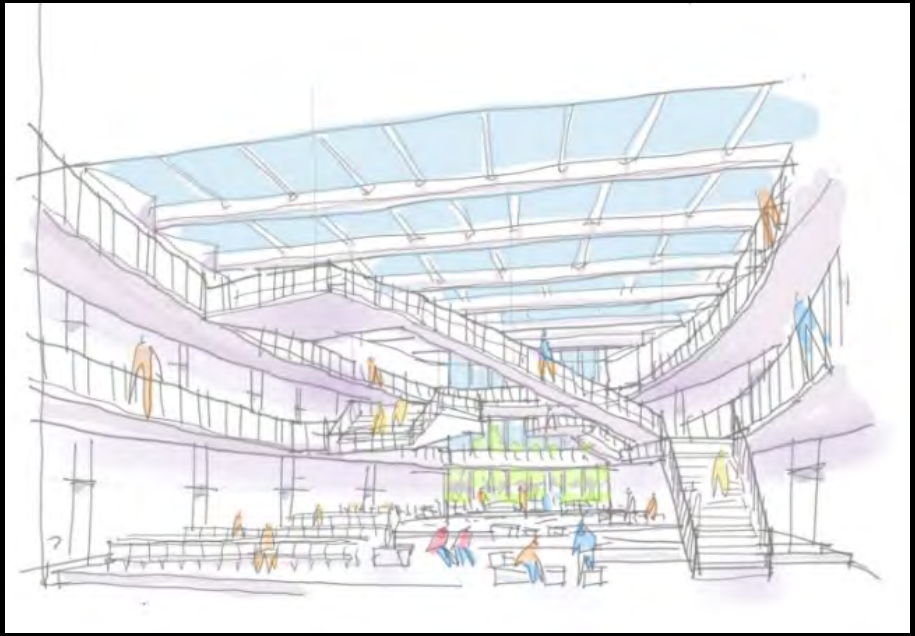
Includes new auditorium and MSBA standard gym – Massing Perspective View from South

Pre-Concept Alternatives

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

Pre-Concept Alternatives

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



Pre-Concept C.3 - ‘Folded Hands’ : Progress Plan Diagram Model ‘Screenshot’

Revised to include new auditorium and MSBA standard gym – Massing Perspective View from South

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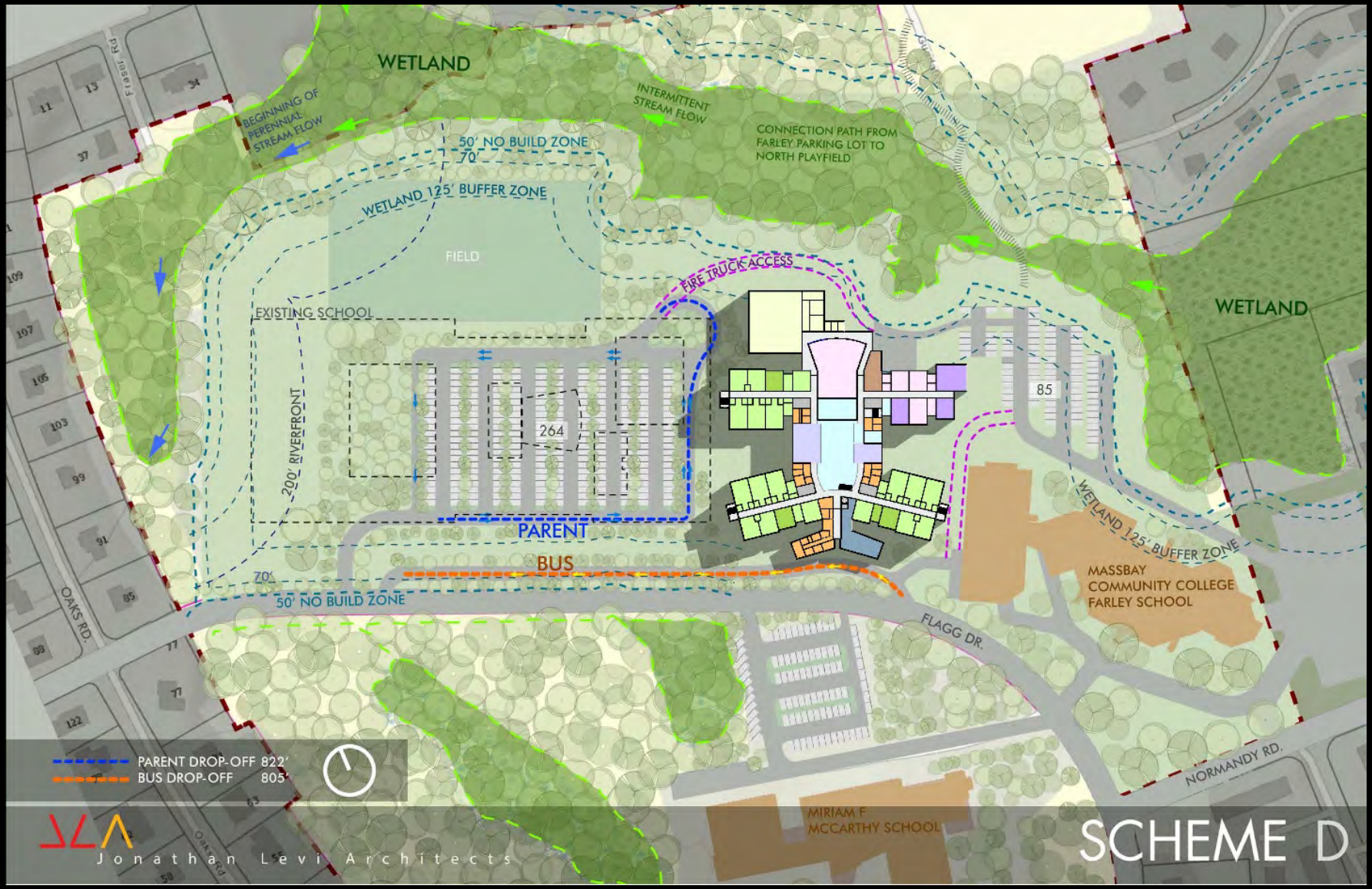
Height Comparison – Scheme C and Existing Farley School

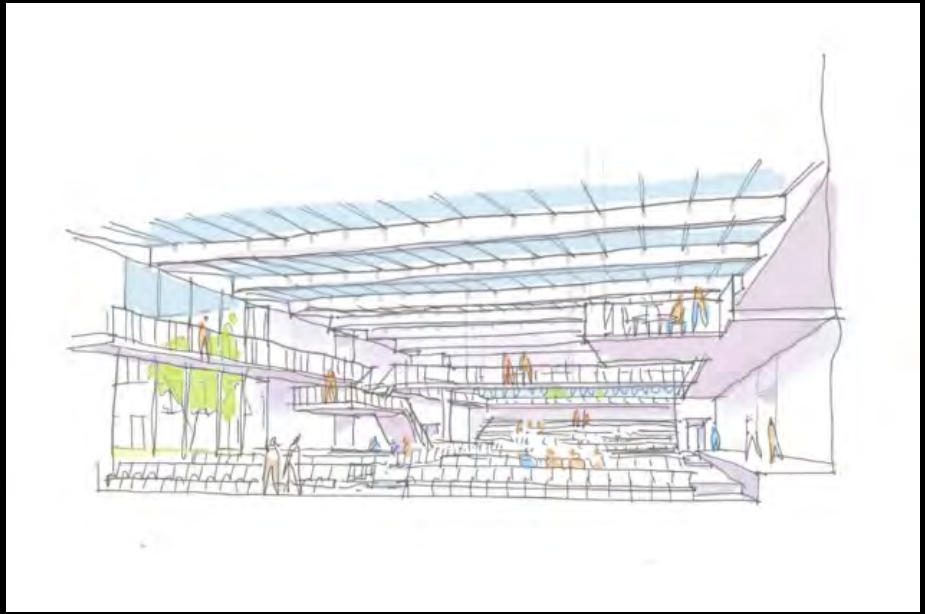
Pre-Concept Alternatives

Option D – All New Construction



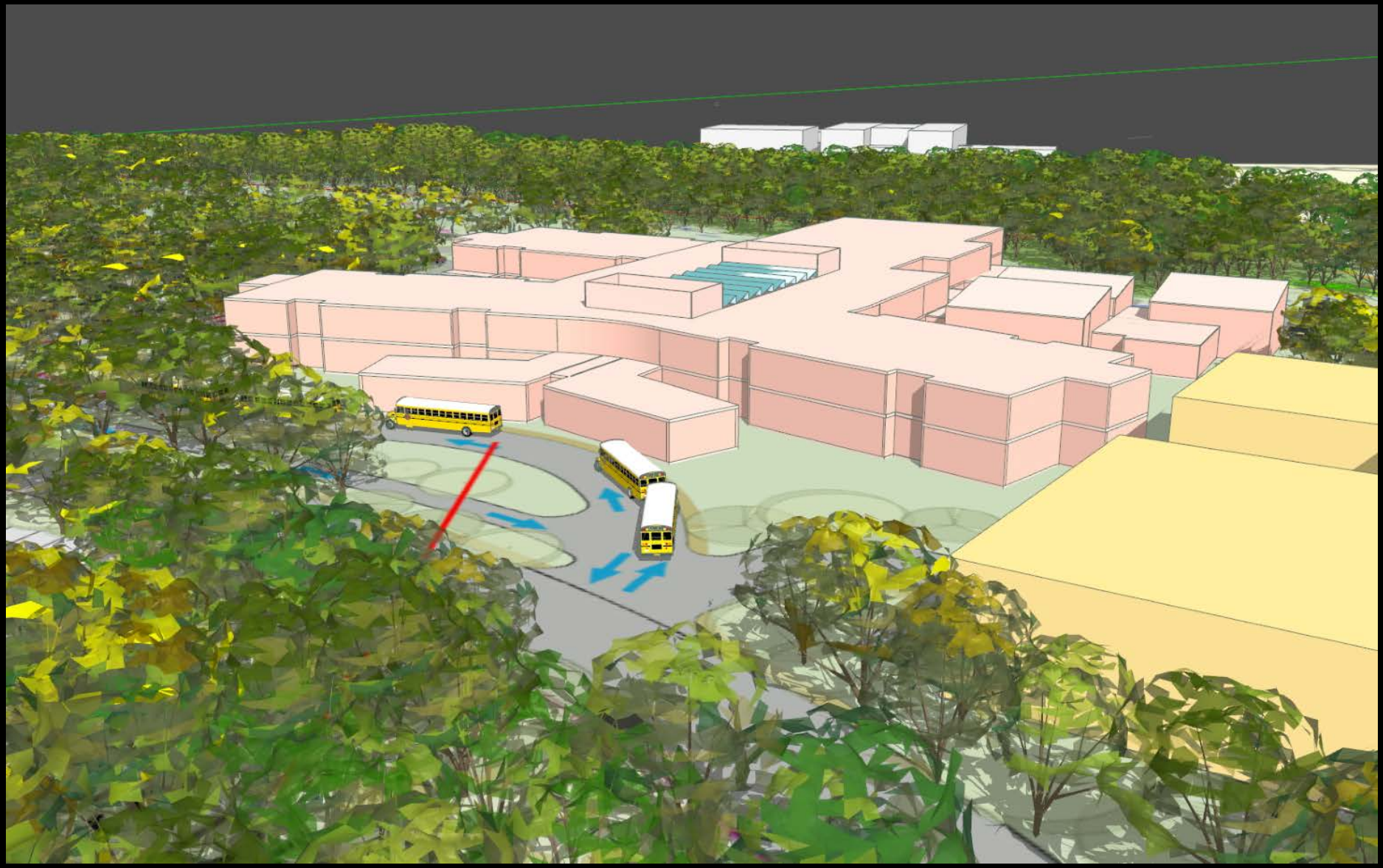
Pre-Concept Alternatives

Option D – All New Construction



Pre-Concept D - ‘Butterfly’: Progress Plan Diagram Model ‘Screenshot’

Revised to include new auditorium and MSBA standard gym – Massing Perspective View from South



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Traffic and Parking

TRAFFIC STUDY

Study Area Intersections - 7:00 to 9:00 AM and 1:30 to 3:30 PM

TRAFFIC FINDINGS

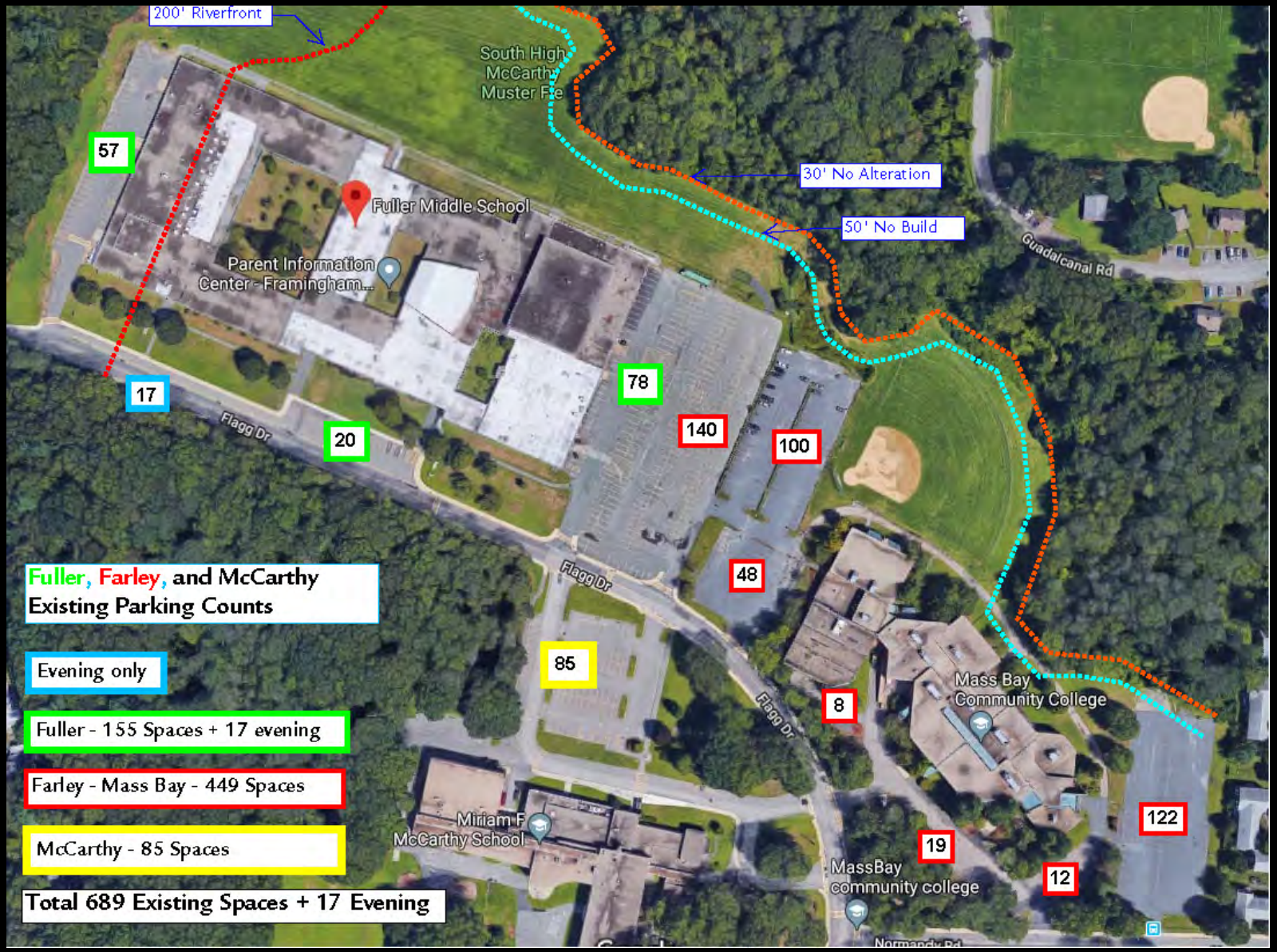
- All study area intersections have crash rates below the MassDOT average.

- Most collisions were reported at the intersection of Flagg Street at Mass Bay Community College and McCarthy School.

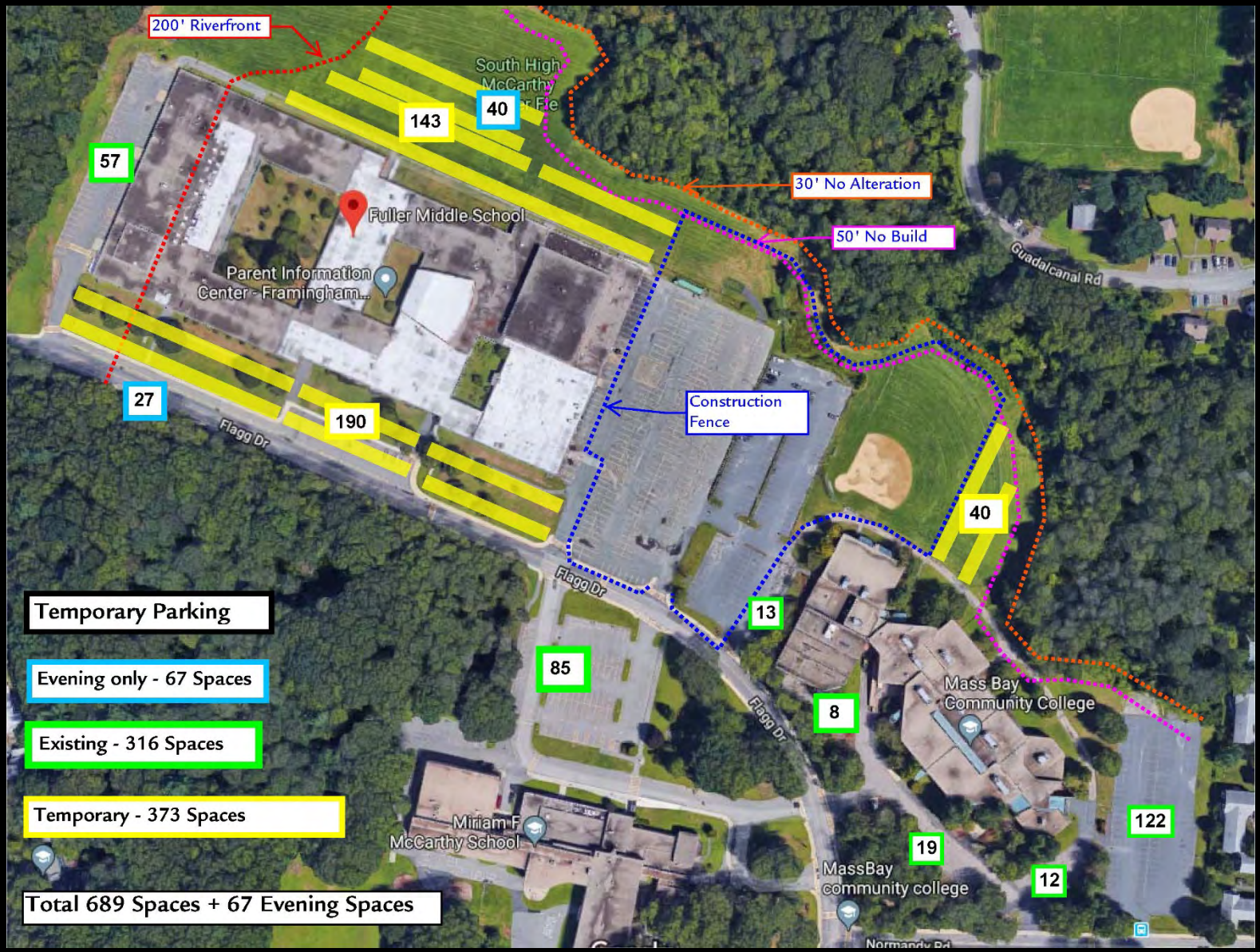
TRAFFIC RECOMMENDATIONS

- Vehicle entries/exits for Fuller should be moved well away from the McCarthy School entries/exits;
- A comprehensive traffic signage design should be developed and implemented for the campus;
- Landscape elements at all driveway intersections should be designed and maintained so as not to restrict lines of sight;
- Restriping of crosswalks on Flagg Drive should be provided for safe crossings.

Existing Parking Counts



Temporary Parking and Construction Fence



Preliminary Cost Analysis

State Reimbursement

- **MSBA** will reimburse all Eligible Costs, at a Base Rate of **57.05%** plus incentive points for an approved project if accepted by the voters of Framingham
- Example of Ineligible Costs include:
  - Site Costs over 8%
  - Building Costs over $333/SF
  - Asbestos Flooring abatement
  - FF&E/Technology costs over $2,400 per student
  - Legal Fees, Moving Expenses, construction contingencies over 1% for new construction or 2% for renovation
  - Temporary Swing space
  - Auditoriums in Middle Schools

State Reimbursement Incentives

The MSBA provides incentives to reimburse up to an estimated additional **4.48% to 6.25%** of eligible costs. The incentives fall under the following categories:

- Energy Efficiency (2%)
- Renovation (1.77%)
- Maintenance Programs (1.48%)
- CM at Risk project delivery (1%)

Preliminary Cost Analysis

	Option 0.0 Repair to Code Baseline	Option A Add/Reno With Auditorium	Option B Tree Branch New Constr. With Auditorium	Option B Tree Branch New Constr. With Auditorium and Larger Gym	Option C Folded Hands New Constr. With Auditorium	Option C Folded Hands New Constr. With Auditorium and Larger Gym	Option D Butterfly New Constr. With Auditorium	Option D Butterfly New Constr. With Auditorium and Larger Gym
Swing Space Cost ($Million)	$6	$1.8	$0	$0	$0	$0	$0	$0
Order of Magnitude Project Cost ($Million)	$125	$119	$111	$112	$110	$112	$112	$113
MSBA Share	$0	$47	$45	$44	$45	$45	$45	$45
Framingham Share	$131	$72	$66	$68	$65	$67	$67	$68

Preliminary Timeline

PRELIMINARY TIMELINE

Option A – Renovation and Addition

Construction would start early 2020 and be completed in phases, with the last phase complete summer 2022. Students would occupy the school during the renovations and additions.

Options B.2, C.2 and D – New Construction

Construction would start early 2020, with the new school completed for December break 2021 and then the demo/parking lot work complete summer 2022. Students would move into new building January 2022.

NEXT STEPS

School Building Committee to continue to refine the Design Options and Costs. The SBC meetings are every two weeks. Meetings and agendas are posted on the FPS website.

- April 13, 2018 – Presentation to all Teachers
- April 17, 2018 – Follow-up City Council Meeting
- April 25, 2018 – Follow-up School Committee Meeting
- 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.fullerbuildingproject.com

To receive information on the Fuller Middle School Building Project, please subscribe to the City's "Notify Me" system