

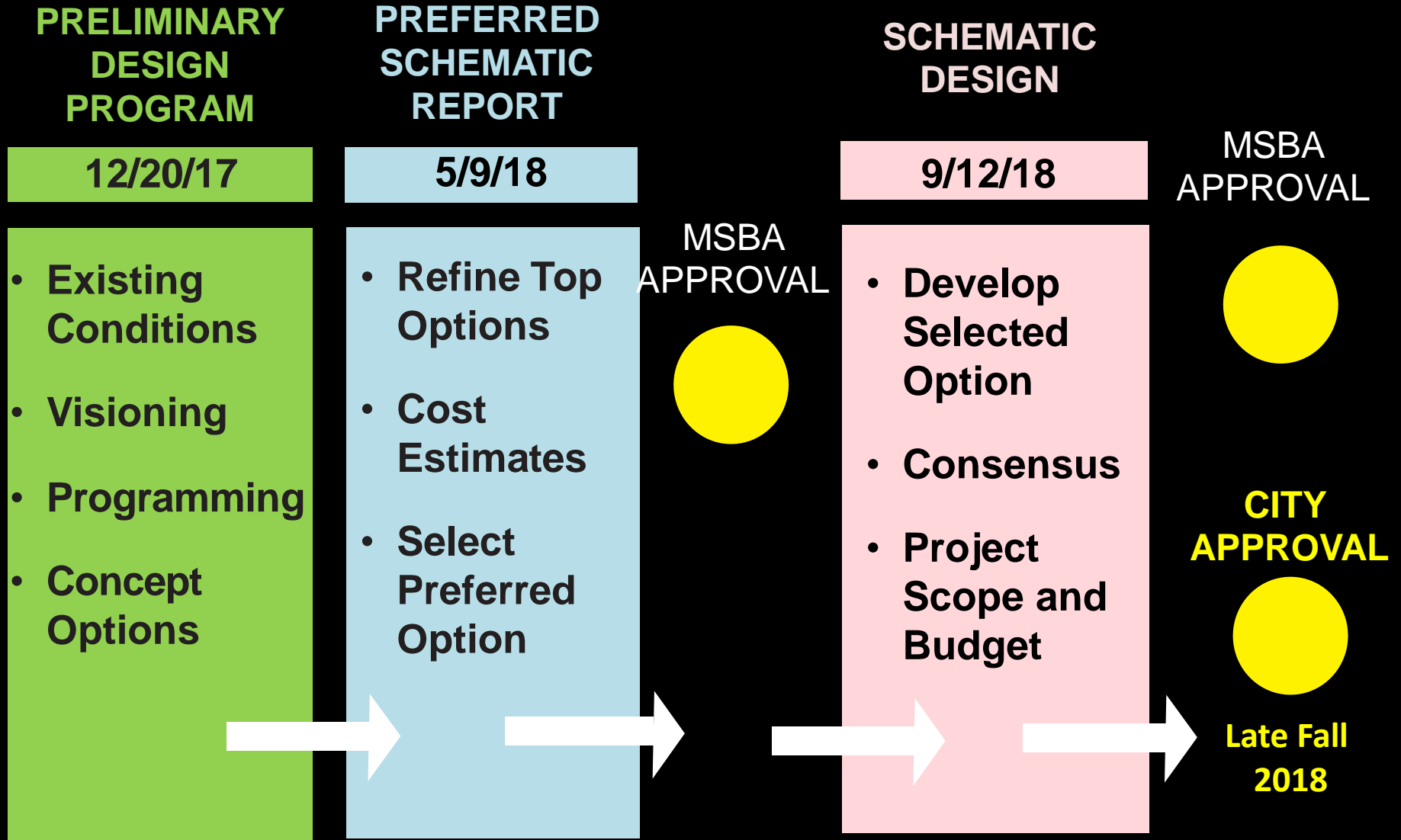
FULLER MIDDLE SCHOOL FEASIBILITY STUDY

City Council Meeting
April 17, 2018

Agenda

1. Introductions
2. Schedule Update
3. Feasibility Recap
4. Traffic and Parking
5. Pre-Concept Option Development
6. Preliminary Cost Analysis
7. Next Steps
8. Questions

MSBA Feasibility Study Process and Schedule



Completed Project Milestones

February 2013 Pre-Feasibility Study Completed

November 2013 Framingham Submits SOI to MSBA

October 2016 Framingham Town Meeting approves
Feasibility Study Funding

February 2017 MSBA Invites Framingham to
Feasibility Study

June 2017 Framingham Retains OPM

September 2017 Framingham Retains Architect

Completed Project Milestones

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 No. 4

April 7, 2018 Neighborhood Meeting

April 10, 2018 ZBA Grants Height Variance

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

Feasibility Recap – Existing Conditions

Energy Code

Envelope

Accessibility

Structural

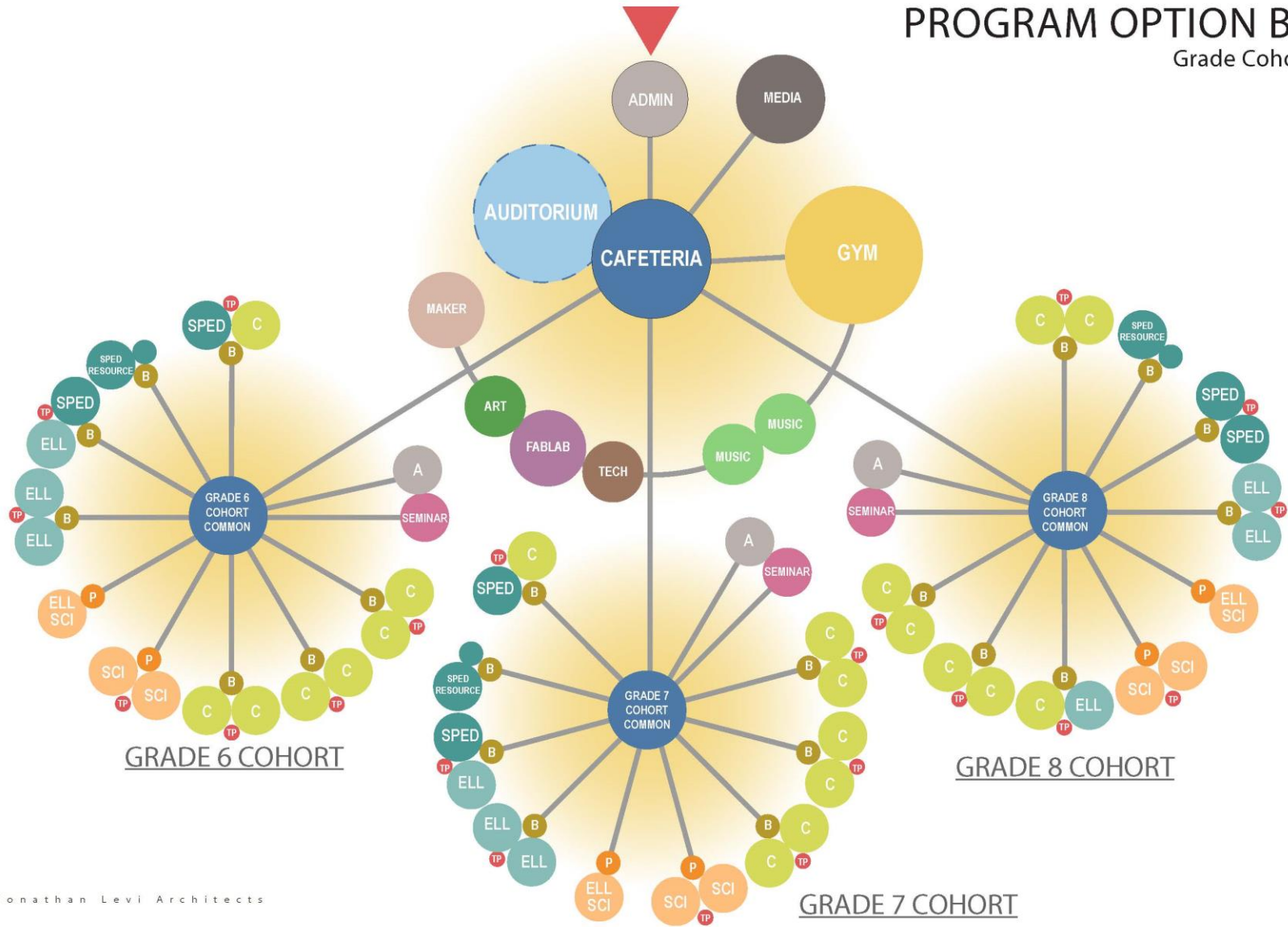
Mechanical, Electrical and
Plumbing Systems

Hazardous Materials



Feasibility Recap - Educational Programming

PROGRAM OPTION B.2 Grade Cohorts



Traffic and Parking

TRAFFIC STUDY

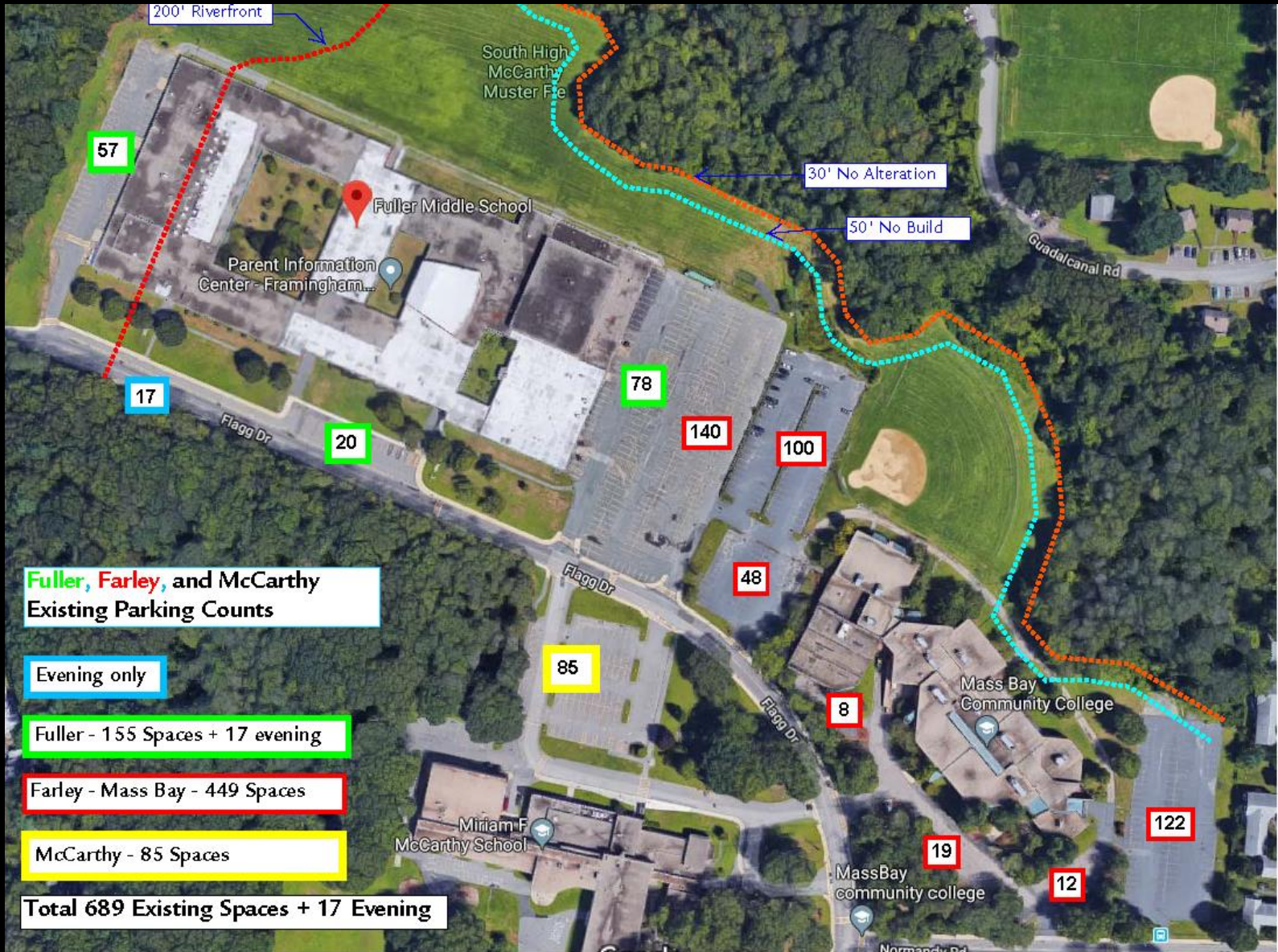
Study Area Intersections - 7:00 to 9:00 AM and 1:30 to 3:30 PM



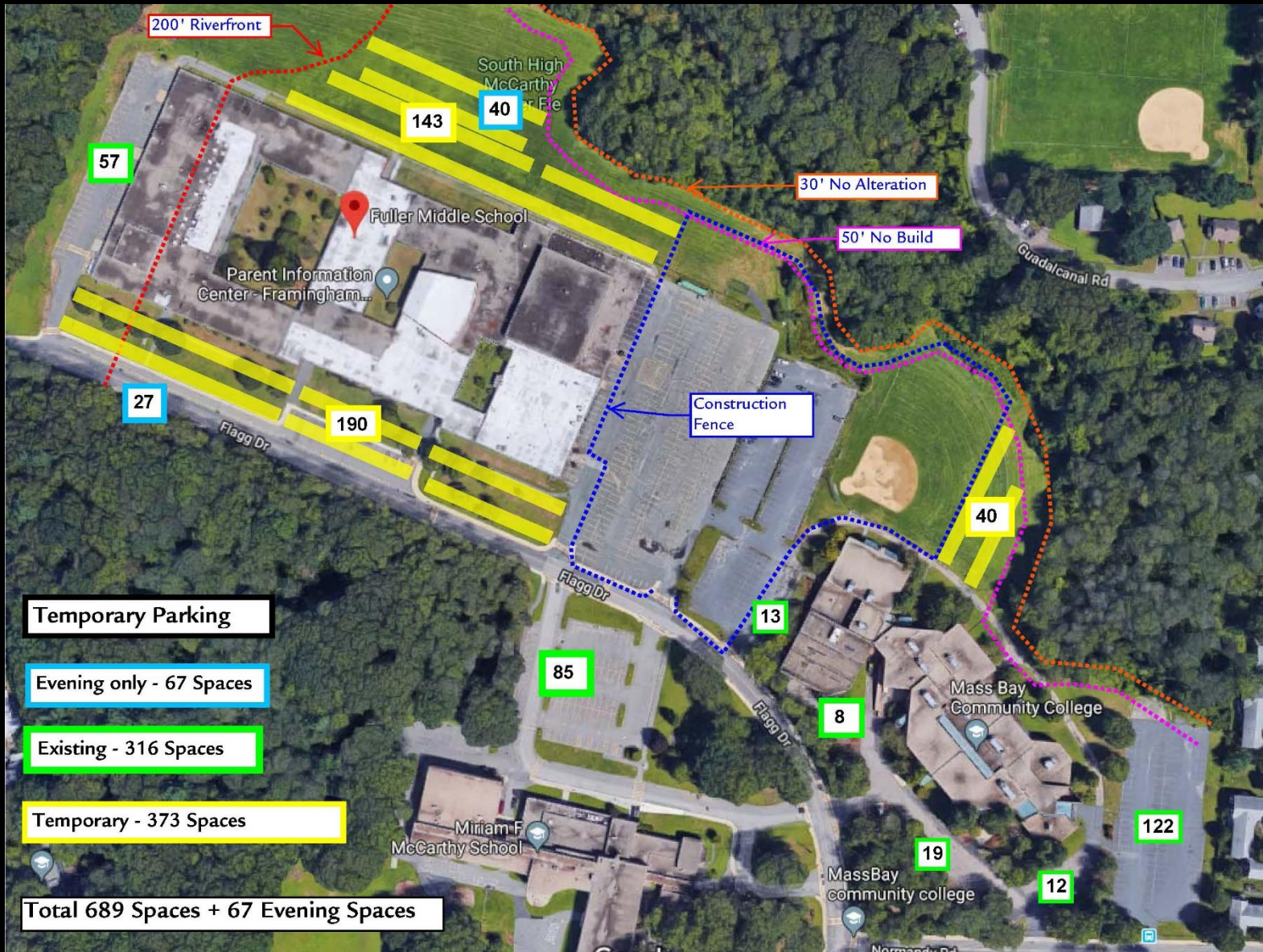
TRAFFIC FINDINGS

- 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.

Existing Parking Counts



Temporary Parking and Construction Fence



Temporary Parking

Evening only - 67 Spaces

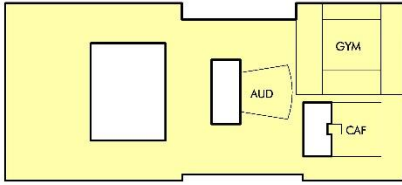
Existing - 316 Spaces

Temporary - 373 Spaces

Total 689 Spaces + 67 Evening Spaces

Pre-Concept Option Development

Alternatives Selection



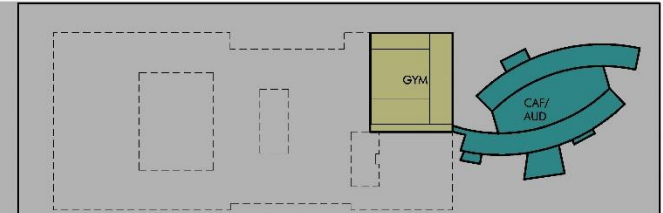
OPTION 0.0 - EXISTING

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



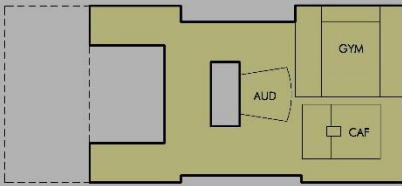
OPTION A - ADD/RENO

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.



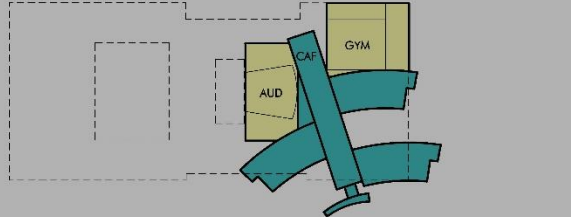
OPTION C.1 - FOLDED HANDS ADD/RENO

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/cafe area and balcony-accessed classrooms. Occupied phased construction required.



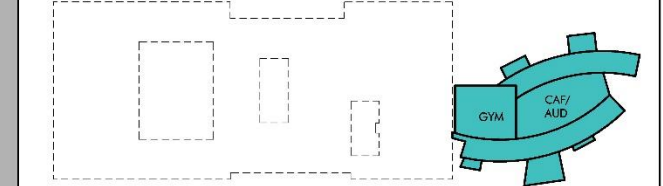
OPTION 0.1 - ADD/RENOVATION

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.



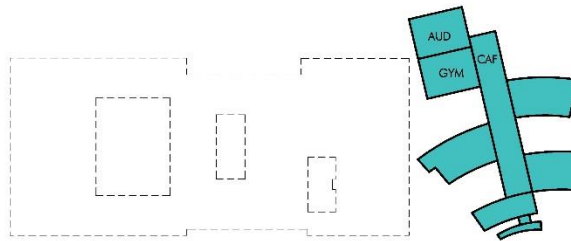
OPTION B.1 - TREE BRANCHES ADD/RENO

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/cafe area spine and branching academic wings and courtyards. Swing space required.



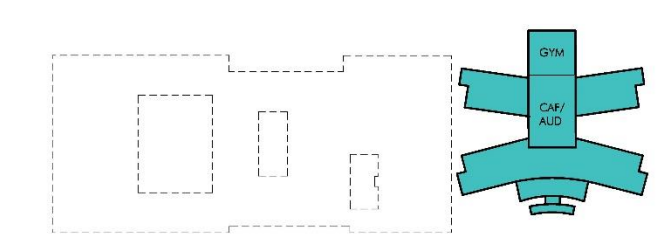
OPTION C.2 - FOLDED HANDS

C.2 'Folded Hands New Construction': New three story split level entry construction with stepped convertible commons/auditorium/cafe area 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/cafe area spine, new replacement sloped-floor auditorium and branching academic wings and courtyards. New construction located in existing parking. No swing space required.

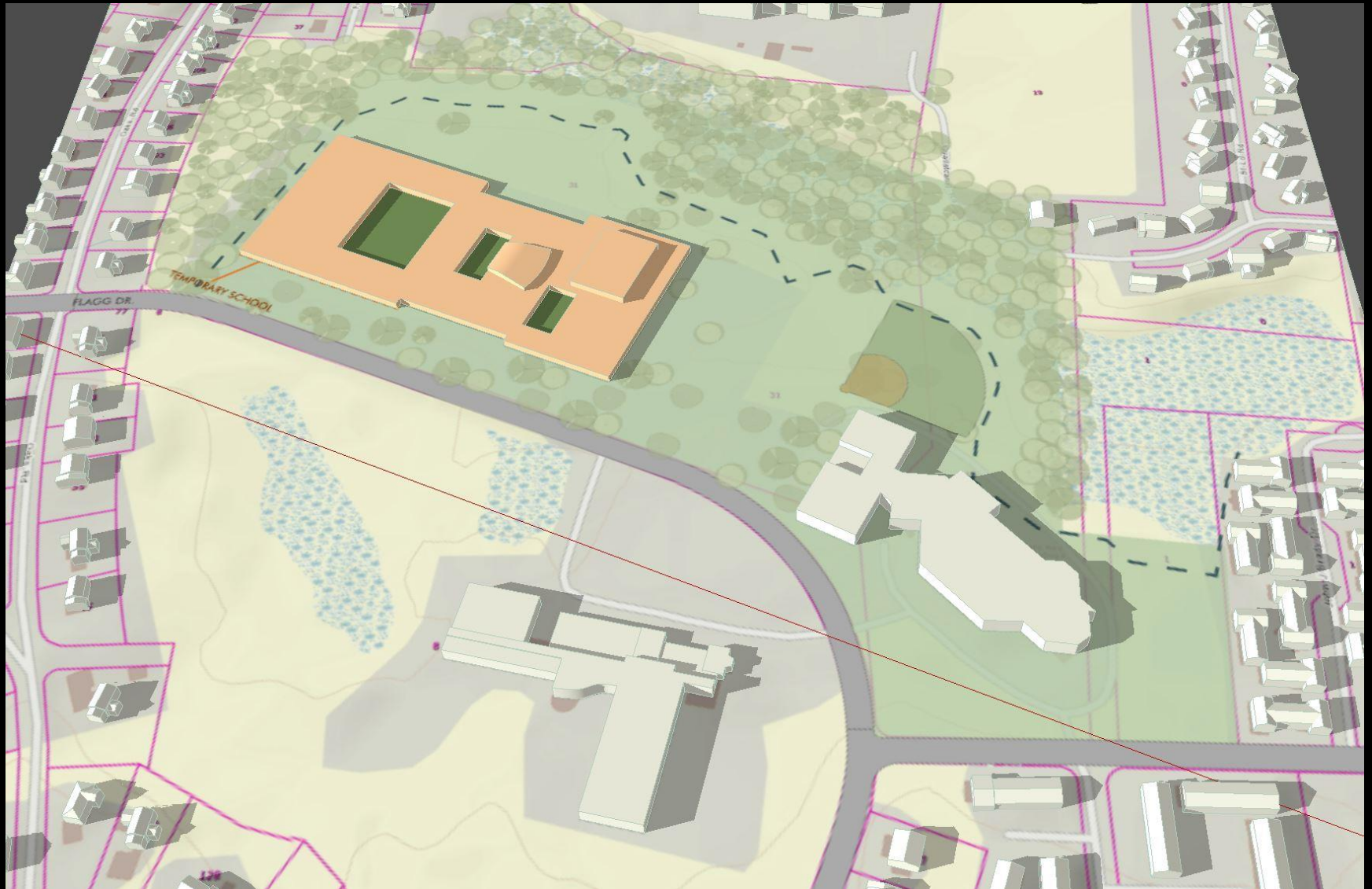


OPTION D - BUTTERFLY

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

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 A - 'Add/Reno.': Progress Plan Diagram Model 'Screenshot'

Includes renovated auditorium and gyms – Massing Perspective View from South



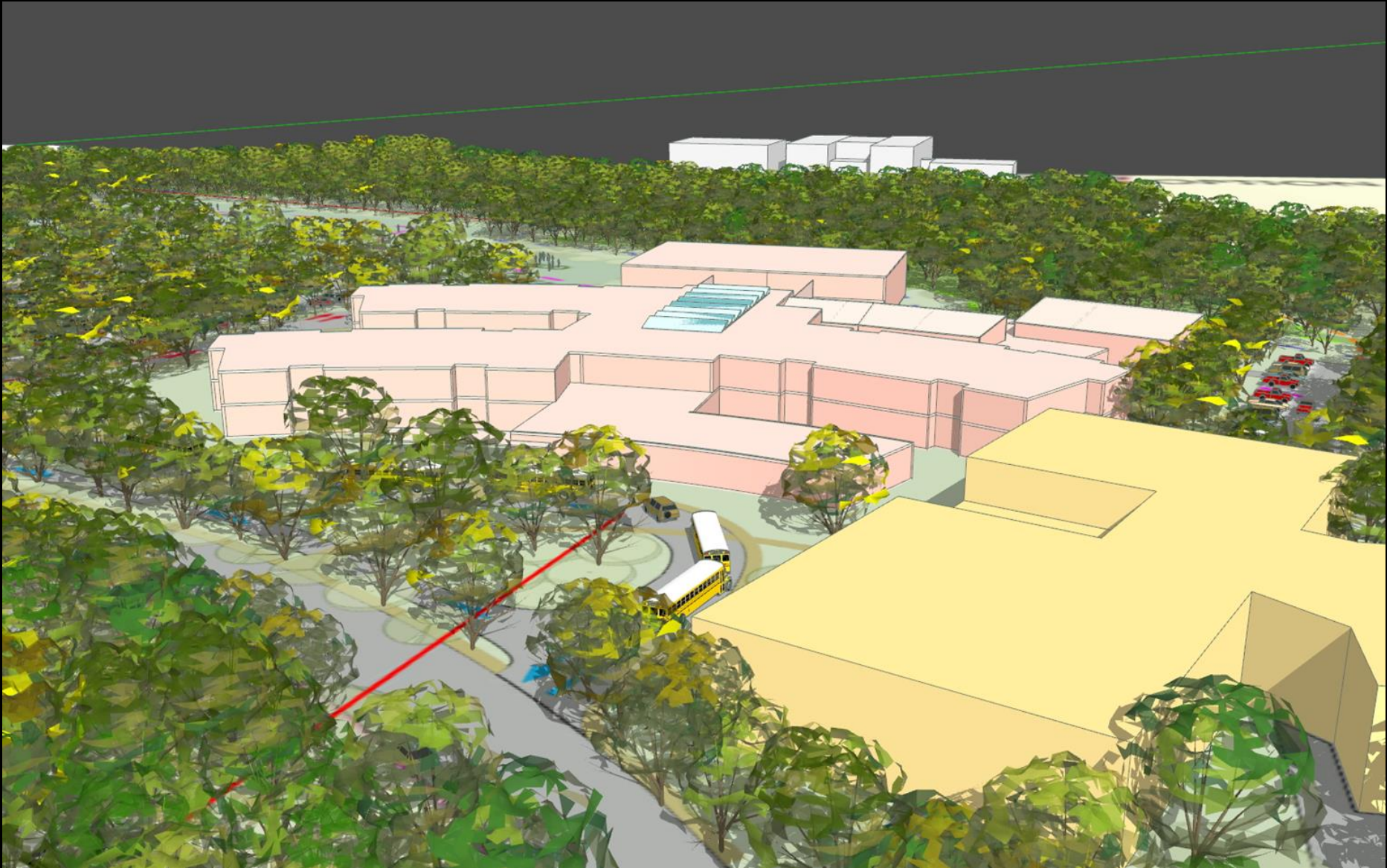
Pre-Concept Alternatives

Option B - New Construction



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 – 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



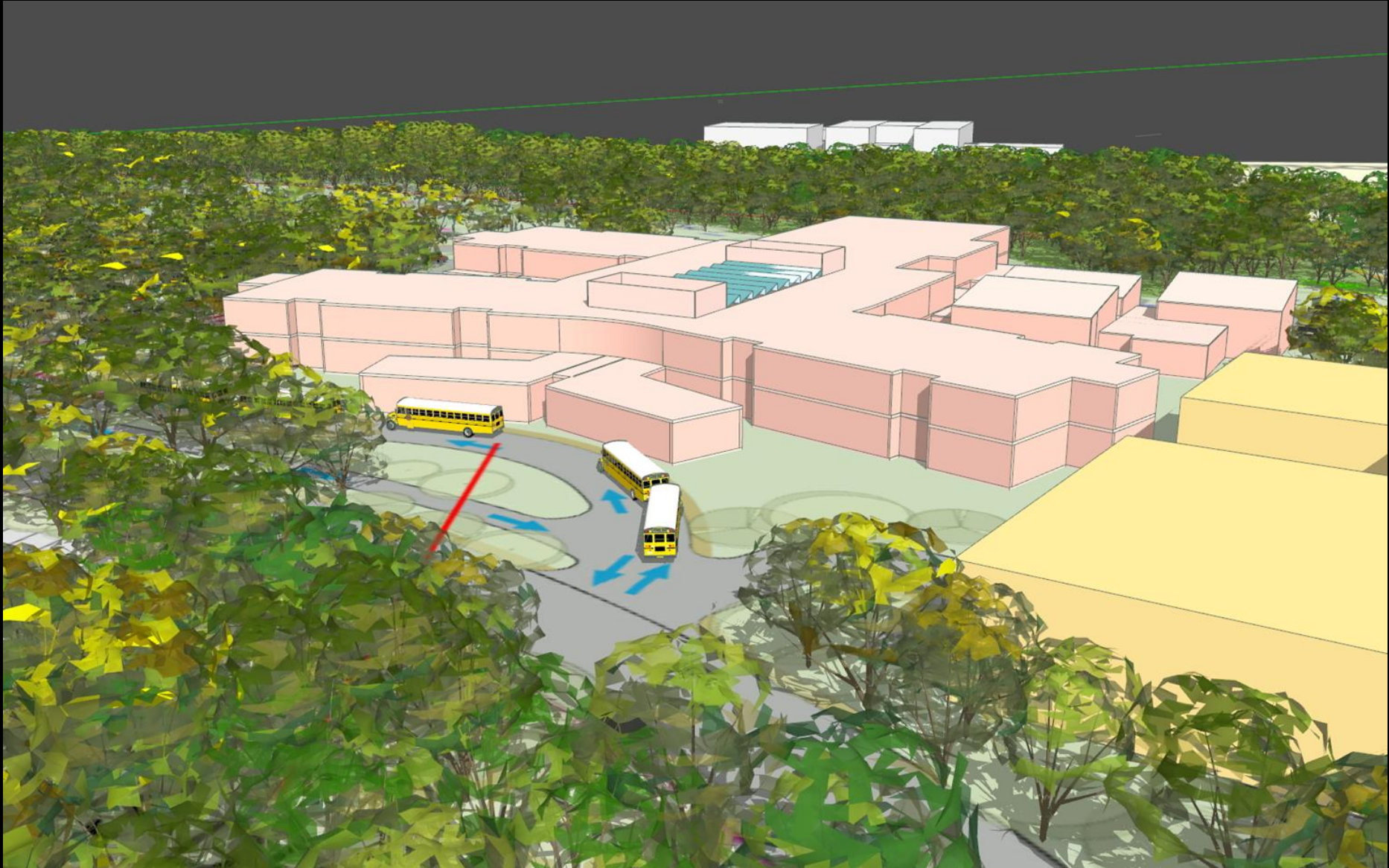
Pre-Concept Alternatives

Option D – 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



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

	<u>Option 0.0</u> Repair to Code Baseline	<u>Option A</u> Add/Reno With Auditorium	<u>Option B</u> Tree Branch New Constr. With Auditorium	<u>Option B</u> Tree Branch New Constr. With Auditorium and Larger Gym	<u>Option C</u> Folded Hands New Constr. With Auditorium	<u>Option C</u> Folded Hands New Constr. With Auditorium and Larger Gym	<u>Option D</u> Butterfly New Constr. With Auditorium	<u>Option D</u> Butterfly New Constr. With Auditorium and Larger Gym
Swing Space Cost (\$Million)	\$6	\$2	\$0	\$0	\$0	\$0	\$0	\$0
Order of Magnitude Project Cost (\$Million)	\$131	\$119	\$111	\$112	\$111	\$112	\$112	\$113
MSBA Share	\$0	\$47	\$45	\$44	\$45	\$44	\$45	\$45
Framingham Share	\$131	\$72	\$66	\$68	\$66	\$68	\$67	\$68

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 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

Questions and Comments