

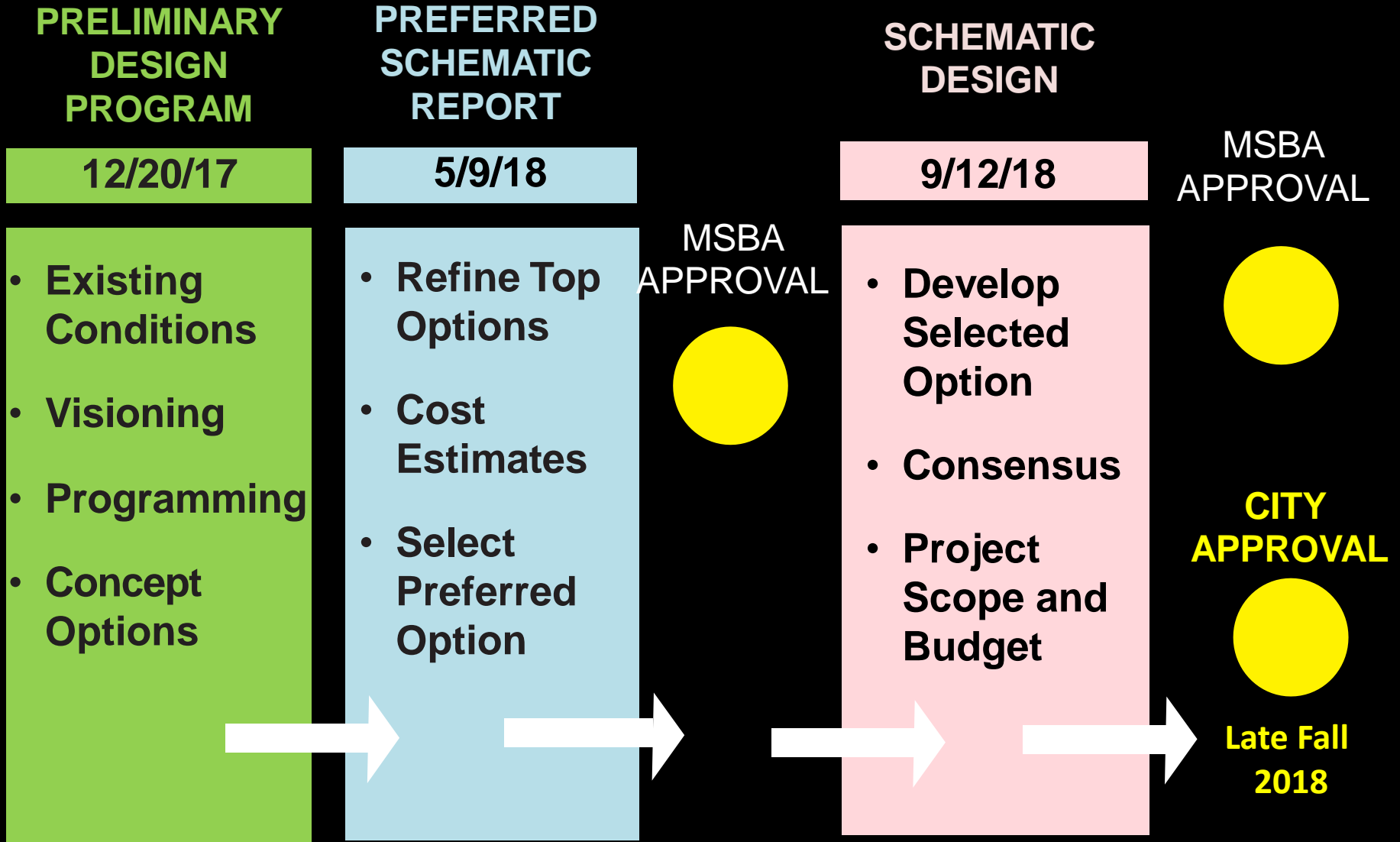
# FULLER MIDDLE SCHOOL FEASIBILITY STUDY

School Committee Meeting  
April 25, 2018

# Agenda

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

# MSBA Feasibility Study Process and Schedule



# Key Events

<u>November 2013</u>	<u>Framingham Submits SOI to MSBA</u>
<u>February 2017</u>	<u>MSBA Invites Framingham to Feasibility Study</u>
<u>November 13, 2017</u>	<u>Community Forum No. 1</u>
<u>November 27, 2017</u>	<u>Community Forum No. 2</u>
<u>February 12, 2018</u>	<u>Community Forum No. 3</u>
<u>April 2, 2018</u>	<u>Community Forum No. 4</u>
<u>April 7, 2018</u>	<u>Neighborhood Meeting</u>

## 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

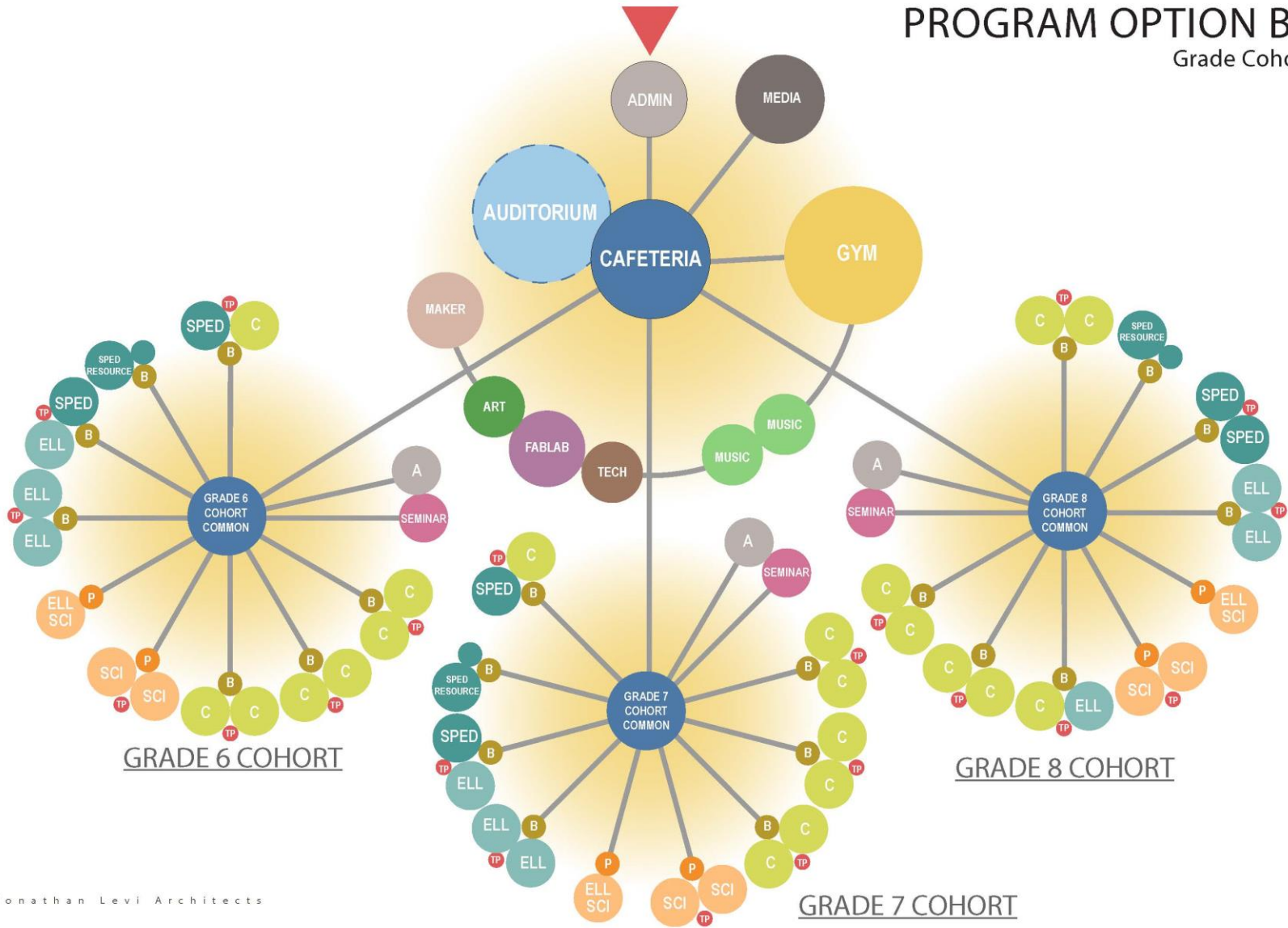
Mechanical, Electrical and  
Plumbing Systems

Hazardous Materials



# Feasibility Recap - Educational Programming

## PROGRAM OPTION B.2 Grade Cohorts

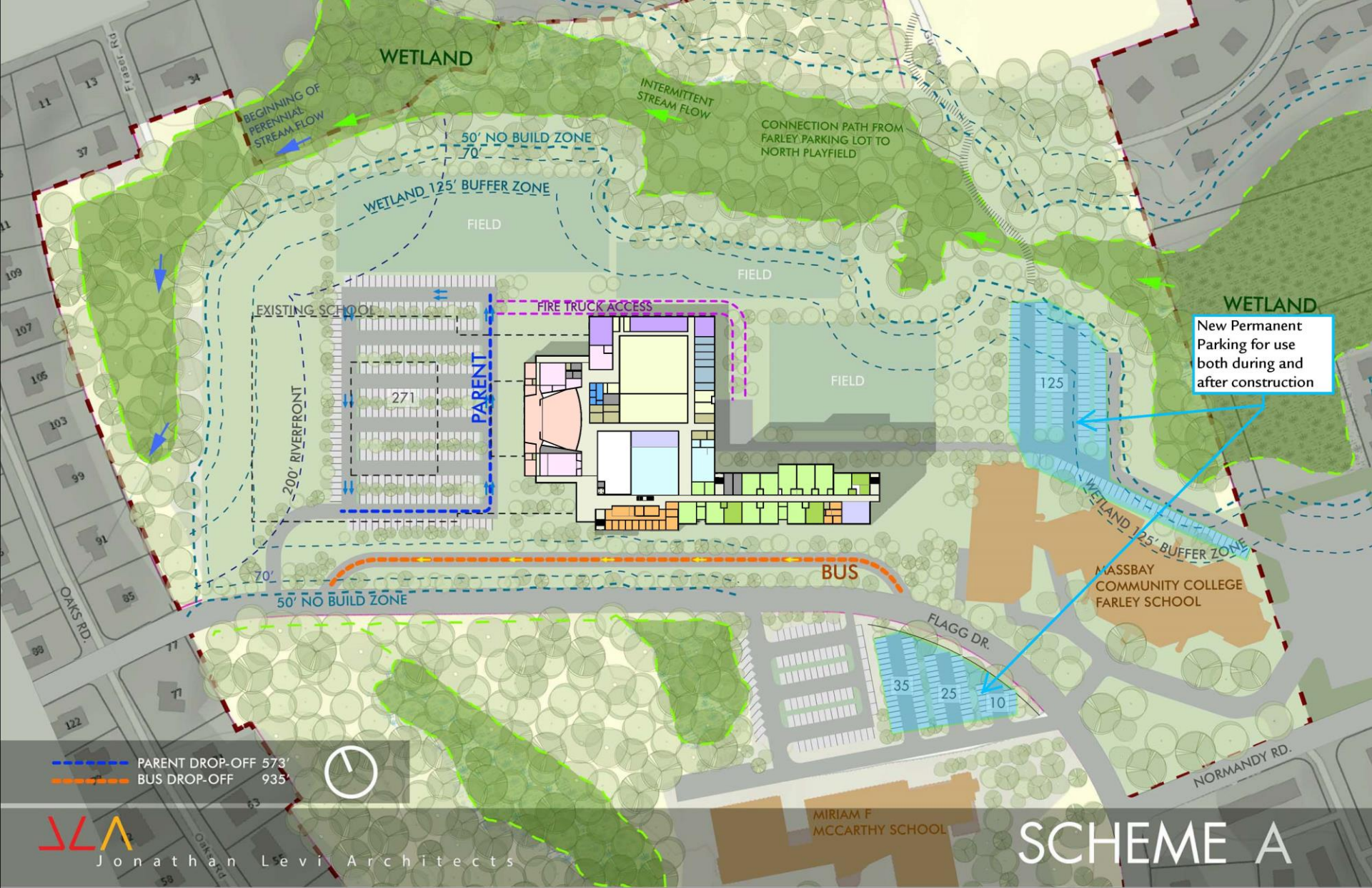


# Pre-Concept 0.0 Renovation





# Pre-Concept A - 'Add/Reno'

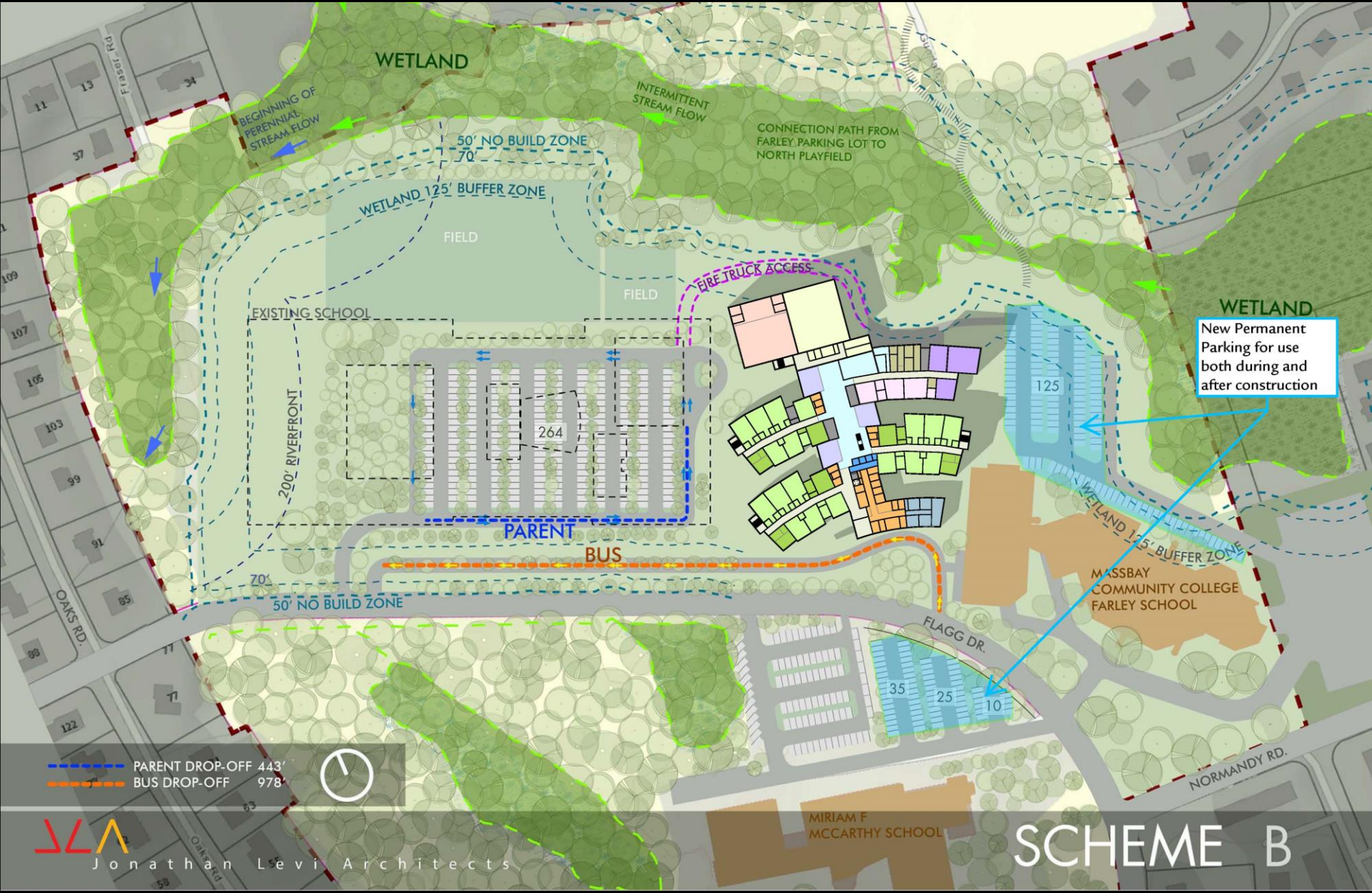


# Pre-Concept A - 'Add/Reno.': Progress Plan Diagram Model 'Screenshot'

Includes renovated auditorium and gyms – Massing Perspective View from South



# Pre-Concept B - 'Tree Branch'



--- PARENT DROP-OFF 443'  
--- BUS DROP-OFF 978'

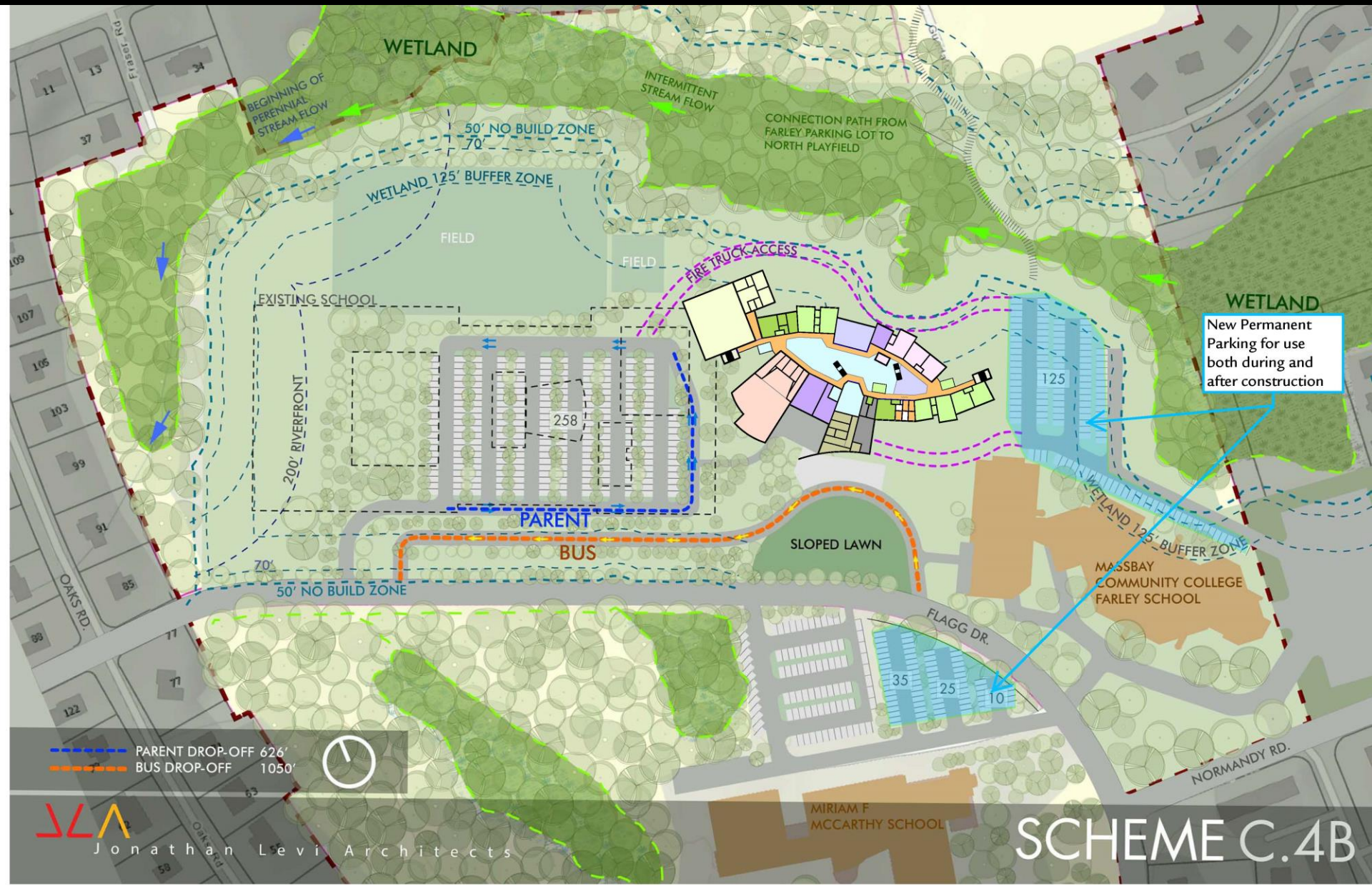


# Pre-Concept B - 'Tree Branch': Progress Plan Diagram Model 'Screenshot'

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



# Pre-Concept C - 'Folded Hands'



New Permanent Parking for use both during and after construction

--- PARENT DROP-OFF 626'  
--- BUS DROP-OFF 1050'



Jonathan Levi Architects

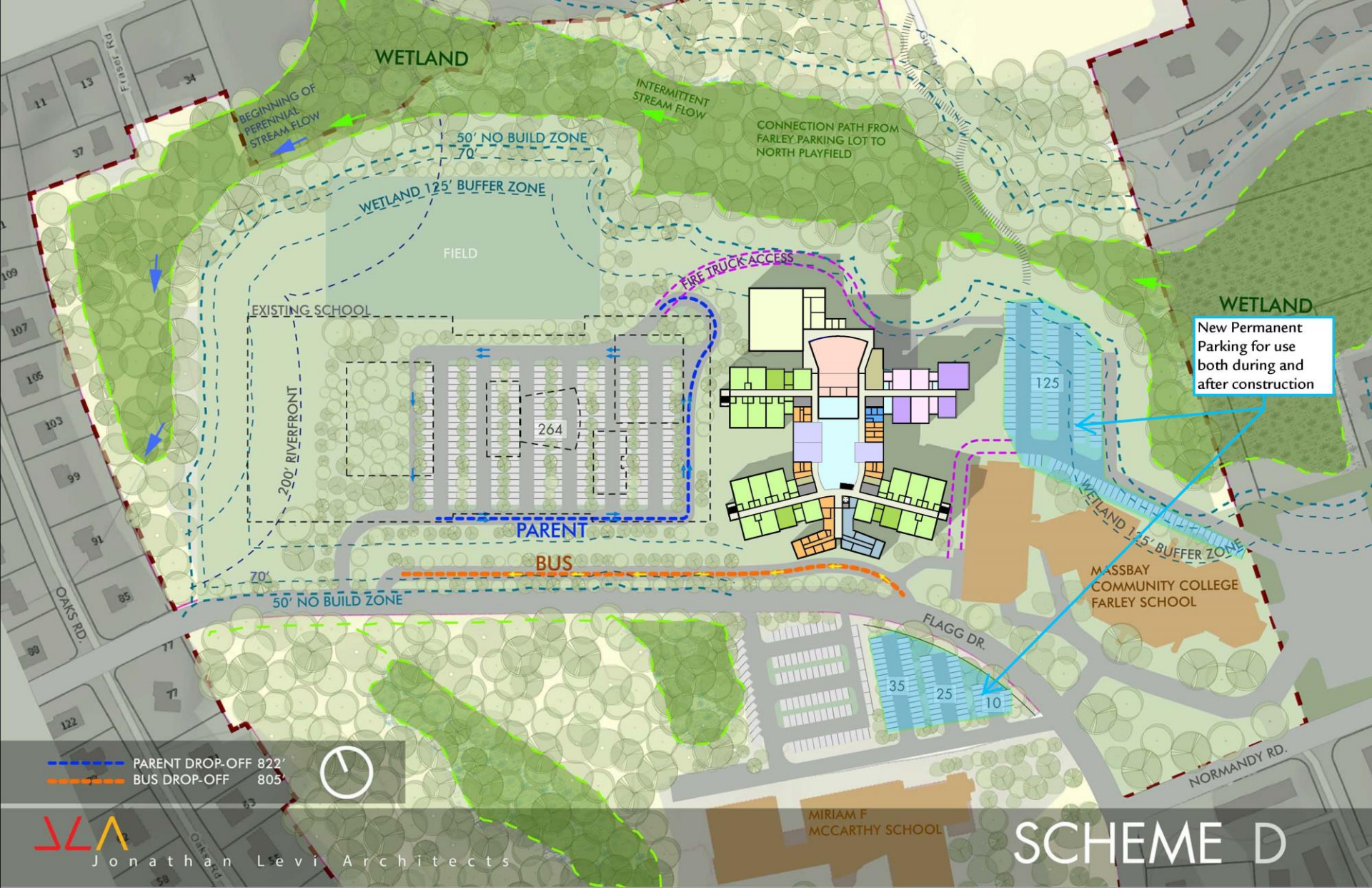
# SCHEME C.4B

# Pre-Concept C - 'Folded Hands' : Progress Plan Diagram Model 'Screenshot'

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



# Pre-Concept D - 'Butterfly'

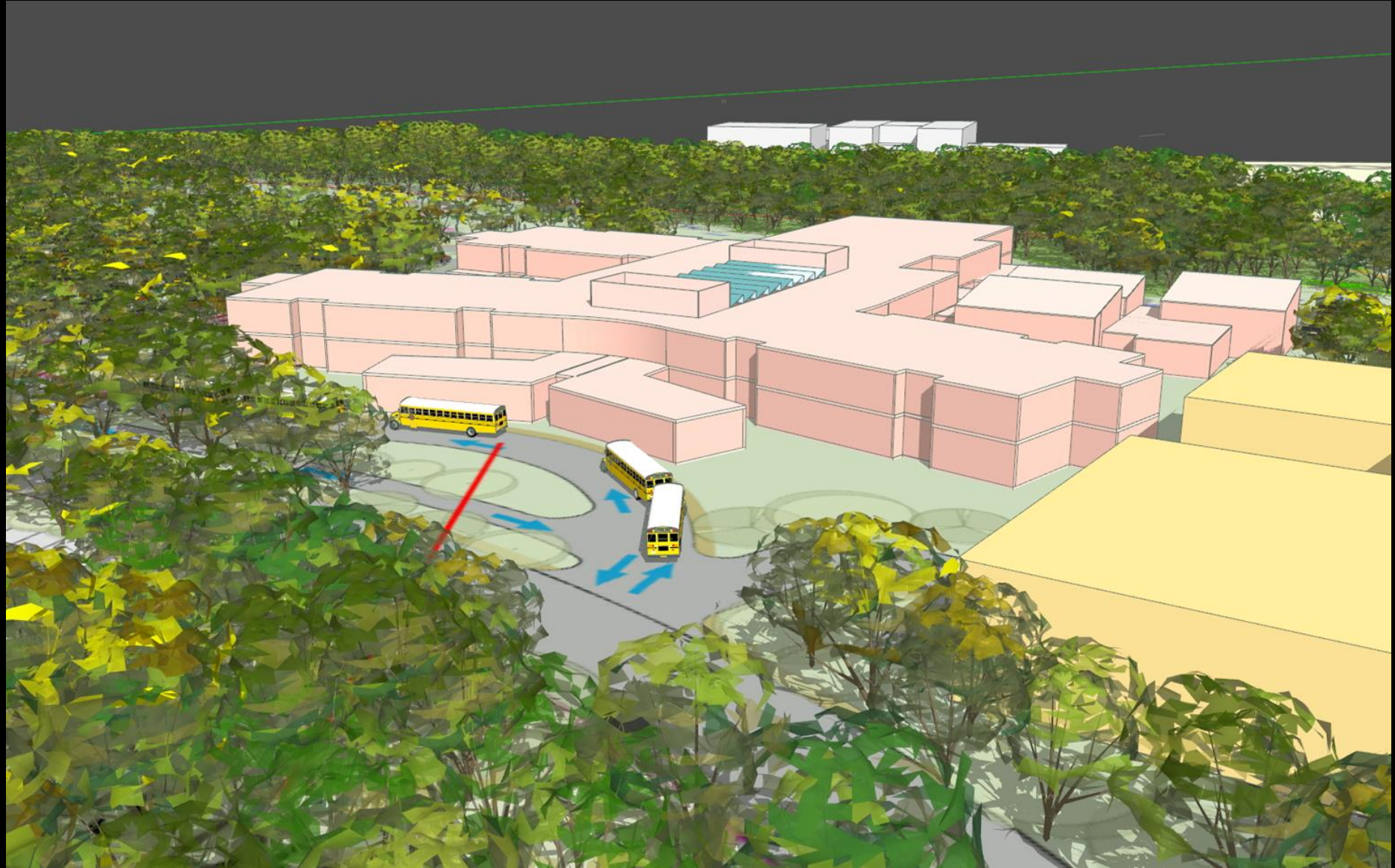


--- PARENT DROP-OFF 822'  
--- BUS DROP-OFF 805'



# Pre-Concept D - 'Butterfly': Progress Plan Diagram Model 'Screenshot'

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





# 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

	REPAIR TO CODE BASELINE	ADD/RENO	NEW CONSTRUCTION		
	Option 0.0	Option A	Option B Tree Branch	Option C Folded Hands	Option D Butterfly
<b>Swing Space Cost</b>	<b>\$6</b>	<b>\$2</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Project Cost</b>	<b>\$131</b>	<b>\$118</b>	<b>\$112</b>	<b>\$111</b>	<b>\$112</b>
<b>MSBA Share</b>	<b>\$0</b>	<b>\$49</b>	<b>\$44</b>	<b>\$44</b>	<b>\$44</b>
<b>Framingham Share</b>	<b>\$131</b>	<b>\$69</b>	<b>\$68</b>	<b>\$67</b>	<b>\$68</b>

\* Cost in Millions

\*\* Estimated cost subject to change as the project is refined

- Options A-D include Auditorium, Enlarged Gymnasium and Full Air Conditioning
- Adult ESL located in Farley Building

# 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, C 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 25, 2018 – Follow-up School Committee Meeting](#)
- May 9, 2018 – Submit Preferred Schematic Report (PSR) to MSBA
- June 2018 – Community Forum No. 5
- July 2018 – Community Forum No. 6
- 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](http://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