

FULLER MIDDLE SCHOOL FEASIBILITY STUDY

June 4, 2018

Fuller School Building Committee



PROJECT MANAGEMENT **SMMA**

J o n a t h a n L e v i A r c h i t e c t s

MSBA Facilities Assessment Subcommittee (FAS) Meeting Update



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Educational Program

- Diversity is our strength
- STEAM Education
- Guiding Principles

Building Design

- Compact Plan
- Secure Entrances
- Visible Learning
- Collaboration
- Neighborhood Cohorts

Cost

- Assess Reimbursement for Option 0.0 Repair Only

Preliminary Cost Analysis

	Option 0.0 Repairs Only	Option A No Adult ESL Renovation/ Addition	Option B No Adult ESL New Construction - Tree Branch Larger Gym Full AC	Option C No Adult ESL New Construction - Folded Hands Larger Gym Full AC	Option D No Adult ESL New Construction - Butterfly Larger Gym Full AC
Total Project Cost	\$130,856,319	\$117,065,481	\$110,646,204	\$110,556,454	\$111,403,682
Approximate MSBA Reimbursement	\$35,326,539 - \$41,265,971*	\$48,625,786	\$43,965,659	\$43,971,508	\$44,023,564
Approximate Cost to the City	\$95,529,780 - \$89,590,348*	\$68,439,695	\$66,680,545	\$66,584,946	\$67,380,118

* Note: MSBA reimbursement limited to repair or replacement of Systems for code compliance up to overall square foot areas included in the MSBA's space guidelines

Educational Program Components Not Delivered in Option 0.0

- Classrooms remain undersized
- Outdated science rooms remain
- Dysfunctional teaching space relationships remain
- Inflexible teaching spaces remain
- Extreme distances between related spaces remain
- Security issues remain
- Outdated technology remains
- Unadaptable and inflexible classroom furnishings remain



Educational Program Components Not Delivered in Option 0.0

- Visible Learning exists but is challenged by the layout
- Collaboration exists but is challenged by the layout
- Visual and functional connectedness not achieved
- Central Learning Commons not achieved
- Neighborhood Cohorts with integrated grade specific classes not achieved
- Cohort commons, breakout and seminar spaces not achieved
- Cohort distributed administration not achieved
- STEAM adjacencies not achieved
- Teacher prep spaces independent of classrooms not provided
- No Fabrication Lab provided



Educational Program Components Delivered in Option 0.0

- Auditorium remains, but smaller and adjacencies not ideal
- Large Gymnasium space remains
- Large Music Rooms remain, but adjacencies not ideal
- Maker Space remains, but mostly former woodshop and adjacencies not ideal

Would MSBA reimbursement in the Repair-Only Option change its preference?

Would the SBC still select Option C as the Preferred Solution?

Comparison to Natick JFK Middle School and Marlborough Richer Elementary School



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Comparison to Natick JFK Middle School

Building

Fuller has 33% more square feet per student than JFK

- 39% more Core Academic Space
- 20% more Arts and Music Space
- 36% more Physical Education Space
- An Auditorium seating 750 versus 400

Site

Fuller site development area is 20.3 acres, which is 38% larger than JFK

Fuller site cost is \$10.8 million, 25% more than JFK



Comparison to Natick JFK Middle School

Demolition and Asbestos Abatement

Fuller existing building is 195,400 square feet, which is 70% larger than JFK

Fuller demolition and abatement cost is \$4.2 million, 61% more than JFK

Escalation

Fuller is 10 months behind JFK

Comparison to Marlborough Richer Elementary School

Building

Fuller is a Middle School, Richer is an Elementary School

Fuller is 42,468 square feet larger than Richer

- 27% more Core Academic Space
- 53% more Physical Education Space
- Cohort Collaboration Spaces
- Fabrication and Maker Space Labs
- A 750 seat Auditorium

Site

Fuller site development area is 20.3 acres, which is 170% larger than Richer

Fuller site cost is \$10.8 million, 140% more than Richer



Comparison to Marlborough Richer Elementary School

Demolition and Asbestos Abatement

Fuller existing building is 195,400 square feet, Richer has no demolition

Fuller demolition and abatement cost is \$4.2 million, Richer has no demolition or abatement cost

Escalation

Fuller is 7 months behind Richer

Upcoming Traffic Scope

Traffic Engineer to review and advise on:

- Construction Vehicle Routes
- Temporary Parking Layout at Fuller, Farley, and McCarthy
- Permanent Parking Layout at Fuller, Farley, and McCarthy
- Potential of alternative to restrict Flagg Drive Traffic

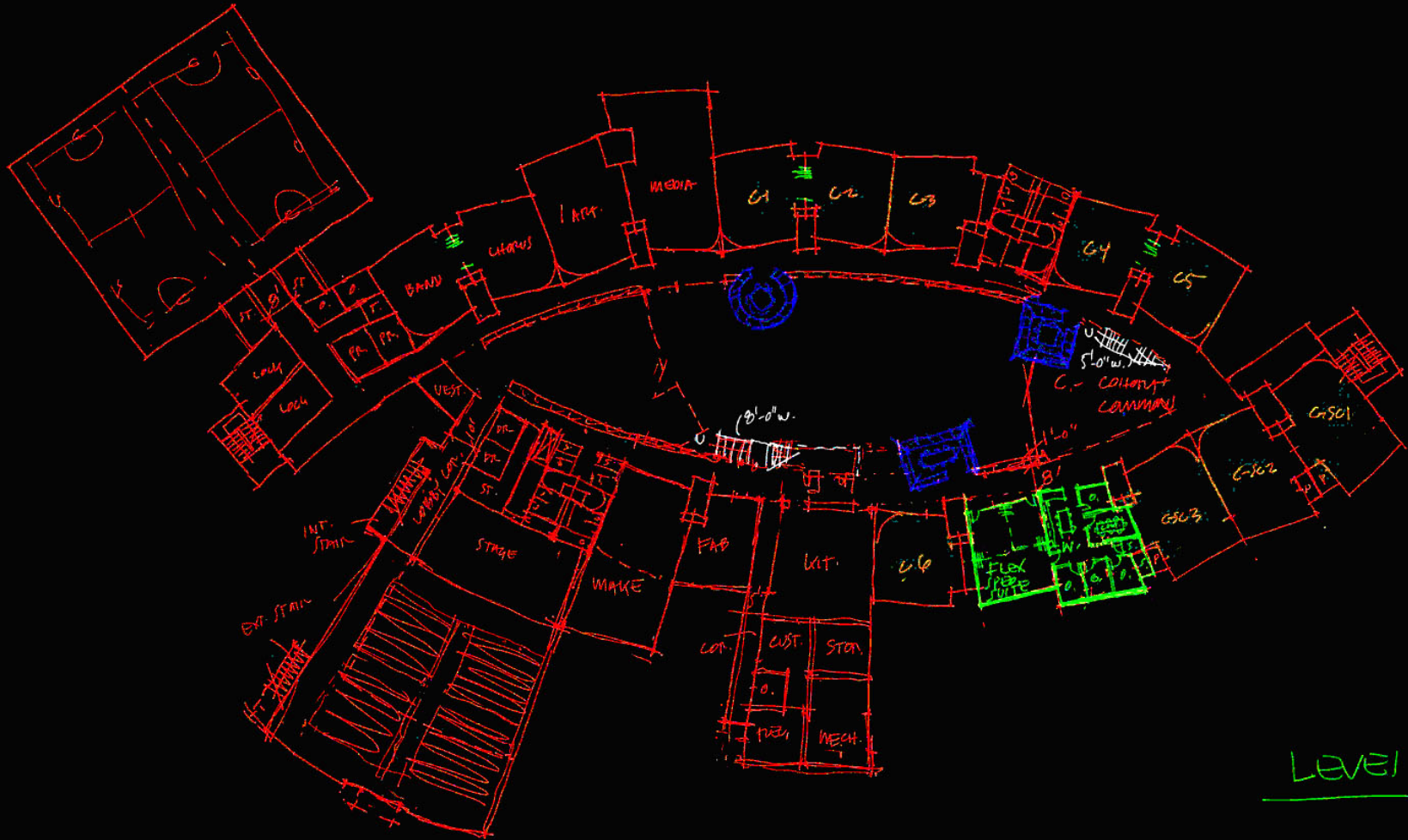


New Permanent Parking for use both during and after construction

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


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SCHEME C.4B



LEVEL 1



FIRST FLOOR PROGRESS PLAN



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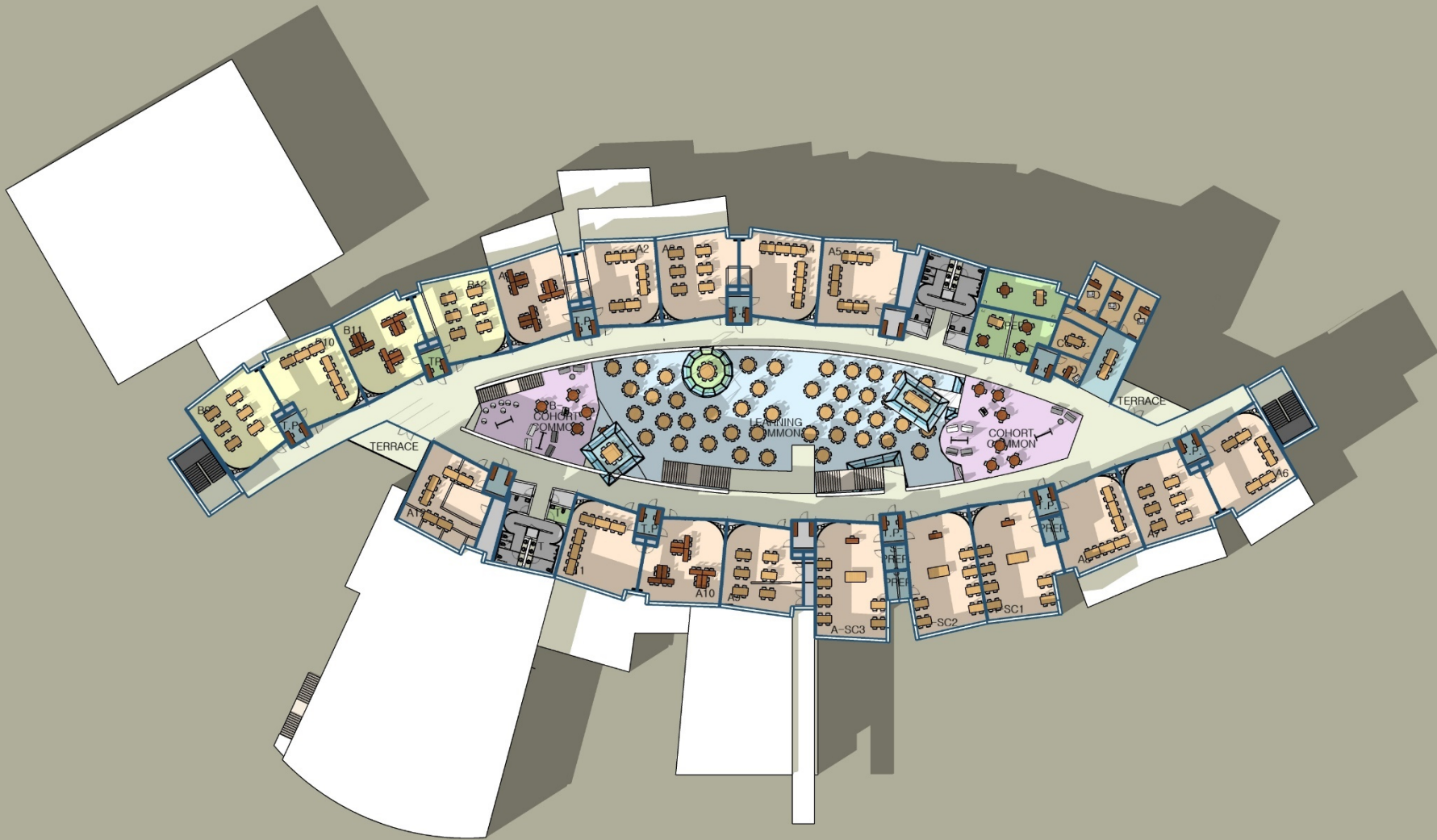
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SECOND FLOOR PROGRESS PLAN



THIRD FLOOR PROGRESS PLAN



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