

Memorandum

To: Framingham City Council
 From: Joel Seeley
 Project: Feasibility Study for the Fuller Middle School
 Re: Feasibility Study Progress Information Packet
 Distribution: School Building Committee, JLA, (MF)

Date: 6/12/2018
 Project No.: 17050

This memorandum provides a brief summary of the Fuller Middle School Feasibility Study work performed since the April 17, 2018 presentation to the City Council.

The School Building Committee (SBC) completed their analysis of the five preliminary design options and at the April 30, 2018 meeting the SBC voted to select Option C, the most cost-effective alternative, as the preferred option for the project. Option C offers a new three-story construction with a learning commons/cafeteria at the core surrounded by collaboration balconies fronting a perimeter of classrooms, an 8,300-square-foot gymnasium, 750-seat auditorium, and full-building air conditioning. Additionally, there will be space for Science, Technology, Engineering, Art, and Mathematics (STEAM) instructional areas. The approximate total project cost is \$110.5 million with the City's share after the grant from the MSBA estimated to be approximately \$66.5 million.



Option C – New Construction – Folded Hands Plan

The SBC then voted to submit Option C as part of the Preferred Schematic Report (PSR) submission to the MSBA on May 9, 2018. A meeting with the MSBA's Facilities Assessment Subcommittee was held on May 23, 2018, as a prerequisite to the MSBA's Board of Directors meeting to approve the submission scheduled for June 27, 2018.

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The Schematic Design (SD) is the final Feasibility Study submission to the MSBA, scheduled for September 12, 2018. The SD submission is to define all aspects of the preferred project including site, building, and systems design; sustainability; schedule; and cost. The MSBA Board of Directors will review and approve the submission at their October 31, 2018 meeting.

The SBC analyzed four options for the timing of the appropriation vote and debt exclusion ballot vote, which are required by the MSBA to be completed within 120 days of the Board vote. Four options were reviewed, holding the ballot vote on either 1) November 6, 2018, 2) December 11, 2018, 3) Mid-January 2019 or 4) February 2019. The options analysis is attached herein. At the June 4, 2018 meeting, the SBC voted to recommend to the City Council to schedule the ballot vote on December 11, 2018.

A Project Website has been established to provide access to all project information, including timelines, MSBA submissions, presentations and meeting minutes and can be found at <https://www.fullerbuildingproject.com>.

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Option 1 - November 6 Ballot Vote

June	City Solicitor drafts ballot question and submits to MSBA	Pros: <ul style="list-style-type: none"> • Ballot vote on established date • City does not have to fund a special election • Detail design work can commence in order to meet summer 2019 construction start and summer 2021 building completion
June	MSBA approves ballot question	
July	City Council votes to approve ballot question and submission to Secretary of State	
August 1	Deadline for receipt of ballot question by Secretary of State	
August 27	SBC votes to approve total project cost	
August 29	SBC submits total project cost to MSBA	
September 11	SBC votes to approve Schematic Design submission to MSBA	
September 12	SBC submits Schematic Design submission to MSBA	
September	City Council votes to appropriate total project cost and schedule ballot vote	
October 31	MSBA Board votes to approve grant	
November 6	Ballot vote to exclude debt	Cons: <ul style="list-style-type: none"> • City Council vote for appropriation is before MSBA Board vote • City Council vote for ballot language is before project cost finalized • Short time between MSBA Board vote and ballot vote date to educate public

Option 2 - December 11 Ballot Vote

August 27	SBC votes to approve total project cost	<p>Pros:</p> <ul style="list-style-type: none"> • Ballot vote only for project • City Council vote for ballot language is after project cost finalized • Longer period of time between MSBA Board vote and ballot vote to educate public • Detail design work can commence in order to meet summer 2019 construction start and summer 2021 building completion
August 29	SBC submits total project cost to MSBA	
September	City Solicitor drafts ballot question and submits to MSBA	
September	MSBA approves ballot question	
September 11	SBC votes to approve Schematic Design submission to MSBA	
September 12	SBC submits Schematic Design submission to MSBA	
October	City Council votes to appropriate total project cost, approve ballot question and schedule ballot vote	
October 31	MSBA Board votes to approve grant	
December 11	Ballot vote to exclude debt	

Option 3 - Mid-January Ballot Vote

August 27	SBC votes to approve total project cost
August 29	SBC submits total project cost to MSBA
September 11	SBC votes to approve Schematic Design submission to MSBA
September 12	SBC submits Schematic Design submission to MSBA
October	City Solicitor drafts ballot question and submits to MSBA
October	MSBA approves ballot question
October 31	MSBA Board votes to approve grant
November	City Council votes to appropriate total project cost, approve ballot question and schedule ballot vote
Mid-January	Ballot vote to exclude debt

Pros:

- Ballot vote only for project
- City Council vote for appropriation is after MSBA Board vote
- City Council vote for ballot language is after project cost finalized
- Longer period of time between MSBA Board vote and ballot vote to educate public

Cons:

- City has to fund a special election
- Reduced time to complete detail design work may impact summer 2019 construction start and summer 2021 building completion

Option 4 – February Ballot Vote

August 27	SBC votes to approve total project cost
August 29	SBC submits total project cost to MSBA
September 11	SBC votes to approve Schematic Design submission to MSBA
September 12	SBC submits Schematic Design submission to MSBA
October	City Solicitor drafts ballot question and submits to MSBA
October	MSBA approves ballot question
October 31	MSBA Board votes to approve grant
November	City Council votes to appropriate total project cost, approve ballot question and schedule ballot vote
February	Ballot vote to exclude debt

Pros:

- Ballot vote only for project
- City Council vote for appropriation is after MSBA Board vote
- City Council vote for ballot language is after project cost finalized
- Longer period of time between MSBA Board vote and ballot vote to educate public

Cons:

- City has to fund a special election
- Not enough time for detail design work to meet summer 2019 construction start and summer 2021 building completion