

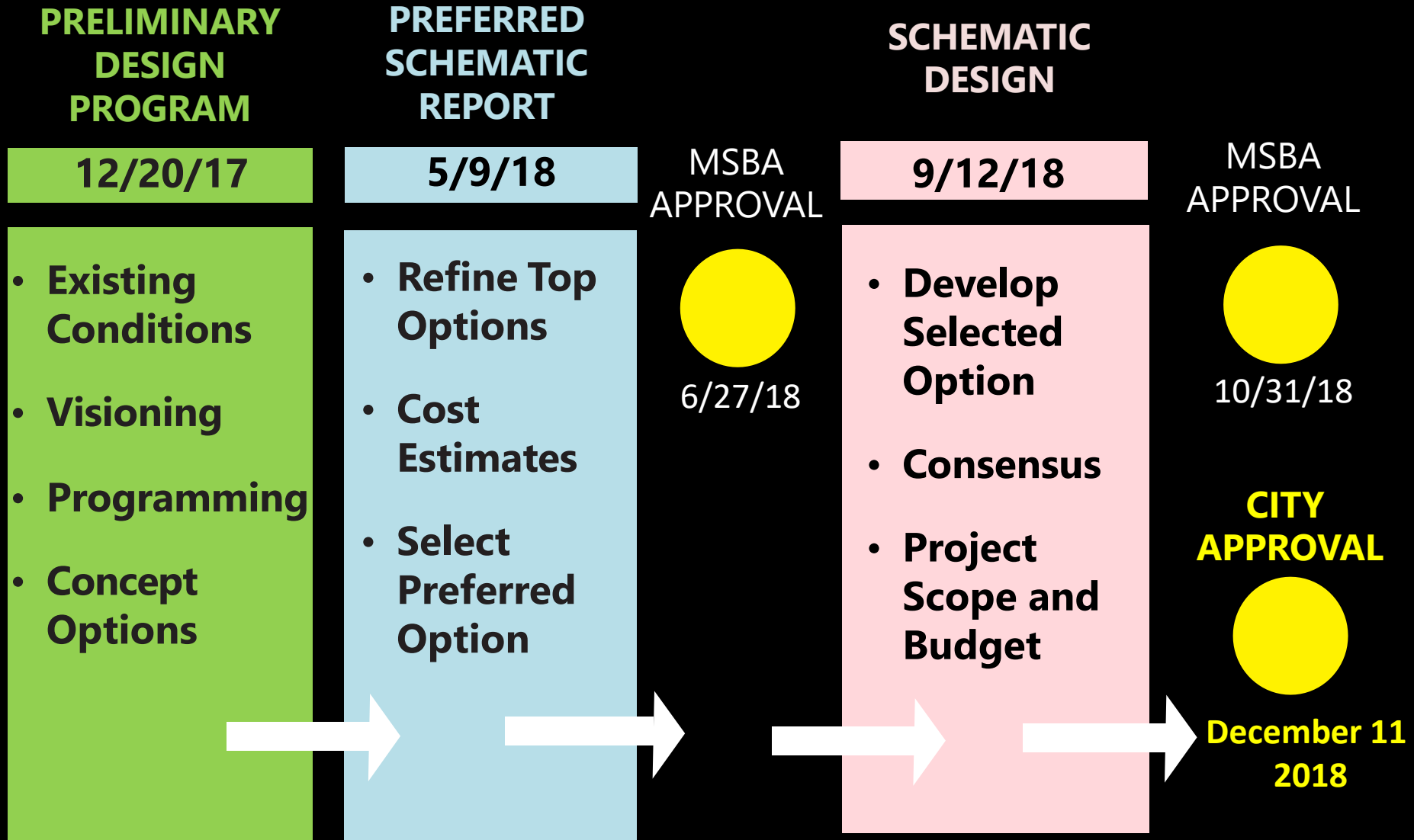
FULLER MIDDLE SCHOOL FEASIBILITY STUDY

School Committee Meeting
August 1, 2018

Agenda

- Process and Schedule Update
- Design Option
- Scope Reduction Strategy
- Timeline
- Next Steps

MSBA Feasibility Study Process and Schedule



MSBA Board of Directors Approval

Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

June 27, 2018

The Honorable Dr. Yvonne M. Spicer
Mayor, City of Framingham
150 Concord Street, Room 121
Framingham, MA 01702

Re: City of Framingham, Fuller Middle School

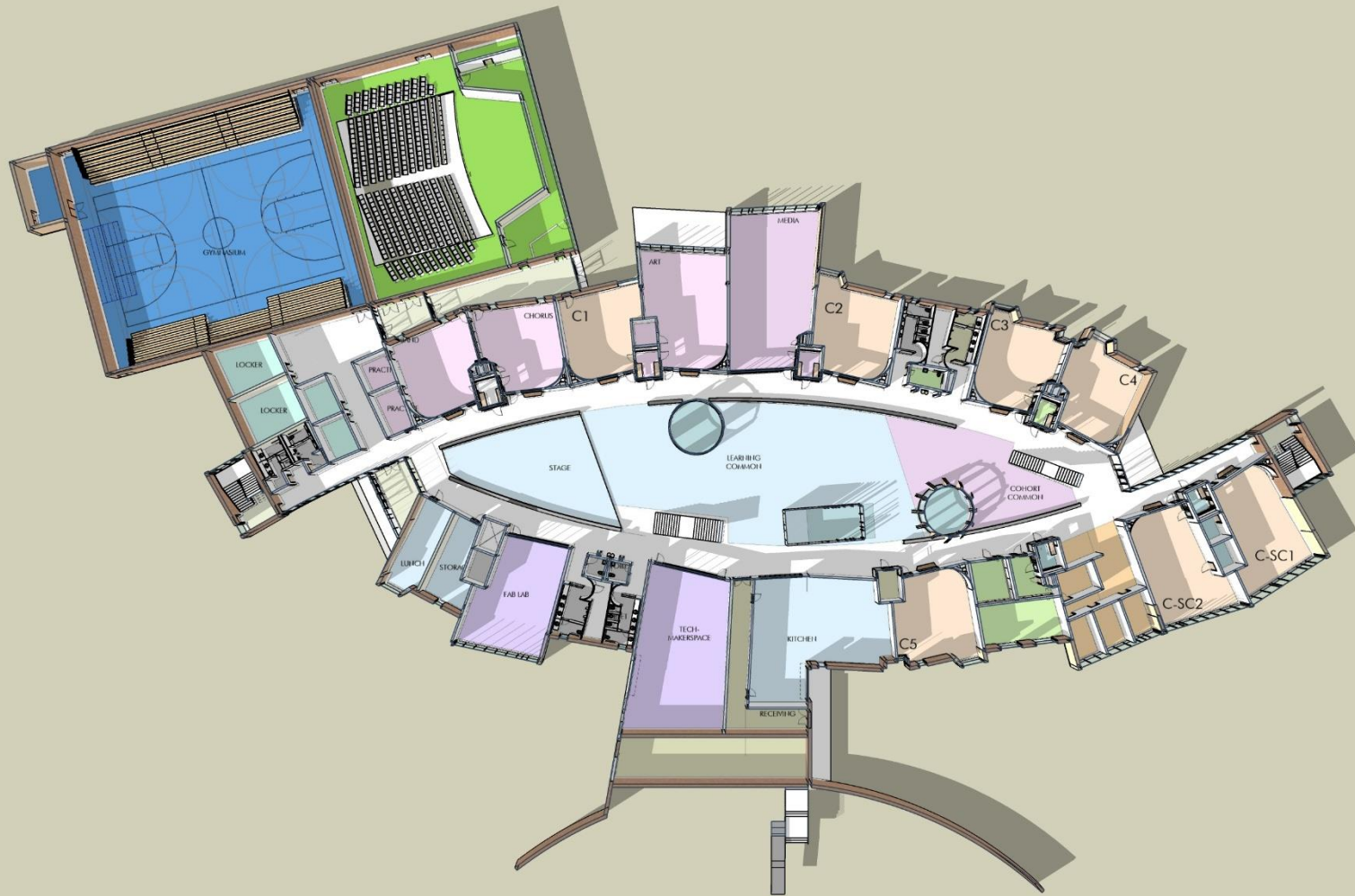
Dear Mayor Spicer:

I am pleased to report that the Board of the Massachusetts School Building Authority (the “MSBA”) has voted to approve the City of Framingham (the “City”) as part of its invitation for Feasibility Study, to proceed into schematic design to replace the existing Fuller Middle School with a new facility serving grades 6-8 on the existing site (the “proposed project”).

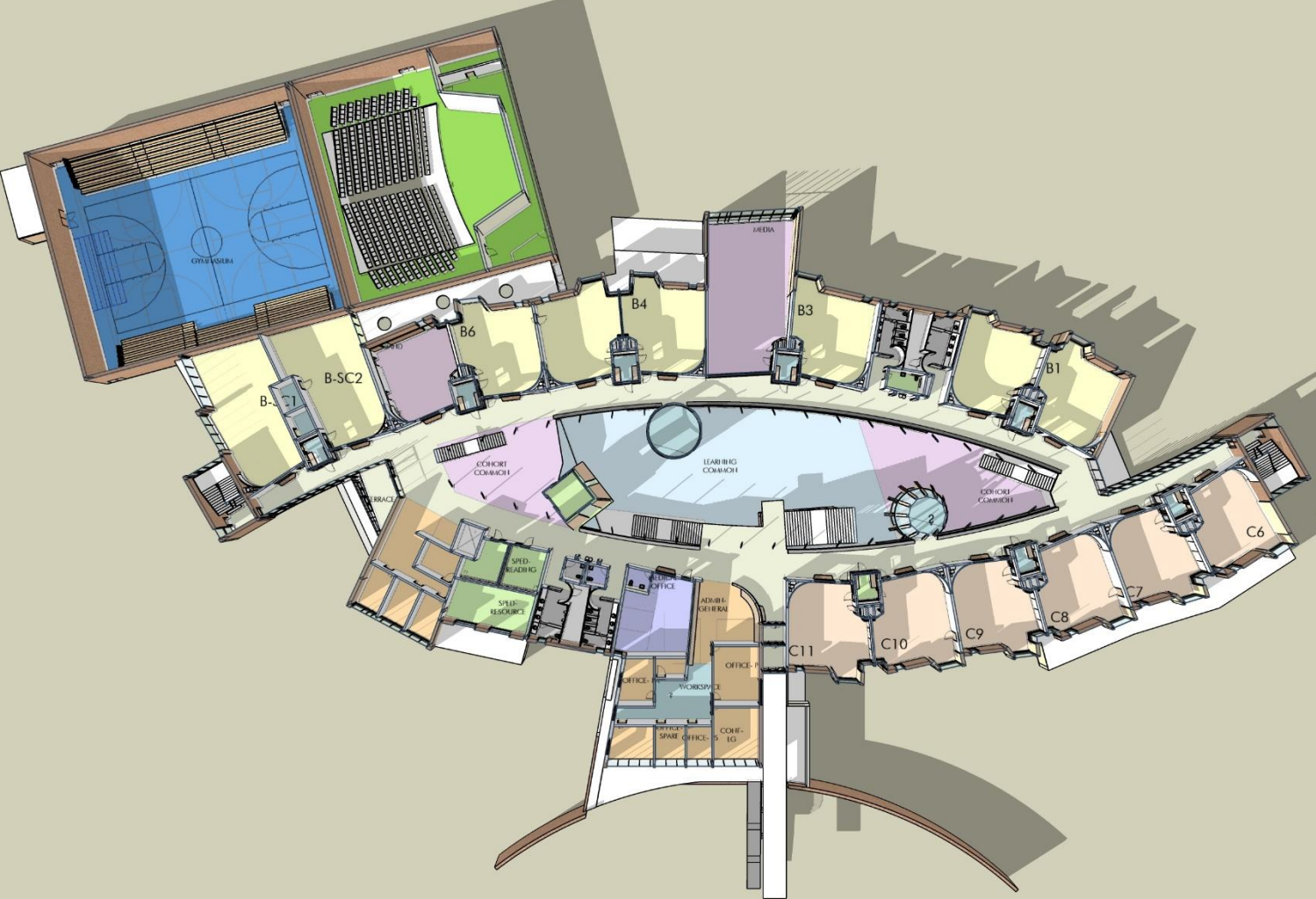
Design Update



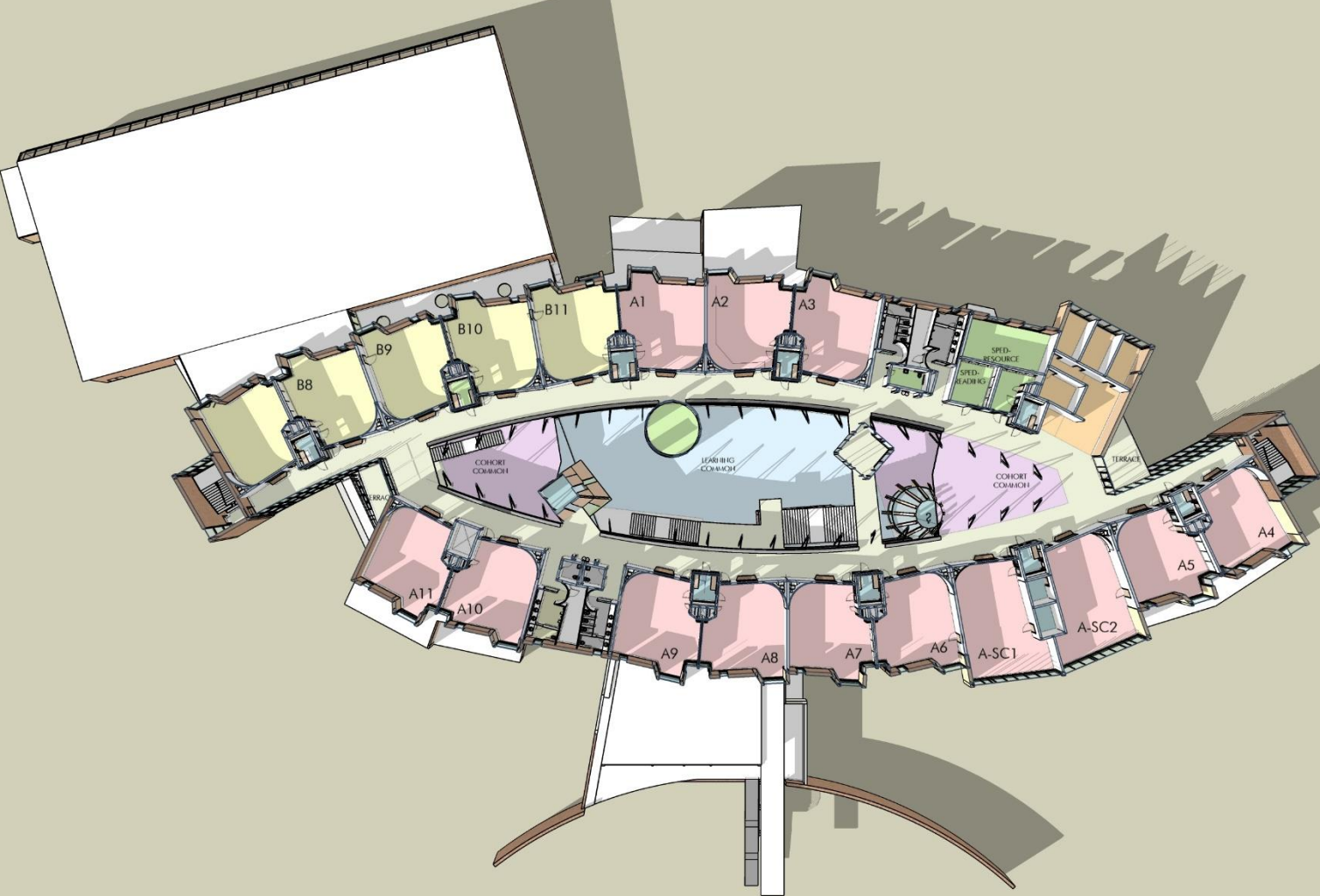
FIRST FLOOR PROGRESS PLAN



SECOND FLOOR PROGRESS PLAN



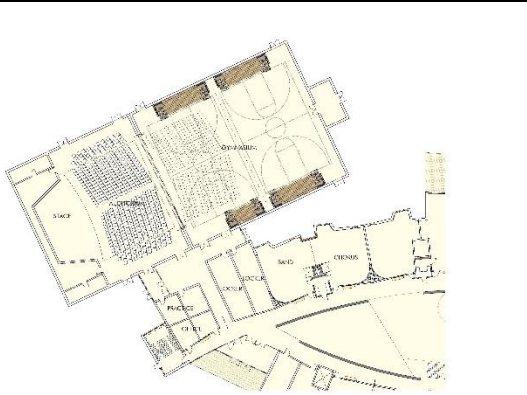
THIRD FLOOR PROGRESS PLAN



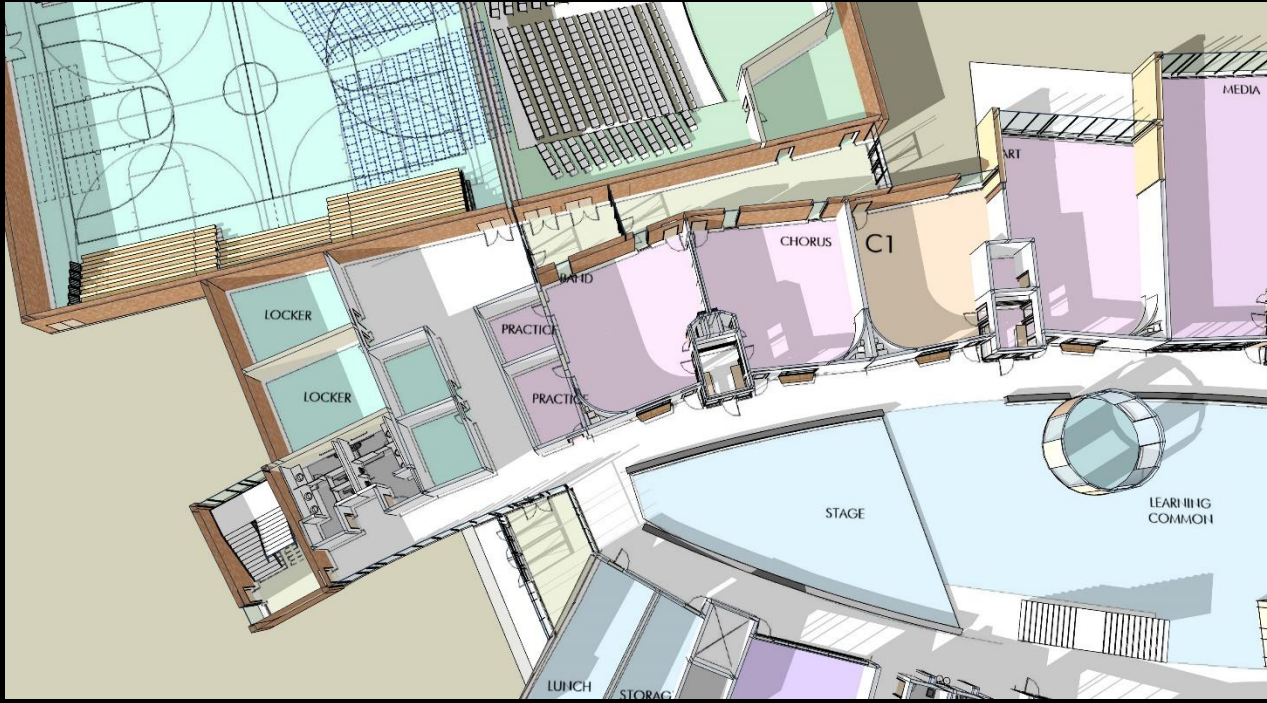
Classroom Suite 'Building Block'



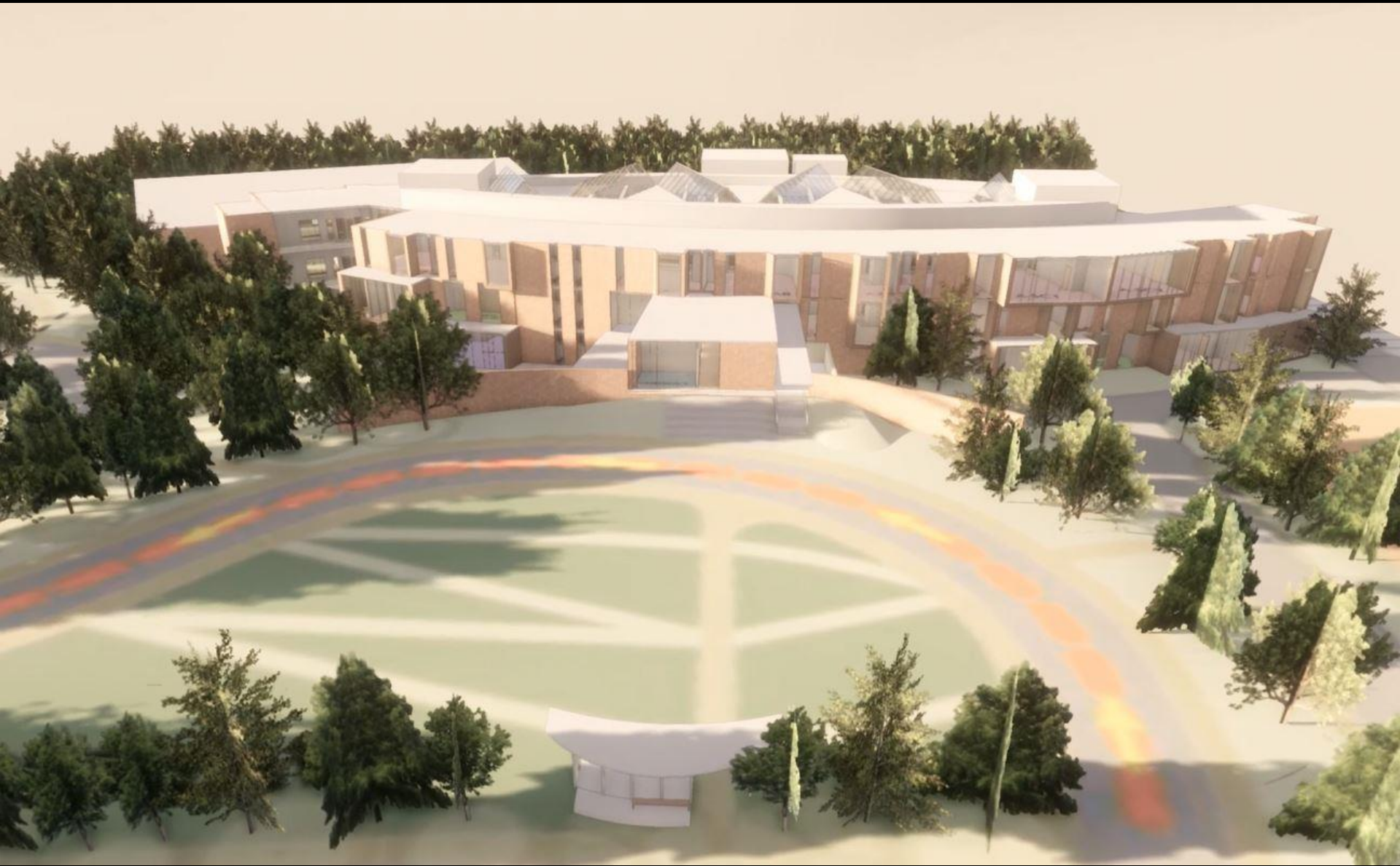
SD Design Refinement – Performing Arts Suite



OLD - GYMNASIUM/AUDITORIUM AREAS



Front View

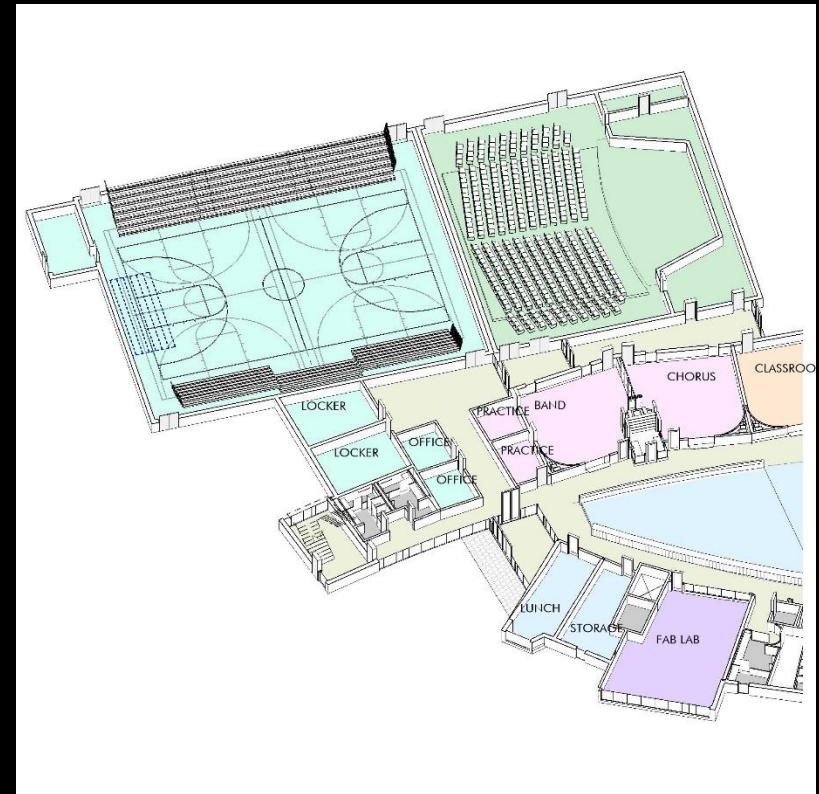


Rear View



Why a 8,300 SF Gymnasium?

- Allows 2 classes to be taught simultaneously, independently, and safely
- Allows for bleacher seating for full school
- Includes High School standard size basketball court for student and community use



Why Full Air Conditioning?

- Accommodate summertime use
- Simplifies and facilitates district-wide summertime service

Collaborative Cost Reduction Strategy Action

- Reduce 30 Classrooms to 27
- Reduce 9 Science Classrooms to 6
- Combine Tech Classroom with Fabrication Lab
- Combine Small Group Seminar with Teacher Work Rooms
- Reduce Auditorium to 420 seats

Combined total reduction of 17,115 GSF, representing a savings of approximately \$9.2M in total project costs.



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%** of eligible costs. The incentives fall under the following categories:

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

Preliminary Cost Analysis

Total Project Cost Forum No. 5	\$110.5M
Cost Reduction Strategies	(\$ 9.2M)

Total Project Cost	\$101.3M
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MSBA Share	\$ 39.9M
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Framingham Share	\$ 61.4M
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Estimated Average Cost/Year
Average Residential Taxpayer \$ 106/Year*

*Based on 20 year bond utilizing \$8M of Capital Stabilization Funds

Costs are preliminary and subject to change

Preliminary Timeline

PRELIMINARY TIMELINE

Construction would start summer 2019, with the new school completed for summer 2021 and then the demo/parking lot work completed December 2021

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.

- August 21 – City Council Presentation
- September 6, 2018 - Community Forum No. 7
- September 12, 2018 - Submit Schematic Report (SD) to MSBA
- October 31, 2018 - MSBA board meeting to approve project
- Late Fall 2018 – City appropriation voting
- December 11 – Debt Exclusion Ballot Vote

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