

**City of Framingham**  
**Fuller Middle School**  
**Preferred Schematic Report**  
**MSBA Review Comment Responses**  
**10/18/18**

**ATTACHMENT A**  
**MODULE 4 – SCHEMATIC DESIGN REVIEW COMMENTS**

**District:** City of Framingham  
**School:** Fuller Middle School  
**Owner’s Project Manager:** Symmes Maini & McKee Associates, Inc  
**Designer Firm:** Jonathan Levi Architects, LLC  
**Submittal Due Date:** September 12, 2018  
**Submittal Received Date:** September 12, 2018  
**Review Date:** September 12-26, 2018  
**Reviewed by:** F. Bradley, C. Alles, K. Brown

**MSBA Review Comments:**

*1e) The information provided appears to indicate the storage area for the cafeteria is located in excess of 100 feet from the cafeteria. It is noted this proposed layout may have the potential to increase maintenance care for the District as well as increase the time required for cafeteria set-up. In response to these review comments, please clarify and confirm the location of the cafeteria storage and provide additional information associated with the daily maintenance and operation of the cafeteria.*

**Response:** Because the Fuller project includes an auditorium, it is not anticipated that the cafeteria furniture will need to be removed and replaced as often as would be expected in a middle school that has a cafetorium. The door to the cafeteria storage is approximately 64’ to the west side of the cafeteria, so is not anticipated to cause significant delays or effort.

*6) It should be noted all permitting requirements and approvals must be obtained prior to construction bidding, including the release of early construction packages. Please acknowledge.*

**Response:** Acknowledged.

*9e,f) The fire protection narrative provided indicates a flow test will be performed to determine if there is adequate water to serve the project without a fire pump. It is noted that the schematic design drawings indicate a fire pump room located on the first floor. MSBA notes that the project budget, including the associated MSBA grant, is determined by information in the District’s Schematic Design submittal. Therefore, any costs associated with a potential fire pump should be identified prior to MSBA establishing its grant. Unidentified scope of work, additional space requirements in the building, and any costs associated with this fire pump that are not accounted for in the total project budget will not be eligible for MSBA reimbursement. Please acknowledge.*

Response: A flow test is being scheduled and is anticipated to be performed the week of October 29, 2018. Confirmation on whether a fire pump room is required shall be provided to the MSBA as soon as possible thereafter.

*9h) The technology systems narrative indicates that all work installed under section 270000 shall comply with the Massachusetts State Building Code, IBC 2009. In response to these review comments, please confirm that all proposed work in this section has been designed and estimated using the latest version of the Massachusetts State Building Code.*

Response: Confirmed. All work is designed and estimated to comply with the 9<sup>th</sup> edition of the MA building code based on IBC 2015.

*13) The educational program provided indicates the makerspace and fabrication labs will be provided with both woodworking and metalworking equipment, 3-D printing, laser cutting machines, and overhead electric power drops. In response to these review comments, provide updated room data sheets that include all safety features associated with these technology spaces, including but not limited to; fire protection, emergency eyewash stations, instructor water controls, and automatic shutoff switches to specialized equipment. Additionally, please confirm that adequate ventilation has been provided for all specialized equipment including 3-D printers.*

Response: Confirmed. Please see revised room data sheets attached.

*14) The information provided indicates the District has selected to proceed with the chapter 149a construction methodology; and has budgeted \$400,000 for pre-construction services to be provided by the selected construction management firm. It is noted by the MSBA that this proposed budget item is significantly higher than recent projects that have received a project scope and budget Board approval vote. In response to these review comments, please confirm that these costs have been reviewed by the District, provide a narrative that describes how the budget was developed, and indicate the project specific cost drivers for these estimated pre-construction management fees.*

Response: The budget was based on a project of similar size, that received proposals from construction management firms ranging from \$235,000 to \$300,000 in the spring of 2018. The budget has been reviewed by the District. The scope of preconstruction services generally includes detailed project scheduling, performing constructability reviews of each bid package and design phase submission, cost estimating of each bid package and design phase submission, developing site utilization plans, logistics plans and construction phasing plans, providing cash flow projections, developing supplementary conditions, preparing bid packages, participating in trade contractor prequalification, attending SBC meetings, permitting hearings, public meetings, soliciting bids, descopeing all bids, value engineering, participating in BIM workplan, developing the GMP and GMP amendments.

#### **MSBA Review Comments:**

*1) The information provided in section 1.6 of this submittal indicates that no alternates are being proposed in the project, however, the outline specification section 011002 indicates there will be an "Add/Alternate" that may add subsurface irrigation once the existing building is demolished.*

*Additionally, no Add/Alternates are indicated in the total project budget spreadsheet. In response to these review comments, please clarify and coordinate.*

Response: For the purposes of the Schematic Design Scope and Budget, there are no alternates. The text in specification section 011002 was provided as a placeholder to inform the Framingham Parks and Recreation department of potential costs associated with irrigation.

*2) It is noted this submittal does not appear to include a list of proprietary items or indicate that no proprietary items are anticipated. In response to these review comments, please confirm and provide a narrative that indicates if proprietary items are being proposed in the project. Additionally, please update the MSBA in each subsequent submittal when/if this changes. Please acknowledge.*

Response: Upon further review with the district, it is anticipated that the project will include a proprietary Building Management System and Schlage door hardware cores for compatibility with other Framingham Public School buildings. The list will be updated in subsequent submissions.

#### **Additional Comments:**

- *On June 27, 2018 the MSBA Board of Directors approved the District's Preferred Option C.2 for a 153,905 square foot new construction option with an estimated total project cost of \$110,556,454. This Schematic Design submittal under review shows this same option currently as a 136,790 square foot construction option with an estimated total project cost of \$98,276,878. This represents a decrease of 17,115 square feet and a decrease of \$12,279,576. In subsequent phases of the project, the Owner's Project Manager must communicate significant variation to the scope, budget, and schedule to the MSBA project team in advance of submissions. Please acknowledge.*

Response: Acknowledged.

### **ATTACHMENT B MODULE 4 – SCHEMATIC DESIGN SPACE SUMMARY REVIEW**

**District:** City of Framingham

**School:** Fuller Middle School

**Owner's Project Manager:** Symmes Maini & McKee Associates, Inc

**Designer Firm:** Jonathan Levi Architects, LLC

**Submittal Due Date:** September 12, 2018

**Submittal Received Date:** September 12, 2018

**Review Date:** September 12-26, 2018

**Reviewed by:** A. Waldron, F. Bradley, C. Alles, K. Brown

#### **The MSBA review comments are as follows:**

- **Core Academic** – The District is proposing to provide a total of 36,000 net square feet (nsf) which exceeds the MSBA guidelines by 6,420 nsf. The proposed area in this category has decreased by 7,170 nsf since the Preferred Schematic Report submittal.

The following spaces are proposed in this category:

- (21) 900 nsf General Classrooms; no change from PSR and is (1) classroom below MSBA guidelines.
- (6) ELL Classrooms; This is a reduction of (3) ELL Classrooms or 2,700 nsf since the PSR.
- (6) Science Prep rooms; This is a reduction of (3) rooms or 240 nsf since the PSR.
- (3) Science Teacher Planning rooms; This is a reduction of (3) rooms or 180 nsf since the PSR.
- (6) Science Labs; This is a reduction of (3) Science Labs or 3,180 nsf since the PSR.
- (15) 90 nsf Teacher Planning rooms; no change from PSR and is 1,350 nsf in excess of guidelines.
- (7) 290 nsf Classroom Breakout areas; no change from PSR and is 1,350 nsf in excess of guidelines.
- (1) 400 nsf Small Group Seminar areas; no change from PSR and is (1) classroom and 600 nsf below MSBA guidelines.

For the items listed above, please confirm the proposed spaces and square footage are sufficient to deliver the District's educational program. Please note, in subsequent submittals, any increase in square footage in this category will be considered ineligible for reimbursement. Please acknowledge.

**Response: Confirmed and acknowledged.**

- **Vocations & Technology** – The District is proposing to provide a total of 3,170 nsf which is 3,230 nsf below the MSBA guidelines. The proposed area in this category has decreased by 980 nsf since the Preferred Schematic Report submittal. This decrease in square footage is primarily due to the removal of the Tech Classroom. In response to these review comments, please confirm the proposed square footage is sufficient to deliver the District's educational program.

**Response: Confirmed. Most Tech Classroom functions are anticipated to be performed in the Fabrication Lab.**

- **Administration & Guidance** – The District is proposing to provide a total of 5,250 nsf which exceeds the MSBA guidelines by 1,820 nsf. The proposed area in this category has increased by 310 nsf since the Preferred Schematic Report submittal. As previously noted and acknowledged, all area in excess of MSBA guidelines will be considered ineligible for reimbursement. Additionally, the floor plans provided indicate there is a "Workspace" located in the administration suite that is labeled as a core academic space and is not clearly identified in the space summary. In response to these review comments, please clarify and provide an updated space summary if necessary.

**Response: The "Workspace" is the Small Group Seminar/ Resource room listed under Core Academic Space. As described in the space summary, this room functions to support professional development / itinerant workspace. This room can be centralized in the Administration area because many of the traditional small group seminar functions are to be performed in the 3 Teachers Work Rooms (300 sf each) listed under Administration and Guidance, which are distributed 1 per cohort.**

## 4.1

## TECH MAKER SPACE

### FUNCTIONAL CRITERIA

Description: analog fabrication (shop, boat building)

Area: 1,980 sf

Quantity: 1

Occupant Load: 24 (1 teacher, 23 students)

### LOCATIONAL CRITERIA

Users: teachers, students

### TECHNICAL CRITERIA

Floor: VCT

Walls: magnetic / writable surface, acoustic

Ceiling: acoustic, double-height

Acoustical: acoustical surface

Doors: wood full-lite

Windows: required, high volume equipment exhaust

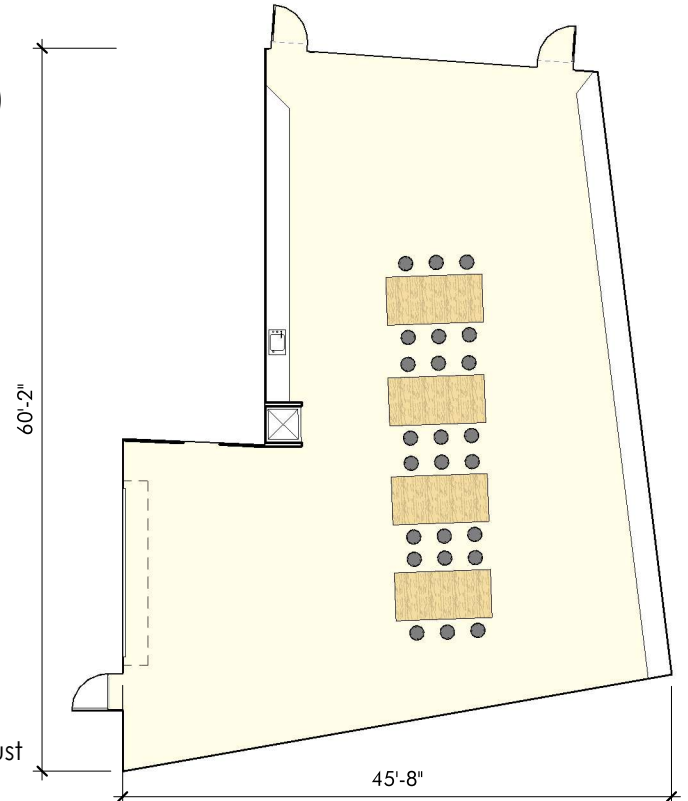
Mechanical: low volume displacement ventilation

Plumbing/FP: 1 sink with bubbler and soap dispenser, eyewash w/ drain

Lighting: indirect LED cove

Electrical: wall receptacles, teaching station outlets, overhead power drops

Communication: paging system, wireless data intercom, clock system



### FIXTURES/ FURNISHINGS

Casework/Specialties: teacher's storage, counter/work benches

Storage: mobile base cabinets

Furnishings: teacher's desk and chair, work table w/ 24 stools, chairs

Equipment: LED screen, woodworking equipment, metalworking equipment, vacuum exhaust

### OTHER INFORMATION

Safety Features: fire protection, emergency eyewash station, instructor water controls, and automatic shutoff switches to specialized equipment. Adequate ventilation shall provided for all specialized equipment including 3-D printers.

## 4.2

## FAB LAB / TECH CLASSROOM

### FUNCTIONAL CRITERIA

Description: digital fabrication

Area: 1,190 sf

Quantity: 1

Occupant Load: 24 (1 teacher, 23 students)

### LOCATIONAL CRITERIA

Users: teacher, students

### TECHNICAL CRITERIA

Floor: VCT

Walls: acoustic

Ceiling: ACT, acoustic

Acoustical:

Doors:

Windows: required, equipment exhaust

Mechanical: low volume displacement ventilation

Plumbing/FP:

Lighting: indirect LED cove

Electrical: wall receptacles, teaching station outlets

Communication: paging system, wireless data intercom, clock system,  
interactive LED screen

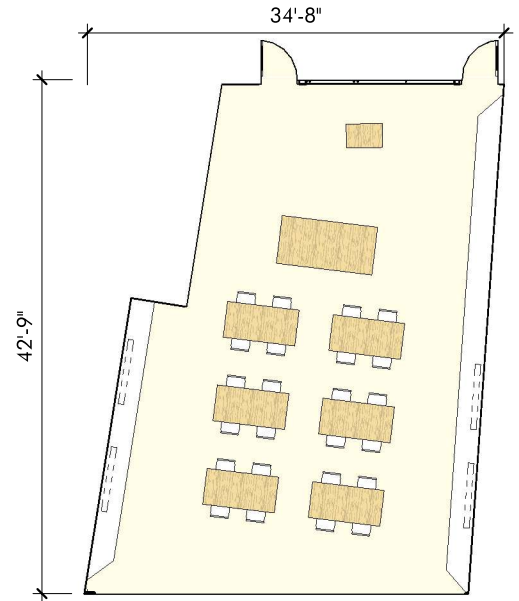
### FIXTURES/ FURNISHINGS

Casework/Specialties: teacher's storage, open shelving, work benches, counters

Storage:

Furnishings: 1 moveable instructor podium, 6 student tables, 24 chairs, mobile under counter cabinets

Equipment: 4 LED screens, 3D printer, computer stations, laser cutter, digital fabrication equipment



**OTHER INFORMATION** Safety Features: fire protection, emergency eyewash station, instructor water controls, and automatic shutoff switches to specialized equipment. Adequate ventilation shall provided for all specialized equipment including 3-D printers.