

## Massachusetts School Building Authority

### Next Steps to Finalize Submission of your FY 2015 Statement of Interest

Thank you for submitting your FY 2015 Statement of Interest (SOI) to the MSBA electronically. **Please note, the District's submission is not yet complete.** The District is required to print and mail a hard copy of the SOI to the MSBA along with the required supporting documentation, which is described below.

Each SOI has two Certification pages that must be signed by the Superintendent, the School Committee Chair, and the Chief Executive Officer\*. Please make sure that **both** certifications contained in the SOI have been signed and dated by each of the specified parties and that the hardcopy SOI is submitted to the MSBA with **original signatures**.

**SIGNATURES: Each SOI has two (2) Certification pages that must be signed by the District.**

In some Districts, two of the required signatures may be that of the same person. If this is the case, please have that person sign in both locations. Please do not leave any of the signature lines blank or submit photocopied signatures, as your SOI will be incomplete.

*\*Local chief executive officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated as the chief executive office under the provisions of a local charter.*

**VOTES: Each SOI must be submitted with the proper vote documentation.** This means that (1) the required governing bodies have voted to submit each SOI, (2) the specific vote language required by the MSBA has been used, and (3) the District has submitted a record of the vote in the format required by the MSBA.

- **School Committee Vote:** Submittal of all SOIs must be approved by a vote of the School Committee.
  - For documentation of the vote of the School Committee, Minutes of the School Committee meeting at which the vote was taken must be submitted with the original signature of the Committee Chairperson. The Minutes must contain the actual text of the vote taken which should be substantially the same as the MSBA's SOI vote language.
- **Municipal Body Vote:** SOIs that are submitted by cities and towns must be approved by a vote of the appropriate municipal body (e.g., City Council/ Aldermen/Board of Selectmen) in addition to a vote of the School Committee.
  - Regional School Districts do not need to submit a vote of the municipal body.
  - For the vote of the municipal governing body, a copy of the text of the vote, which shall be substantially the same as the MSBA's SOI vote language, must be submitted with a certification of the City/Town Clerk that the vote was taken and duly recorded, and the date of the vote must be provided.

**CLOSED SCHOOLS: Districts must** download the report from the "Closed School" tab, which can be found on the District Main page. Please print this report, which then must be signed by the Superintendent, the School Committee Chair, and the Chief Executive Officer. A signed report, with original signatures must be included with the District's hard copy SOI submittal. **If a District submits multiple SOIs, only one copy of the Closed School information is required.**

**ADDITIONAL DOCUMENTATION FOR SOI PRIORITIES #1 AND #3:** If a District selects Priority #1 and/or Priority #3, the District is required to submit additional documentation with its SOI.

- If a District selects Priority #1, Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of the school children, where no alternative exists, the MSBA requires a hard copy of the engineering or other report detailing the nature and severity of the problem and a written professional opinion of how imminent the system failure is likely to manifest itself. The District also must submit photographs of the problematic building area or system to the MSBA.
- If a District selects Priority #3, Prevention of a loss of accreditation, the MSBA requires the full accreditation report(s) and any supporting correspondence between the District and the accrediting entity.

**ADDITIONAL INFORMATION:** In addition to the information required with the SOI hard copy submittal, the District may also provide any reports, pictures, or other information they feel will give the MSBA a better understanding of the issues identified at a facility.

If you have any questions about the SOI process please contact Diane Sullivan at 617-720-4466 or [Diane.Sullivan@massschoolbuildings.org](mailto:Diane.Sullivan@massschoolbuildings.org).

## Massachusetts School Building Authority

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School District Framingham

District Contact Edward Gotgart TEL: (508) 626-9110

Name of School Fuller Middle

Submission Date 3/13/2015

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### SOI CERTIFICATION

To be eligible to submit a Statement of Interest (SOI), a district must certify the following:

- The district hereby acknowledges and agrees that this SOI is NOT an application for funding and that submission of this SOI in no way commits the MSBA to accept an application, approve an application, provide a grant or any other type of funding, or places any other obligation on the MSBA.
- The district hereby acknowledges that no district shall have any entitlement to funds from the MSBA, pursuant to M.G.L. c. 70B or the provisions of 963 CMR 2.00.
- The district hereby acknowledges that the provisions of 963 CMR 2.00 shall apply to the district and all projects for which the district is seeking and/or receiving funds for any portion of a municipally-owned or regionally-owned school facility from the MSBA pursuant to M.G.L. c. 70B.
- The district hereby acknowledges that this SOI is for one existing municipally-owned or regionally-owned public school facility in the district that is currently used or will be used to educate public PreK-12 students and that the facility for which the SOI is being submitted does not serve a solely early childhood or Pre-K student population.
- After the district completes and submits this SOI electronically, the district must sign the required certifications and submit one signed original hard copy of the SOI to the MSBA, with all of the required documentation described under the "Vote" tab, on or before the deadline.
- The district will schedule and hold a meeting at which the School Committee will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is required for cities, towns, and regional school districts.
- Prior to the submission of the hard copy of the SOI, the district will schedule and hold a meeting at which the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is not required for regional school districts.
- On or before the SOI deadline, the district will submit the minutes of the meeting at which the School Committee votes to authorize the Superintendent to submit this SOI. The District will use the MSBA's vote template and the vote will specifically reference the school and the priorities for which the SOI is being submitted. The minutes will be signed by the School Committee Chair. This is required for cities, towns, and regional school districts.
- The district has arranged with the City/Town Clerk to certify the vote of the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body to authorize the Superintendent to submit this SOI. The district will use the MSBA's vote template and submit the full text of this vote, which will specifically reference the school and the priorities for which the SOI is being submitted, to the MSBA on or before the SOI deadline. This is not required for regional school districts.
- The district hereby acknowledges that this SOI submission will not be complete until the MSBA has received all of the required vote documentation and certification signatures in a format acceptable to the MSBA. If Priority 1 is selected, your Statement of Interest will not be considered complete unless and until you provide the required engineering (or other) report, a professional opinion regarding the problem, and photographs of the problematic area or system.

**Chief Executive Officer \***

Robert J. Halpin

Town Manager

(signature)

Date 3/13/15

**School Committee Chair**

Beverly Hugo

(signature)

Date 3/13/15

**Superintendent of Schools**

Dr. Stacy L. Scott

(signature)

Date 3/13/15

\* Local chief executive officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice. Please do not leave any signature lines blank.

## Massachusetts School Building Authority

School District Framingham

District Contact Edward Gotgart TEL: (508) 626-9110

Name of School Fuller Middle

Submission Date 3/13/2015

### Note

#### The following Priorities have been included in the Statement of Interest:

1.  Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists.
2.  Elimination of existing severe overcrowding.
3.  Prevention of the loss of accreditation.
4.  Prevention of severe overcrowding expected to result from increased enrollments.
5.  Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.
6.  Short term enrollment growth.
7.  Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.
8.  Transition from court-ordered and approved racial balance school districts to walk-to, so-called, or other school districts.

### SOI Vote Requirement

I acknowledge that I have reviewed the MSBA's vote requirements for submitting an SOI which are set forth in the Vote Tab of this SOI. I understand that the MSBA requires votes from specific parties/governing bodies, in a specific format using the language provided by the MSBA. Further, I understand that the MSBA requires certified and signed vote documentation to be submitted with the SOI. I acknowledge that my SOI will not be considered complete and, therefore, will not be reviewed by the MSBA unless the required accompanying vote documentation is submitted to the satisfaction of the MSBA.

**Potential Project Scope:** Potential New School

**Is this SOI the District Priority SOI?** YES

**School name of the District Priority SOI:** 2015 Fuller Middle

**Is this part of a larger facilities plan?** YES

**If "YES", please provide the following:**

**Facilities Plan Date:** 12/19/2014

**Planning Firm:** In house by District Administration Staff

**Please provide an overview of the plan including as much detail as necessary to describe the plan, its goals and how the school facility that is the subject of this SOI fits into that plan:**

The District is comprised of 16 Buildings (approximately 1.7 million square feet): 1 preschool; 9 elementary schools, 3 middle schools, 1 high school; 1 alternative high school; 1 building currently occupied by MassBay Community College (until 2017). The District anticipates a major capital project involving major renovation and/or replacement of a school building at approximate 3 year intervals that would allow for a 50 year building life cycle between major capital projects. In addition, the District anticipates \$3,000,000 annual District-wide capital maintenance projects (roofs, boilers, generators, HVAC, etc.) The District's facility goal is to provide structurally sound, energy efficient, educational goal oriented facilities for the anticipated school age population. The Fuller/Farley Campus is located in a section of the District that is experiencing school age population growth. The Fuller Middle School is functionally obsolete and the Farley Middle School building is challenging in terms of providing an appropriate educational setting. The District utilizes a feeder school system with elementary schools feeding into specific middle schools. The Fuller Middle School is in the poorest physical condition of the three middle schools, which adversely impacts elementary school selection of its feeder elementary schools.

**Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 10 students per teacher**

**Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 20 students per teacher**

**Does the District have a Master Educational Plan that includes facility goals for this building and all school buildings in District? YES**

**If "YES", please provide the author and date of the District's Master Educational Plan.**

The 25 year Long Range Capital Plan is part of the Master Educational Plan for the District updated December 19, 2014.

**Is there overcrowding at the school facility? NO**

**If "YES", please describe in detail, including specific examples of the overcrowding.**

**Has the district had any recent teacher layoffs or reductions? NO**

**If "YES", how many teaching positions were affected? 0**

**At which schools in the district?**

**Please describe the types of teacher positions that were eliminated (e.g., art, math, science, physical education, etc.).**

**Has the district had any recent staff layoffs or reductions? NO**

**If "YES", how many staff positions were affected? 0**

**At which schools in the district?**

**Please describe the types of staff positions that were eliminated (e.g., guidance, administrative, maintenance, etc.).**

**Please provide a description of the program modifications as a consequence of these teacher and/or staff reductions, including the impact on district class sizes and curriculum.**

Does Not Apply

**Please provide a detailed description of your most recent budget approval process including a description of any budget reductions and the impact of those reductions on the district's school facilities, class sizes, and educational program.**

The draft budget was submitted to the Town of Framingham in December 2013. It was reviewed by the Finance Committee, Ways and Means Committee and Education Subcommittee culminating in April 2014 with a formal submission to Annual Town Meeting. The FY15 budget was approved in May 2014. The budget was not reduced in the last approval process.

## General Description

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**BRIEF BUILDING HISTORY:** Please provide a detailed description of when the original building was built, and the date(s) and project scopes(s) of any additions and renovations (maximum of 5000 characters).

Constructed in 1958 as the Framingham South High School, the building is currently used as Fuller Middle School. Fuller is also home to the Framingham Public Access Television Station that occupies 8,000 SF of building space. In addition, the Buildings and Grounds Department houses its operations and storage for vehicles and equipment occupying approximately 15,000 SF of building space. Also, there are four classrooms and several offices currently occupied by the Framingham Public Schools ESL program and the Vision Center that take up almost 10,000 square feet of building space. These operations occupy 25,000 SF of the total 196,000 SF of building space. Collectively, the site on which Fuller Middle School and the Farley Building are located is more than 30 acres.

No additions have been made to the building since it was originally constructed. Framingham South High School became Fuller Middle School in 1995 without major capital improvement. The following capital projects and improvements have been completed at Fuller Middle School:

- 1995 Roof Replacement
- 2005 Converted heating system from oil to natural gas
- 2005 Replaced boilers
- 2007 Auditorium Improvements
- 2009 Portion of north masonry wall replaced
- 2010 ADA accessible ramp and railings at the main front entrance
- 2013 Warranty roof repair performed
- 2014 ADA ramp installed at rear of building

**TOTAL BUILDING SQUARE FOOTAGE:** Please provide the original building square footage PLUS the square footage of any additions.

196000

**SITE DESCRIPTION:** Please provide a detailed description of the current site and any known existing conditions that would impact a potential project at the site. Please note whether there are any other buildings, public or private, that share this current site with the school facility. What is the use(s) of this building(s)? (maximum of 5000 characters).

The current site occupied by Fuller Middle School and the Farley Middle School building (MassBay Community College) is approximately 30 acres with frontage on Flagg Drive. It is bordered on the north, south and west by a perennial stream with an associated 200' riverfront setback and a bordering wetland subject to Town of Framingham 125' buffer zone and 30' no alteration zone. The site is generally flat and in addition to the 2 buildings (Fuller Middle School and MassBay Community College) contains paved parking areas for approximately 615 automobiles, a full-size baseball field and a multipurpose athletic field. The developed portions of the site are outside the boundaries of the 100 year flood zone. The developable portions of the site are currently occupied by Fuller Middle School, the Farley Middle School building and associated paved parking areas.

The site is zoned R-1 with 30' minimum front and side yard setbacks. Building height is limited to 35' and 3 stories. 50% of the site must be open space.

**ADDRESS OF FACILITY:** Please type address, including number, street name and city/town, if available, or describe the location of the site. (Maximum of 300 characters)

Fuller Middle School  
31 Flagg Drive  
Framingham, MA 01702

Campus address includes 19-31 Flagg Drive

**BUILDING ENVELOPE: Please provide a detailed description of the building envelope, types of construction materials used, and any known problems or existing conditions (maximum of 5000 characters).**

The building is a one story cast-in-place concrete structure founded on precast concrete piles. The roof structure is gypsum concrete. The roofing is cold applied built up bitumen (TREMCO). Exterior walls are single-glazed aluminum store front with some areas of brick masonry.

The existing roof is approaching the end of its projected useful life in 2016. It has numerous leaks that are addressed by the ongoing maintenance program. Approximately 1/3 of the gypsum deck is structurally compromised. \$300,000.00 of warranty work was performed by TREMCO during the summer of 2013 to address significant issues.

The BH+A Pre-Feasibility Study notes the following:

"The roof is in fair condition and requires continual maintenance. Existing areas of roof discoloration and organic growth within the roof aggregate are indications that areas of the roof pond and hold water. The roof drains are spaced too far apart to effectively keep the roof dry at a roof-pitch of 1/8" per foot. A new roof should increase the roof-pitch to 1/4" per foot, and additional drains could be added to improve drainage. The roof between the upper gymnasium and the north edge of the building has significant organic growth and was wet at the time of the observation. No rain was experienced during the four days prior to the observation. The upper gymnasium roof appears to drain onto the lower roof; the lower roof cannot collect and direct the flow to the drains adequately. Recent repairs were observed at the time of the observation. The aggregate on areas of the roof have been removed to expose the asphalt plies and locate an active leak. An infra-red thermal scan was performed after this observation and confirmed a number of locations where the roof assembly contained excessive amounts of moisture." (B30)

"The exterior brick walls show signs of deterioration (minor thermal cracking of the brick and failing caulked joints) due to the age of the building, but are generally in good condition. The concrete grade beams at exterior walls show signs of deterioration, including spalling concrete exposing steel reinforcing and failing construction joints. The exterior foundation walls are in average condition and require regular maintenance. The brick veneer at several locations has been taken down and rebuilt due to water infiltration problems. Caulked expansion joints in the brick veneer are aging and will need to be repaired as part of regular maintenance. The upper gymnasium walls have no control joints; stepped cracking from thermal movement was observed at the corners." (B210)

"The original storefront and clerestory windows are in fair to poor condition. The aluminum finish is extremely worn on the interior, and the gaskets are loose in many locations. The exterior system falls far below the current requirements for energy efficiency. The perimeter sealant at most locations is brittle or missing." (B2020)

Two-thirds of the building area has a dirt floor crawl-space beneath it. The concrete framed slab is deteriorated with rusting reinforced steel and spalled concrete requiring extensive repairs. Temporary shoring is being investigated. Air quality within the crawl space and moisture migration into the concrete slab from below are significant concerns requiring expensive mitigation.

There is limited ADA/MAAB compliance accessibility to the building requiring significant site and building modification.

**Has there been a Major Repair or Replacement of the EXTERIOR WALLS? YES**



**Year of Last Major Repair or Replacement:(YYYY) 2009**

**Description of Last Major Repair or Replacement:**

Due to water damage, a portion of the exterior brick wall on the north face or rear of the building was replaced.

**Roof Section A**

**Is the District seeking replacement of the Roof Section? YES**

**Area of Section (square feet) 165200**

**Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)**

TREMCO BURMASTIC 200 Tar & Gravel with stone aggregate ballast

**Age of Section (number of years since the Roof was installed or replaced) 20**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

Warranty repair of 65,000 SF in 2013. Ongoing emergency repairs as needed to prevent water damage and air quality issues.

**Roof Section B**

**Is the District seeking replacement of the Roof Section? YES**

**Area of Section (square feet) 12400**

**Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)**

TREMCO BURMASTIC 200 with PVC finish (Auditorium Section)

**Age of Section (number of years since the Roof was installed or replaced) 20**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

Repairs performed as required.

**Roof Section C**

**Is the District seeking replacement of the Roof Section? YES**

**Area of Section (square feet) 18400**

**Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)**

TREMCO BURMASTIC 200 with PVC Finish (Gymnasium Section)

**Age of Section (number of years since the Roof was installed or replaced) 20**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

Repairs performed as required.

**Window Section A**

**Is the District seeking replacement of the Windows Section? YES**

**Windows in Section (count) 360**

**Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))**

Single Panel (South Section)

**Age of Section (number of years since the Windows were installed or replaced) 57**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

Replacement of broken windows as needed.

**Window Section B**

**Is the District seeking replacement of the Windows Section? YES**

**Windows in Section (count) 360**

**Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))**

Single Pane (North Section)

**Age of Section (number of years since the Windows were installed or replaced) 57**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

Replacement of broken windows as needed.

**Window Section C**

**Is the District seeking replacement of the Windows Section? YES**

**Windows in Section (count)** 192

**Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))**

Single Pane (West Low Section)

**Age of Section (number of years since the Windows were installed or replaced)** 57

**Description of repairs, if applicable, in the last three years. Include year of repair:**

Replacement of broken windows as needed.

**Window Section** D

**Is the District seeking replacement of the Windows Section?** YES

**Windows in Section (count)** 120

**Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))**

Single Pane (East Section)

**Age of Section (number of years since the Windows were installed or replaced)** 57

**Description of repairs, if applicable, in the last three years. Include year of repair:**

Replacement of broken windows as needed.

**Window Section** E

**Is the District seeking replacement of the Windows Section?** YES

**Windows in Section (count)** 569

**Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))**

Single Panel (Courtyards)

**Age of Section (number of years since the Windows were installed or replaced)** 57

**Description of repairs, if applicable, in the last three years. Include year of repair:**

Replacement of broken windows as needed.

**MECHANICAL and ELECTRICAL SYSTEMS: Please provide a detailed description of the current mechanical and electrical systems and any known problems or existing conditions (maximum of 5000 characters).**

The heating system is comprised of 3 natural gas fired boilers and the majority of the building is hydronic forced hot water. Ventilation is provided through AHU's in the crawl-space and classroom unit-ventilators. There are multiple portable and fixed cooling systems. Plumbing is original to the building with minor upgrades to valves and flushometers. Falling concrete from the structural slab above the crawl-space causes significant damage to the Mechanical, Plumbing and Electrical Systems (MEPS). The electrical system has original switch gear. One of three transformers failed and was replaced by NSTAR in 2012. The other transformers are original equipment and contain PCBs in the coolant. There is no emergency power backup system to the building. MEPS traversing the crawl-space are exposed to moisture and experiencing significant deterioration. Fire alarm control panels are non-addressable. There is no fire suppression system in the building.

The BH+A Study notes the following:

"The electrical system is adequate as a temporary solution. As the system ages further, nuisance tripping and minor outages may become common. Replacement parts may no longer be supported, causing increased maintenance cost and ultimately complete replacement of equipment. For these reasons, it is not recommended to use the equipment as a long-term solution. If the building is to be renovated, new equipment should be installed that will provide many years of reliable and maintenance free service."(D50)

"The lighting system is adequate as a temporary solution. If the building is to be renovated, the lighting system should be replaced with higher efficiency fixtures and occupancy sensors should be added. The payback for an updated system would take only 2-5 years." (D50)

"The fire alarm system is adequate as a temporary solution. If the building is to be renovated, the fire alarm system would need to be replaced. The most recent building codes require educational facilities to have an emergency voice/alarm communication to broadcast voice messages (via speaker) upon activation of the fire alarm system. The system should also be addressable, as this type of system provides fewer nuisance alarms, faster detection, and the exact location of

where a fire has started or which pull station was activated." (D50)

"The heating and ventilation systems and equipment, with the exception of the boilers and primary circulating pumps, are well beyond their expected life. The systems appear to be functioning properly, but we expect that the equipment requires an inordinate amount of maintenance and repairs to keep it functioning. The new boiler system is essentially new and has 20+ years of useful life left. If the building is abandoned, the boilers should be salvaged for use elsewhere. The secondary pumps in the crawl space are past their useful life and will be an ongoing maintenance issue. The piping, unit ventilators, and baseboard are at or near the end of their expected life, but can be repaired as needed to keep the building functional. The heating and ventilation units and exhaust fans are at the end of their useful life, but can also be repaired as needed and kept functional. The majority of the heating and ventilation systems appear to be code-compliant. If the outdoor air intakes are functioning properly, the ventilation systems provide adequate outdoor air to meet the current code requirements. There are few spaces that do not have ventilation because they were not originally intended to be occupied spaces. The energy efficiency of the systems is not per current code. The kitchen exhaust system is not per code. If the building is intended to be used for a few more years and then abandoned or torn down, the existing systems can be maintained to provide heating and ventilation. If the building were to undergo a major renovation with the intent of using it for many more years, the heating and ventilation systems should be replaced with new, energy-code-compliant and efficient systems." (D30)

"The domestic hot water heating system has a lot of life remaining. The plumbing fixtures are serviceable, as is the piping system. If the building is intended to be used for a few more years and then abandoned, the existing systems should be able to be maintained to adequately serve the building. If the building is to be used for a different age of student or if there are to be major renovations, the bathrooms may need to be brought up to current code. In the short term, it might be advisable to install a new grease trap to serve all of the kitchen waste and extend the life of the downstream piping. The building storm discharge should also be scoped and possibly repaired or replaced to prevent backups. If the building is to undergo a major renovation, all of the piping systems should be closely inspected and replaced, depending on the findings. (D20)

#### **Boiler Section 1**

**Is the District seeking replacement of the Boiler?** NO

**Is there more than one boiler room in the School?** NO

**What percentage of the School is heated by the Boiler?** 33

**Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)**

Natural Gas

**Age of Boiler (number of years since the Boiler was installed or replaced)** 12

**Description of repairs, if applicable, in the last three years. Include year of repair:**

In 2013, the circulator pump was repaired and the safety valves and shunt pump were replaced. Increased use of these boilers due to the need to run the HVAC system 18 hours a day to address moisture concerns has resulted in increased energy consumption and an accelerated maintenance schedule. The useful life of this boiler will be decreased due to the extended duty cycle.

#### **Boiler Section 2**

**Is the District seeking replacement of the Boiler?** NO

**Is there more than one boiler room in the School?** NO

**What percentage of the School is heated by the Boiler?** 33

**Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)**

Natural Gas

**Age of Boiler (number of years since the Boiler was installed or replaced)** 12

**Description of repairs, if applicable, in the last three years. Include year of repair:**

In 2013, the circulator pump was repaired and the safety valves and shunt pump were replaced. Increased use of these boilers due to the need to run the HVAC system 18 hours a day to address moisture concerns has resulted in increased energy consumption and an accelerated maintenance schedule. The useful life of this boiler will be decreased due to the extended duty cycle.

**Boiler Section 3****Is the District seeking replacement of the Boiler?** NO**Is there more than one boiler room in the School?** NO**What percentage of the School is heated by the Boiler?** 34**Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)**

Natural Gas

**Age of Boiler (number of years since the Boiler was installed or replaced)** 12**Description of repairs, if applicable, in the last three years. Include year of repair:**

In 2013, the circulator pump was repaired and the safety valves and shunt pump were replaced. Increased use of these boilers due to the need to run the HVAC system 18 hours a day to address moisture concerns has resulted in increased energy consumption and an accelerated maintenance schedule. The useful life of this boiler will be decreased due to the extended duty cycle.

**Has there been a Major Repair or Replacement of the HVAC SYSTEM?** YES**Year of Last Major Repair or Replacement:(YYYY)** 2014**Description of Last Major Repair or Replacement:**

In 2014, the supply duct work for Building "A" classrooms was cleaned, repaired and insulated to eliminate basement air infiltrating the classrooms. This duct work was rotted out. Supply air duct work in the boys' and girls' locker rooms, main office, and library were repaired or replaced. These were also rotted out due to high moisture in the crawl spaces where they are located. Note these areas are not near one another in the facility.

The HVAC system has been programmed to run 18 hours per day to address the air quality concerns voiced by staff and the Teacher's Union due to water infiltration through the roof and the crawl space condition. Due to this increased use of system, fan motors and bearings are constantly being replaced.

**Has there been a Major Repair or Replacement of the ELECTRICAL SERVICES AND DISTRIBUTION SYSTEM?** YES**Year of Last Major Repair or Replacement:(YYYY)** 2012**Description of Last Major Repair or Replacement:**

Emergency replacement of 1 transformer by NSTAR in 2012. Other transformers are original.

**BUILDING INTERIOR: Please provide a detailed description of the current building interior including a description of the flooring systems, finishes, ceilings, lighting, etc. (maximum of 5000 characters).**

The interior is concrete masonry block painted. Ceilings are mixed ceiling tectum with suspended ceilings in select areas throughout the building including the auditorium. Lighting upgrades have been performed using the NSTAR Rebate Program. Flooring is vinyl composite tile with some known to contain asbestos. Select rooms have fire retardant, hypoallergenic carpet approved for school use. Doors, frames and hardware are original.

**PROGRAMS and OPERATIONS: Please provide a detailed description of the current programs offered and grades served, and indicate whether there are program components that cannot be offered due to facility constraints, operational constraints, etc. (maximum of 5000 characters).**

The Fuller Middle School houses grades 6-8. Fuller is also home to the Framingham Public Access Television Station that occupies 8,000 SF of building space. In addition, the Buildings and Grounds Department houses its operations and storage for vehicles and equipment occupying approximately 15,000 SF of building space. Also, there are four classrooms and several offices currently occupied by the Framingham Public Schools ESL program and the Vision Center that take up almost 10,000 square feet of building space. Collectively, those operations occupy 25,000 SF of the total 196,000 SF of building space. The school, including gymnasium and cafeteria, is used after regular school hours by various school and community groups and organizations.

Existing classrooms do not meet MSBA size standards. The inappropriately sized classrooms and structural issues requiring classrooms to be moved presents significant hurdles in delivering the Team Teaching Model and seriously compromises the Science, Technology, Engineering, Arts and Math (STEAM) curriculum.

ADA/MAAB accessibility upgrades are required in most bathrooms. The gymnasium is over-sized for middle school use while the cafeteria and kitchen are substandard.

**CORE EDUCATIONAL SPACES: Please provide a detailed description of the Core Educational Spaces within the facility, a description of the number and sizes (in square feet) of classrooms, a description of science rooms/labs including ages and most recent updates, a description of the cafeteria, gym and/or auditorium and a description of the media center/library (maximum of 5000 characters).**

The building is comprised of approximately 100 rooms of which 50 are classrooms with an average size of 732 SF. There are 5 science classrooms and 1 science laboratory with an average size 871 SF. The science laboratory has only received minor upgrades since 1958. In addition to the science classrooms and science lab, there are 4 computer labs totaling 2,900 SF.

There is one 3,600 SF media center/reading room in the school which is appropriately sized for the current use of the building. There are 2 gymnasiums (1 at 9,500 SF and 1 at 5,000 SF) and one 6,800 SF auditorium.

**CAPACITY and UTILIZATION: Please provide a detailed description of the current capacity and utilization of the school facility. If the school is overcrowded, please describe steps taken by the administration to address capacity issues. Please also describe in detail any spaces that have been converted from their intended use to be used as classroom space (maximum of 5000 characters).**

160,000 SF of the original building is used by the Fuller Middle School. The current school population is approximately 450 and expected to increase to 650 over the next 5 to 10 years. The current building is extremely inefficient due to surplus gymnasium space, inappropriately sized classrooms and extensive wide corridors.

All Fuller Middle School educational use is being removed from the west wing as of June 2015. The persistent roof leak issues and need to provide temporary shoring in this section in the near future will disrupt student access to a productive and acceptable learning environment. The current practice of having classrooms move is disruptive and detrimental to the educational setting. The loss of time on learning is of tremendous concern. There are structural and moisture infiltration issues in the remainder of the building that is occupied for educational use. The custodial staff, administration and teaching staff work together to reduce the impact of moving classrooms; however, there is no way to avoid this practice given the condition of the building.

**MAINTENANCE and CAPITAL REPAIR: Please provide a detailed description of the district's current maintenance practices, its capital repair program, and the maintenance program in place at the facility that is the subject of this SOI. Please include specific examples of capital repair projects undertaken in the past, including any override or debt exclusion votes that were necessary (maximum of 5000 characters).**

The District has a 25 Year Long Range Facilities Plan. The submittal of this SOI supports the long range facilities plan and the process to request capital funding.

The Buildings and Grounds Department has a maintenance staff including a licensed electrician, licensed plumber, licensed HVAC technician, metal worker, painter, 2 carpenters, mechanic and utility worker. There is an administrative staff comprised of a Director, Maintenance Foreman, Executive Assistant and 2 Secretaries. In addition, there are 62 full-time custodians deployed throughout 15 buildings (not including Farley Middle School building).

Work orders are generated and distributed to appropriate maintenance staff to repair and maintain the buildings on an

ongoing basis. Contracted services and supplies are secured from vendors when required. Requests for extraordinary maintenance are generated by the Director of Buildings and Grounds, the Maintenance Foreman, the maintenance staff and the Senior Custodians at each school. Annual district-wide maintenance costs are approximately \$7 million as follows:

\$2.5 Million Utility Costs  
 \$3.5 Million Custodian Staff  
 \$1.0 Million Ordinary Repairs

In addition, the District's annual extraordinary capital repair projects range between \$2 million and \$3.5 million. Recent examples of extraordinary capital projects district-wide include:

#### FY15 CAPITAL PROJECTS - SCHOOL DEPARTMENT

Technology Upgrades - District  
 Elevator Installation at King School which was reopened in FY14 to address increasing elementary enrollment  
 DDC Energy Conservation - 7 Schools  
 Furniture Replacement - 7 Elementary Schools (majority to furnish reopening of King Elementary School)  
 Replacement of Deteriorated Asbestos Floor Tile - 1 School  
 Food Services Equipment - 7 Schools  
 Masonry Repointing Design Only - 1 School  
 Paving Replacement and Design - 3 Schools  
 ADA Upgrades to Curbs, Sidewalks, Handicap Ramps, Railings, Door Hardware and Signage - 5 Schools  
 HVAC Replacement of Rooftop Air Handling Units and Ventilation Equipment - 2 Schools  
 Mechanical, Electrical and Plumbing Upgrades - 7 Schools  
 Stake Body Truck Replacement  
 Utility Body Truck with Lift Gate Replacement  
 Utility Body Truck Replacement  
 Athletic Equipment Shelving Systems - 1 School

#### FY14 CAPITAL PROJECTS - SCHOOL DEPARTMENT

DDC Energy Conservation - 1 School  
 Replacement of Deteriorated Asbestos Floor Tile - 2 Schools  
 Engineering Plan and Design for FY15 - 1 School  
 Paving Replacement/Storm Water - 2 Schools  
 Engineering, Plan Design Paving and Storm Water for FY15 - 2 Schools  
 Replace Rooftop AHU's and Ventilation Supply Units - 3 Schools  
 ADA Upgrades to Curbs, Sidewalks, Handicap Ramps, Railings, Door Hardware and Signage - 6 Schools  
 Mechanical, Electrical and Plumbing Upgrades - 10 Schools  
 Generator Replacement - 1 School  
 Grounds Equipment Replacement - Mower  
 Dump Truck with Plow Replacement

2011 \$950,000.00 Stapleton Elementary School Green Repair Project (Window/Door Replacement)

#### CAPITAL PROJECTS - FULLER MIDDLE SCHOOL

1995 Roof Replacement  
 2005 Convert Heating System from oil to natural gas  
 2005 Replaced boilers  
 2007 Auditorium Improvements  
 2009 Portion of north masonry wall replaced  
 2010 ADA accessible ramp and railings at the main front entrance  
 2013 \$300,000.00 Warranty roof repair was performed by TREMCO the summer of 2013

2014 ADA Ramp installed at rear of building

**Priority 1**

***Question 1: Please provide a detailed description of the perceived health and safety problem(s) below. Attach copies of orders or citations from state and/or local building and/or health officials.***

The Fuller roof was replaced in 1995 and has a 20-year life expectancy. An infrared analysis conducted in 2012 as part of the building's assessment revealed 25% of the roof deck is structurally unsound. Seasonal leak repairs are extensive. The building was originally equipped with many sky lights that were removed during roof replacement resulting in limited natural light throughout the main corridors as was originally designed and planned. Due to serious leak issues, \$300,000.00 of warranty roof repair work was performed by TREMCO the summer of 2013.

Two-thirds of the building area has a dirt floor crawl-space beneath it. The concrete framed slab is deteriorated with rusting reinforced steel and spalled concrete requiring extensive repairs. Air quality within the crawl space and moisture migration into the concrete slab from below are significant concerns requiring expensive mitigation. The structural concrete floor is suspended and one-third is showing signs of deterioration. Falling concrete is damaging plumbing, electrical and heating systems.

All Fuller Middle School educational use is being removed from the west wing as of June 2015. The persistent roof leak issues and need to provide temporary shoring in this section in the near future will disrupt student access to a productive and acceptable learning environment. The current practice of having classrooms move is disruptive and detrimental to the educational setting. The loss of time on learning is of tremendous concern. There are structural and moisture infiltration issues in the remainder of the building that is occupied for educational use. The custodial staff, administration and teaching staff work together to reduce the impact of moving classrooms; however, there is no way to avoid this practice given the condition of the building.

The building is well maintained by the custodial staff on a daily basis. It is a clean well cared for building that has reached the end of its useful life. The concrete slab structural issues, curtain wall construction of the building and roof condition are beyond repair status. The building is not worth salvaging with the possible exception of the cafeteria and gymnasium wing which have a different structural support system (concrete slab on grade).

There is no fire suppression system and the building requires significant life safety upgrades.

There is limited ADA/MAAB compliance accessibility to the building requiring significant site and building modification.

Fuller is not equipped with an emergency back-up generator.



**Priority 1**

***Question 2: Please describe the measures the district has taken to mitigate the problem(s) described above.***

The District is under contract with TREMCO Roofing Inc. for roof repairs. The Director of Buildings and Grounds met with the management of TREMCO Roofing in 2013 regarding the poor condition of the roof. As a result of this meeting and joint inspection, TREMCO performed warranty repair valued at \$300,000.00 the summer of 2013.

Maintenance staff are monitoring and maintaining the mechanical, electrical and plumbing systems. Plumbing, electrical and HVAC piping and equipment damaged by falling concrete is repaired and moved if possible. To address air quality concerns due to water infiltration, the HVAC system is programmed to run 18 hours a day. This shortens the life expectancy of the equipment and requires an accelerated maintenance schedule. Univents are breaking down due to the extended use cycle. Utility costs for the building are extraordinarily high due to the extended use of the equipment.

In 2014 the supply duct work for Building "A" classrooms was cleaned, repaired and insulated to eliminate basement air infiltrating the classrooms. This duct work was rotted out. Supply air duct work in the boys' and girls' locker rooms, main office, and library were repaired or replaced. These were also rotted out due to high moisture in the crawl spaces where they are located. Note these areas are not near one another in the facility. The HVAC system has been programmed to run 18 hours per day to address the air quality concerns voiced by staff and the Teacher's Union due to water infiltration through the roof and the crawl space condition. Due to this increased use of system, fan motors and bearings are constantly being replaced.

In December 2014, the structural engineering firm Roome & Guarracino, LLC performed an investigation of the concrete slab condition and recommend temporary shoring. They provided a shoring plan and preliminary estimate of \$60,000.00 to shore 5% of the building. Due to the nature of it being a crawl space, it will not be easily accessible to perform this work.

**Priority 1**

***Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.***

All Fuller Middle School educational use is being removed from the west wing as of June 2015. The persistent roof leak issues and need to provide temporary shoring in this section in the near future will disrupt student access to a productive and acceptable learning environment. The current practice of having classrooms move is disruptive and detrimental to the educational setting. The loss of time on learning is of tremendous concern. There are structural and moisture infiltration issues in the remainder of the building that is occupied for educational use. The custodial staff, administration and teaching staff work together to reduce the impact of moving classrooms however there is no way to avoid this practice given the condition of the building.

In addition to the disruption of moving classrooms and loss of time on learning, the Middle School team teaching model is impacted when teachers in the same team are not in close proximity. The Science, Technology, Engineering, Arts and Math (STEAM) curriculum is impacted as collaboration and worker spaces are in flux in terms of location or proximity to the respective teams.

There is ADA/MAAB compliant handicap ramp access to the building. One is located at main entrance and one at the rear of the building. Bus arrivals, departures and handicap parking placement is in place at the main entrance of the building. The ADA ramp at the rear of the building installed in 2014 is for emergency ADA exit access.

**Please also provide the following:**

In the space below, please tell us about the report from an independent source that is not under the direct control of the school district or the city/town, stating that the facility is structurally unsound or jeopardizes the health and safety of the students. The entirety of this report should be submitted in hard copy along with the hard copy of the district's SOI.

Please note that the MSBA will accept an official report from a city or town department/employee, if the person preparing the report is a licensed building inspector, architect, or engineer. For example, a report from the district, city, or town maintenance or janitorial department would not meet this requirement.

**Name of Firm that performed the Study/Report (maximum of 50 characters):**

Bargmann Hendrie+Archetype:Roome&Guarracino LLC

**Date of Study/Report:** 12/15/2012

**Synopsis of Study/Report (maximum of 1500 characters):**

The conclusions of the Bargmann Hendrie + Archetype assessment are as follows:

- Fuller Middle School is more than 50 years old and most of its building systems are at or beyond their useful life (significant roof leaks, more than 25% of the roof deck is structurally unsound, more than one-third of the structural slab is structurally deteriorated, obsolete window systems, Mechanical, Electrical, Plumbing System (MEPS) infrastructure is original equipment)
- Fuller's educational space reconfiguration requirements to meet District goals would be extensive
- Fuller is without a fire suppression system and requires significant life safety upgrades
- Wetlands limitations limit site buildable area to the currently built out portions of the Fuller/Farley campus

In December 2014, the structural engineering firm Roome & Guarracino LLC performed an investigation of the concrete slab condition and recommend temporary shoring. They provided a shoring plan and preliminary estimate of \$60,000.00

to shore 5% of the building.

Correspondingly, this SOI seeks to assess the feasibility of the Fuller/Farley campus as the site of a renovated or new building or buildings to house 650 middle school students and possibly 400-500 elementary students in the southern region of the District.

**Is the perceived Health and Safety problem related to asbestos?:** NO

**If "YES", please describe the location in the facility, if it is currently viable, and the mitigation efforts that the district has undertaken to date (maximum of 2000 characters):**

**Is the perceived Health and Safety problem related to an electrical condition?:** YES

**If "YES", please describe the electrical condition, any imminent threat, and the mitigation efforts that the district has undertaken to date (maximum of 2000 characters):**

Electrical repairs are performed as required. The condition of the structural slab and falling concrete damages electrical components in the building. Also, 2 of the 3 Transformer Rooms contain original transformers with PCBs.

**Is the perceived Health and Safety problem related to a structural condition?:** YES

**If "YES", please describe the structural condition, any imminent threat, and the mitigation efforts that the district has undertaken to date (maximum of 2000 characters):**

The building was constructed on structural piles and caissons with a crawl space and a dirt floor beneath the entire building. This causes a musty odor at times within the building. Air quality testing was performed in 2007 when mold spore count, carbon dioxide, oxygen and carbon monoxide measured levels were reported to be within allowable limits. The structural concrete floor is suspended and one-third is showing signs of deterioration. Falling concrete is damaging plumbing and heating and electrical systems. Monitoring maintenance and repair of mechanical systems and roof repairs are performed as needed.

The Teacher's Union, in response to air quality and building concerns, requested and received documentation regarding the Fuller School in 2014.

**Is the perceived Health and Safety problem related to the building envelope?:** YES

**If "YES", please describe the building envelope condition, any imminent threat, and the mitigation efforts that the district has undertaken to date (maximum of 2000 characters):**

The BH+A Pre-Feasibility Study notes the following:

"The exterior brick walls show signs of deterioration (minor thermal cracking of the brick and failing caulked joints) due to the age of the building, but are generally in good condition. The concrete grade beams at exterior walls show signs of deterioration, including spalling concrete exposing steel reinforcing and failing construction joints. The exterior foundation walls are in average condition and require regular maintenance. The brick veneer at several locations has been taken down and rebuilt due to water infiltration problems. Caulked expansion joints in the brick veneer are aging and will need to be repaired as part of regular maintenance. The upper gymnasium walls have no control joints; stepped cracking from thermal movement was observed at the corners." (B2010)

"The original storefront and clerestory windows are in fair to poor condition. The aluminum finish is extremely worn on the interior, and the gaskets are loose in many location. The exterior system falls far below the current requirements for energy efficiency. The perimeter sealant at most locations is brittle or missing." (B2020)

Two-thirds of the building area has a dirt floor crawl-space beneath it. The concrete framed slab is deteriorated with rusting reinforced steel and spalled concrete requiring extensive repairs. Temporary shoring is being investigated. Air quality within the crawl space and moisture migration into the concrete slab from below are significant concerns requiring expensive mitigation.

There is limited ADA/MAAB compliance accessibility to the building requiring significant site and building modification.

**Is the perceived Health and Safety problem related to the roof?:** YES

**If "YES", please describe the roof condition, any imminent threat, and the mitigation efforts that the district has**

**undertaken to date (maximum of 2000 characters):**

The Fuller roof was replaced in 1995 and has a 20-year life expectancy. An infrared analysis conducted in 2012 as part of the building's assessment revealed 25% of the roof deck is structurally unsound. Seasonal leak repairs are extensive. The District has a maintenance contract with TREMCO Roofing Inc and an agreement was reached in 2013 that resulted in 65,000 SF of warranty repairs being performed the summer of 2013.

**Is the perceived Health and Safety problem related to accessibility?:** YES

**If "YES", please describe the areas that lack accessibility and the mitigation efforts that the district has undertaken to date. In addition, please submit to the MSBA copies of any federally-required ADA Self-Evaluation Plan and Transition Plan (maximum of 2000 characters):**

The Fuller Middle School is a 196,000 square foot building with two ADA compliant ramps. One is at the main entrance which serves as the only access to parking and bus loading areas. The portable ramp installed in 2014 only serves an emergency ADA fire exit in the back of the building.

**Priority 4**

***Question 1: Please describe the conditions within the community and School District that are expected to result in increased enrollment.***

A recently completed New England School Development Council (NESDEC) study projects an increase of 257 students at the middle school level through 2020. The majority of this population increase is projected to be in the southern section of Framingham. The Fuller School is the only middle school of the 3 middle schools located in this portion of Framingham and is the only school with any capacity to address this increase.

The condition of the Fuller Middle School and predicted influx of students warrants a comprehensive SOI addressing multiple factors.

Framingham Public Schools has undertaken a comprehensive evaluation of future enrollment, current facilities, and population shift within the Town and has determined that a new school should be built to replace the current Fuller Middle School. A new school facility will address the following needs of the District:

- December 2014 NESDEC enrollment projections
- Increasing enrollment at the elementary level that is predicted to continue per the NESDEC
- Enrollment is increasing in the southern section of Framingham at significantly greater pace
- The Fuller Middle School is located in the southern section of Framingham
- The Fuller Middle School is in need of replacement

The facility is not worth the investment of a significant rehabilitation project.

**Priority 4**

***Question 2: Please describe the measures the School District has taken or is planning to take in the immediate future to mitigate the problem(s) described above.***

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The School District requested and received capital funding for a Building Assessment of the Fuller Middle School and Farley Middle School Building in the Spring of 2012.

The School Committee hosted a public information meeting regarding the Fuller/Farley campus December 2010 inviting all Town Officials, Town Boards and Committees and the general public to attend. Bargmann Hendrie + Archetype provided professional interpretation of the condition of the Fuller Middle School. A tour of both facilities was provided. At this meeting, it was determined that the District must extend the Long Range Facilities Plan to 25 years. This was concluded in May 2012.

In June 2014, the King Building was reopened as the ninth K-5 elementary school in the District. The location of the King school is not optimal as it is located in the northern section of Framingham and the population growth is predominately in the southern section. The cost of transportation continues to grow and the increased growth in population is predicted to continue.

**Priority 4**

**Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.**

The District has identified the influx of students through updated enrollment performed by NEDSEC. The MSBA enrollment model uses the same cohort survival ratios and, therefore, both prediction models are in agreement.

Increasing enrollment (predominately in the Southern section of Framingham) has resulted in elementary schools being at capacity and the King Building being reopened as the District's ninth elementary school in June 2014. Educational programs and staff are relocated to the best of the District's ability to minimize the impact on students. Transportation requirements to ensure students can access necessary educational programs and services, such as SPED and Bilingual, have increased significantly. Transferring of staff to different schools and long bus rides are not optimal.

The Fuller Middle School, given its condition and limitations in providing classrooms that have to be moved due to leaks or structural issues, cannot accommodate the influx of students.

The District is submitting this SOI to address the problem in a comprehensive and deliberate manner.

**Please also provide the following:**

<b>Cafeteria Seating Capacity:</b>	450
<b>Number of lunch seatings per day:</b>	3
<b>Are modular units currently present on-site and being used for classroom space?:</b>	NO

If "YES", indicate the number of years that the modular units have been in use:

**Number of Modular Units:**

**Classroom count in Modular Units:**

**Seating Capacity of Modular classrooms:**

**What was the original anticipated useful life in years of the modular units when they were installed?:**

<b>Have non-traditional classroom spaces been converted to be used for classroom space?:</b>	NO
--	----

If "YES", indicate the number of non-traditional classroom spaces in use:

**Please provide a description of each non-traditional classroom space, its originally-intended use and how it is currently used (maximum of 1000 characters):**

**Please explain any recent changes to the district's educational program, school assignment policies, grade configurations, class size policy, school closures, changes in administrative space, or any other changes that impact the district's enrollment capacity (maximum of 5000 characters). :**

The Administration was moved from a Town owned building in 2009 to portions of the Fuller Middle School, King Elementary School/Administration Building and Juniper Hill School due to indoor air quality concerns. All Administration offices, with the exception of the Buildings and Grounds, Transportation and Food Services Department, were moved to the King Elementary School/Administration Building the summer of 2012.

Due to a dramatic increase in elementary enrollment, resulting in the need to exceed the maximum class size guidelines for Kindergarten, the King School was reopened as the 9th elementary school in FY15 to house overflow Kindergarten students. A new grade will added every year for the next 5 years. The King School will be at capacity in 5 years. All of the other 8 elementary schools are at capacity. This influx of younger students will be moving on to the middle school level, which cannot support this influx. In addition, the inventory and age of current elementary schools, population growth in the southern section of town, and predicted population growth in general requires the Framingham Public Schools to

thoughtfully and deliberately examine the space and building solution that is comprehensive, economical, and focused.

Rental space to house displaced Administration has been secured. A joint meeting between the Superintendent of Schools including District Directors and the Town Manager including Town DPW was held on January 9, 2014 to discuss space needs. 90% of Framingham Public Schools Administration will have moved a minimum of 4 times over a five year period, which is not conducive to the smooth operation of a quality educational program.

**What are the district's current class size policies (maximum of 500 characters)?:**

ELEMENTARY-Kindergarten 19 (plus or minus 3); Grade 1-2 20 (plus or minus 4); Grades 3-5 21 (plus or minus 4)

MIDDLE SCHOOL: The core academic subjects in the middle schools (grades 6-8) will be taught by teams of teachers.

The guidelines for the number of students on each team shall be 21 (plus or minus 4) for each teacher on the team.



**Priority 5**

***Question 1: Please provide a detailed description of the issues surrounding the school facility systems (e.g., roof, windows, boilers, HVAC system, and/or electrical service and distribution system) that you are indicating require repair or replacement. Please describe all deficiencies to all systems in sufficient detail to explain the problem.***

The existing roof was replaced in 1995 and is approaching the end of its useful life in 2016. It has numerous leaks that are addressed by the ongoing maintenance program. Approximately 25% of the gypsum deck is structurally compromised. 65,000 SF of warranty repair work was performed by TREMCO the summer of 2013. This allows the District a short window of time to determine a facility solution before a minimum \$4,000,000.00 roof replacement project will be needed. The condition of the facility does not warrant this investment.

The single glazed windows are energy inefficient and the window frames are without thermal break resulting in high energy consumption for heating and cooling. Significant portions of the masonry exterior facade are cracked and deteriorated. The building needs to be re-caulked to restore its moisture resistant integrity.

Two-thirds of the building area has a dirt floor crawl-space beneath it. The concrete framed slab is deteriorated with rusting reinforced steel and spalled concrete requiring extensive repairs. In December 2014, the structural engineering firm Roome & Guarracino LLC performed an investigation of the concrete slab condition and recommend temporary shoring. They provided a temporary shoring plan and preliminary estimate of \$60,000.00 to shore 5% of the building. Air quality within the crawl space and moisture migration into the concrete slab from below are significant concerns requiring expensive mitigation.

The heating system is comprised of 3 natural gas fired boilers and the majority of the building is hydronic forced hot water. Ventilation is provided through AHU's in the crawl-space and classroom unit-ventilators. There are multiple portable and fixed cooling systems. Plumbing is original to the building with minor upgrades to valves and flushometers. Falling concrete from the structural slab above the crawl-space causes significant damage to the plumbing, HVAC and electrical systems. The electrical system has original switch gear. One of three transformers failed and was replaced by NSTAR in 2012. The other transformers are original equipment and contain PCBs in the coolant. There is no emergency power backup system to the building. Mechanical, Electrical, Plumbing Systems (MEPS) traversing the crawl-space are exposed to moisture and experiencing significant deterioration. Fire alarm control panels are non-addressable. There is no fire suppression system in the building.

There is limited ADA/MAAB compliance accessibility to the building requiring significant site and building modification.

**Priority 5**

***Question 2: Please describe the measures the district has already taken to mitigate the problem/issues described in Question 1 above.***

The District is under contract with TREMCO Roofing for repair. Total replacement/repair in the near term is necessary. 65,000 SF in warranty repair, with a value of \$300,000.00, was performed the summer of 2013 by TREMCO. Continued leak issues are repaired as needed. Classrooms are moved if and when necessary.

Plumbing, electrical and HVAC piping and equipment damaged by falling concrete is repaired and moved if possible.

In 2014, the supply duct work for Building "A" classrooms was cleaned, repaired and insulated to eliminate basement air infiltrating the classrooms. This duct work was rotted out. Supply air duct work in the boys' and girls' locker rooms, main office, and library were repaired or replaced. These were also rotted out due to high moisture in the crawl spaces where they are located. These areas are not near one another in the facility.

The HVAC system has been programmed to run 18 hours per day to address the air quality concerns voiced by staff and the Teacher's Union due to water infiltration through the roof and the crawl space condition. Due to this increased use of system, fan motors and bearings are constantly being replaced.

In December 2014, the structural engineering firm Roome & Guarracino LLC performed an investigation of the concrete slab condition and recommend temporary shoring. They provided a shoring plan and preliminary estimate of \$60,000.00 to shore 5% of the building.

**Priority 5**

***Question 3: Please provide a detailed explanation of the impact of the problem/issues described in Question 1 above on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.***

Using antiquated and substandard space is not optimal for a 21<sup>st</sup> century learning environment. Roof leaks at Fuller Middle School have resulted in the need to relocate multiple classrooms which not only disrupts teaching and learning in these rooms, but also impacts the teachers and students directly as a result of these unanticipated immediate relocations. These relocations also disrupt the integrity of the Team Teaching Model at Fuller as contiguous classroom spaces are relocated. The Science, Technology, Engineering, Arts and Math (STEAM) curriculum is impacted by the relocations of classrooms and the necessary collaboration and maker space.

The District has been approached by the faculty via the Massachusetts Teacher's Association to participate in meetings and provide documentation pertaining to existing conditions including indoor air quality. The faculty has concerns regarding working conditions and parity with the other two middle schools, which has had and will continue to have a negative impact on the morale and productivity of the teachers and staff. This is particularly concerning given the fact that Fuller is the only level 3 middle school in the District.

At the elementary level, increasing enrollments and class sizes have impacted the quality of the educational program across the District. Those enrollment increases will absolutely impact the middle schools in Framingham, specifically Fuller since it is the only middle school that is not operating at capacity. However, Fuller's capacity is dependent upon fluctuating building conditions. The west wing of Fuller will no longer be used for Fuller educational use due to the disruptive structural issues that have caused serious instructional issues in the delivery of the curriculum and loss of time on learning.

**Priority 5**

**Question 4: Please describe how addressing the school facility systems you identified in Question 1 above will extend the useful life of the facility that is the subject of this SOI and how it will improve your district's educational program.**

The deterioration of the roof and resulting increased exposure to the elements provides a less than optimum learning environment. Although the maintenance department works to minimize health issues and safety risks when the roof is leaking, the roof is at the end of its useful life.

Structural issues and potential air quality issues can only be addressed if the dirt floor crawl-space, rusting reinforced steel, deteriorated concrete framed slab and spalled concrete is repaired or replaced.

Energy efficient windows would decrease heating and cooling costs and provide an appropriate educational environment.

Adequate handicap access, interior and exterior, is necessary to comply with ADA/MAAB standards.

**Please also provide the following:**

**Have the systems identified above been examined by an engineer or other trained building professional?:**  
YES

**If "YES", please provide the name of the individual and his/her professional affiliation (maximum of 250 characters):**

Bargmann Hendrie + Archetype, Richard Thuma, Project Manager  
Roome & Guarracino, LLC, Structural Engineers, Jason Ferriss, PES, Structural Engineer

**The date of the inspection:** 8/14/2012

**A summary of the findings (maximum of 5000 characters):**

BARGMANN HENDRIE + ARCHETYPE 02/27/2013  
The Fuller roof was replaced in 1995 and has a 20-year life expectancy. An infrared analysis conducted in 2012 as part of the building's assessment revealed 25% of the gypsum deck is structurally unsound. Seasonal leak repairs are extensive. The building was originally equipped with many sky lights that were removed during roof replacement resulting in limited natural light throughout the main corridors.

Two-thirds of the building area has a dirt floor crawl-space beneath it. The concrete framed slab is deteriorated with rusting reinforced steel and spalled concrete requiring extensive repairs. Air quality within the crawl space and moisture migration into the concrete slab from below are significant concerns requiring expensive mitigation. The structural concrete floor is suspended and one-third is showing signs of deterioration. Falling concrete is damaging plumbing and heating systems.

There is no fire suppression system and the building requires significant life safety upgrades.

There is limited ADA/MAAB compliance accessibility to the building requiring significant site and building modification.

Fuller is not equipped with an emergency back-up generator.

**ROOME & GUARRACINO, LLC 12/15/14**

Roome & Guarracino, LLC recommended temporary shoring and cribbing of the structural slab and provided general notes and design.

**Priority 7**

***Question 1: Please provide a detailed description of the programs not currently available due to facility constraints, the state or local requirement for such programs, and the facility limitations precluding the programs from being offered.***

50% of the classrooms at the Fuller are inappropriately sized, which directly impacts the need to hire more staff, limits the ability to offer inclusive classrooms and challenges the Science, Technology, Engineering, Arts, and Math (STEAM) curriculum in the building. The Special Education and Bilingual Departments need to provide inclusive classrooms is hindered by the small sizes of the classrooms. The classroom sizes result in the need to hire additional staff to provide the necessary curriculum supports to students. The STEAM curriculum requires collaborative spaces such as maker spaces that are not readily available. The facility does not support break out team collaboration and efficient of transition of students between classrooms.

Moving classrooms due to roof leaks and structural issues seriously compromises and disrupts the learning environment.

**Priority 7**

***Question 2: Please describe the measures the district has taken or is planning to take in the immediate future to mitigate the problem(s) described above.***

Monitoring, maintenance and repair is ongoing. The existing condition of the building and ongoing issues will ultimately result in the building experiencing indoor air quality issues and continued deterioration of mechanical, electrical, and plumbing systems.

In December 2014, the structural engineering firm Roome & Guarracino LLC performed an investigation of the concrete slab condition and recommend temporary shoring. They provided a shoring plan and preliminary estimate of \$60,000.00 to shore 5% of the building.

Submitting this SOI corresponds with the District's 25 Year Long Range Facilities Plan.

This SOI seeks to assess the feasibility of the Fuller/Farley campus as the site of a renovated or new building or buildings to house 650 middle school students and possibly 400-500 elementary students (temporarily housed at the King Elementary School on the north side) in the southern region of the District and to identify alternative options.

**Priority 7**

***Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.***

Using antiquated and substandard space is not optimal for a 21<sup>st</sup> century learning environment. Roof leaks at Fuller Middle School have resulted in the need to relocate multiple classrooms, which not only disrupts teaching and learning in these rooms, but also impacts the teachers and students directly as a result of these unanticipated immediate relocations. These relocations also disrupt the integrity of the Team Teaching Model at Fuller as contiguous classroom spaces are relocated. In addition, the District has been formally requested by the faculty via the Massachusetts Teacher's Association to participate in meetings and provide documentation pertaining to existing conditions including indoor air quality. The faculty has concerns regarding working conditions and parity with the other two middle schools, which has had, and will continue to have a negative impact on the morale and productivity of the teachers and staff. This is particularly concerning given the fact that Fuller is the only level 3 middle school in the District.

At the elementary level, increasing enrollments and class sizes have impacted the quality of the educational program across the District. Those enrollment increases will absolutely impact the middle schools in Framingham, specifically Fuller since it is the only middle school that is not operating at capacity.



**SCHOOL COMMITTEE**  
**REQUIRED FORM OF VOTE TO SUBMIT A STATEMENT OF INTEREST**

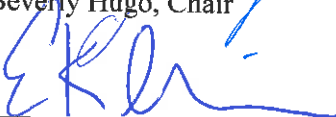
**FORM OF VOTE**


Resolved: Having convened in an open meeting on March 10, 2015, prior to the closing date, the Town of Framingham School Committee, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated March 13, 2015 for the Fuller Middle School located at 31 Flagg Drive, Framingham, MA 01702 which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future:

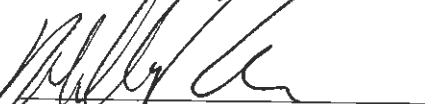
- Priority 1 – Replacement or renovation of the Fuller Middle School given the structural integrity of the building being compromised due to its age and condition,
- Priority 4 – Prevention of overcrowding resulting from increased enrollments currently occurring at the elementary level and predicted to continue,
- Priority 5 – Replacement, renovation or modernization of the Fuller Middle School including the roof, rusting reinforced steel and structural slab in the crawl space, HVAC system, windows, doors, ADA access, and fire suppression system,
- Priority 7 – Replacement of or addition to the Fuller Middle School in order to provide for a full range of programs consistent with the State of Massachusetts and Town of Framingham requirements;

and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.

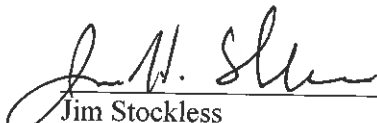
  
\_\_\_\_\_  
Beverly Hugo, Chair

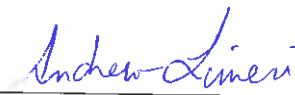
  
\_\_\_\_\_  
Dr. Eric Silverman, Vice Chair

  
\_\_\_\_\_  
Heather Connolly, Clerk

  
\_\_\_\_\_  
Michelle Brosnahan

  
\_\_\_\_\_  
Donald Taggart III

  
\_\_\_\_\_  
Jim Stockless

  
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Andy Limeri

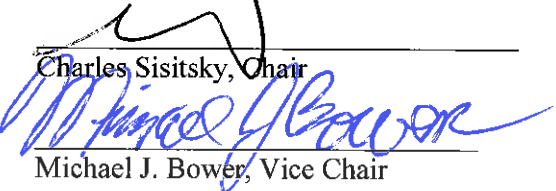
**BOARD OF SELECTMEN  
REQUIRED FORM OF VOTE TO SUBMIT A STATEMENT OF INTEREST**

**FORM OF VOTE**

Resolved: Having convened in an open meeting on March 10, 2015, prior to the closing date, the Town of Framingham Board of Selectmen, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated March 13, 2015 for the Fuller Middle School located at 31 Flagg Drive, Framingham, MA 01702 which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future:

- Priority 1 – Replacement or renovation of the Fuller Middle School given the structural integrity of the building being compromised due to its age and condition,
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and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.

  
\_\_\_\_\_  
Charles Sisitsky, Chair

  
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Michael J. Bower, Vice Chair

  
\_\_\_\_\_  
Laurie Lee, Clerk

  
\_\_\_\_\_  
Jason Smith

  
\_\_\_\_\_  
Cheryl Tully Stoll

  
\_\_\_\_\_  
Valerie Mulvey, Town Clerk

**CERTIFICATIONS**

The undersigned hereby certifies that, to the best of his/her knowledge, information and belief, the statements and information contained in this statement of Interest and attached hereto are true and accurate and that this Statement of Interest has been prepared under the direction of the district school committee and the undersigned is duly authorized to submit this Statement of Interest to the Massachusetts School Building Authority. The undersigned also hereby acknowledges and agrees to provide the Massachusetts School Building Authority, upon request by the Authority, any additional information relating to this Statement of Interest that may be required by the Authority.

<b>Chief Executive Officer *</b>	<b>School Committee Chair</b>	<b>Superintendent of Schools</b>
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Robert J. Halpin	Beverly Hugo	Dr. Stacy L. Scott
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Town Manager

		
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(signature)

(signature)

(signature)

Date 3/13/15

Date 3/13/15

Date 3/13/15

\* Local Chief Executive Officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice. Please do not leave any signature lines blank.