

Framingham  
Fuller Middle School

School Building Committee  
August 5, 2019



# Agenda

1. Review Neighborhood Meeting
2. Review Security Meeting
3. Review 60% Construction Documents Estimate
4. Decide Value Management Items
5. Approve 60% CD Submission to MSBA
6. Construction Update

FULLER MIDDLE SCHOOL PROJECT  
Neighborhood Presentation  
Fuller Middle School

August 3, 2019

# Agenda

1. Fuller Project Overview
2. McCarthy Parent Drive Project
3. Parking Counts
4. Construction Logistics and Traffic Routes
5. Parent, Staff, and Bus Circulation Routes
6. Questions and Input



# SCHOOL BUILDING COMMITTEE MEMBERS

Dr. Yvonne Spicer

David Miles

Dr. Edward Gotgart

Thatcher Kezer, III

Adam Freudberg

Dr. Robert Tremblay

Charlie Sisitsky

Richard Finlay

Noval Alexander

Scott Wadland

Mary Ellen Kelley

Jennifer Pratt

Heather Connolly

Matt Torti

Anne Ludes

Mayor

Co-Chair, Resident with Finance Experience

Co-Chair

Chief Operating Officer

School Committee Chair

Superintendent of Schools

City Council Member

School Committee Member and Convenor

School Committee Member

School Committee Member

Chief Financial Officer

Chief Procurement Officer

Former School Committee Chair

Director of Buildings and Grounds, FPS

Director of Secondary Education

# SCHOOL BUILDING COMMITTEE MEMBERS

Jose Duarte	Principal, Fuller Middle School
Patrick Johnson	Principal, Walsh Middle School
Michael Tusino	Building Commissioner
Richard Weader II	Member
Michael Grilli	Member
Dr. Jennifer Krusinger Martin	Member
Donald C. Taggart III	Member
David Panich	Member
Thomas Barbieri	Member

# PROJECT TIMELINE

December 2018 – Detailed Design  
Commenced

Summer 2019 – Construction Commences

Summer 2021 – New Building is Completed

December 2021 – Demolition and Sitework  
Completed



# SITE PLAN

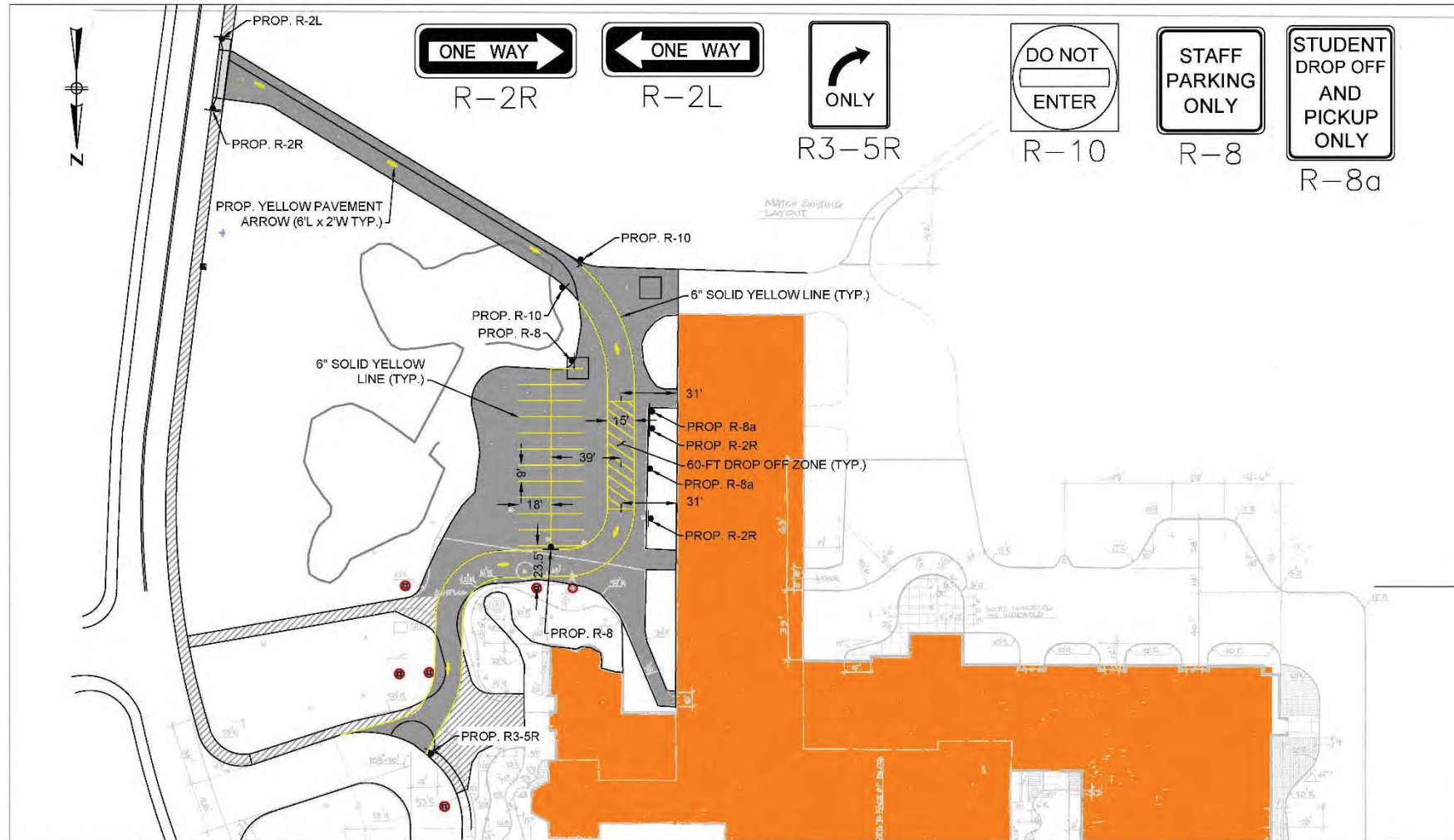




# AERIAL VIEW



# McCarthy Project



**McCarthy School**  
**PROPOSED ACCESS DRIVE AND PARKING AREA SIGNAGE AND STRIPING**  
 FRAMINGHAM, MA

Figure No. 1  
**SKC-3**  
 JULY 16, 2019  
 SCALE: 1" = 50'



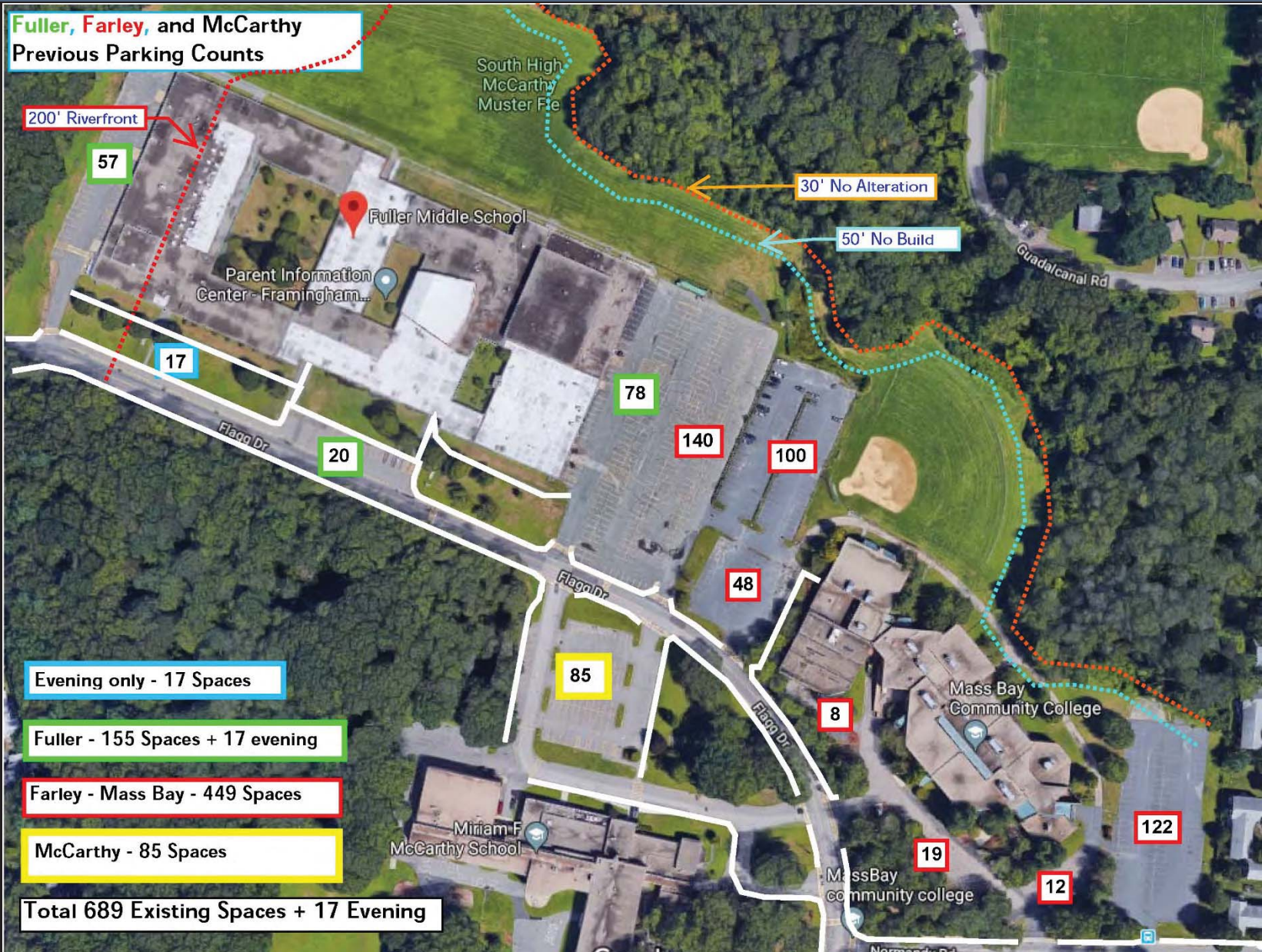
PROJECT MANAGEMENT | **SMMA**



# Parking Needs - During and After Construction

	<b>Day</b>	<b>Night</b>
<b>Adult ESL</b>	<b>5</b>	<b>425</b>
<b>Fuller</b>	<b>100</b>	<b>-</b>
<b>Farley</b>	<b>153</b>	<b>153</b>
<b>McCarthy</b>	<b>85</b>	<b>-</b>
<b>PIC</b>	<b>15</b>	<b>-</b>
<b>Building and Grounds</b>	<b>20</b>	<b>5</b>
<b>Early Childhood</b>	<b>3</b>	<b>-</b>
<b>Truant</b>	<b>1</b>	<b>1</b>
<b>Board of Health</b>	<b>0</b>	<b>0</b>
<b><i>Subtotal</i></b>	<b><i>382</i></b>	<b><i>584</i></b>
<b>Contractor</b>	<b>100</b>	<b>-</b>
<b>Adult ESL off site parking</b>	<b>-</b>	<b>0</b>
<b><i>Total</i></b>	<b><i>482</i></b>	<b><i>584</i></b>

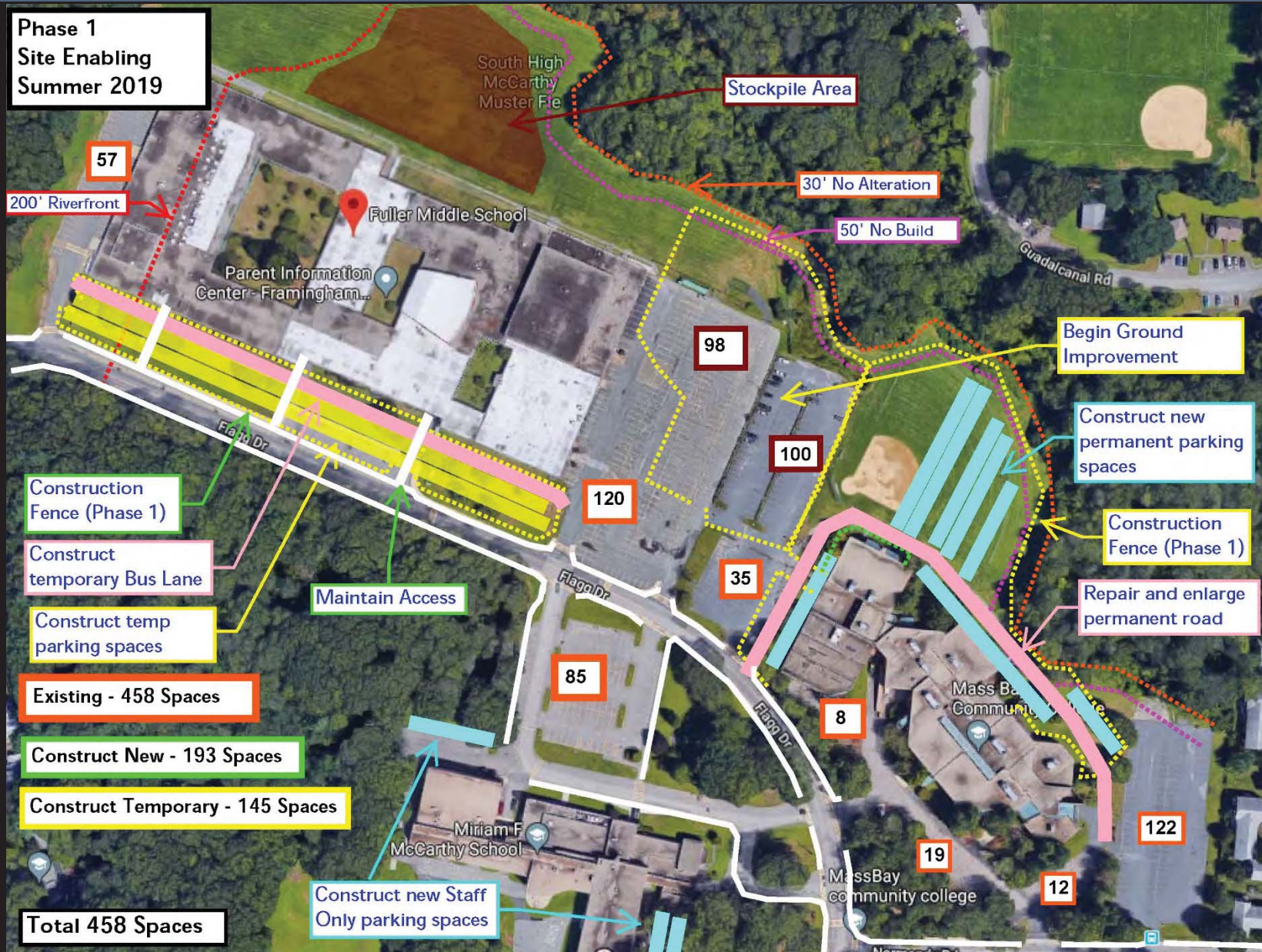
# Parking Counts





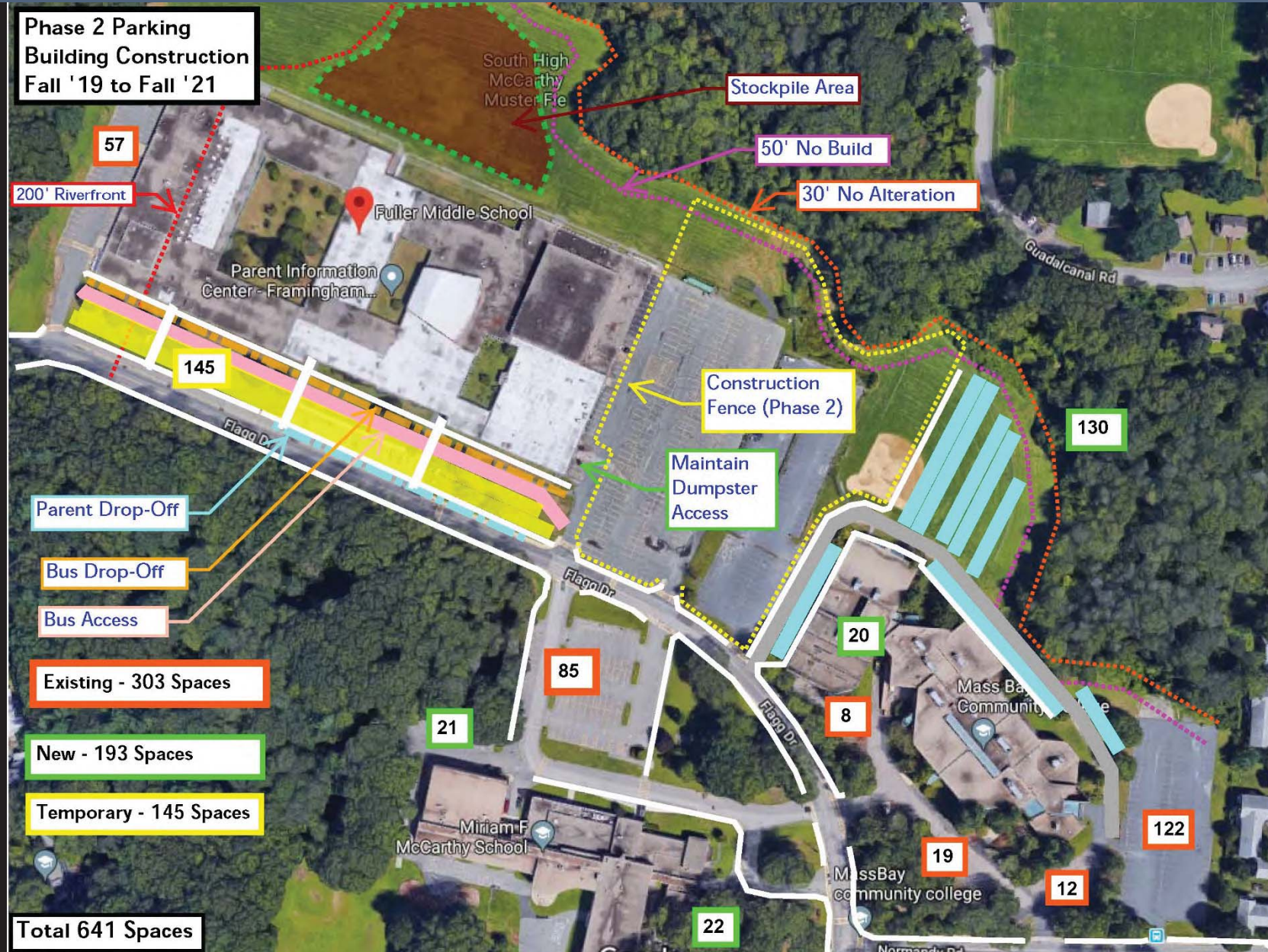
# Parking Counts

**Phase 1  
Site Enabling  
Summer 2019**





# Parking Counts





# Parking Counts

**Phase 3 Parking  
Demolition  
Fall 2021 to Winter 2021**

**Construction  
Fence (Phase 3)**

**Demo Existing  
Building and  
West Parking**

**Existing - 246 Spaces**

**New - 197 Spaces**

**Temporary - 145 Spaces**

**Evening only - 20 Spaces at drop-off areas**

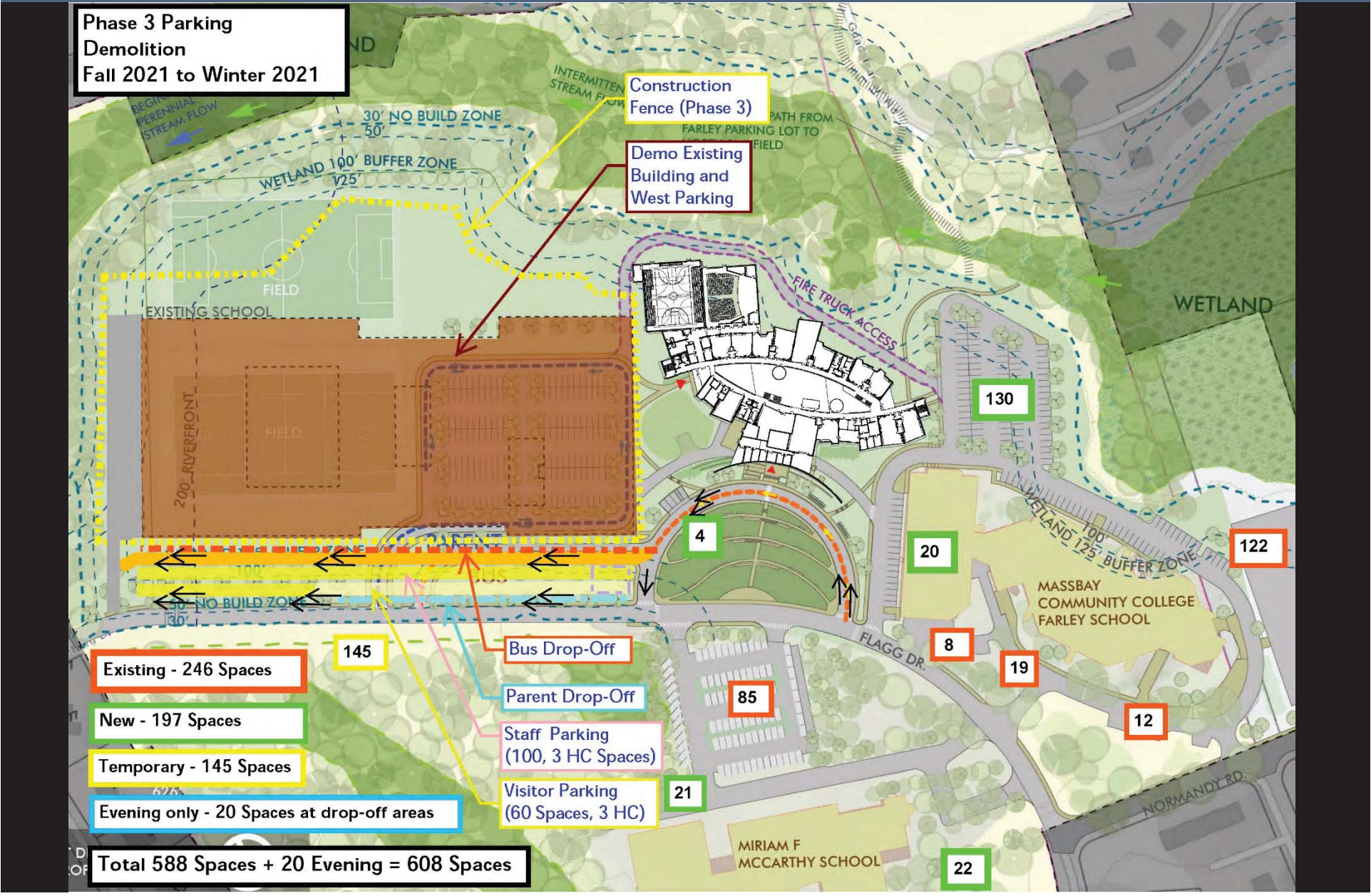
**Total 588 Spaces + 20 Evening = 608 Spaces**

**Bus Drop-Off**

**Parent Drop-Off**

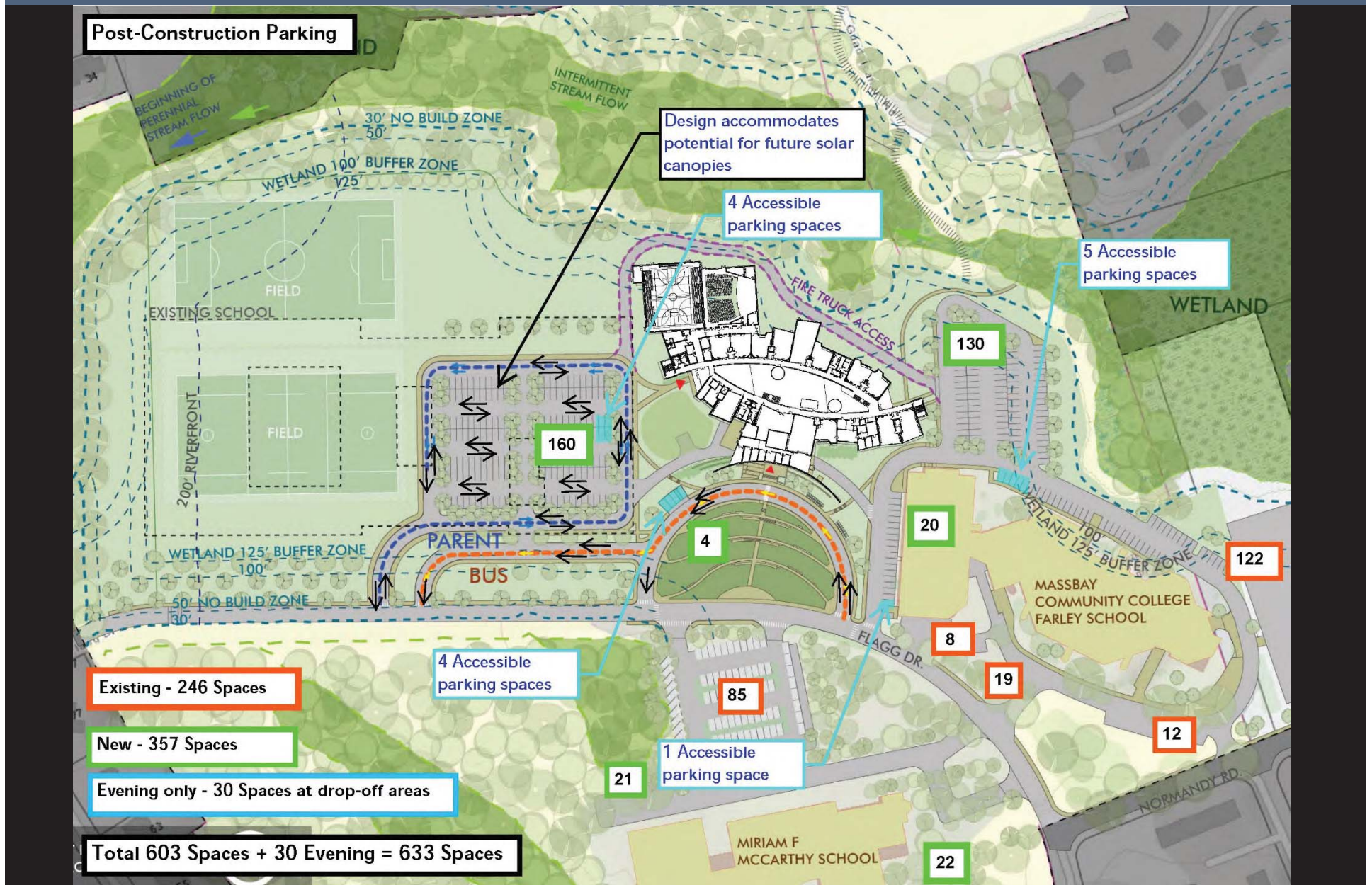
**Staff Parking  
(100, 3 HC Spaces)**

**Visitor Parking  
(60 Spaces, 3 HC)**





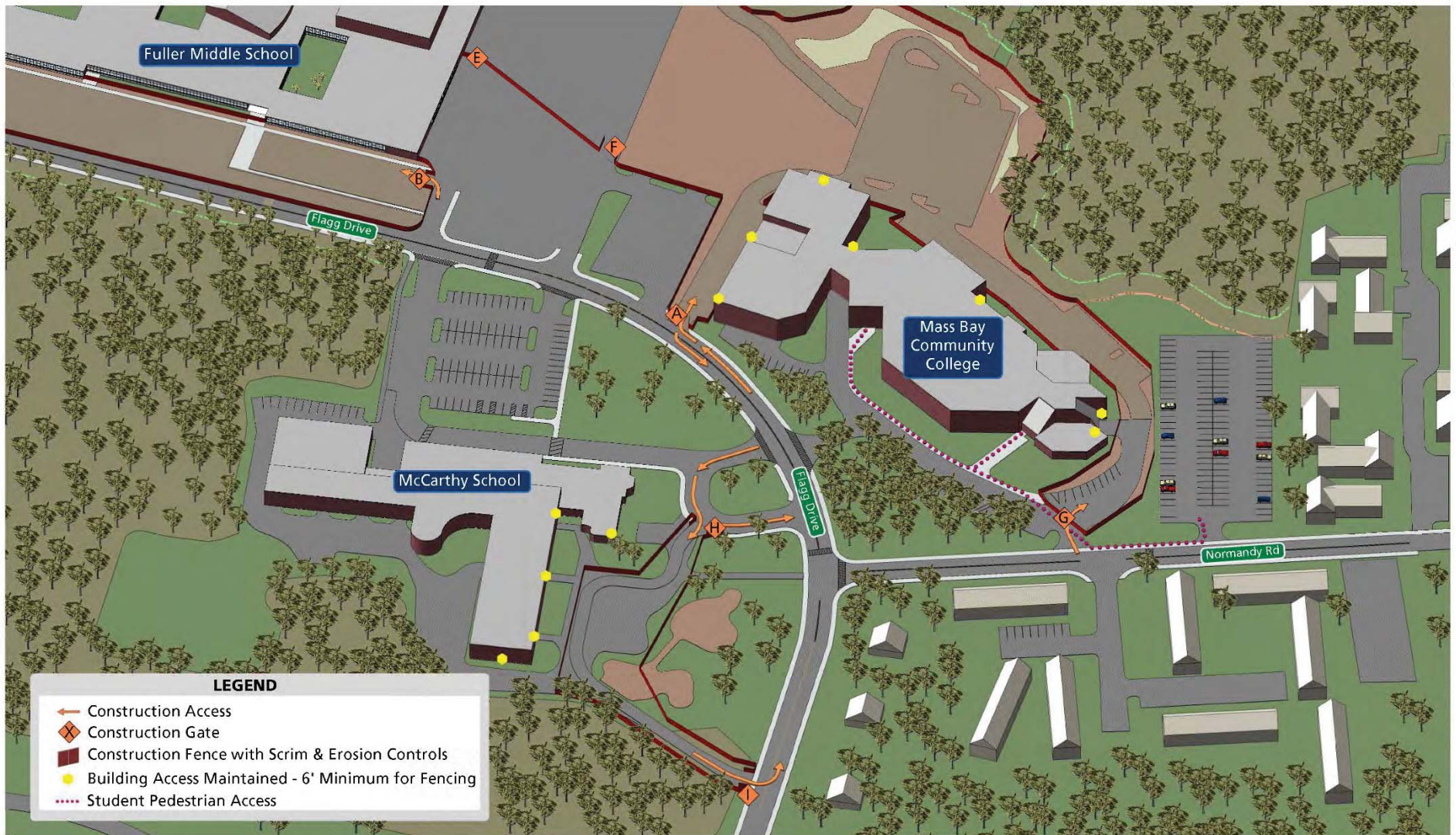
# Parking Counts



# Questions



# Construction Logistics



## PHASE 1 ENABLING - MCCARTHY & MASS BAY EGRESS

6/21/19 thru 8/28/19

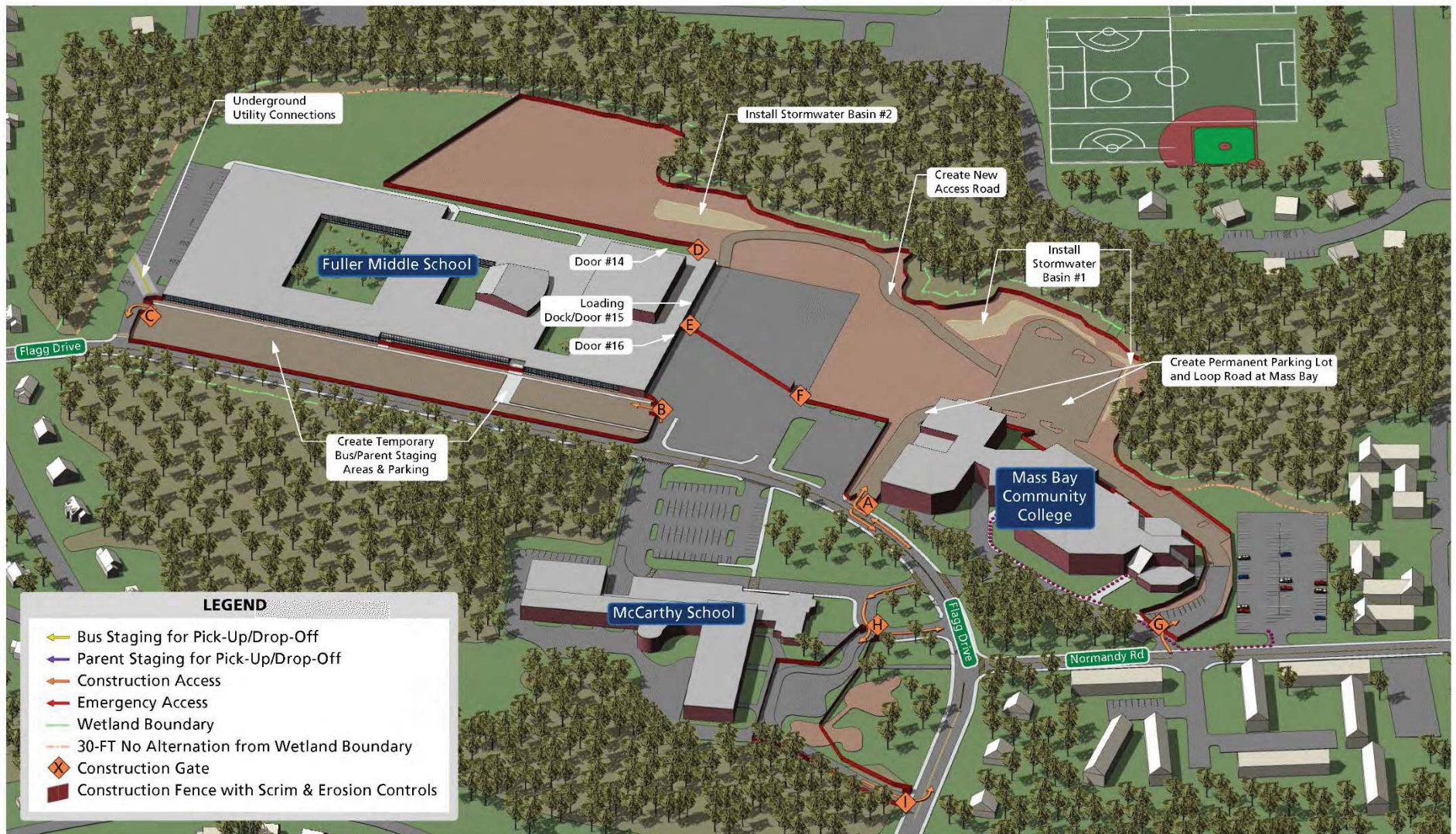


# Construction Logistics

## Fuller Middle School



Phase 1 Enabling  
6/21/19 thru 8/28/19



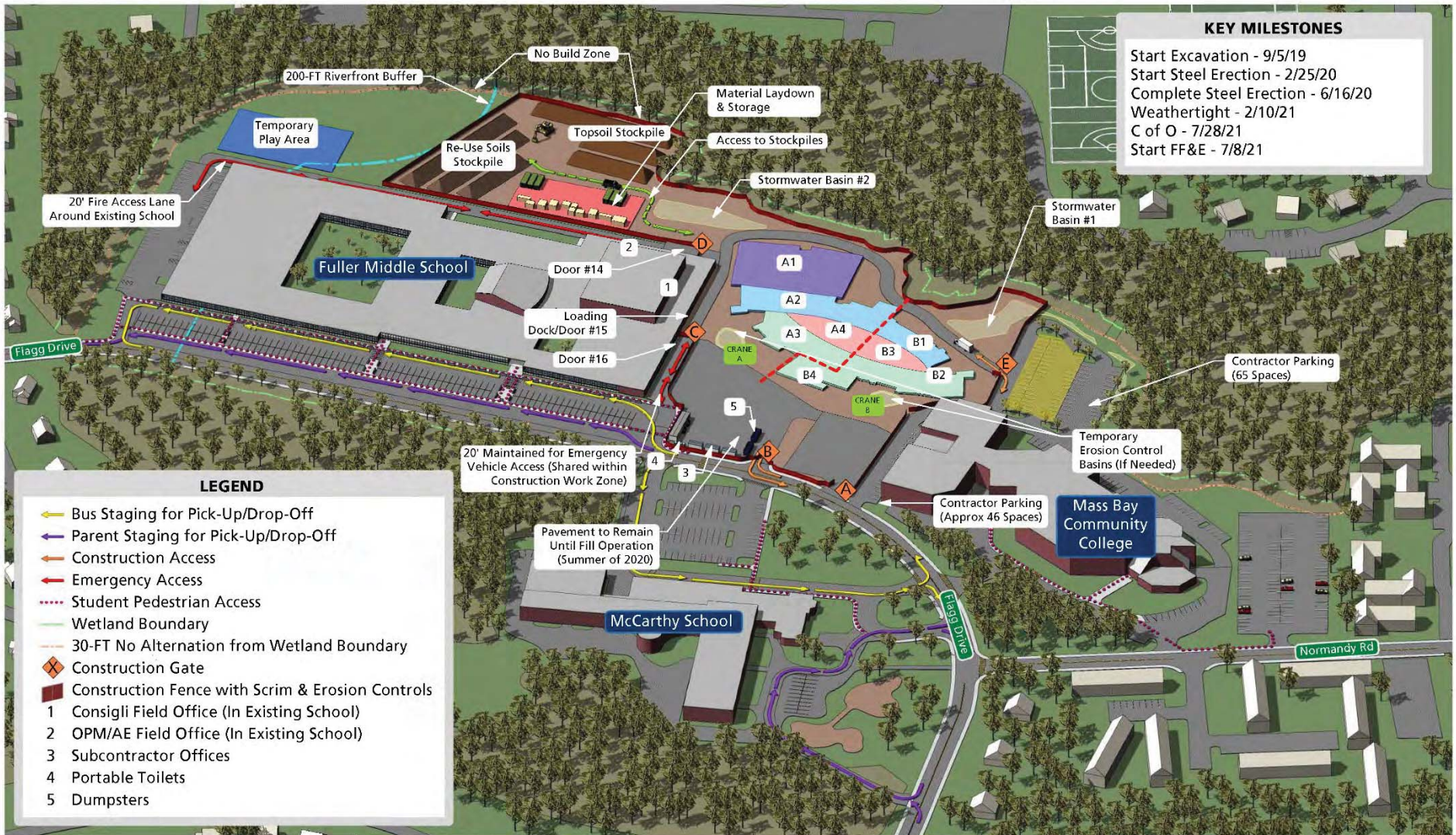


# Construction Logistics

## Fuller Middle School



## Phase 2 New Construction



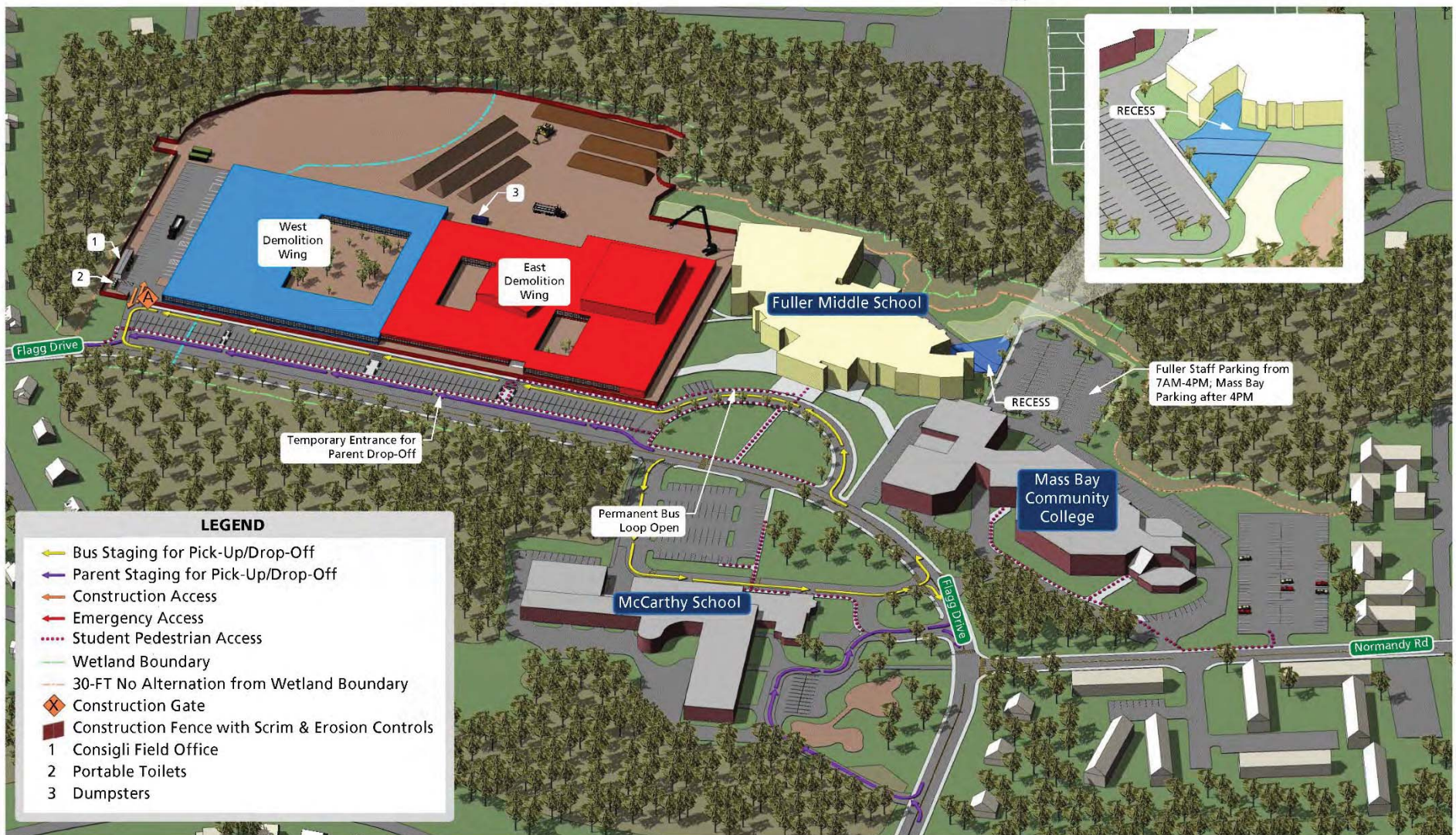


# Construction Logistics

## Fuller Middle School



Phase 3 Demolition  
Fall 2021



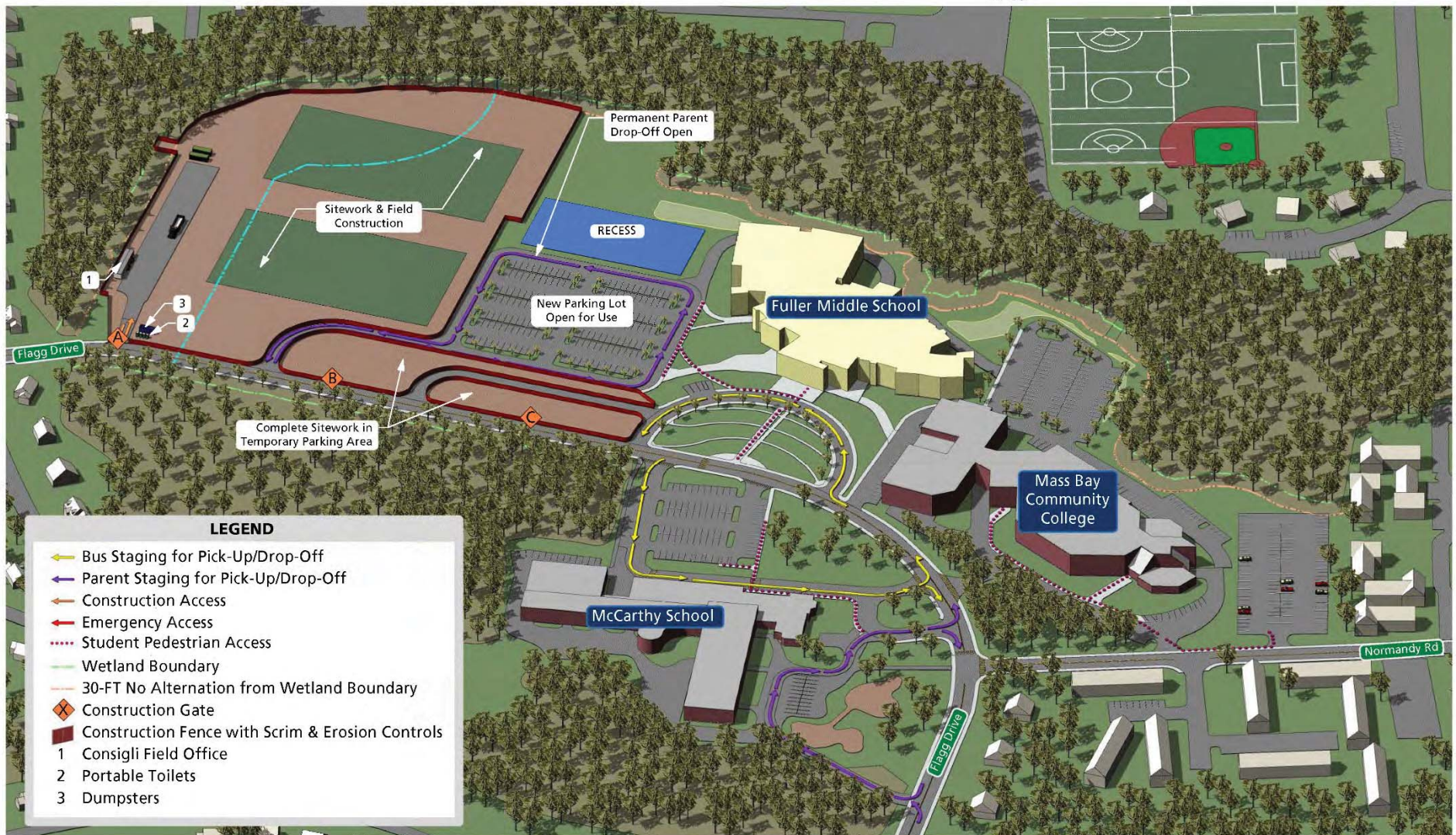


# Construction Logistics

## Fuller Middle School



Phase 4 New Site Construction  
Spring 2022

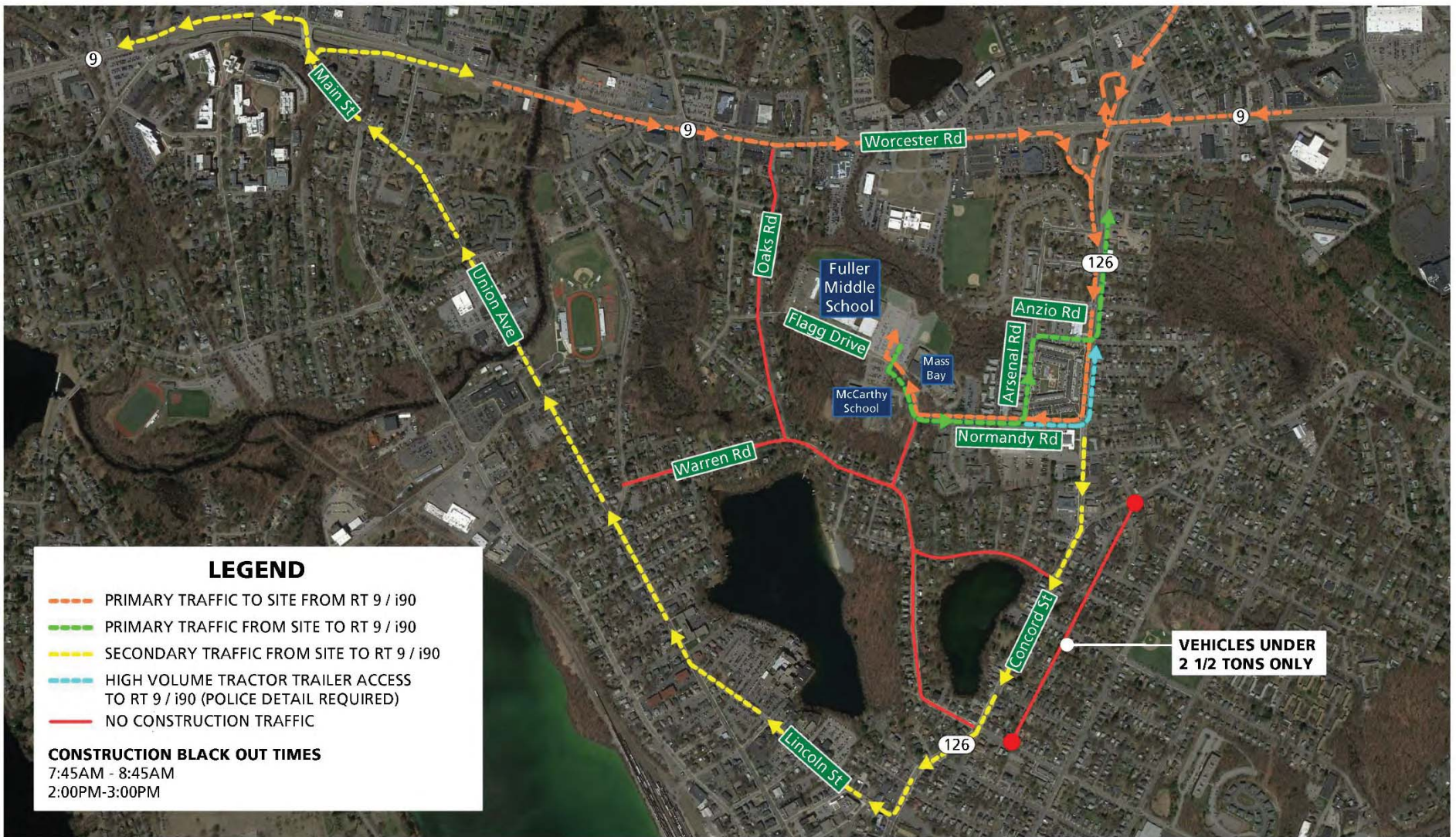


### LEGEND

- ← Bus Staging for Pick-Up/Drop-Off
- ← Parent Staging for Pick-Up/Drop-Off
- ← Construction Access
- ← Emergency Access
- ⋯ Student Pedestrian Access
- Wetland Boundary
- 30-FT No Alteration from Wetland Boundary
- ⊠ Construction Gate
- ▬ Construction Fence with Scrim & Erosion Controls
- 1 Consigli Field Office
- 2 Portable Toilets
- 3 Dumpsters



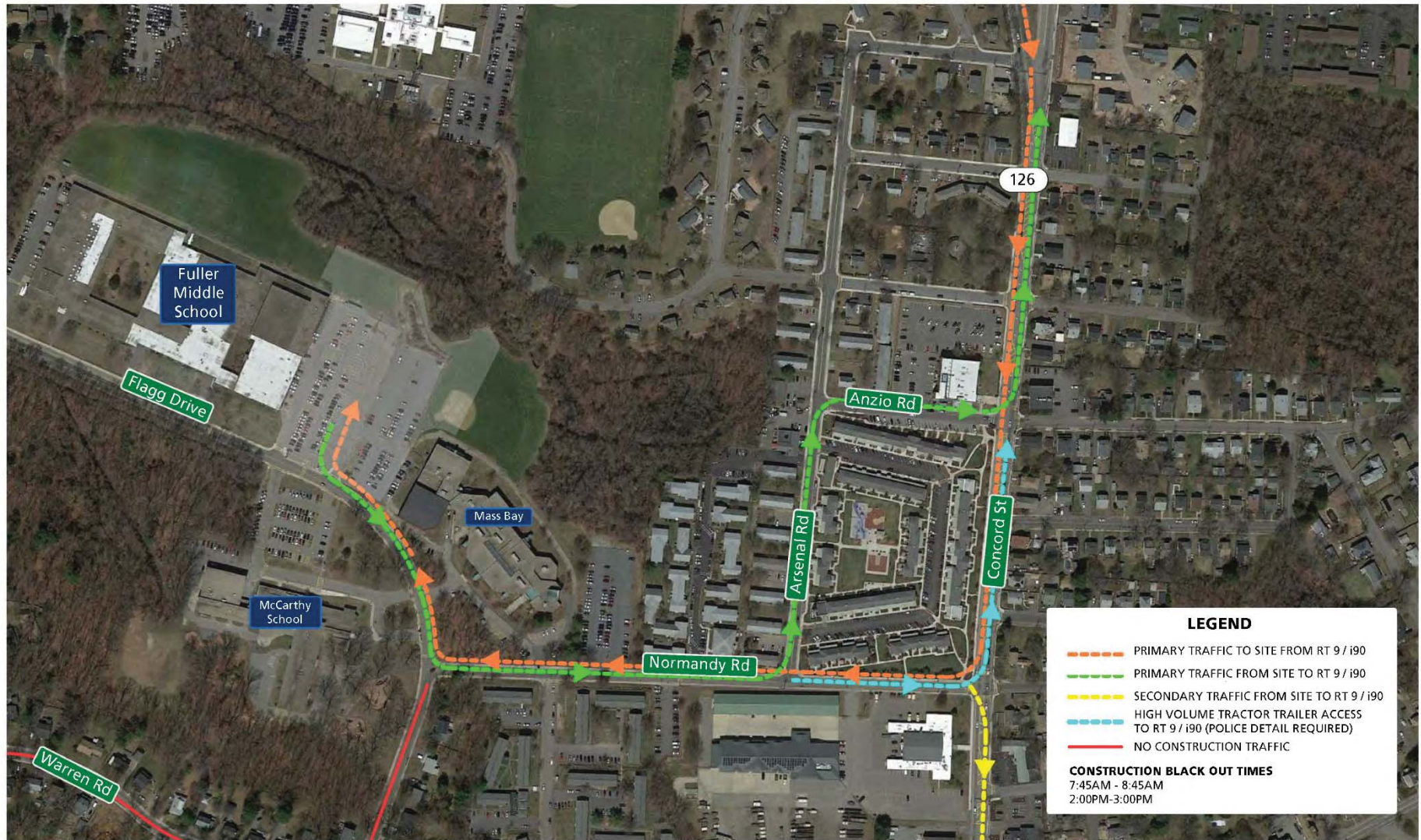
# Construction Trucking Route



**CONSTRUCTION TRUCKING ROUTE**  
 Fuller Middle School



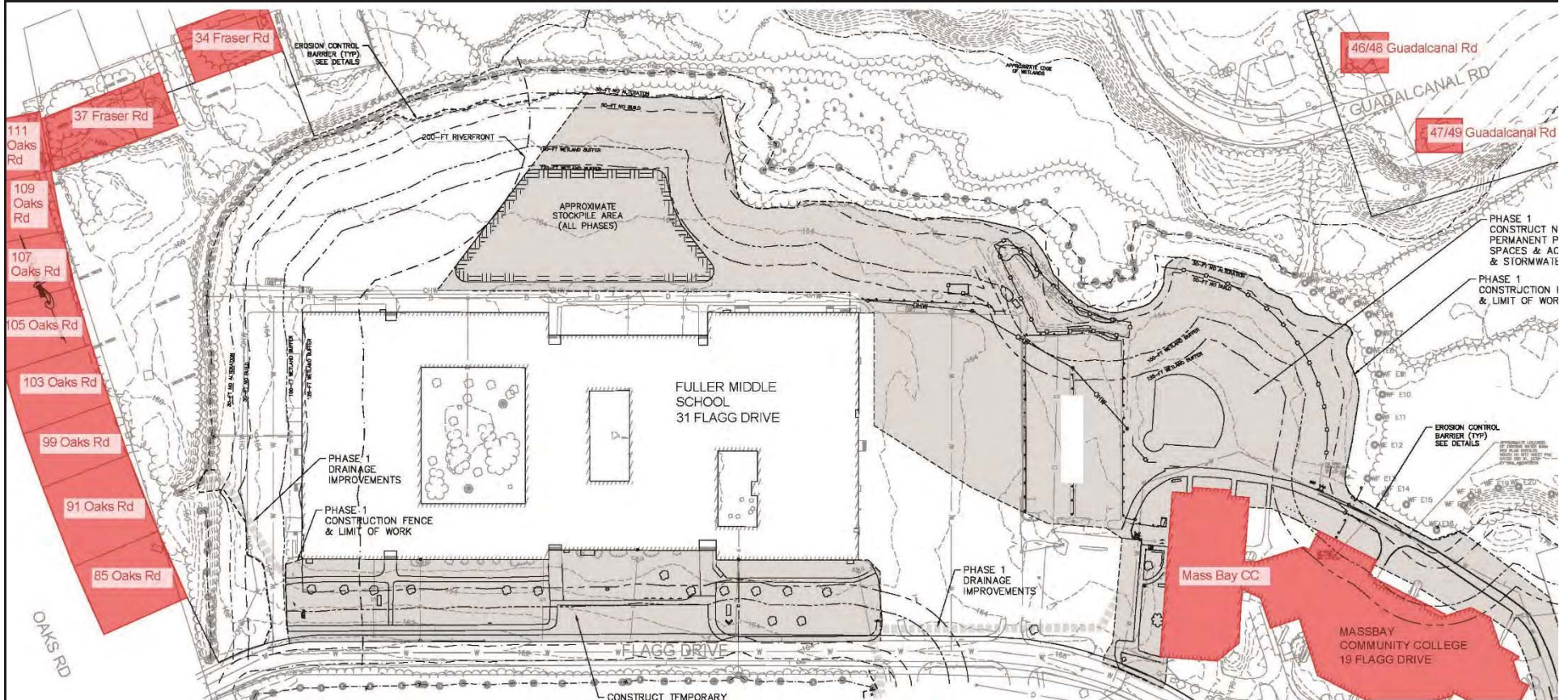
# Construction Trucking Route



**CONSTRUCTION TRUCKING ROUTE ENLARGED**  
Fuller Middle School



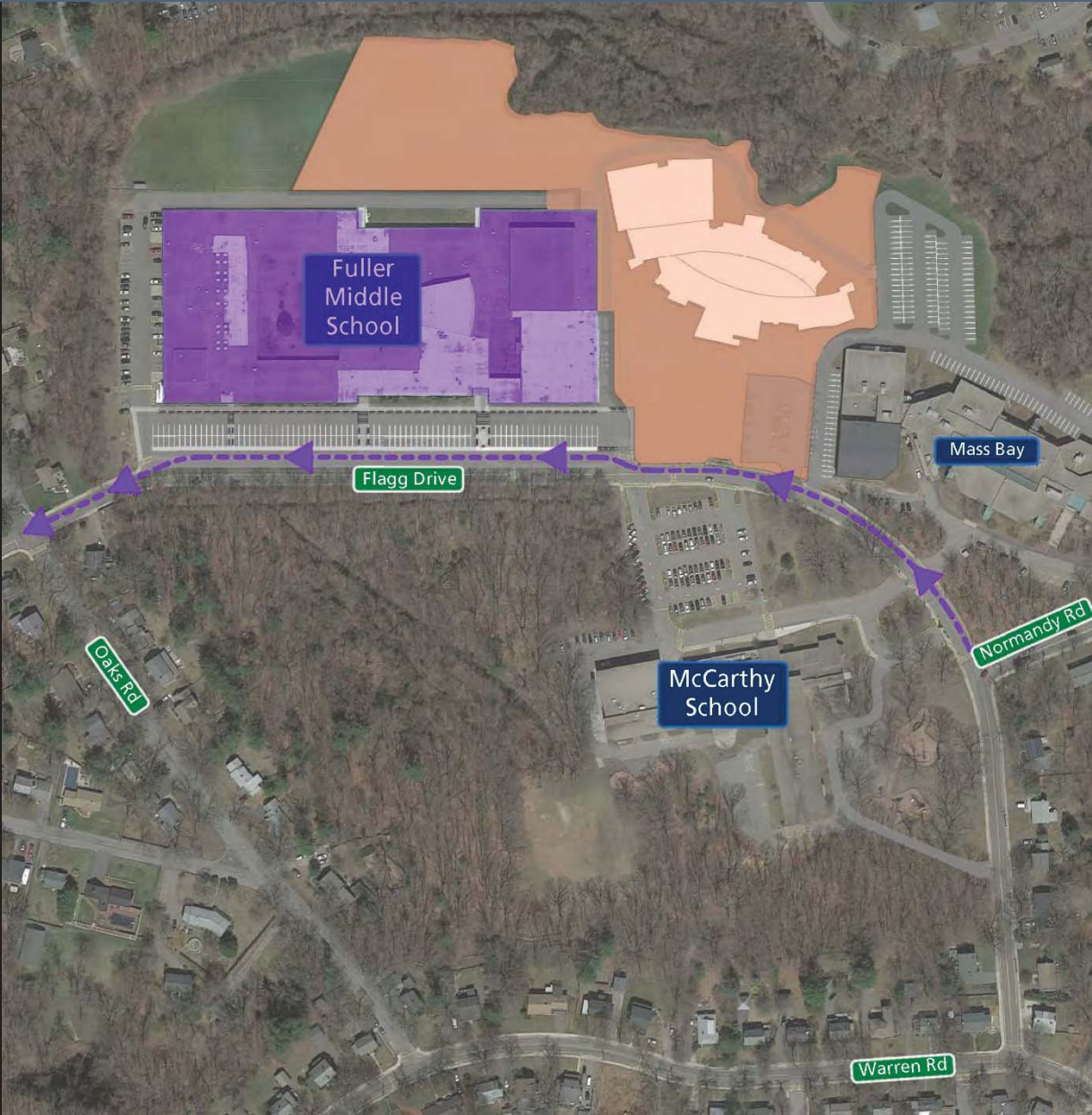
# Pre-Construction Surveys



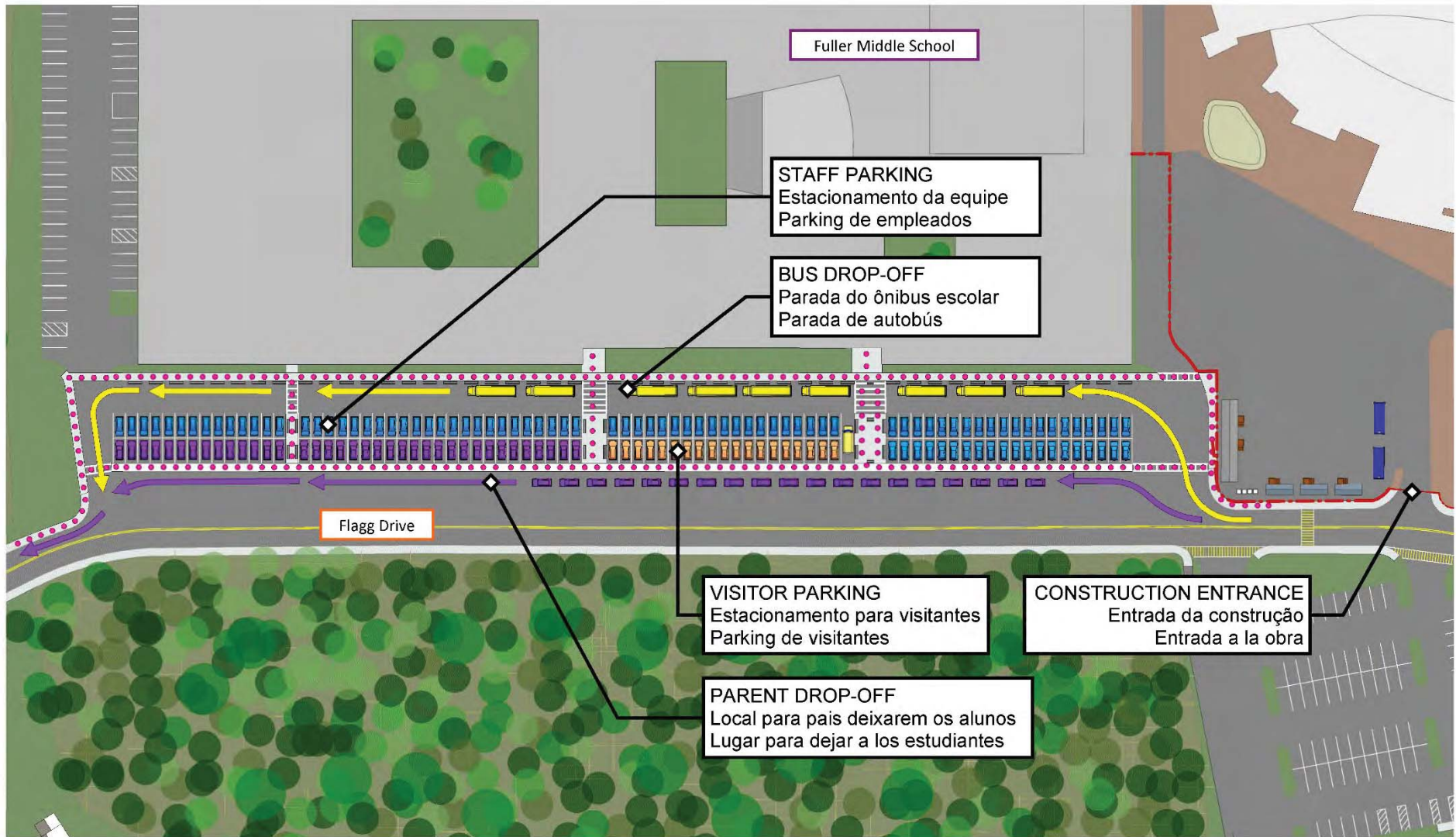
# Questions



# Fuller Parent Drop-Off Routes Fall 2019



# Fuller Parent, Staff, and Bus Circulation Routes Fall 2019



## Fuller Middle School - Fall 2019 Traffic Plan

Fuller Middle School – Plano de tráfico do outono de 2019

Plan de tráfico para el otoño de 2019 de Fuller Middle School

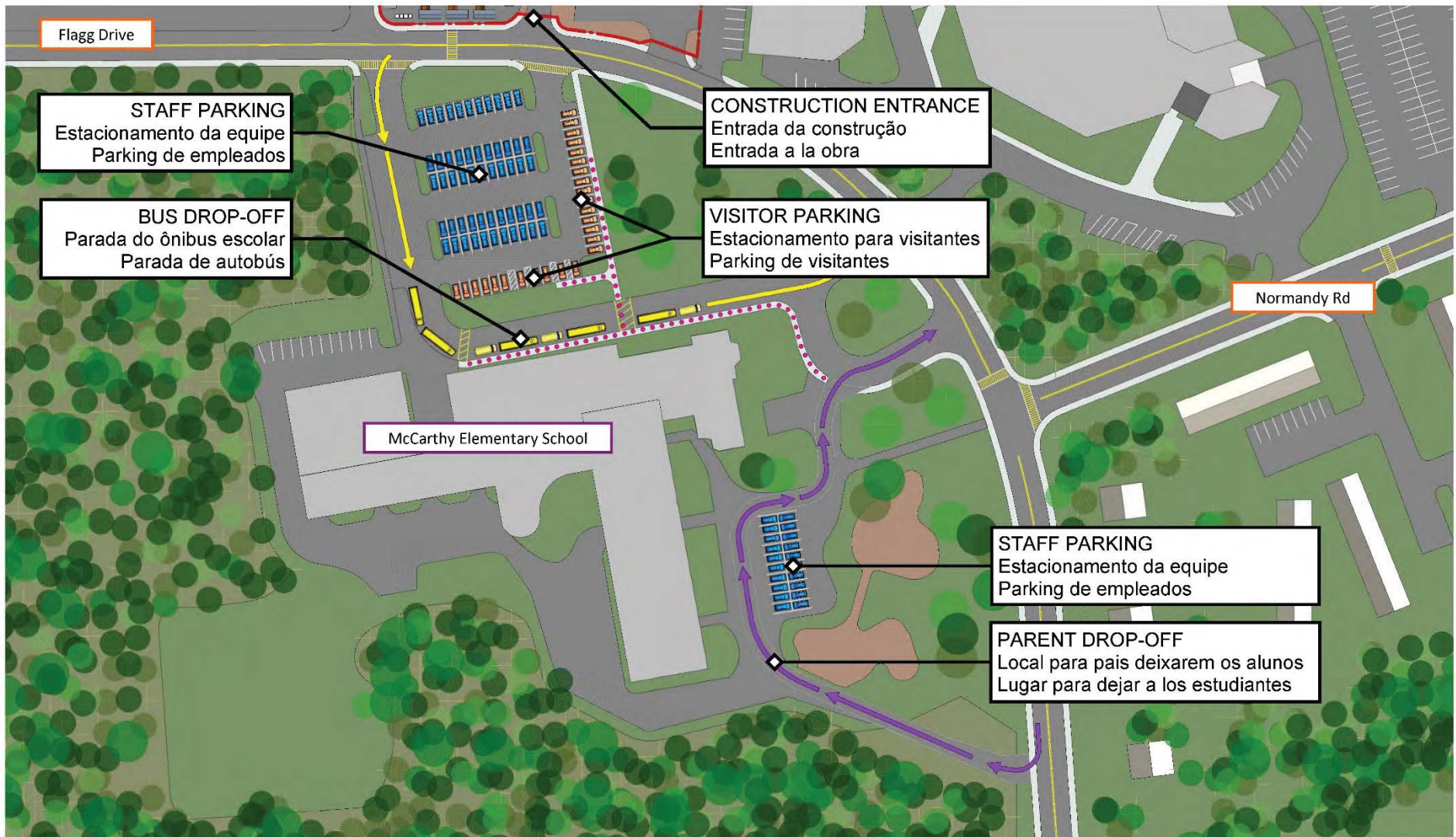


# McCarthy Parent Drop-Off Routes Fall 2019





# McCarthy Parent, Staff, and Bus Circulation Routes Fall 2019



**McCarthy Elementary School - Fall 2019 Traffic Plan**  
McCarthy Middle School – Plano de tráfico do outono de 2019  
Plan de tráfico para el otoño de 2019 de McCarthy Elementary School

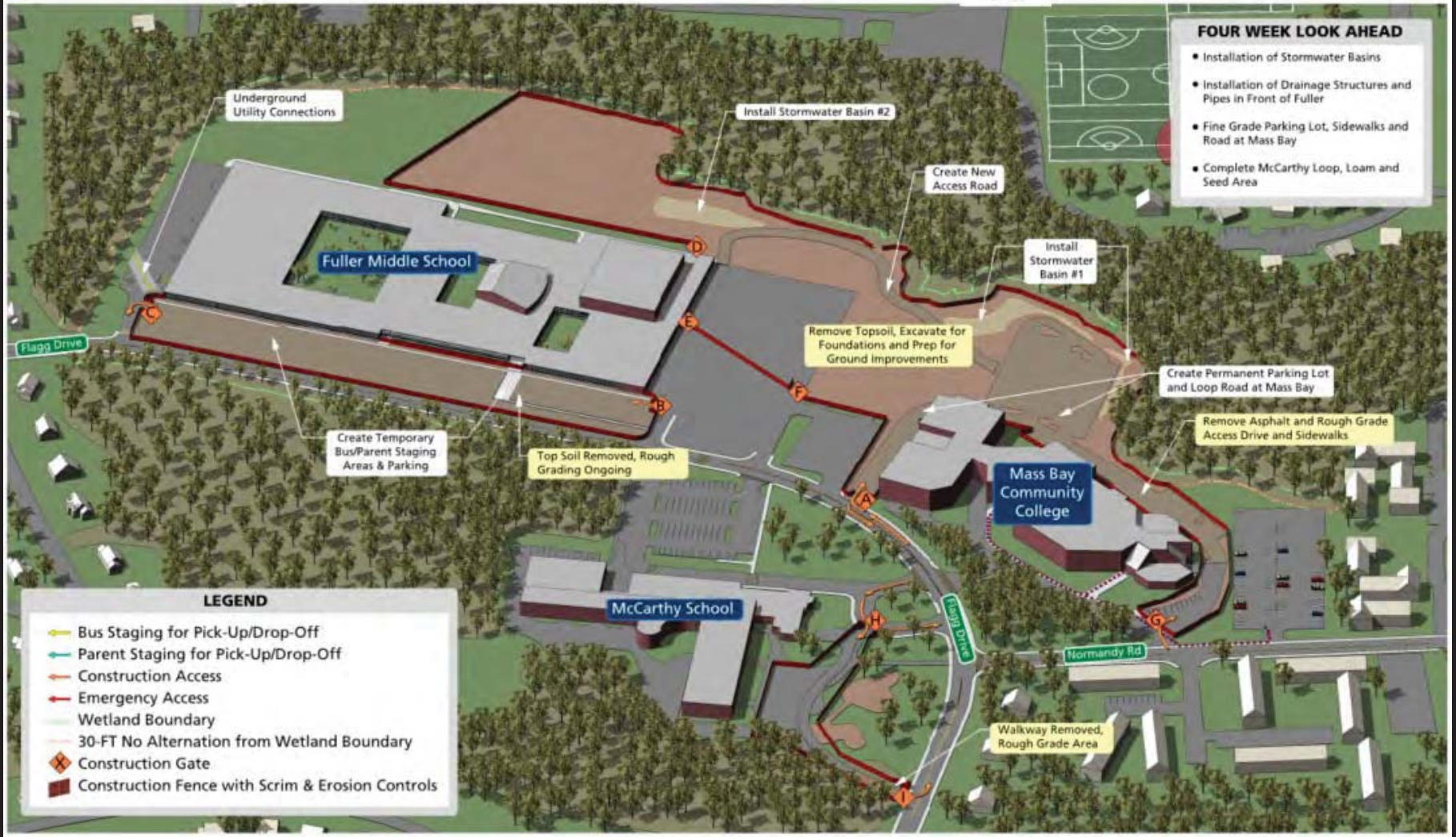


# Fuller Middle School



July 2019 Progress Update

- ### FOUR WEEK LOOK AHEAD
- Installation of Stormwater Basins
  - Installation of Drainage Structures and Pipes in Front of Fuller
  - Fine Grade Parking Lot, Sidewalks and Road at Mass Bay
  - Complete McCarthy Loop, Loam and Seed Area



For Construction Schedule and Activity Updates, please visit the Project Website: [www.fullerbuildingproject.com](http://www.fullerbuildingproject.com)



# Community Playground Build – 8/1/19



PROJECT MANAGEMENT | SMMA



JLA  
Jonathan Levi Architects



# Community Playground Build – 8/1/19



PROJECT MANAGEMENT | SMMA



JLA  
Jonathan Levi Architects

# Animation of Vehicle Circulation

# Security Meeting Update

A follow up security meeting was held on 7/29/19. Consigli provided an estimated construction cost of \$104,000 for additional ballistic glazing as discussed at a prior security meeting. This scope has been included in the 60% Construction Documents and cost estimates.



# 60% Construction Documents Cost Estimate Comparison

	CONSIGLI CONSTRUCTION DESIGN DEVELOPMENT ESTIMATE 5/6/2019 (Adjusted for HVAC VE and Early Site Bids)	CONSIGLI CONSTRUCTION ESTIMATE 8/5/2019	MIYAKODA CONSULTING ESTIMATE 8/5/2019	A.M. FOGARTY ESTIMATE 8/3/2019
<b>NEW BUILDING</b>	<b>\$59,839,215</b>	<b>\$59,915,239</b>	<b>\$59,185,261</b>	<b>\$59,367,049</b>
<b>EXISTING BUILDING DEMOLITION</b>	<b>\$1,904,363</b>	<b>\$1,598,725</b>	<b>\$1,846,908</b>	<b>\$1,851,449</b>
<b>HAZARDOUS MATERIALS ABATEMENT</b>	<b>\$1,619,884</b>	<b>\$2,016,853</b>	<b>\$1,744,991</b>	<b>\$1,743,926</b>
<b>SITWORK</b>	<b>\$14,498,067</b>	<b>\$14,221,368</b>	<b>\$14,470,188</b>	<b>\$14,581,747</b>
<b>TOTAL CONSTRUCTION COST</b>	<b>\$77,861,529</b>	<b>\$77,752,185</b>	<b>\$77,247,348</b>	<b>\$77,544,171</b>

PROJECT MANAGEMENT

| **SMMA**



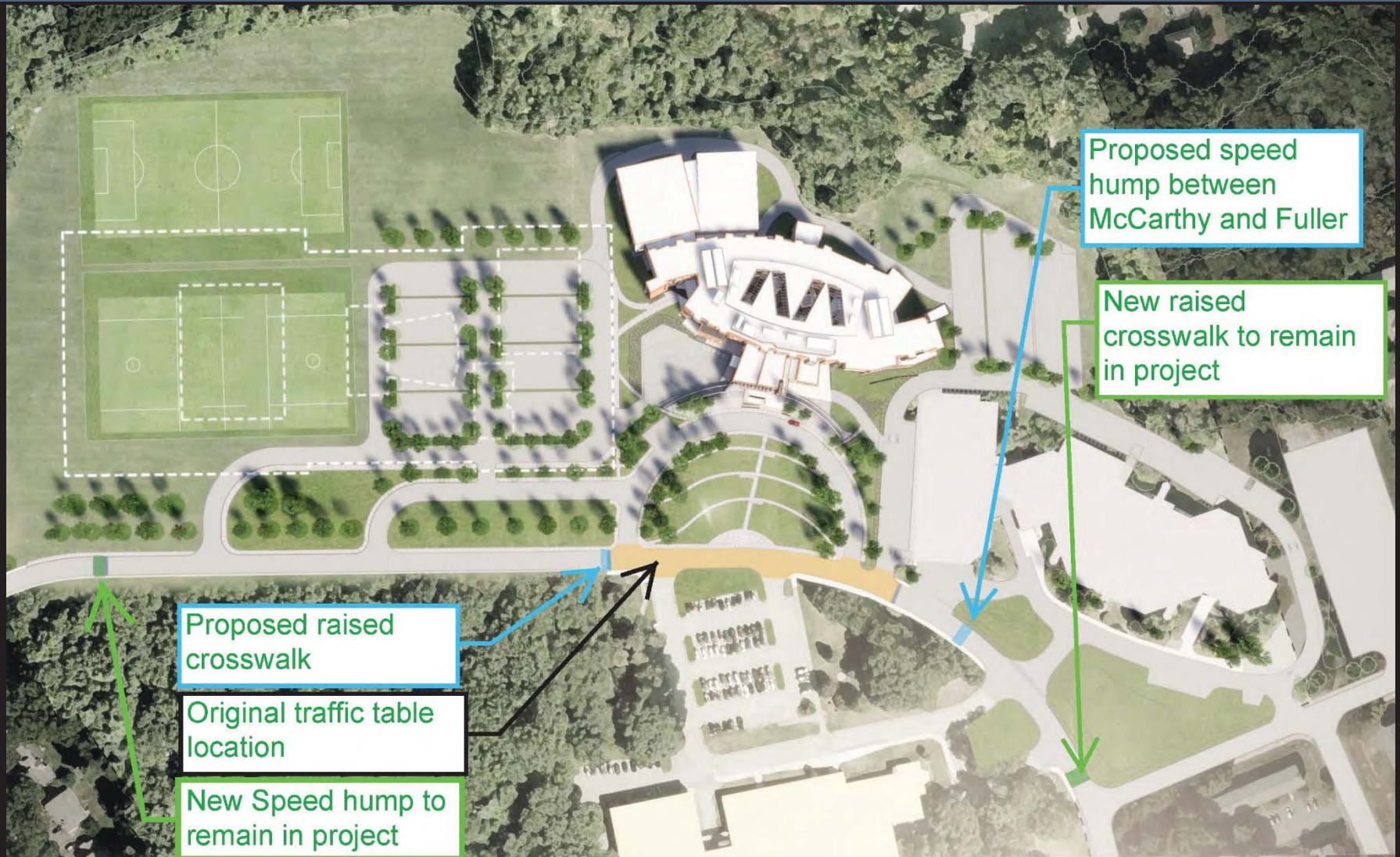


# Potential Value Management Items

## VALUE MANAGEMENT ITEMS

<b>1. Remove Raised Traffic Table on Flagg Drive</b>	<b>DEDUCT</b>	<b>(\$247,000)</b>
<b>2. Remove Terraces in Amphitheater</b>	<b>DEDUCT</b>	<b>(\$139,000)</b>
<b>3. Change Centralized PH Neutralization System to Point of Use System</b>	<b>DEDUCT</b>	<b>(\$101,000)</b>

# Potential VM – Traffic Table





# Potential VM – Amphitheater

AMPHITHEATER OLD DESIGN



SECTION

# Potential VM – Amphitheater

AMPHITHEATER PROPOSED DESIGN



SECTION



# Potential VM – PH Neutralization

Replace centralized system from an underground chamber, accessed by manhole, requiring pumps to more easily maintained undercounter type units, gravity fed



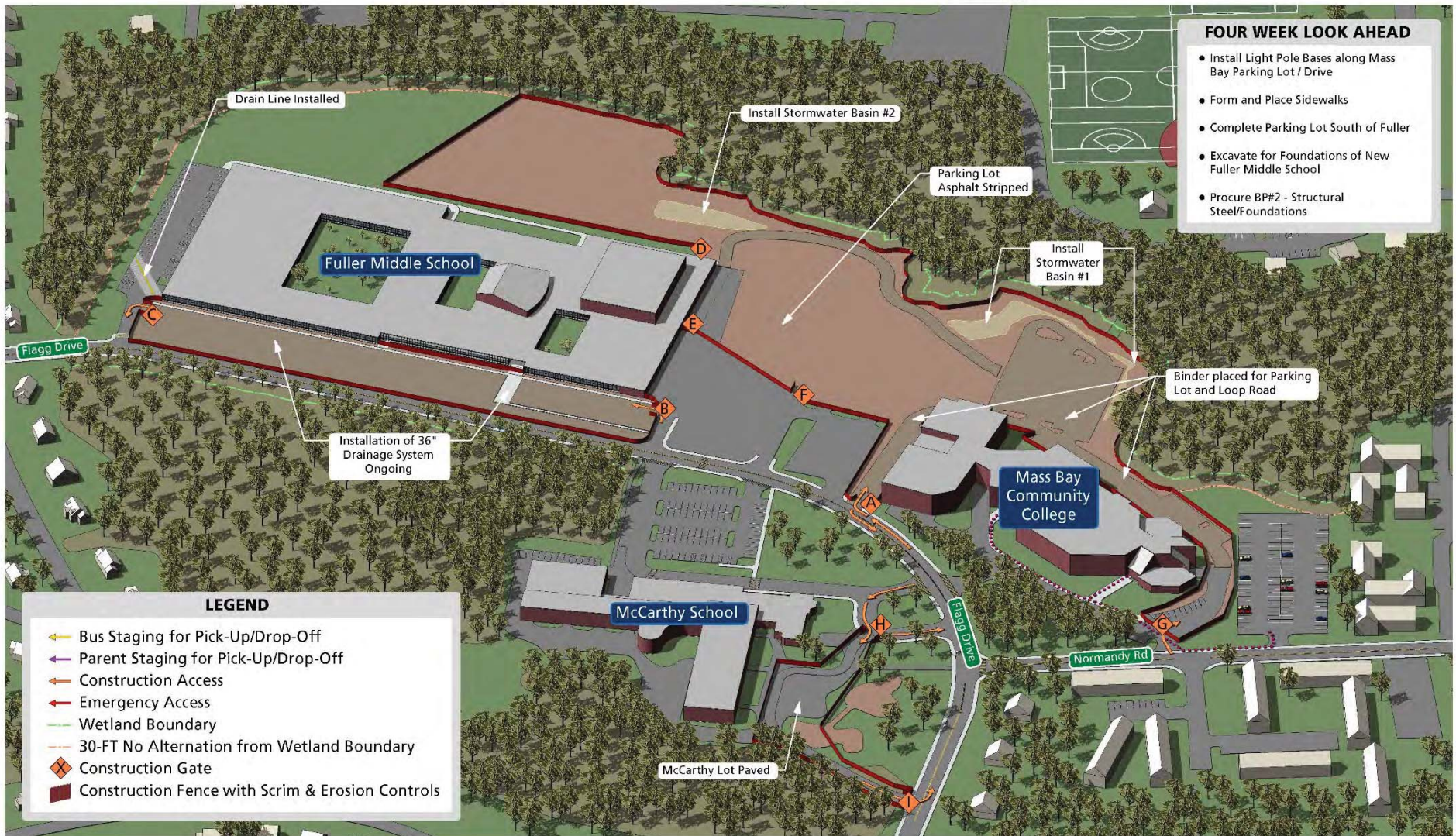


# Construction Update

## Fuller Middle School



August 2019 Progress Update





# Construction Update





# Construction Update



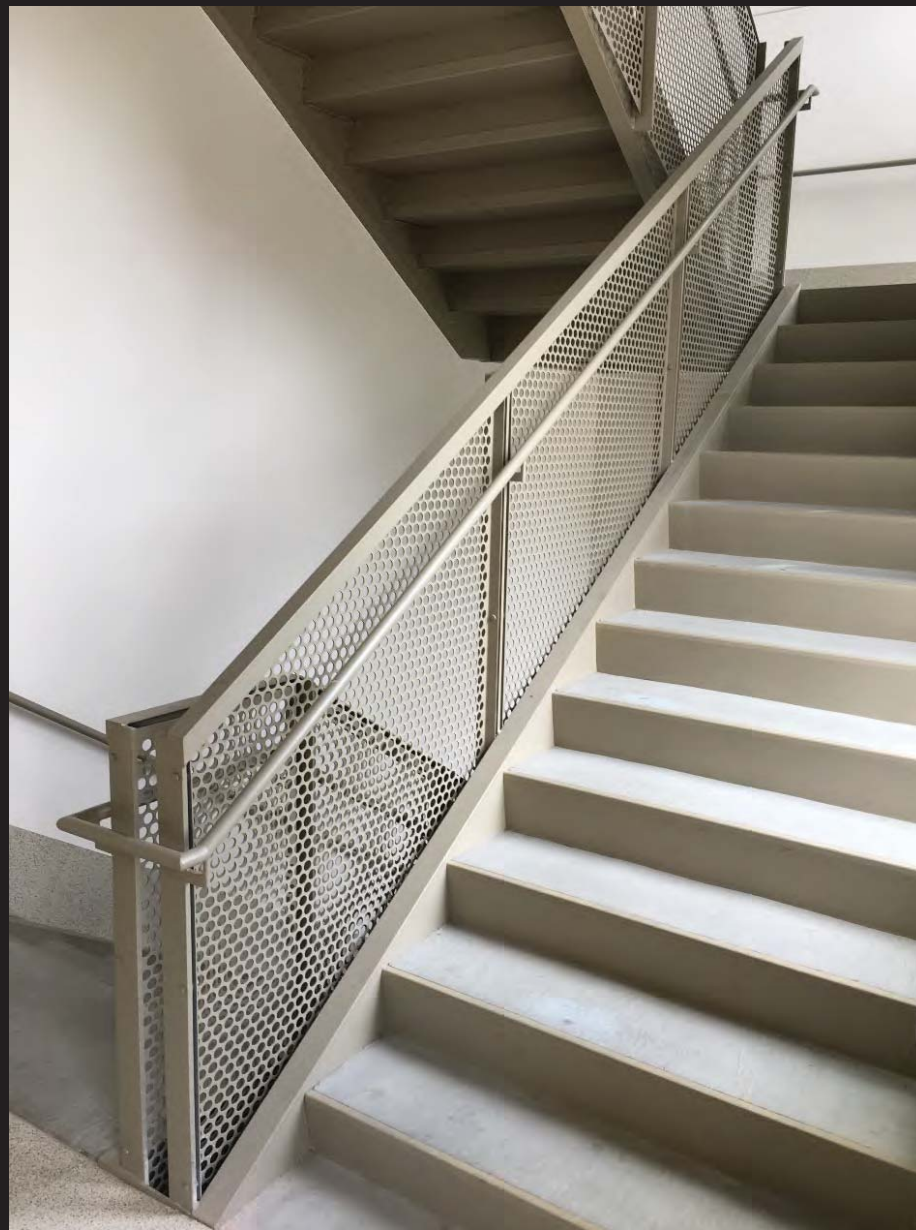


# Construction Update





# Sample Photo - Perforated Metal Guardrail





# Smoke Exhaust Design Update

## JLA follow-up:

After meeting with Building and Grounds, the design team successfully reduced the amount of exterior doors used to provide the make-up air by increasing the use of louvers.

