

# FULLER MIDDLE SCHOOL FEASIBILITY STUDY

Community Workshop #2  
November 27, 2017

# Agenda

1. Introductions
2. Feasibility Study Scope
3. MSBA Process and Schedule
4. Existing School Conditions
5. Educational Programming
6. Pre-Concept Options
7. Next Steps
8. Tell Us What You Think

# Introductions

# School Building Committee Members

Charlie Sisitsky

Dr. Edward Gotgart

Chris Walsh

Robert Halpin

Dr. Robert Tremblay

Heather Connolly

Richard Finlay

David Miles

Mary Ellen Kelley

Jennifer Pratt

Dr. Sonia Diaz

Matt Torti

Co-Chair, Board of Selectmen

Co-Chair, Chief Operating Officer, FPS

State Representative

Town Manager

Superintendent of Schools

School Committee Chair

School Committee Member and Convenor

Finance Committee Member

Chief Financial Officer

Chief Procurement Officer

Chief Academic Officer FPS

Director of Buildings and Grounds, FPS

# School Building Committee Members (continued)

Jose Duarte	Principal, Fuller Middle School
Caitlin Stempleski	Teacher, Fuller School Middle
Patrick Johnson	Principal, Walsh Middle School
John Haidemenos	Principal, Woodrow Wilson School
Michael Tusino	Building Commissioner
Richard Weader II	Member
Michael Grilli	Member
Dr. Jennifer Krusinger Martin	Member
Donald Taggart III	Member
David Panich	Member
Thomas Barbieri	Member
Dr. Dale Hamel	Member

Architect

Jonathan Levi Architects

Owner's Project Manager (OPM)

Symmés Maini and McKee Associates

# Feasibility Study Scope, Process and Schedule

# Massachusetts School Building Authority

- **MSBA** is an independent public authority that administers and funds a program for grants to eligible cities, towns, and regional school districts for school construction and renovation projects.
- **MSBA** mandates a multi-step rigorous study and approval process
- **MSBA** will fund **57.05%** plus incentives of eligible project cost for an approved project if accepted by the voters of Framingham

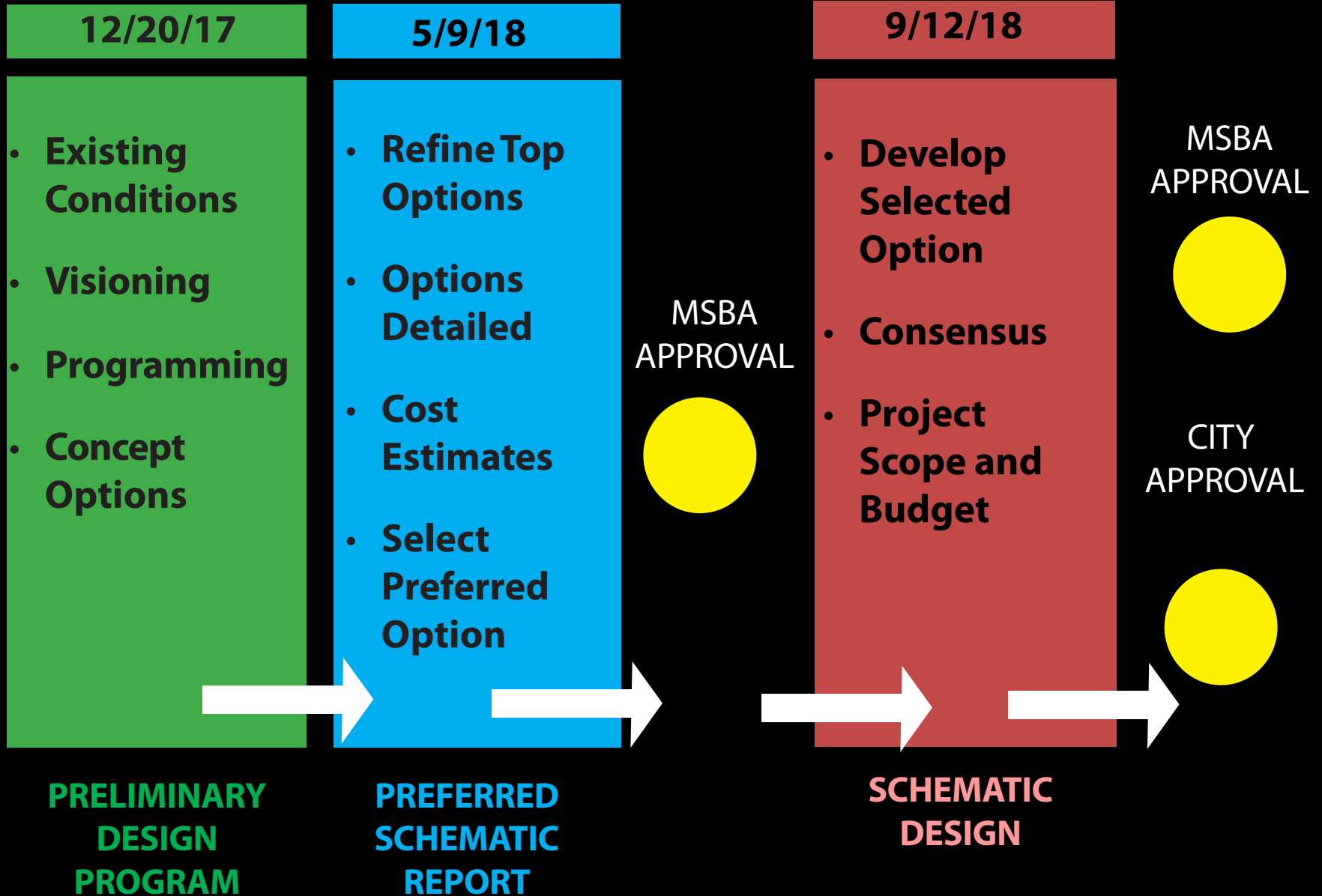


# Feasibility Study Scope

The MSBA has agreed to participate with Framingham in a feasibility study for a **630 Student Middle School for Grades 6-8**. Scope items include:

- Program of Architectural Spaces to be included
- Existing Conditions Review
- Design Alternatives
  - Renovation
  - Renovation / Addition
  - All New Construction
- Cost Estimates

# MSBA Process



# PROJECT SCHEDULE

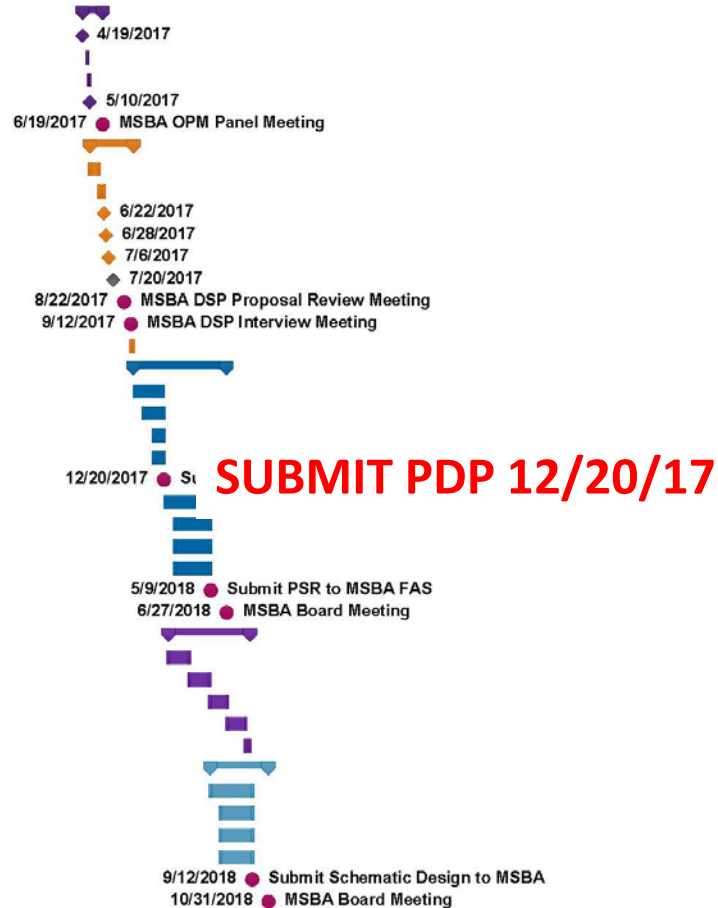
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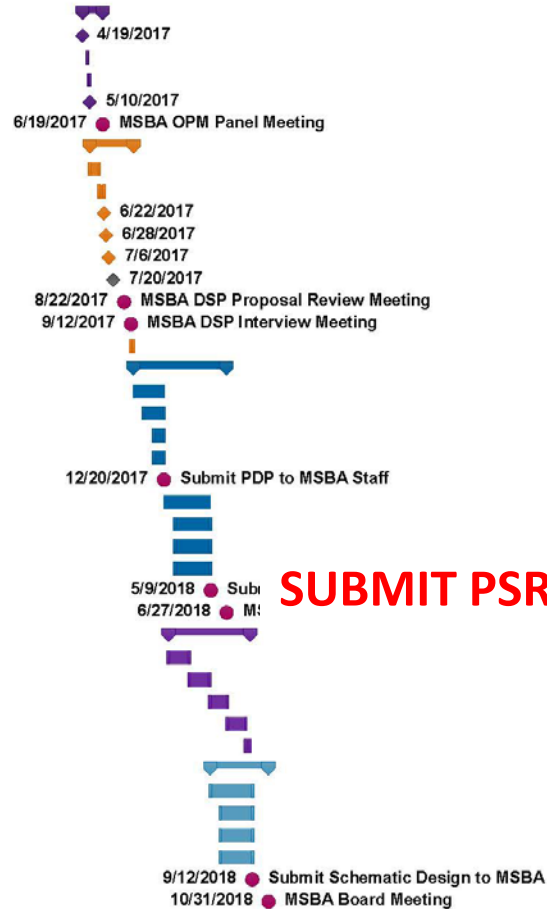
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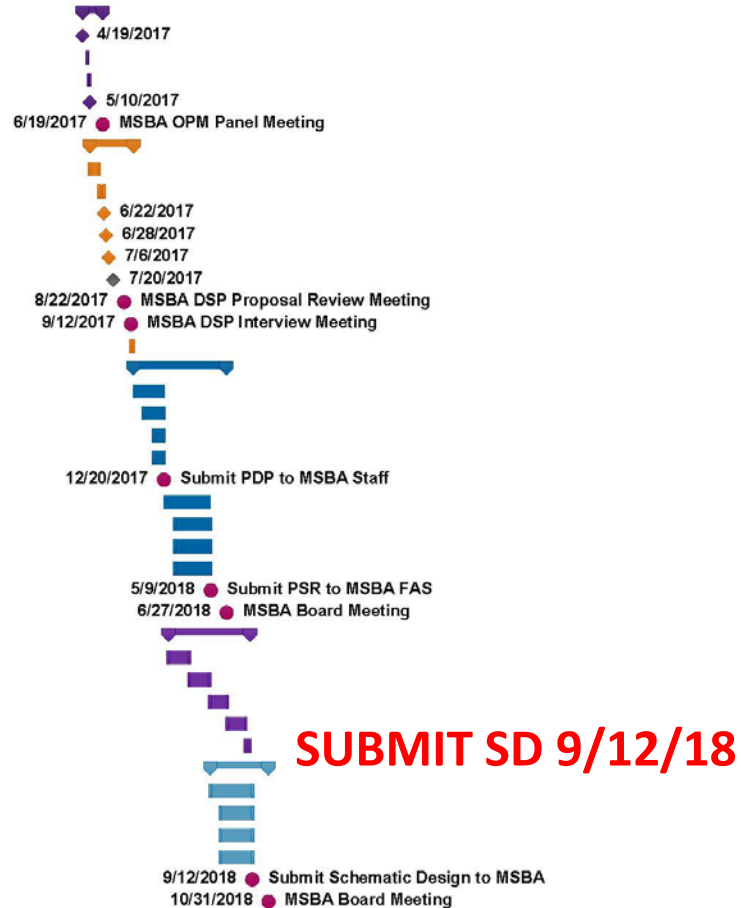
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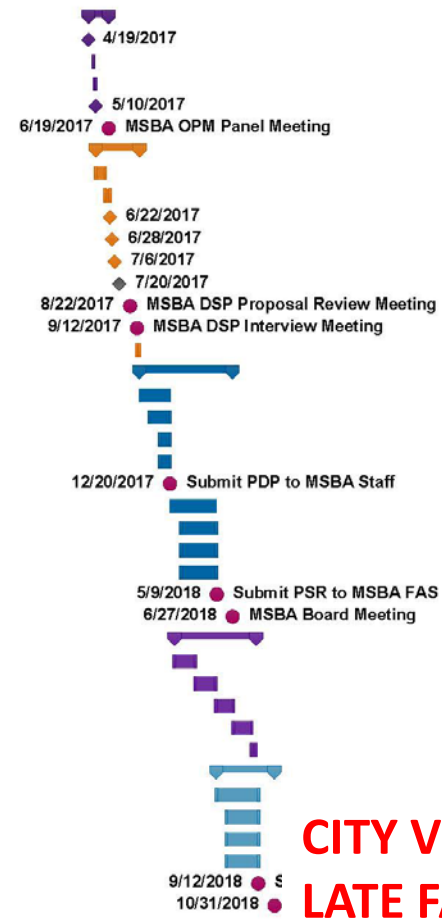
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# Completed Project Milestones

November 2011 - Framingham Submits Proposal to MSBA

February 2013 - Pre-Feasibility Study Completed

April 2016 - Historic Enrollments Study Completed

June 2016 - K-8 Educational Visioning Completed

October 2016 - Framingham Town Meeting approves  
Feasibility Study Funding

December 2016 - Framingham and MSBA Agree on Student  
Design Enrollment

February 2017 - MSBA Invites Framingham to Feasibility Study

June 2017 - Framingham Retains Owner's Project Manager

September 2017 - Framingham Retains Architect

November 13, 2017 - Community Forum No. 1

Questions?

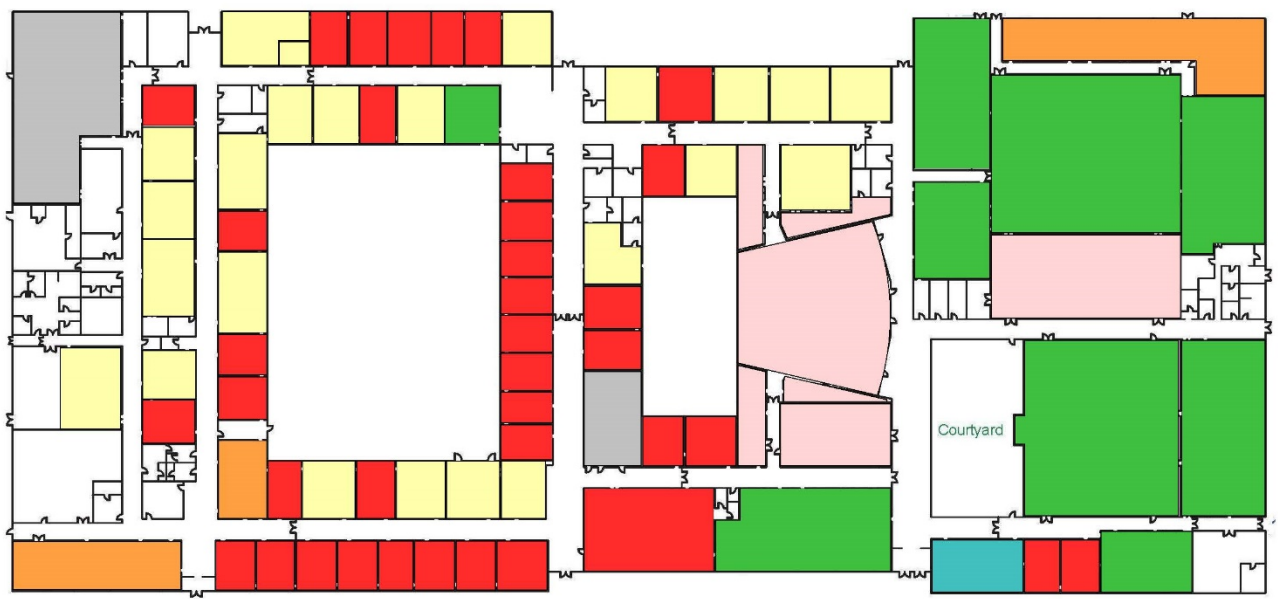


# Defining the Need

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- Need a long-term solution to resolve deteriorating school building
- Provide educational spaces to meet MSBA standards
- Update the school to meet Visioning Session goals
- Provide 21st century educational spaces
- Provide schools that are safe, code-compliant, and places Framingham can be proud of

# EXISTING FULLER SCHOOL ROOM SIZES



- BETWEEN 90% - 110% MSBA GUIDELINE
- MORE THAN 110% MSBA GUIDELINE
- LESS THAN 90% MSBA GUIDELINE
- NOT IN MSBA PROGRAM
- OUTSIDE PROGRAMS

1

FULLER SCHOOL - MSBA SPACE NEEDS COMPLIANCE

1" = 60'-0"

# Existing School Conditions

A 2013 Pre-Feasibility Study by Bargmann Hendrie + Archetype Inc concluded that “Fuller Middle School, constructed as Framingham High School in 1958, while well maintained, has reached the end of its useful life.”

More recently, JLA and their team of consulting engineers have provided additional inspection to determine what work would be required to bring the Fuller up to current building codes and standards.

### Energy Code:

The building was designed and built with almost no insulation on the floors, walls, or roof. The windows are typically single glazed. New work would need to comply with current codes, which would **save substantial \$\$ in ongoing annual energy costs.**



## Accessibility

Most entries from the outside are non-compliant. The Auditorium floor is too steep, lacks landings, and has no accessible route from the seats to the stage.



## EXISTING CONDITIONS AT FULLER SCHOOL

### Structural:

Much of the structural concrete floor and gypsum roof deck is degrading and would need to be replaced. To meet current earthquake code, the entire roof would need to be replaced with steel deck and steel brace frames installed at the walls.





## EXISTING CONDITIONS AT FULLER SCHOOL

### Mechanical Electrical, Plumbing, Fire Protection

Systems typically have outlived their intended useful life. Boilers were installed in 2003, so have been used for over half of their expected useful service life. The building is not sprinklered.

To comply with current code, it would need to be fully sprinklered and have a new fire alarm system installed.



## Hazardous Materials

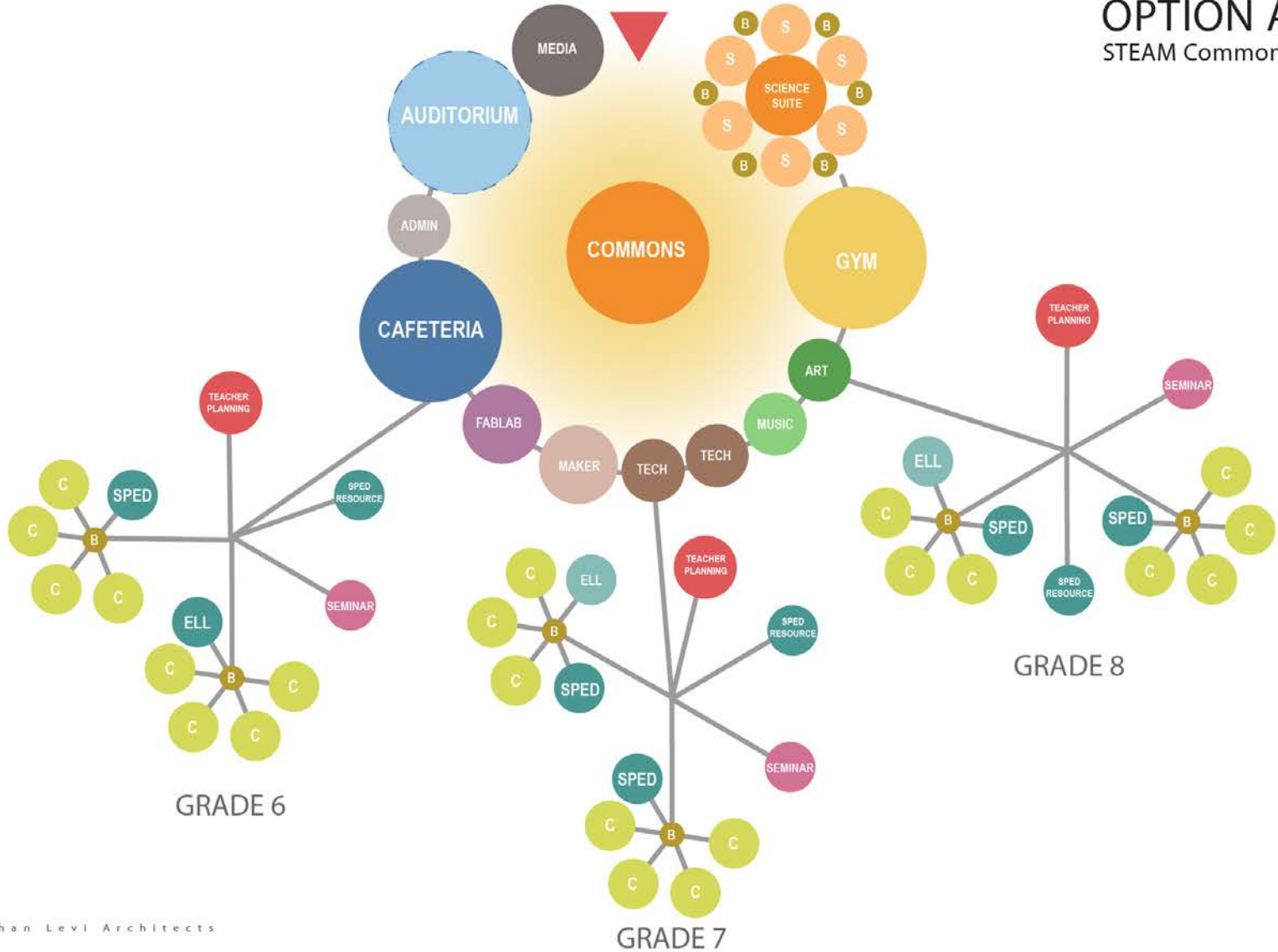
Typical of older buildings, there are concealed hazmats. While these materials do not pose a problem as long as they are undisturbed, they will need to be identified and disposed of properly as part of a renovation project.

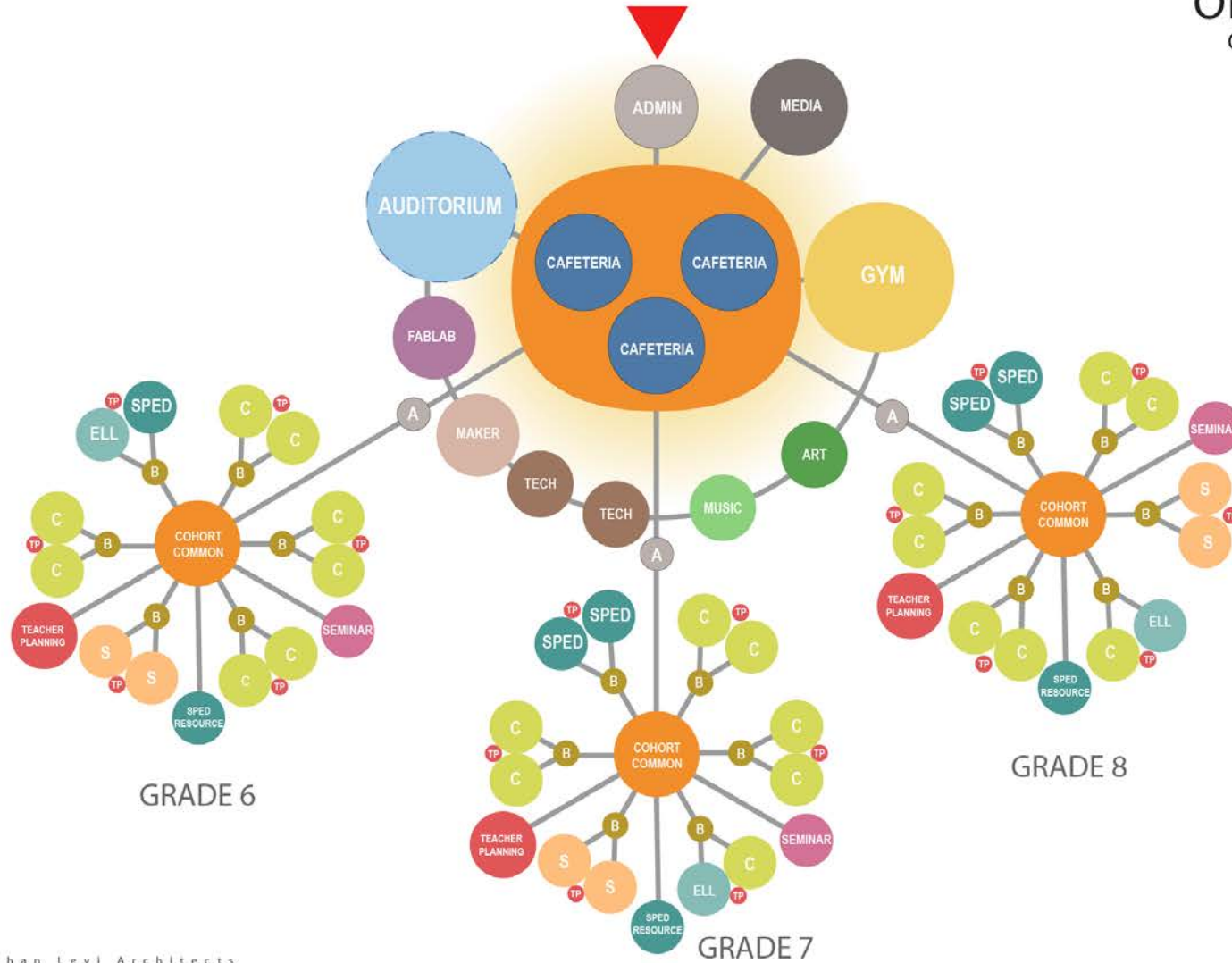


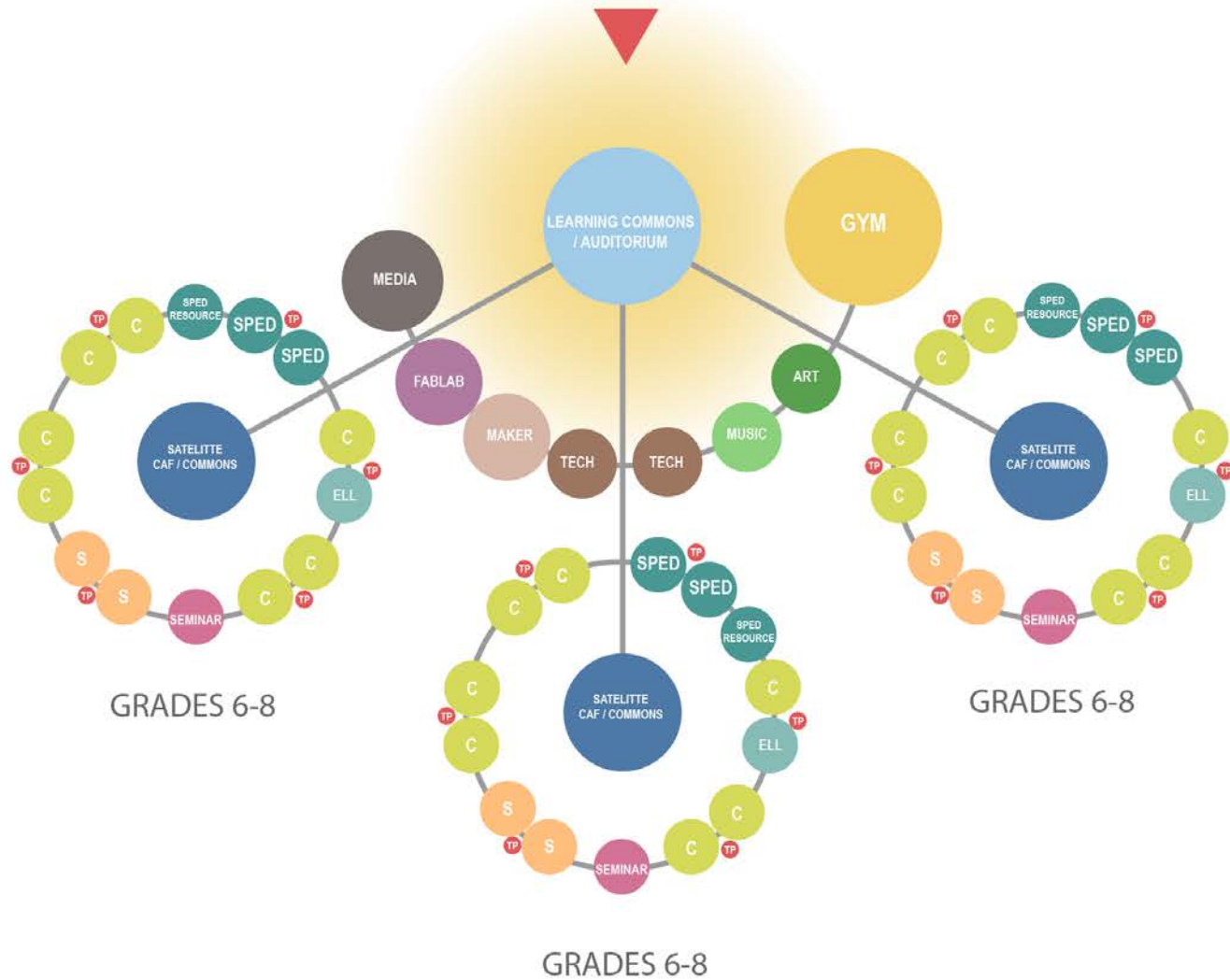
# Questions?

# Educational Programming

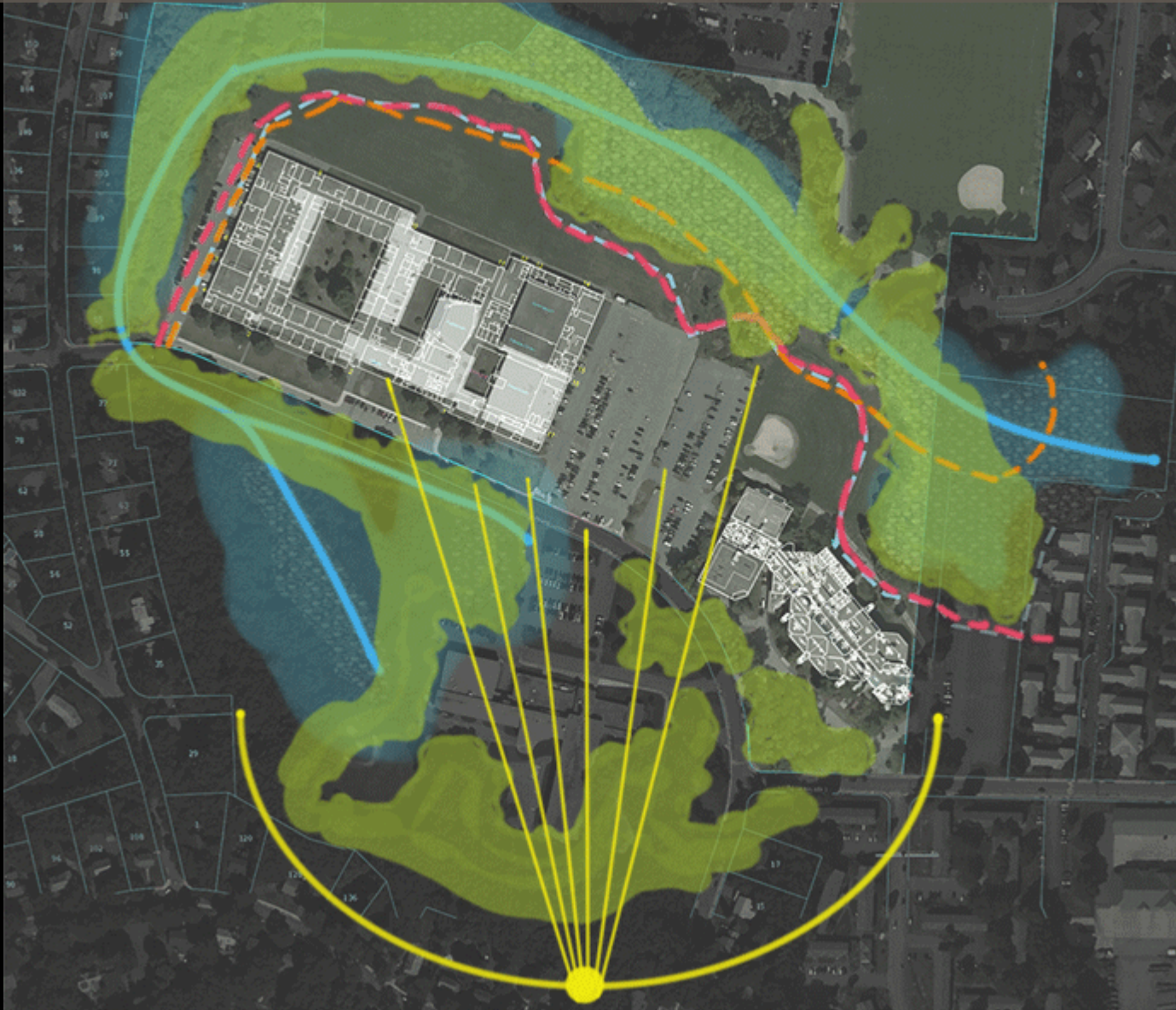
## OPTION A STEAM Commons







# Landscape Analysis

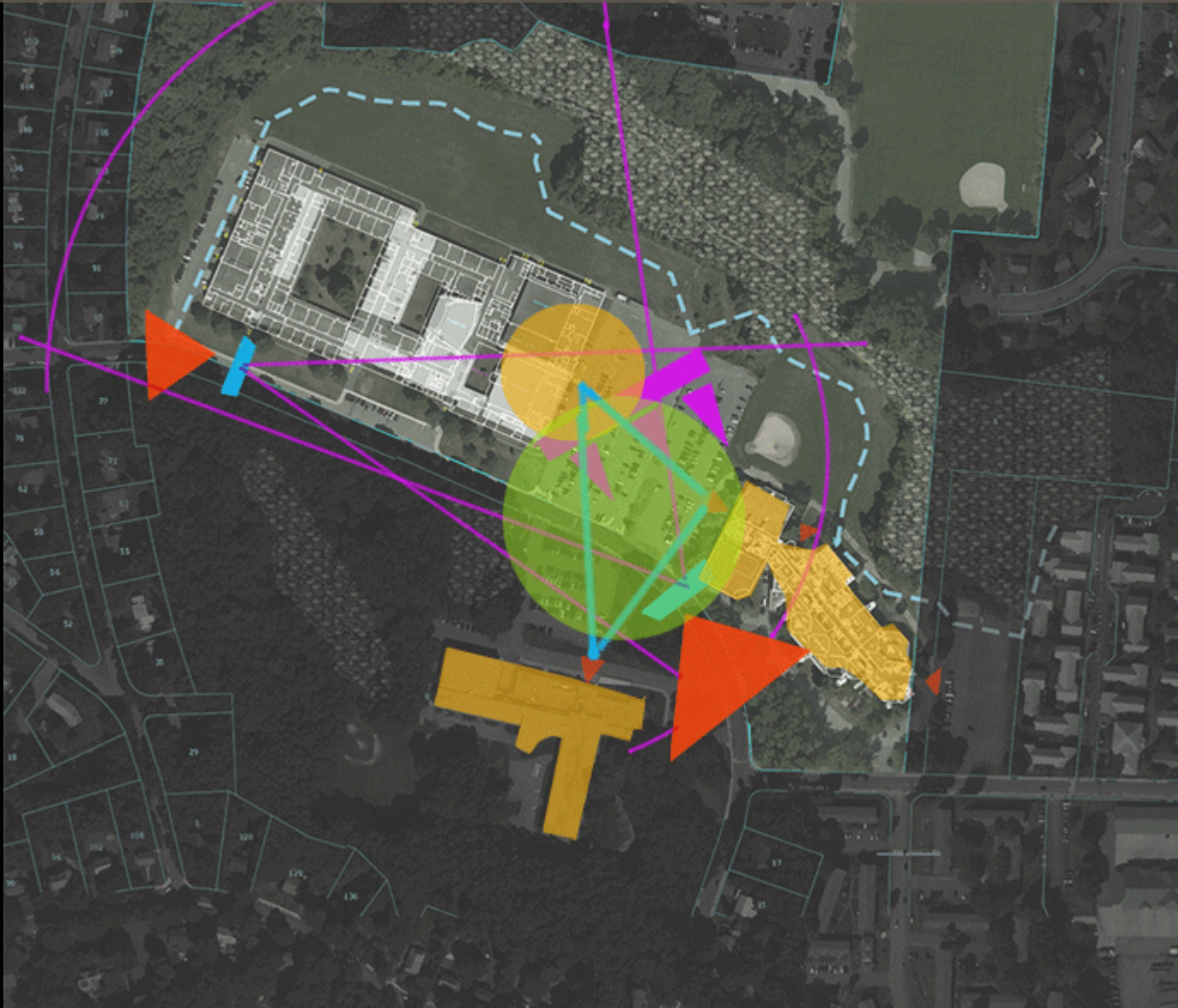




# Urban Analysis



# Campus Analysis



# Construction Phase Swing Space Options

Assumption: 530 students, Approx. 80,000sf Minimum

A - Move students to TBD School or Town Property

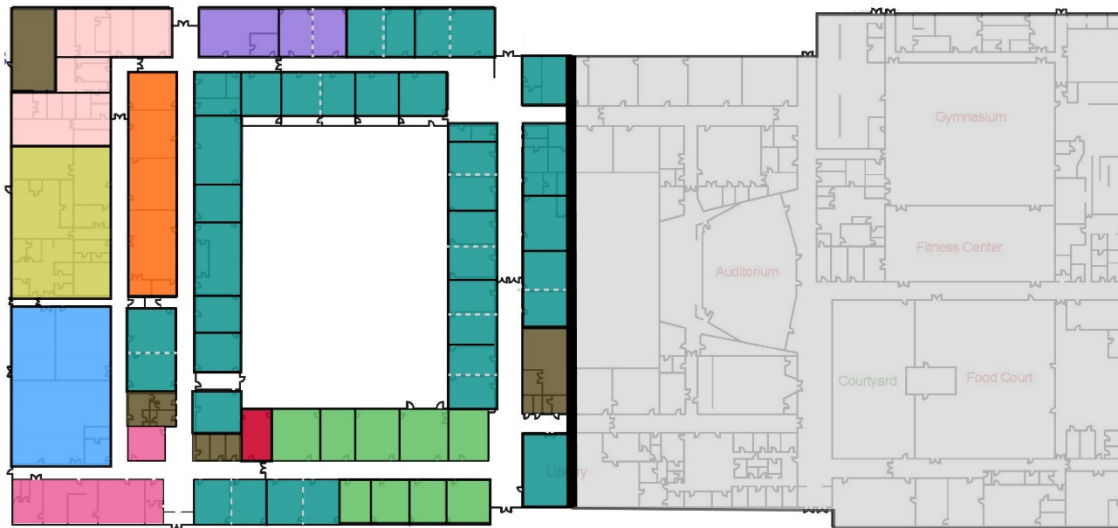
B - Move students to either all or portion of Farley

C - Move students to temporary modular facility on site

D - Retain students in reduced footprint portion of Fuller with temporary reno.

D.1 - Retain students in Fuller as is (new footprint in East parking)

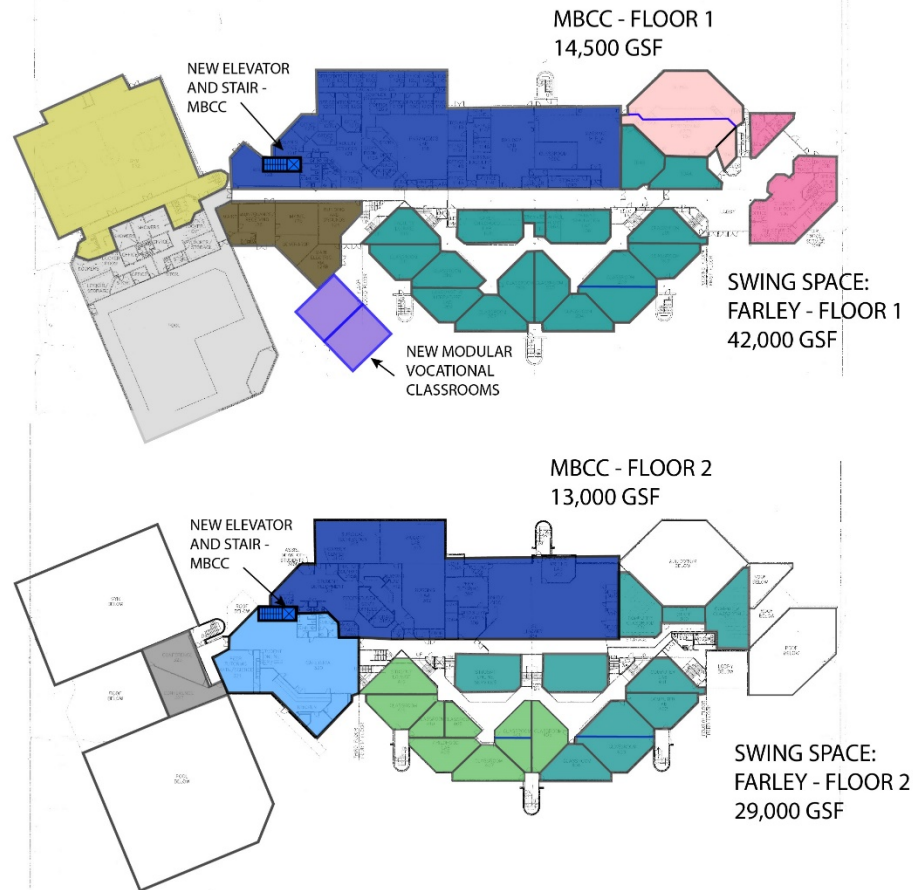
# Fuller Swing Space Test Fit



SWING SPACE:  
FULLER SCHOOL  
98,000 GSF

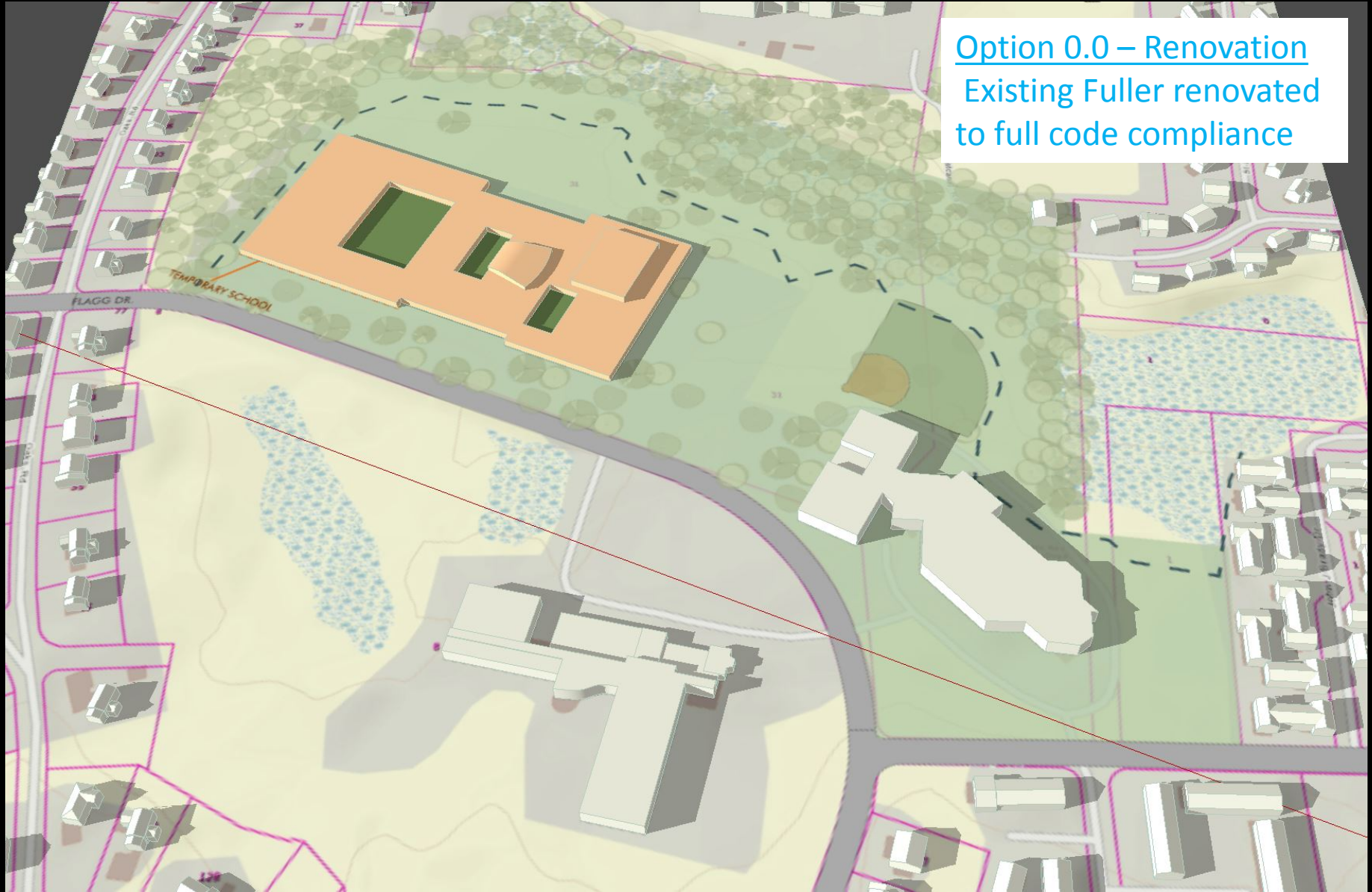
- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- ART & MUSIC
- VOCATIONS & TECHNOLOGY
- HEALTH & PHYSICAL EDUCATION
- MEDIA CENTER
- DINING & FOOD SERVICE
- MEDICAL
- ADMINISTRATION & GUIDANCE
- CUSTODIAL & MAINTENANCE
  
- DEMO
- MBCC

# Farley Swing Space Test Fit

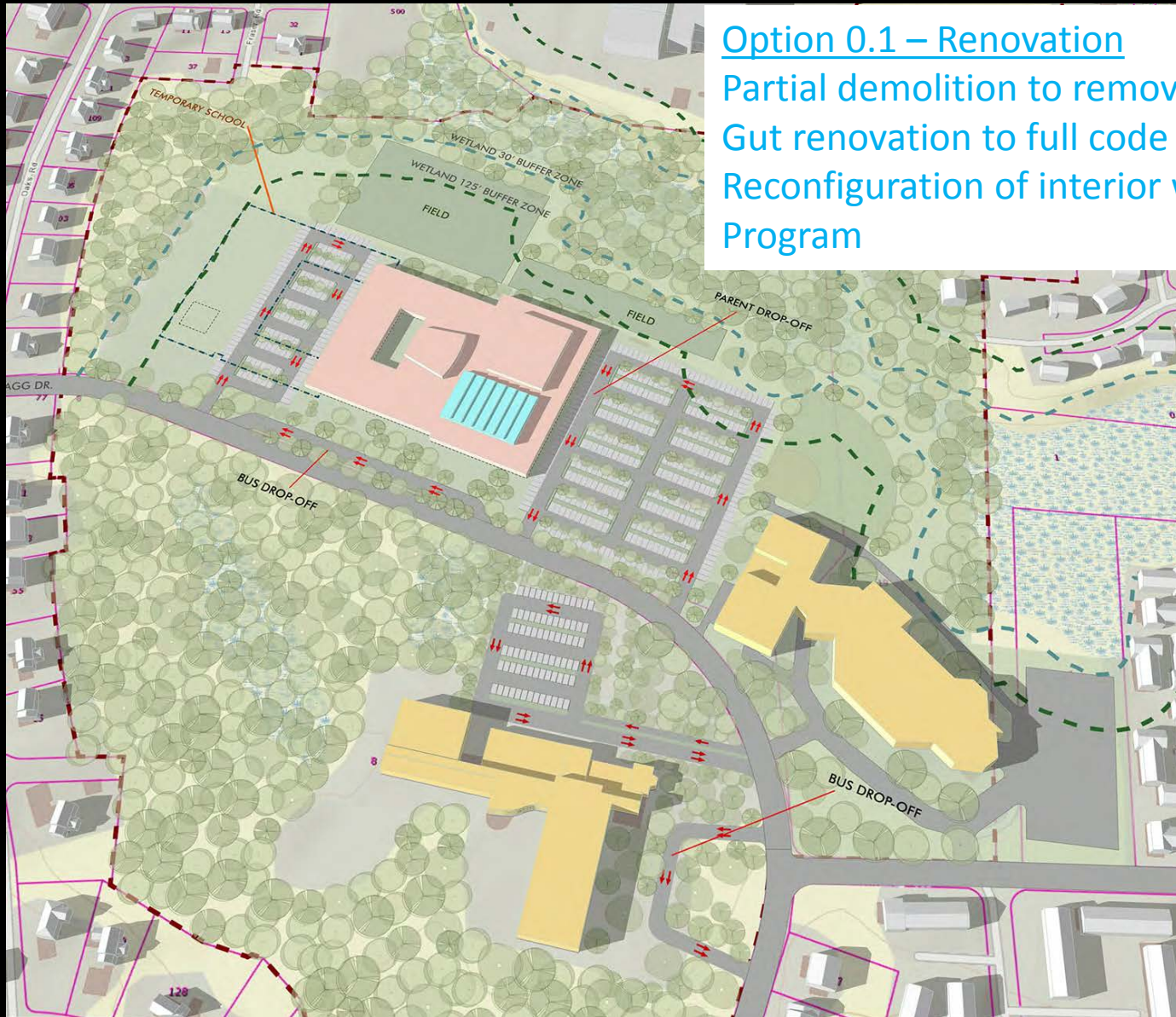


- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- ART & MUSIC
- VOCATIONS & TECHNOLOGY
- HEALTH & PHYSICAL EDUCATION
- MEDIA CENTER
- DINING & FOOD SERVICE
- MEDICAL
- ADMINISTRATION & GUIDANCE
- CUSTODIAL & MAINTENANCE
- DEMO
- MBCC

# Pre-Concept Alternatives



# Pre-Concept Alternatives

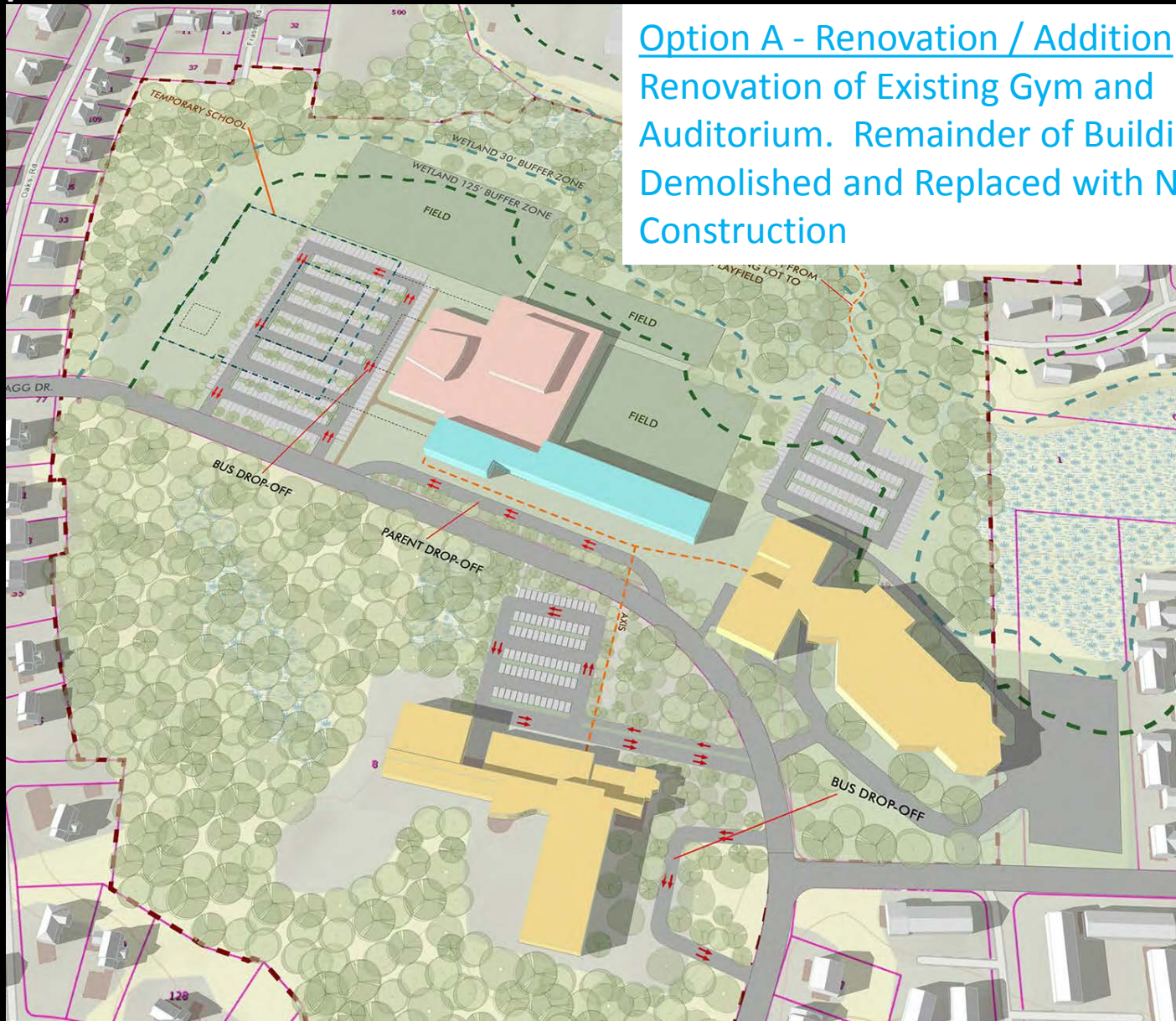


## Option 0.1 – Renovation

Partial demolition to remove extra area,  
Gut renovation to full code compliance,  
Reconfiguration of interior walls to meet  
Program

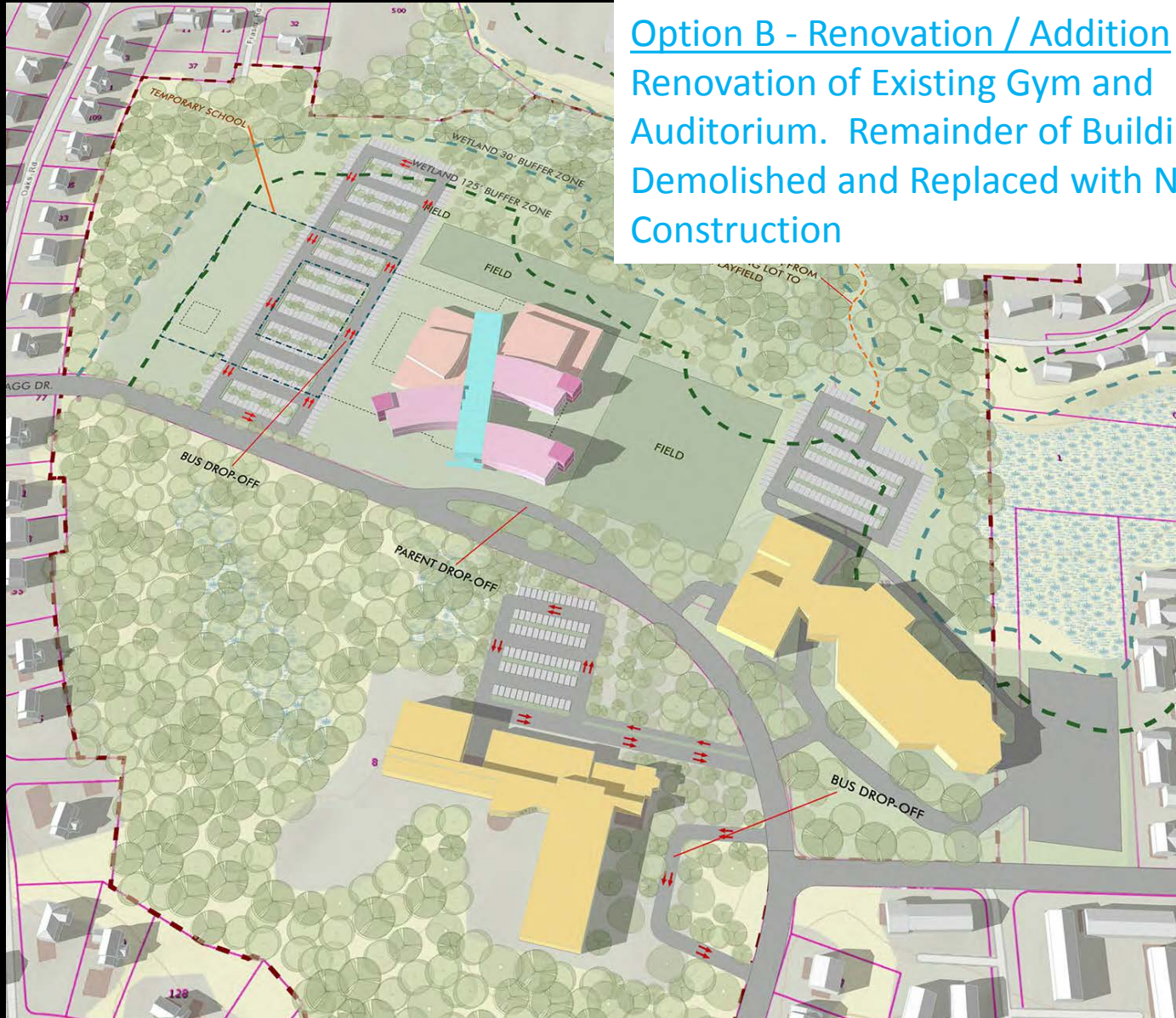
# Pre-Concept Alternatives

Option A - Renovation / Addition  
Renovation of Existing Gym and Auditorium. Remainder of Building Demolished and Replaced with New Construction





Option B - Renovation / Addition  
Renovation of Existing Gym and Auditorium. Remainder of Building Demolished and Replaced with New Construction

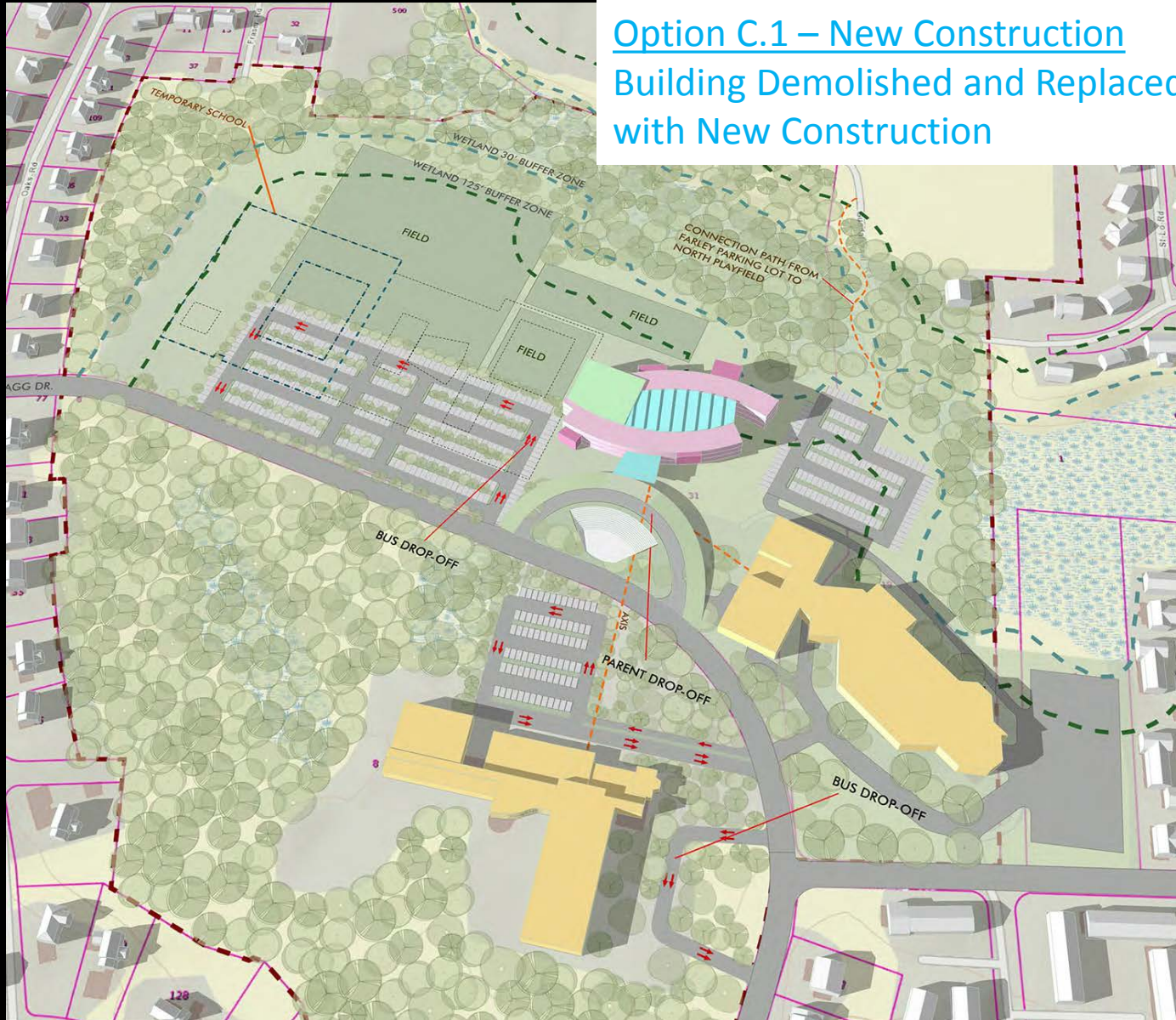


# Pre-Concept Alternatives

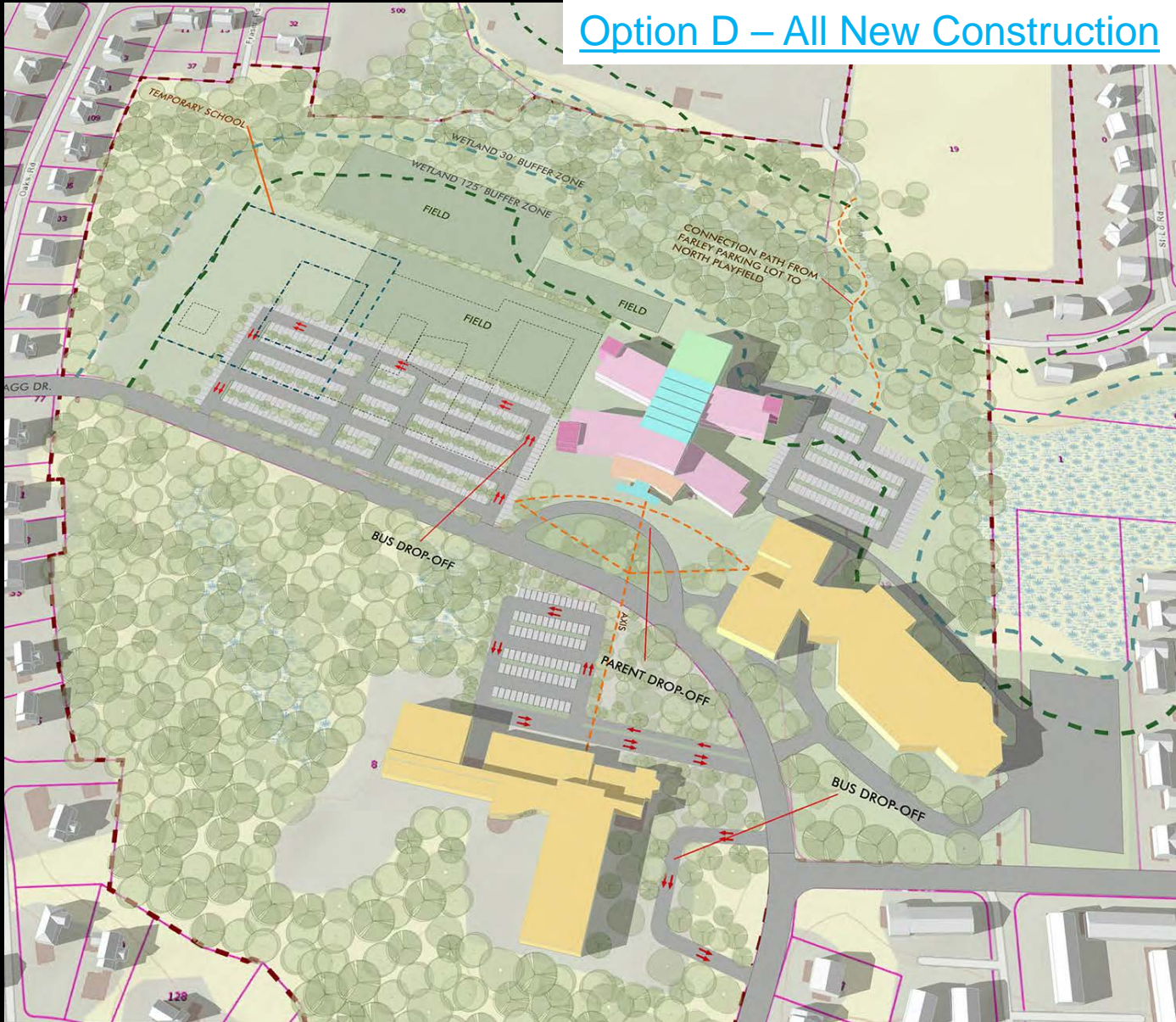


Option C - Renovation / Addition  
Renovation of Existing Gym.  
Remainder of Building Demolished and  
Replaced with New Construction

## Option C.1 – New Construction Building Demolished and Replaced with New Construction



## Option D – All New Construction



# Questions?

# Next Steps

# NEXT STEPS

School Building Committee meetings are every two weeks. Meetings and agendas are posted on the FPS website.

- December 20, 2017 - Submit Preliminary Design Program (PDP) to MSBA
- February 12, 2018 – Community Forum #3
- May 9, 2018 – Submit Preferred Schematic Report (PSR) to MSBA
- September 12, 2018 - Submit Schematic Report (SD) to MSBA
- October 31, 2018 - MSBA board meeting to approve project
- Late Fall 2018 – City appropriation voting

# Community Resources

Project Website:

[www.Framingham.k12.ma.us/Page/2997](http://www.Framingham.k12.ma.us/Page/2997)

Project Email:

[FPSSBC@Framingham.k12.ma.us](mailto:FPSSBC@Framingham.k12.ma.us)



# Questions and Comments