

# FULLER MIDDLE SCHOOL FEASIBILITY STUDY

Community Forum 6  
July 23, 2018

# Agenda

## Brief Recap from Community Meetings 1- 5

1. Introductions
2. Scope, Process, and Schedule
3. Existing School Conditions
4. Educational Programming

## New Information:

1. Design Update
2. Preliminary Cost Analysis
3. Timeline and Next Steps
4. Questions

# Introductions

# 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

Mary Ellen Kelley

Jennifer Pratt

Heather Connolly

Matt Torti

Anne Ludes

Mayor

Co-Chair, Resident with Finance Experience

Co-Chair, Chief Operating Officer, FPS

Chief Operating Officer

School Committee Chair

Superintendent of Schools

City Council Member

School Committee Member and Convenor

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 (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

# Feasibility Study Scope

- **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** requires formation of a School Building Committee to oversee the study and project on behalf of the community



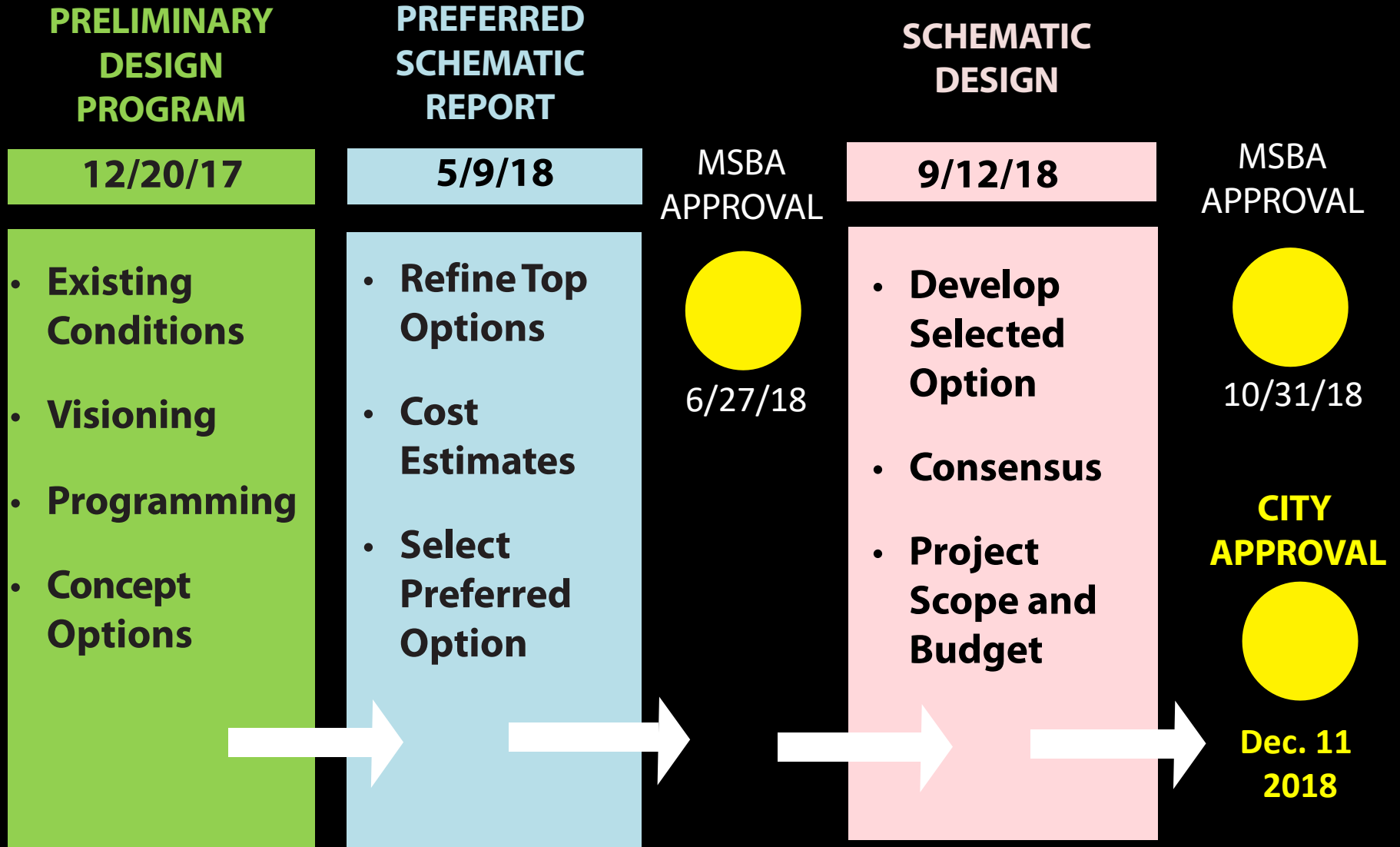
# Feasibility Study Scope

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

Study Scope includes:

- Existing Conditions Review
- Educational Program
- Design Alternatives
  - Renovation
  - Renovation / Addition
  - All New Construction
- Cost Estimates

# MSBA Feasibility Study Process and Schedule



# Completed Project Milestones

February 2013      Pre-Feasibility Study Completed

November 2013    Framingham Submits SOI to MSBA

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

# Completed Project Milestones

June 2017 Framingham Retains Owner's Project Manager

September 2017 Framingham Retains Architect

November 13, 2017 Community Forum No. 1

November 27, 2017 Community Forum No. 2

December 20, 2017 Preliminary Design Program Submitted to MSBA

February 6, 2018 Presentation to City Council

February 12, 2018 Community Forum No. 3

March 12, 2018 Presentation to School Committee

April 2, 2018 Community Forum No. 4

# Completed Project Milestones

- April 7, 2018                      Neighborhood Meeting
- April 7, 2018                      ZBA Grants Height Variance
- April 17, 2018                    Presentation to City Council
- April 25, 2018                    Presentation to School Committee
- April 30, 2018                    School Building Committee Selects Preferred Option
- May 9, 2018                        Preferred Schematic Report Submitted to MSBA
- May 23, 2018                    MSBA FAS Meeting
- June 11, 2018                    Community Forum No. 5
- June 27, 2018                    MSBA Board of Directors Meeting

# MSBA Board of Directors Approval

## Massachusetts School Building Authority

**Deborah B. Goldberg**  
*Chairman, State Treasurer*

**James A. MacDonald**  
*Chief Executive Officer*

**John K. McCarthy**  
*Executive Director / Deputy CEO*

June 27, 2018

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

Re: City of Framingham, Fuller Middle School

Dear Mayor Spicer:

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

# Questions

# Defining the Need



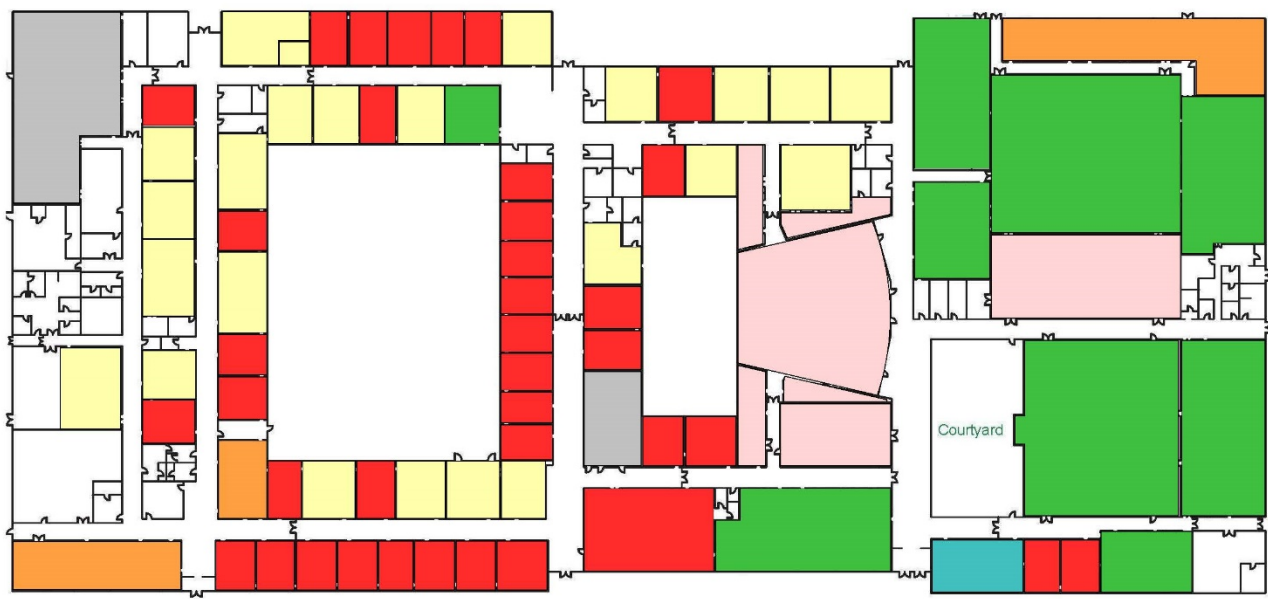
## The Need:

- Need a long-term solution to resolve deteriorating school building
- Provide educational spaces to meet MSBA standards
- Update the layout to meet 21st century Visioning Session goals

## The Goal

- Cost Effective, Sustainable and Educational Appropriate School with the least impact to the ongoing education of the students

# EDUCATIONAL DEFICIENCIES



- 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"

# PHYSICAL BUILDING DEFICIENCIES

Energy Code

Envelope

Accessibility

Structural

Mechanical, Electrical and  
Plumbing Systems

Hazardous Materials



# Educational Programming

Fuller Middle School is in its fourth year of STEAM (Science, Technology, Engineering, Arts and Mathematics)

- Transdisciplinary Instruction – Connect multiple content areas by linking concepts and skills with a real-world context. Encourage and support Inquiry.
- Personalized and Collaborative Learning – Teach students to take charge of their own learning with “hands-on” projects that can correspond with their interests and needs.
- Whole Child, Whole Community – Actively support emotional and social foundations to improve academic success.

## DESIGN PRINCIPALS

- Visible Learning – Inspire students to learn from each other through student collaboration, presentations, demonstrations, and ongoing works-in-progress.
- Community and Civic Hub – Continue existing use as central location for meetings, adult learning, school productions and recreational activities.
- Adaptability – This building will need to meet Framingham’s future needs, so must be versatile enough to accommodate different teaching methods, including traditional ones.

# Questions



Jonathan Levi Architects

PROJECT MANAGEMENT **SMMA**

# Design Update





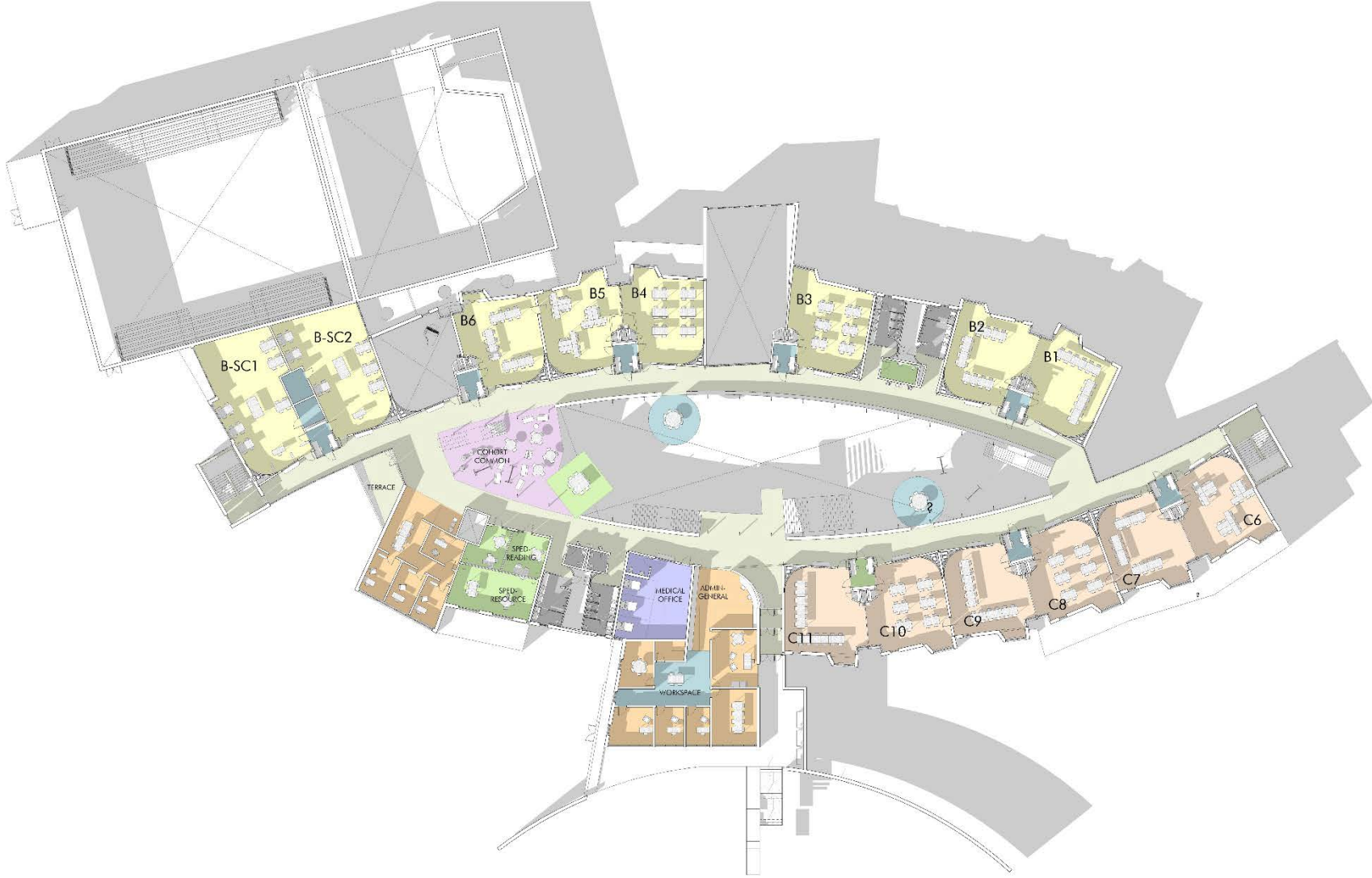




# FIRST FLOOR PROGRESS PLAN



# SECOND FLOOR PROGRESS PLAN



# THIRD FLOOR PROGRESS PLAN

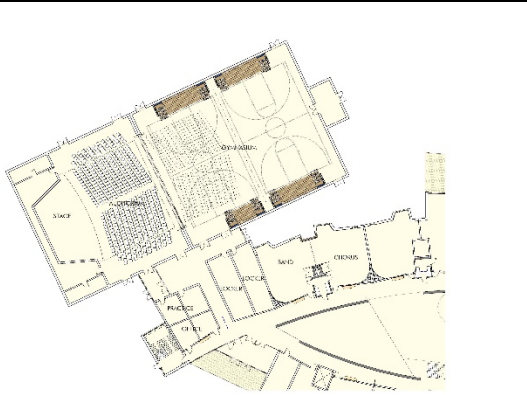




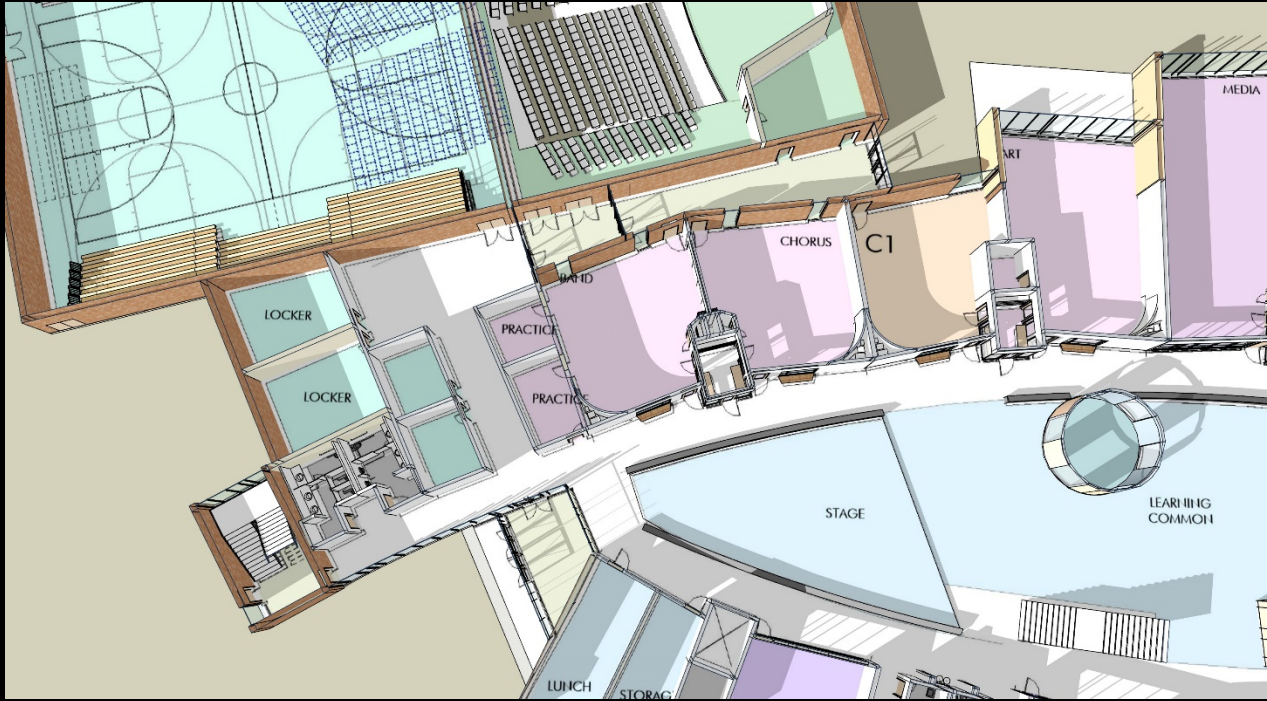
# Classroom Suite 'Building Block'



# SD Design Refinement – Performing Arts Suite



OLD - GYMNASIUM/AUDITORIUM AREAS





# Front View



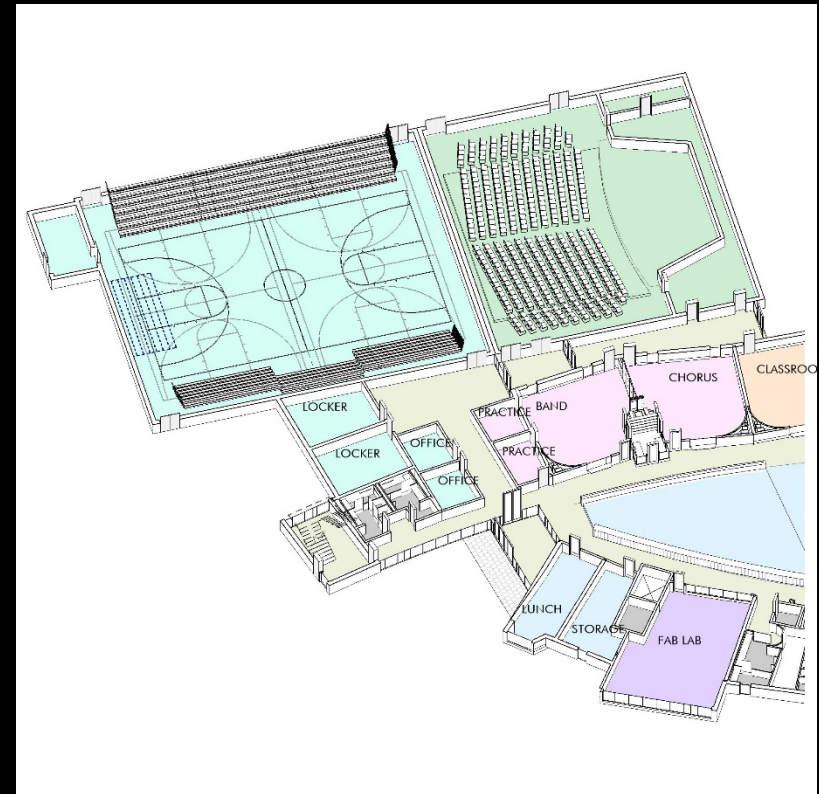


# Rear View



# Why a 8,300 SF Gymnasium?

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



## Scope Reductions

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

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

# Why Full Air Conditioning?

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

# Questions

# Preliminary Cost Analysis

# State Reimbursement

- **MSBA** will reimburse all Eligible Costs, at a Base Rate of **57.05%** plus incentive points for an approved project if accepted by the voters of Framingham
- Example of Ineligible Costs include:
  - Site Costs over 8%
  - Building Costs over \$333/SF
  - Asbestos Flooring abatement
  - FF&E/Technology costs over \$2,400 per student
  - Legal Fees, Moving Expenses, construction contingencies over 1% for new construction or 2% for renovation
  - Temporary Swing space
  - Auditoriums in Middle Schools

# State Reimbursement Incentives

The MSBA provides incentives to reimburse up to an estimated additional **4.48%** of eligible costs. The incentives fall under the following categories:

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



## Preliminary Cost Analysis

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

Total Project Cost \$101.3M

MSBA Share \$ 39.9M

Framingham Share \$ 61.4M

Estimated Average Cost/Year  
Average Residential Taxpayer \$ 106/Year\*

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

Costs are preliminary and subject to change

# Preliminary Timeline

# PRELIMINARY TIMELINE

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

# NEXT STEPS

School Building Committee to continue to refine the Design Options and Costs. The SBC meetings are every two weeks. Meetings and agendas are posted on the FPS website.

- August 1 – School Committee Presentation
- August 21 – City Council Presentation
- September 6, 2018 - Community Forum No. 7
- September 12, 2018 - Submit Schematic Report (SD) to MSBA
- October 31, 2018 - MSBA board meeting to approve project
- Late Fall 2018 – City appropriation voting
- December 11 – Debt Exclusion Ballot Vote

# Questions

# Community Resources

Project Website:

[www.fullerbuildingproject.com](http://www.fullerbuildingproject.com)

To receive information on the Fuller Middle School Building Project, please subscribe to the City's [“Notify Me”](#) system