

FULLER MIDDLE SCHOOL FEASIBILITY STUDY

Community Forum 7
September 6, 2018

Agenda

1. Introduction and Project Need
2. The Design: Site and Building
3. Benefits to the Students and Community
4. Schedule and Cost
5. Next Steps
6. 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

Why do we need a new Fuller Middle School?

- The Fuller Middle School is an aged facility that requires significant upkeep, spending which will not result in long-term educational benefits.
- Framingham submitted its initial application to MSBA for a grant in November 2013.
- The MSBA receives approximately 120 grant applications for capital projects annually, of which approximately 10 are approved annually.
- Framingham residents voted to approve the Feasibility Study funding at its October 18, 2016 Special Town Meeting.
- The MSBA grant is estimated to be approximately \$39.5 million.

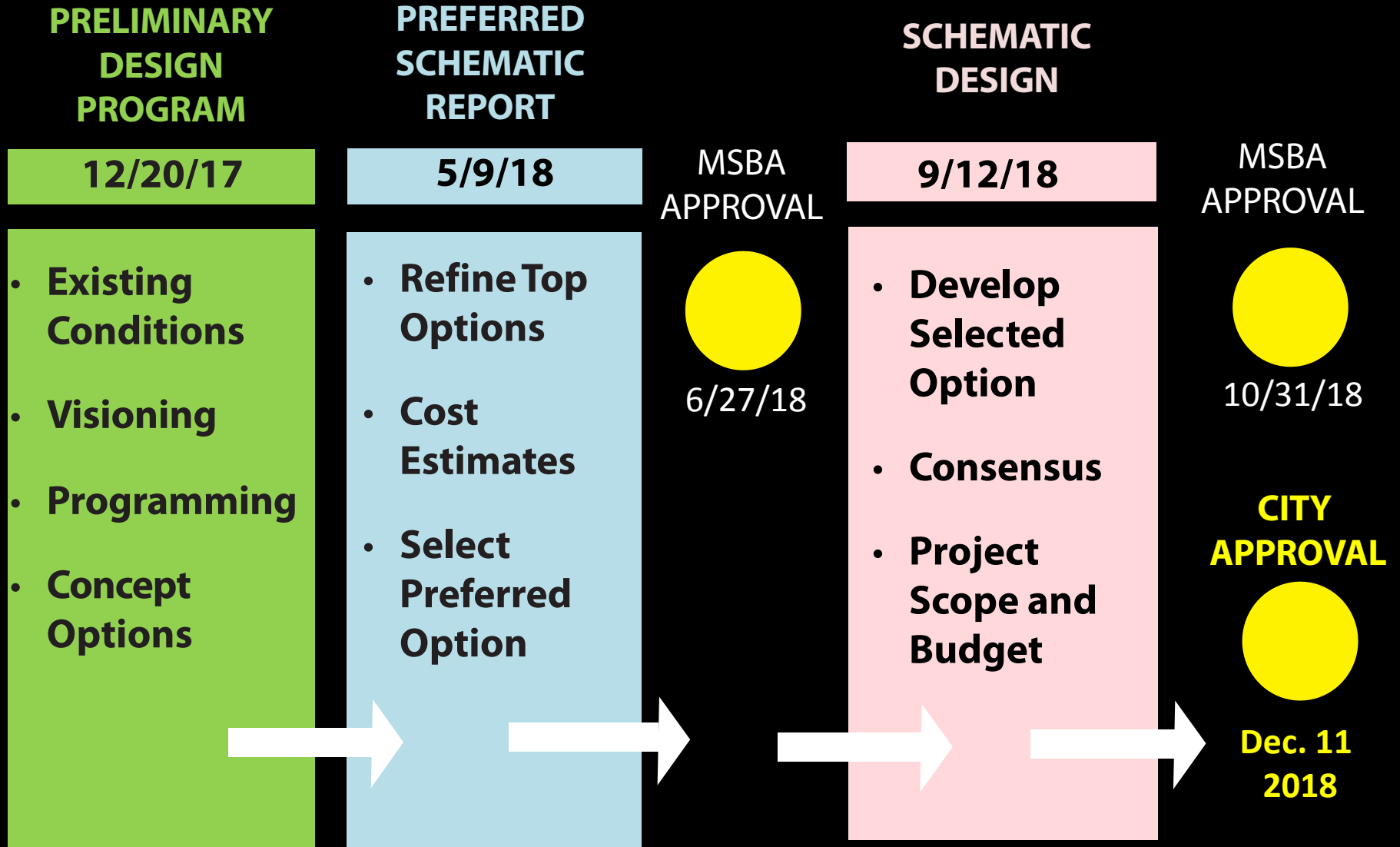
Feasibility Study Scope

Framingham and MSBA agreed to perform the feasibility study for a **630 Student Middle School for Grades 6-8.**

Study Scope included:

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

MSBA Feasibility Study Process and Schedule



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”).

Public Process

Since May 2017, advertised and televised public meetings on the Fuller Middle School Project have included:

- 24 Regular Bi-weekly School Building Committee Meetings
- 6 Community Meetings
- 4 City Council Meetings
- 4 School Committee Meetings

Questions

Defining the Need



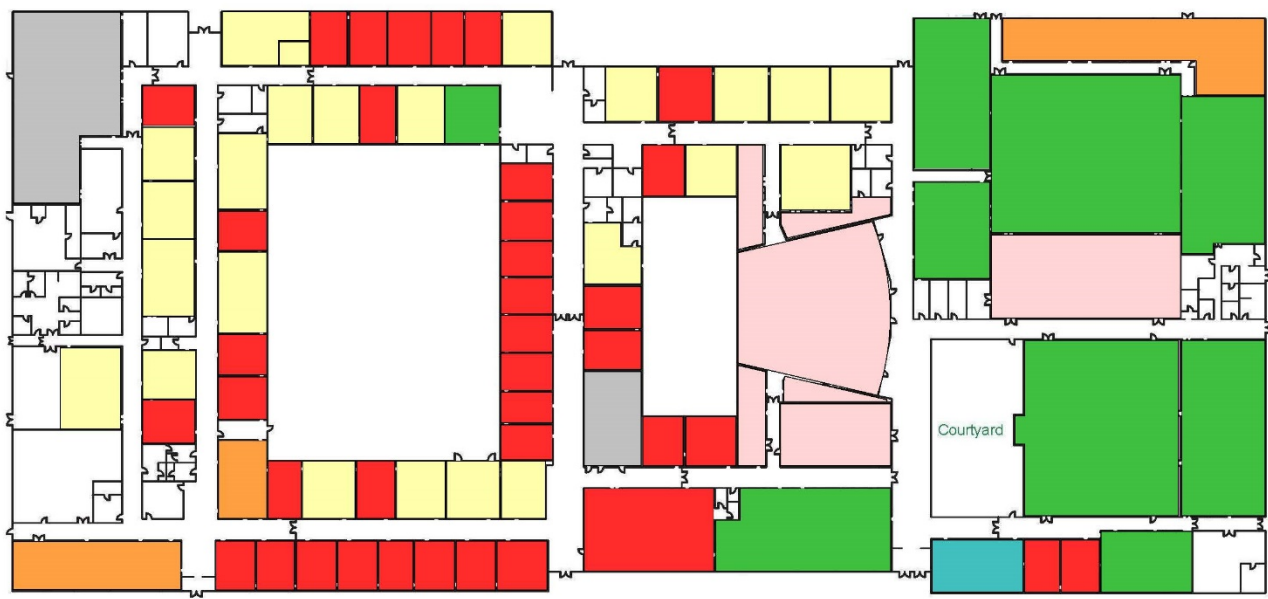
The Need:

- 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



The Cost of only Repairing the existing Fuller Middle School is estimated to be \$131 million dollars with no educational improvements or MSBA reimbursement.

Educational Programming

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

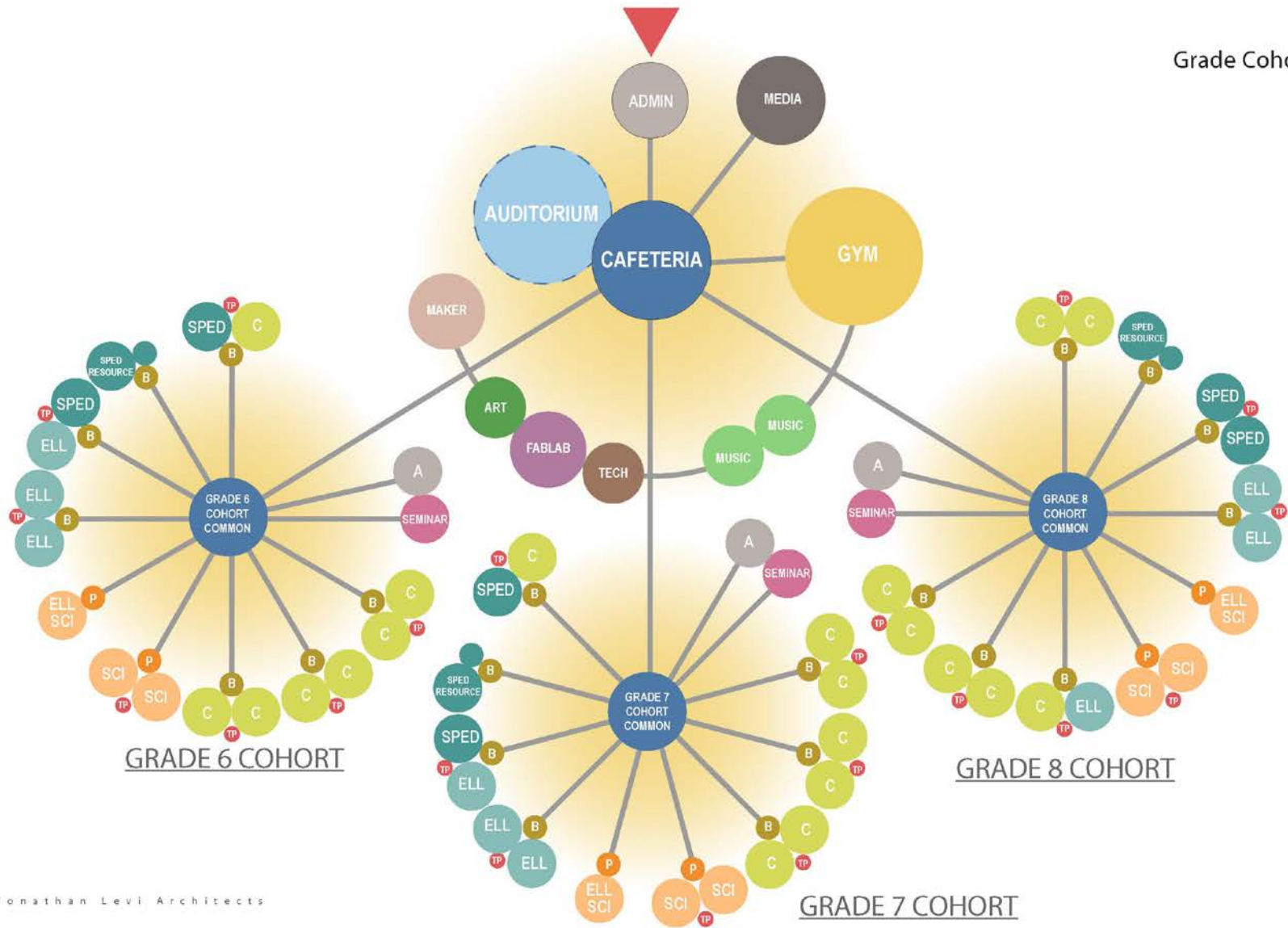
- Transdisciplinary Instruction – Connect multiple content areas by linking concepts and skills with a real-world context. Encourage and support Inquiry.
- Personalized and Collaborative Learning – Teach students to take charge of their own learning with “hands-on” projects that can correspond with their 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.

Educational Program Diagram

Grade Cohorts



Questions

Design Update

SD Refinement – Landscape



Jonathan Levi Architects



Jonathan Levi Architects

PROJECT MANAGEMENT **SMMA**

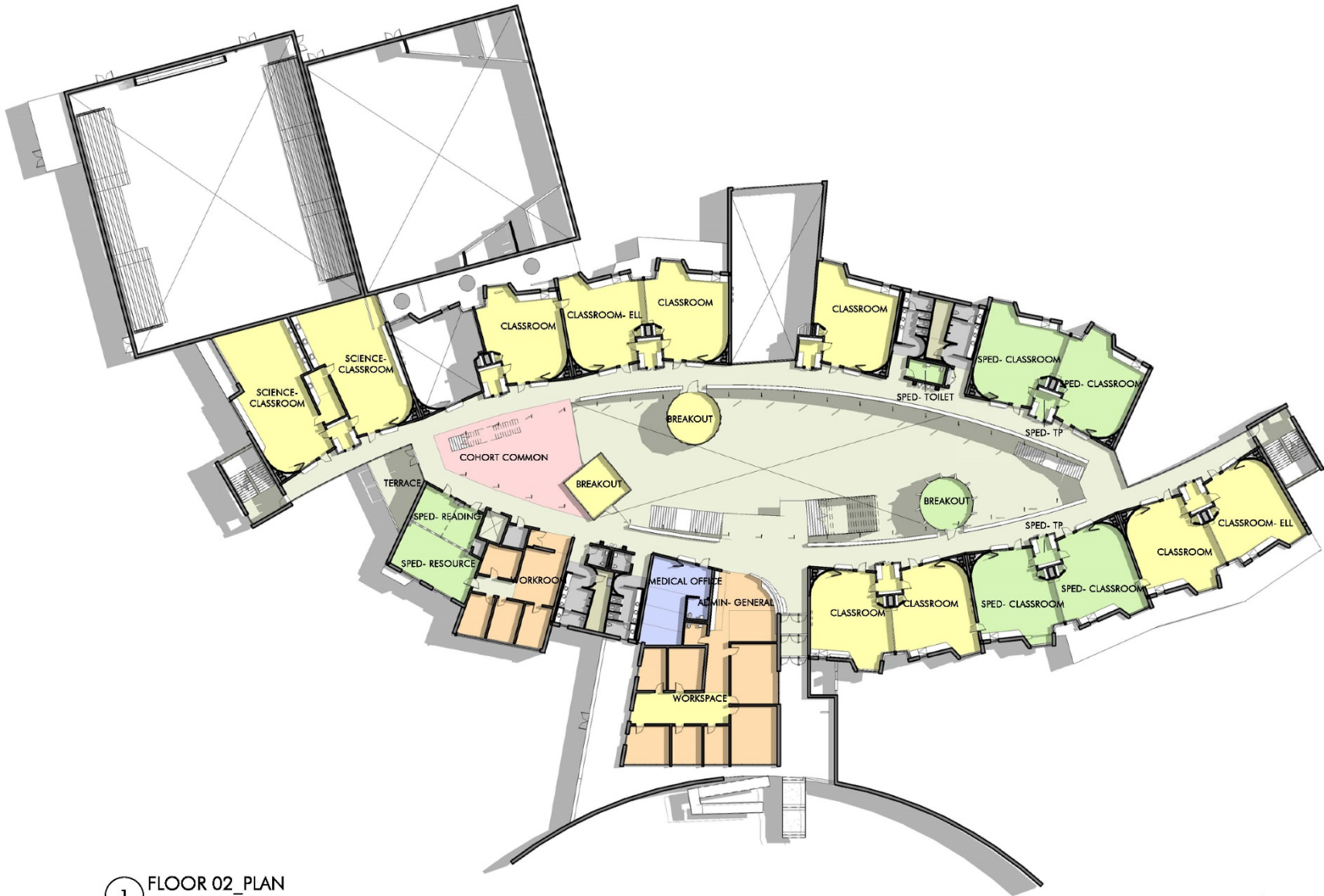
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FIRST FLOOR PROGRESS PLAN



1 FLOOR 01_PLAN
1/32" = 1'-0"

SECOND FLOOR PROGRESS PLAN



1 FLOOR 02_PLAN
1/32" = 1'-0"

THIRD FLOOR PROGRESS PLAN



1 FLOOR 03_PLAN
1/32" = 1'-0"

Classroom Suite 'Building Block'





Fabrication Lab



Front View



Rear View



Benefits to the Students and Community

BENEFITS TO THE STUDENTS AND COMMUNITY

Benefits for the Students:

- Appropriate classroom sizes and relationships according to contemporary educational standards.
- Collaboration spaces that support project based learning - preparing students for the contemporary workforce.
- Natural daylighting and healthy ventilation for improved educational outcomes.
- Full range of special education spaces to support individual student needs.
- STEM (science, technology, engineering and mathematics) instruction spaces to fulfill district's elementary feeder school commitment to STEM curricula.
- Spaces that facilitate teacher collaboration toward improved teaching practices.

Benefits for the Community:

- Replacement of decaying, inefficient facility with ever increasing maintenance and operation cost burden to the City. Reduced building size, modern materials, and far more energy efficient HVAC systems will increase operating efficiency over the next 70 years.
- Reduced building footprint yields increased City open space and playfield space, and improves impact to adjacent conservation lands.
- Traffic calming measures improve public safety.
- Renewal of community access athletic and performance facilities for future use.

Project Cost

TOTAL PROJECT COST

CONSTRUCTION COST (BUILDING + SITE WORK+ MARK-UPS)	\$77.9M
FEES & EXPENSES	\$12.6M
FURNITURE, FIXTURES & EQUIPMENT	\$2.3M
CONTINGENCIES	\$5.5M
TOTAL	\$98.3M

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WHAT WILL BE FRAMINGHAM'S SHARE?

PROJECT COST	\$98.3M
APPROXIMATE MSBA GRANT	\$39.5M
APPROXIMATE COST TO FRAMINGHAM	\$58.8M

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WHAT DOES THIS MEAN TO THE AVERAGE TAXPAYER?

29 Cents annual tax increase per \$1,000 valuation

\$101 per year, OR

\$8.41 per month, OR

28 Cents per day

Based on a 20-year bond utilizing \$8 million of the
Capital Stabilization Fund

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Project Timeline

PROJECT TIMELINE

December 2018 - Detailed Design Commences

Summer 2019 - Construction Commences

Summer 2021 – New Building is Completed

December 2021 – Demolition and Sitework Completed

NEXT STEPS

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

- September 11, 2018 – SBC votes to approve Schematic Design
- September 12, 2018 – Submit Schematic Design to MSBA
- October 1, 2018 – Community Forum No. 8
- October 31, 2018 – MSBA Board Meeting to approve project
- November 1, 2018 – Community Forum No. 9
- November 28, 2018 – Community Forum No. 10
- Fall 2018 – City Council votes to appropriate total project cost, approve ballot question and schedule ballot vote
- December 11, 2018 – Debt Exclusion Ballot Vote

Community Resources

Project Website:

www.fullerbuildingproject.com

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

Questions