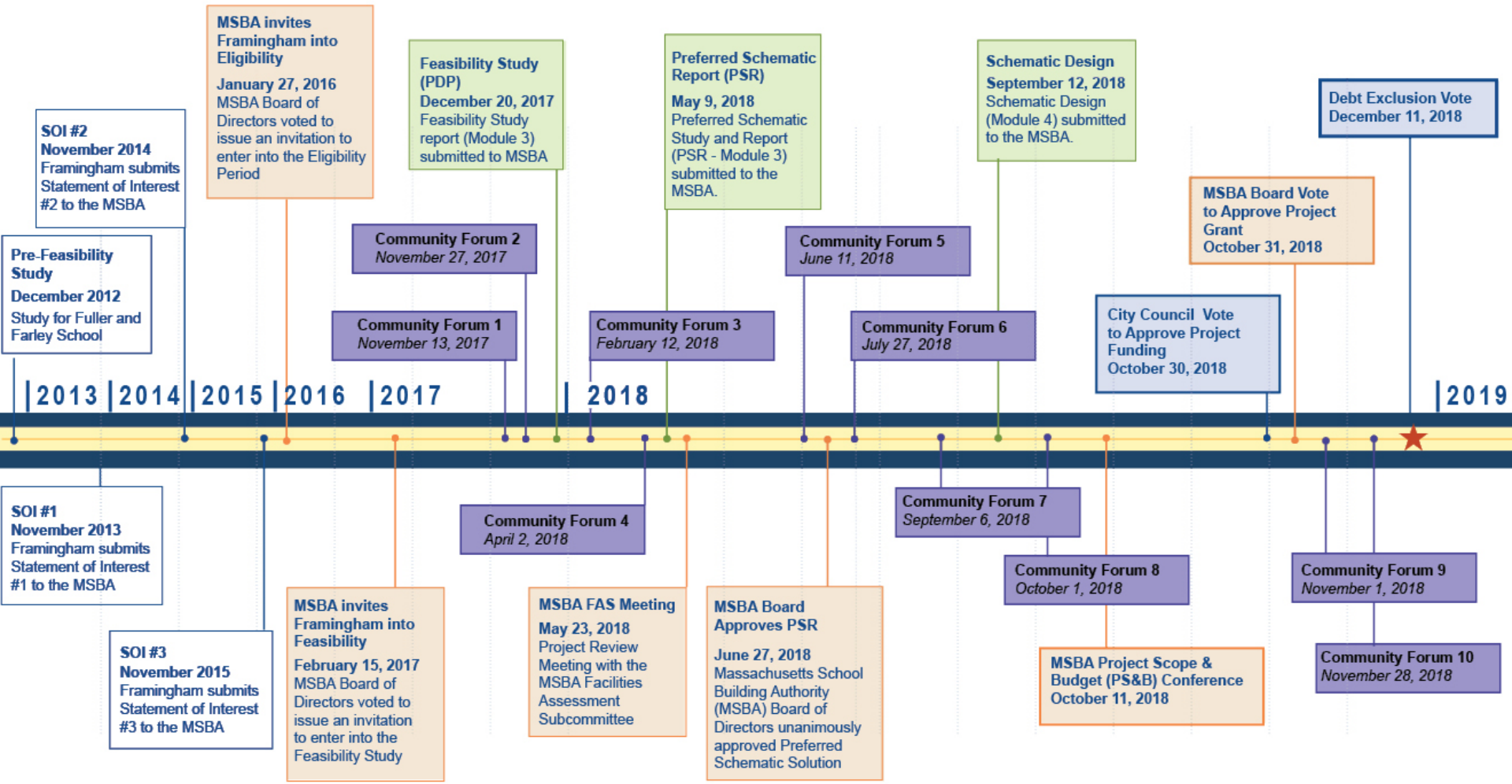
FULLER MIDDLE SCHOOL FEASIBILITY STUDY

PTO Meeting

Agenda

1. Introductions
2. Process and Schedule
3. Existing School Conditions
4. Educational Programming
5. School Design
6. Cost and Schedule
7. Next Steps
8. Questions

SIX YEARS OF PLANNING



HOW WE GOT HERE

- 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.

OPEN, TRANSPARENT AND PUBLIC PROCESS

For the past 18 months, public meetings have included:

- **27 School Building Committee Meetings**
- **8 Community Forums**
- **5 City Council Meetings**
- **4 School Committee Meetings**
- **2 Public Presentations at Library**
- **1 Public Hearing at ZBA**
- **1 Neighborhood Meeting**

Project Website:
www.fullerbuildingproject.com

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

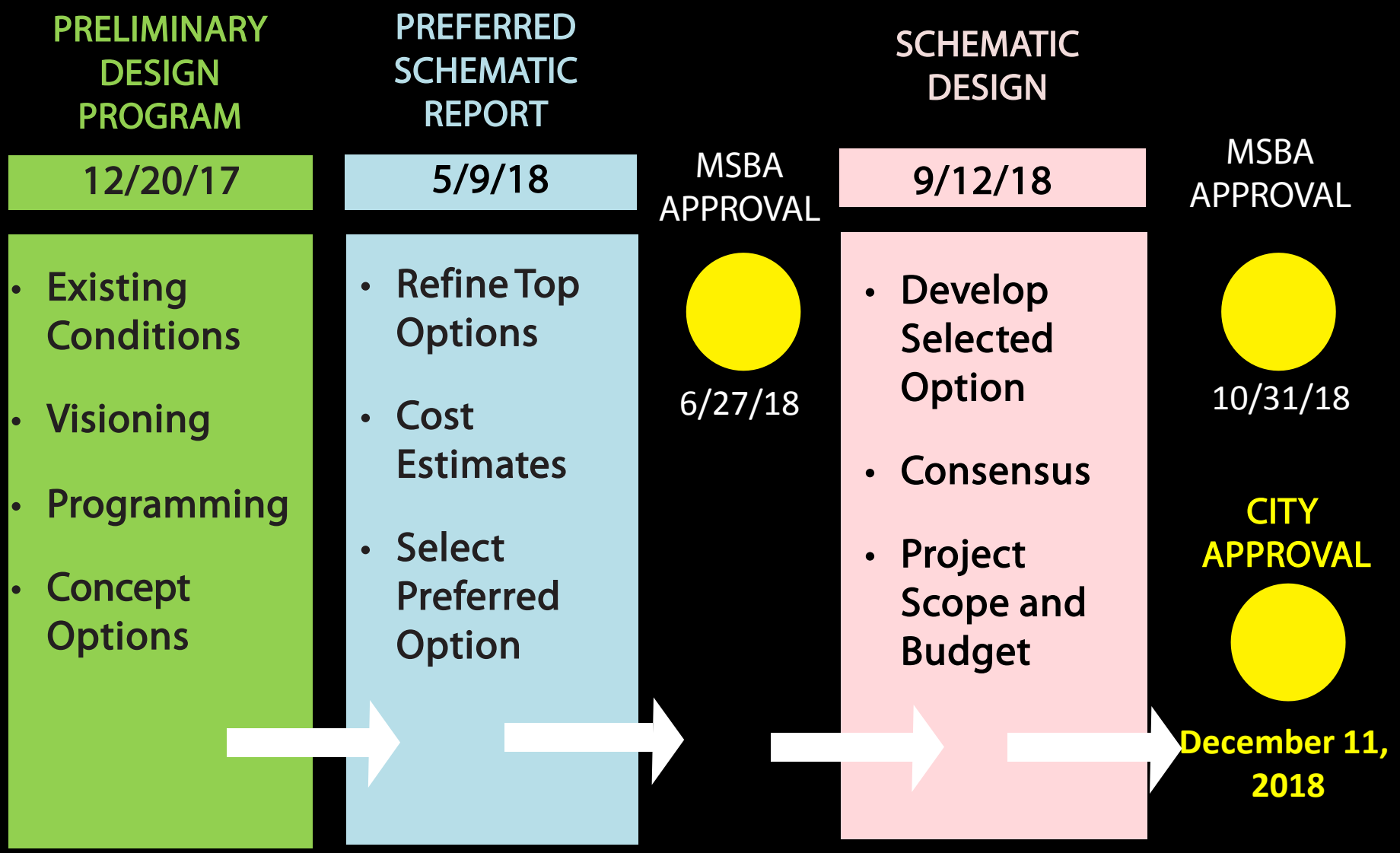
Feasibility Study Scope

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



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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

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.

DESIGN ENROLLMENT

- The MSBA initially provided an enrollment cap of 580 students, based on their demographic projections.
- FPS successfully appealed, and persuaded the MSBA that an enrollment of 630 students in grades 6-8 is appropriate
- 630 students is a good and supportable number
- Now established, the MSBA does not allow further renegotiation of the enrollment figure
- Current design allows flexibility to support more than 630 students

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Educational Programming

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

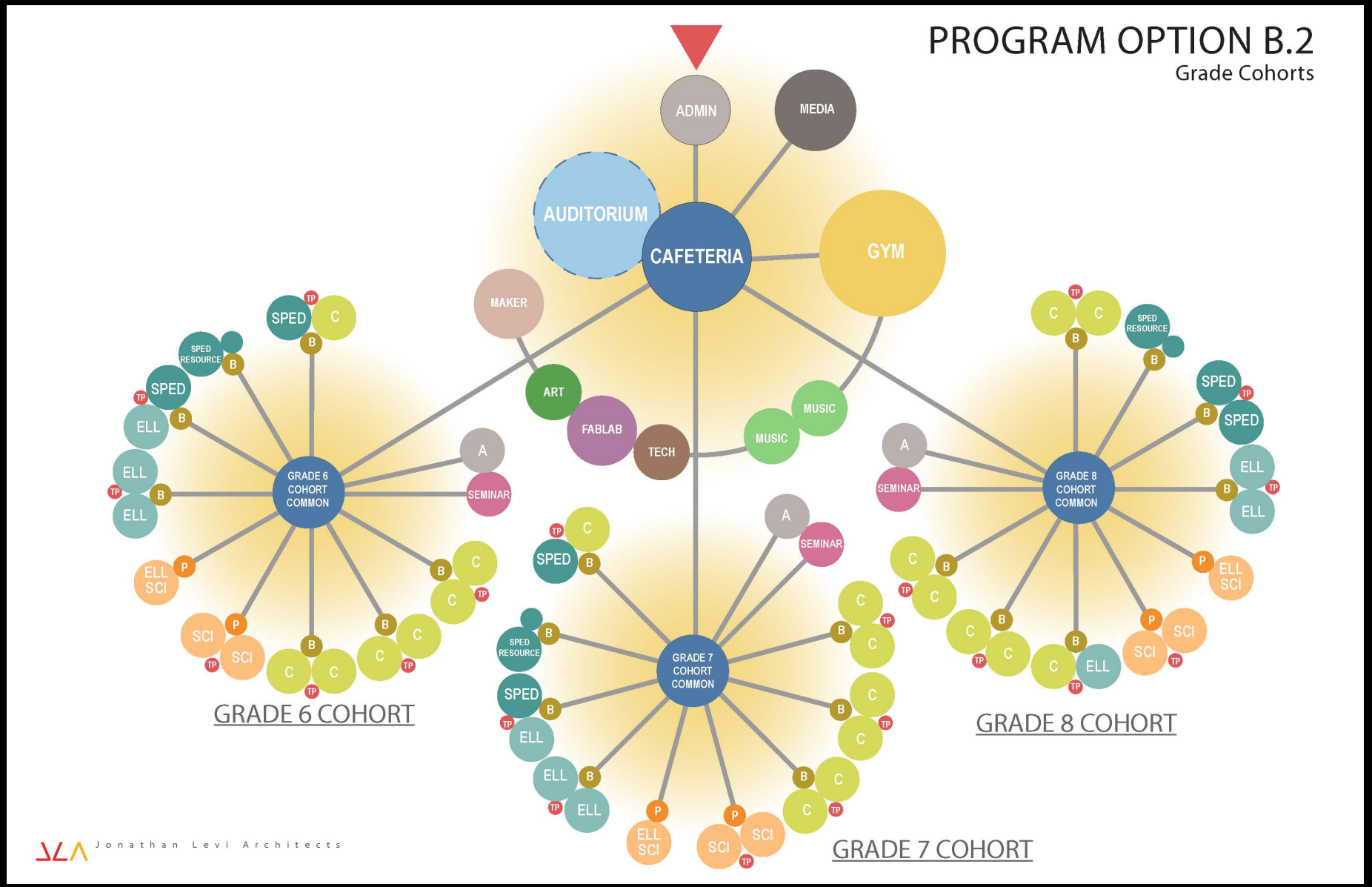
- Transdisciplinary Instruction – Connect multiple content areas by linking concepts and skills with a real-world context. Encourage and support Inquiry.
- Personalized and Collaborative Learning – Teach students to take charge of their own learning with "hands-on" projects that can correspond with their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

Design Update

Educational Program Diagram




COMMUNITY ACCESS
GYM&AUDITORIUM
NEW PARKING 154 SPACES
NEW FULLER MIDDLE SCHOOL
NEW PARKING 96 SPACES
FARLEY/MASS BAY
FOOTPRINT OF EXISTING 1958
BUILDING TO BE REMOVED
SOUTH FRAMINGHAM GREEN
MCCARTHY ELEMENTARY SCHOOL
N
SITE PLAN


AERIAL VIEW

FIRST FLOOR PLAN

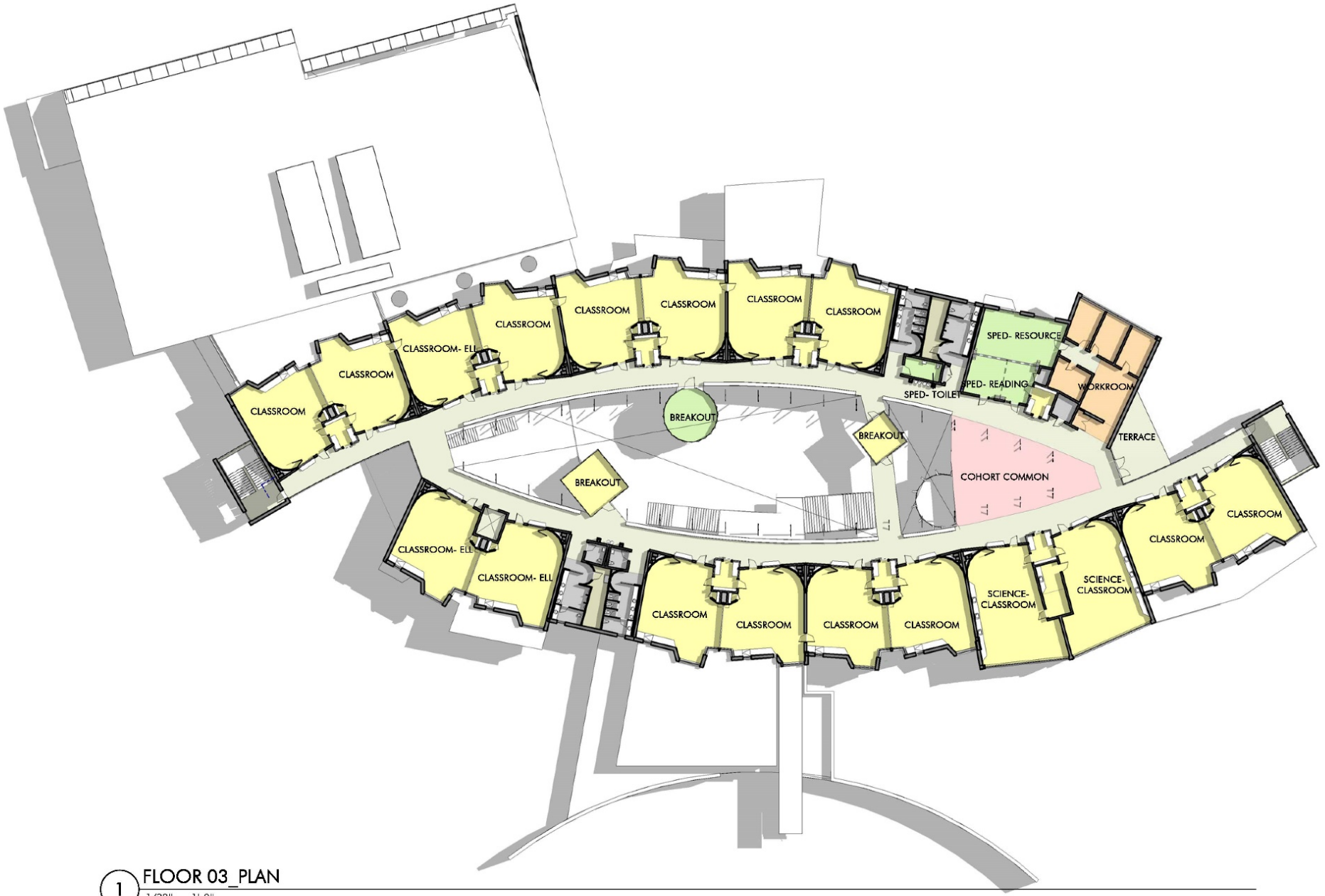
1 FLOOR 01_PLAN

1/32" = 1'-0"

SECOND FLOOR PLAN

1 FLOOR 02_PLAN
1/32" — 1'-0"

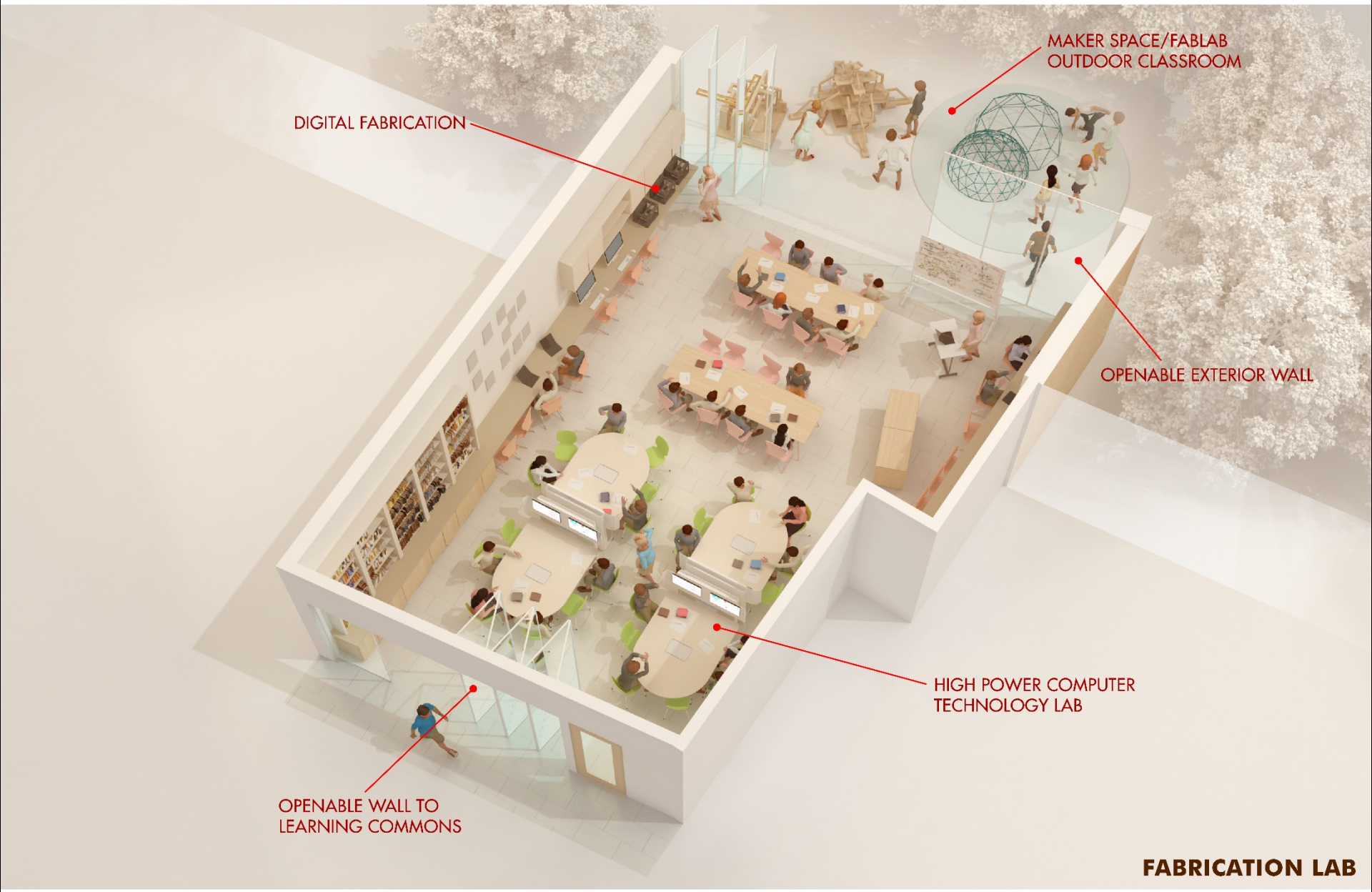
THIRD FLOOR PLAN



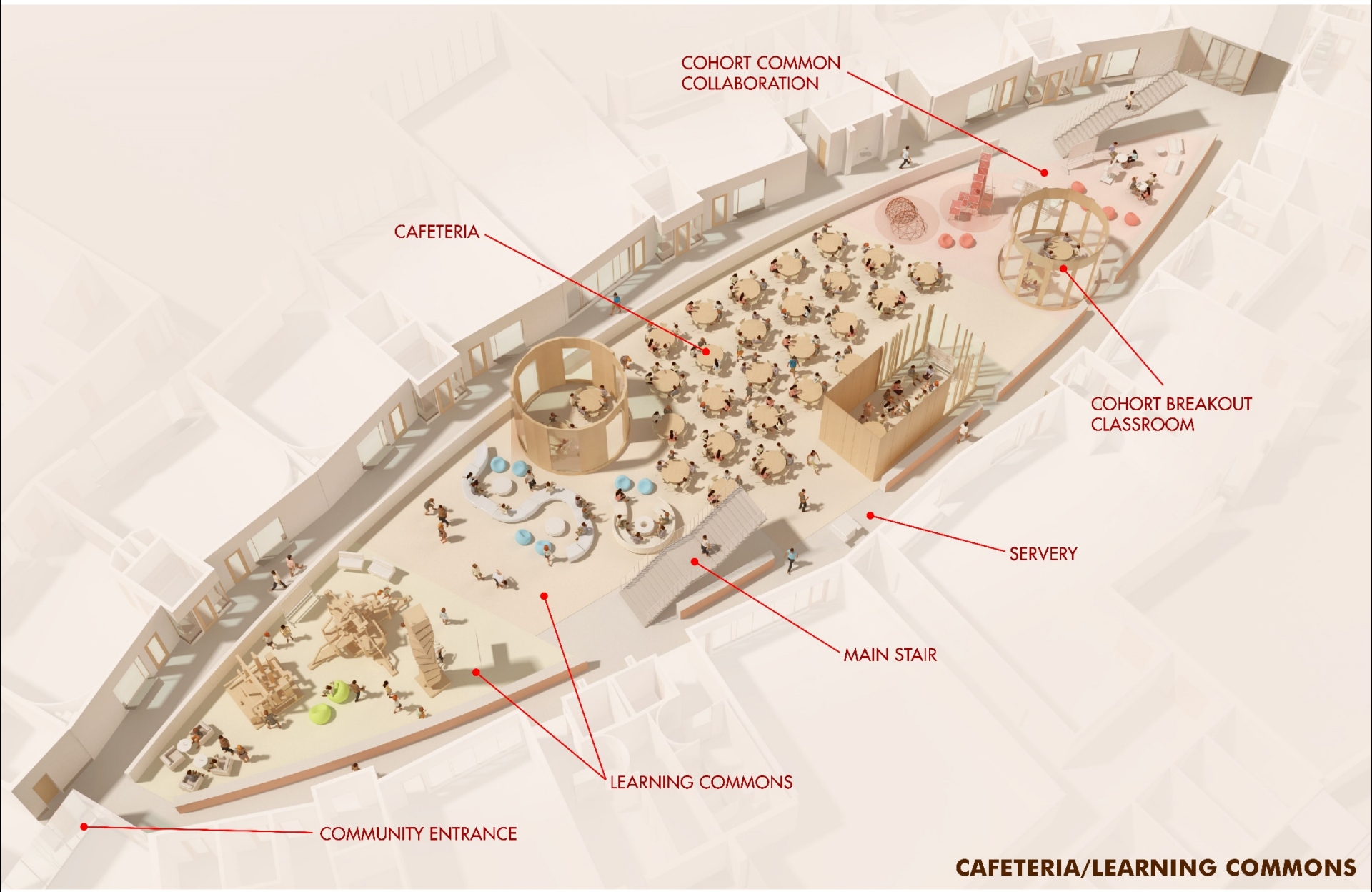
1 FLOOR 03_PLAN
1/32" — 1'-0"

TYPICAL CLASSROOM SUITE FROM CORRIDOR

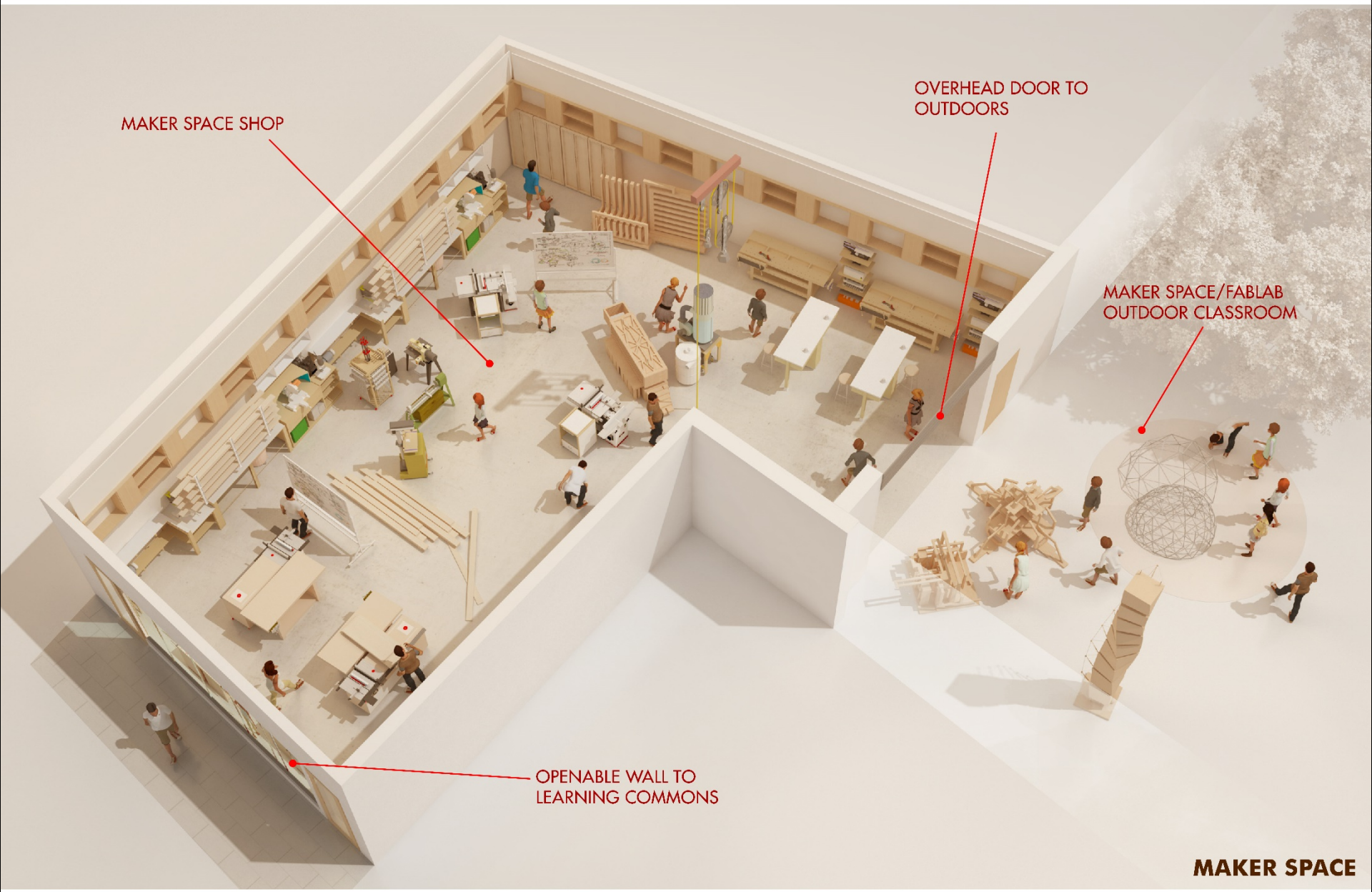
TYPICAL CLASSROOM SUITE FROM EXTERIOR



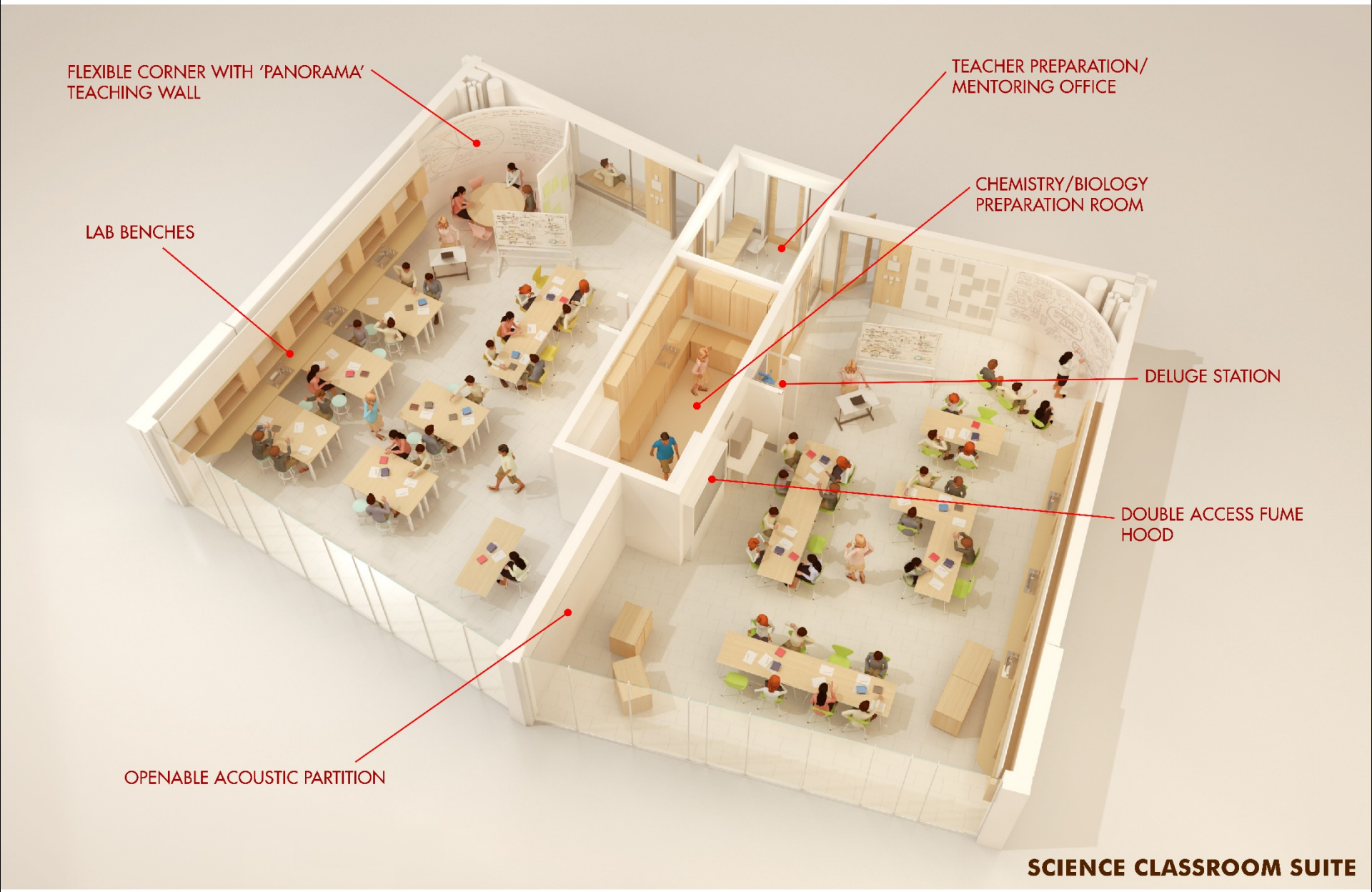
FABRICATION LAB



CAFETERIA/LEARNING COMMONS


MAKER SPACE SHOP
OVERHEAD DOOR TO OUTDOORS
MAKER SPACE/FABLAB OUTDOOR CLASSROOM
OPENABLE WALL TO LEARNING COMMONS

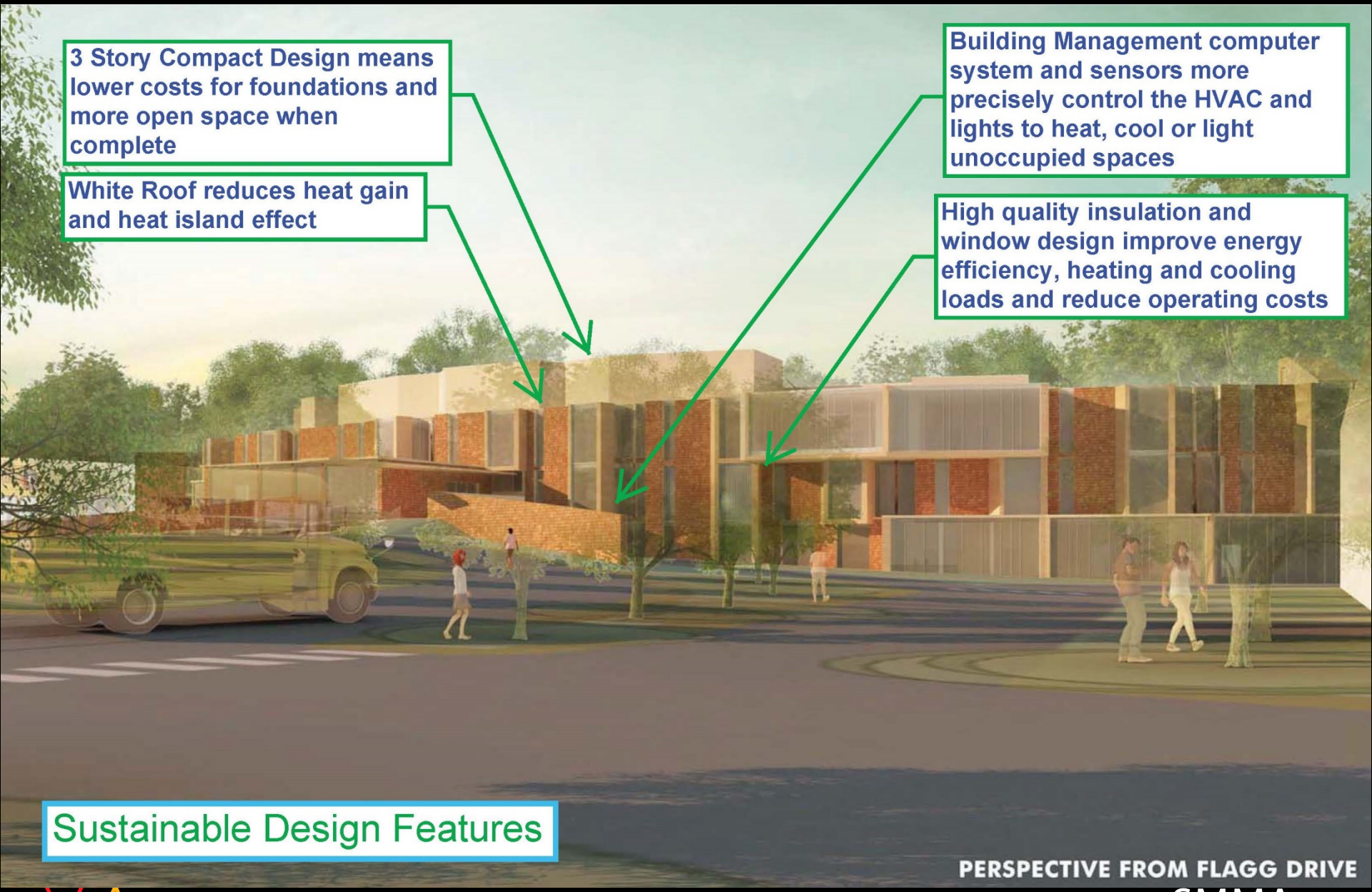
MAKER SPACE



SCIENCE CLASSROOM SUITE

CROSS SECTION THROUGH CAFETERIA/LEARNING COMMONS

PERSPECTIVE FROM FLAGG DRIVE



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BENEFITS TO THE STUDENTS AND EDUCATORS

- 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.
- STEAM (science, technology, engineering, art 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 TO 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.

Cost and Schedule

PROJECT TIMELINE

December 2018 – Detailed Design Commences

Summer 2019 – Construction Commences

Summer 2021 – New Building is Completed

December 2021 – Demolition and Sitework Completed

PROJECT TIMELINE

School Year	Grade								
2017-2018	**K**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
2018-2019	1	2	3	4	5	6	7	8	9
2019-2020	2	3	4	5	6	7	8	9	10
2020-2021	3	4	5	6	7	8	9	10	11
2021-2022	4	5	6	7	8	9	10	11	12
2022-2023	5	6	7	8	9	10	11	12	
2023-2024	6	7	8	9	10	11	12		
2024-2025	7	8	9	10	11	12			
2025-2026	8	9	10	11	12				

Construction
New Building Open

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**

WAS THE TOTAL PROJECT COST REDUCED?

	PROJECT COST	COST TO CITY	BUILDING SIZE
PSR SUBMISSION - 5/9/2018	$110.5M	$66.6M	153,905 SF
REDUCED ELL SPACES - 6/18/2018	$104.5M	$63.6M	141,750 SF
REDUCED AUDITORIUM - 7/16/2018	$101.3M	$60.8M	136,790 SF
SCHEMATIC DESIGN SUBMISSION - 9/12/2018	$ 98.3M	$58.8M	136,790 SF
TOTAL REDUCTION	**$ 12.2M**	**$7.8M**	**17,115 SF**

COLLABORATIVE COST REDUCTION STRATEGY ACTION

- 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 from 750 seats to 420 seats

Combined total reduction of 17,115 GSF, representing a savings of approximately $12.2M in total project costs, representing a savings of $7.8M to the City.

WHAT WILL BE FRAMINGHAM'S SHARE?

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

WHAT DOES THIS MEAN TO THE AVERAGE TAXPAYER?

29 Cents annual tax increase per $1,000 valuation

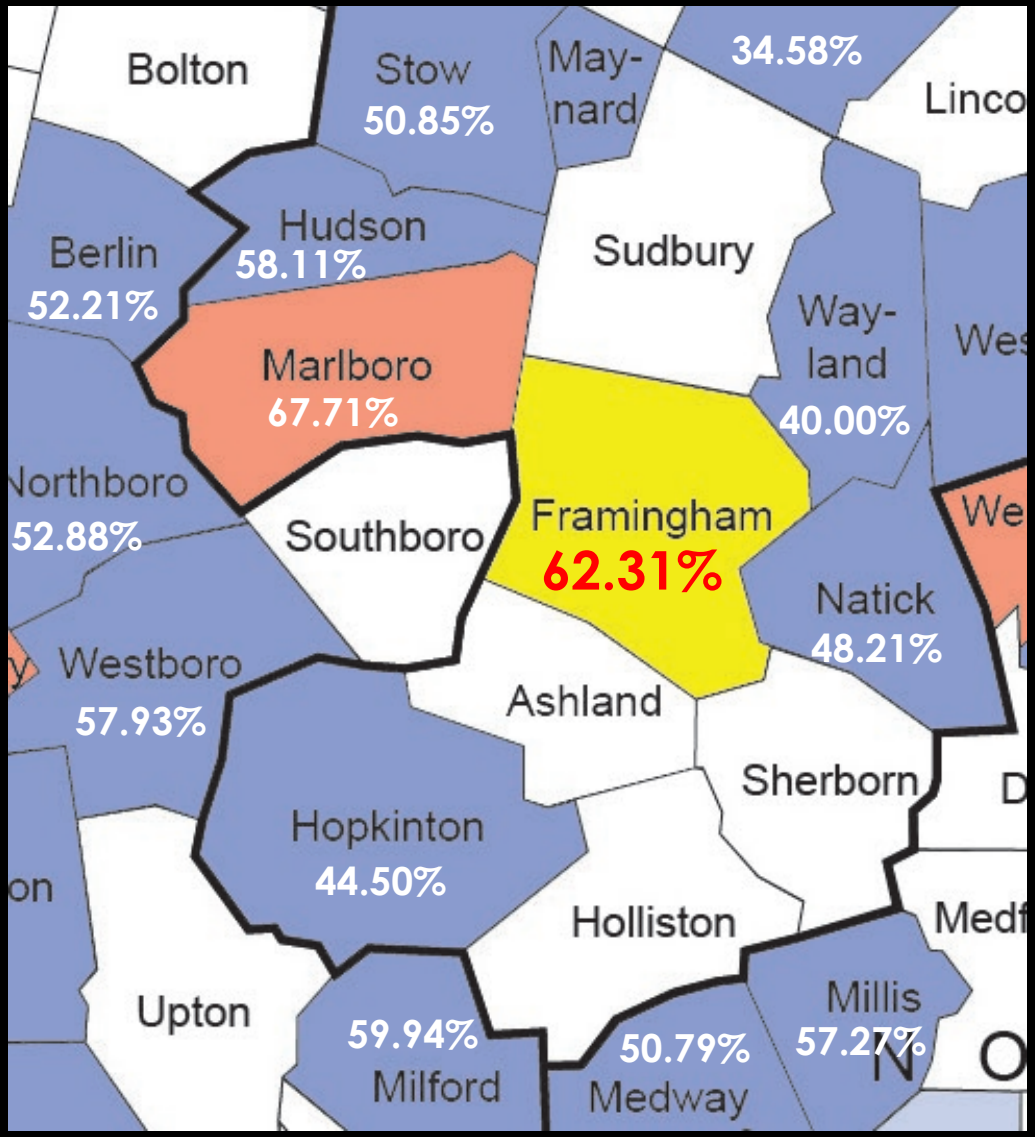
$101 per year, OR

$8.41 per month, OR

28 Cents per day

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

WHAT HAVE OUR NEIGHBORS BEEN DOING?



51.26% Average

MSBA CORE PROGRAM PROJECTS IN NEIGHBORING TOWNS

(within past ten years):

Completed or Under Construction

In Feasibility to Design Development Phase

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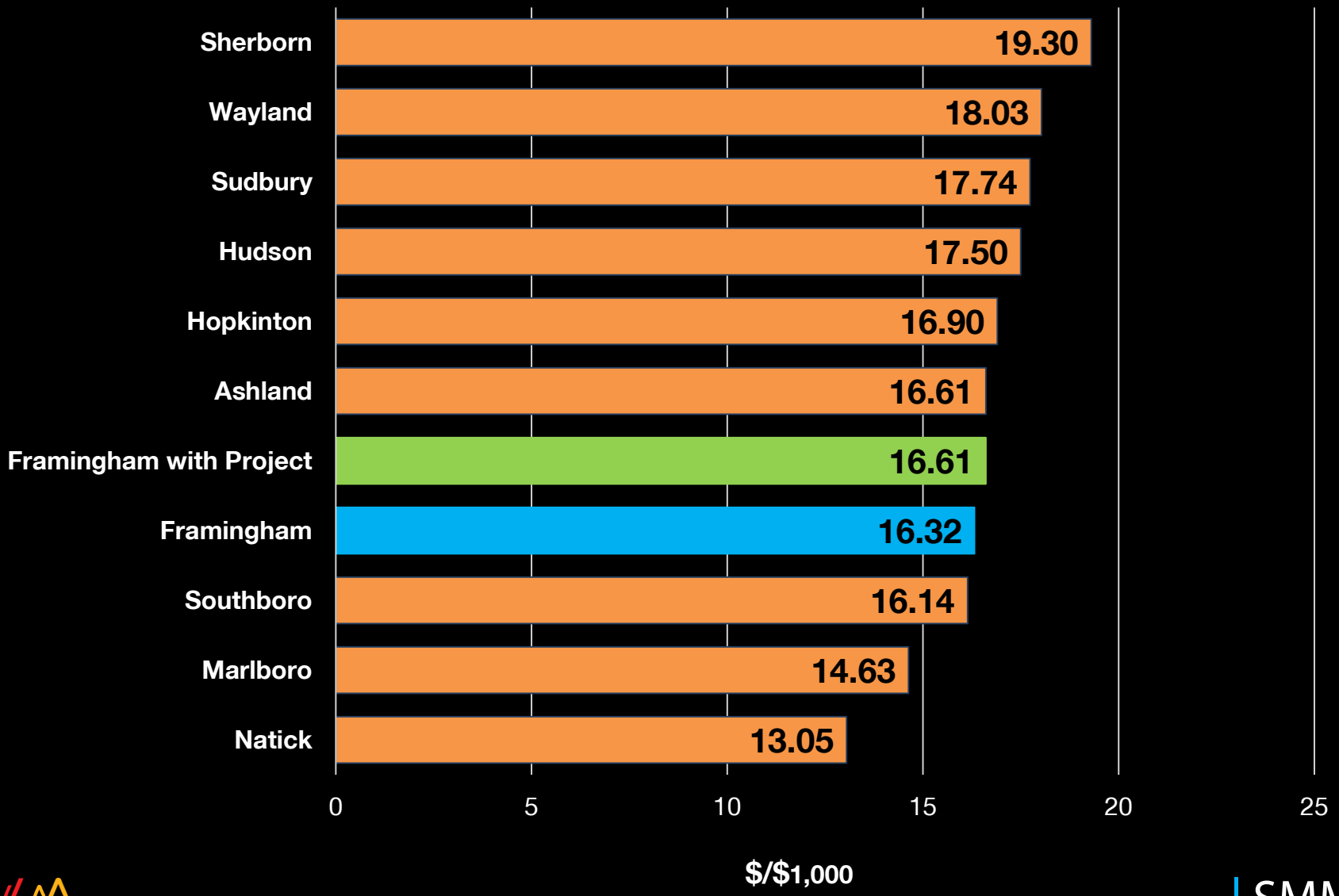
SURROUNDING COMMUNITIES 2018 RESIDENTIAL TAX RATE

($/$1,000 Assessed Value)



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THE COST OF VOTING "NO"?

Case Study: Lincoln – Paying More… Getting Less

- July 2012 (MSBA Board Approval)
- November 2012 (Lincoln Town Meeting Failed)
  - $50M Total Project Budget
  - $21M MSBA Grant
- Not re-accepted into MSBA program after several attempts
- Now evaluating options forecast to cost $90-100 million at 100% Town cost

THE COST OF VOTING "NO"?

Possible Scenarios

	COST TO CITY	AVERAGE RESIDENTIAL TAX IMPACT
VOTE PASSES		
NEW FULLER NOW (with MSBA GRANT)	**$ 58.8M**	**$101**
VOTE FAILS		
NEW FULLER IN 10 YEARS (ASSUMED with MSBA GRANT)	**$ 84.4M ***	**$145**
OPERATE AND MAINTAIN EXISTING FULLER	**$ 18.6M ****	**?**
	$103.0M	
REPAIR-ONLY FULLER NOW	**$131.0M**	**$244**

*** - Based on 4% escalation, current borrowing rate, 20 year term, using $11M of Capital Stabilization Fund, MSBA Grant not guaranteed.**

**** - Assumes no major system failures in next 10 years.**

THE COST OF VOTING "NO"?

- A "NO" vote means educational offerings continue to not meet the needs of students and educators due to facility needs
- A "NO" vote does not avoid future expenses. In fact, the opposite is true:
  - State aid ($39.5M) will go to another district and the City is unlikely to get another opportunity.
  - No benefit to show for the Feasibility Study funds expended by the City.
  - Current and future generations inherit an inadequate building with big costs ahead ($131M).
  - The cost of future repairs and construction will only go up, including their impact on taxes.

IMPORTANT DATES

- October 30, 2018 – City Council Meeting to approve funding
- October 31, 2018 – MSBA Board Meeting to approve project
- November 1, 2018 – Community Forum No. 9
- November 28, 2018 – Community Forum No. 10
- December 11, 2018 – Anticipated Debt Exclusion Ballot Vote

DEBT EXCLUSION BALLOT VOTE

BALLOT QUESTION

Shall the City of Framingham be allowed to exempt from the provisions of Proposition two-and-one-half, so called, the amounts required to pay for the bonds issued in order to pay costs of planning, constructing, originally equipping and furnishing the new Fuller Middle School, serving grades 6-8 and located at 31 Flagg Drive, Framingham, MA, including the payment of all costs incidental or related thereto?

YES _____

NO _____

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 and Comments