FULLER MIDDLE SCHOOL BUILDING PROJECT

PTO Meeting Presentation

JLA Jonathan Levi Architects

PROJECT MANAGEMENT SMMA

1. Process and Schedule
2. Existing School Conditions
3. Educational Programming
4. Preferred Design Option
5. Next Steps
6. Questions

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

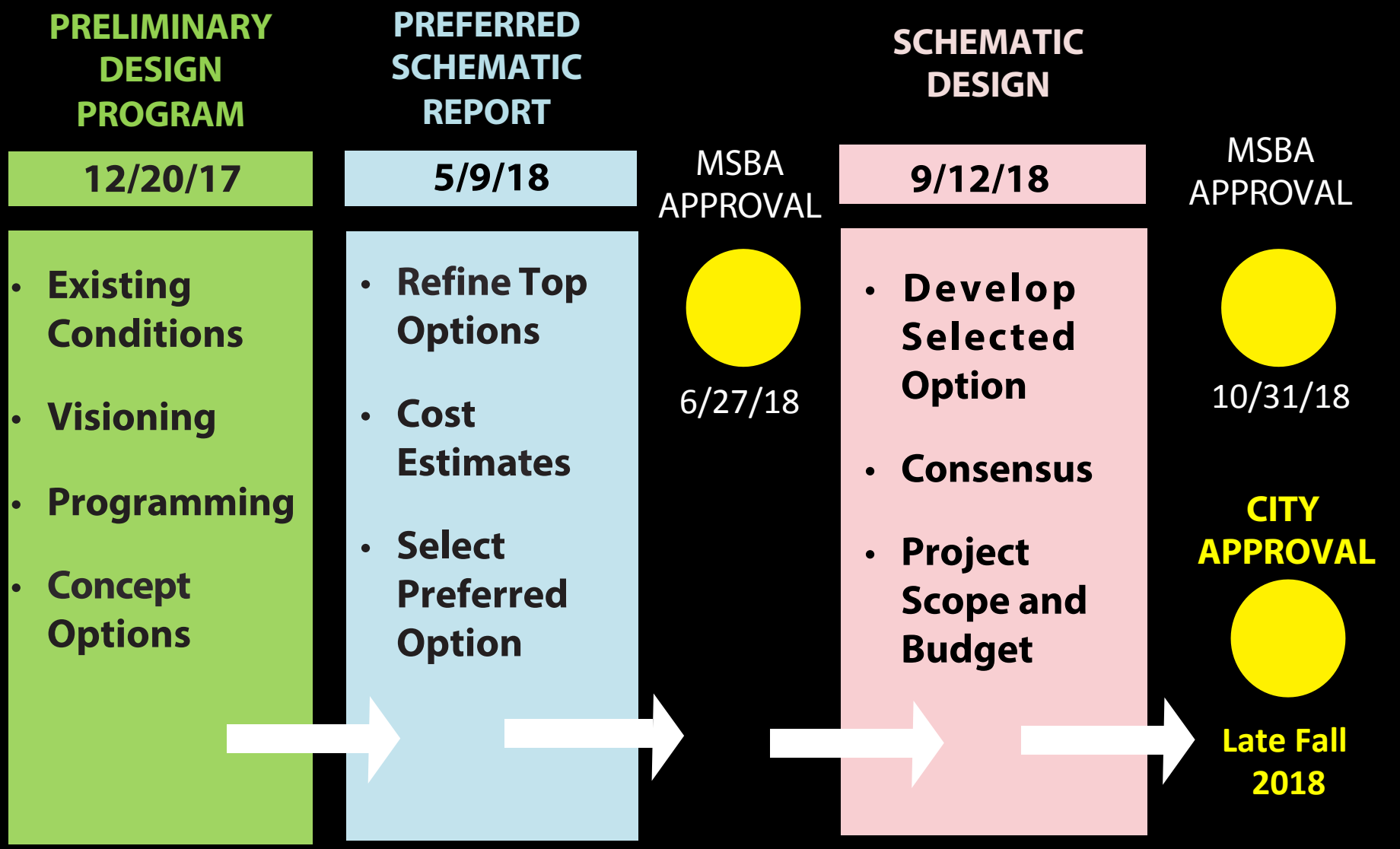
Feasibility Study Scope

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 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 (PSR) Submitted to MSBA
May 23, 2018	MSBA FAS Meeting
June 11, 2018	Community Forum No. 5

Defining the Need

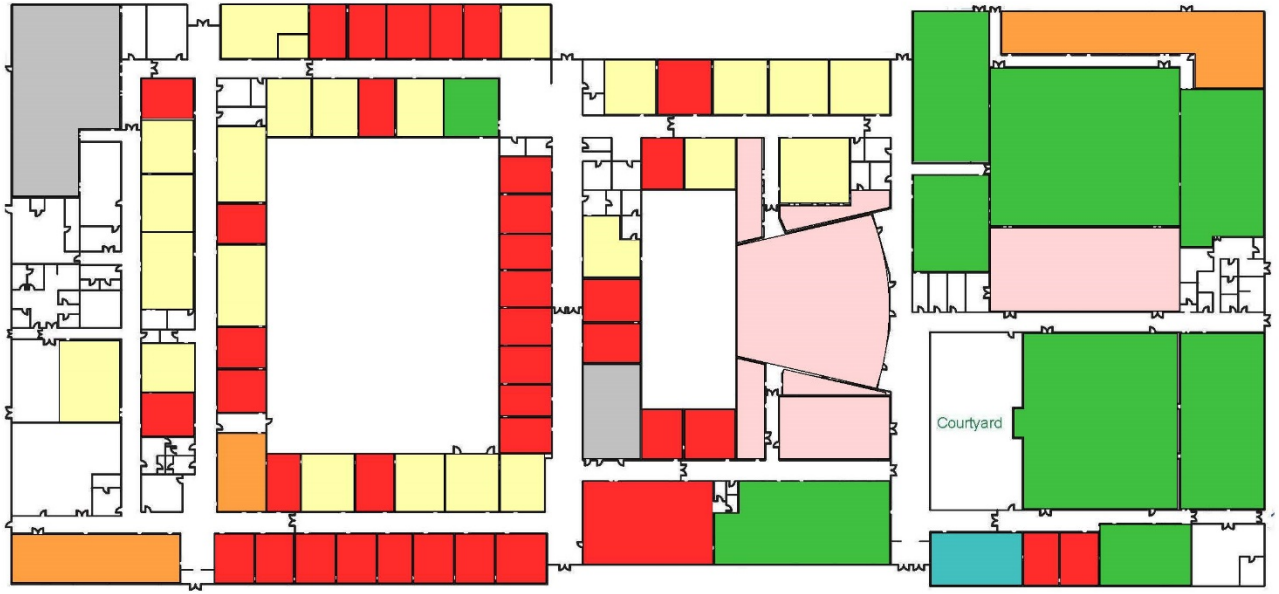
The Need:

- 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

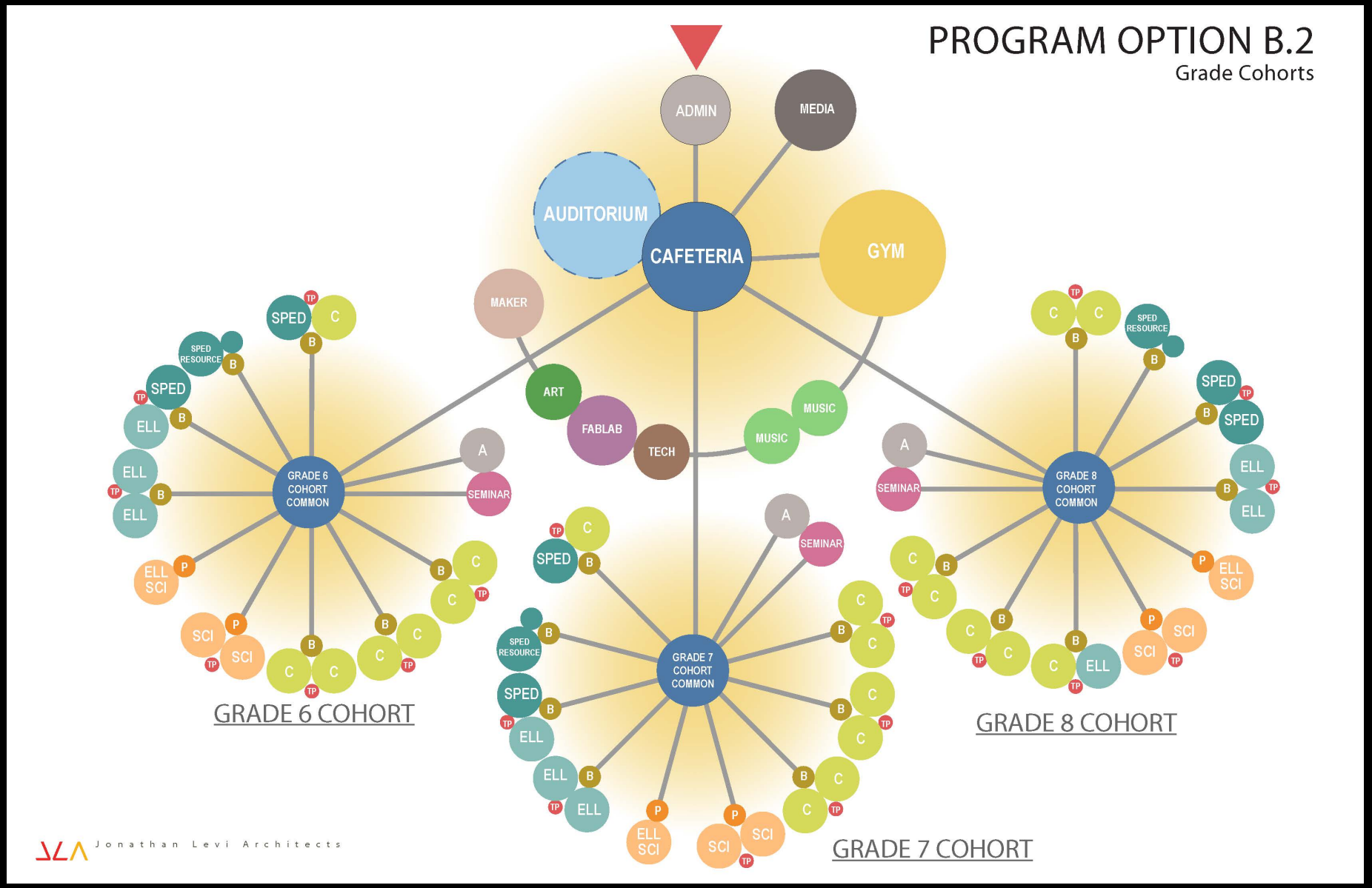
Fuller Middle School is in its fourth year of STEAM (Science, Technology, Engineering, Arts and Mathematics)

- 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.

- 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.

Preferred Design Option

Educational Program Diagram



Pre-Concept Alternatives

Pre-Concept Alternatives Evaluation Matrix

RATINGS:

+	Advantageous
-o-	Neutral
-	Disadvantageous
- -	Very Disadvantageous

	Option 0 Repair to Code Baseline	Option A Add / Reno	Option B Tree Branch New Constr.	Option C Folded Hands New Constr.	Option D Butterfly New Constr.	Comments
PROJECT EVALUATION CRITERIA						
1 Total Project Cost	- -	-	+	+	+	See costs below
2 Schedule	- -	-	+	+	+	Renovation options will require phasing and additional construction time. Swing space requires additional time
3 Construction Impact to Education	- -	-	+	-o-	+	Swing space will be disruptive and smaller than current Fuller use
4 Construction Impact to Campus and Neighbors	-o-	-	-	+	-	Swing space / trailers will be disruptive to neighbors. Options A, B and D close to Flagg Drive so potentially disruptive
5 Educational Program Accommodation	- -	-o-	+	+	+	Options vary on ability to provide 3 appropriate cohort locations and identity
6 Flexibility-Fixed Classroom Count per Cohort	-o-	-	-	+	-	Option C allows each cohort to increase or decrease the number of SPED and general classrooms because they are not aggregated in a defined wing or floor.
7 STEM Enhancement-Visible learning	- -	-	-o-	+	-o-	Open atrium has greatest visibility within and between cohorts. All options to facilitate project based learning.
8 Flexibility-Building Systems	- -	-	+	+	+	New construction would be designed for flexible use and improved MEP accessibility
9 Open Space /Building Massing / Footprint	- -	-	-o-	+	-o-	3 story Option C has smallest footprint, resulting in largest open area.
10 Security	- -	-o-	+	+	+	All options A-D would be substantially more secure than existing
11 Community Use	-o-	-	+	+	+	All alternatives allow community use. New Construction options allow increased access to playfields.
12 Academic Campus	-	-	-o-	+	-o-	Locating Fuller closer to Farley and McCarthy improves ability to create identifiable campus. Option C most successful.
13 Outdoor Theater	-o-	-o-	-o-	+	-o-	South-facing sloped outdoor space inherent in Option C design
14 Natural Light and Views	- -	-o-	+	+	+	one-story "Pancake" massing creates interior rooms with limited access to windows
15 LEED / Sustainability	-	-o-	-o-	+	-o-	Option C has best solar orientation
16 Risk	- -	- -	+	+	+	Options requiring renovation and/or swing space have more inherent risk due to unforeseen conditions
17 Long Term Maintenance and Repair Costs	-	-o-	+	+	+	3 story Option C has smallest roof area.
18 Operating Costs	-	-o-	+	+	+	Solar orientation and ext skin quantity impact energy loads
19 Design Scope Flexibility	- -	- -	+	+	-	Options B and C would most readily allow a modification to the Auditorium and/or Gym size in upcoming Schematic Design phase
Total GSF	196,000	167,000	154,000	154,000	154,000	

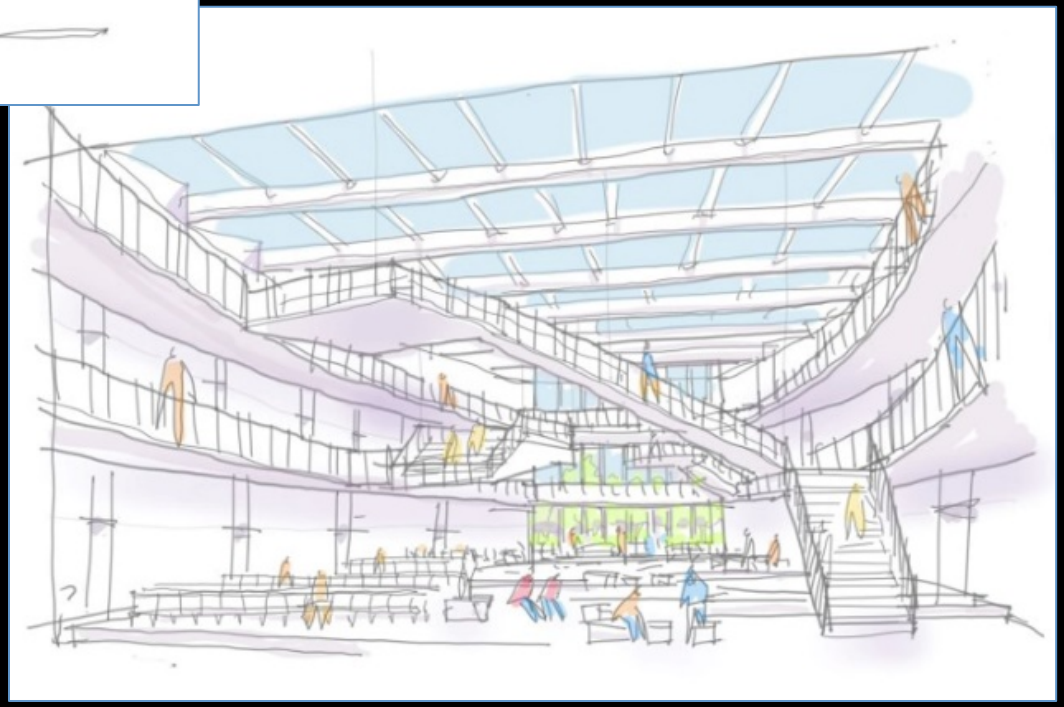
Preferred Design Option

Preferred Design Option – First Floor

Preferred Design Option – Second Floor

Preferred Design Option – Third Floor

Preferred Design Option



Preliminary Cost Analysis

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

Preliminary Cost Analysis – 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	$110.5M
MSBA Share	$ 44.0M
Framingham Share	$ 66.5M

Estimated Average Cost/Year	
Average Residential Taxpayer	$ 116/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

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

Construction
New Building Open

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.

- June 19, 2018 – Presentation to City Council
- June 20, 2018 – Presentation to School Committee
- July 23, 2018 – Community Forum No. 6
- 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

Project Comparisons

- JFK Middle School (Natick)
- Richer Elementary School (Marlborough)

Comparison to Natick JFK Middle School

Building

Fuller has 33% more square feet per student than JFK

- 39% more Core Academic Space
- 20% more Arts and Music Space
- 36% more Physical Education Space
- An Auditorium seating 750 versus 400

Site

Fuller site development area is 20.3 acres, which is 38% larger than JFK

Fuller site cost is $10.8 million, 25% more than JFK

Demolition and Asbestos Abatement

Fuller existing building is 195,400 square feet, which is 70% larger than JFK

Fuller demolition and abatement cost is $4.2 million, 61% more than JFK

Escalation:

Fuller is 10 months behind JFK

Comparison to Marlborough Richer Elementary School

Building

Fuller is a Middle School, Richer is an Elementary School

Fuller is 42,468 square feet larger than Richer

- 27% more Core Academic Space
- 53% more Physical Education Space
- Cohort Collaboration Spaces
- Fabrication and Maker Space Labs
- A 750 seat Auditorium

Site

Fuller site development area is 20.3 acres, which is 170% larger than Richer

Fuller site cost is $10.8 million, 140% more than Richer

Demolition and Asbestos Abatement

Fuller existing building is 195,400 square feet, Richer has no demolition

Fuller demolition and abatement cost is $4.2 million, Richer has no demolition or abatement cost

Escalation

Fuller is 7 months behind Richer

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