

# Memorandum

To: Framingham City Council  
 From: Joel Seeley  
 Project: Feasibility Study for the Fuller Middle School  
 Re: Feasibility Study Progress Information Packet  
 Distribution: School Building Committee, JLA, (MF)

Date: 4/11/2018  
 Project No.: 17050

This memorandum provides a brief summary of the Fuller Middle School Feasibility Study work performed since the February 6, 2018 presentation to the City Council.

The School Building Committee (SBC) has continued to meet and refine the four preliminary design options. Meetings were held with the Framingham Department of Public Works, Conservation Commission, Police Department, Fire Department, Zoning Board of Appeals, Planning Board, and Parks and Recreation for review and input into the four preliminary design options.

Presentations of the options were made to the community at Community Forums No. 3 and No. 4 and to the neighbors abutting the Fuller Middle School.

A variance for building height was granted by the Zoning Board of Appeals for the four options.

The second submission to MSBA, the Preferred Schematic Report (PSR), is scheduled for May 9, 2018. The PSR submission will summarize the further analysis of the four options and culminate with the selection of a single preferred option. The MSBA Board of Directors will review and approve the submission and authorize the SBC to proceed into the Schematic Design Phase.

The four options are:



## Option A – Renovations and Additions

This option renovates the existing auditorium, gymnasium and cafeteria and constructs a new three-story classroom/administration wing along the southeast frontal boundary of the site. Swing space is required during construction.



### Option B – New Construction – Tree Branch Plan

This option constructs an all new school, including auditorium, gymnasium and cafeteria. The two-story academic wings or “branches” emanate from a linear learning commons/cafeteria core and are terminated by a medium size collaboration space which also serves for vertical circulation, connecting the first and second floors into one academic community. No swing space is required during construction. The architects are currently analyzing this option to provide for a larger gymnasium.



### Option C – New Construction – Folded Hands Plan

All new three-story construction consisting of a learning commons/cafeteria at the core surrounded by collaboration balconies fronting a perimeter of classrooms, new gymnasium and new auditorium. No swing space is required during construction. The architects are currently analyzing this option to provide for a larger gymnasium.



### Option D – Construction – Butterfly Plan

All new school consisting of two-story classroom wings terminated by medium size collaboration spaces and connecting to the learning commons/cafeteria with new gymnasium and new auditorium. No swing space is required during construction. The architects are currently analyzing this option to provide for a larger gymnasium.

The total project cost to Framingham for just repairing the Fuller Middle School (Option 0.0) is estimated to be \$131 million dollars. This Option does not have any educational improvements and is not eligible for a reimbursement grant from the MSBA.

The cost to Framingham for the Renovation and Addition School Option is \$72 million dollars after the MSBA grant. The cost to Framingham for the New School Options range from \$66 to \$68 million dollars after the MSBA grant. The cost for swing space is not eligible for a reimbursement grant from the MSBA.

	Repair Only Option	Renovation and Addition Option	New Construction Options					
	Option 0.0 Repair to Code Baseline	Option A Add/Reno  With Auditorium	Option B Tree Branch  New Constr. With Auditorium	Option B Tree Branch  New Constr. With Auditorium and Larger Gym	Option C Folded Hands  New Constr. With Auditorium	Option C Folded Hands  New Constr. With Auditorium and Larger Gym	Option D Butterfly  New Constr. With Auditorium	Option D Butterfly  New Constr. With Auditorium and Larger Gym
<b>Swing Space Cost</b>	\$6M	\$2M	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Project Cost</b>	\$131M	\$119M	\$111M	\$112M	\$111M	\$112M	\$112M	\$113M
<b>MSBA Share</b>	\$0	\$47M	\$45M	\$44M	\$45M	\$44M	\$45M	\$45M
<b>Framingham Share</b>	<b>\$131M</b>	<b>\$72M</b>	<b>\$66M</b>	<b>\$68M</b>	<b>\$66M</b>	<b>\$68M</b>	<b>\$67M</b>	<b>\$68M</b>

\*costs are approximate and will be refined as the Feasibility Study progress

The Schematic Design (SD) is the final submission to MSBA, scheduled for September 12, 2018. The SD submission is to define all aspects of the preferred project including site, building, and systems design; sustainability; schedule; and cost. The MSBA Board of Directors will review and approve the submission at their October 31, 2018 meeting. The community will be required to appropriate the project funding and if required, vote to exclude the debt at a ballot vote within 120 days of the Board vote.

To: Framingham City Council  
Date: 4/11/2018  
Page: 4

---

A Project Website has been established to provide access to all project information, including timelines, MSBA submissions, presentations and meeting minutes and can be found at <https://www.fullerbuildingproject.com>.