

# FULLER MIDDLE SCHOOL FEASIBILITY STUDY

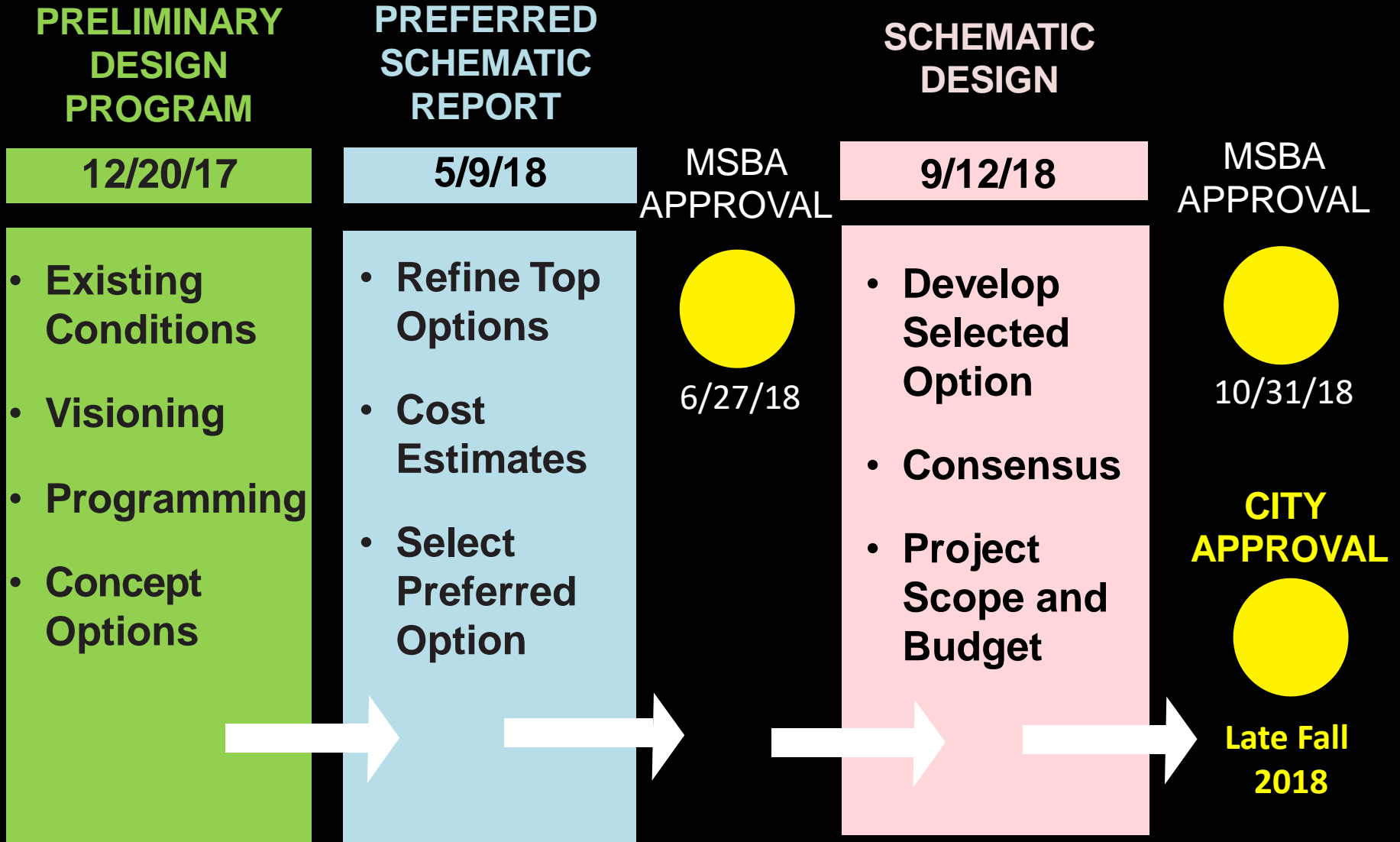
City Council Meeting  
June 19, 2018

# Agenda

- Selected Design Option
- Project Comparisons
- Scope Reductions
- Timeline for Voting
- Next Steps

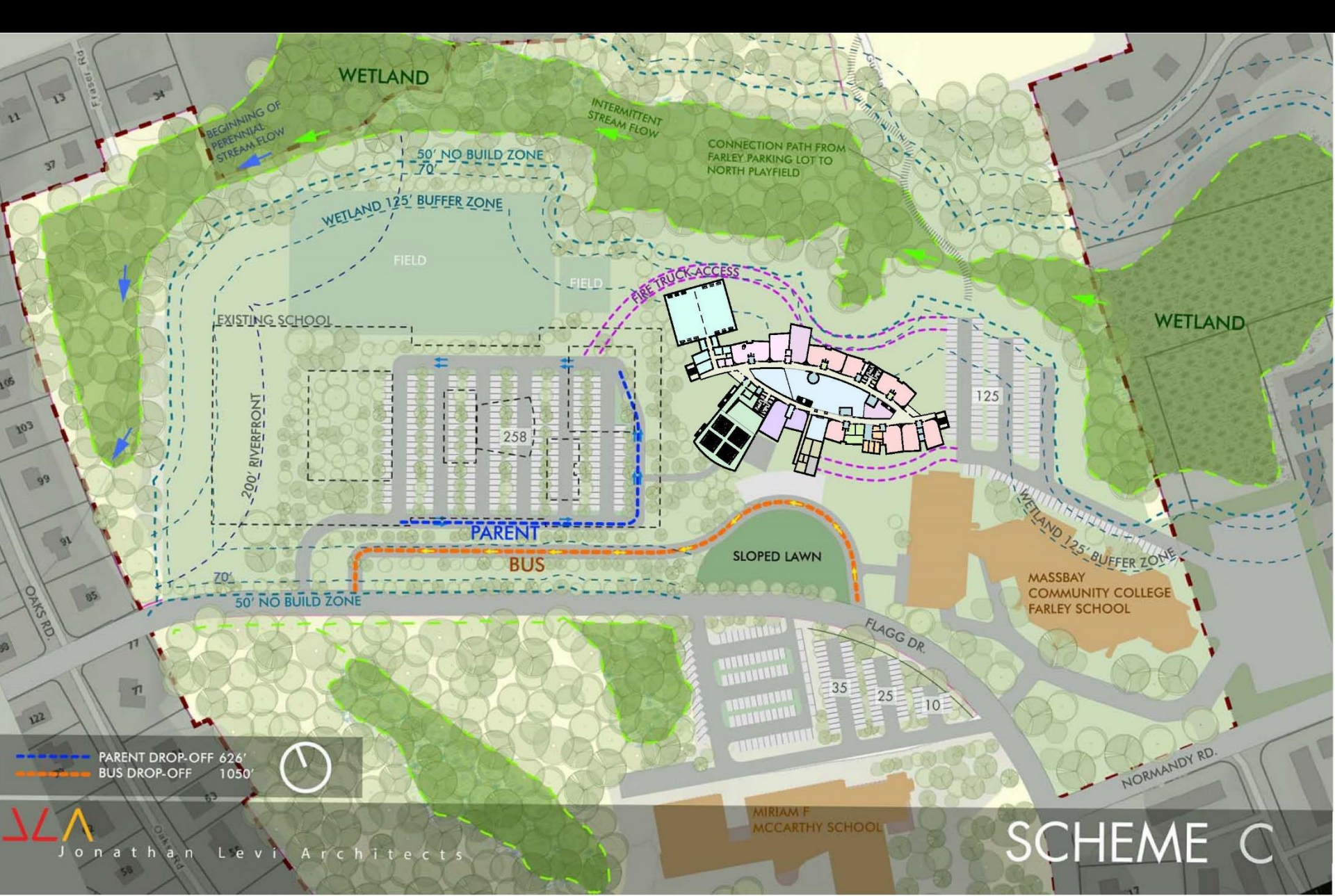
# Selected Design Option

# MSBA Feasibility Study Process and Schedule



# 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



Jonathan Levi Architects

# SCHEME C

PROJECT MANAGEMENT

SMMA  
Jonathan Levi Architects

Fuller Middle School Feasibility Study  
City Council Meeting  
June 19, 2018

# 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

# Project Comparisons



# 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

# Comparison to Natick JFK Middle School

## 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

# Comparison to Marlborough Richer Elementary School

## 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

# Scope Reductions

# 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

Combined total reduction of 12,165 GSF, representing a savings of approximately \$6M in total project costs.

# Updated Preliminary Cost Analysis

Total Project Cost	\$104.5M
MSBA Share	\$ 41.0M
Framingham Share	\$ 63.5M

# Timeline for Voting



# Option 1 – November 6 Ballot Vote

- July** City Council votes to approve ballot question and submission to Secretary of State
- Aug. 1** Deadline for receipt of ballot question by Secretary of State
- Aug. 27** SBC votes to approve total project cost
- Sept. 12** SBC submits Schematic Design submission to MSBA
- Sept.** City Council votes to appropriate total project cost and schedule ballot vote
- Oct. 31** MSBA Board votes to approve grant
- Nov.** Ballot vote to exclude debt

## Pros:

- Ballot vote on established date
- City does not have to fund a special election
- Detail design work can commence in order to meet summer 2019 construction start and summer 2021 building completion

## Cons:

- City Council vote for ballot language is before project cost finalized
- City Council vote for appropriation is before MSBA Board vote
- Short time between MSBA Board vote and ballot vote date to educate public

# Option 2 – December 11 Ballot Vote

**Aug. 27** SBC votes to approve total project cost

**Sept. 12** SBC submits Schematic Design submission to MSBA

**Oct.** City Council votes to appropriate total project cost, approve ballot question and schedule ballot vote

**Oct. 31** MSBA Board votes to approve grant

**Dec. 11** Ballot vote to exclude debt

## Pros:

- Ballot vote only for project
- City Council vote for ballot language is after project cost finalized
- Longer period of time between MSBA Board vote and ballot vote to educate public
- Detail design work can commence in order to meet summer 2019 construction start and summer 2021 building completion

## Cons:

- City Council vote for appropriation is before MSBA Board vote
- City has to fund a special election

# Option 3 – Mid-January Ballot Vote

**Aug. 27** SBC votes to approve total project cost

**Sept. 12** SBC submits Schematic Design submission to MSBA

**Oct. 31** MSBA Board votes to approve grant

**Nov.** City Council votes to appropriate total project cost, approve ballot question and schedule ballot vote

**Mid-Jan.** Ballot vote to exclude debt

## Pros:

- Ballot vote only for project
- City Council vote for appropriation is after MSBA Board vote
- City Council vote for ballot language is after project cost finalized
- Longer period of time between MSBA Board vote and ballot vote to educate public

## Cons:

- City has to fund a special election
- Reduced time to complete detail design work may impact summer 2019 construction start and summer 2021 building completion

# Option 4 – February Ballot Vote

**Aug. 27** SBC votes to approve total project cost

**Sept. 12** SBC submits Schematic Design submission to MSBA

**Oct. 31** MSBA Board votes to approve grant

**Nov.** City Council votes to appropriate total project cost, approve ballot question and schedule ballot vote

**Feb.** Ballot vote to exclude debt

## Pros:

- Ballot vote only for project
- City Council vote for appropriation is after MSBA Board vote
- City Council vote for ballot language is after project cost finalized
- Longer period of time between MSBA Board vote and ballot vote to educate public

## Cons:

- City has to fund a special election
- Not enough time for detail design work to meet summer 2019 construction start and summer 2021 building completion

# 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 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

# 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

# Thank You