

Memorandum

To: Framingham City Council Date: 8/14/2018
 From: Joel Seeley Project No.: 17050
 Project: Feasibility Study for the Fuller Middle School
 Re: Feasibility Study Progress Information Packet
 Distribution: School Building Committee, JLA, (MF)

This memorandum provides a brief summary of the Fuller Middle School Feasibility Study work performed by the School Building Committee (SBC) since the June 19, 2018 presentation to the City Council. This includes a summary of: the MSBA's recent Board meeting where the project was moved to the final submission phase; the SBC's Collaborative Cost Reduction Actions to reduce the project's budget by \$9.2 million; the MSBA's increase to the base Reimbursement Rate; the current Project Costs; a comparison to Natick's JFK Middle School; and the status of the Feasibility Study's Budget.

The Massachusetts School Building Authority (MSBA) Board of Directors unanimously approved the Preferred Schematic Report (PSR), the second submission to the MSBA, at their June 27, 2018 meeting. Attendees at that meeting included Senator Spilka, Representatives Lewis and Gentile, Mayor Spicer, Superintendent Dr. Tremblay, Council Chairman Giombetti and School Committee Chairman Freudberg. Since that milestone, the SBC has been working towards the Feasibility Study's final submission to the MSBA, the Schematic Design (SD) submission, scheduled for September 12, 2018. The MSBA Board of Directors will review this submission for project approval and allocation of the state grant, at their October 31, 2018 meeting.

The SBC has continued to incorporate cost reduction strategies in the project that balance affordability with educational needs and community use. At their July 16, 2018 meeting, the SBC voted to reduce the auditorium seating capacity from 750 seats to 420 seats, reducing the project cost from \$104.5 million to \$101.3 million. Since the PSR submission to the MSBA on May 9, 2018, which reflected a project cost of \$110.5 million, the SBC has reduced the project cost by \$9.2 million equating to a reduction in the City's cost of \$5.2 million. This reduction was done in a thoughtful, collaborative way alongside the MSBA and FPS leadership.

Upon the MSBA Board of Directors' approval of the PSR submission, the MSBA re-calculated the City's base reimbursement rate to the current year. The original base reimbursement rate of 57.05% of eligible costs was calculated at the time of the Feasibility Study Agreement, February 2017. The re-calculated base reimbursement rate has increased to 57.83% of eligible costs. The increase in the MSBA reimbursement rate further lowered the cost to the City by approximately \$507 thousand. The approximate cost to the City is \$60.8 million, as shown below:

Summary of Approximate Ineligible Costs for MSBA Reimbursement	
Legal fees	\$120,000
OPM fee associated with Ineligible Spaces	\$313,661
Architect fee associated with Ineligible Spaces	\$896,174
Asbestos flooring abatement	\$486,000
Site costs over 8%	\$8,177,072
Building costs over \$333/s.f.	\$13,894,428

Auditorium ineligible space	\$5,823,829
Gymnasium ineligible space over 6,500 s.f.	\$1,564,611
Administration ineligible space over MSBA Guideline	\$904,095
Furnishings and equipment over \$1,200/student	\$378,000
Educational technology over \$1,200/student	\$378,000
Moving expenses	\$200,000
Construction contingency over 1%	\$3,170,713
Approximate Ineligible Costs	\$36,306,583

Cost to City Calculation	
Total Project Cost	\$101,265,723
Minus Approximate Ineligible Costs	\$36,306,583
Equals Eligible Costs	\$64,959,140
Eligible Costs	\$64,959,140
Times Reimbursement Rate (57.83% plus 4.48%)	62.31%
Equals Approximate MSBA Reimbursement Grant	\$40,476,040
Total Project Cost	\$101,265,723
Minus Approximate MSBA Reimbursement Grant	\$40,476,040
Equals Approximate Cost to the City	\$60,789,683

Council members had asked what the cost per student for the Fuller Middle School project is in comparison to Natick's JFK Middle School project. Fuller's project cost per student is \$160 thousand and JFK's is \$109 thousand. A top contributing factor in this difference is the building demolition and site costs for each project. As the footprint of the current Fuller is on a much larger parcel of land with a building the size of a high school, Fuller's demolition and site costs are approximately \$17.4 million while JFK's are approximately \$12.2 million, which equates to \$28 thousand per student for Fuller and \$12 thousand per student for JFK. Another contributing factor in this disparity is Fuller's student design enrollment requires more classroom and instructional space than JFK's student design enrollment on a per student basis because of the great difference in student demographics in their respective schools. Fuller provides for 217 square feet per student, while JFK provides for 182 square feet per student. This is in part due to the significant English Learner and former English Learner students, which make up 41% of Fuller's population. As an example, Fuller has 27 classrooms for 630 students, while JFK has 39 classrooms for 1,000 students. Fuller also requires classrooms supporting a substantially separate program for students with Intellectual Impairments and has a substantially separate program for students with Autism. This equates to Fuller having six self-contained SPED classrooms, while JFK has two self-contained SPED classrooms.

With respect to the status on the \$1,000,000 appropriation for the Feasibility Study, a balance of \$145,945.50 remains which is more than sufficient to complete this phase, as shown below:

Feasibility Study Budget			
	Budget	Committed	Balance
OPM Services	\$175,000.00	\$174,200.00	\$800.00
Designer Services	\$545,000.00	\$545,000.00	\$0.00
Environmental and Site Services	\$145,000.00	\$134,772.00	\$10,228.00
Owner Contingency	\$135,000.00	\$82.50	\$134,917.50
Balance	\$1,000,000.00	\$854,054.50	\$145,945.50

At your next meeting, SBC Co-Chairman Miles will provide a short update on the work recently performed by the SBC as outlined in this memo. He will also discuss the role the Council will play on any necessary actions at your fall meetings, which will be scheduled with Chairman Giombetti, to occur before the expected December 11th debt exclusion vote. The SBC will continue to keep the City Council updated on the progress of the Fuller Building Project, including the total project costs and the City's share. The Committee is very interested in continued engagements with the City Council as the project moves forward to the important next phase in accordance with the MSBA's process and the City's timeline.

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>.