

Coakley Middle School

Norwood Public Schools

Community Forum #2

March 18, 2021

School Building Committee

Alan Slater	Chair
Cathy Carney	MCPPO – Contract Administrator
David Catania	School Committee member
Diane Ferreira	Principal of Balch Elementary School
Dr. Margo Fraczek	Principal of Coakley Middle School
Matt Lane	Selectman
Tom Maloney	Selectman
Tony Mazzucco	General Manager
Paul Riccardi	Director of Buildings and Grounds
Terresa Stewart	School Committee member
Dr. David Thomson	Superintendent
Matthew Walsh	Building Commissioner

Architect
Ai3 Architects, LLC

OPM
COMPASS Project Management, Inc.

In partnership with the
Massachusetts School Building Authority



Ai3 Architects, LLC
Compass Project Management



March 18, 2021

- ◆ **Introductions**
- ◆ **Agenda**
- ◆ **Project Schedule**
- ◆ **Site Selection**
- ◆ **Existing Conditions Evaluation**
- ◆ **Educational Visioning and Planning**
- ◆ **Space Summary & Building Size**
- ◆ **Design Options**
- ◆ **Questions & Answers**

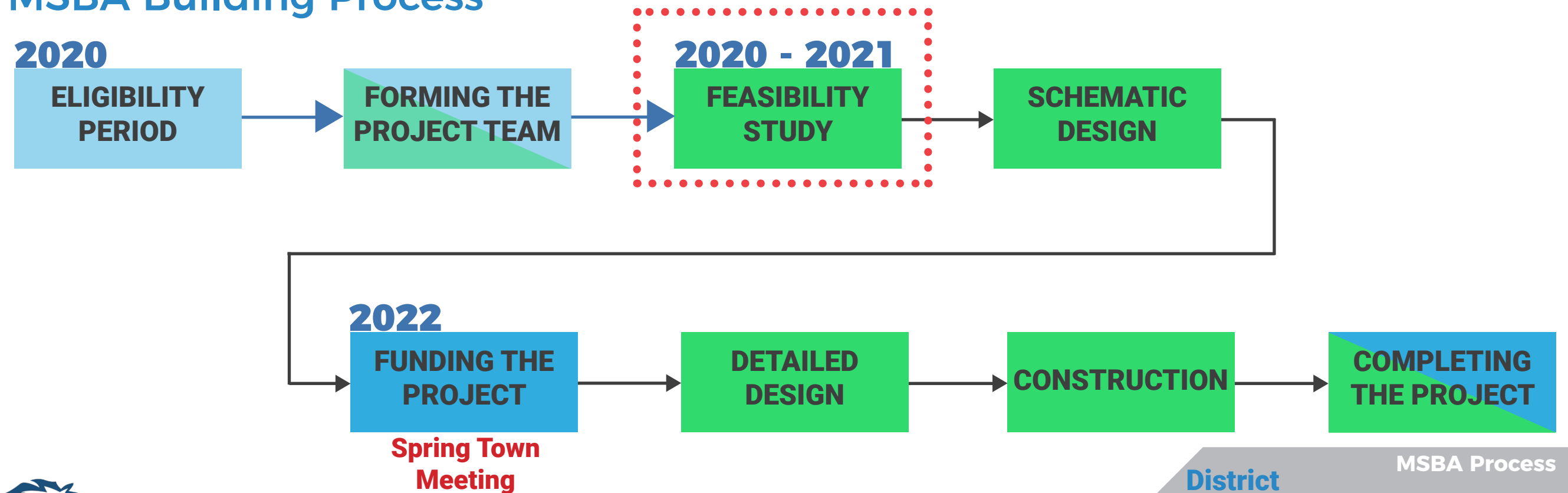


MSBA Masterplan & Building Process

MSBA Masterplan Process

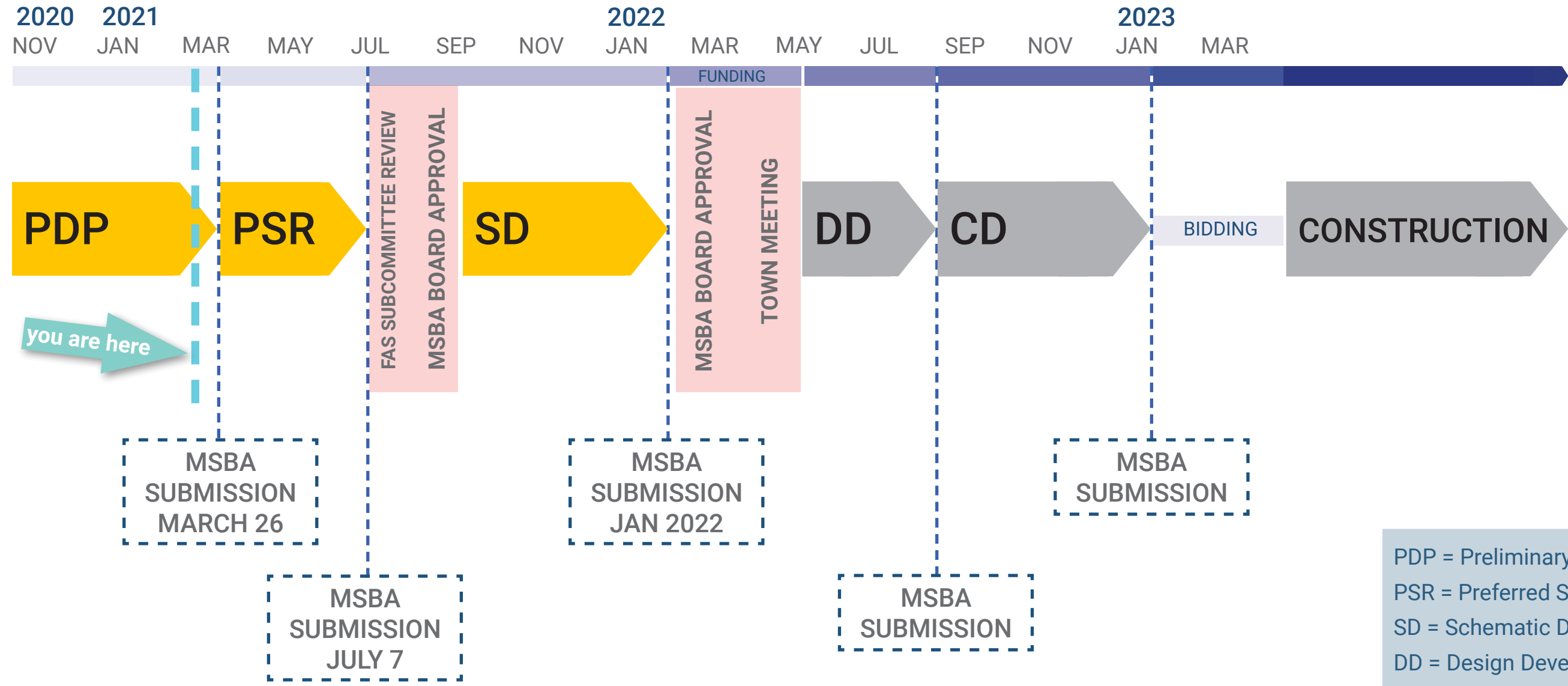


MSBA Building Process



District Construction Professionals
MSBA Process

Project Schedule

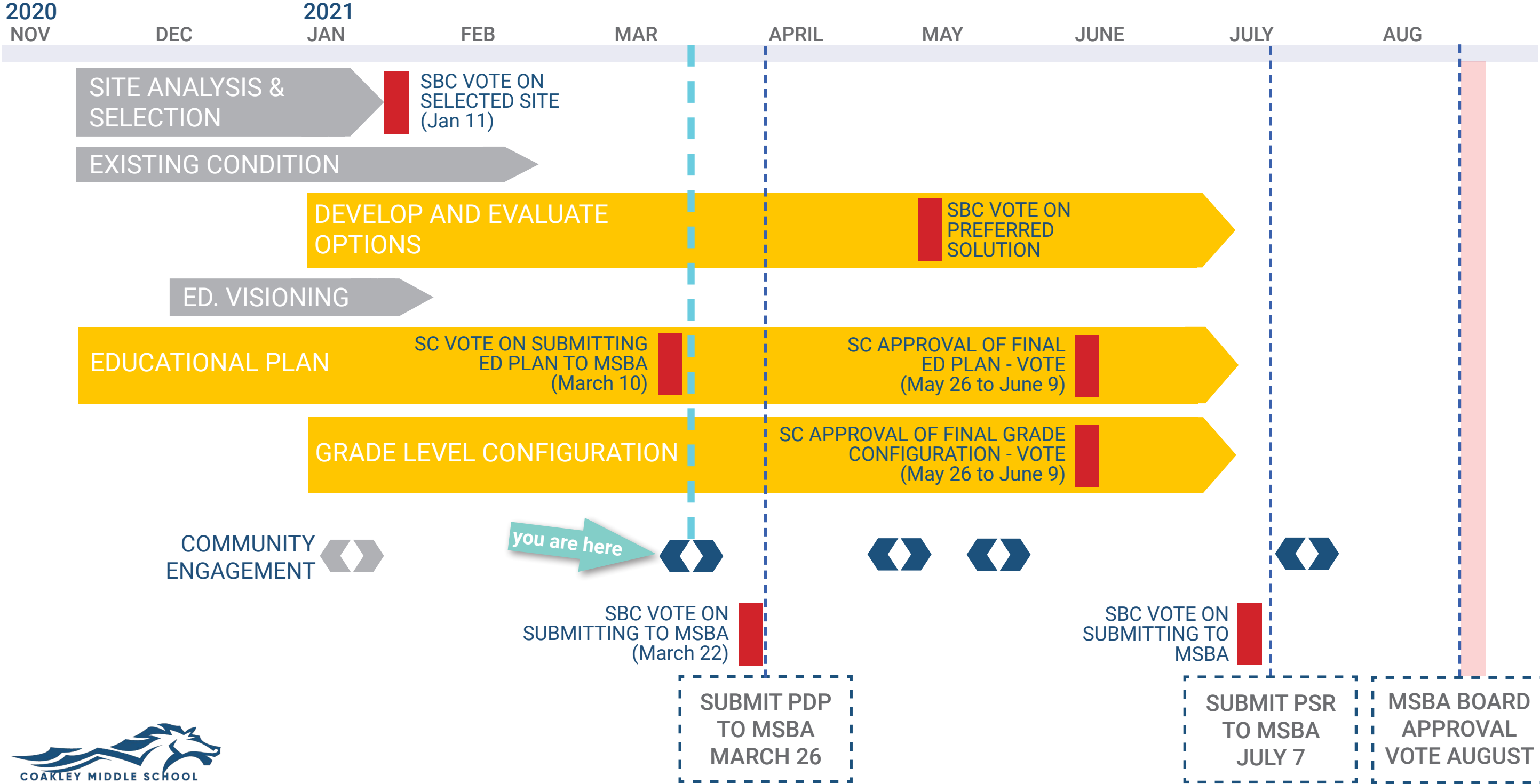


PDP = Preliminary Design Program
 PSR = Preferred Schematic Report
 SD = Schematic Design
 DD = Design Development
 CD = Construction Documents



Project Schedule:

PDP and PSR Schedule



Feasibility Study Evaluation: RECAP

Completed by a design team of 30+ professionals

We analyzed each building & met with every principal to obtain insight

- Oldham Elementary School**
grades 1-5 // 218 students
- Savage Educational Center**
District programs // 000 students
- Callahan Elementary School**
grades 1-5 // 230 students
- Willett Early Childhood Center**
grades PK-K // 385 students
- Cleveland Elementary School**
grades 1-5 // 349 students
- Balch Elementary School**
grades 1-5 // 306 students
- Prescott Elementary School**
grades 1-5 // 262 students
- Coakley Middle School**
grades 6-8 // 756 students



Feasibility Study Evaluation: RECAP

Identified factors that affect Building, Functional, & Educational Performance

I. What factors affect BUILDING performance?

Capital Repairs & Improvements:

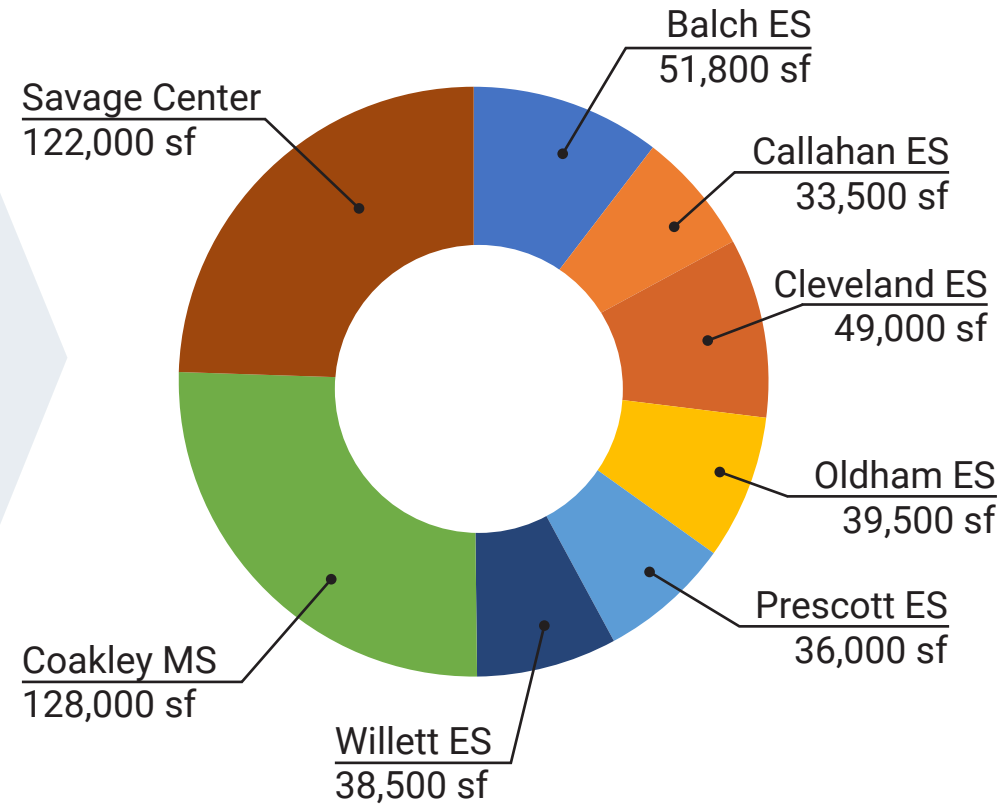
- // Systems Maintenance (or) Replacement
- // Code Upgrades
- // Technology Improvements
- // Paint / Patching / Repairs

II. What factors affect FUNCTIONAL performance?

Physical Size vs. Population:

// Norwood schools over-crowded per physical size & MSBA guidelines: (2017)

- Cleveland Elementary School
- Willett Early Childhood Center
- Coakley Middle School**



SF



III. What factors affect EDUCATIONAL performance?

21st Century Learning Environment:

- // Sense of Community and Ownership
- // Indoor/Outdoor Connections
- // Project-Based Learning
- // Flexible Collaboration Spaces
- // Academic Neighborhoods
- // Visual transparency and connection between spaces
- // Technology infrastructure to support flexibility and innovation

Coakley MS underperformed in ALL Categories

- I. BUILDING performance**
- II. FUNCTIONAL performance**
- III. EDUCATIONAL performance**



Site Selection

28 SITE CRITERIA QUESTIONS

- ◆ PREREQUISITE: Buildable area
- ◆ GENERAL: Location & Ownership
- ◆ TECHNICAL: Zoning, Topography, Soils, Wetlands
- ◆ EDUCATIONAL: Green space, athletic fields, outdoor classrooms



SITES STUDIED:

Existing Coakley MS Site

Hennessey Field

Forbes Hill

Savage Education Center

Balch ES

Callahan ES

Cleveland ES

Oldham ES

Prescott ES

Winsmith Mills



Site Options Selection Matrix		Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8	Option 9	Option 10	Remarks
Coakley Middle School Project		Existing Coakley Middle School Site 1315 Washington Street	Hennessey Field Pleasant St & Lennox Ave	Forbes Hill Upland Road	Savage Center 275 Prospect Street	Winsmith Mills - Endicott Street	Balch Elementary School	Callahan Elementary School	Cleveland Elementary School	Oldham Elementary School	Prescott Elementary School	
PREREQUISITE	Does the available site acreage and configuration allow for an appropriately configured 1,070 pupil middle school and the necessary site amenities to comply with MSBA regulations and guidelines?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	SITES DO NOT HAVE AVAILABLE ACREAGE REQUIRED FOR A NEW MIDDLE SCHOOL NO FURTHER EVALUATION PURSUED ON THESE SITES					Buildable area includes the building footprint, parking, site circulation, and outdoor amenities required to support a middle school including athletic fields and learning areas.	
	Available buildable area:	15 acres	11 acres	22 acres	14 acres	3 acres	2 acres	4 acres	7 acres	5 acres	2 acres	Buildable area required to support a middle school is 11 acres.
1	Is the site currently owned by the School Department/Town of Norwood and thus avoids requiring a Town Meeting to approve funds for site ownership?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							Upon submission of the Schematic Design documents in January 2022, the MSBA recommends the District has ownership, access, and full control of the site. Failure to comply with this requirement would prevent the execution of a Project Funding Agreement with the MSBA
2	Does the site avoid the elimination of an existing Town owned resources, i.e. playgrounds, ball fields, and parking?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
3	Can the site accommodate necessary outdoor educational program space for physical education and avoid significant site development costs associated with ledge removal and/or earth support features such as retaining walls?	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>							Minimum outdoor educational spaces would consist of what is currently at the Coakley Middle School site.
4	Can the site accommodate expanded outdoor space for both school and community activities such as additional ball fields, tennis courts, soccer fields, practice fields and avoid significant site development costs associated with ledge removal and/or earth support features such as retaining walls?	<input checked="" type="checkbox"/>										Expanded outdoor opportunities include fields/courts above the minimum amenities listed in Question 4 above.
5	Can the site accommodate an enhanced outdoor 21st Century educational environment with amenities such as nature trails, outdoor biology labs, outdoor science classrooms, and outdoor amphitheatres?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							21st century middle schools are incorporating outdoor learning environments to support their science, physical education, sustainability, and technology curriculum
6	Does the site allow for close proximity of shared educational and community space with other schools? (i.e. collaboration with an elementary school or high school)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							Districts have identified educational and community benefits for students, parents, and teachers when schools are close.
7	Does the site avoid disruption to existing educational environments?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							Sites currently occupied by students which require phased demolition and or phased construction would be considered disruptive to the educational environment. However, it is important to note that the Norwood High School project was constructed while the site was occupied and there was minimal disruption. In fact the construction activity can sometimes be incorporated into the educational program as a learning opportunity.
8	Will the site avoid additional development costs such as tree clearing, ledge, grading, removal of undesirable soils which would increase the unreimbursed cost to the Town of Norwood when compared to an already developed site?	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>							Undeveloped wooded sites and sites with steep slopes require significant development costs when compared to sites that are level and currently developed. The MSBA will cap the site development cost at 8% of the total construction cost.
9	If there are existing structures on site which will need to be demolished/abated would the costs be reimbursed by the MSBA?	<input checked="" type="checkbox"/>										If a new site is pursued, the MSBA will not reimburse Districts for the costs to purchase the site, nor will it reimburse the District for costs associated with remediation or demolition.
10	Is the site compatible with the Town's future plans for the site's development?	<input checked="" type="checkbox"/>										
11	Is the site convenient for parents, teachers, and students?	<input checked="" type="checkbox"/>										
12	Is the site capable of supporting adequate parking, bus drop off, parent drop off, and safe vehicle circulation?	<input checked="" type="checkbox"/>										Norwood Zoning bylaw establishes parking capacity requirements for schools as a "Place of Public Assembly" and require one (1) space for every three (3) persons capacity based on the Massachusetts State Building Code. Current programable occupancy is 1070 students and 107 faculty resulting in a total occupancy of 1177 or 393 parking spots. Note that the MA State Building Code determines occupancy based on building area, therefore the parking capacity would be a minimum of 393 spots and calculated at a later time once the building is further developed.
13	Is the site located in an area where the community will be supportive with respect to traffic impacts and accessibility via existing residential streets?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
14	Is the site convenient for walkers?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							Consideration was given to roads servicing the site requiring sidewalks. Preference was given to sites near densely populated residential neighborhoods.
15	Is the site currently zoned for educational use?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
16	Does the site allow space for future facility expansion?	<input checked="" type="checkbox"/>										
17	Is the site free of natural features that would negatively impact the ideal placement of a new Middle School such as ledge, vernal pools, soils?	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>							Town Study on Forbes Hill identifies "environmentally sensitive" areas - do not appear to be DEP regulated. Hennessey field has areas of identified ledge.
18	Is the site accessible from a sufficiently sized public roadway?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>								
19	Is the site currently connected to Town water supply?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							Information was obtained from drawings and maps available from the Norwood Building Department and through the Norwood Geographic Information System (GIS)
20	Is the site currently connected to Town sewer system?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							Information was obtained from drawings and maps available from the Norwood Building Department and through the Norwood Geographic Information System (GIS)
21	Is the site currently connected to Gas service?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							Information was obtained from drawings and maps available from the Norwood Building Department and through the Norwood Geographic Information System (GIS)
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23	Would the site avoid purchase of other properties or land for required access; would the site avoid the need for obtaining easements for access?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
24	Is the site free of Town recognized use restrictions; i.e. recreational use restrictions? Article 97?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							In 1972 Massachusetts voters approved Article 97. Article 97 was intended to be a legislative 'check' to ensure that lands acquired for conservation purposes were not converted to other inconsistent uses.
25	Is the site located in an appropriate context for a school environment?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>							Consideration was given to the use groups (manufacturing, retail, commercial, service, healthcare, etc.) of the buildings surrounding the site.
26	Is the site free of restrictions as a result of the Aquifer Protection District?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
27	Is the site free of significant habitat areas identified by MASSGIS Rare Species and Priority Habitats recorded by NHESP in the State Registry?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							Data was obtained from MassGIS Rare Species and Priority Habitat data layer showing data recorded by NHESP in the State Registry
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29	Is the site not part of a development or construction plan already established or identified by the Town?	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>							
		97%	59%	59%	72%							

Existing Coakley MS Site

Hennessey Field

Forbes Hill

Savage Education Center

Balch ES

Callahan ES

Cleveland ES

Oldham ES

Prescott ES

Winsmith Mills

97%

59%

59%

72%

NA

NA

NA

NA

NA

NA

Site Selection selection matrix

Site Selection

59%

Forbes Hill

- ◆ Requires extensive amounts of site work - steep slope, identified ledge, forested area with mature trees
- ◆ Geometry of site makes circulation patterns very difficult - long and narrow
- ◆ Demolition of the existing Coakley would not be reimbursed by the MSBA
- ◆ Not centrally located

59%

Hennessey Field

- ◆ The Town Masterplan identifies the site for a regional stormwater detention facility
- ◆ A Middle School building and required site support (circulation, parking, fields) would consume the ENTIRE property
- ◆ Remove 85% of forested areas and mature trees
- ◆ Demolition of the existing Coakley would not be reimbursed by the MSBA

72%

Savage Education Center

- ◆ A Middle School building and required site support (circulation, parking, fields) would require the Senior Center to be relocated
- ◆ Existing programs in the Savage Center would need to be relocated
- ◆ Demolition of the Savage Center would not be reimbursed by the MSBA
- ◆ Demolition of the existing Coakley would not be reimbursed by the MSBA
- ◆ Existing fields at the Coakley site could not be replicated at the Savage site
- ◆ Not centrally located

97%

Existing Coakley MS Site

- ◆ Construction would occur on an occupied site
- ◆ Not centrally located



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		97%	59%	59%	72%							

January 11, 2021 - SBC unanimously voted to proceed with the Existing Coakley site for the project.

Existing Coakley MS Site

Hennessey Field

Forbes Hill

Savage Education Center

Balch ES

Callahan ES

Cleveland ES

Oldham ES

Prescott ES

Winsmith Mills

97%

59%

59%

72%

NA

NA

NA

NA

NA

NA

Site Selection selection matrix

Existing Conditions Evaluation

THE DESIGN TEAM REVISITED THE ELEMENTARY SCHOOLS AND MIDDLE SCHOOL IN DECEMBER 2020 TO CONFIRM CONDITIONS REPORTED IN THE 2017 MASTERPLAN.

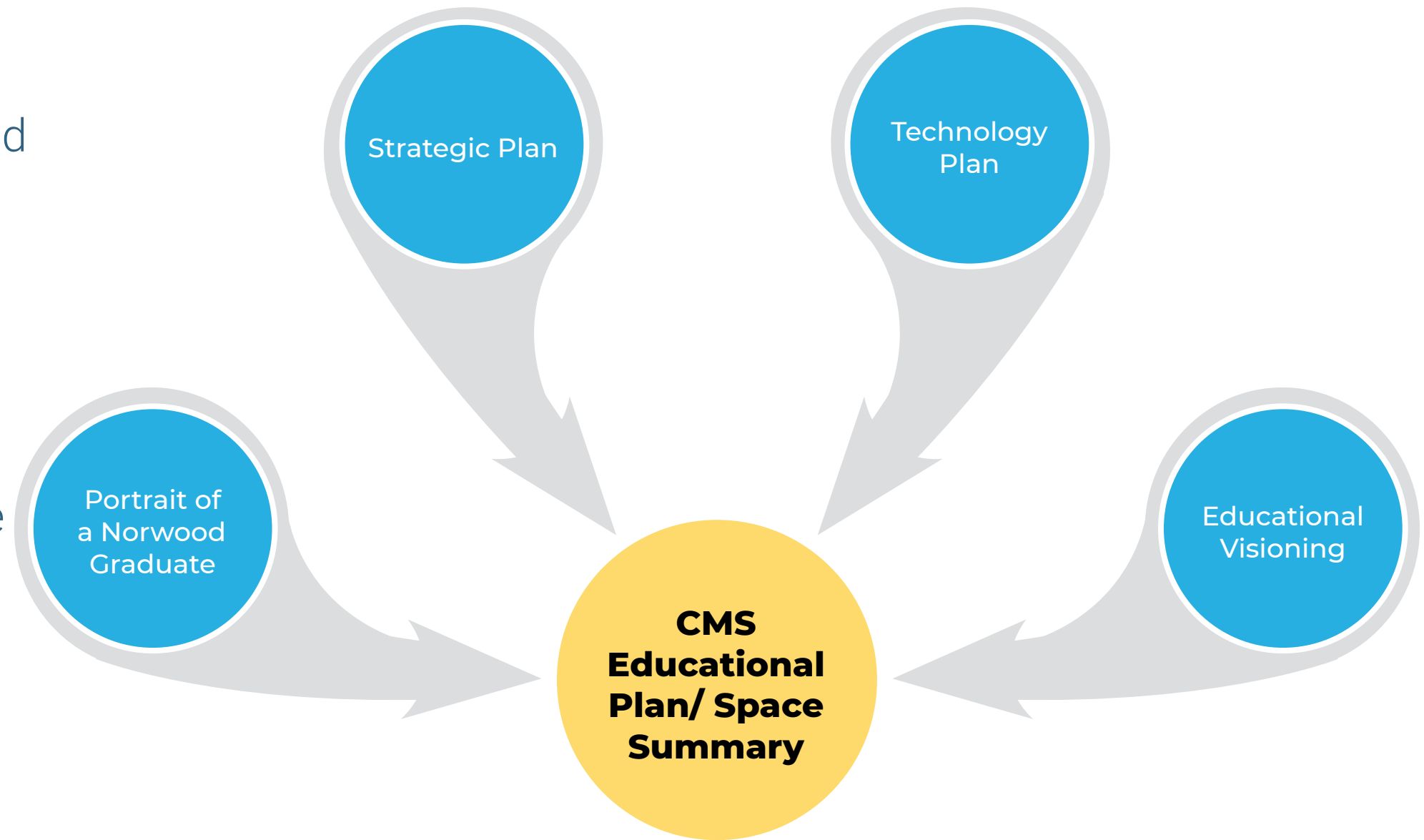


Educational Visioning Process



Educational Plan Process

- Discusses how the Coakley Middle School will function and what spaces will be needed.
- Rooted in previous planning documents and efforts
- Iterative process with CMS faculty and staff
- Ed plan forms basis for Space Summary
- In process of refining, based on comments received and space summary overages



Educational Plan Highlights

- Either 6-8 grade configuration or 5-8
- A 5-8 School would be organized into an Upper and Lower School
- Modified team teaching model for 5th Grade, but in a developmentally appropriate way.
- Separation between the oldest and youngest grades through
 - Team teaching model
 - Scheduling
 - Design features
- New 21st Century / Project-Based Learning spaces:
 - Project-Based Learning Labs - Performance Technology Lab and Virtual Reality Lab
 - Student Collaboration Spaces/Commons
 - Teacher Collaboration Spaces
- Designed to support the teaming structure, with academic neighborhoods
- Special education integration is a key feature



Educational Plan Highlights

- Communal spaces organized around a central spine:
 - Creates a hub for activity
 - Provides controlled access to spaces used by the larger Norwood community
- Multiple opportunities to connect students to the outdoors
- Both indoor and outdoor facilities at the current Coakley play a major role in the larger community. The new building should continue to fill this need.



NORWOOD SPECIFIC MIDDLE SCHOOL PROGRAM REQUIREMENTS 6 THRU 8 GRADE LEVEL CONFIGURATION

	Coakley MS areas	Allowable area per MSBA requirements (800 students)	Over/Under MSBA template	
Core Academic	45,740	38,800	6,940	ADD classrooms to support grade configuration and foreign language
Special Education	10,680	9,060	1,620	
Art & Music	4,600	4,600	0	ADD District specific Special Education requirements
Vocations & Technology	2,880	4,320	-1,440	
Health & Physical Education	11,400	8,400	3,000	ADD halfcourt gym @ 3,000 sf Total 1.5 full courts
Media Center	4,980	4,980	0	
Dining & Food Service	8,867	10,467	-1,600	1,600 sf stage does not qualify because an auditorium is being included
Medical	710	710	0	
Administration & Guidance	3,600	3,600	0	
Custodial & Maintenance	2,275	2,275	0	
Other (auditorium) <small>* 400 seat auditorium</small>	6,350	0	6,350	ADD 4,500 sf auditorium, 1,600 sf stage, 100 sf mother's room, & 150 sf SRO office

Area INCLUDING grossing factor (1.47)

150,060 sf

128,000 sf

22,060 sf

75% Utilization for teaching spaces



NORWOOD SPECIFIC MIDDLE SCHOOL

PROGRAM REQUIREMENTS

5 THRU 8 GRADE LEVEL CONFIGURATION

Space Summary Categories	Coakley MS area (sf)	Allowable area per MSBA requirements (1070 students)	Over/Under MSBA template	
Core Academic	57,490	51,650	5,840	ADD classrooms to support grade configuration and foreign language
Special Education	14,530	12,080	2,450	
Art & Music	5,000	5,000	0	ADD District specific Special Education requirements
Vocations & Technology	2,880	5,760	-2,880	
Health & Physical Education	11,400	8,400	3,000	ADD halfcourt gym @ 3,000 sf Total 1.5 full courts
Media Center	6,533	6,533	0	
Dining & Food Service	11,319	12,919	-1,600	1,600 sf stage does not qualify because an auditorium is being included
Medical	810	810	0	
Administration & Guidance	4,320	4,320	0	
Custodial & Maintenance	2,545	2,545	0	
Other (auditorium) <small>* 535 seat auditorium</small>	7,100	0	7,100	ADD 5,500 sf auditorium & 1,600 sf stage

Area INCLUDING grossing factor (1.50)

185,890 sf

171,200 sf

14,690 sf

81% Utilization for teaching spaces



NEW Middle Schools in Massachusetts

Enrollment of 800 or more

	Natick	Lynn	Beverly	Leicester	Braintree	Weymouth	Dennis-Yarmouth	Haverhill	Wachusett	Lynn	Peabody
School	Kennedy MS	West Lynn MS	Beverly MS	Leicester MS	South MS	Chapman MS	Mattacheese MS	Hunking MS	Mountain View MS	Thurgood Marshall	Higgins MS
Enrollment	1,000	1,008	1,395	930	800	1,470	940	1,005	800	1,100	1,340
Building Size	182,195 SF	185,444 SF	231,509 SF	152,464 SF	145,846 SF	252,170 SF	186,500 SF	147,996 SF	126,200 SF	181,847 SF	211,982 SF
sf/student	182	184	166	164	182	172	198	147	158	168	158

Average NEW middle school in Massachusetts (800+ students) = 171 sf/student

Average of both Natick & Braintree middle schools = 182 sf/student



NORWOOD SPECIFIC MIDDLE SCHOOL PROGRAM REQUIREMENTS

5 - 8 GRADE LEVEL CONFIGURATION 1070 students

	Building Area (SF)	Area per Student (SF)
MSBA Guidelines	171,200	160
NMS no auditorium or larger gym (base)	173,140	162
NMS including just larger gym	177,640	166
NMS including both larger gym and auditorium * 535 seat auditorium	185,890	174

Average NEW middle school in Massachusetts (800+ students) = 171 sf/student

6 - 8 GRADE LEVEL CONFIGURATION 800 students

	Building Area (SF)	Area per Student (SF)
MSBA Guidelines	128,000	160
NMS no auditorium or larger gym (base)	139,035	174
NMS including just larger gym	143,445	179
NMS including both larger gym and auditorium * 400 seat auditorium	150,060	188

Average NEW middle school in Massachusetts (800+ students) = 171 sf/student

Average of both Natick & Braintree middle schools = 182 sf/student



Design Options

MSBA Requirements

1

CODE UPGRADE / BASE REPAIR

- Code upgrades
- Systems repairs
- Exterior repairs
- Interior repairs
- NO Sitework
- NO increase to building size
- NO Educational upgrades

6-8 Grade Level Configuration
(EXISTING)

1

2

RENOVATION / ADDITION

- Code & Systems upgrades
- Exterior & Interior repairs
- Limited reconfiguring of the existing building
- Building addition for added teaching space
- Can only address 21st Century Learning in some of the spaces (addition)
- Many of the existing deficiencies will remain (layout and building support for teaching pedagogy)

6-8 Grade Level Configuration

2A

5-8 Grade Level Configuration

2B

3

NEW CONSTRUCTION

- Appropriately sized building for student enrollment
- Spaces designed for 21st Century Learning
- Building layout that supports staff in delivering 21st Century Learning
- Code compliant
- Modern, efficient building system

6-8 Grade Level Configuration

3A

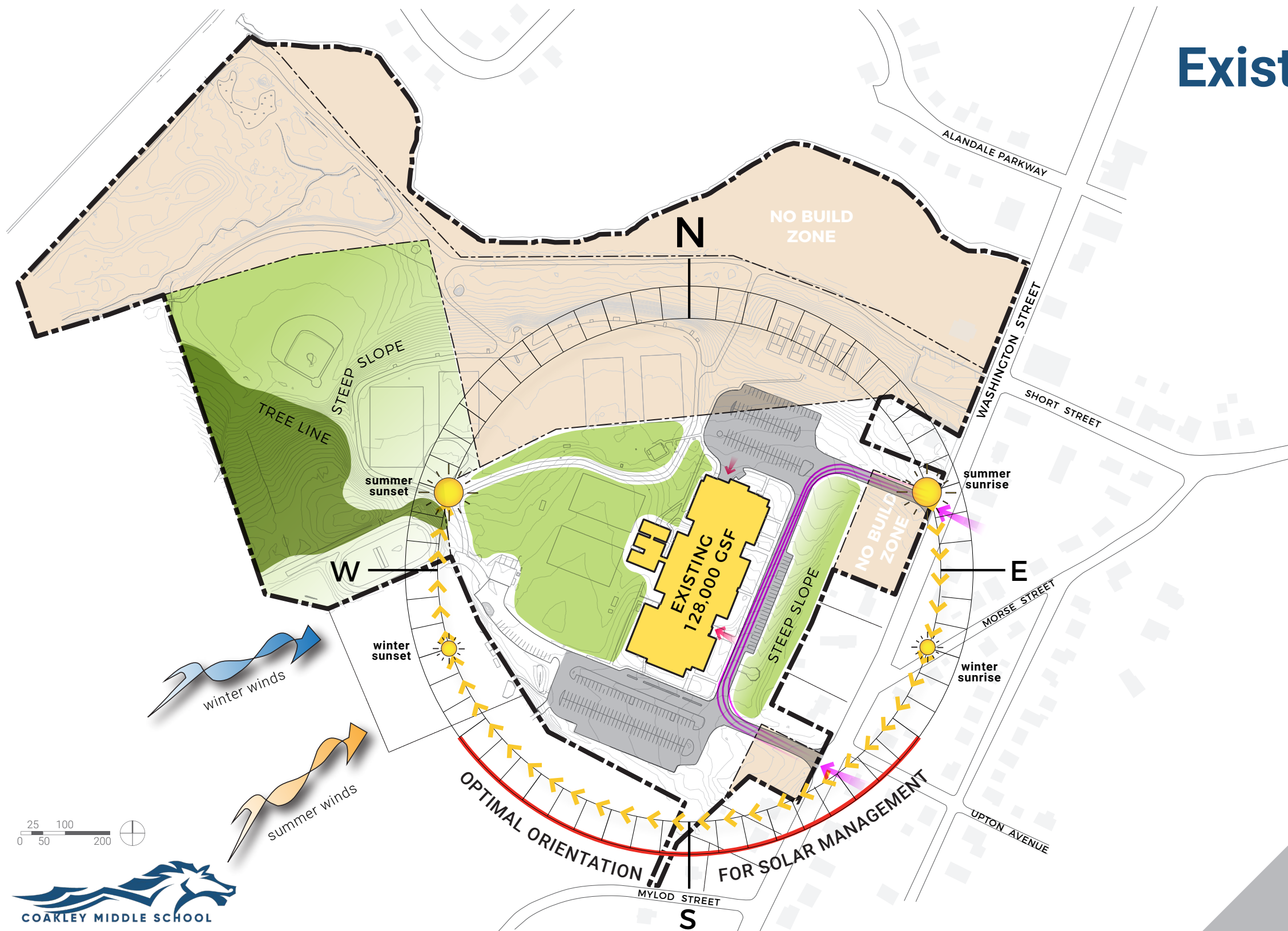
5-8 Grade Level Configuration

3B

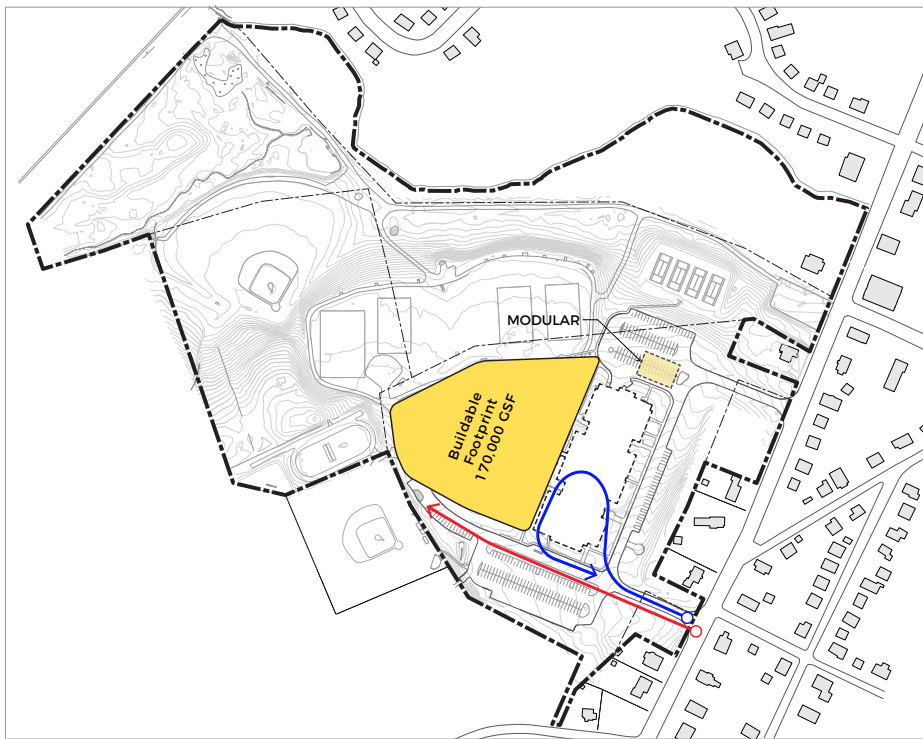
Coakley specific design options



Existing Conditions site analysis



- ◆ large areas of the site are restricted from having built structures added
- ◆ building orientation to consider solar orientation for optimal solar management
- ◆ building orientation to consider southwest prevailing winds for ventilation and open space
- ◆ consider all natural buffers between site and residential neighbors



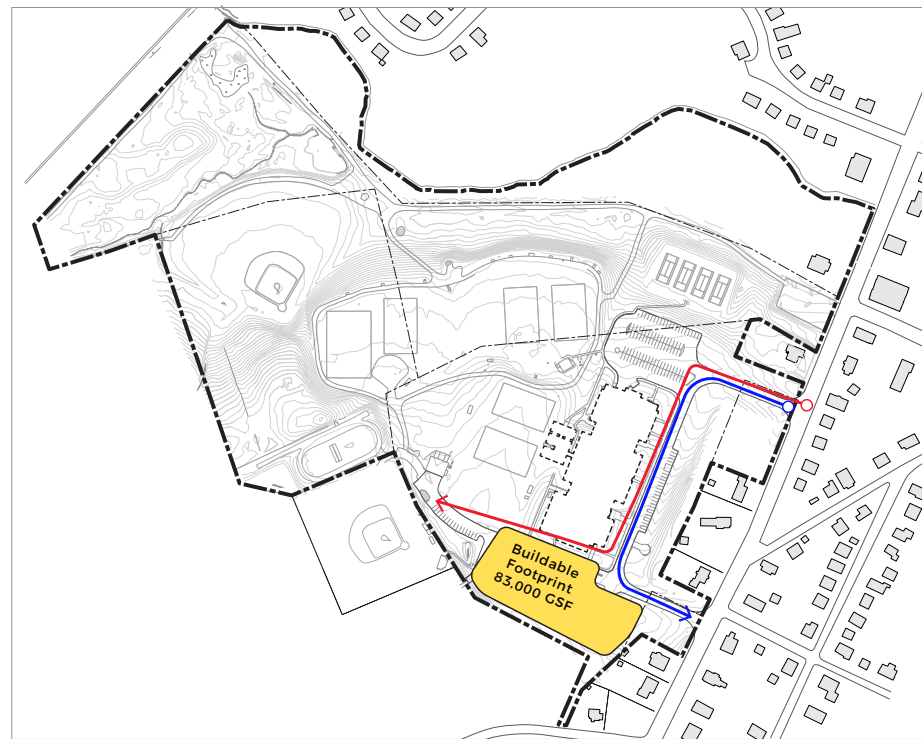
Back

170,000 GSF

uses the modular replacement to gain additional GSF

centrally located on site

2 practice fields would be offline during construction



New Options buildable area

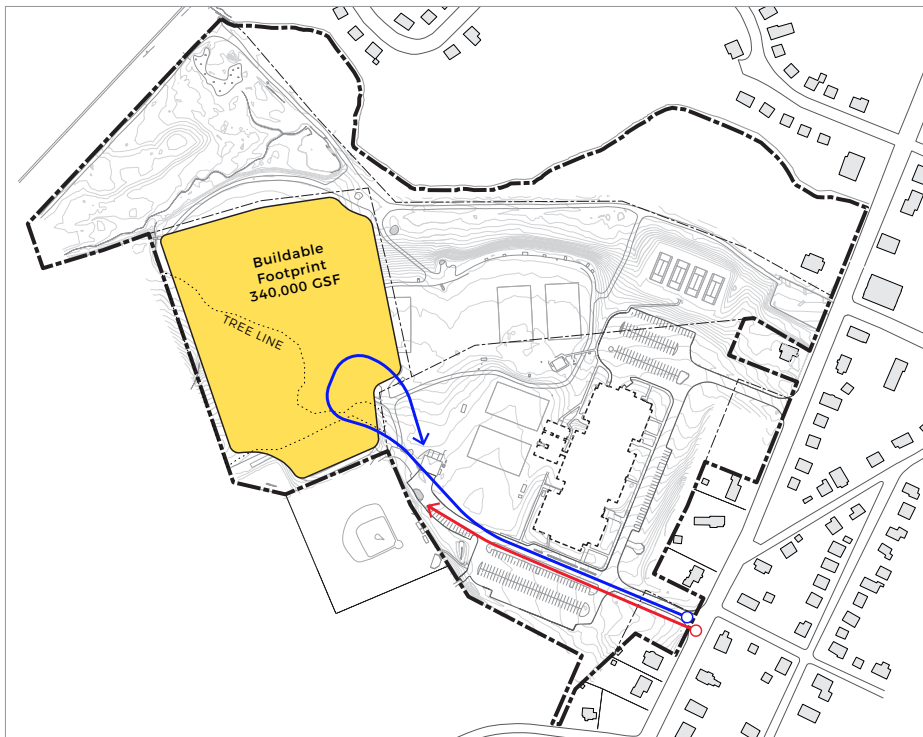
— school access
— little league access

South

83,000 GSF

smallest footprint results in tallest building closest to abutters

longest access drive to little league field



Far Back

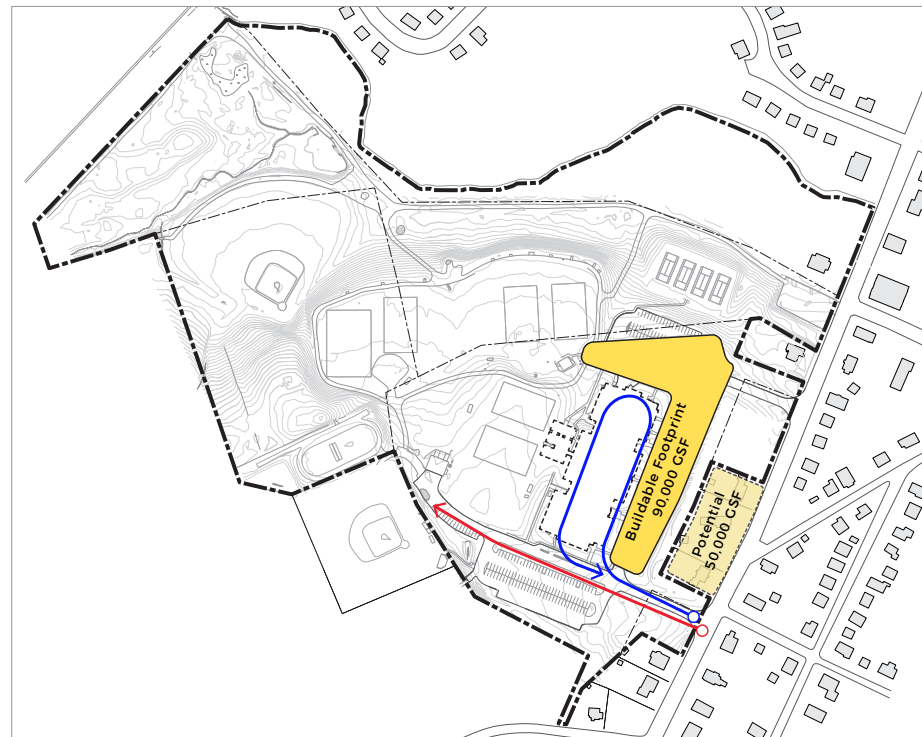
340,000 GSF

steep slopes

requires the removal of existing established trees

poor access through site pinch-point

2-3 structured fields would be offline during construction



Front

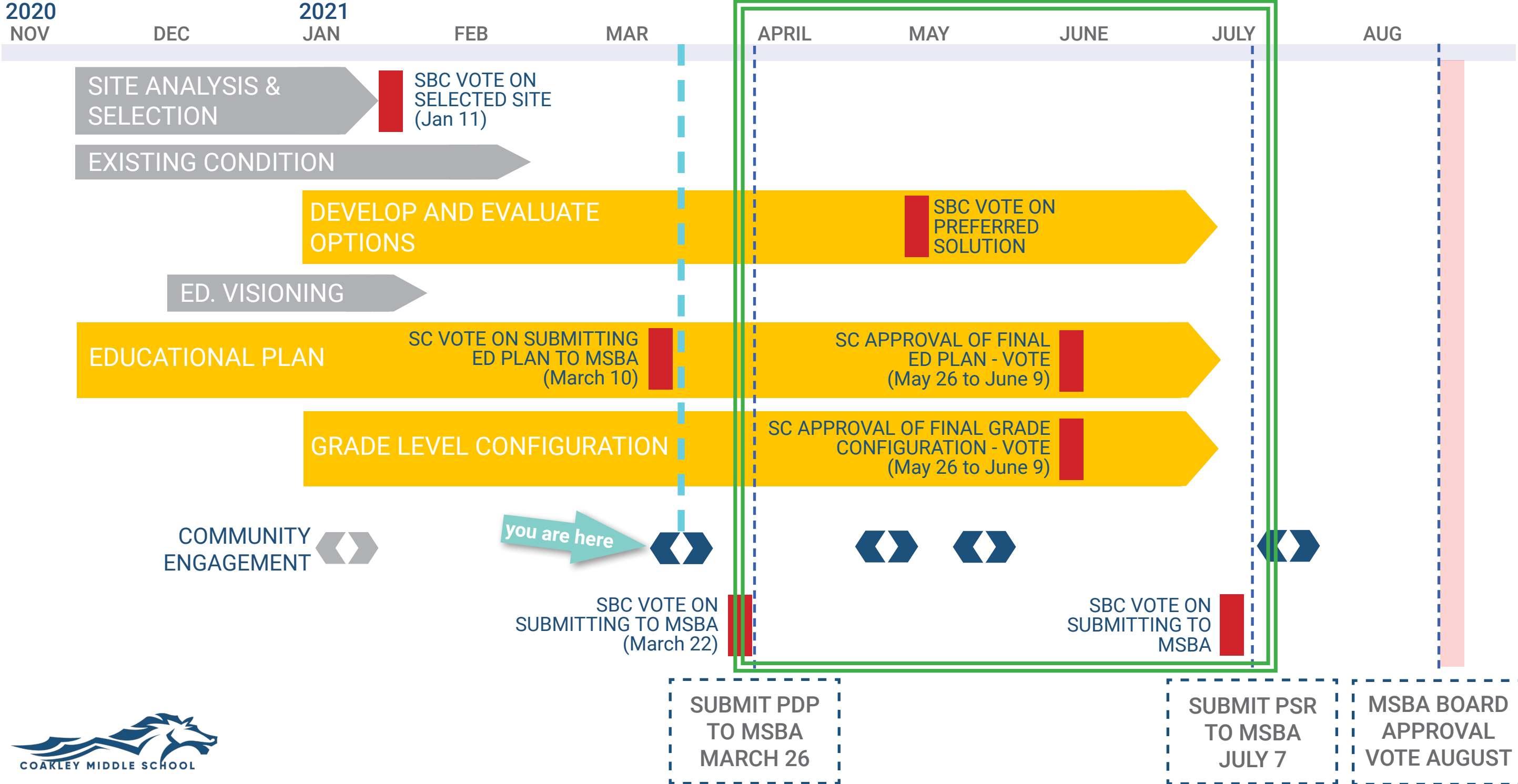
90,000 GSF + 50,000 GSF =
140,000 GSF

narrow lot with steep slopes results in long building and entry/circulation at back

project would incur added cost if 3 properties were purchased

Next Steps:

PDP and PSR Schedule



Question & Answer

◆ Future Community Forums

- ◆ *Next up: April 2021*
- ◆ May 2021

◆ Project Website

- ◆ <https://newcmsproject.org/>

◆ Project Email

- ◆ cmsproject@norwoodma.gov

