

Coakley Middle School

Norwood Public Schools

Community Forum #4

May 19, 2021

Middle School Building Committee

Alan Slater	Chair
Myev Bodenhofer	School Committee member
Cathy Carney	MCPPO – Contract Administrator
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
Teresa 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



Agenda

May 19, 2021

- ◆ **Introductions**
- ◆ **Agenda**
- ◆ **Project Schedule**
- ◆ **Decisions required for the PSR phase**
 - ◇ Cafetorium vs. Auditorium (MSBC)
 - ◇ Building Design Option (MSBC)
 - ◇ Grade Configuration (School Committee)
- ◆ **Poll Results**
- ◆ **Questions & Answers**

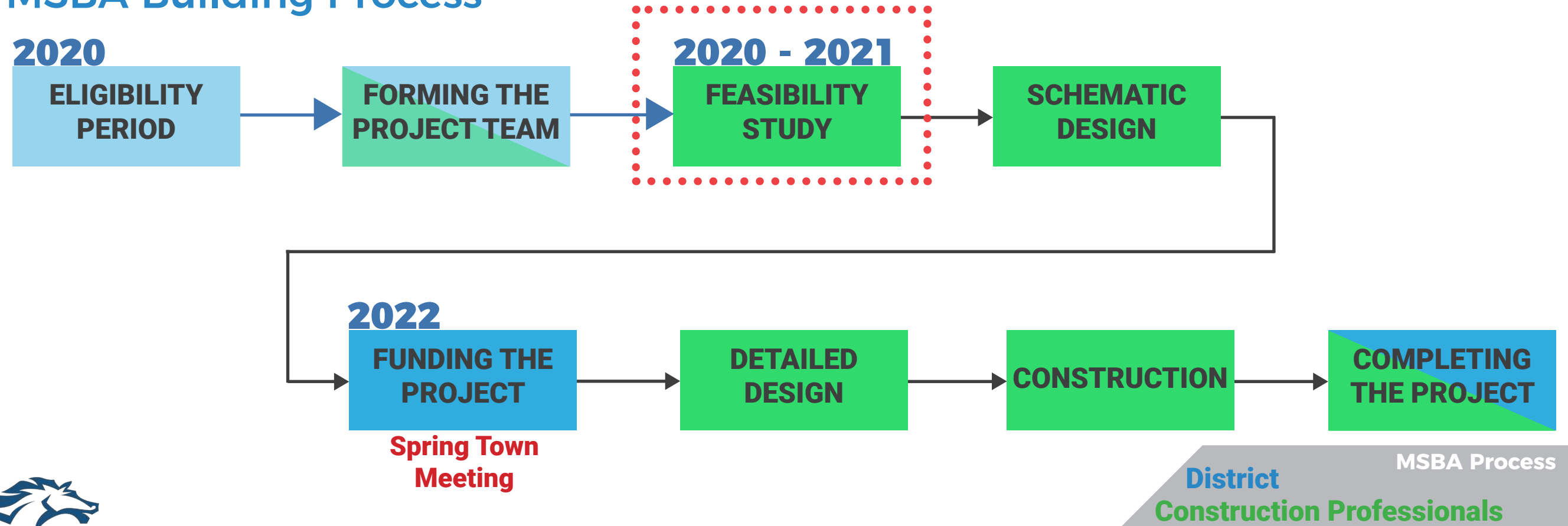


MSBA Masterplan & Building Process

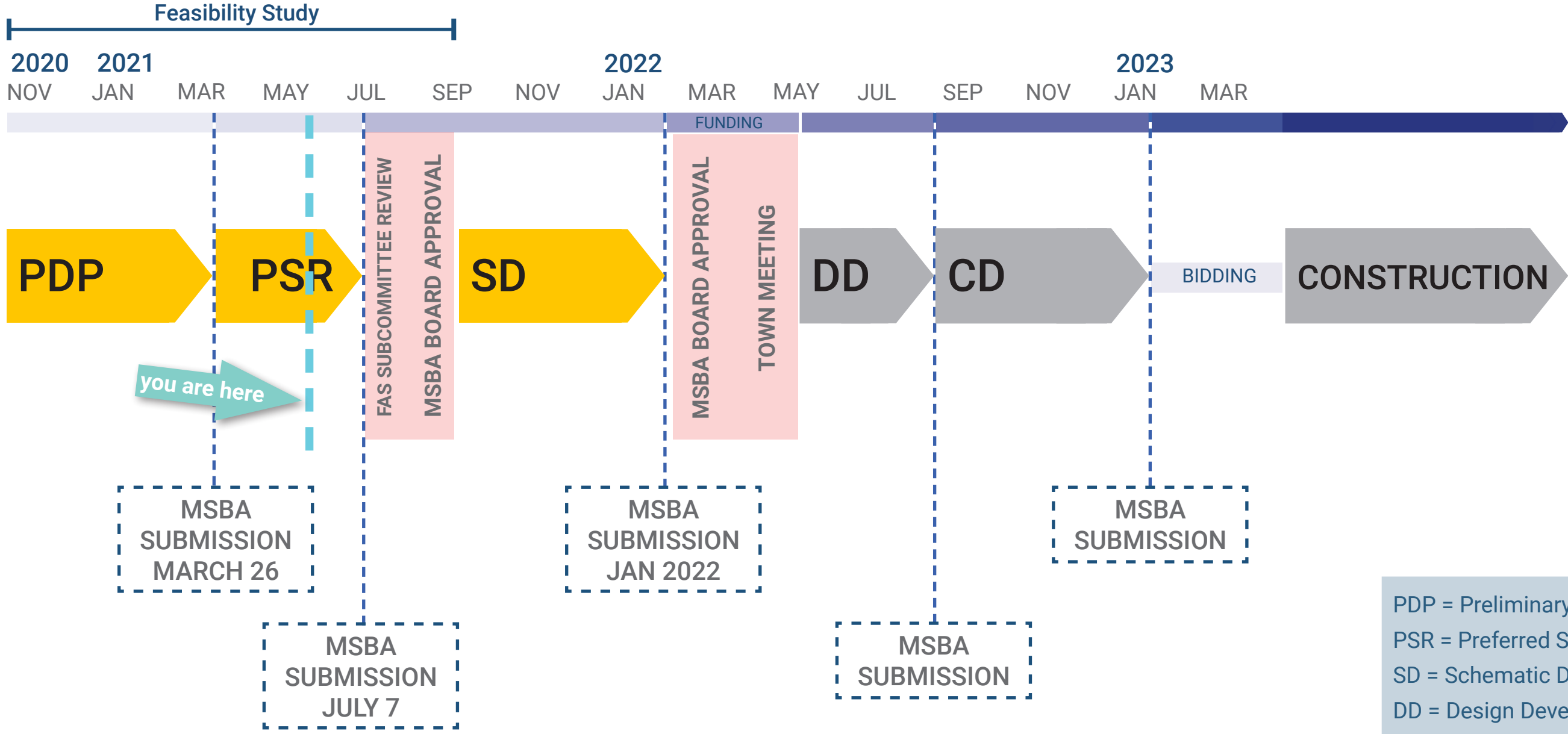
MSBA Masterplan Process



MSBA Building Process



Project Schedule

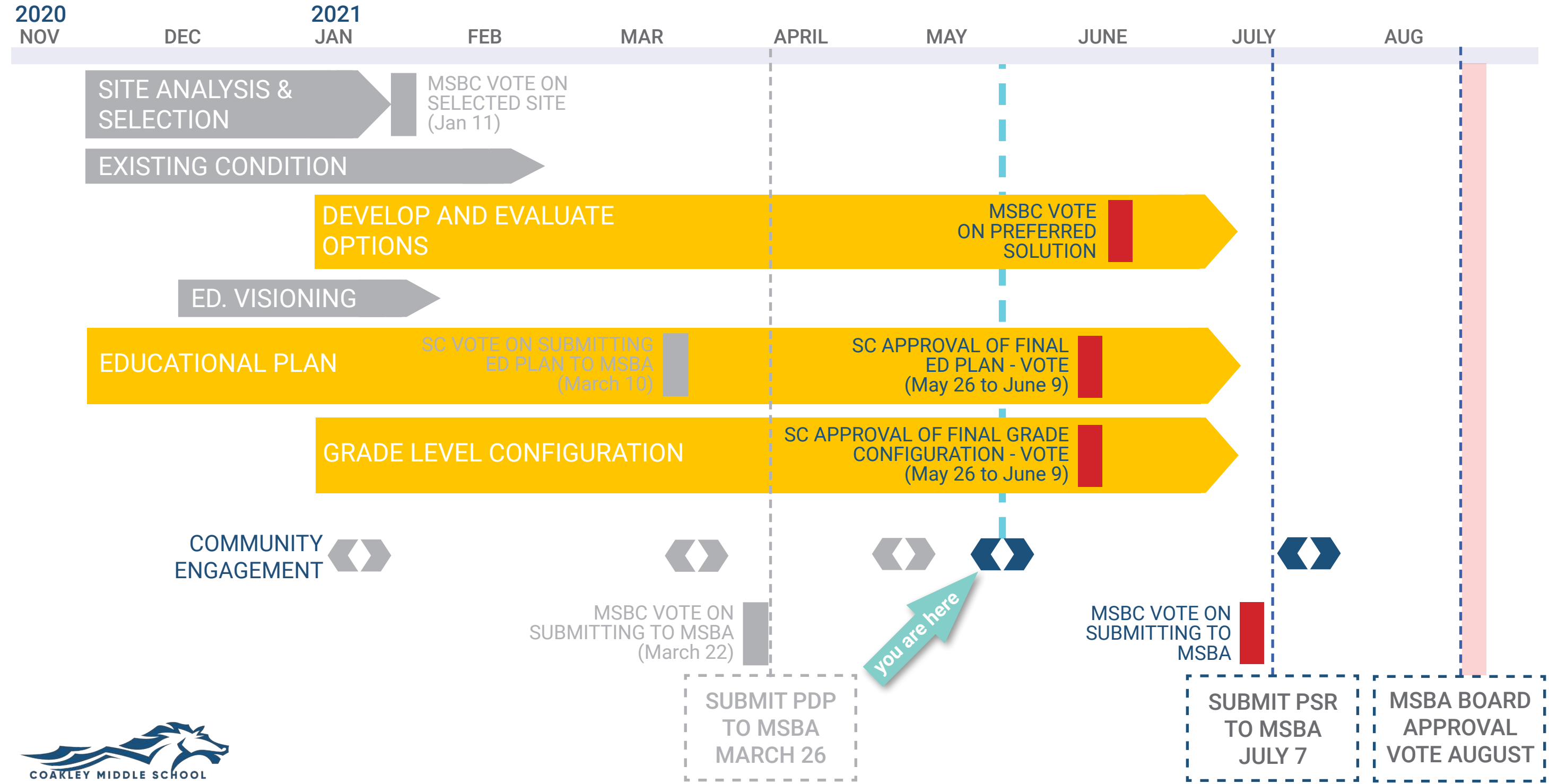


PDP = Preliminary Design Program
 PSR = Preferred Schematic Report
 SD = Schematic Design
 DD = Design Development
 CD = Construction Documents



Project Schedule:

PDP and PSR Schedule



CAFETORIUM

330 - 350 chairs
3,650 SF - 3,760 SF

PROS

- 100% eligible for MSBA reimbursement
- Does not increase building footprint

CONS

- Lowest seating capacity
- Stage use would have to be outside of dining hours
- Seating set-up and break-down would be required. (time and staff)
- Space not designed for performance acoustics
- Poor sightlines
- Upper and Lower school would mix to use the stage space

MSBA considers **ELIGIBLE**
for reimbursement

GYMATORIUM

600 - 900 occupants
6,000 SF - 9,000 SF

PROS

- Partially eligible for MSBA reimbursement
- Largest area for seats
- Does not increase building footprint
- Bleachers have OK sightlines

CONS

- Partially eligible for MSBA reimbursement
- Stage use would have to be outside of athletic hours
- Seating set-up and break-down would be required. (time and staff)
- Space not designed for performance acoustics
- Acoustic features would be susceptible to damage
- Seats would be bleachers and/or folding chairs
- Seats have poor sightlines

MSBA considers **PARTIALLY ELIGIBLE**
for reimbursement

AUDITORIUM

400 - 535 seats
4,500 SF - 5,500 SF

PROS

- Space designed specifically for performances and proper acoustics
- Optimum sightlines for stage viewing
- Permanent, fabric covered seats
- Community use (rentals, after hours)
- Dedicated space alleviates scheduling conflicts with other activities

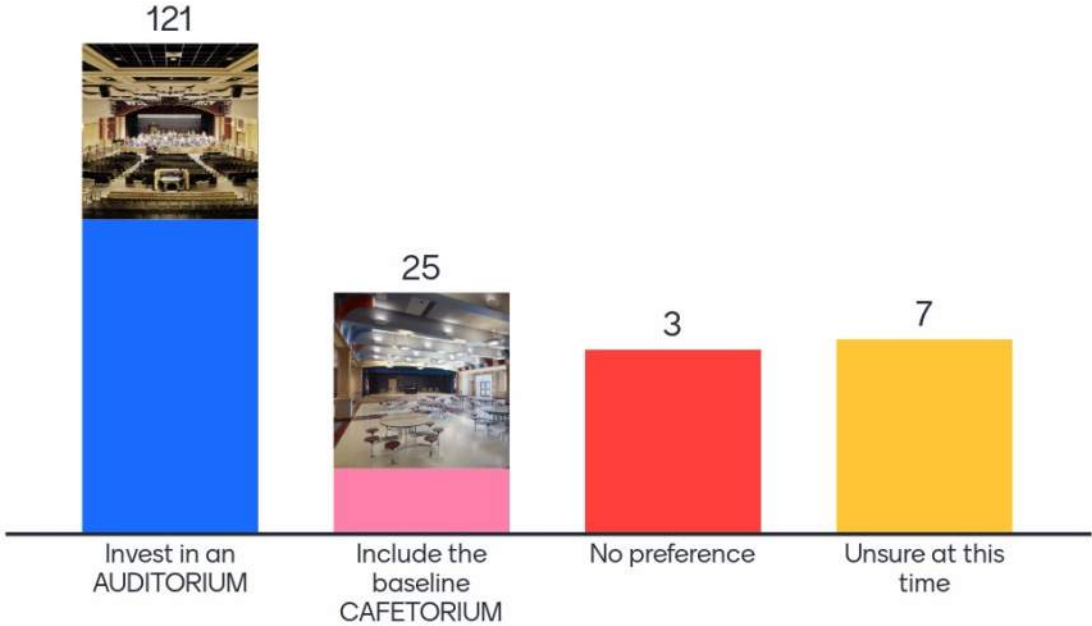
CONS

- Non-eligible for MSBA reimbursement
- Increases building footprint

MSBA considers **NON-ELIGIBLE**
for reimbursement



Should Norwood invest in an AUDITORIUM for the new Coakley Middle School OR should Norwood include the baseline CAFETORIUM in the project?



CAFETORIUM

OR

GYMATORIUM

OR

AUDITORIUM

Middle School Building Committee voted on May 10 to move forward with an Auditorium

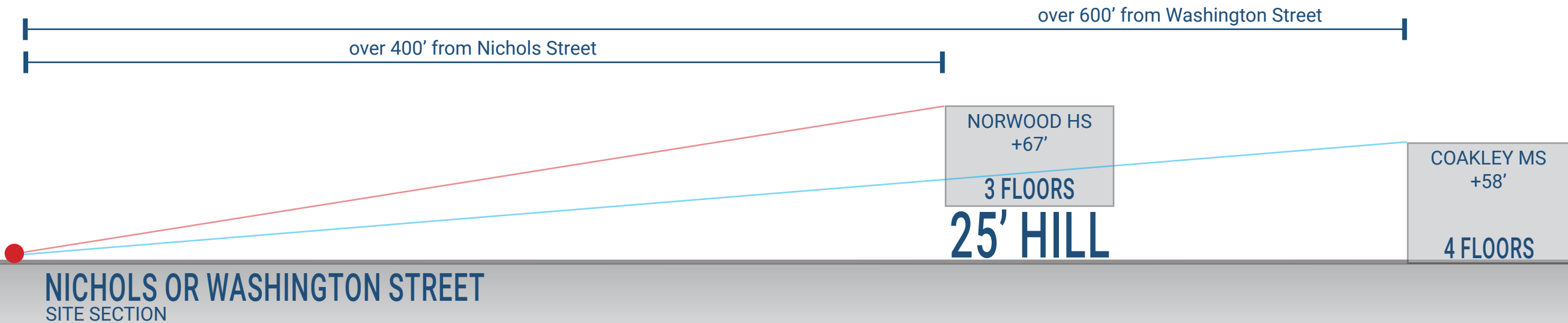
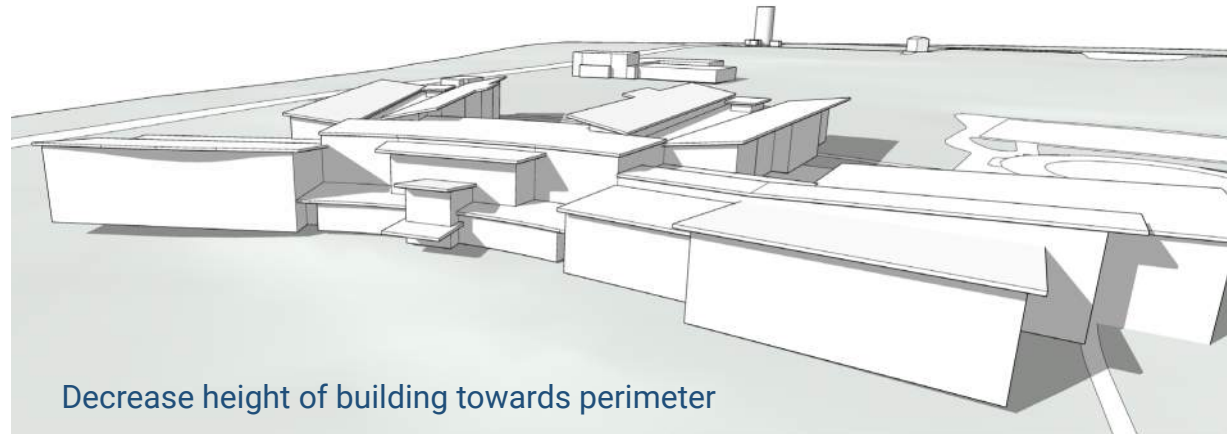


WAYS TO SCALE DOWN A BUILDING

step back the upper floor to break the plain of the exterior

utilize multiple materials (colors, textures, orientation)

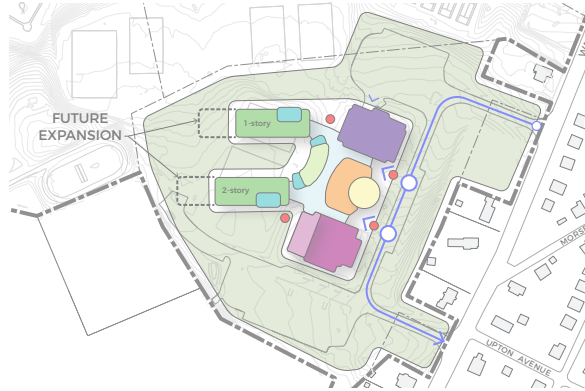
increase the height of the "base" of the building



ADD/RENO



option 2A
2-story



NEW



option 3A - stepped
3/4-story



option 3B - 2 wings
2-story



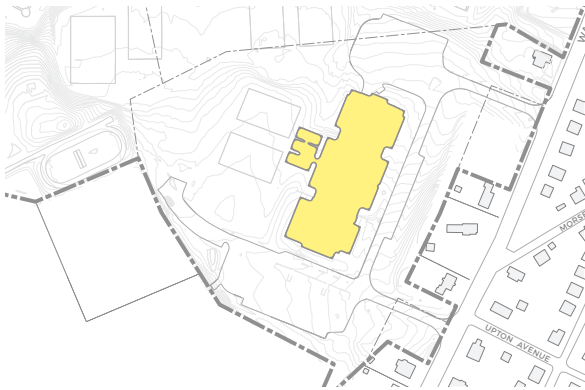
option 3C - 2 wings phased
2-story



BASE REPAIR



option 1
2-story



option 3D - backwards "C"
2-story



option 3E - angle
3/4-story



option 3F - linear
3/4-story

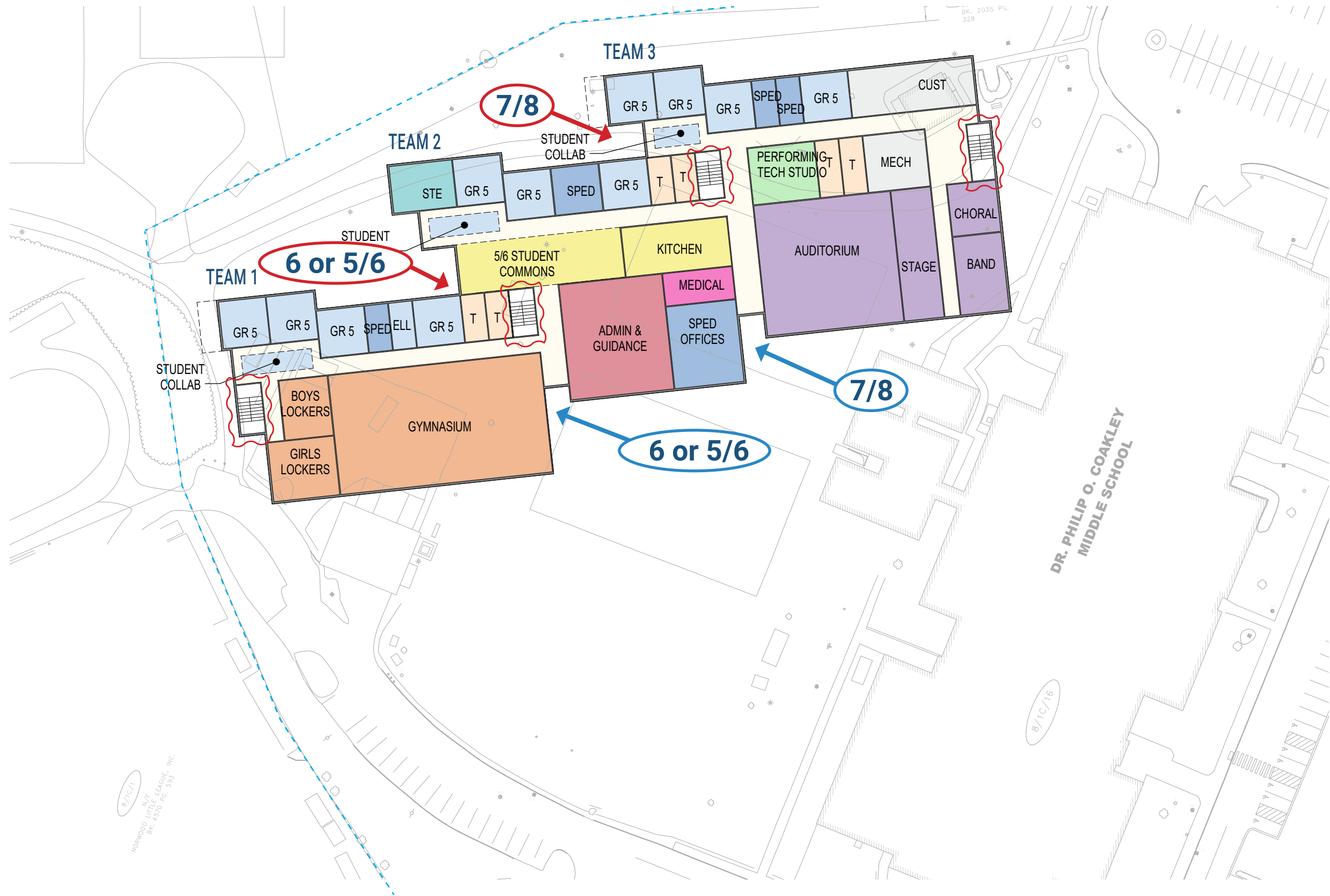


option 3H - hybrid
3/4-story

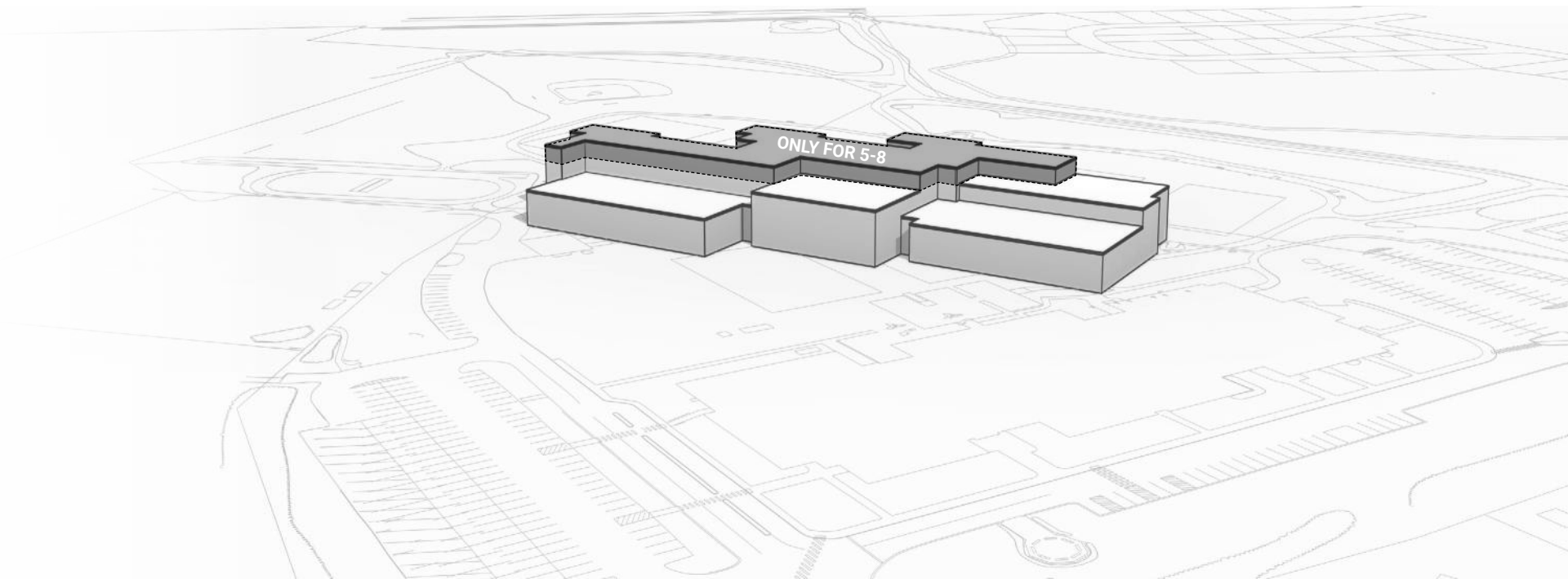
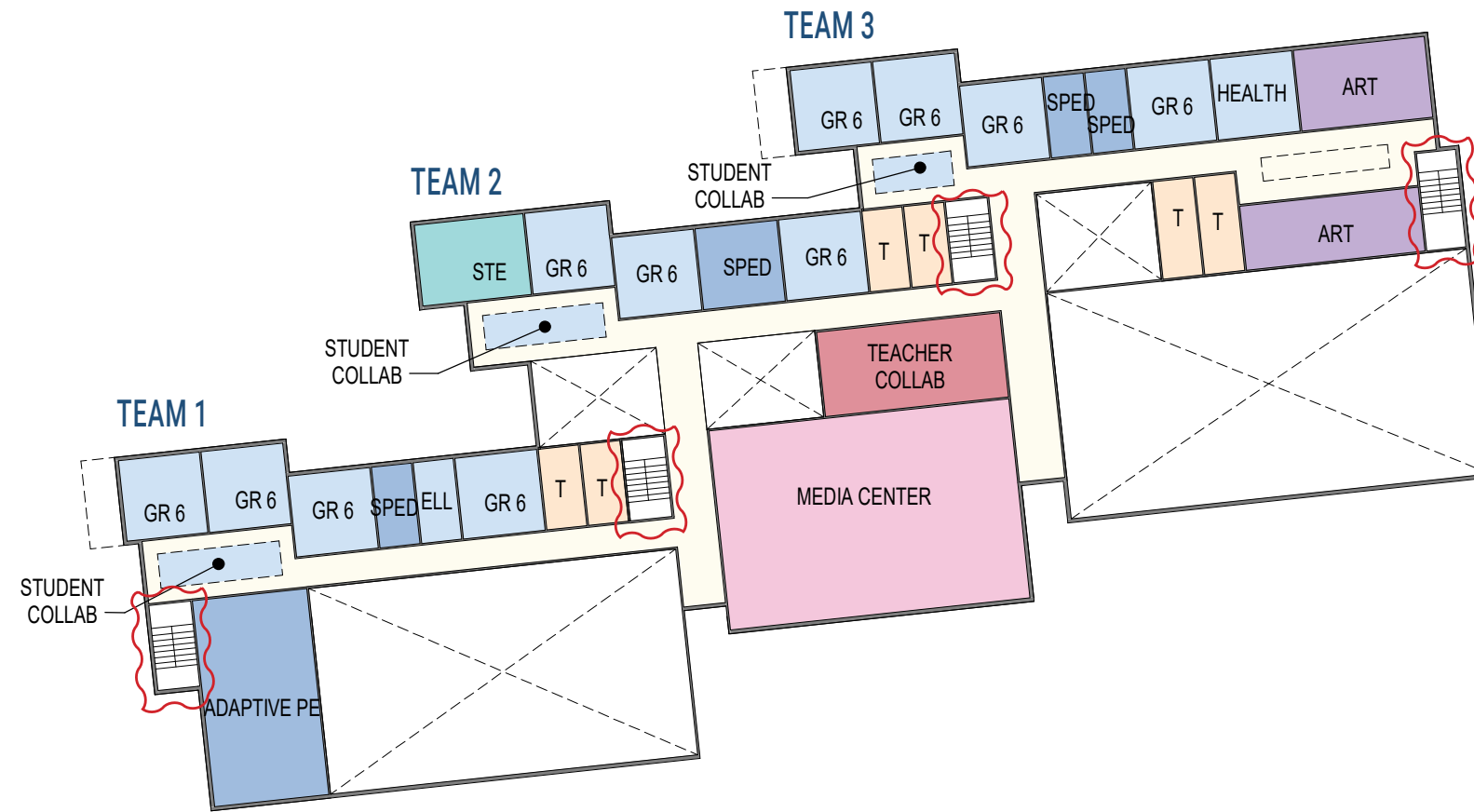
option 3A v1
Floor 1

grades 6 -8
total building:
150,060 GSF

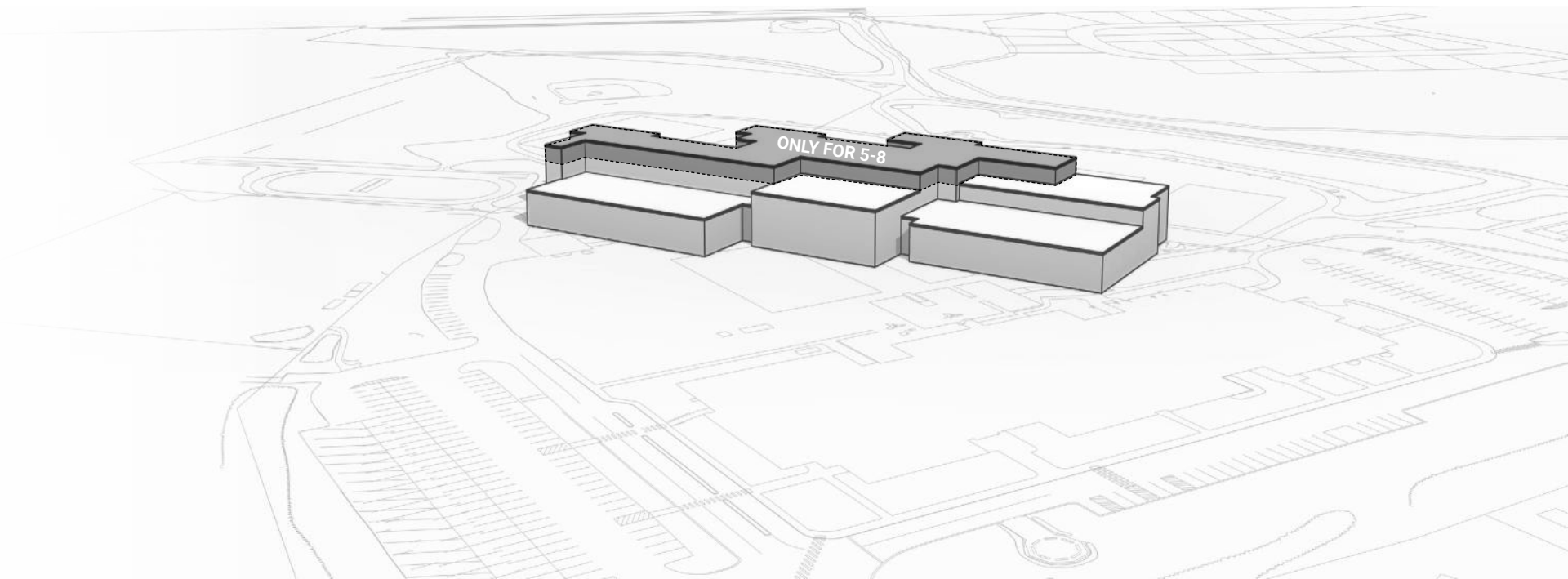
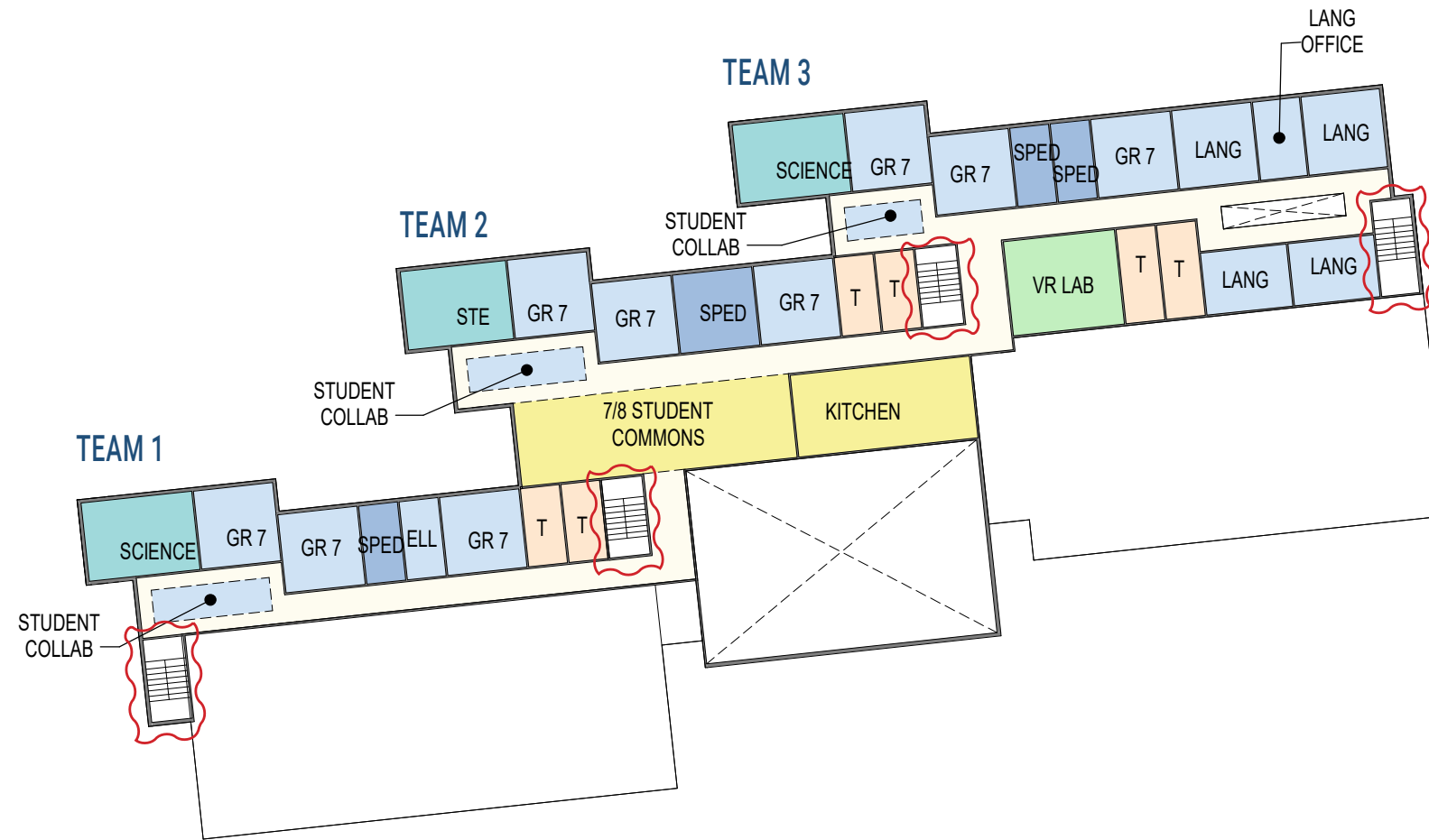
grades 5 -8
total building:
185,890 GSF



option 3A v1
Floor 2



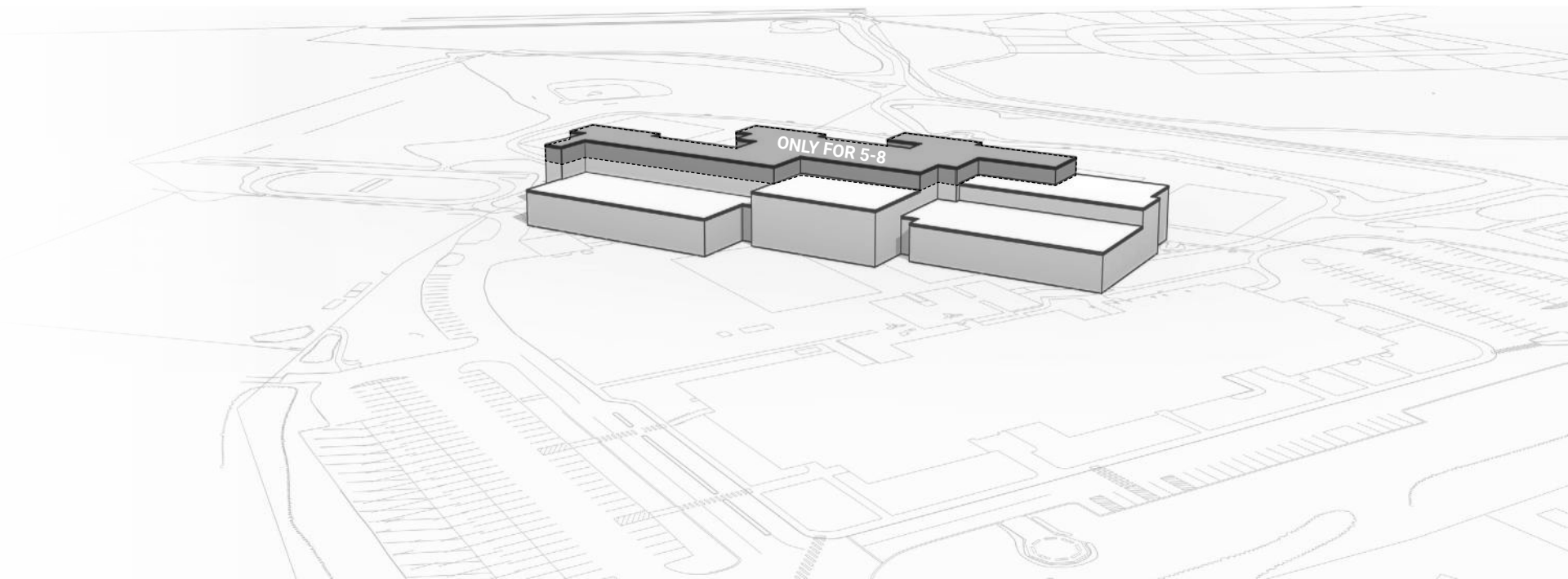
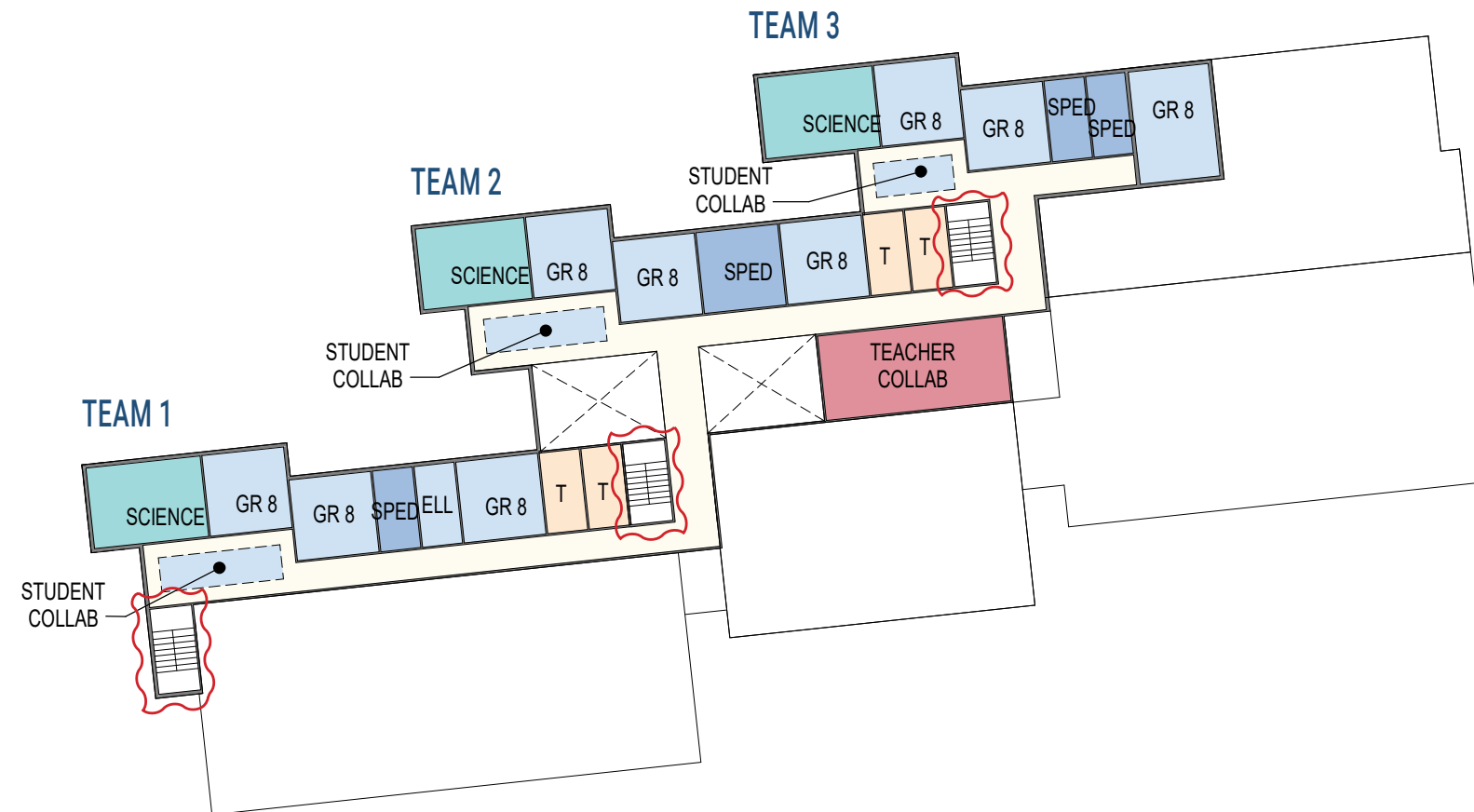
option 3A v1 Floor 3



option 3A v1

Floor 4

only required if 5-8 grade configuration selected



option 3A v1 - stepped
**New
Construction**
3/4-story

- ◆ replication of 1 field
- ◆ large outdoor playspace
- ◆ additional parking
- ◆ full perimeter access
- ◆ concessions would be demo'd & rebuilt

PARKING
existing: 234
6 - 8: 254
5 - 8: 319



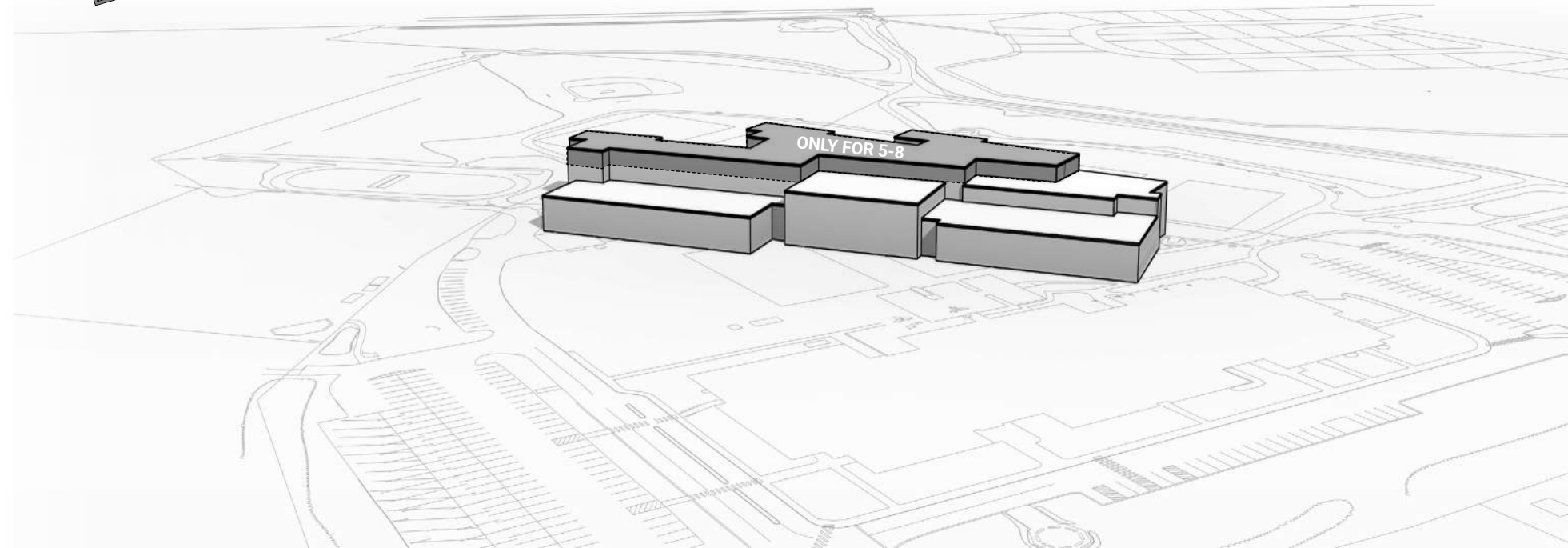
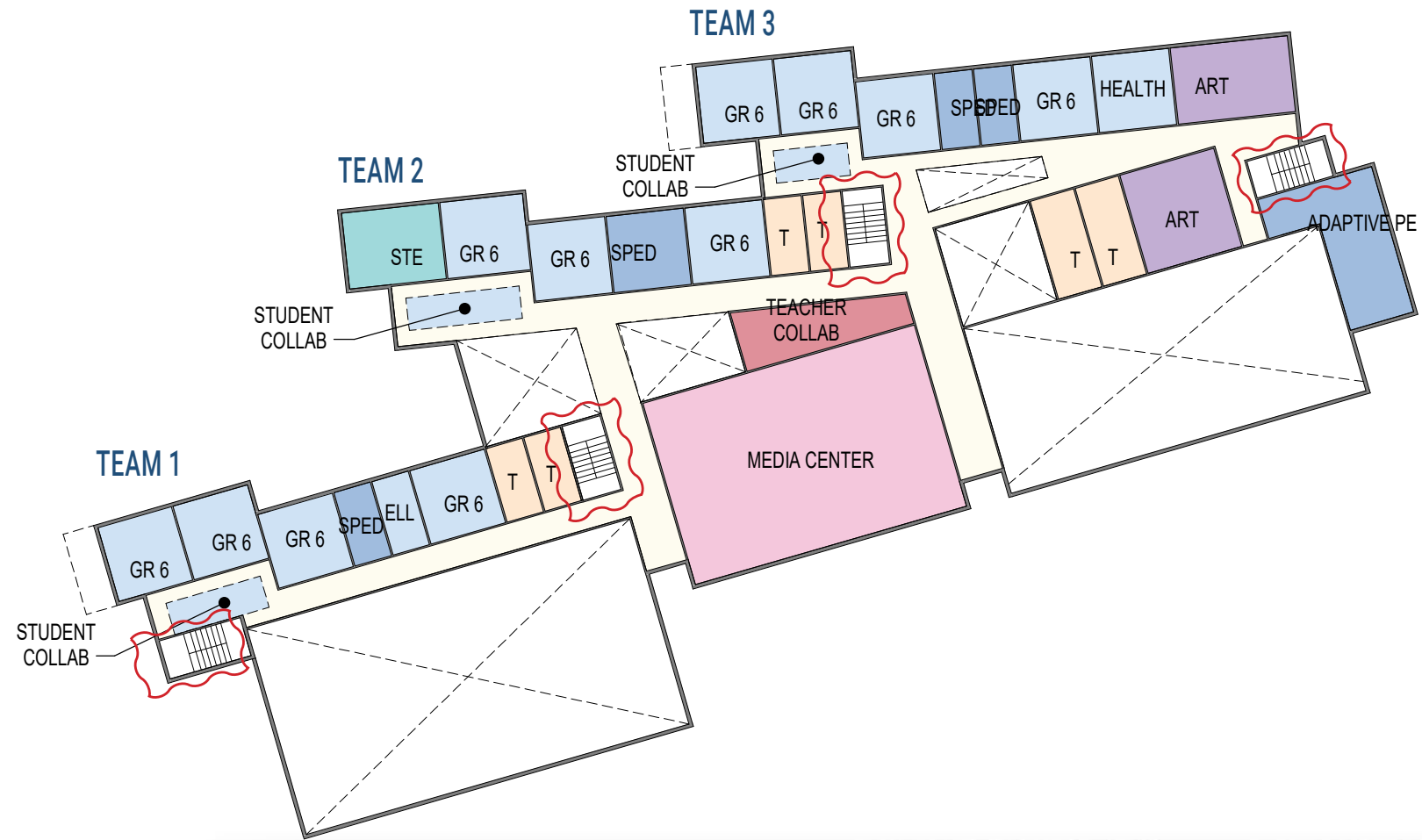
option 3A v2
Floor 1

grades 6 -8
total building:
150,060 GSF

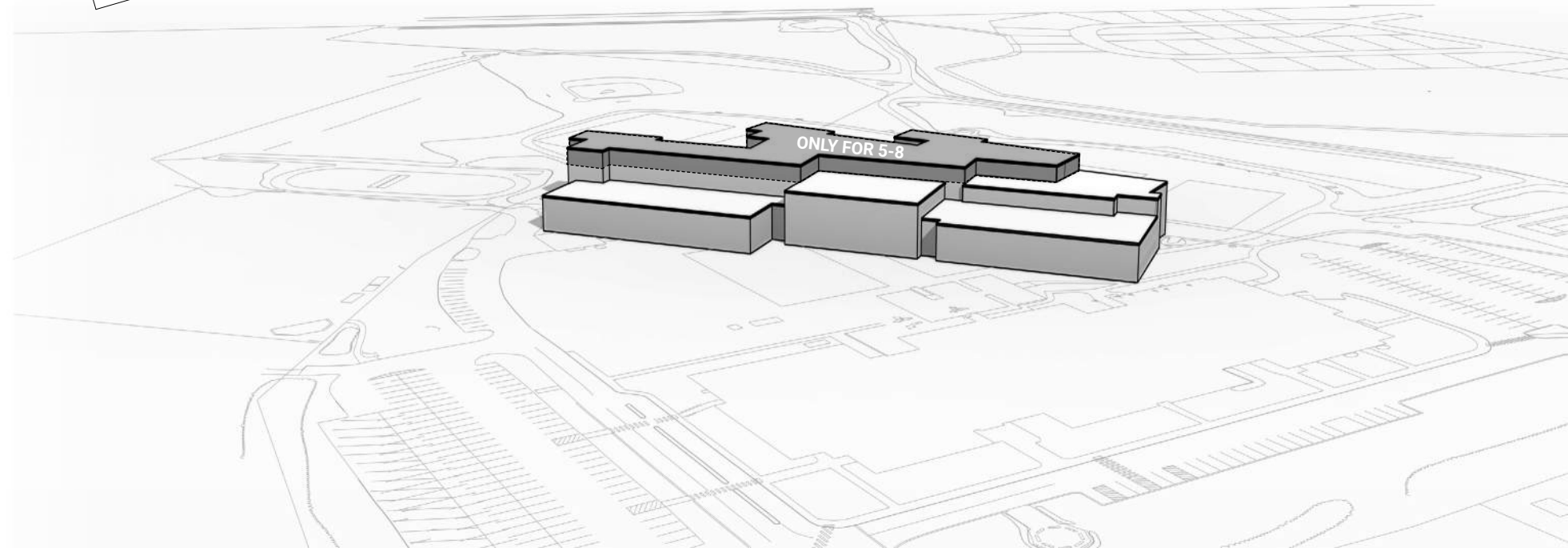
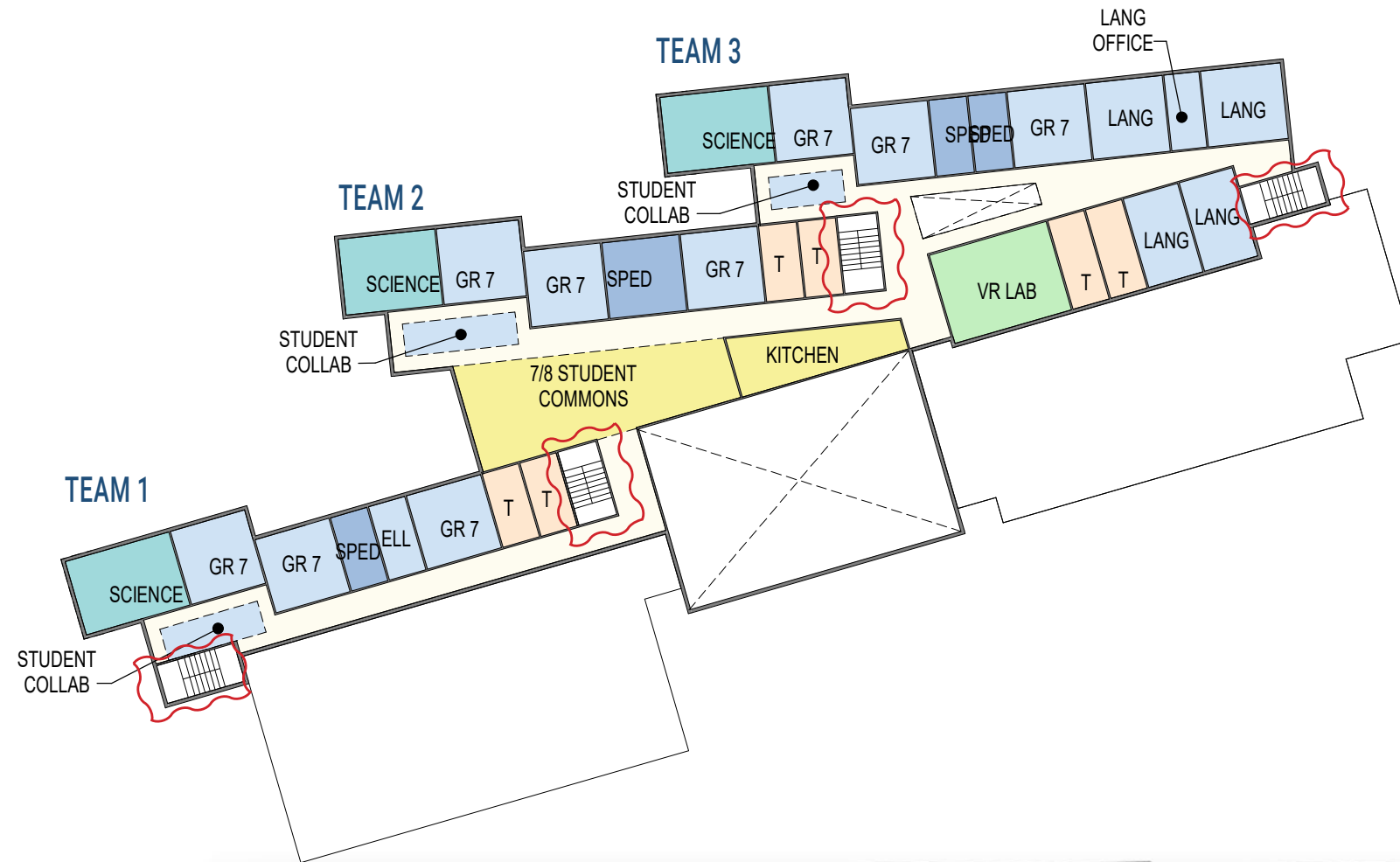
grades 5 -8
total building:
185,890 GSF



option 3A v2
Floor 2



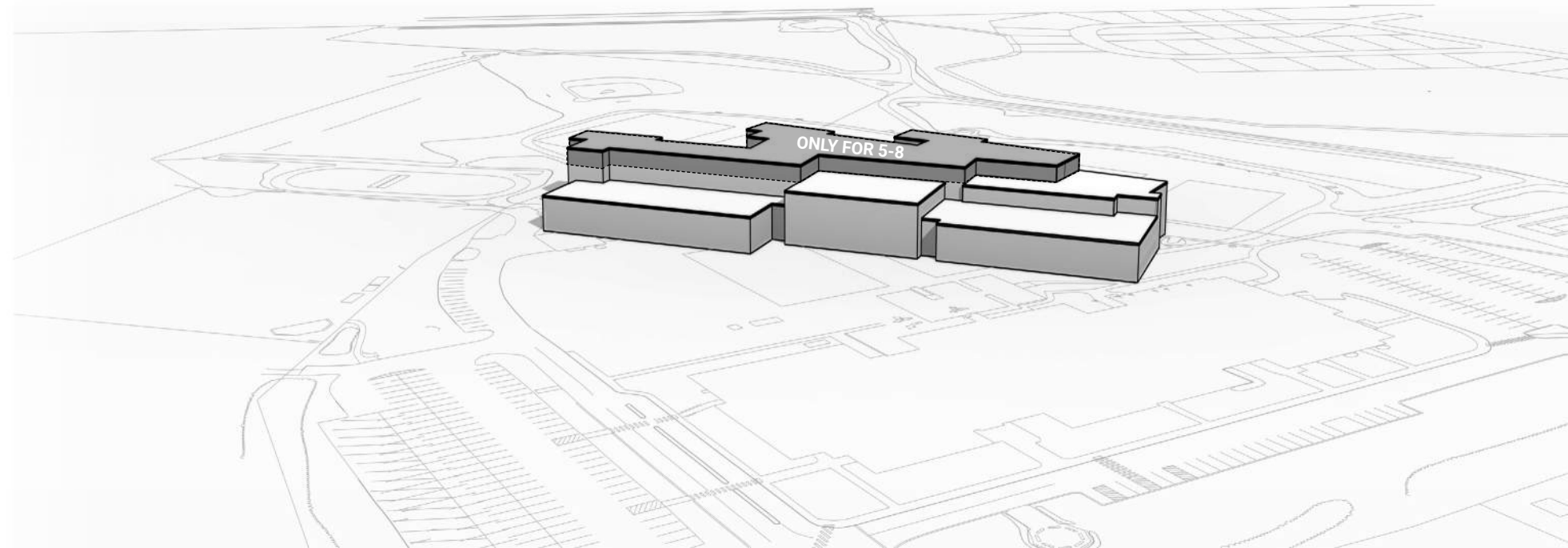
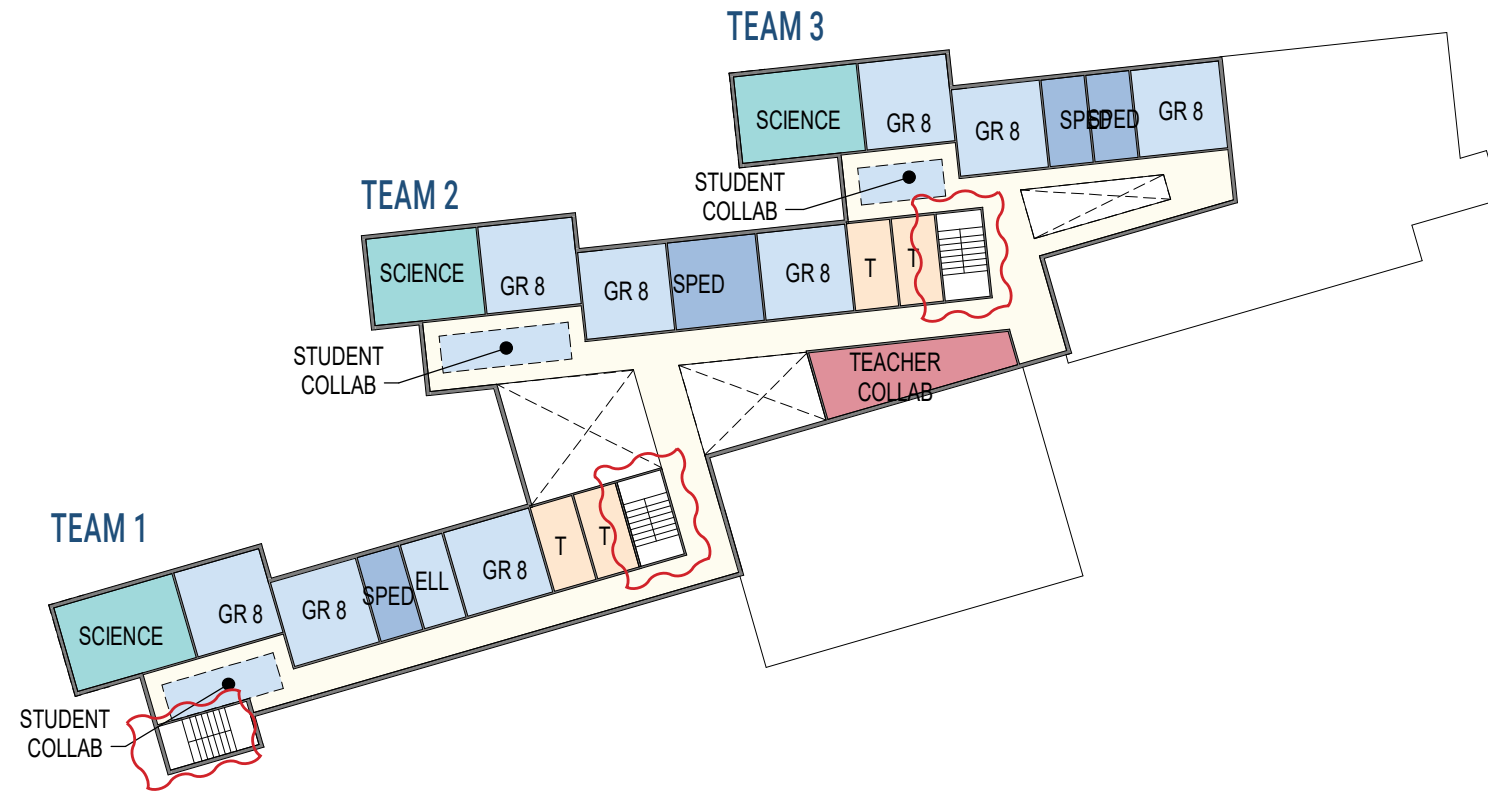
option 3A v2
Floor 3



option 3A v2

Floor 4

only required if 5-8 grade configuration selected



option 3A v2 - stepped
New Construction
3/4-story

- ◆ replication of 1 field
- ◆ large outdoor playspace
- ◆ additional parking
- ◆ full perimeter access
- ◆ concessions would be demo'd & rebuilt

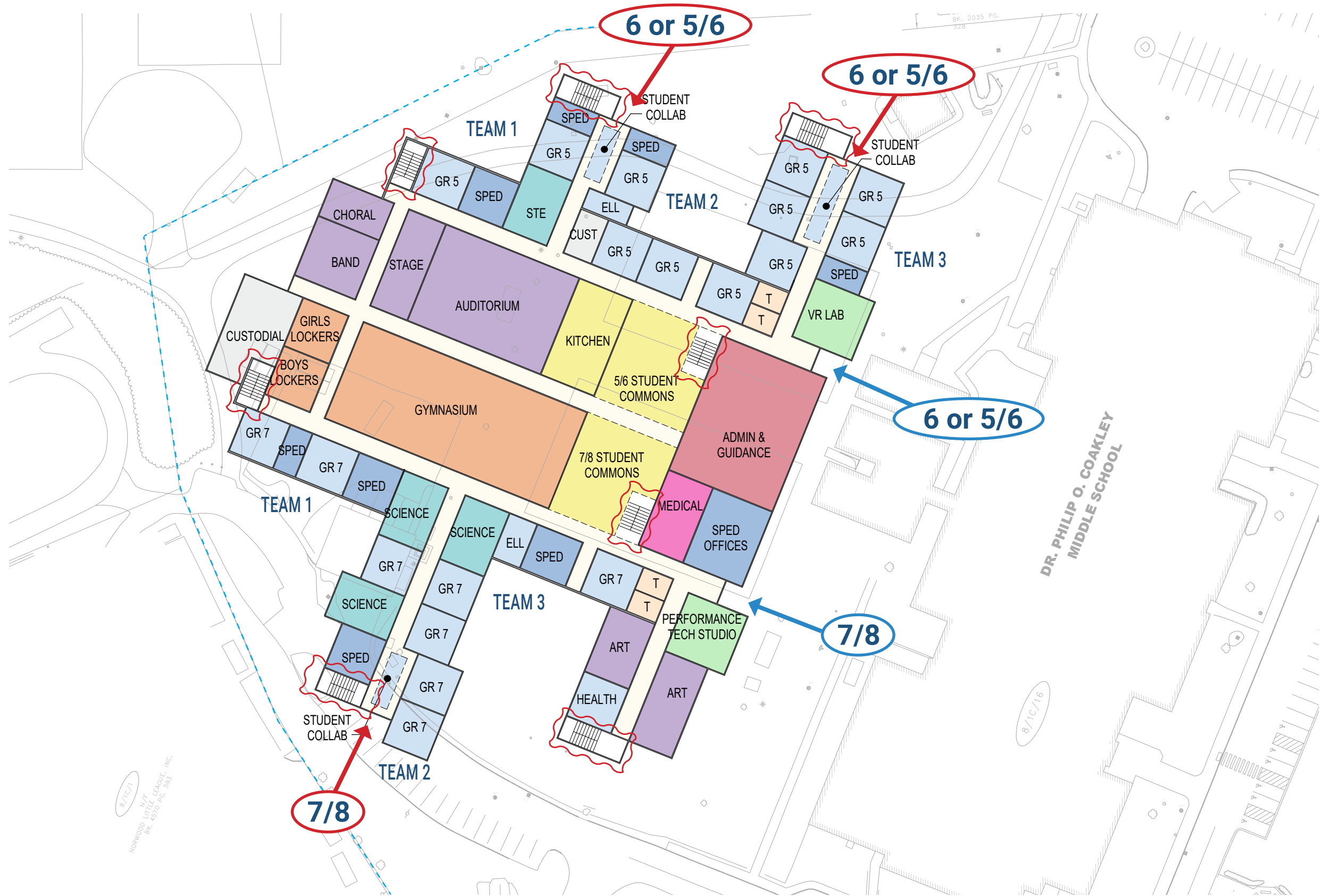
PARKING
existing: 234
6 - 8: 254
5 - 8: 319



option 3B
Floor 1

grades 6 -8
total building:
150,060 GSF

grades 5 -8
total building:
185,890 GSF

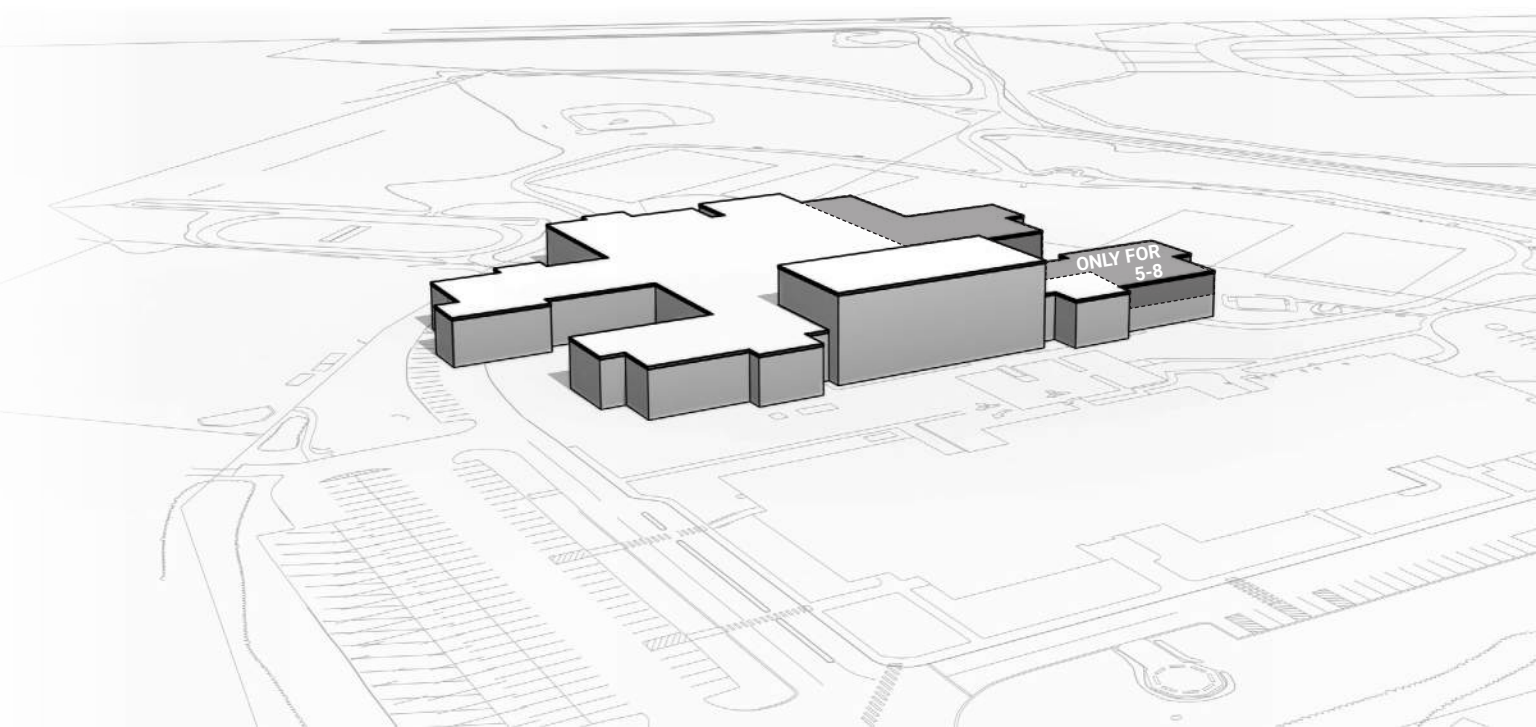


8/10/11
N.Y.
MORWOOD LITTLE LEAGUE, INC.
BK. 4570 PG. 393

8/10/16

BK. 2035 PG.
328

option 3B Floor 2



option 3B - 2 wings
**New
Construction**
1/2-story

- ◆ replication of 1 field
- ◆ additional parking
- ◆ full perimeter access
- ◆ perimeter access close to/encroaching fields
- ◆ concessions would be demo'd & rebuilt

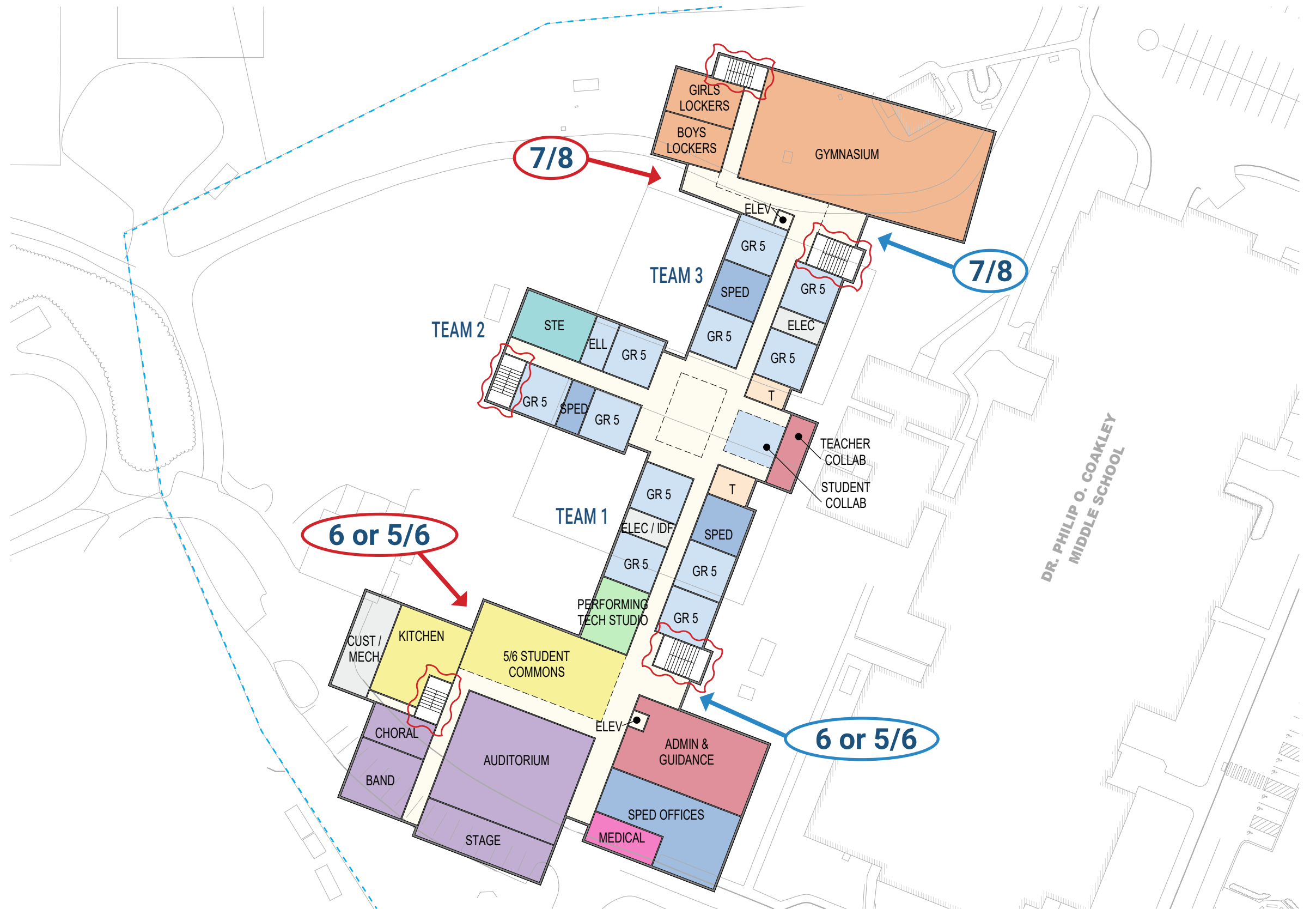
PARKING
existing: 234
6 - 8: 254
5 - 8: 319



option 3F
Floor 1

grades 6 -8
total building:
150,060 GSF

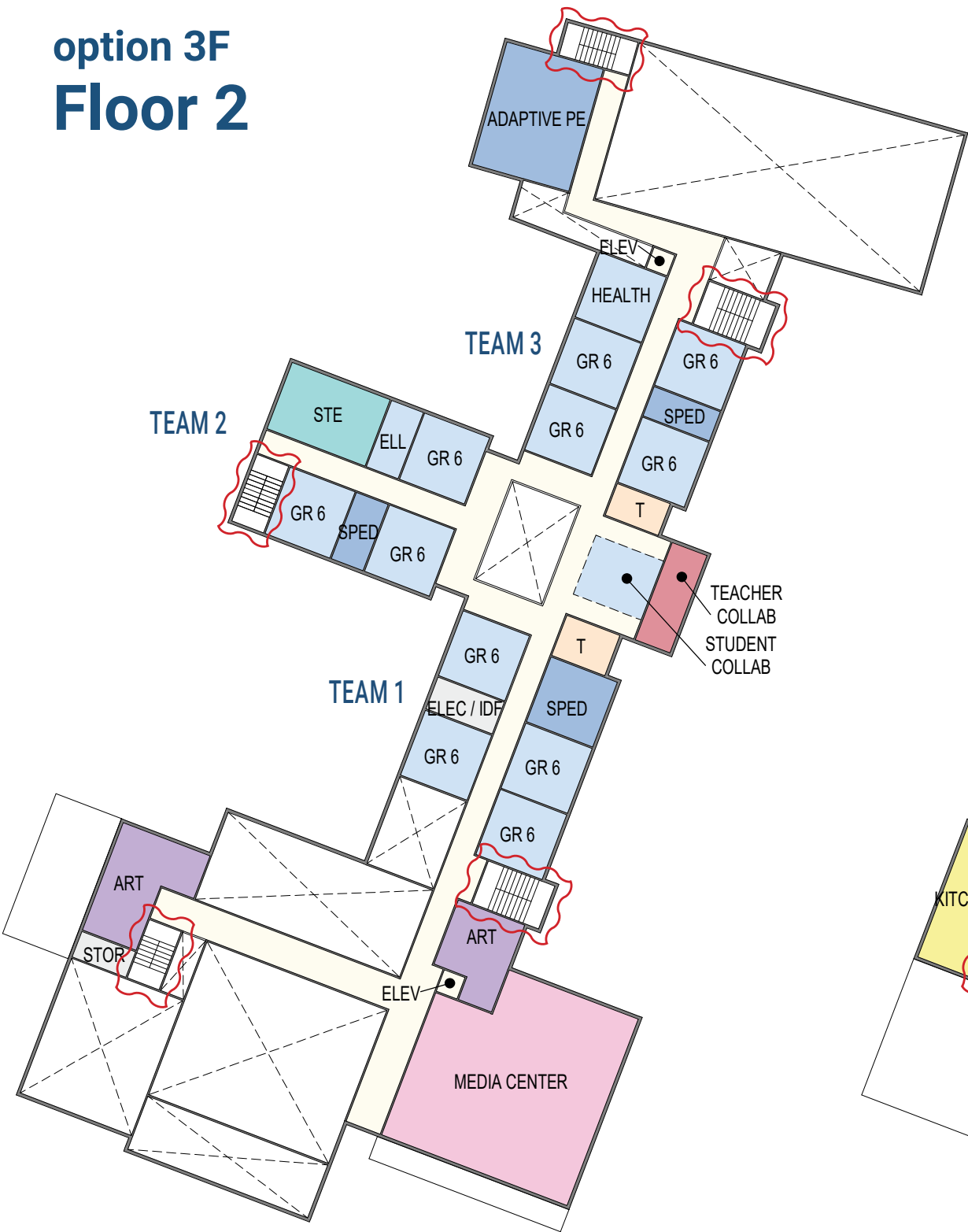
grades 5 -8
total building:
185,890 GSF



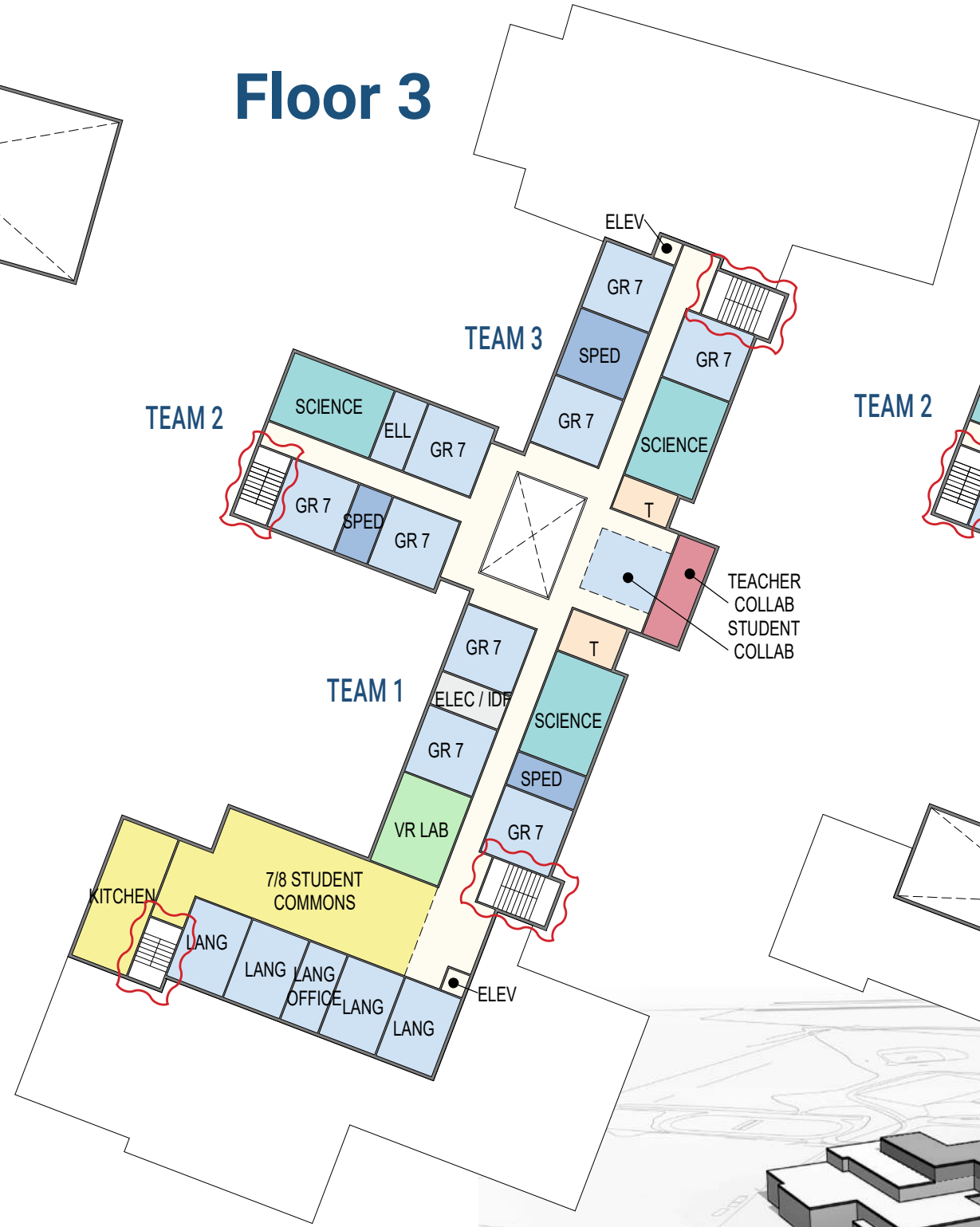
DR. PHILIP O. COAKLEY
MIDDLE SCHOOL



option 3F Floor 2

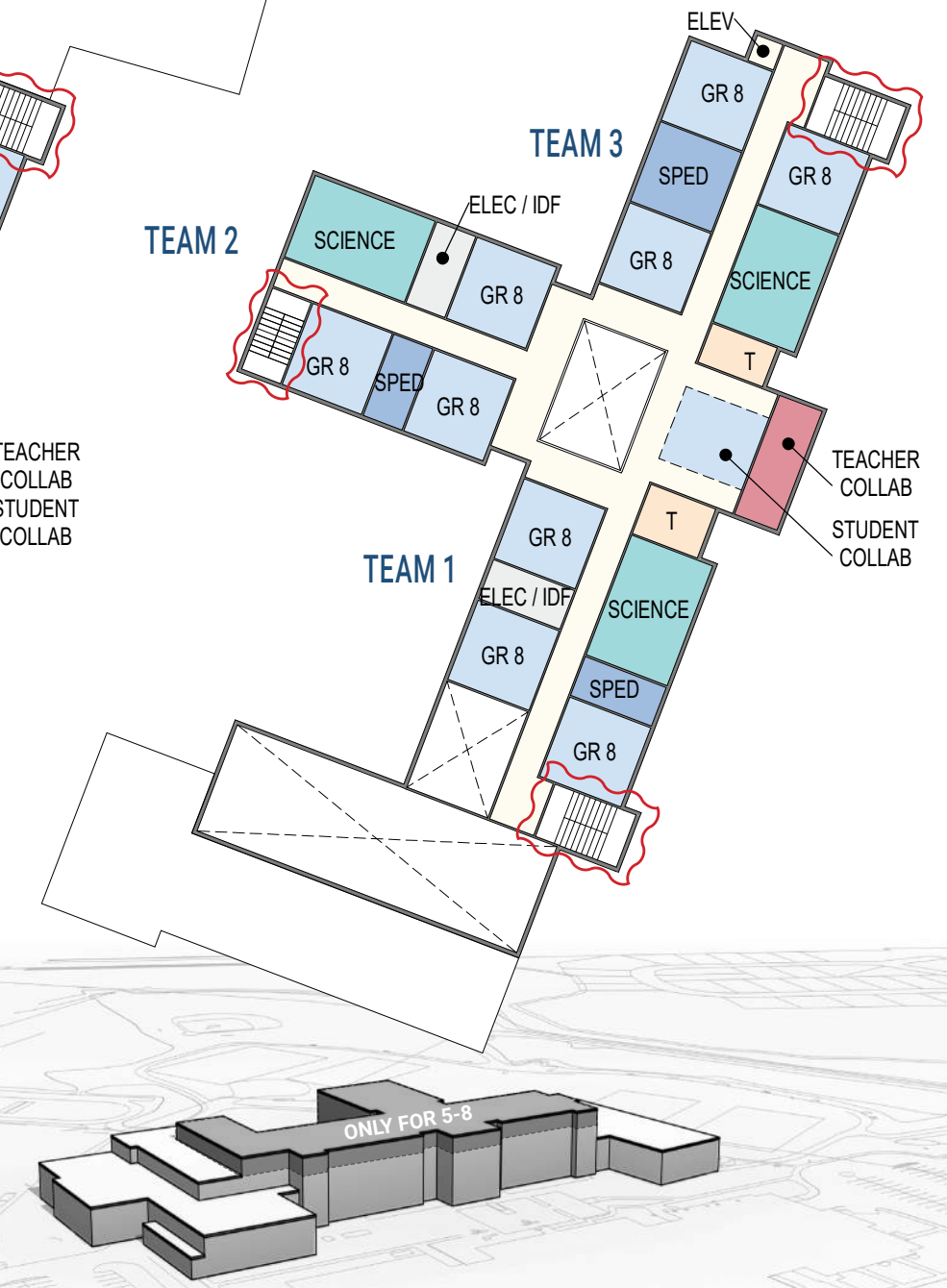


Floor 3



Floor 4

only required if 5-8 grade configuration selected



option 3F - linear
**New
Construction**
3/4-story

- ◆ replication of 1 field
- ◆ large outdoor playspace
- ◆ additional parking
- ◆ full perimeter access
- ◆ perimeter access close to/encroaching fields
- ◆ concessions would be demo'd & rebuilt

PARKING
existing: 234
6 - 8: 254
5 - 8: 319



option 3H
Floor 1

grades 6 -8
total building:
150,060 GSF

grades 5 -8
total building:
185,890 GSF



DR. PHILIP O. COAKLEY
MIDDLE SCHOOL

option 3H Floor 2

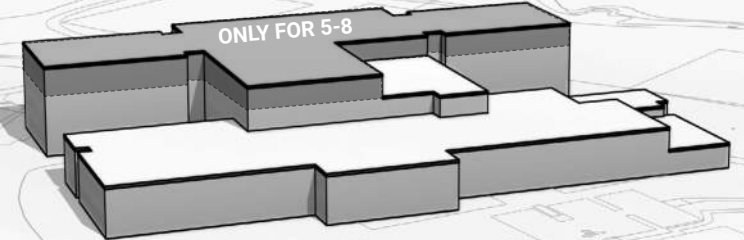
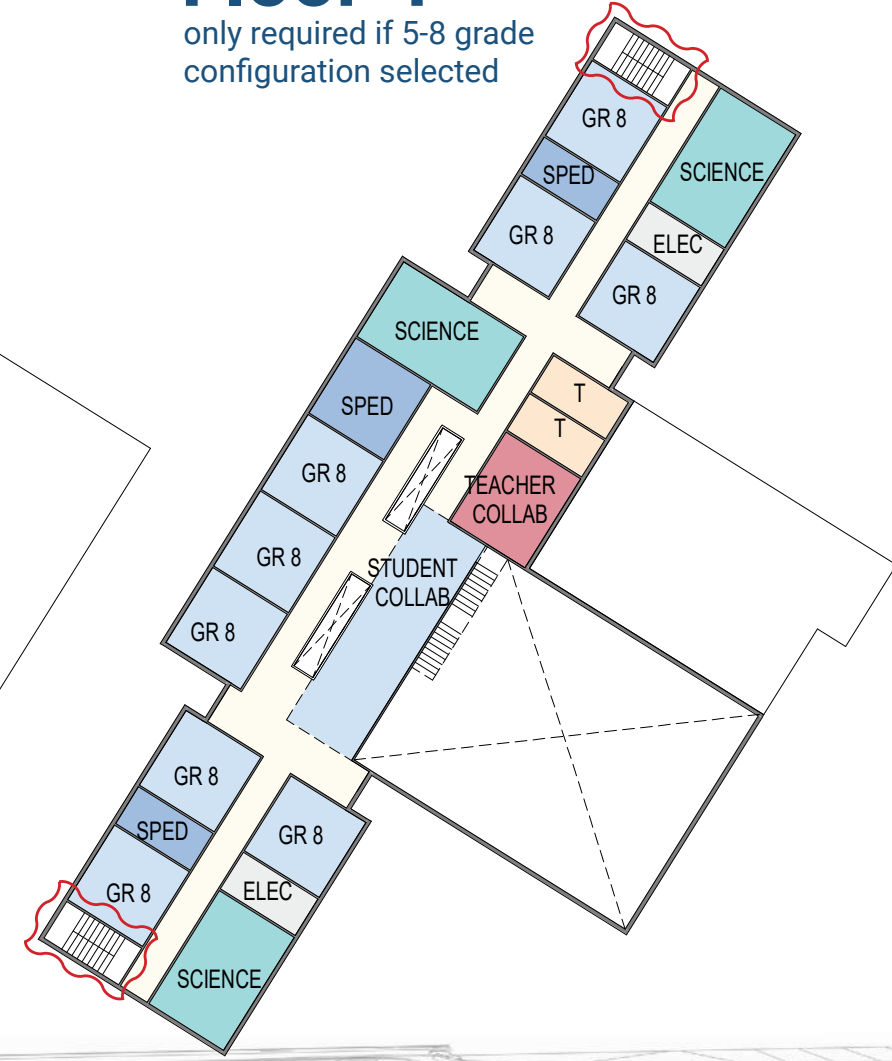


Floor 3



Floor 4

only required if 5-8 grade configuration selected



option 3H - hybrid
**New
Construction**
3/4-story

- ◆ replication of 1 field
- ◆ additional parking
- ◆ full perimeter access
- ◆ perimeter access close to/encroaching fields
- ◆ concessions would be demo'd & rebuilt

PARKING
existing: 234
6 - 8: 254
5 - 8: 319



CONCEPTUAL COST PROJECTIONS
PSR PHASE

base repair

add/reno

new construction

option **1**

1-2 story
36+ months

base repair
128,000 SF

option **2A**

1-2 story
45 months

6-8 add/reno
175,435 SF
5-8 add/reno
208,318 SF

option **3A**

3-4 story
32 months

6-8 new
150,060 SF
5-8 new
185,890 SF

option **3B**

1-2 story
32 months

6-8 new
150,060 SF
5-8 new
185,890 SF

option **3F**

3-4 story
32 months

6-8 new
150,060 SF
5-8 new
185,890 SF

Building Construction Cost *

\$29.4 million

\$58.0 - \$67.8 million

\$53.2 - \$64.6 million

\$53.8 - \$64.4 million

\$52.9 - \$64.1 million

Site, Building Demo, Haz Mat., Temp. Construction

\$5.5 million

\$9.7 million

\$9.9 - \$10.0 million

\$10.1 - \$10.3 million

\$10.1 - \$10.3 million

Phasing, general conditions & requirements, insurance, estimating contingency & escalation to 2023

\$21.2 million

\$30.8 - \$34.2 million

\$25.5 - \$29.1 million

\$25.7 - \$29.2 million

\$25.5 - \$29.0 million

Modular Classrooms (relocate existing)

\$0

\$2.1 million

\$0

\$0

\$0

Estimated Construction Cost

\$56.1 million

\$100.6 - \$113.8 million

\$88.6 - \$103.7 million

\$89.6 - \$103.9 million

\$88.5 - \$103.4 million

Project Soft Costs: (25.5% of const cost)
FF&E, Technology, A/E fees, OPM fees, contingency

\$14.3 million

\$25.6 - \$29.0 million

\$22.6 - \$26.5 million

\$22.9 - \$26.5 million

\$22.6 - \$26.4 million

Additional Add/Reno Contingency: 2%

\$2.1 - \$2.5 million

Estimated Total Project Cost

\$70.4 million

\$128.3 million
\$145.3 million

\$111.2 million
\$130.2 million

\$112.5 million
\$130.4 million

\$111.1 million
\$129.8 million

ADD for CMr (C.149A)

+ \$7.8 to \$8.6 million

+ \$6.8 to \$7.7 million

+ \$6.9 to \$7.7 million

+ \$6.8 to \$7.7 million

ADD for Synthetic Turf Field

NA

+ \$1 million

+ \$1 million

+ \$1 million

ADD for PV panels

TBD

TBD

TBD

TBD

DEDUCT for Cafetorium

NA

- \$3.6 to - \$5.8 million

- \$3.6 to - \$5.8 million

- \$3.6 to - \$5.8 million

* Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site

FOR COMPARISON PURPOSES ONLY

PSR Stage: Evaluation Criteria

Getting to a Preferred Option...

what factors should be considered?

PRELIMINARY CRITERIA


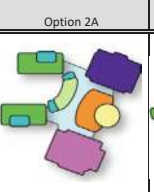
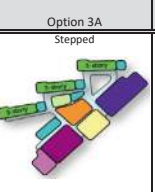
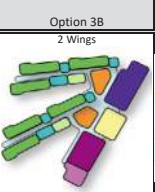
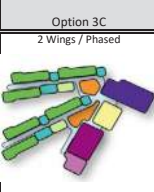
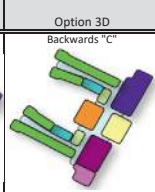
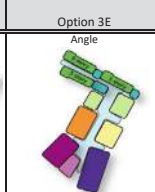
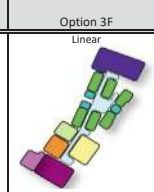
- ◆ Support Educational Goals
- ◆ Total Project Cost
- ◆ Construction Duration/Phasing
- ◆ Impact to the Existing School
- ◆ Impact to Fields & Greenspace
- ◆ Traffic / Site Circulation
- ◆ Community Use / Access
- ◆ Educational Space Daylighting

Coakley Middle School Project
Norwood Public Schools, Norwood MA
School Building Committee

Project Evaluation Criteria Matrix

DRAFT 4.12.2021

Supports Education Program							
Project Cost							
Construction Duration / Phasing							
Impact to Existing School							
Impact to Existing Fields & Greenspace							
Traffic / Site Circulation							
Community Use / Accessibility							
Educational Space Daylighting							

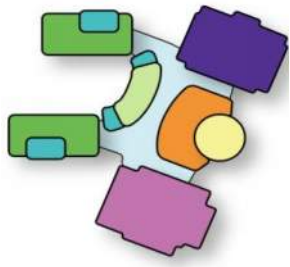
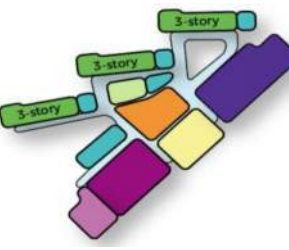
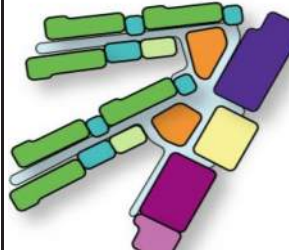
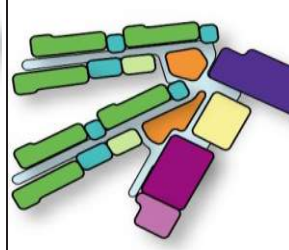
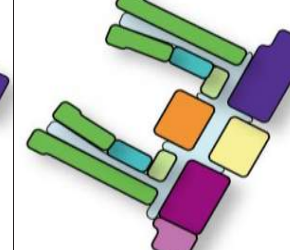
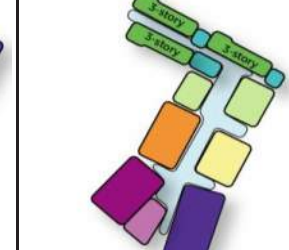
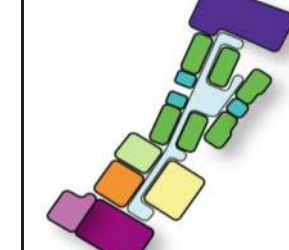
Option 1	Option 2A	Option 3A Stepped	Option 3B 2 Wings	Option 3C 2 Wings / Phased	Option 3D Backwards "C"	Option 3E Angle	Option 3F Linear
							
Base Repair	Add/Reno	New 3/4 Story	New 1/2 Story	New 1/2 Story 2 Phase	New 1/2 Story	New 3/4 Story	New 3/4 Story

BEST	GOOD	FAIR	POOR	WORST
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Project Evaluation Criteria Matrix

DRAFT 4.12.2021

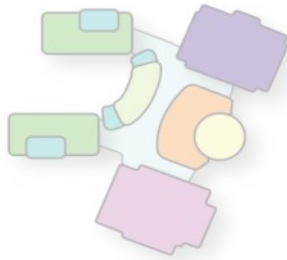

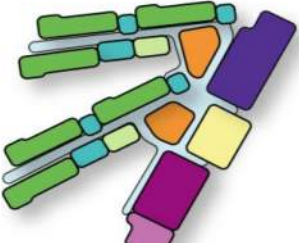
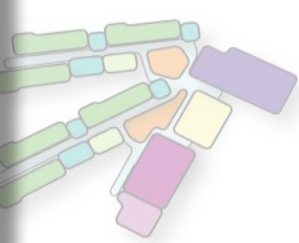
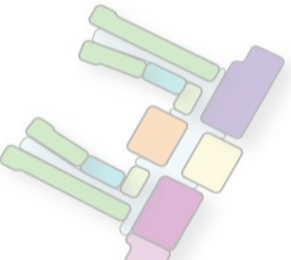

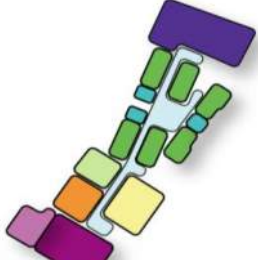
	Option 1	Option 2A	Option 3A	Option 3B	Option 3C	Option 3D	Option 3E	Option 3F
			Stepped 	2 Wings 	2 Wings / Phased 	Backwards "C" 	Angle 	Linear 
	Base Repair	Add/Reno	New 3/4 Story	New 1/2 Story	New 1/2 Story 2 Phase	New 1/2 Story	New 3/4 Story	New 3/4 Story
Supports Education Program	Red	Yellow	Green	Green	Green	Green	Green	Green
Project Cost	\$61.3 mil	\$136.6 - \$160.2 mil	\$113.8 - \$134.5 mil	\$116.5 - \$138.0 mil	\$118.8 - \$140.4 mil	\$116.5 - \$138.0 mil	\$113.8 - \$134.5 mil	\$113.8 - \$134.5 mil
Construction Duration / Phasing	48+ months	45 months	32 months	32 months	38 months	32 months	32 months	32 months
Impact to Existing School	Red	Red	Green	Green	Orange	Green	Green	Green
Impact to Existing Fields & Greenspace	Green	Orange	Green	Green	Green	Green	Green	Green
Traffic / Site Circulation	Orange	Green	Green	Green	Green	Green	Orange	Green
Community Use / Accessibility	Orange	Yellow	Green	Yellow	Yellow	Yellow	Orange	Green
Educational Space Daylighting	Red	Yellow	Green	Yellow	Yellow	Green	Green	Yellow

BEST	GOOD	FAIR	POOR	WORST
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Project Evaluation Criteria Matrix

DRAFT 5.10.2021

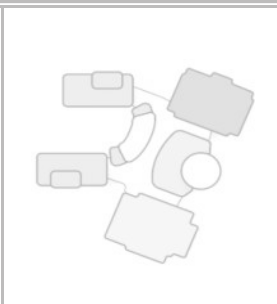
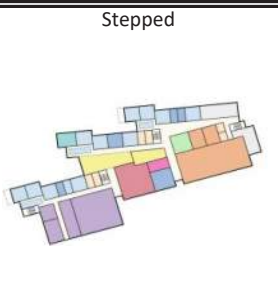
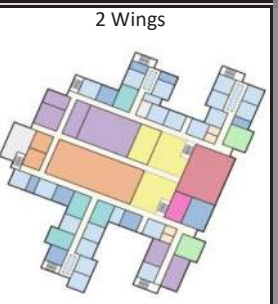

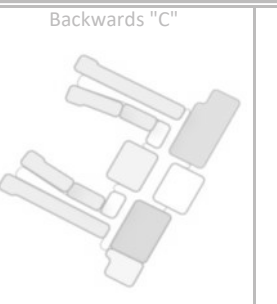
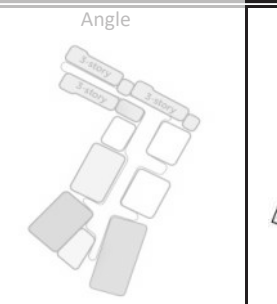
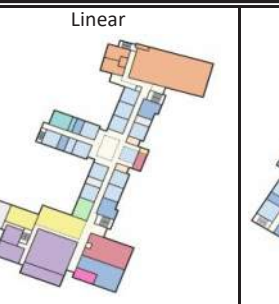
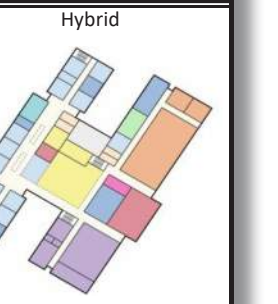
	Option 1	Option 2A	Option 3A	Option 3B	Option 3C	Option 3D	Option 3E	Option 3F
			Stepped 	2 Wings 	2 Wings / Phased 	Backwards "C" 	Angle 	Linear 
	Base Repair	Add/Reno	New 3/4 Story	New 1/2 Story	New 1/2 Story 2 Phase	New 1/2 Story	New 3/4 Story	New 3/4 Story
Supports Education Program			BEST	BEST				BEST
Project Cost	\$70.1 mil	\$127.8 - \$144.7 mil	\$110.6 - \$129.7 mil	\$114.6 - \$132.5 mil				\$110.6 - \$129.2 mil
Construction Duration / Phasing			32 months	32 months				32 months
Impact to Existing School			BEST	POOR				BEST
Impact to Existing Fields & Greenspace			BEST	GOOD				BEST
Traffic / Site Circulation			BEST	FAIR				BEST
Community Use / Accessibility			BEST	POOR				BEST
Educational Space Daylighting			BEST	FAIR				BEST

BEST	GOOD	FAIR	POOR	WORST
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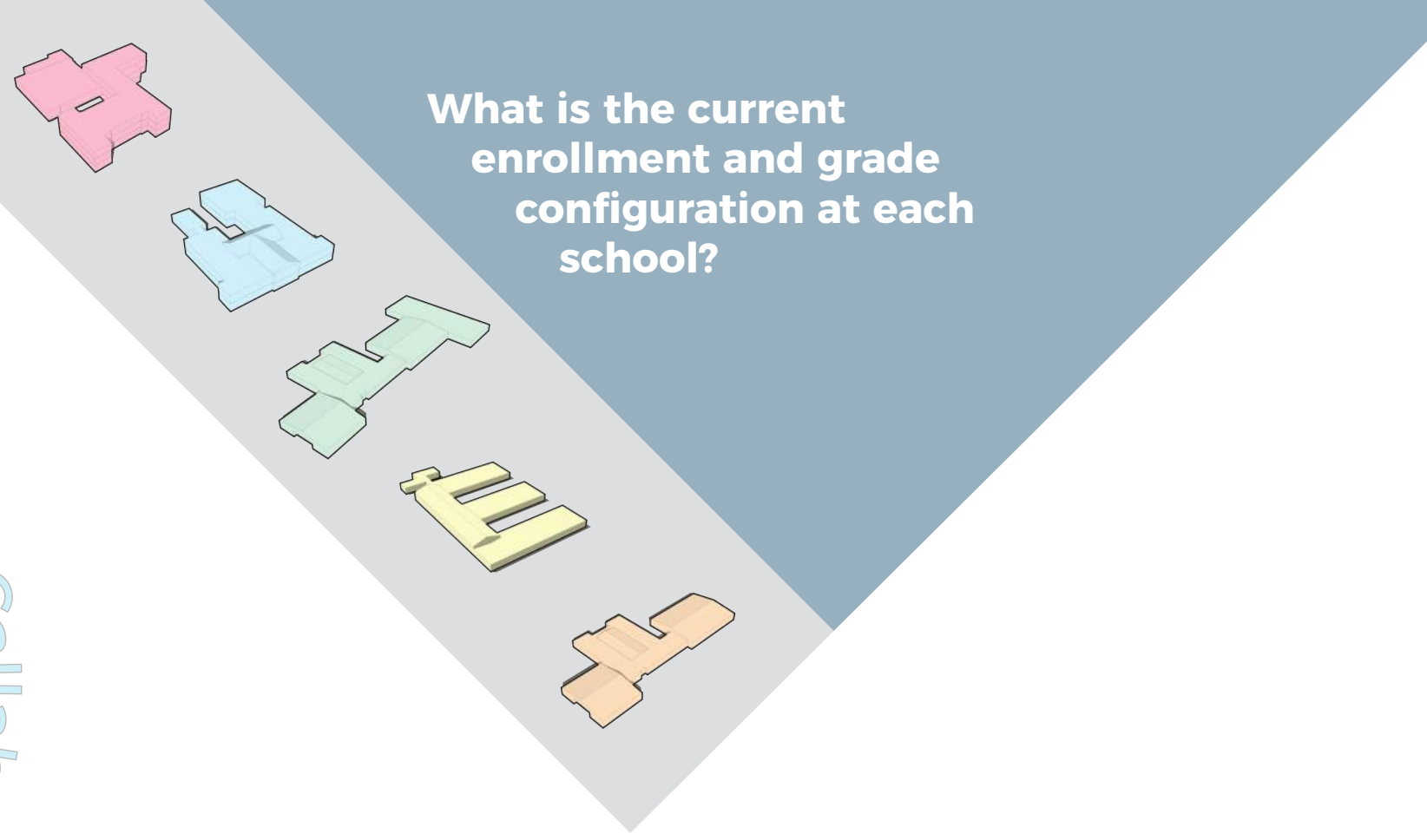
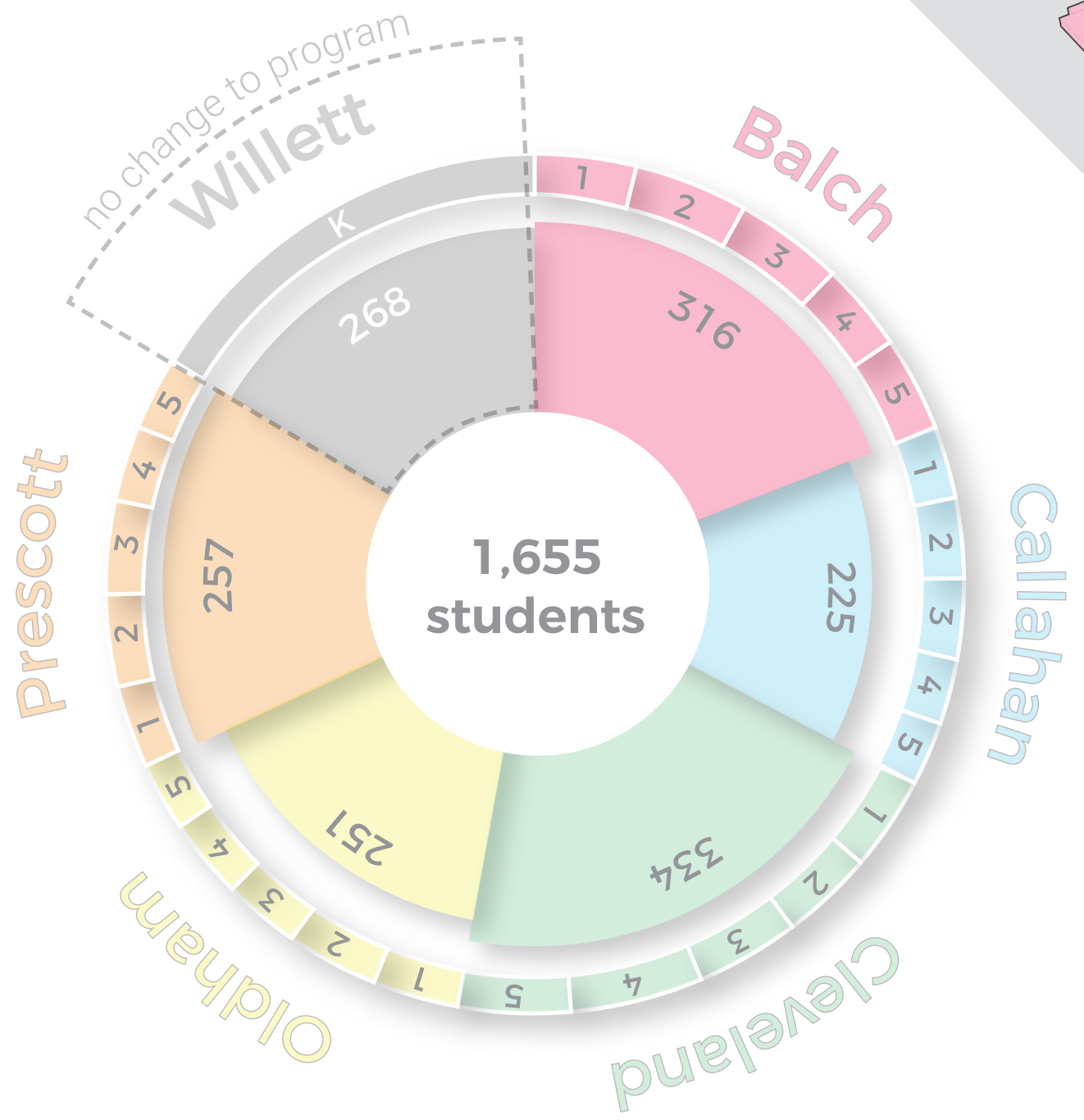
Project Evaluation Criteria Matrix

DRAFT 5.19.2021

	Option 1	Option 2A	Option 3A Stepped	Option 3B 2 Wings	Option 3C 2 Wings / Phased	Option 3D Backwards "C"	Option 3E Angle	Option 3F Linear	Option 3H Hybrid
									
	Base Repair	Add/Reno	New 3/4 Story	New 1/2 Story	New 1/2 Story 2 Phase	New 1/2 Story	New 3/4 Story	New 3/4 Story	New 3/4 Story
Supports Education Program			GOOD	GOOD				GOOD	GOOD
Project Cost	\$70.4 mil	\$128.3 - \$145.3 mil	\$111.2 - \$130.2 mil	\$112.5 - \$130.4 mil				\$111.1 - \$129.8 mil	\$111.1 - \$129.8 mil
Construction Duration / Phasing			32 months	32 months				32 months	32 months
Impact to Existing School			GOOD	POOR				GOOD	GOOD
Impact to Existing Fields & Greenspace			GOOD	GOOD				GOOD	GOOD
Traffic / Site Circulation			GOOD	POOR				FAIR	FAIR
Community Use / Accessibility			GOOD	POOR				GOOD	FAIR
Educational Space Daylighting			GOOD	FAIR				GOOD	FAIR

BEST	GOOD	FAIR	POOR	WORST
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What is the current enrollment and grade configuration at each school?

PROGRAMMATIC NEEDS

Balch (1-5)

316 students

- ◆ (1) Music classroom
(music currently in open rooms)
- ◆ (3) SPED/ELL rooms

Callahan (1-5)

225 students

- ◆ (1) Teacher Collab room
- ◆ (1-2) SPED/ELL rooms

Cleveland (1-5)

334 students

- ◆ (1-2) SPED/ELL rooms
- ◆ (1) Music room

Oldham (1-5)

251 students

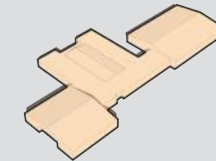
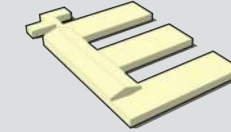
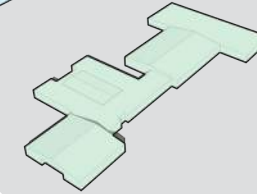
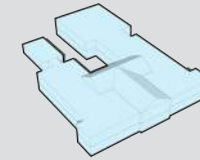
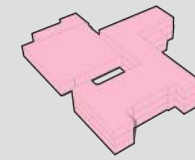
- ◆ (2-3) SPED/ELL rooms

Prescott (1-5)

257 students

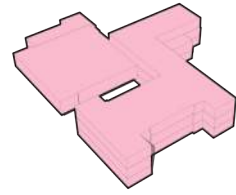
- ◆ (2-3) SPED/ELL rooms
- ◆ (1) Music room
- ◆ (1) Art room

What are the existing programmatic needs?



1st through 5th grade at elementary schools

- ◆ **Detached** modulares needed at EVERY school to meet academic and SPED needs
- ◆ Norwood would still need additional capital projects to address each school individually for capital repairs and/or comprehensive renovations/additions.
- ◆ **\$16.5M** needed if 5th grade stays



Balch
1-5
316 students

Existing Building (SF)

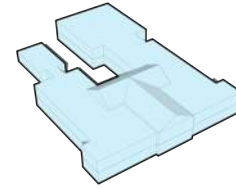
33,460 SF

Added Modulares (SF)

5,445 SF

Estimated Cost (\$)

\$3.9M

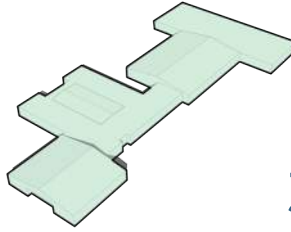


Callahan
1-5
225 students

21,767 SF

4,215 SF

\$3.3M

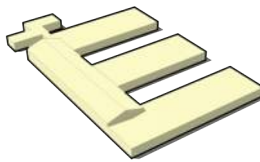


Cleveland
1-5
334 students

35,046 SF

2,850 SF

\$2.7M

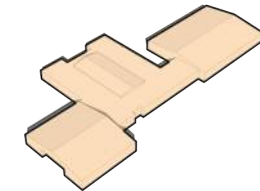


Oldham
1-5
251 students

29,204 SF

2,850 SF

\$2.7M



Prescott
1-5
261 students

26,547 SF

5,445 SF

\$3.9M

TOTAL \$16.5M

- ◆ 3 year lease followed by buyout
- ◆ All costs projected to 2024

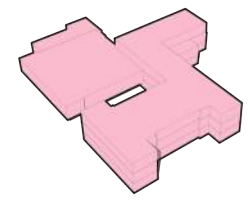


1st through 4th grade at elementary schools

- ◆ **Detached** modulares needed at ONLY ONE school to meet academic and SPED needs
- ◆ Norwood would still need additional capital projects to address each school individually for capital repairs and/or comprehensive renovations/additions.

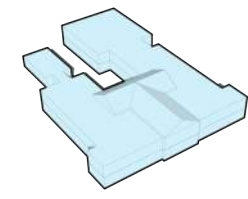
◆ **\$14.1M** needed if 5th grades moves

* Norwood's estimated "share" of project costs (i.e. total cost less MSBA reimbursement) for 5th grade spaces.



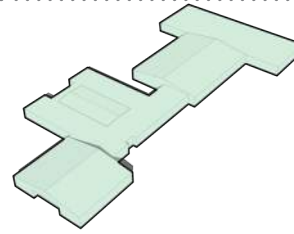
Balch
1-4
316 students

Existing Building (SF)	Added Modulares (SF)	Estimated Cost (\$)
33,460 SF	0 SF	\$0



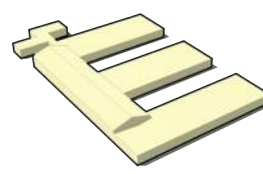
Callahan
1-4
184 students

21,767 SF	0 SF	\$0
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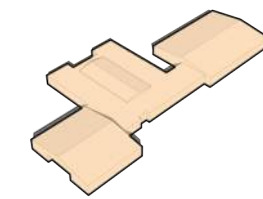
Cleveland
1-4
261 students

35,046 SF	0 SF	\$0
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Oldham
1-4
208 students

29,204 SF	0 SF	\$0
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Prescott
1-4
214 students

26,547 SF	2,850 SF	\$2.1M
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MODULAR TOTAL \$2.1M

NORWOOD'S APPROXIMATE COST OF BUILDING 5th GRADE AT NEW MIDDLE SCHOOL \$12.0M

GRAND TOTAL \$14.1M

◆ 3 year lease followed by buyout
◆ All costs projected to 2024



Questions around SEL and Educational Planning for Grade 5

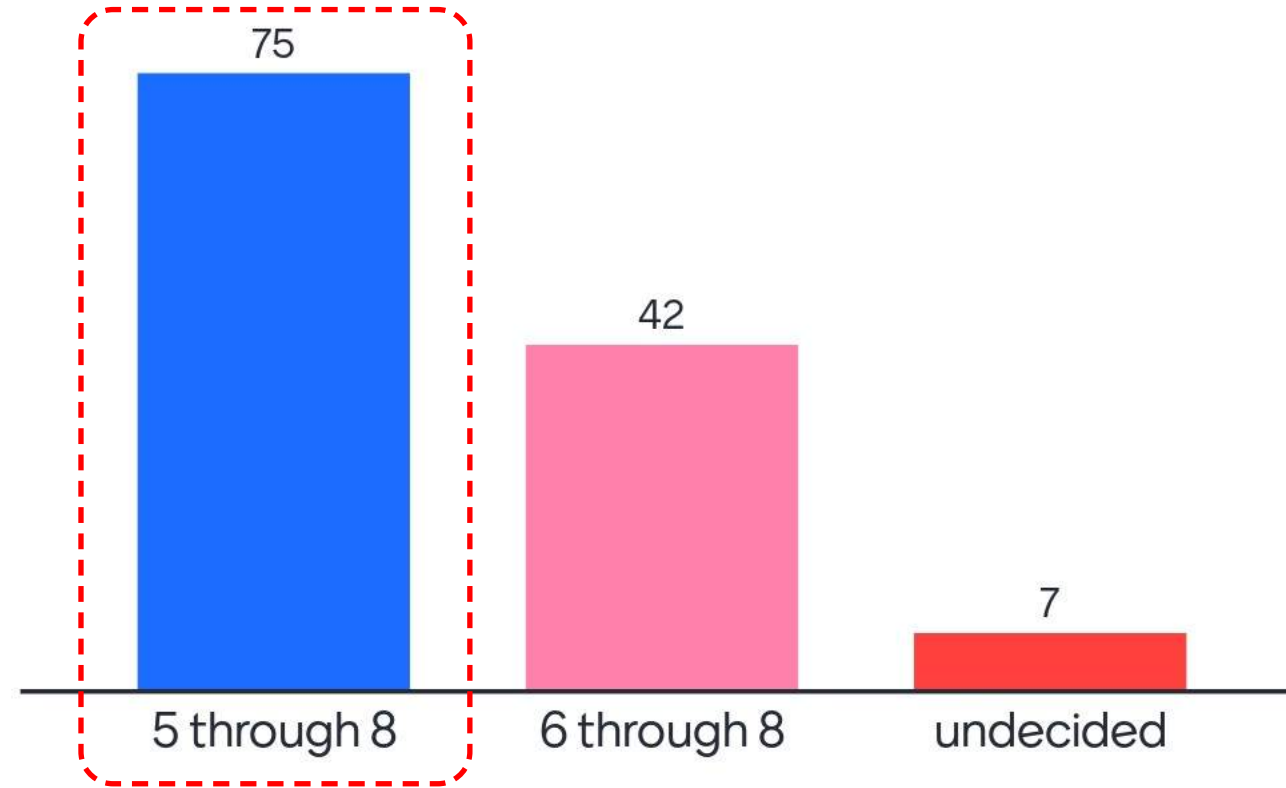
- ◆ **Is there a significant negative social emotional impact to moving grade 5 to middle school?**
 - Premature development and exposure to more mature ideas/concepts
 - Unstructured time with older grades
 - Middle School versus Elementary philosophy
 - Celebration of Grade 5 promotion

- ◆ **What supports for students social-emotional learning and environment can we put in place as we develop the 5-8 model to best support grade 5 at the middle school?**
 - Elementary focused Wellness Curriculum
 - 5th/6th specific SEL programming
 - Extended Open Circle to grade 6
 - Create a 5/6 school
 - Grade 5 Guidance Counselor
 - Grade 5 lunch/recess

- ◆ **What academic differences will occur in a 5-8 model?**
 - Added Sci
 - Added STEM
 - Access to facilities
 - Access to World Language
 - Two-teacher teams
 - Consistent grade 5 academic programming

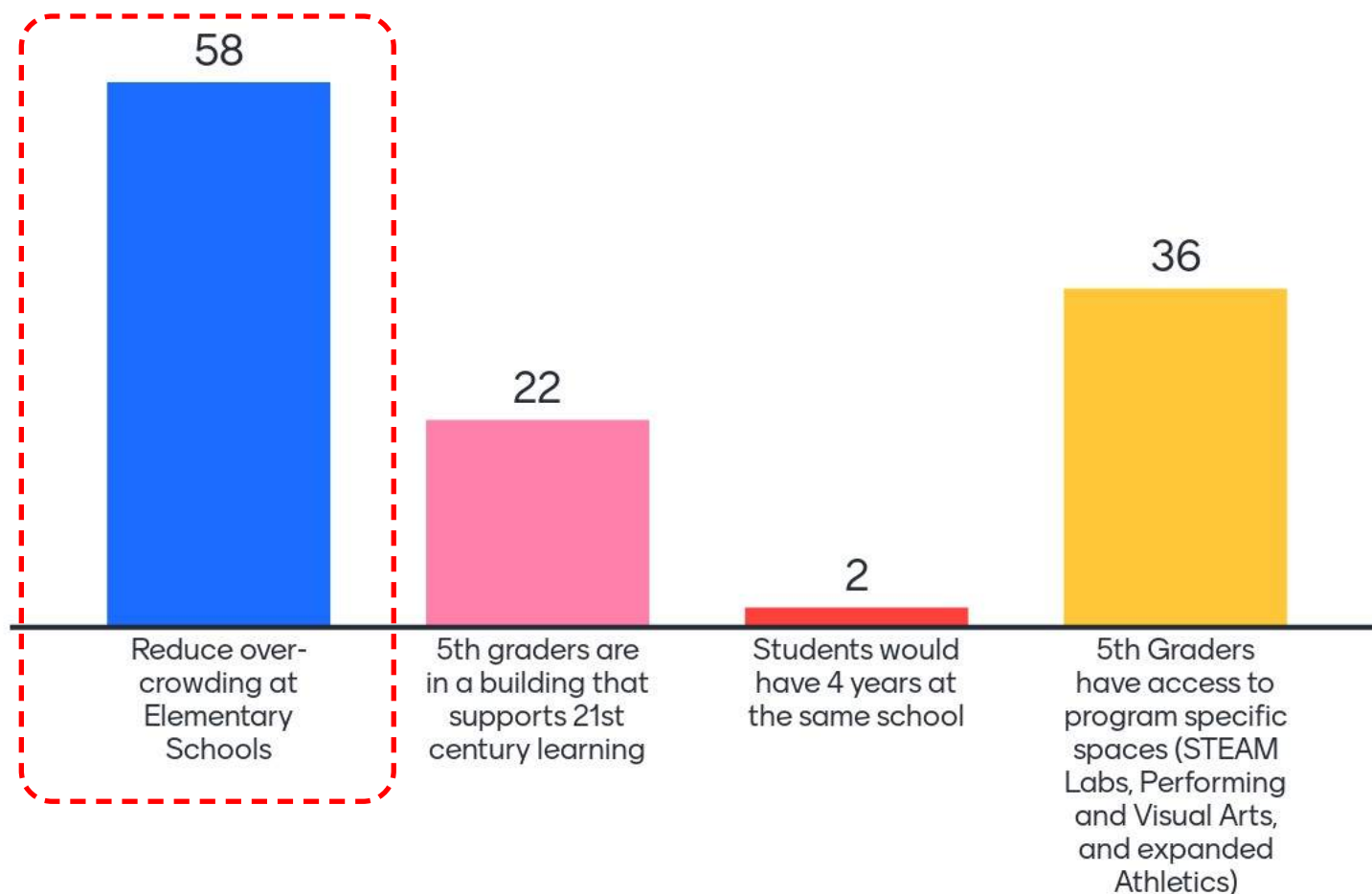


Do you prefer a 5 through 8 grade configuration or a 6 through 8 grade configuration for the new Coakley Middle School?



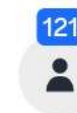
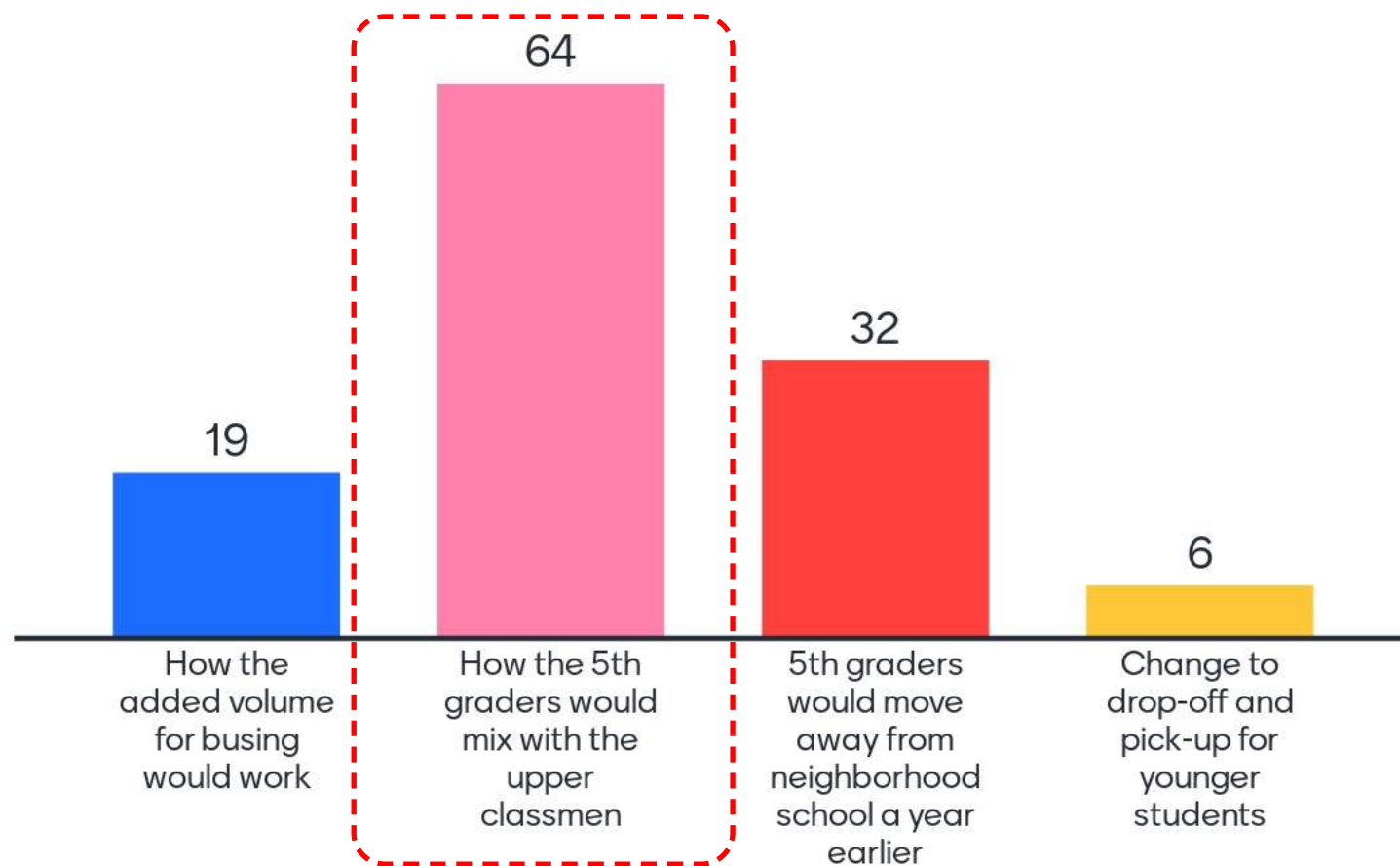
If 5th grade students were added to the Coakley Middle School, what do you see as the biggest ADVANTAGE?

PHYSICAL ENVIRONMENT

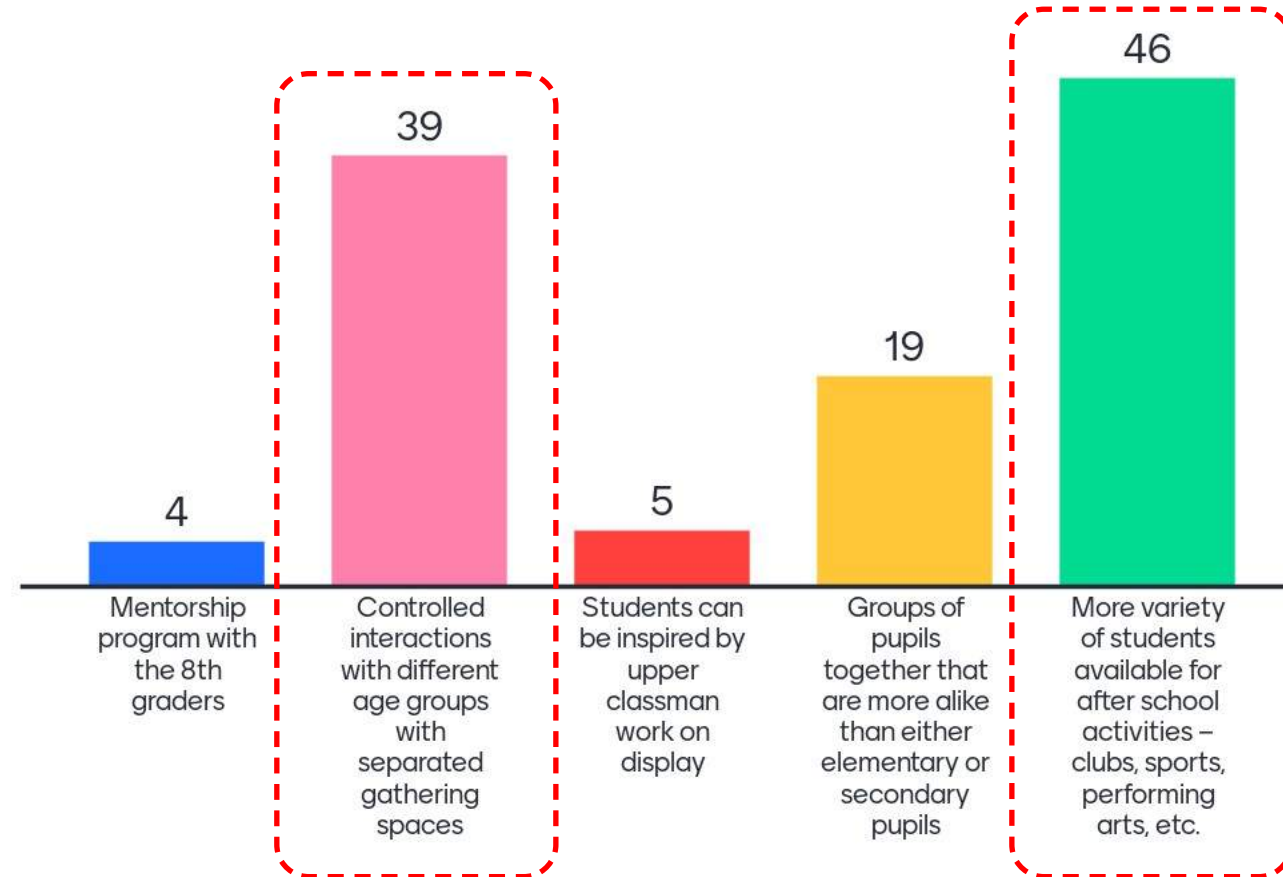


If the 5th grade students were added to the Coakley Middle School, what is your biggest CONCERN?

PHYSICAL ENVIRONMENT

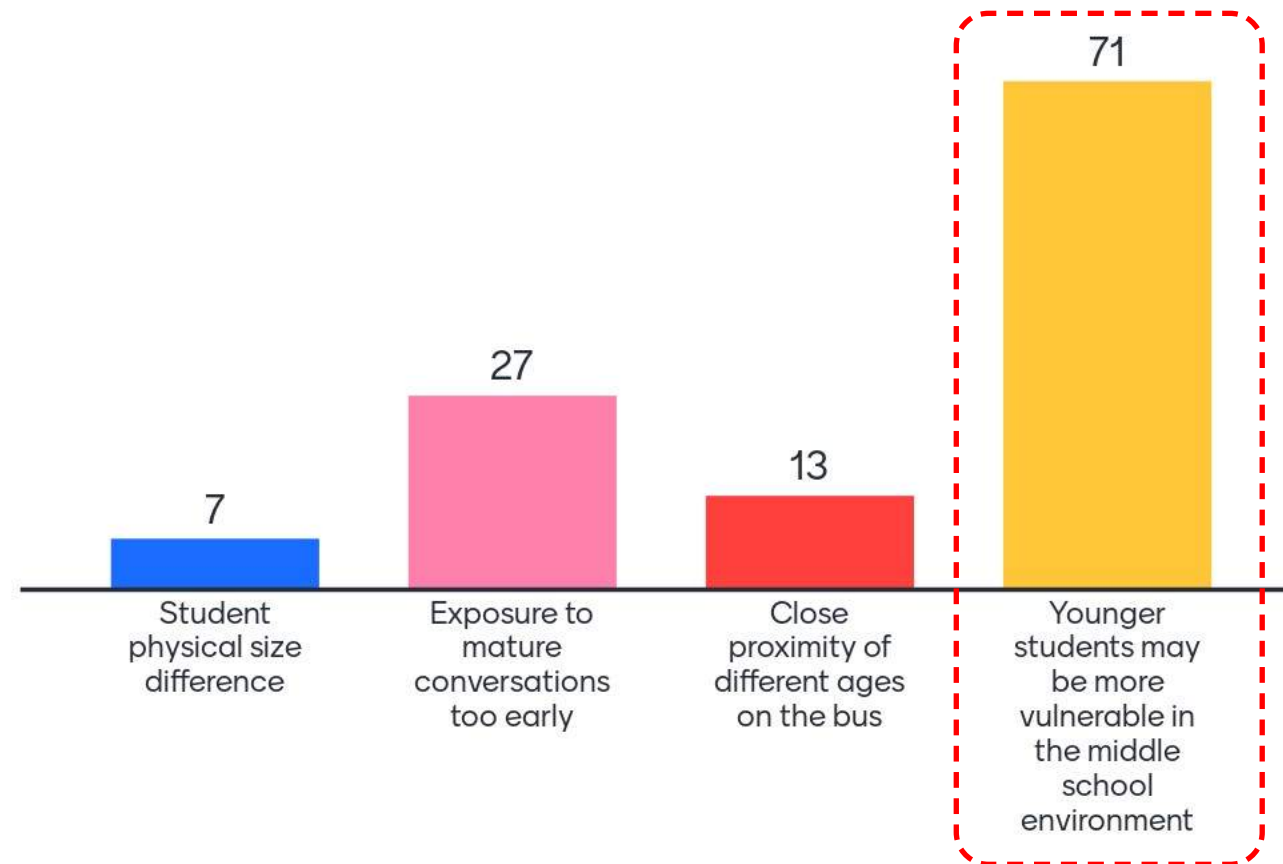


If the 5th grade students were added to the Coakley Middle School, what do you see as the biggest ADVANTAGE being part of the student population?



If the 5th graders were added to the Coakley Middle School, what is your biggest CONCERN about the 5th grader as part of the student population?

STUDENT POPULATION



Question & Answer

- ◆ Project Website

- ◆ <https://newcmsproject.org/>

- ◆ Project Email

- ◆ cmsproject@norwoodma.gov

