



# TOWN OF NORWOOD COAKLEY MIDDLE SCHOOL PROJECT

- Opening Remarks
- Introduction of Ai3 Team
- Schedule & Timeline
- Approval of Minutes of July 29, 2020
- Approval of Invoices
- New Business – Future MSBC Meeting Dates



**Middle School Building Committee | December 01, 2020**



# Opening Remarks

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- **Received Designer RFS Responses – 6 Architect Firms Submitted**
- **Reviewed Submissions and Check Designer References**
- **MSBA DSP Meetings and Selection of Ai3 after interview**
- **Negotiating Contract for Feasibility/Schematic Phase with Ai3**
- **MSBA Project Kickoff Meeting pending with Entire Team**
- **Begin Ed Visioning work with Keelia Kentor, Ai3, Norwood Public School**
- **Begin Work on Feasibility/Schematic Phase - PDP Stage**
  - **Site Investigations, Outline of Ed. Program, and Space Summary/Planning**



# Your Design Team

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## Introducing Ai3 Team:

James Jordan, Principal in Charge

Scott Dunlap, Project Manager

# Coakley Middle School

Norwood Public  
Schools

## Middle School Building Committee

December 1,

### Design Team



James Jordan AIA  
Managing Partner



Scott Dunlap AIA  
Project Manager



Justin Thibeault AIA  
Project Manager  
Senior Associate



Julie Rahilly AIA  
Associate



Kris Kendall AIA  
Project Architect



Andrew Chagnon P.E.  
Civil Engineer



Heather Martins NCIDQ  
Associate



Kris Bradner RLA  
Landscape Architect



Keelia Kentor ALEP  
Educational Planner



Wayne Mattson P.E.  
Mechanical  
Engineer



Ai3 Architects, LLC  
Compass Project Management

# Critical Path 1

Educational Component

## ★ Education Planning

- District Leadership working with Design Team to develop Ed Plan
- Create narratives from templates provided to District

## ★ Educational Visioning

- Establish District Leadership Team and identify participants
- Determine Level of Intensity and Engagement
- Establish delivery method and framework

## ★ Grade Level Configuration

- Study and analyze 5-8 and 6-8 grade level configurations
- ▲ Analysis of Elementary School capacities
- Nesdec future enrollment projection



# Critical Path 2

Site Analysis & Selection

## ★ Site Analysis

- Identify potential sites
  - Existing Coakley MS site
  - Savage Center
  - Hennessey Field
  - Forbes Hill
- Analyze sites: utilities, acreage, wetlands, access, historic registry

## ★ Site Selection

- Develop matrix for scoring all potential sites
- Review matrix results



# Critical Path 3

Existing Conditions

## ★ Existing Building

- Review systems: mechanical, electrical, plumbing, structural
- Review accessibility deficiencies and code update requirements
- Hazardous materials investigation and testing

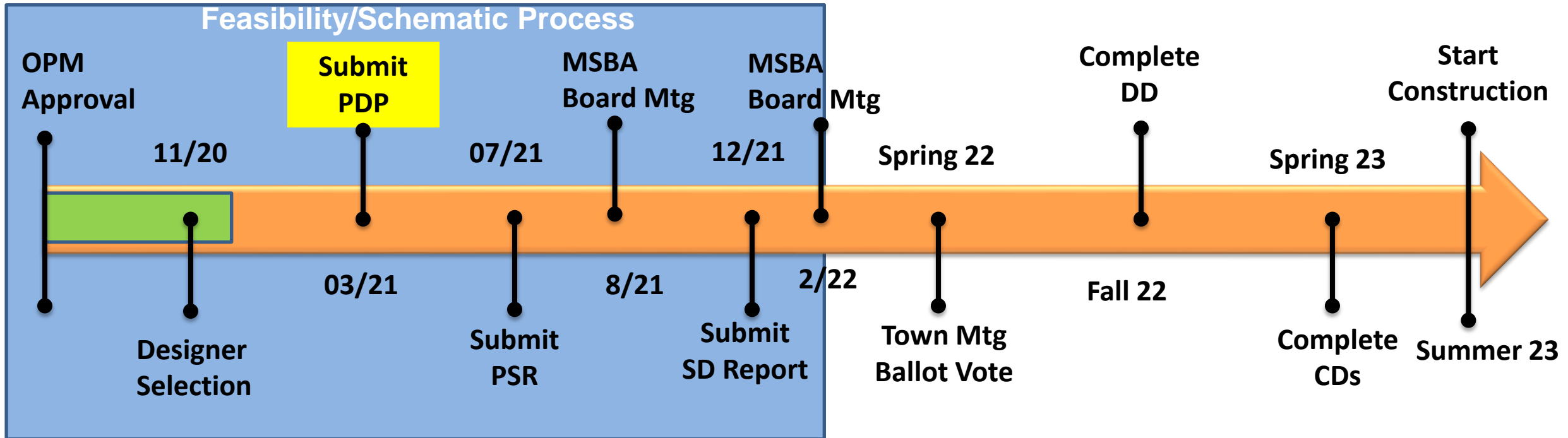
## ★ Existing Site

- Conduct site survey
- Begin Phase I Environmental Site Assessment (ESA)





# Project Timeline – Design Phase



**PDP:** Preliminary Design Program | **PSR:** Preferred Schematic Report | **SD:** Schematic Design Report

- Aligned with MSBA Board Meetings and Town Ballot





# Feasibility/Schematic Deliverables



## Preliminary Design Program (PDP)

- Educational Program for both Enrollment Options
- Initial Space Summary for both Enrollment Options
- Evaluation of Existing Conditions & Facilities
- Site Development & Analysis Requirements
- Preliminary Evaluation of Alternatives (**Short List of Options**)

## Preferred Schematic Report (PSR)

- Further Development of Short List of Options
- Detailed analysis of Options
- Final Evaluation of Alternatives
- **Decision on Enrollment Option by School Committee**
- Preferred Solution

## Schematic Design Report

- Schematic Design (30% Design)
- Final Design Program
- Traffic Analysis
- Environmental Assessment
- Geotechnical
- Code Analysis
- Sustainability
- ADA / MAAB Analysis
- Room Data Sheets
- Project Delivery System
- Construction Estimates
- Total Project Budget
- Maximum Reimbursement
- Project Schedule



# Preliminary Design Program (PDP)

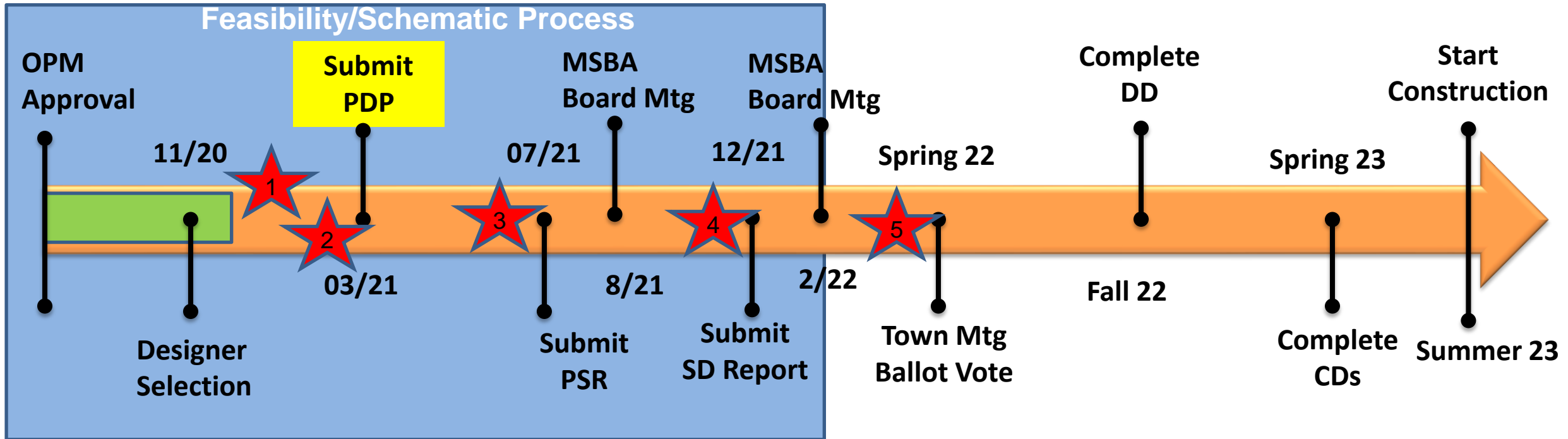


## Preliminary Design Program (PDP): December 2020 to March 2021

- **Educational Program for both enrollment options:**
    - Listening/Feedback Sessions
    - Visioning Sessions
    - District/Faculty Workshops
    - Parent, Student and Community Feedback
  - Initial Space Summary: (both enrollment options)
    - How are spaces used?
    - Quantity; Size; Location; Grouping
  - Evaluation of Existing Conditions & Facilities:
    - Structure; Envelop; MEP; Code; Accessibility; Security; Sustainability; Parking
  - Site Development Requirements:
    - Site options; Survey; Geo-tech; Traffic; Circulation; Parking; Fields; etc
  - Preliminary Evaluation of Alternatives
    - Compile list of options
    - Advantages/Disadvantages of each option
    - Short list Options to be further studied
- Now - Feb. 2021
- Jan. – Feb. 2021
- Starting December 2020
- Jan. – Feb. 2021
- Complete by end of March 2021



# Project Timeline – Design Phase Community Forums



**PDP:** Preliminary Design Program | **PSR:** Preferred Schematic Report | **SD:** Schematic Design Report

- Aligned with MSBA Board Meetings and Town Ballot

- = Community Forums (Suggested, additional Forums may be required)
- **1)** Kick-off: Process & Timeline **2)** PDP: Options **3)** Pre-PSR: Selected Option **4)** SD pkg w/ budge **5)** Pre TM



# Draft Future Meetings & Votes



	Preliminary Design Program	Enrollment	Preferred Schematic Report
<b>December 2020</b>	<b>MSBC</b> – Ai3 Intro, PDP Overview		
<b>January 2021</b>	<b>MSBC</b> – MS Ed Vision Preview <b>1<sup>st</sup> Community Forum</b> : Intro & MS Educational Vision for both enrollment options	<b>MSBC</b> - begin discussion for decision on Project Enrollment Options	
<b>February 2021</b>	3 <sup>rd</sup> Visioning Workshop: District Dept Head Programming Session	<b>Sch Comm</b> – Present Final Draft of Ed Plans, Open discussion on the two different enrollment options	
<b>March 2021</b>	<b>Sch Comm</b> Vote to Approve Ed Plans for both enrollment options  <b>MSBC</b> Vote to submit PDP with short list options  Submission of PDP to MSBA	<b>Sch Comm</b> – continue discussion on enrollment options  <b>2<sup>nd</sup> Community Forum</b> : Presenting PDP Options to the Community – Pros/Cons to the two different enrollment options	
<b>June 2021</b>		<b>Select Board</b> Vote to endorse Preferred Option  <b>Sch Comm</b> Vote on Project Enrollment  <b>Sch Comm</b> Vote to endorse Preferred Option	<b>3<sup>rd</sup> Community Forum</b> : Presenting Preferred Schematic Option to Community – Decision on Enrollment  <b>MSBC</b> Vote to submit PSR
<b>July 7, 2021</b>			<b>Submission of PSR to MSBA</b>



# Approval of Minutes of July 29, 2020 & Invoices



# Future SBC meeting dates & Procedures



- Approval of Minutes
- Review Vendor Invoice Package

**Adjourn, Stay Safe**