

# Coakley Middle School

Norwood Public Schools

## School Building Committee

January 11, 2021



Ai3 Architects, LLC  
Compass Project Management

# Agenda

January 11, 2021

- ◆ **PDP Report update**  
Review Table of Contents
- ◆ **Site Analysis & Selection**  
Review evaluation criteria  
Review matrix and results  
SBC to select the project site
- ◆ **Community Forum #1**  
Review Agenda



# PRELIMINARY DESIGN PROGRAM (PDP) REPORT

## TABLE OF CONTENTS

### Table of Contents

	<b>INTRODUCTION</b>				
	Project Summary	X			
	Capital Budget Statement	X			
	Project Directory	X			
	Project Schedule	X			
<b>1</b>	<b>EDUCATIONAL PROGRAM</b>				
	Educational Visioning Sessions	X			
	Educational Program	X			
<b>1, 3</b>	<b>INITIAL SPACE SUMMARY</b>				
	Space Summary	X			
	Space Summary Narrative	X			
<b>2</b>	<b>SITE EVALUATION</b>				
	Alternate Site Options	✓			
	Hennessey Field	✓			
	Forbes Hill	✓			
	Savage Center	✓			
	Site Selection Matrix	✓			
<b>3</b>	<b>SITE DEVELOPMENT</b>				
	Legal Title of Property, Site Availability & Restrictions	X			
	Site Analysis Narrative	✓			
	Site Survey	X			
	Site Utility Narrative	✓			
	Permitting Narrative	✓			
	Traffic Analysis	X			
	Geotechnical Evaluation	X			
	Soils Analysis	X			
	Phase I ESA Report	✓			
			<b>3</b>	<b>EVALUATION OF EXISTING CONDITIONS</b>	
				Floor Plans	X
				Architectural Review Education Analysis	X
				Architectural Review Building Analysis	X
				Structural Review	✓
				Electrical, Mechanical, Plumbing, and Fire Protection Review	✓
				Technology Review	✓
				Building Code Analysis	X
				Energy Code Review	X
				Handicap Accessibility & Code Review	X
				Hazardous Materials Identification Study	X
				Historical Analysis	X
			<b>4</b>	<b>PRELIMINARY EVALUATION OF ALTERNATIVES</b>	
				Base Repair Option	X
				Summary of Options Considered	X
				Conceptual Cost Projections	X
				Recommendation for Further Work	X
				<b>LOCAL ACTIONS AND APPROVALS</b>	
				Local Actions and Approvals Letters	X
				SBC Meeting Minutes	X
				Community Outreach	X
			<b>3</b>	<b>APPENDICES</b>	
				A. Statement of Interest	✓
				B. Invitation to Conduct a Feasibility Study	X
				C. Design Enrollment Certification Letter	X
				D. Phase 1 Traffic Impact Analysis	X
				E. Geotechnical Evaluation	X
				F. Soils Analysis	X
				G. Phase I ESA Report	✓



## SITE SELECTION MATRIX CRITERIA

- ◆ Physical size of the site for a building, parking & circulation, athletic fields, and outdoor learning areas required to support a middle school
- ◆ Location within the Town: access roads, green space, elementary schools
- ◆ Site Ownership
- ◆ Site features
  - Zoning
  - Topography
  - Soils
  - Wetlands
  - Rare species and cultural resouces
  - Roadways and parking
  - Utilities: water/sewer/electric/gas



## 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
<b>97%</b>	<b>59%</b>	<b>59%</b>	<b>72%</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>



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
<b>Coakley Middle School Project</b>		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 <u>currently</u> 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. playfields, 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. (approximately 100,000sf plus vehicular circulation) Note that the MA State Building Code determines occupancy based on 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"/>							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)
22	Does the site have adequate frontage for unrestricted access?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
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
28	Does the site's former or current use avoid potential environmental concerns?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
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"/>							
		<b>97%</b>	<b>59%</b>	<b>59%</b>	<b>72%</b>							



**97%**

# Community Forum #1 Agenda

January 14, 2021

- ◆ **MSBA process overview**  
Timeline & milestone submission dates
- ◆ **Site Analysis**  
Site rating matrix and results
- ◆ **MSBA required options**  
Base repair, add reno, new construction
- ◆ **Educational Planning**  
Educational Visioning  
Educational Plan  
Grade Level Configuration
- ◆ **Community Engagement**  
Live polling
- ◆ **Open Discussion**

