

Coakley Middle School

Norwood Public Schools

School Building Committee

February 8, 2021



Ai3 Architects, LLC
Compass Project Management

Agenda

February 8, 2021

◆ **PDP Report update**

Review Table of Contents

◆ **Educational Plan**

Review key points & framework

◆ **Space Summary**

Overview of the space summary

Category review

Site test fits



PRELIMINARY DESIGN PROGRAM (PDP) REPORT

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Project Directory	X
Project Schedule	X

3.1.2 EDUCATIONAL PROGRAM

Educational Visioning Sessions	X
Educational Program	X

3.1.3 INITIAL SPACE SUMMARY

Space Summary Narrative	X
Space Summary	X
Space Summary Template Deviation	X

3.1.4 EVALUATION OF EXISTING CONDITIONS

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	✓
Historical Analysis	X

3.1.5 SITE DEVELOPMENT REQUIREMENTS

Site Evaluation - Alternate Site Options	✓
Hennessey Field	✓
Forbes Hill	✓
Savage Center	✓
Site Selection Matrix	✓
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	✓

3.1.6 PRELIMINARY EVALUATION OF ALTERNATIVES

Summary of Options Considered	X
Options Considered	X
Conceptual Cost Projections	X
Recommendation for Further Work	X

3.1.7 LOCAL ACTIONS AND APPROVALS

Local Actions and Approvals Letters	X
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APPENDICES

A. Statement of Interest	✓
B. Invitation to Conduct a Feasibility Study	✓
C. Design Enrollment Certification Letter	✓
D. Phase 1 Traffic Impact Analysis	X
E. Geotechnical Evaluation	X
F. Soils Analysis	X
G. Phase I ESA Report	✓



KEY POINTS AND FRAMEWORK

- 1 ◆ **The Ed Plan is rooted in previous planning and visioning efforts made by the District.** It reflects:
 - Portrait of a Norwood Graduate
 - The Strategic Plan
 - Norwood's Technology Plan
 - The Coakley Middle School Visioning Efforts from December 2020 and January 2021
- 2 ◆ **The Plan leaves open the possibility for either 6-8 grade configuration or 5-8**
- 3 ◆ A 5-8 School would be organized into an **Upper and Lower School**, grouping 5th and 6th grades together and 7th and 8th together
 - This grouping would universally expose the 5th graders to the team teaching model, but in a developmentally appropriate way. 5th grade teams would be two-teacher, while 6-8 would be the standard four-teacher model.
 - The teaming model will help provide separation between the oldest and youngest grades as teams would spend most of the day within their "neighborhood". In addition, scheduling and design features - such as separating the dining space into two separate student commons - will provide appropriate delineation between the upper and lower schools throughout the day.
- 4 ◆ There are a number of new types of **spaces needed to support 21st Century and Project-Based Learning** that the current CMS does not have:
 - Maker Spaces - STEM and STEAM
 - Vocations & Technology - Performance Technology Studio and Virtual Reality Lab
 - Student Collaboration Spaces/Commons
 - Teacher Collaboration Spaces
- 5 ◆ **The new building will be designed to support the teaming structure**, with academic neighborhoods that consist of classrooms for core subjects, project-based learning labs or maker-spaces, special education classrooms, small group room, student collaboration space and teacher collaboration space.
- 6 ◆ In addition to providing the spaces needed to support the expanded special education program, **special education integration is a key feature of the new CMS**, with inclusion of academic support spaces as part of the team "neighborhoods"
- 7 ◆ **Communal spaces** – such as the gym, auditorium and commons – will be organized around a central spine, which would be located adjacent to the front entry. In addition to creating a hub for activity, this will also provide controlled access to spaces that are used by the larger Norwood community, so that they can be made accessible while still limiting access to the rest of the building.

EDUCATION PLAN

(50+ page document)

- 8 ◆ The new building will provide multiple opportunities to **connect students to the outdoors**, with access to outdoor learning spaces from the academic team neighborhoods, as well as from visual arts, music, wellness and the student dining commons.
- 9 ◆ Both indoor and outdoor facilities at the current Coakley **play a major role in the larger community**. These include:
 - The Recreation Department/ Civic Center
 - The Health Department/ Impact Norwood Coalition
 - 4th of July Parade
 - Norwood Little League
 - Norwood Youth Soccer
 - Norwood Youth Basketball
 - Norwood Youth Hockey
 - Special Town Meeting
 - Teachers Driving Academy
 - WCC Babysitting Course
 - Challenger Basketball
 - Challenger Football



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	59,290	51,650	7,640	ADD classrooms to support grade configuration and foreign language
Special Education	14,480	12,080	2,400	ADD District specific Sped requirements
Art & Music	5,000	5,000	0	
Vocations & Technology	5,760	5,760	0	
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)	7,800	0	7,800	ADD 6,200 sf auditorium & 1,600 sf stage

Programmed area for Coakley MS
129,257 sf

Allowable area per MSBA requirements
110,016 sf

Coakley MS larger than MSBA template
19,241 sf

Area INCLUDING grossing factor (1.56)

201,640 sf

171,200 sf

30,440 sf



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

	Coakley MS areas	Allowable area per MSBA requirements (1070 students)	Over/Under MSBA template	
Core Academic	46,690	38,800	7,890	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 Sped requirements
Vocations & Technology	4,320	4,320	0	
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)	6,600	0	6,600	ADD 5,000 sf auditorium & 1,600 sf stage

Programmed area for Coakley MS
104,722 sf

Allowable area per MSBA requirements
87,212 sf

Coakley MS larger than MSBA template
17,511 sf

Area INCLUDING grossing factor (1.56)

153,941 sf

128,000 sf

25,941 sf



FIRST FLOOR SPECIFIC SPACES & PROGRAMS

Proposed Space Summary - Middle Schools

Proposed Space Summary - Middle Schools

Gymnasium and support spaces

Primary Kitchen and half of the student commons spaces

Medical spaces

Majority of the Administration and Guidance spaces

Custodial spaces

Auditorium and support spaces

Existing to Remain/Renovated				New				Total				Difference to MSDA Guidelines			
ROOM	# OF BKS	area totals	Comments	ROOM	# OF BKS	area totals	Comments	ROOM	# OF BKS	area totals	Comments	ROOM	# OF BKS	area totals	Comments
Existing Conditions															
PROPOSED															
Existing to Remain/Renovated															
New															
Total															
Difference to MSDA Guidelines															

Existing to Remain/Renovated				New				Total				Difference to MSDA Guidelines			
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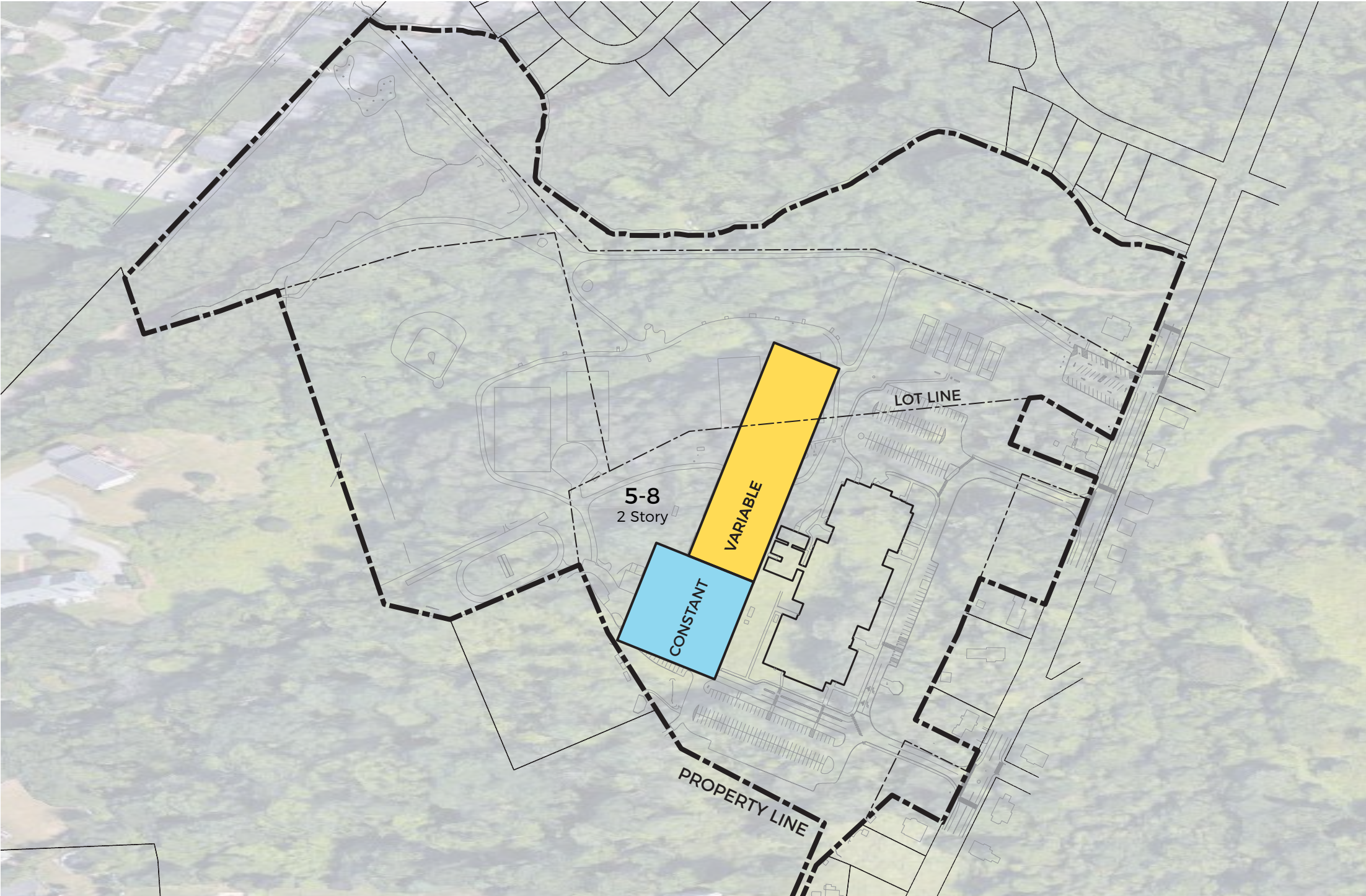
FIRST FLOOR SPECIFIC SPACES & PROGRAMS

Grades **5-8**
2 Story

Constant: **50,000 ft²**

Variable: **75,000 ft²**

Total Footprint: **125,000 ft²**



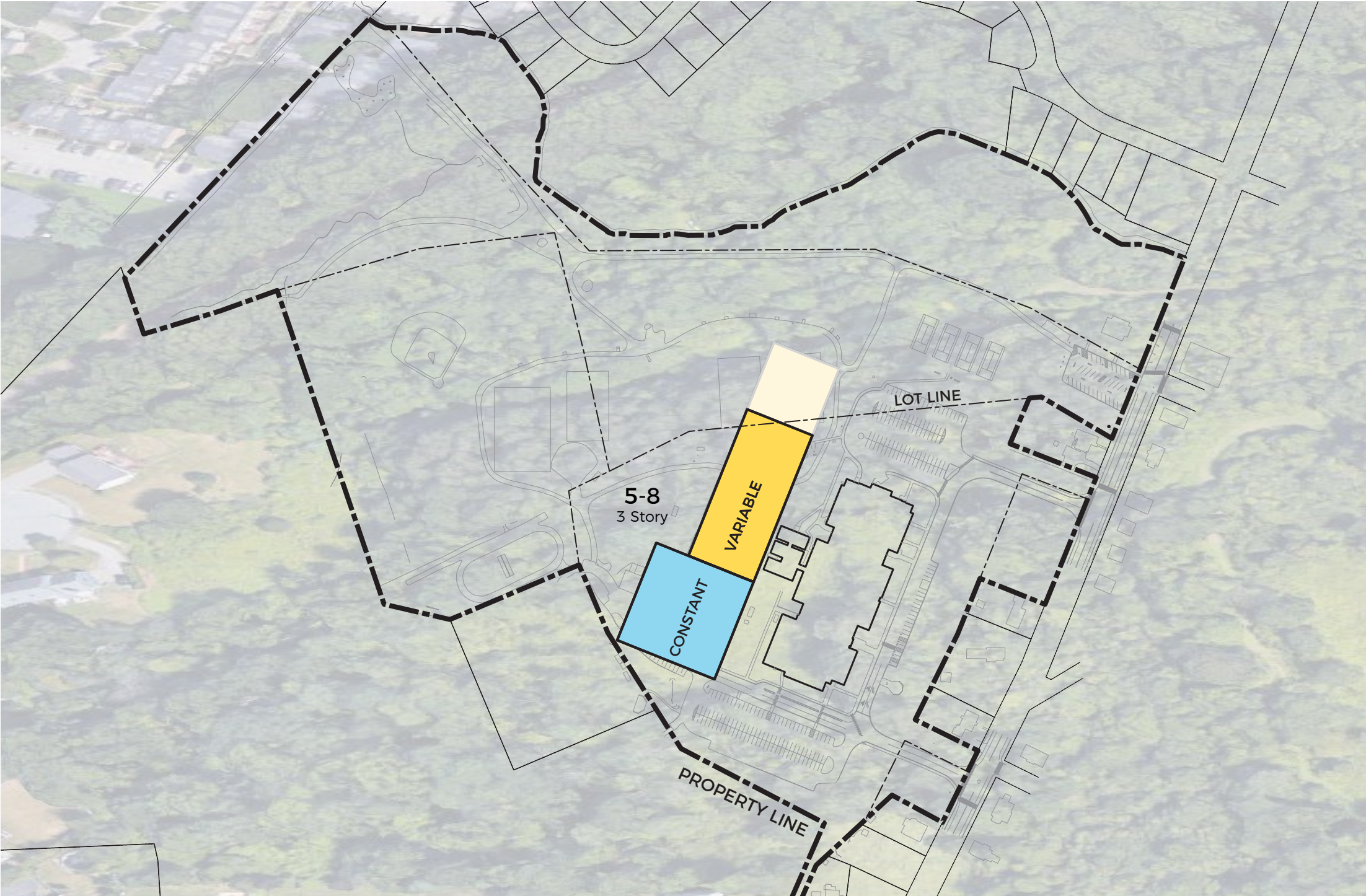
FIRST FLOOR SPECIFIC SPACES & PROGRAMS

Grades **5-8**
3 Story

Constant: **50,000 ft²**

Variable: **50,000 ft²**

Total Footprint: **100,000 ft²**



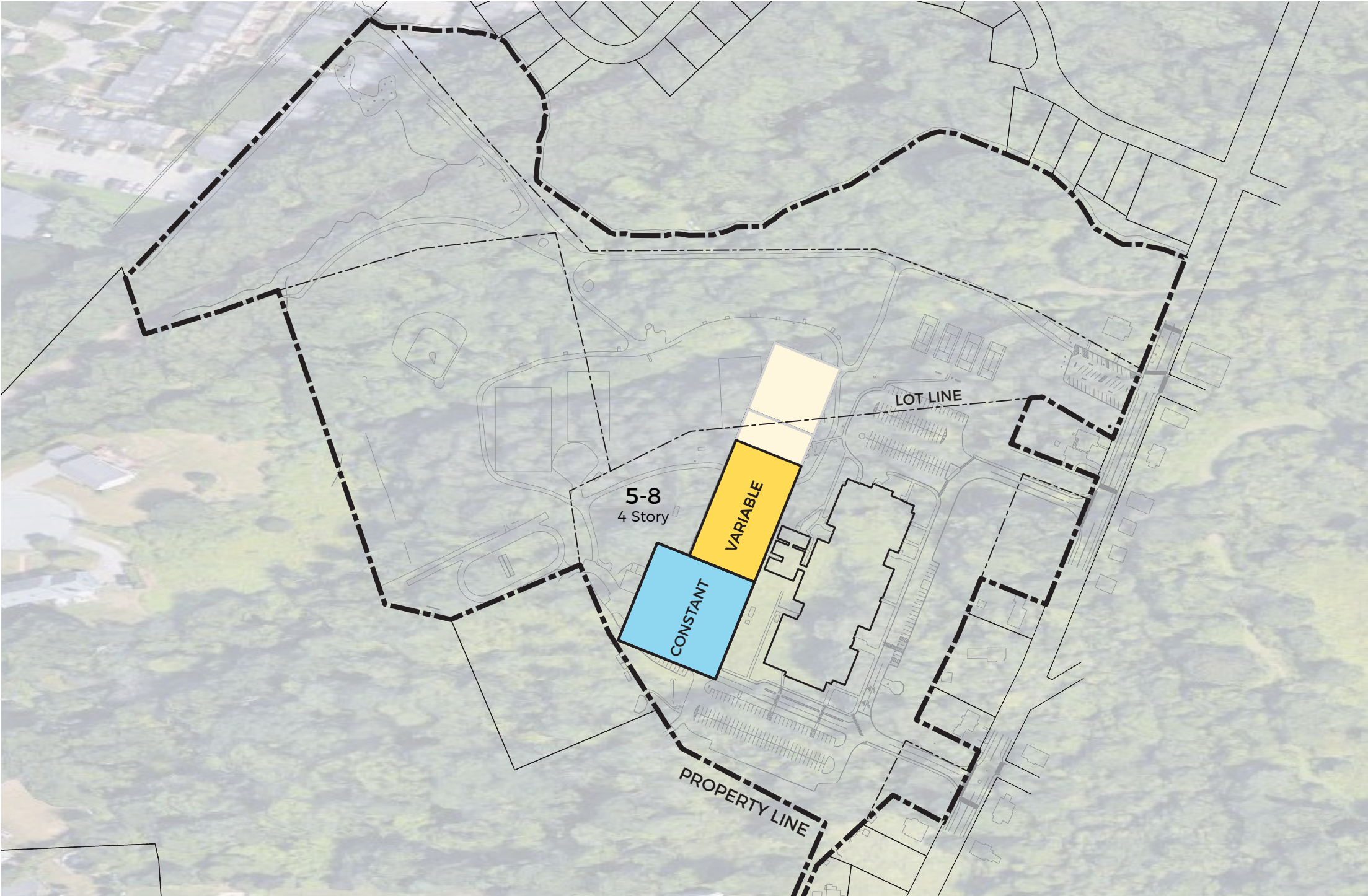
FIRST FLOOR SPECIFIC SPACES & PROGRAMS

Grades **5-8**
4 Story

Constant: **50,000 ft²**

Variable: **40,000 ft²**

Total Footprint: **90,000 ft²**



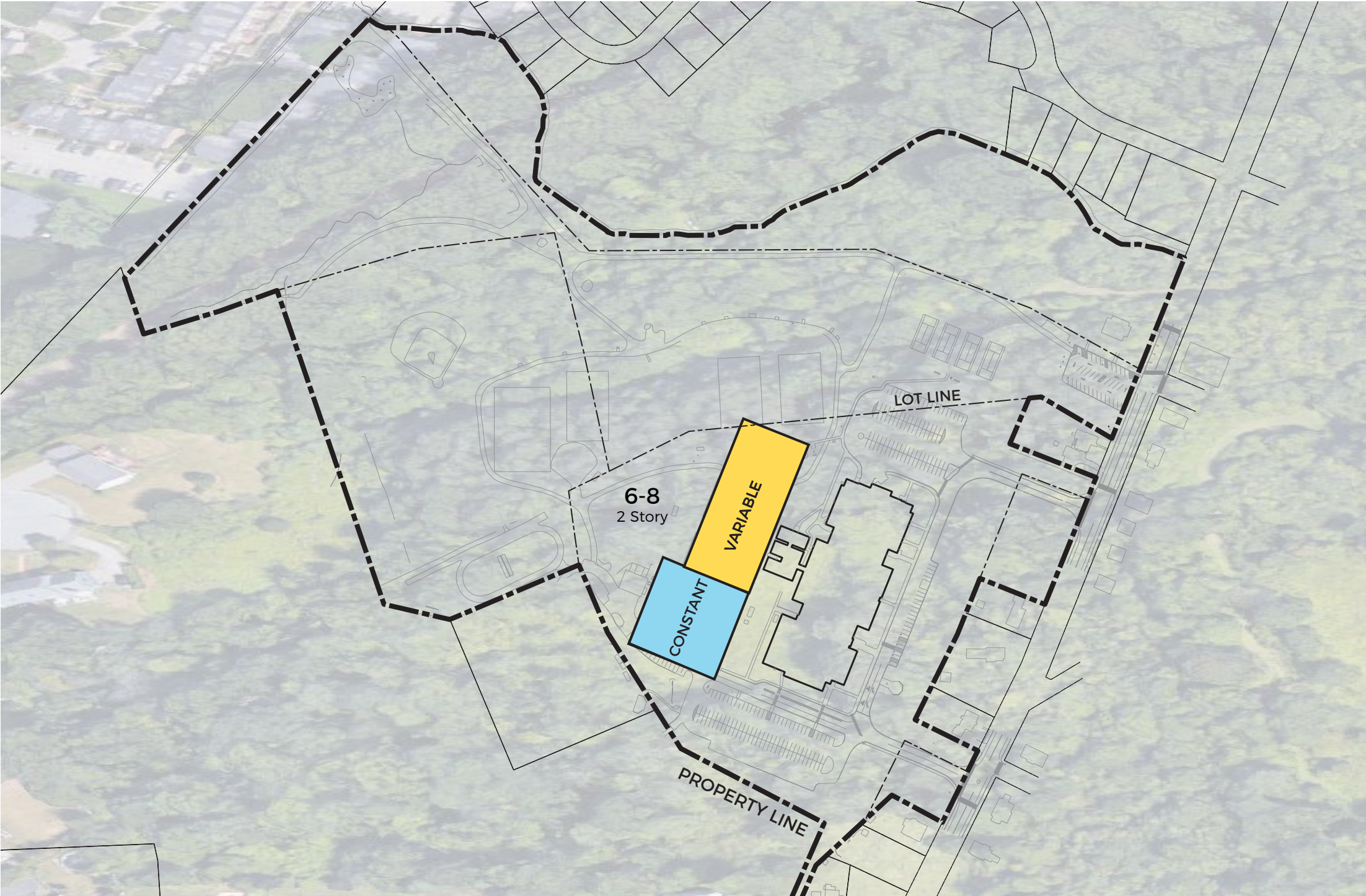
FIRST FLOOR SPECIFIC SPACES & PROGRAMS

Grades **6-8**
2 Story

Constant: **40,000 ft²**

Variable: **50,000 ft²**

Total Footprint: **90,000 ft²**



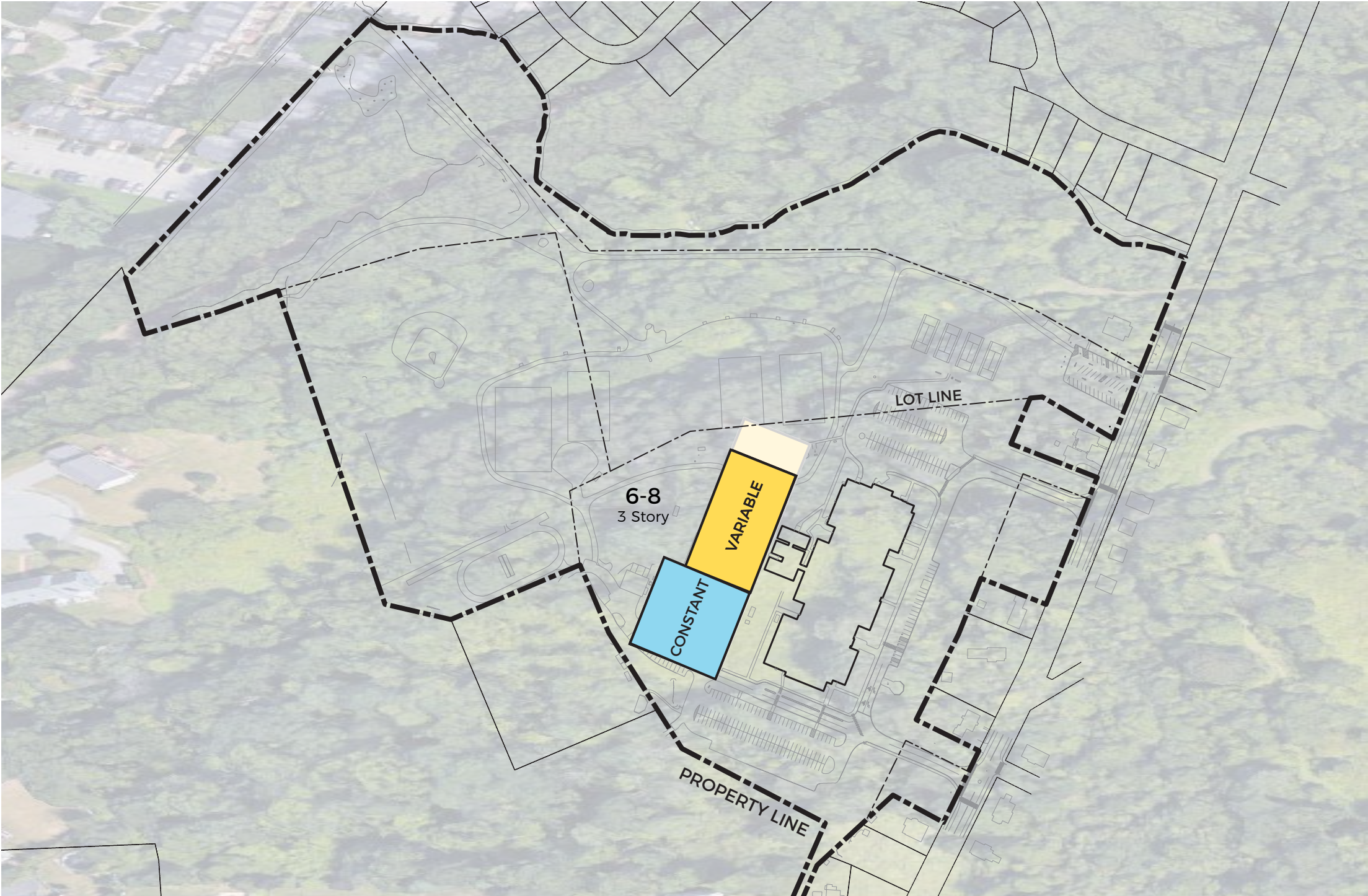
FIRST FLOOR SPECIFIC SPACES & PROGRAMS

Grades **6-8**
3 Story

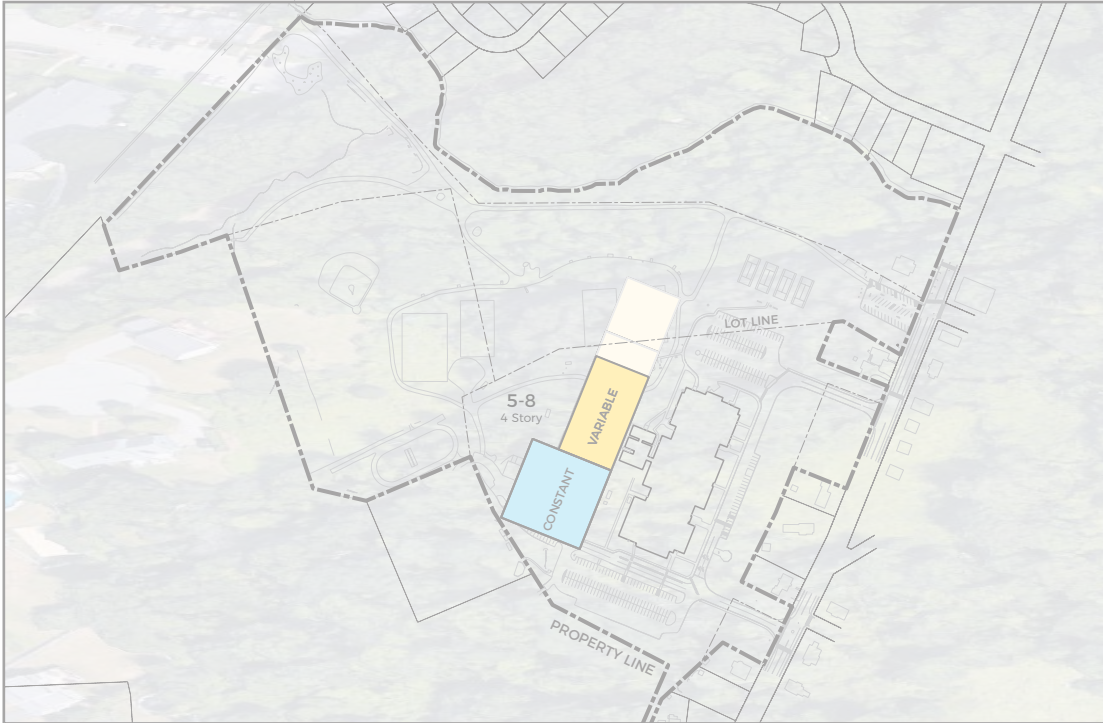
Constant: **40,000 ft²**

Variable: **40,000 ft²**

Total Footprint: **80,000 ft²**



FIRST FLOOR SPECIFIC SPACES & PROGRAMS



Grades **5-8**
2 Story

Total Footprint: **125,000 ft²**

Grades **5-8**
3 Story

Total Footprint: **100,000 ft²**

Grades **5-8**
4 Story

Total Footprint: **90,000 ft²**

Constant: **50,000 ft²**



Grades **6-8**
2 Story

Total Footprint: **90,000 ft²**

Grades **6-8**
3 Story

Total Footprint: **80,000 ft²**

Constant: **40,000 ft²**



Questions/Discussion

