

Coakley Middle School

Norwood Public Schools

Middle School Building Committee

May 10, 2021



Ai3 Architects, LLC
Compass Project Management

Agenda

April 12, 2021

- ◆ PDP & PSR update
- ◆ Cafetorium discussion
- ◆ Review Draft Site Plans
- ◆ Review Evaluation Criteria Matrix

May 10, 2021

- ◆ MSBA review update
- ◆ Cafetorium or Auditorium decision
- ◆ Review Options Floor Plans
- ◆ Review Options Cost Estimates



**CAFETERIA & AUDITORIUM
= CAFETORIUM**

CAFETORIUM

6 - 8

grade configuration

Student Dining = 3,650 SF
stage = 1,600 SF

330 Chairs

TOTAL = 5,250 SF
(100% reimburseable)

5 - 8

grade configuration

Student Dining = 3,760 SF
stage = 1,600 SF

350 chairs

TOTAL = 5,360 SF
(100% reimburseable)

**GYMNASIUM & AUDITORIUM
= GYMATORIUM**

GYMATORIUM

6 - 8

grade configuration

gymnasium = 6,000 SF
stage = 1,600 SF

600 seats

TOTAL = 7,600 SF
(100% reimburseable)

5 - 8

grade configuration

gymnasium = 9,000 SF
stage = 1,600 SF

900 seats

TOTAL = 10,600 SF
(partially reimburseable)

AUDITORIUM

6 - 8

grade configuration

auditorium = 4,500 SF
stage = 1,600 SF

400 seats

TOTAL = 6,100 SF
(non-reimburseable)

5 - 8

grade configuration

auditorium = 5,500 SF
stage = 1,600 SF

535 seats

TOTAL = 7,100 SF
(non-reimburseable)





CAFETORIUM at BALCH



CAFETORIUM at OLDHAM



GYMATORIUM



AUDITORIUM at HIGH SCHOOL



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

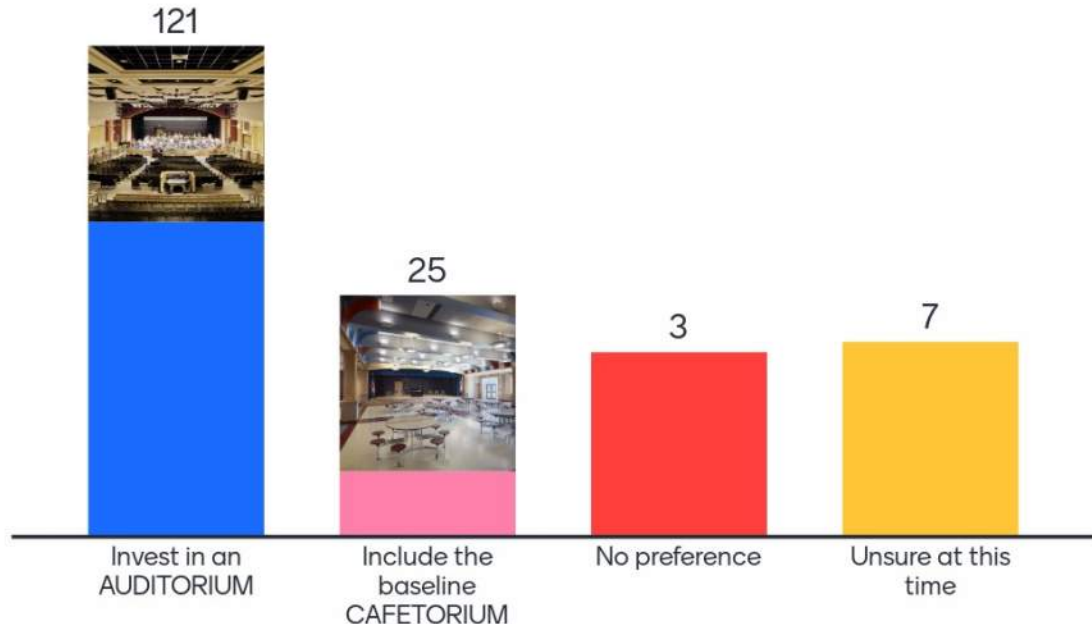
CONS

- 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



ADD/RENO



option 2A
2-story



NEW



option 3A - stepped
3/4-story



option 3B - 2 wings
2-story



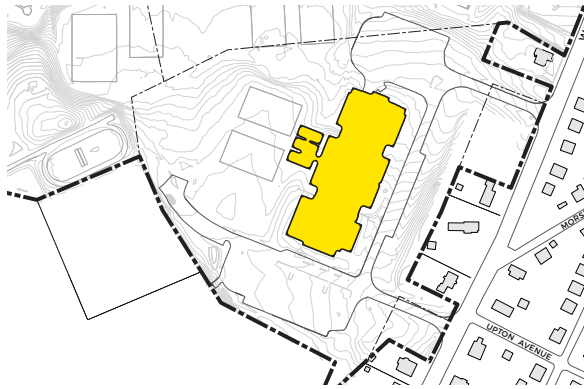
option 3C - 2 wings phased
2-story



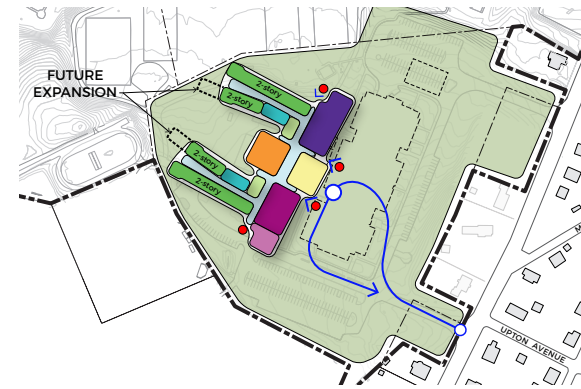
BASE REPAIR



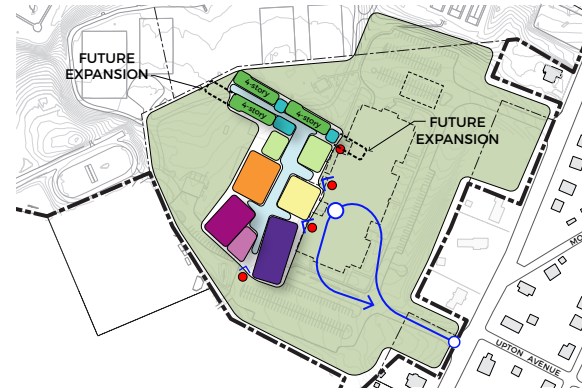
option 1
2-story



option 3D - backwards "C"
2-story



option 3E - angle
3/4-story



option 3F - linear
3/4-story



option 3A.2
Floor 1

grades 6 -8
total building:
150,060 GSF

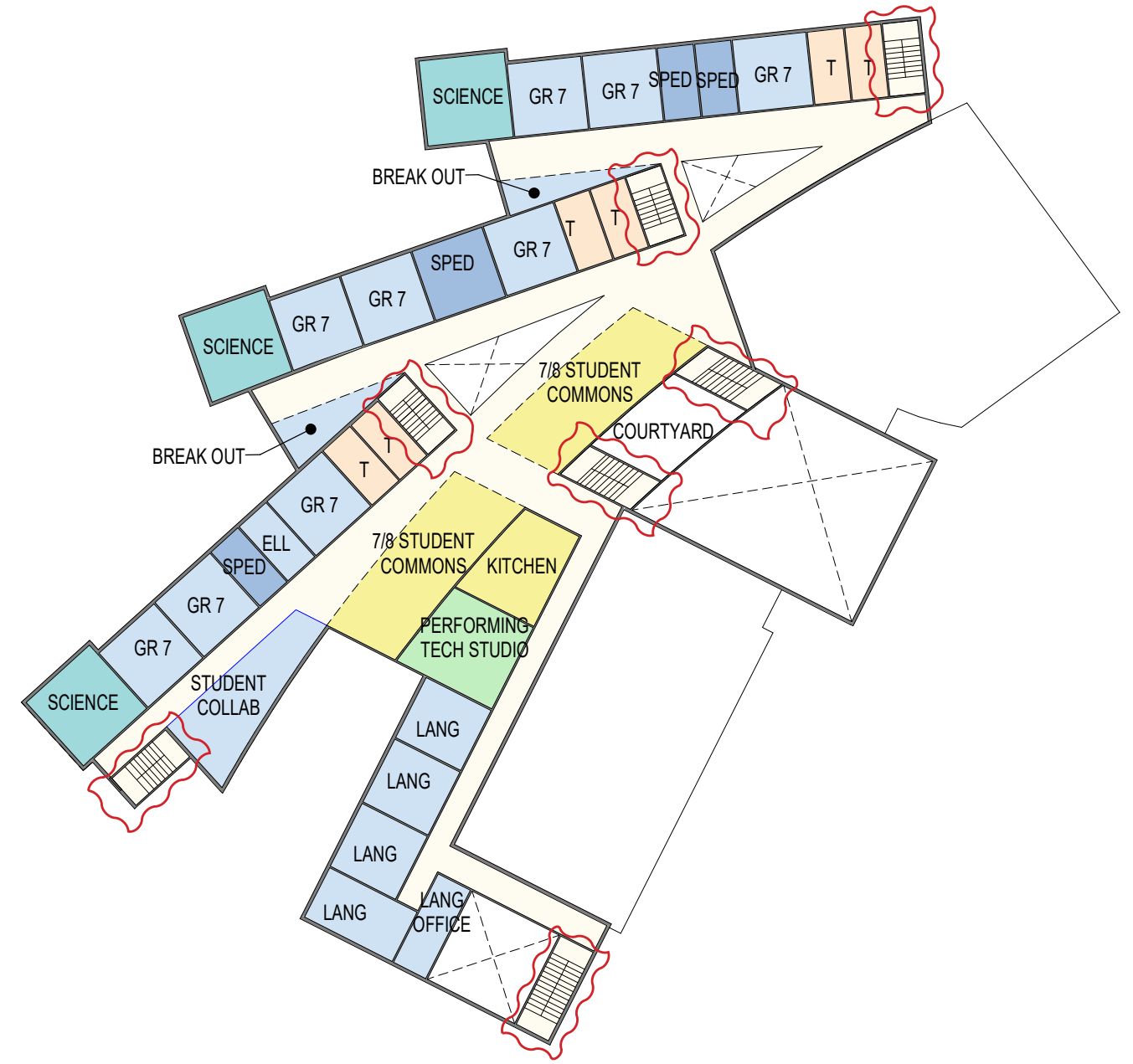
grades 5 -8
total building:
185,890 GSF



option 3A Floor 2



Floor 3



option 3A Floor 4



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

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

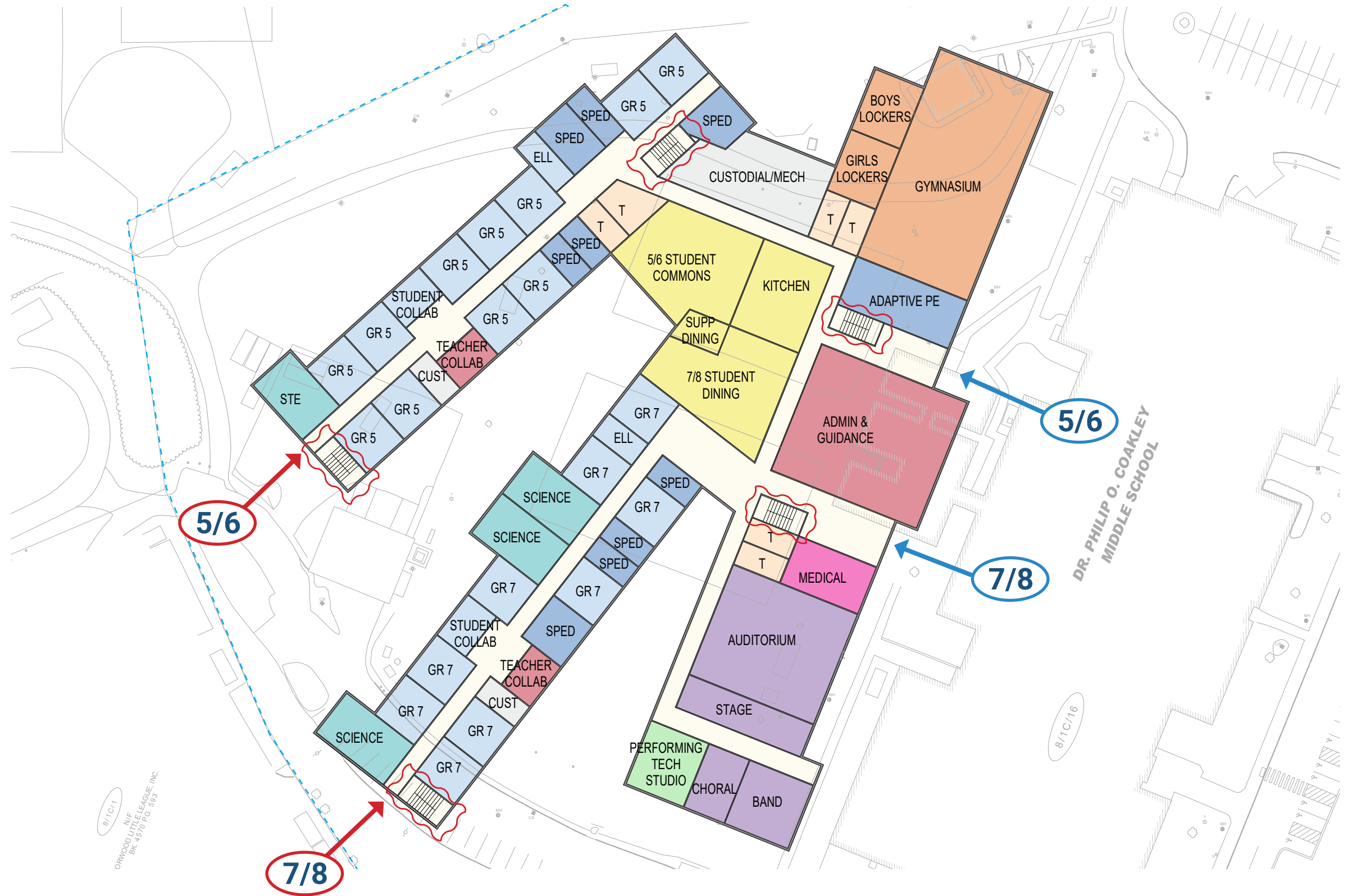
PARKING
existing: 234
6 - 8: 254
5 - 8: 319



option 3B.2
Floor 1

grades 6 -8
total building:
150,060 GSF

grades 5 -8
total building:
185,890 GSF



8/1C/1
ORWOOD LITTLE LEAGUE, INC.
BK. 4570 PG. 993

option 3B.2
Floor 2



option 3B New Construction 1/2-story

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

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



option 3F.2
Floor 1

grades 6 -8
total building:
150,060 GSF

grades 5 -8
total building:
185,890 GSF



8/1C/1
N/F
NORWOOD LITTLE LEAGUE, INC.
BK. 4570 PG. 593

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

- ◆ replication of 1 field
- ◆ addition of small 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



PSR Stage: Evaluation Criteria

Getting to a Preferred Option...

what factors should be considered?

PRELIMINARY CRITERIA


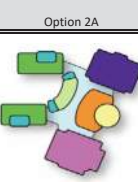
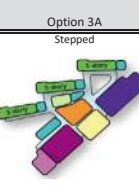
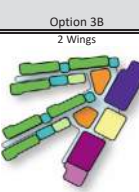
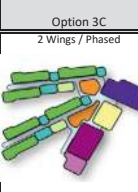
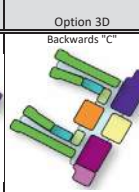
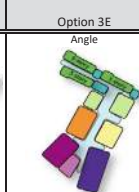
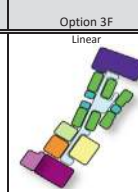
- ◆ Support Educational Goals
- ◆ Total Project Cost
- ◆ Construction Duration/Phasing
- ◆ Impact to the Existing School
- ◆ Impact to Fields & Greenspace
- ◆ Traffic / Site Circulation
- ◆ Community Use / Access
- ◆ Educational Space Daylighting

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							

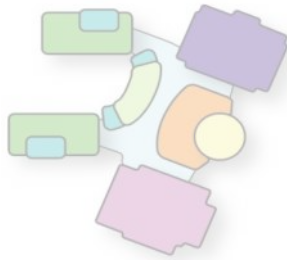

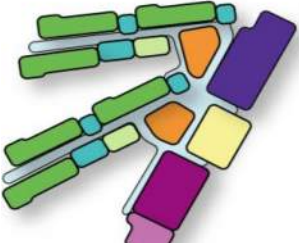
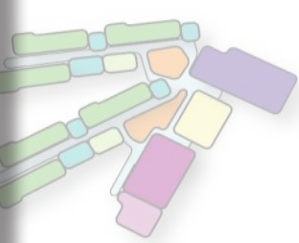
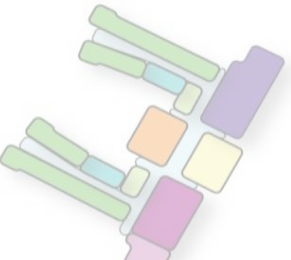

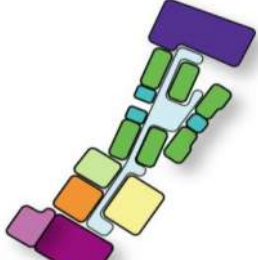
Option 1	Option 2A	Option 3A Stepped	Option 3B 2 Wings	Option 3C 2 Wings / Phased	Option 3D Backwards "C"	Option 3E Angle	Option 3F Linear
							
Base Repair	Add/Reno	New 3/4 Story	New 1/2 Story	New 1/2 Story 2 Phase	New 1/2 Story	New 3/4 Story	New 3/4 Story

BEST	GOOD	FAIR	POOR	WORST
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Project Evaluation Criteria Matrix

DRAFT 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			Green	Green				Green
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			Green	Yellow				Green
Impact to Existing Fields & Greenspace			Green	Green				Green
Traffic / Site Circulation			Green	Yellow				Green
Community Use / Accessibility			Green	Yellow				Green
Educational Space Daylighting			Green	Yellow				Green

BEST	GOOD	FAIR	POOR	WORST
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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

\$2.1 million

\$0

Estimated Construction Cost

\$56.1 million

\$100.6 - \$113.8 million

\$88.6 - \$103.7 million

\$91.7 - \$106.0 million

\$88.5 - \$103.4 million

Project Soft Costs: (25% of const cost) FF&E, Technology, A/E fees, OPM fees, contingency

\$14.0 million

\$25.1 - \$28.4 million

\$22.1 - \$25.9 million

\$22.9 - \$26.5 million

\$22.1 - \$25.8 million

Additional Add/Reno Contingency: 2%

\$2.1 - \$2.5 million

Estimated Total Project Cost

\$70.1 million

\$127.8 million
\$144.7 million

\$110.7 million
\$129.6 million

\$114.6 million
\$132.5 million

\$110.6 million
\$129.2 million

ADD for CMr (C.149A)

+ \$6.3 to \$6.9 million

+ \$5.5 to \$6.2 million

+ \$5.5 to \$6.2 million

+ \$5.5 to \$6.2 million

ADD for Synthetic Turf Field

NA

+ \$785,000

+ \$785,000

+ \$785,000

ADD for PV panels

TBD

TBD

TBD

TBD

DEDUCT for Cafetorium

NA

- \$2.9 to - \$4.6 million

- \$2.9 to - \$4.6 million

- \$2.9 to - \$4.6 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

Questions?

