

Coakley Middle School

Norwood Public Schools

Middle School Building Committee

June 7, 2021



Ai3 Architects, LLC
Compass Project Management

Agenda

May 10 2021

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

June 7, 2021

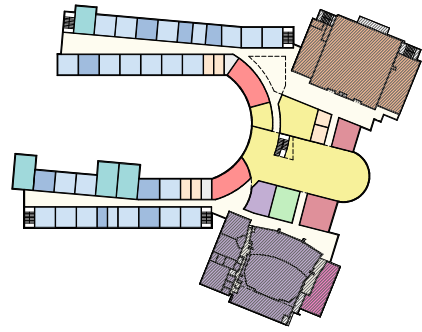
- ◆ Review Floor & Site Plan Options
- ◆ Auditorium capacity & Stage size
- ◆ Review Cost Estimates
- ◆ Review Evaluation Criteria Matrix
- ◆ VOTE on Auditorium & Stage size
- ◆ VOTE on Preferred Option



ADD/RENO



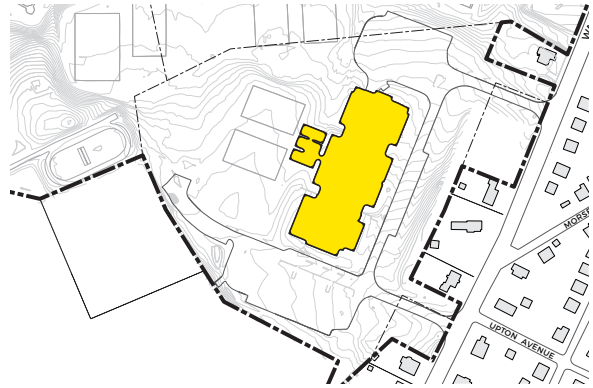
option 2A
2-story



BASE REPAIR



option 1
2-story



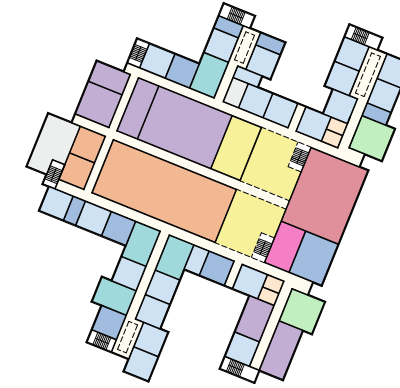
NEW



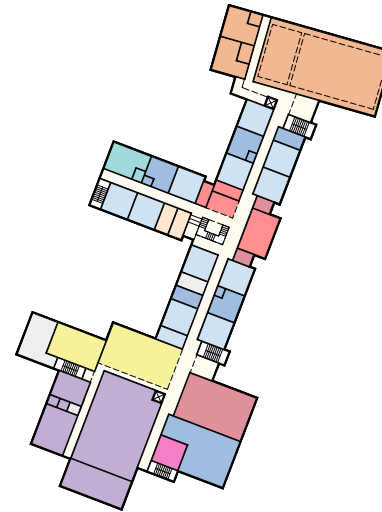
option 3A - stepped
4-story



option 3B - 2 wings
2-story



option 3F - linear
4-story



option 3H - hybrid
4-story

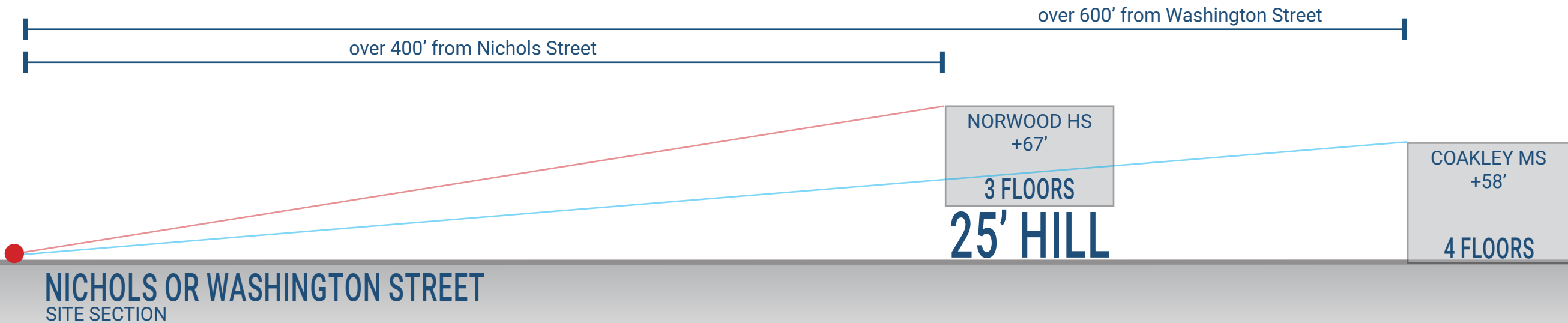
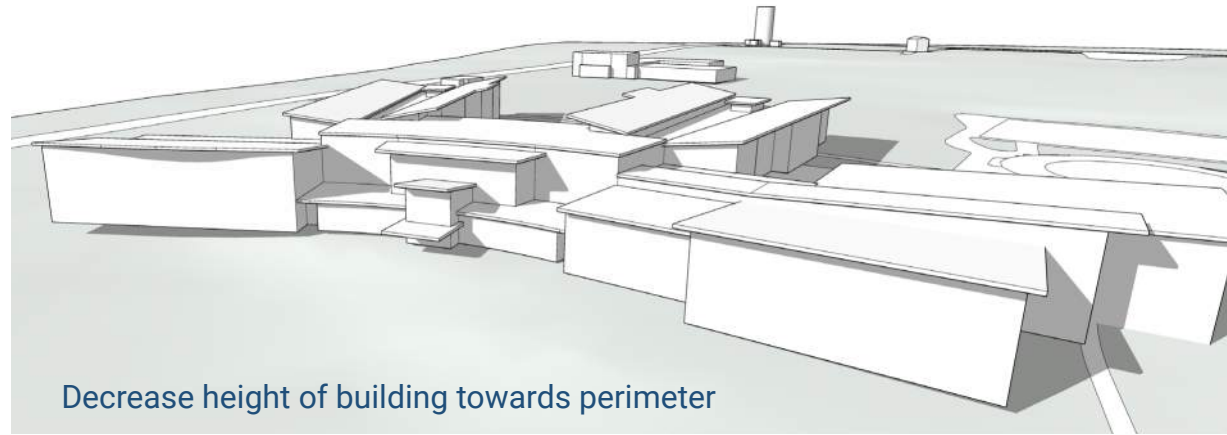


WAYS TO SCALE DOWN A BUILDING

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

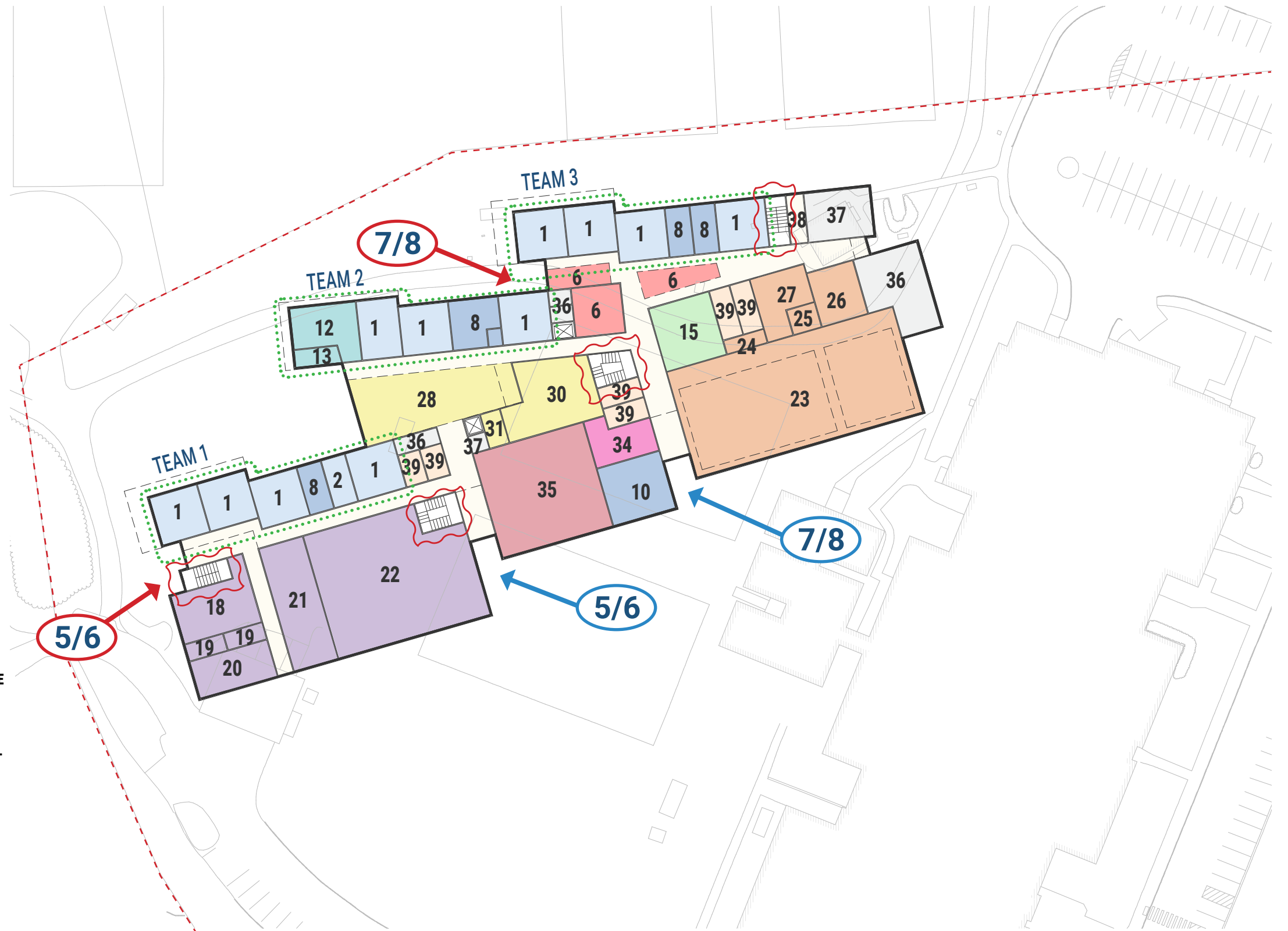
utilize multiple materials (colors, textures, orientation)

increase the height of the "base" of the building



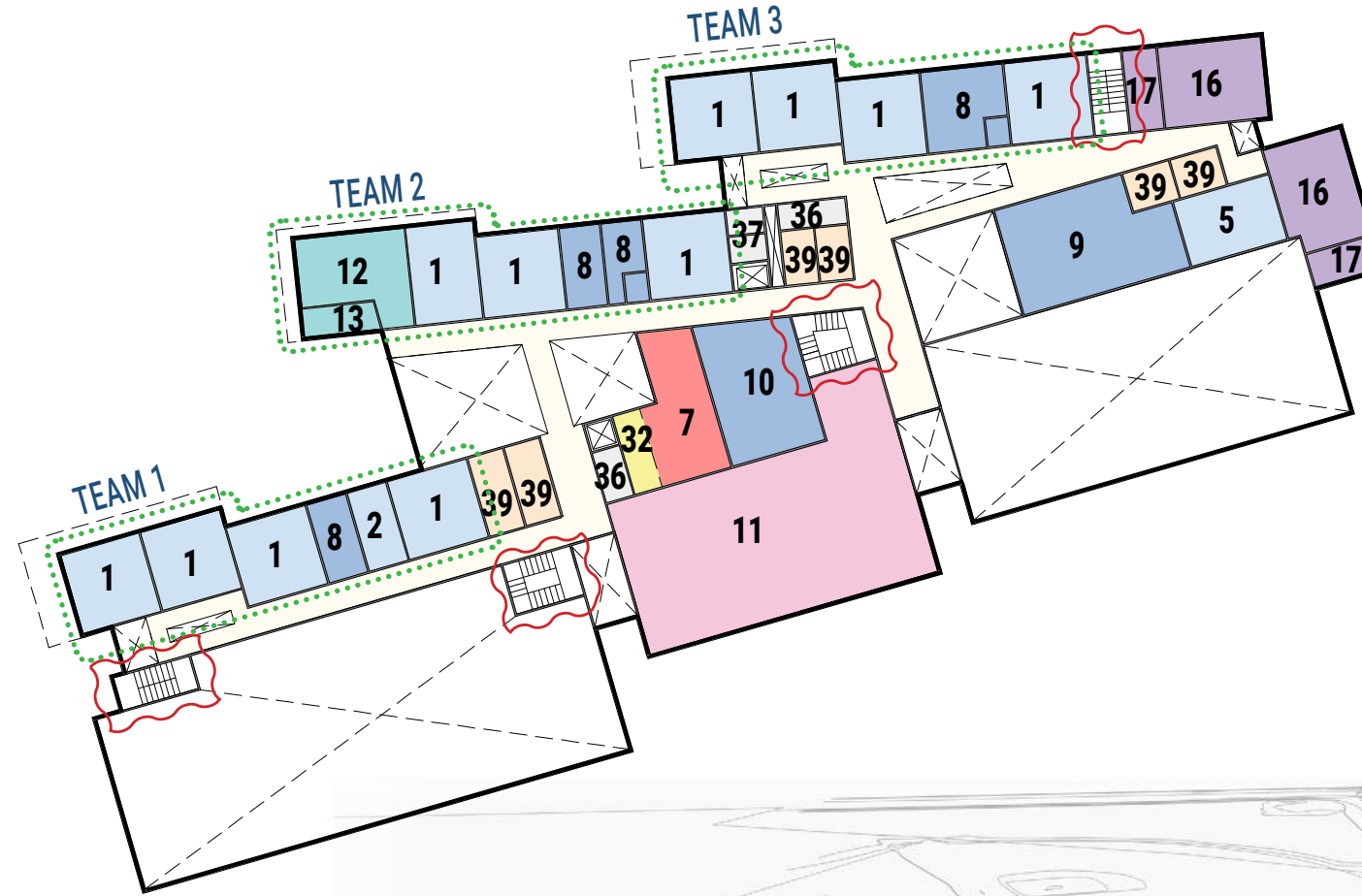
option 3A Floor 1

- CORE ACADEMIC**
 - 1 CLASSROOM
 - 2 ELL
 - 3 WORLD LANGUAGE
 - 4 WORLD LANGUAGE OFFICE
 - 5 HEALTH CLASSROOM
- COLLABORATION**
 - 6 STUDENT COLLABORATION
 - 7 TEACHER COLLABORATION
- SPECIAL EDUCATION**
 - 8 SPED ROOM
 - 9 ADAPTIVE P.E.
 - 10 SPED OFFICES
- MEDIA CENTER**
 - 11 MEDIA CENTER/READING
- HEALTH & PHYSICAL EDUCATION**
 - 23 GYMNASIUM
 - 24 STOREROOM
 - 25 HEALTH INSTRUCTOR'S OFFICE
 - 26 BOYS LOCKER ROOM
 - 27 GIRLS LOCKER ROOM
- DINING & FOOD SERVICE**
 - 28 5/6 STUDENT DINING
 - 29 7/8 STUDENT DINING
 - 30 KITCHEN
 - 31 STORAGE
 - 32 STAFF DINING
 - 33 SUPPLEMENTAL DINING
- SCIENCE/STE**
 - 12 SCIENCE/STE
 - 13 PREP/STORAGE
- VOCATIONS & TECHNOLOGY**
 - 14 VIRTUAL REALITY LAB
 - 15 PERFORMANCE TECHNOLOGY STUDIO
- ART & MUSIC & OTHER**
 - 16 ART CLASSROOM
 - 17 ART WORKROOM
 - 18 BAND/CHORUS
 - 19 ENSEMBLE
 - 20 CHORAL
 - 21 STAGE
 - 22 AUDITORIUM
- MEDICAL**
 - 34 MEDICAL SUITE
- ADMINISTRATION**
 - 35 ADMIN SUITE
- CUSTODIAL & MAINTENANCE**
 - 36 CUSTODIAL
 - 37 MEP
- CIRCULATION AND SUPPORT**
 - 38 LITERACY ROOM
- TOILET ROOMS**
 - 39 TOILET ROOMS



option 3A Floor 2

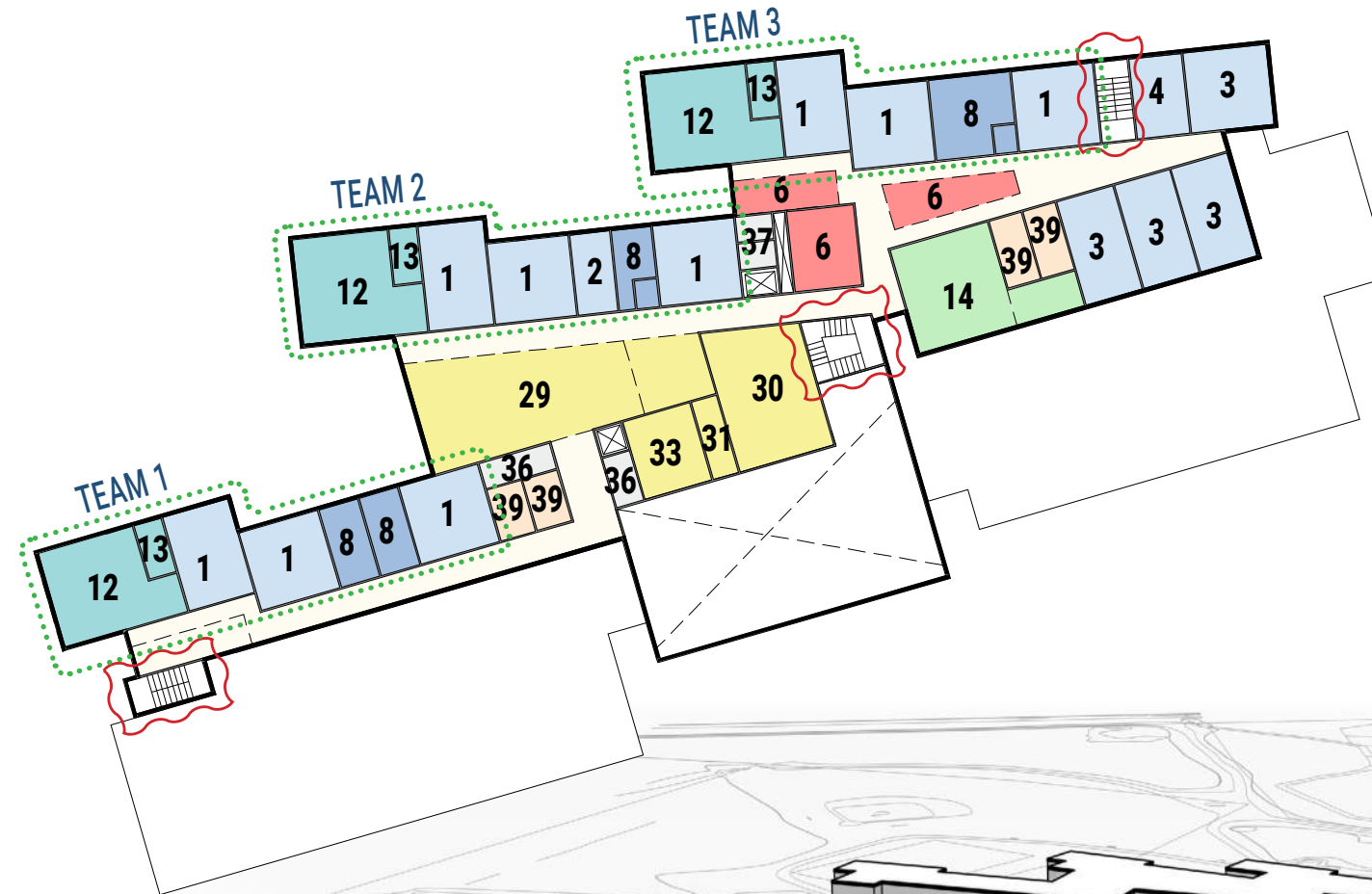
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option 3A

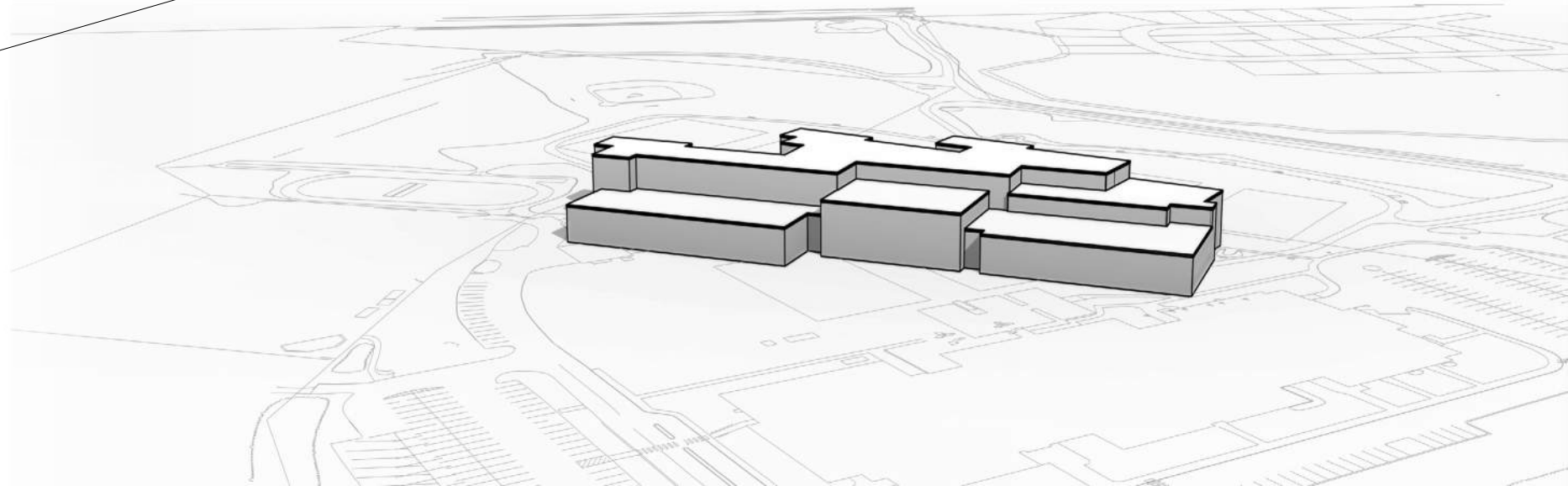
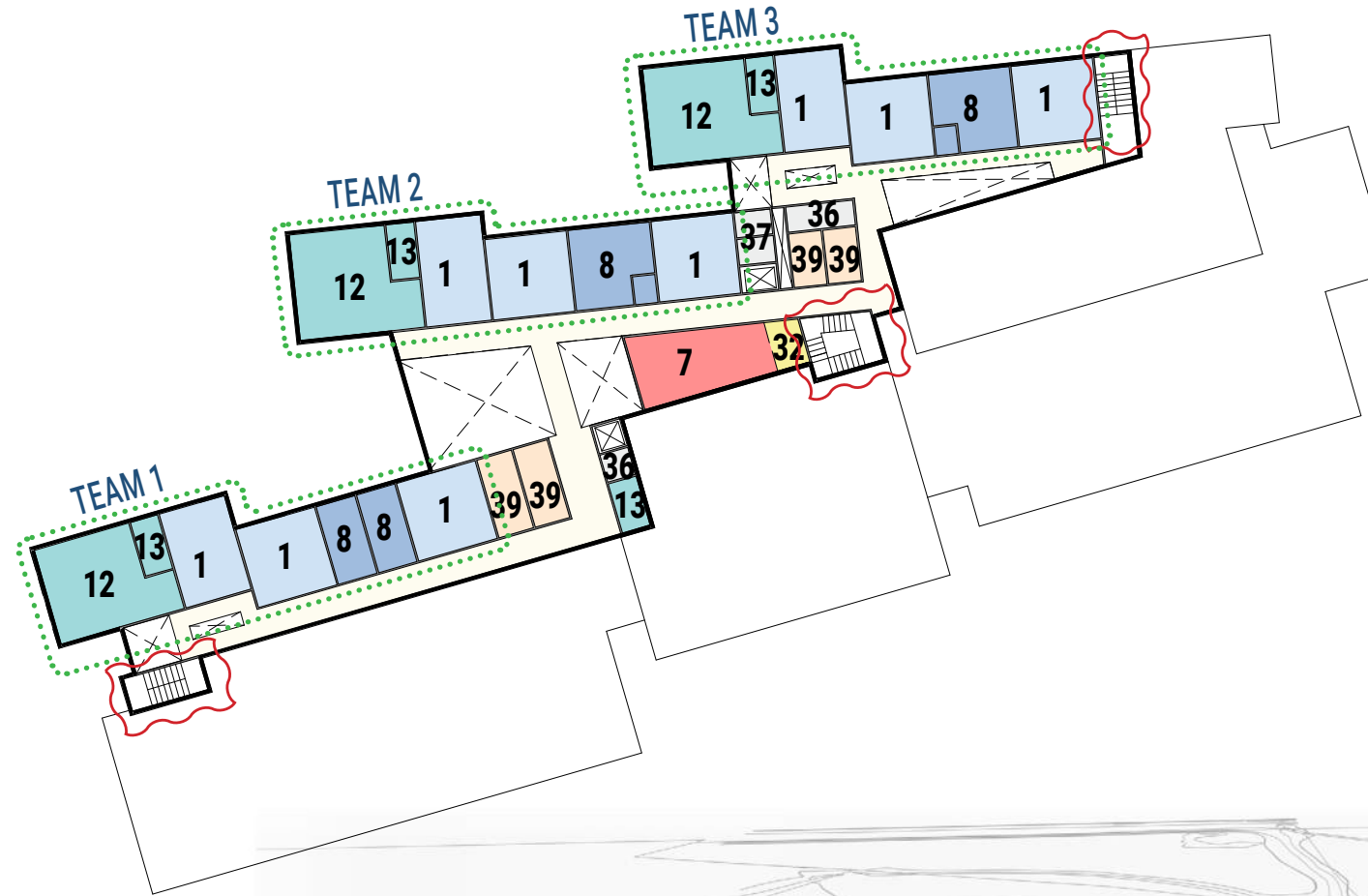
Floor 3

- CORE ACADEMIC**
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 - 4 WORLD LANGUAGE OFFICE
 - 5 HEALTH CLASSROOM
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 - 6 STUDENT COLLABORATION
 - 7 TEACHER COLLABORATION
- SPECIAL EDUCATION**
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- ADMINISTRATION**
 - 35 ADMIN SUITE
- CUSTODIAL & MAINTENANCE**
 - 36 CUSTODIAL
 - 37 MEP
- CIRCULATION AND SUPPORT**
 - 38 LITERACY ROOM
- TOILET ROOMS**
 - 39 TOILET ROOMS



option 3A Floor 4

- CORE ACADEMIC**
 - 1 CLASSROOM
 - 2 ELL
 - 3 WORLD LANGUAGE
 - 4 WORLD LANGUAGE OFFICE
 - 5 HEALTH CLASSROOM
- COLLABORATION**
 - 6 STUDENT COLLABORATION
 - 7 TEACHER COLLABORATION
- SPECIAL EDUCATION**
 - 8 SPED ROOM
 - 9 ADAPTIVE P.E.
 - 10 SPED OFFICES
- MEDIA CENTER**
 - 11 MEDIA CENTER/READING
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 - 27 GIRLS LOCKER ROOM
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 - 33 SUPPLEMENTAL DINING
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 - 12 SCIENCE/STE
 - 13 PREP/STORAGE
- VOCATIONS & TECHNOLOGY**
 - 14 VIRTUAL REALITY LAB
 - 15 PERFORMANCE TECHNOLOGY STUDIO
- ART & MUSIC & OTHER**
 - 16 ART CLASSROOM
 - 17 ART WORKROOM
 - 18 BAND/CHORUS
 - 19 ENSEMBLE
 - 20 CHORAL
 - 21 STAGE
 - 22 AUDITORIUM
- MEDICAL**
 - 34 MEDICAL SUITE
- ADMINISTRATION**
 - 35 ADMIN SUITE
- CUSTODIAL & MAINTENANCE**
 - 36 CUSTODIAL
 - 37 MEP
- CIRCULATION AND SUPPORT**
 - 38 LITERACY ROOM
- TOILET ROOMS**
 - 39 TOILET ROOMS



option 3A - stepped New Construction 4-story

- ◆ replication of 1 field
- ◆ large outdoor playspace
- ◆ additional parking
- ◆ full perimeter access
- ◆ distributed student pick-up & drop-off
- ◆ concessions would be demo'd & rebuilt
- ◆ new building avoids existing modulares
- ◆ bus parking remains on-site

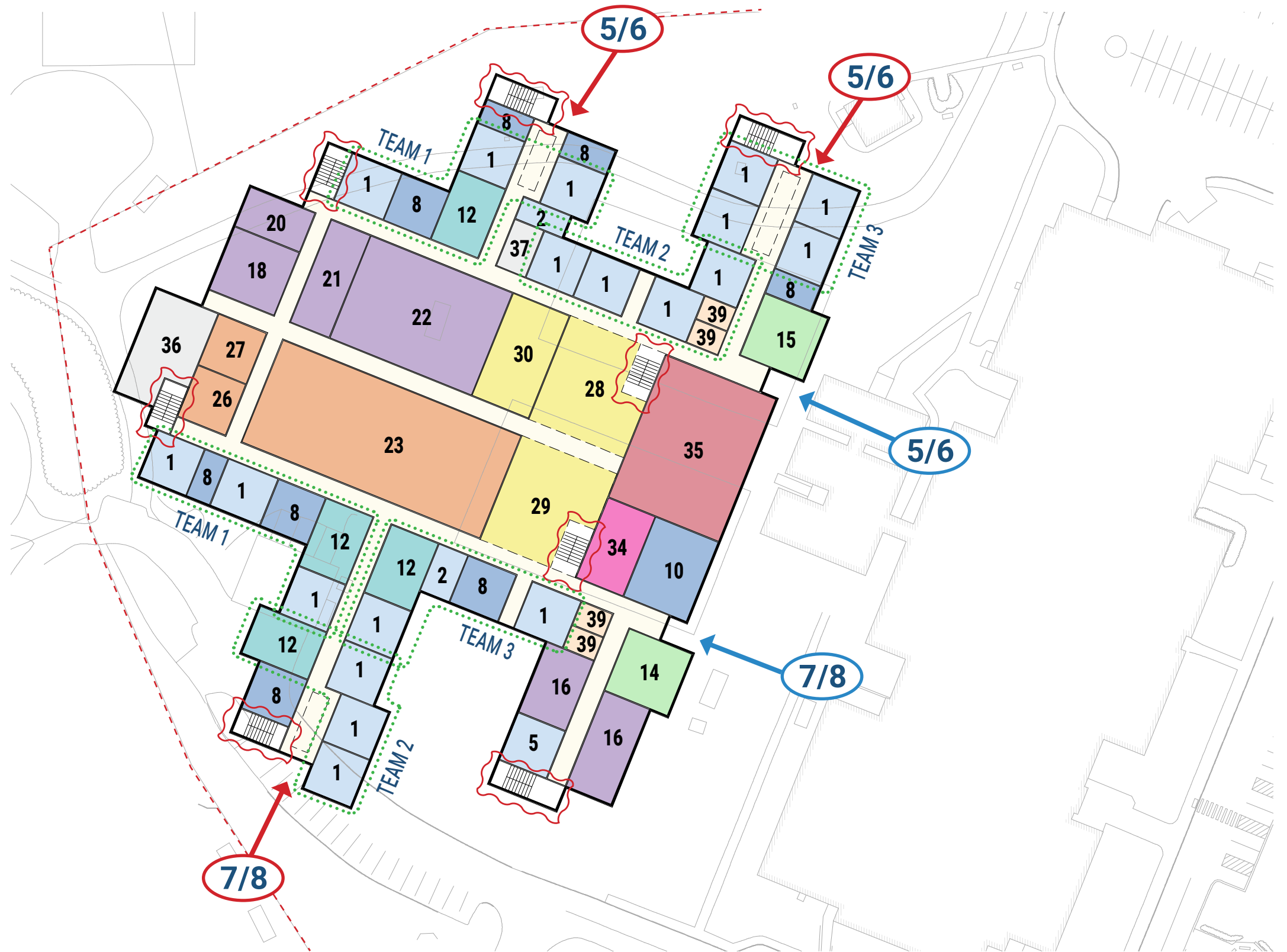
- Parent drop-off
- Bus drop-off

PARKING
existing: 234
5-8: 319



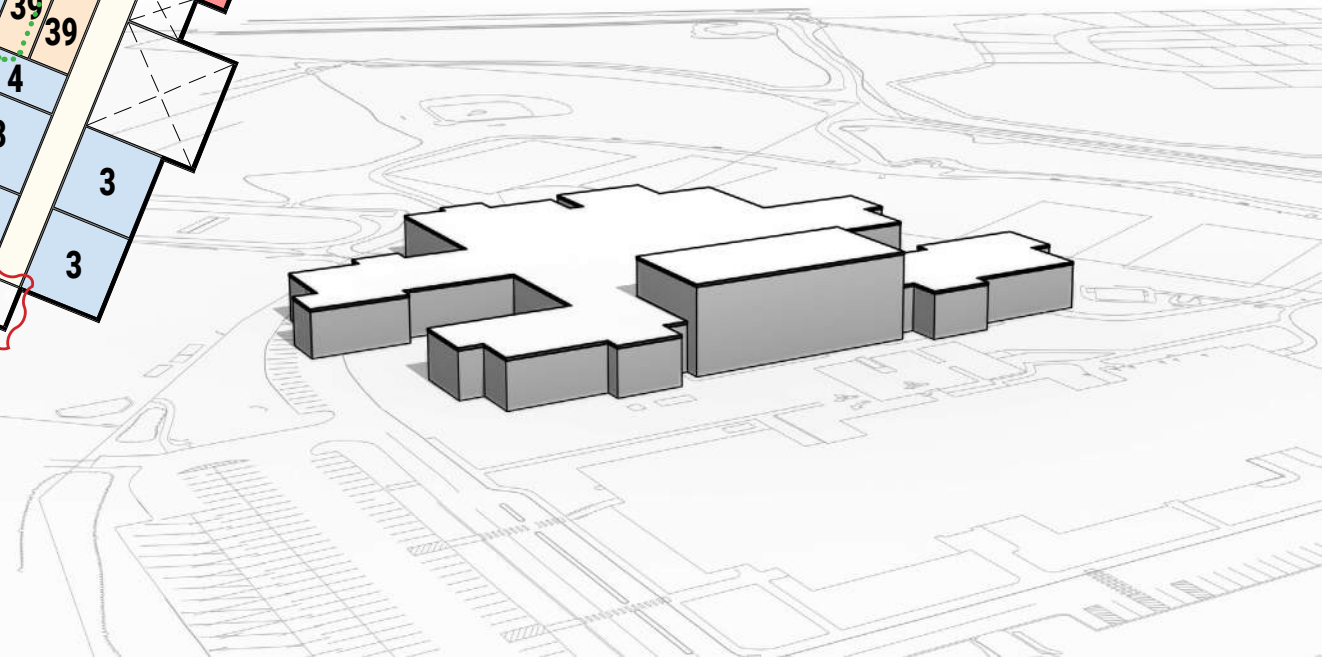
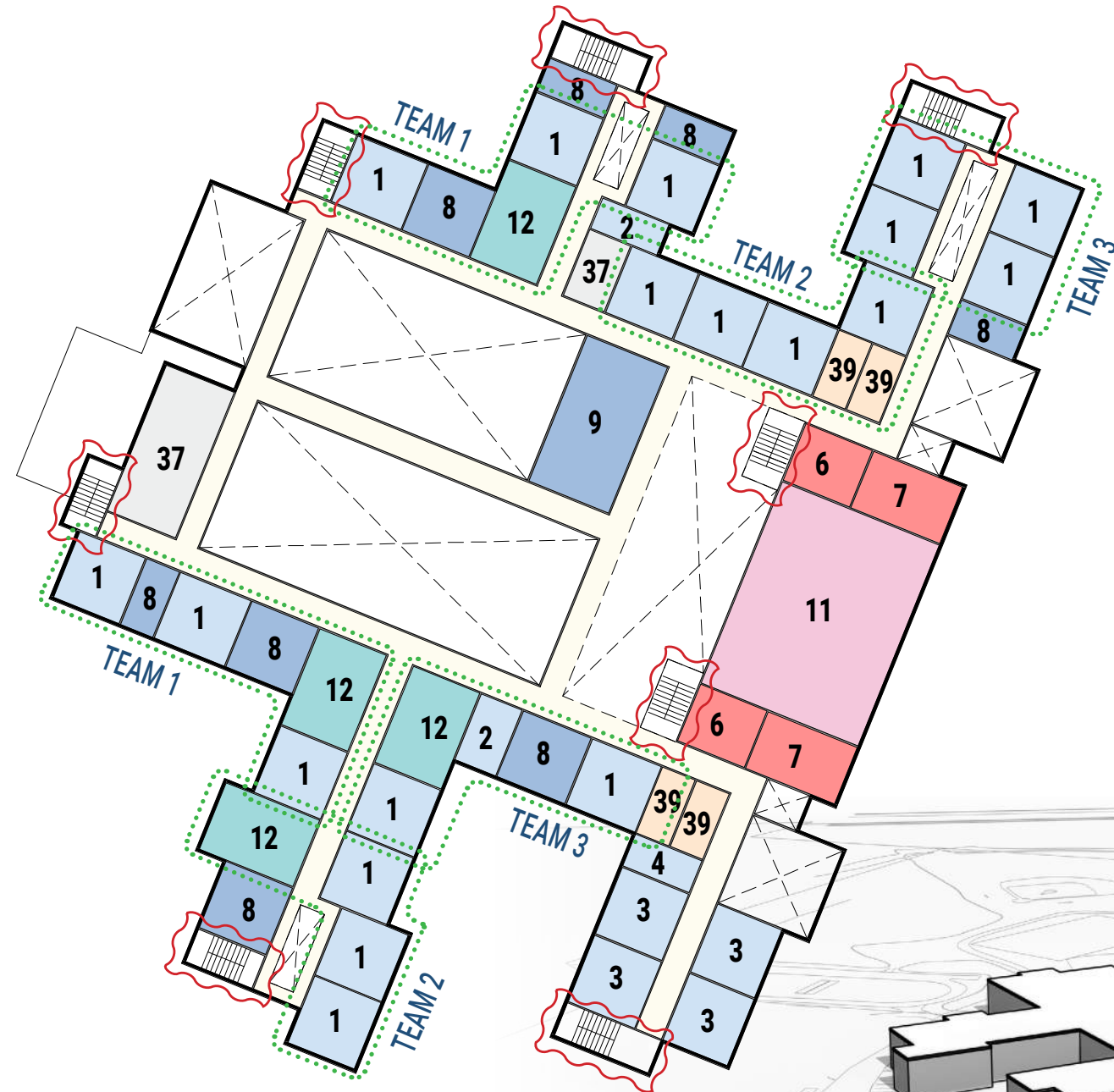
option 3B Floor 1

- | | |
|--|------------------------------------|
| CORE ACADEMIC | SCIENCE/STE |
| 1 CLASSROOM | 12 SCIENCE/STE |
| 2 ELL | 13 PREP/STORAGE |
| 3 WORLD LANGUAGE | |
| 4 WORLD LANGUAGE OFFICE | VOCATIONS & TECHNOLOGY |
| 5 HEALTH CLASSROOM | 14 VIRTUAL REALITY LAB |
| | 15 PERFORMANCE TECHNOLOGY STUDIO |
| COLLABORATION | |
| 6 STUDENT COLLABORATION | ART & MUSIC & OTHER |
| 7 TEACHER COLLABORATION | 16 ART CLASSROOM |
| | 17 ART WORKROOM |
| SPECIAL EDUCATION | 18 BAND/CHORUS |
| 8 SPED ROOM | 19 ENSEMBLE |
| 9 ADAPTIVE P.E. | 20 CHORAL |
| 10 SPED OFFICES | 21 STAGE |
| | 22 AUDITORIUM |
| MEDIA CENTER | |
| 11 MEDIA CENTER/READING | MEDICAL |
| | 34 MEDICAL SUITE |
| HEALTH & PHYSICAL EDUCATION | ADMINISTRATION |
| 23 GYMNASIUM | 35 ADMIN SUITE |
| 24 STOREROOM | |
| 25 HEALTH INSTRUCTOR'S OFFICE | CUSTODIAL & MAINTENANCE |
| 26 BOYS LOCKER ROOM | 36 CUSTODIAL |
| 27 GIRLS LOCKER ROOM | 37 MEP |
| | CIRCULATION AND SUPPORT |
| DINING & FOOD SERVICE | 38 LITERACY ROOM |
| 28 5/6 STUDENT DINING | TOILET ROOMS |
| 29 7/8 STUDENT DINING | 39 TOILET ROOMS |
| 30 KITCHEN | |
| 31 STORAGE | |
| 32 STAFF DINING | |
| 33 SUPPLEMENTAL DINING | |



option 3B Floor 2

- CORE ACADEMIC**
 - 1 CLASSROOM
 - 2 ELL
 - 3 WORLD LANGUAGE
 - 4 WORLD LANGUAGE OFFICE
 - 5 HEALTH CLASSROOM
- COLLABORATION**
 - 6 STUDENT COLLABORATION
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 - 36 CUSTODIAL
 - 37 MEP
- CIRCULATION AND SUPPORT**
 - 38 LITERACY ROOM
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 - 39 TOILET ROOMS



option 3B - 2 wings
New Construction
2-story

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

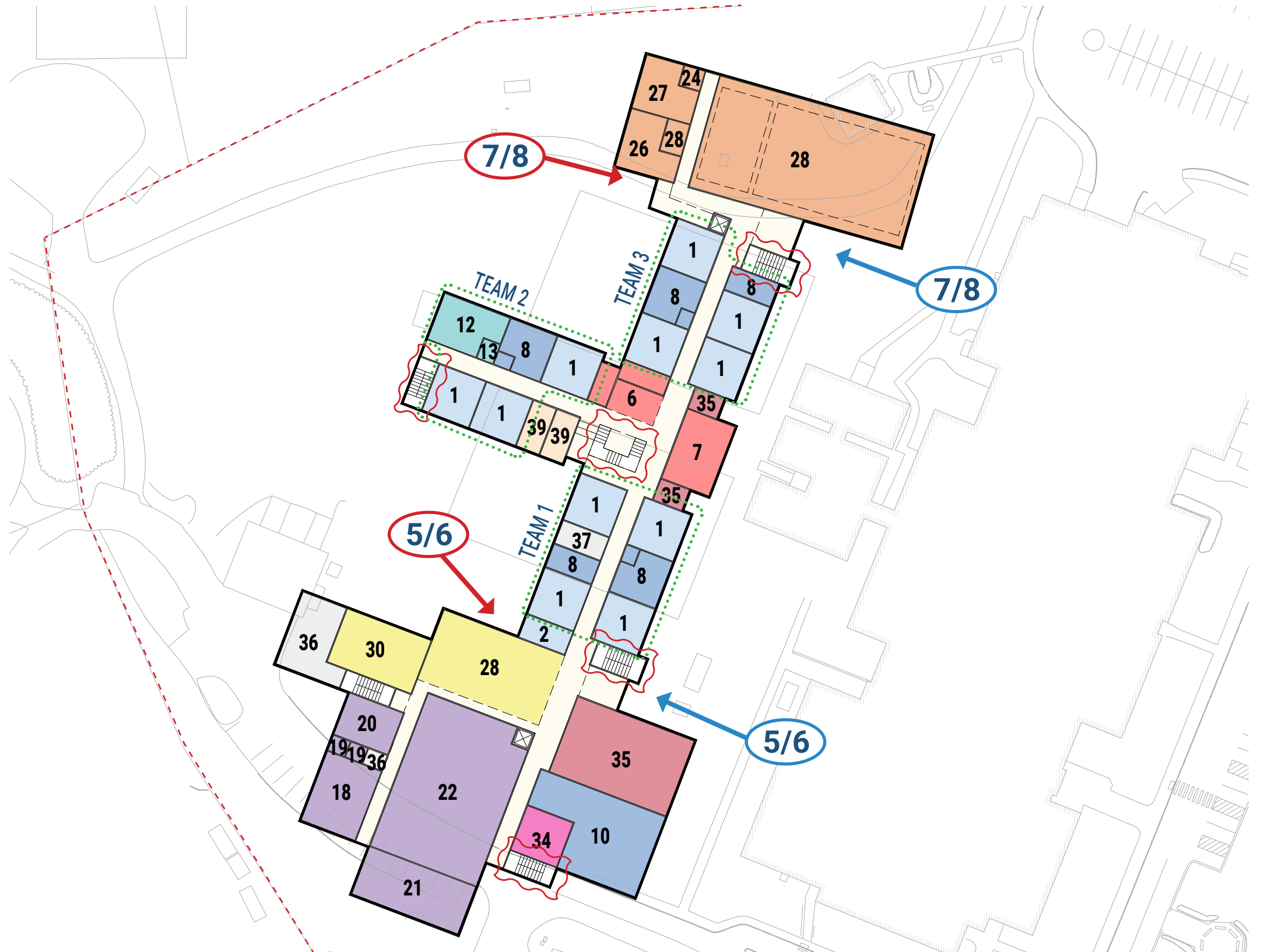
- Parent drop-off
- Bus drop-off

PARKING
existing: 234
5 - 8: 319



option 3F Floor 1

- CORE ACADEMIC**
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 - 4 WORLD LANGUAGE OFFICE
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option 3F

Floor 2

Floor 3

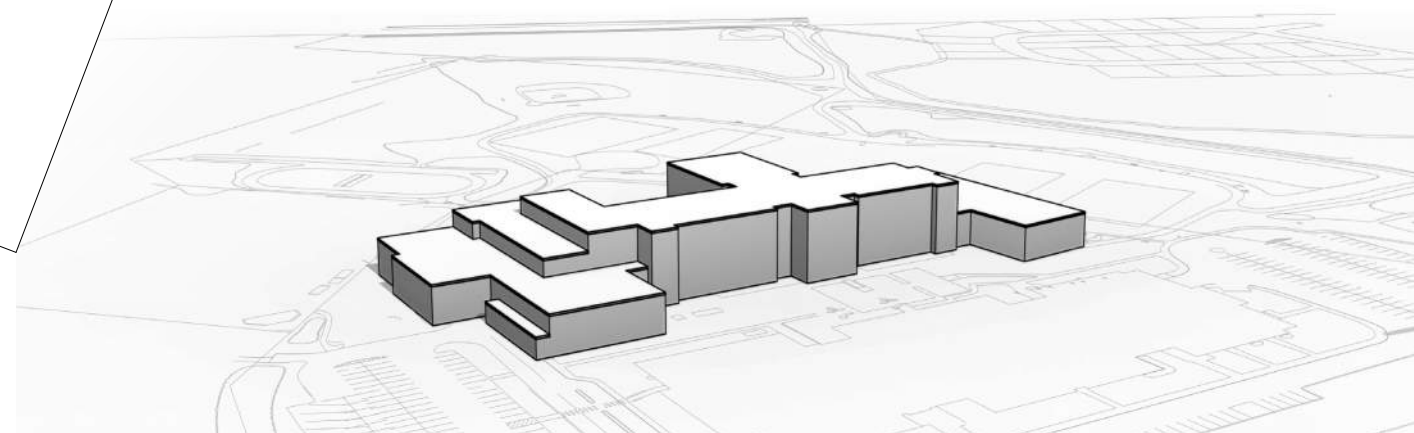
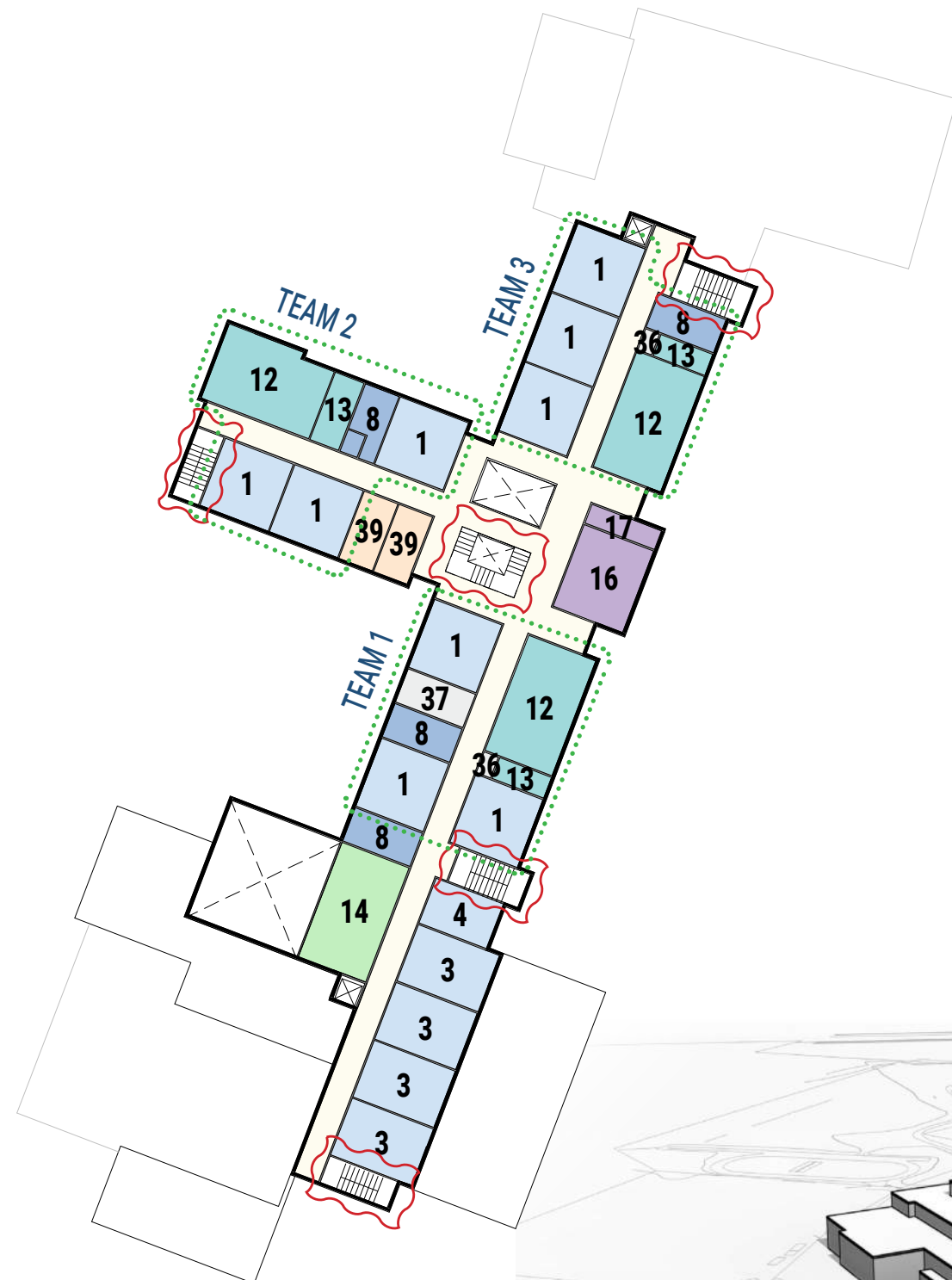
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- TOILET ROOMS**
 - 39 TOILET ROOMS



option 3F

Floor 4

- CORE ACADEMIC**
 - 1 CLASSROOM
 - 2 ELL
 - 3 WORLD LANGUAGE
 - 4 WORLD LANGUAGE OFFICE
 - 5 HEALTH CLASSROOM
- COLLABORATION**
 - 6 STUDENT COLLABORATION
 - 7 TEACHER COLLABORATION
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 - 39 TOILET ROOMS



option 3F - linear New Construction 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

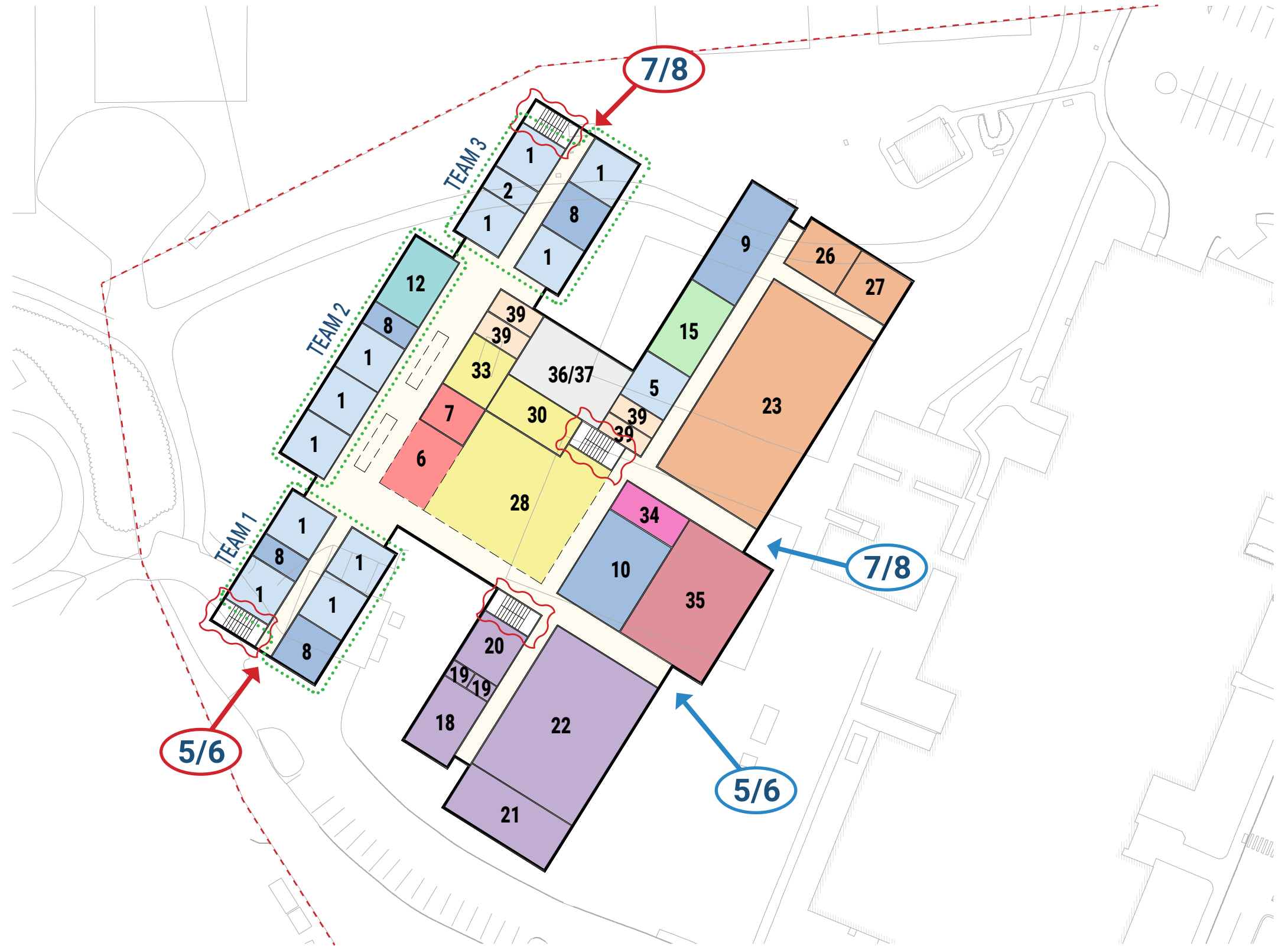
- Parent drop-off
- Bus drop-off

PARKING
existing: 234
5 - 8: 319



option 3H Floor 1

- CORE ACADEMIC**
 - 1 CLASSROOM
 - 2 ELL
 - 3 WORLD LANGUAGE
 - 4 WORLD LANGUAGE OFFICE
 - 5 HEALTH CLASSROOM
- COLLABORATION**
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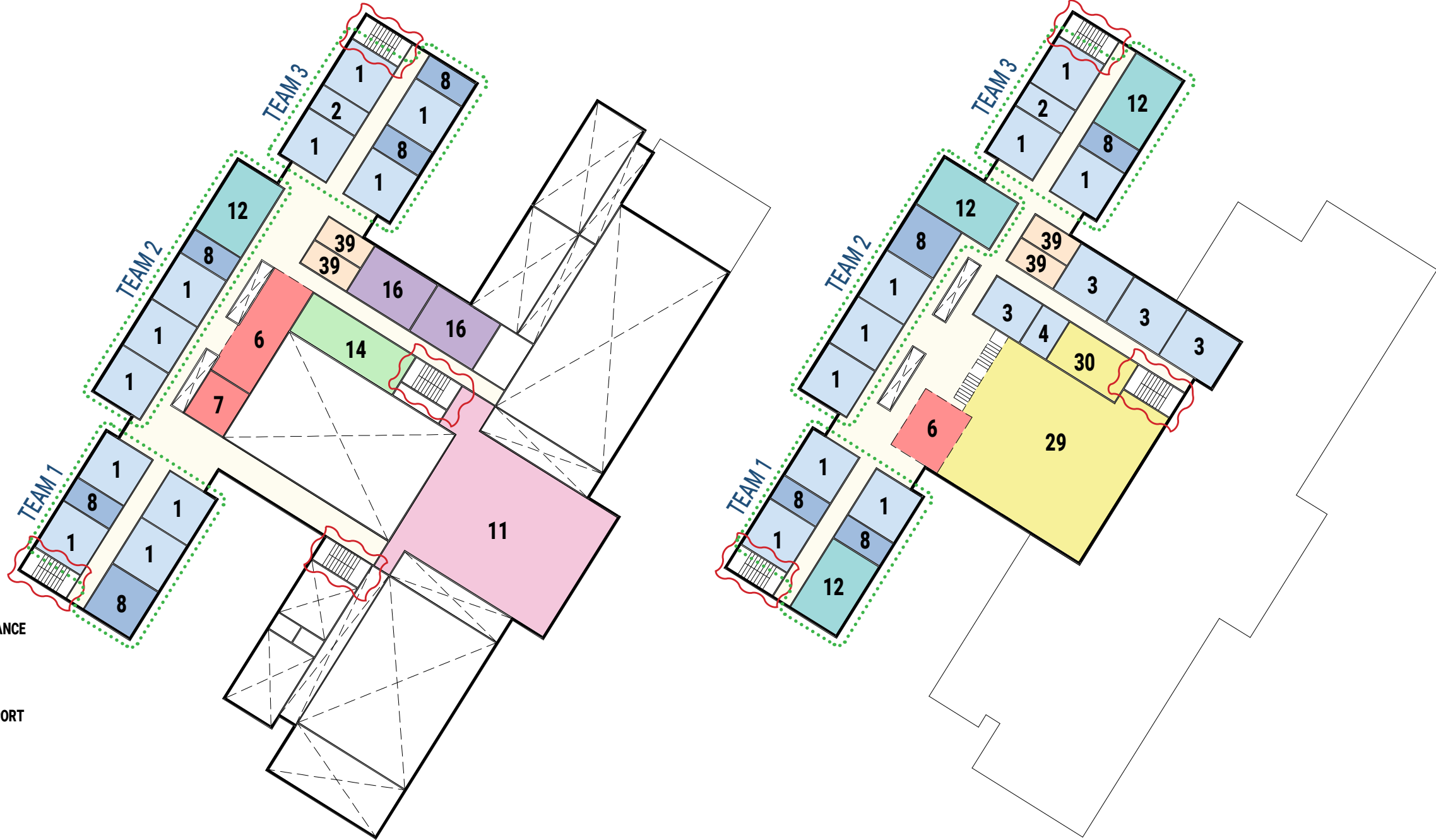


option 3H

Floor 2

Floor 3

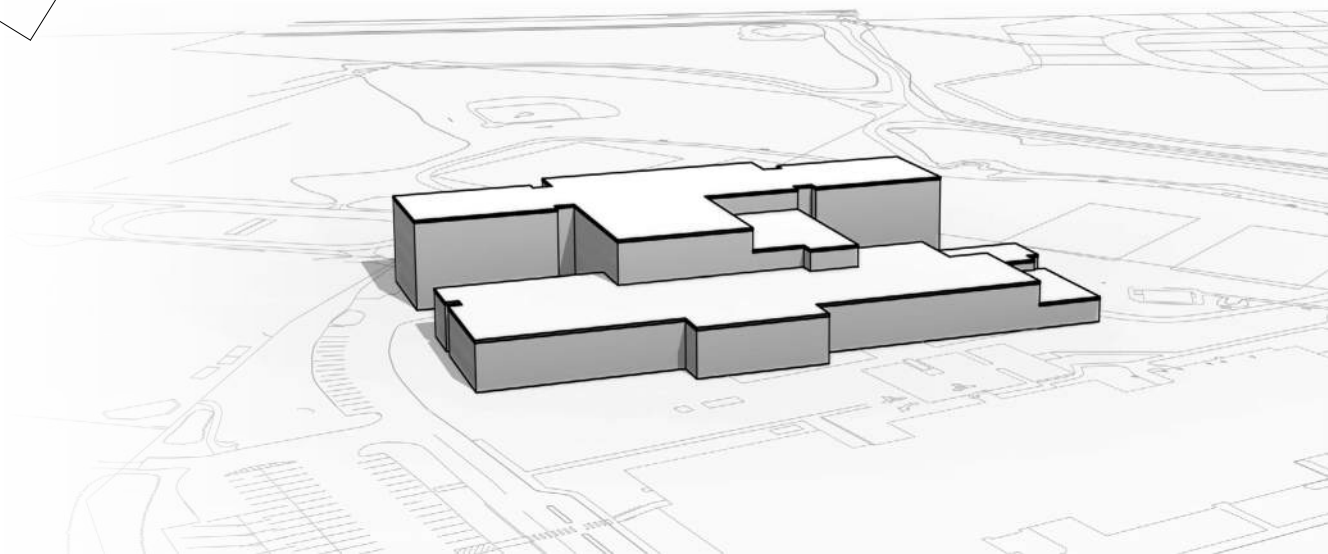
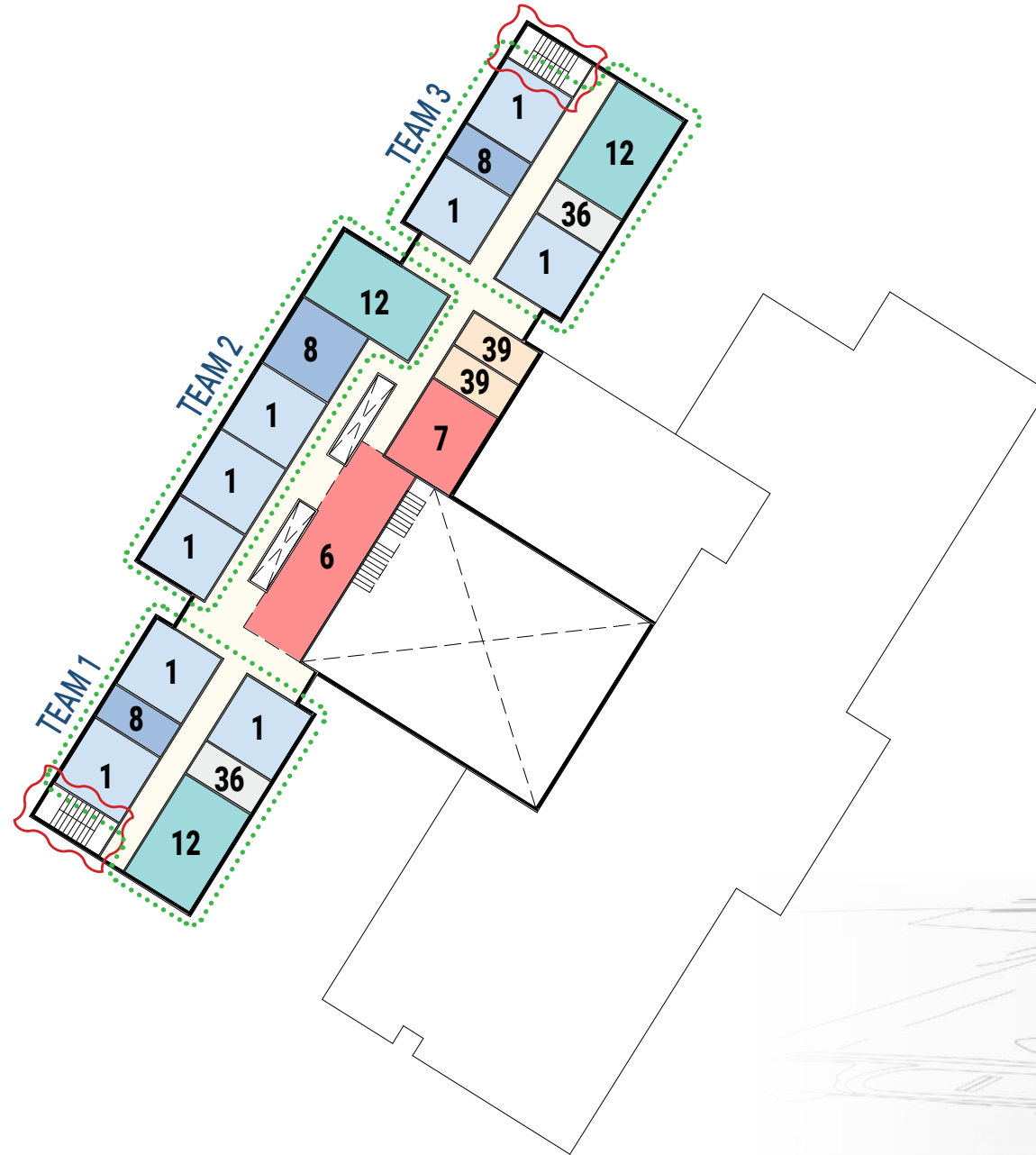
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- MEDICAL**
 - 34 MEDICAL SUITE
- ADMINISTRATION**
 - 35 ADMIN SUITE
- CUSTODIAL & MAINTENANCE**
 - 36 CUSTODIAL
 - 37 MEP
- CIRCULATION AND SUPPORT**
 - 38 LITERACY ROOM
- TOILET ROOMS**
 - 39 TOILET ROOMS



option 3H

Floor 4

- CORE ACADEMIC**
 - 1 CLASSROOM
 - 2 ELL
 - 3 WORLD LANGUAGE
 - 4 WORLD LANGUAGE OFFICE
 - 5 HEALTH CLASSROOM
- COLLABORATION**
 - 6 STUDENT COLLABORATION
 - 7 TEACHER COLLABORATION
- SPECIAL EDUCATION**
 - 8 SPED ROOM
 - 9 ADAPTIVE P.E.
 - 10 SPED OFFICES
- MEDIA CENTER**
 - 11 MEDIA CENTER/READING
- HEALTH & PHYSICAL EDUCATION**
 - 23 GYMNASIUM
 - 24 STOREROOM
 - 25 HEALTH INSTRUCTOR'S OFFICE
 - 26 BOYS LOCKER ROOM
 - 27 GIRLS LOCKER ROOM
- DINING & FOOD SERVICE**
 - 28 5/6 STUDENT DINING
 - 29 7/8 STUDENT DINING
 - 30 KITCHEN
 - 31 STORAGE
 - 32 STAFF DINING
 - 33 SUPPLEMENTAL DINING
- SCIENCE/STE**
 - 12 SCIENCE/STE
 - 13 PREP/STORAGE
- VOCATIONS & TECHNOLOGY**
 - 14 VIRTUAL REALITY LAB
 - 15 PERFORMANCE TECHNOLOGY STUDIO
- ART & MUSIC & OTHER**
 - 16 ART CLASSROOM
 - 17 ART WORKROOM
 - 18 BAND/CHORUS
 - 19 ENSEMBLE
 - 20 CHORAL
 - 21 STAGE
 - 22 AUDITORIUM
- MEDICAL**
 - 34 MEDICAL SUITE
- ADMINISTRATION**
 - 35 ADMIN SUITE
- CUSTODIAL & MAINTENANCE**
 - 36 CUSTODIAL
 - 37 MEP
- CIRCULATION AND SUPPORT**
 - 38 LITERACY ROOM
- TOILET ROOMS**
 - 39 TOILET ROOMS



option 3H - hybrid
New Construction
4-story

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

- Parent drop-off
- Bus drop-off

PARKING
 existing: 234
 5 - 8: 319



PORTRAIT OF A NORWOOD GRADUATE

In Norwood, the Portrait of the Graduate includes 5 C's. Two of these C's are **"CREATORS"** and **"COMMUNICATORS"**, as you can see below. We value what the Fine Arts programming and performance opportunities offer and teach our students; and we want to provide a space that is safe, conducive to our educational goals, and welcoming to the entire Norwood Community.

Creators

- Ask questions driven by curiosity
- Design innovative solutions and products
- Take risks and persevere throughout the process
- Think independently

Communicators

- Listen and speak effectively
- Write for diverse audiences and purposes
- Express through various mediums
- Ensure all voices and ideas are heard and expressed



DISTRICT WIDE RESOURCE

PROS OF AUDITORIUM

- 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

- ◆ The Rec Center and Impact Norwood utilize Coakley Middle School, including the auditorium.
- ◆ No appropriate performance space at any of the elementary schools. All concert are videotaped and broadcast over NCM. A middle school auditorium would provide a performance space for elementary concerts and could accommodate an audience.
- ◆ On occasion when the HS auditorium is too large, a venue of this size would be an excellent option for smaller performances such as recitals and chamber music.
- ◆ Could be used in tandem to the High School. (ie move Town Meeting to CMS, and then have the HS space for other school programming that currently gets canceled or abridged)

From Paul Riccardi

12-15 times a year, renters are shut out of the High School auditorium due to an abundance of requests. These potential renters DO NOT use CMS as an alternative due to the current inadequacies with the stage/auditorium.

From Hugh Galligan

Competing interests usually occur between High School needs and community needs. For example, a community/private organization may have reserved the space for an event and as it turns out we actually could use the space and have to work around it. As an example, this happens a lot for dance recitals or similar events. This happens on both nights and weekends.

For our annual events, we book them a year out. I would say there are a half dozen times a year where we have to work around private/community events held in the space and would have used the space had it not already been rented out.

From Cathy Moen

We have been displaced multiple times by Town Meeting.



AUDITORIUM CAPACITY

5 - 8

grade configuration - 1,070 students

1/2 enrollment	535 seats	auditorium = 5,500 SF
1/2 enrollment plus staff	600 seats	auditorium = 6,600 SF
	700 seats	auditorium = 7,700 SF
	800 seats	auditorium = 8,800 SF
High School capacity	800 seats	auditorium = 8,860 SF
Coakley existing capacity	850 seats	auditorium = 8,320 SF

MSBA caps size of auditorium & associated spaces at 13,300 SF



STAGE SIZE

WHAT ARE THE BENEFITS OF A 2,000 SF STAGE:

1,600 sf = MSBA standard size
1,950 sf = existing Coakley size
2,150 sf = Norwood High School size

Stage Size: Instrumentalists need space to play their instruments

Instruments can be large:

- tympani
- drums
- marimbas
- xylophones

CMS band enrollment up to 100 students

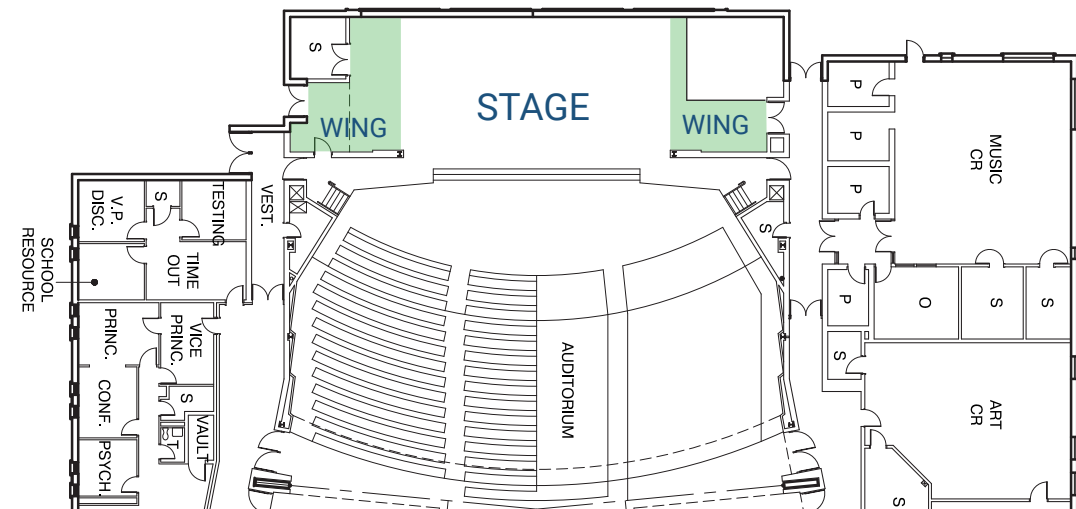
Average enrollments of CMS chorus:
Grade 6 & 7: 135 students each

Wing space: required for both drama & music performances.

Needed for moving performers on/off stage

Storage for sets and props

Storage for equipment for concerts: choral risers, band platforms, conductors podium, piano



ADJUSTED TOTAL BUILDING SIZE = 187,840 SF (previous 185,890 sf)

(WITH 600 SEAT AUDITORIUM AND 2,000 SF STAGE)

Stage Size

CONCEPTUAL COST PROJECTIONS
PSR PHASE

FOR COMPARISON PURPOSES ONLY

base repair

add/reno

new construction

option **1**

option **2A**

option **3A, 3B, 3F, & 3H**

1-2 story
36+ months

2 story
45 months

4 story
32 months

base repair
128,000 SF

5-8 add/reno
208,318 SF *

5-8 new
187,840 SF *

Building Construction Cost **

\$29.4 million

\$67.8 million

\$ 65.3 million

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

\$5.5 million

\$9.7 million

\$10.0 million

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

\$21.2 million

\$34.2 million

\$29.4 million

Modular Classrooms
(relocate existing)

\$0

\$2.1 million

\$0

Estimated Construction Cost

\$56.1 million

\$113.8 million

\$104.7 million

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

\$14.3 million

\$29.0 million

\$26.7 million

Additional Add/Reno Contingency: 2%

\$2.1 - \$2.5 million

Estimated Total Project Cost

\$70.4 million

\$145.3 million

\$131.4 million

ADD for CMr (C.149A)

+ \$8.6 million

+ \$7.7 million

ADD for Synthetic Turf Field ***

NA - no new field / loss of 1 field

+ \$1.2 million

ADD for sports field lighting ****

+ \$0.2 million

+ \$0.7 million

ADD for Renewable Energy

+ \$8 million

+ \$8 million

Estimated MAXIMUM Total Project Cost

\$70.4 million

\$162.1 million

\$150.0 million

* Add/Reno option includes existing auditorium & stage. New Construction option includes new 600 seat auditorium & 2,000sf stage.

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

*** Add/Reno option does not replicate lost field so site is down one field.

**** Sports field lighting would be at replicated field in the new construction option and work associated with keeping existing field lit in both add/reno and new construction options.

Project Evaluation Criteria Matrix

DRAFT 6.07.2021

	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 4 Story	New 2 Story	New 1/2 Story 2 Phase	New 1/2 Story	New 3/4 Story	New 4 Story	New 4 Story
Supports Education Program			GOOD	GOOD				GOOD	GOOD
Project Cost	\$70.4 mil	\$128.3 - \$145.3 mil	\$131.4 mil	\$131.5 mil				\$130.8 mil	\$130.8 mil
Construction Duration / Phasing			32 months	32 months				32 months	32 months
Impact to Existing School			GOOD	GOOD				GOOD	GOOD
Impact to Existing Fields & Greenspace			GOOD	FAIR				POOR	POOR
Traffic / Site Circulation			GOOD	POOR				POOR	POOR
Community Use / Accessibility			GOOD	POOR				GOOD	POOR
Educational Space Daylighting			GOOD	FAIR				POOR	POOR

BEST	GOOD	FAIR	POOR	WORST
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PREFERRED SCHEMATIC REPORT (PSR)

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Updated Existing Conditions

3.3.3 FINAL EVALUATION OF ALTERNATIVES

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Each option will include:

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Middle School Building Committee Meeting Minutes
School Committee Meeting Minutes

APPENDICES

A. Architectural Review Education Analysis
B. Architectural Review Building Analysis
C. Structural Review
D. Electrical, Mechanical, Plumbing, and Fire Protection Review
E. Technology Review
F. Building Code Analysis
G. Energy Code Review
H. Handicap Accessibility & Code Review
I. Educational Program - Redlined Copy

Light Gray - Items submitted in previous PDP report that are required to be submitted again

Dark Gray - Items related to the Building Options that are required for submission



Questions/Discussion

- ◆ VOTE on Auditorium & Stage size
- ◆ VOTE on Preferred Option & MSBA submission

