

Coakley Middle School

Norwood Public Schools

Middle School Building Committee

June 21, 2021

Agenda

- ◆ Review PSR decisions
- ◆ VOTE on MSBA submission

Meetings since December 2020

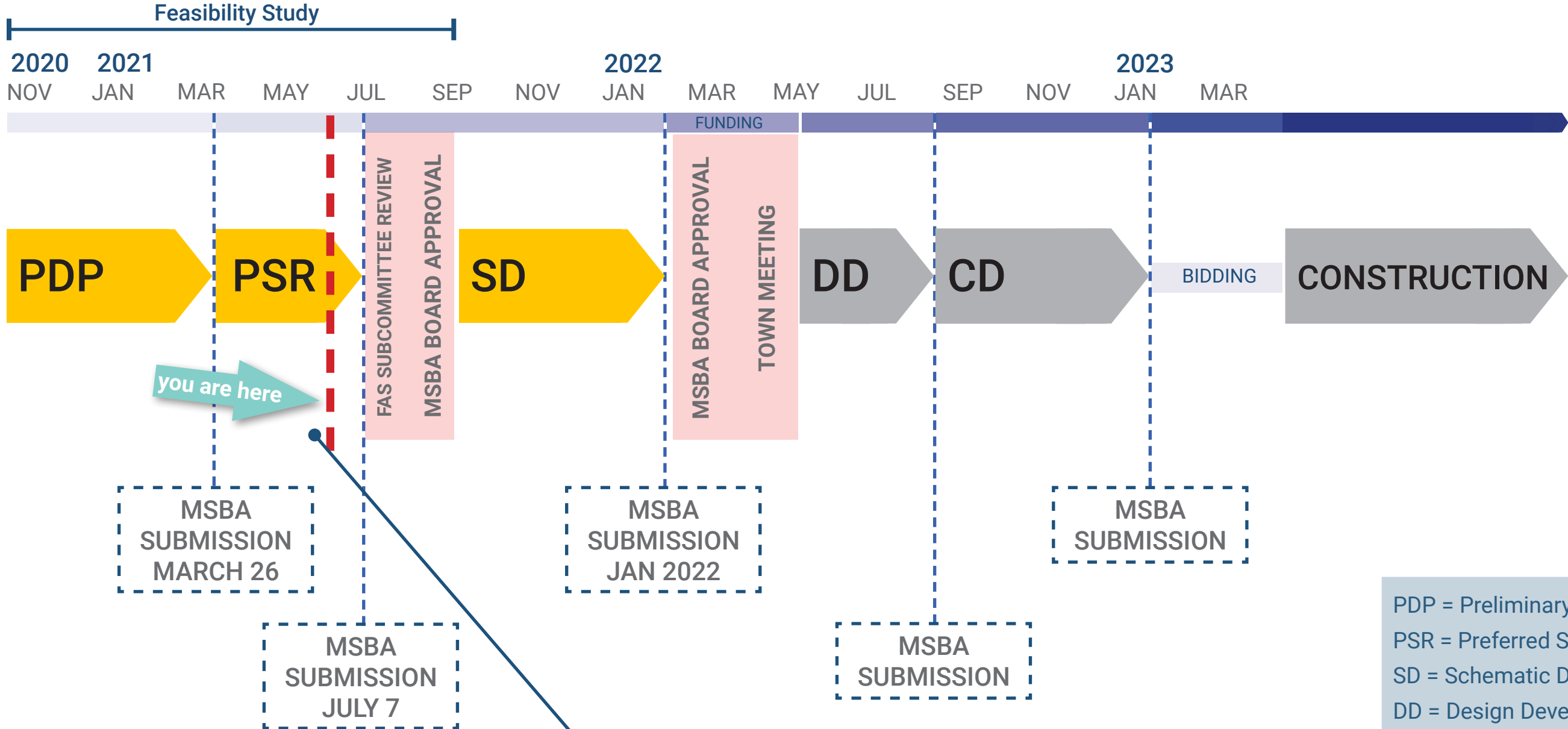
- ◆ (4) Community Forums
- ◆ (8) School Committee meetings
- ◆ (8) Middle School Building Committee meetings
- ◆ Weekly working group meetings



Ai3 Architects, LLC
Compass Project Management



Project Schedule



May 26, 2021 - School Committee unanimously voted for grades 5 thru 8 at the Coakley Middle School

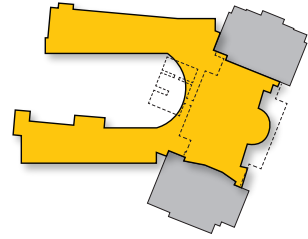
June 7, 2021 - Middle School Building Committee unanimously voted for Option 3A as the preferred option

PDP = Preliminary Design Program
 PSR = Preferred Schematic Report
 SD = Schematic Design
 DD = Design Development
 CD = Construction Documents



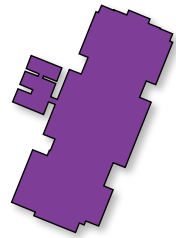
Project Options

ADD/RENO



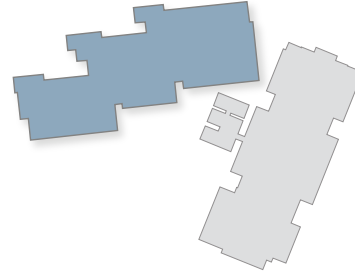
Option 2A ✗

BASE REPAIR

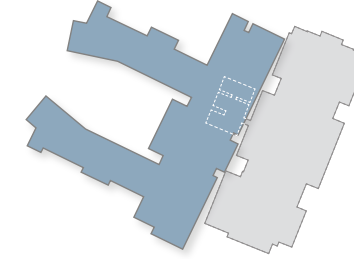


Option 1 ✗

NEW CONSTRUCTION

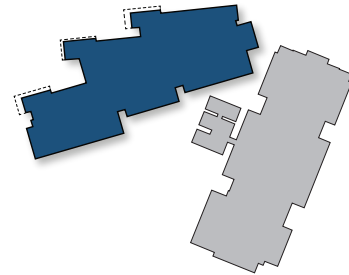


Option 3Av1 ✗

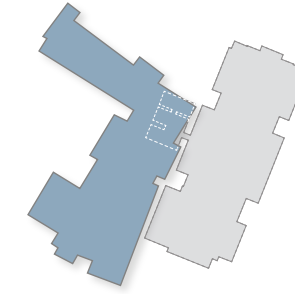


Option 3D ✗

PSR PREFERRED SOLUTION

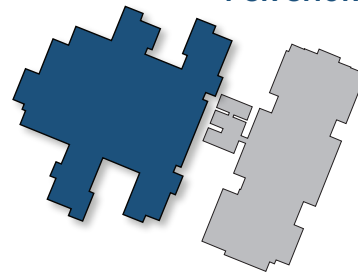


Option 3A ✓



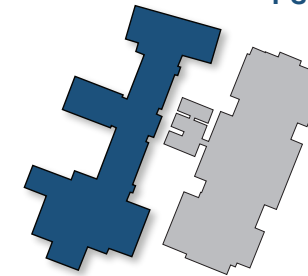
Option 3E ✗

PSR SHORTLIST



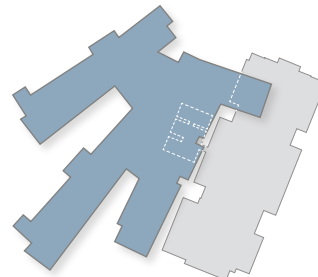
Option 3B ✓

PSR SHORTLIST

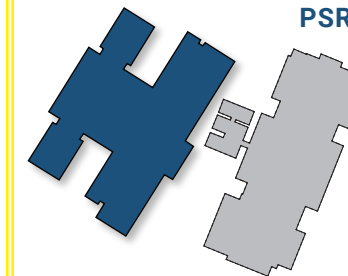


Option 3F ✓

Option 3C ✗



PSR SHORTLIST



Option 3H ✓

Project Evaluation Criteria Matrix

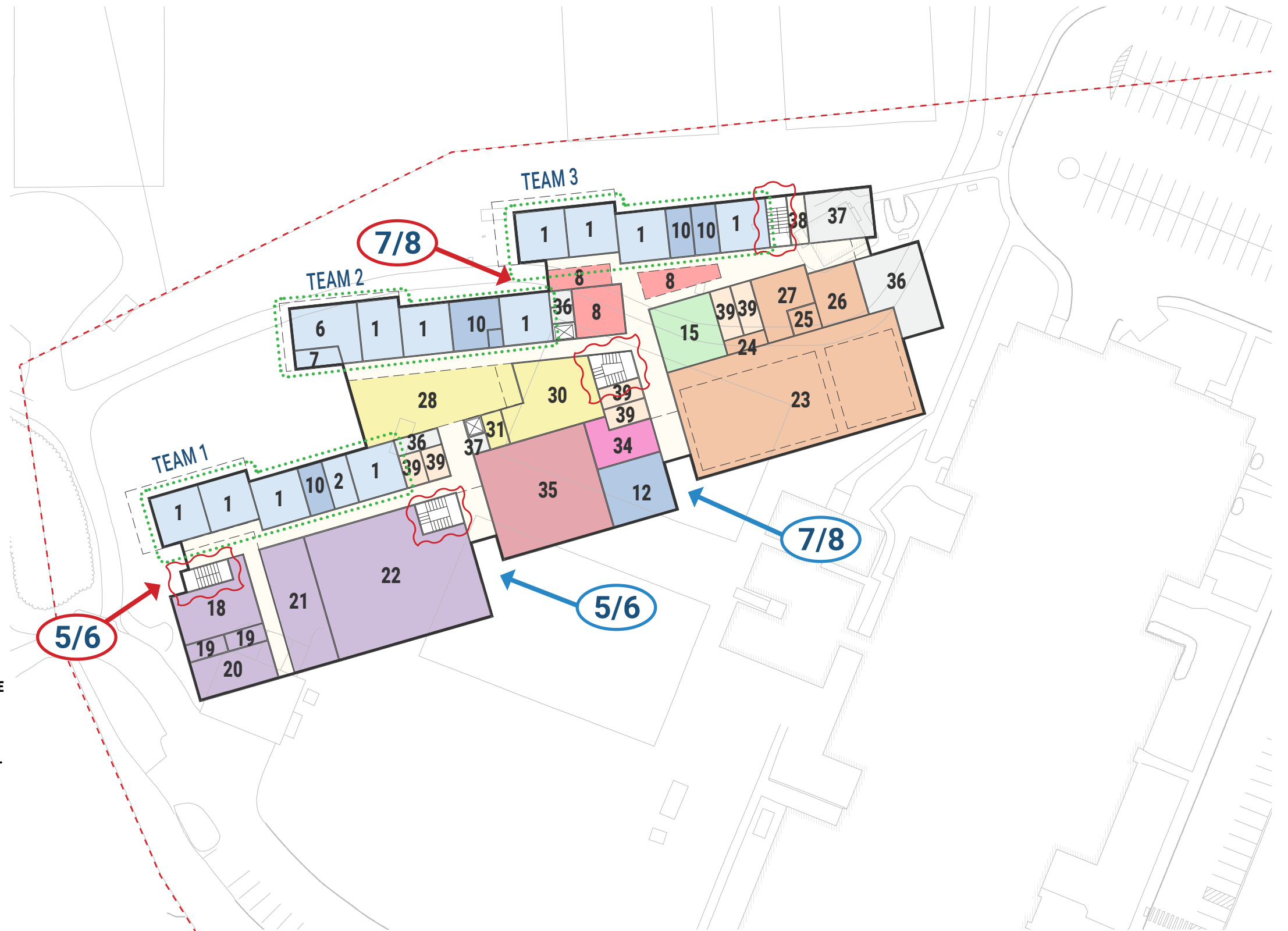
	Option 1	Option 2A	Option 3A Stepped	Option 3B 2 Wings	Option 3C 2 Wings / Phased	Option 3D Backwards "C"	Option 3E Angle	Option 3F Linear	Option 3H Hybrid
	Base Repair	Add/Reno	New 4 Story	New 2 Story	New 1/2 Story 2 Phase	New 1/2 Story	New 3/4 Story	New 4 Story	New 4 Story
Supports Education Program									
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									
Impact to Existing Fields & Greenspace									
Traffic / Site Circulation									
Community Use / Accessibility									
Educational Space Daylighting									

BEST	GOOD	FAIR	POOR	WORST
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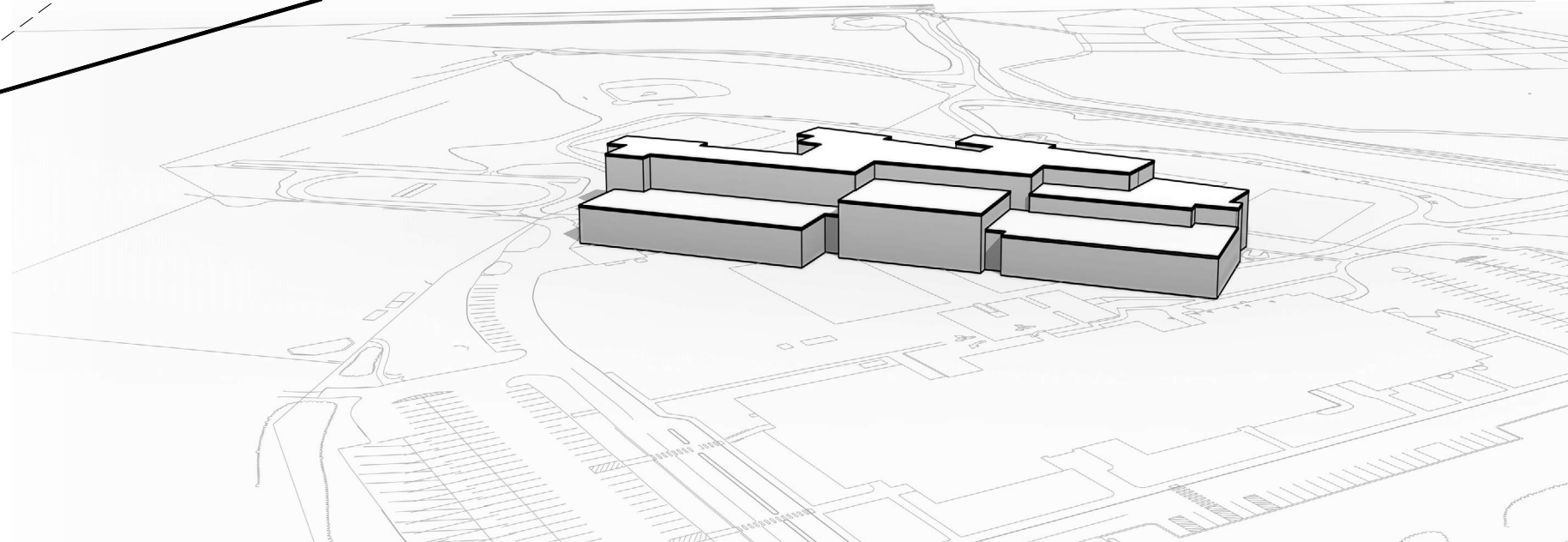
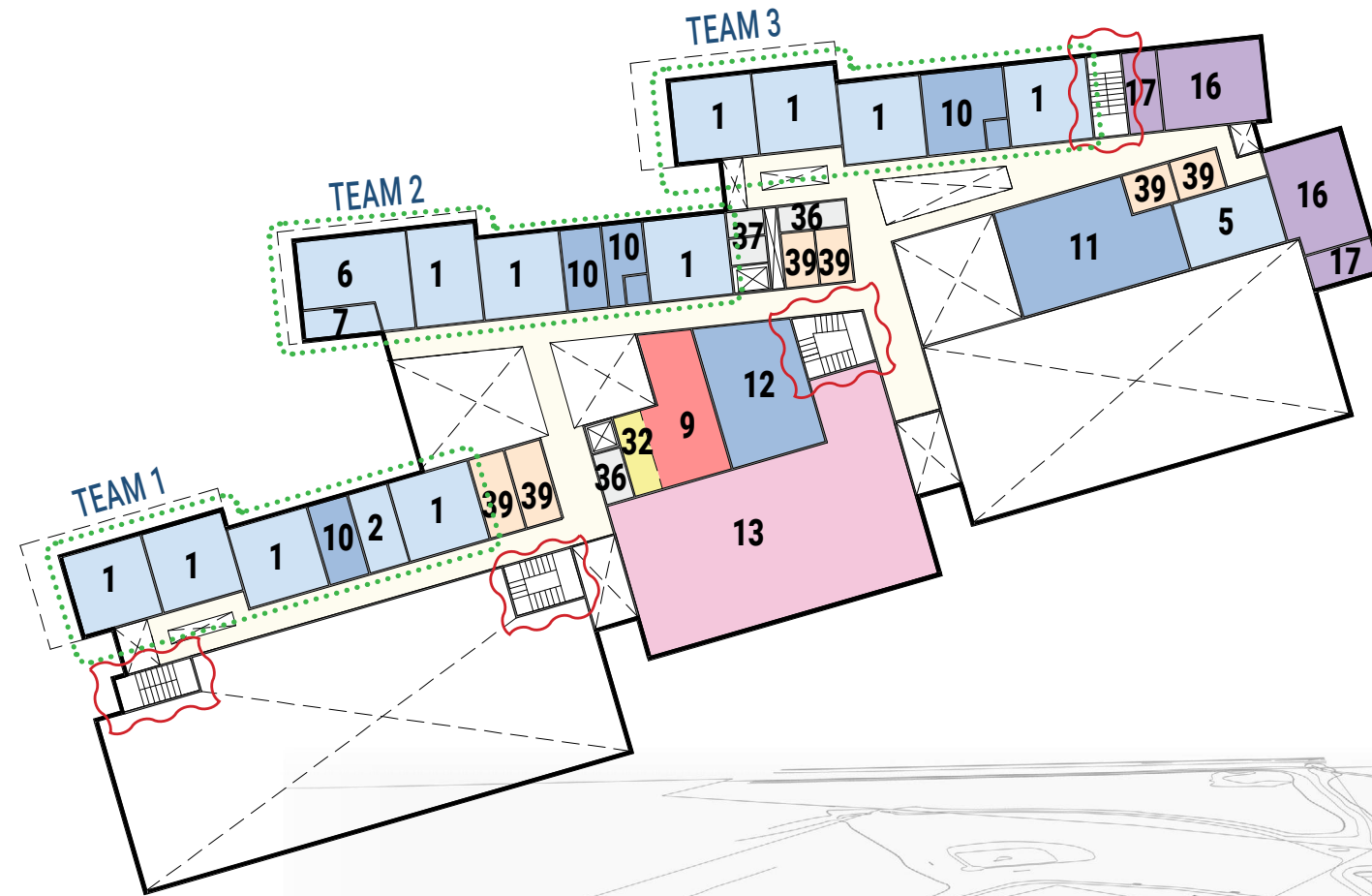
option 3A Floor 1

- CORE ACADEMIC**
 - 1 CLASSROOM
 - 2 ELL
 - 3 WORLD LANGUAGE
 - 4 WORLD LANGUAGE OFFICE
 - 5 HEALTH CLASSROOM
 - 6 SCIENCE/STE
 - 7 PREP/STORAGE
- COLLABORATION**
 - 8 STUDENT COLLABORATION
 - 9 TEACHER COLLABORATION
- SPECIAL EDUCATION**
 - 10 SPED ROOM
 - 11 ADAPTIVE P.E.
 - 12 SPED OFFICES
- 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
- MEDIA CENTER**
 - 13 MEDIA CENTER/READING
- 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

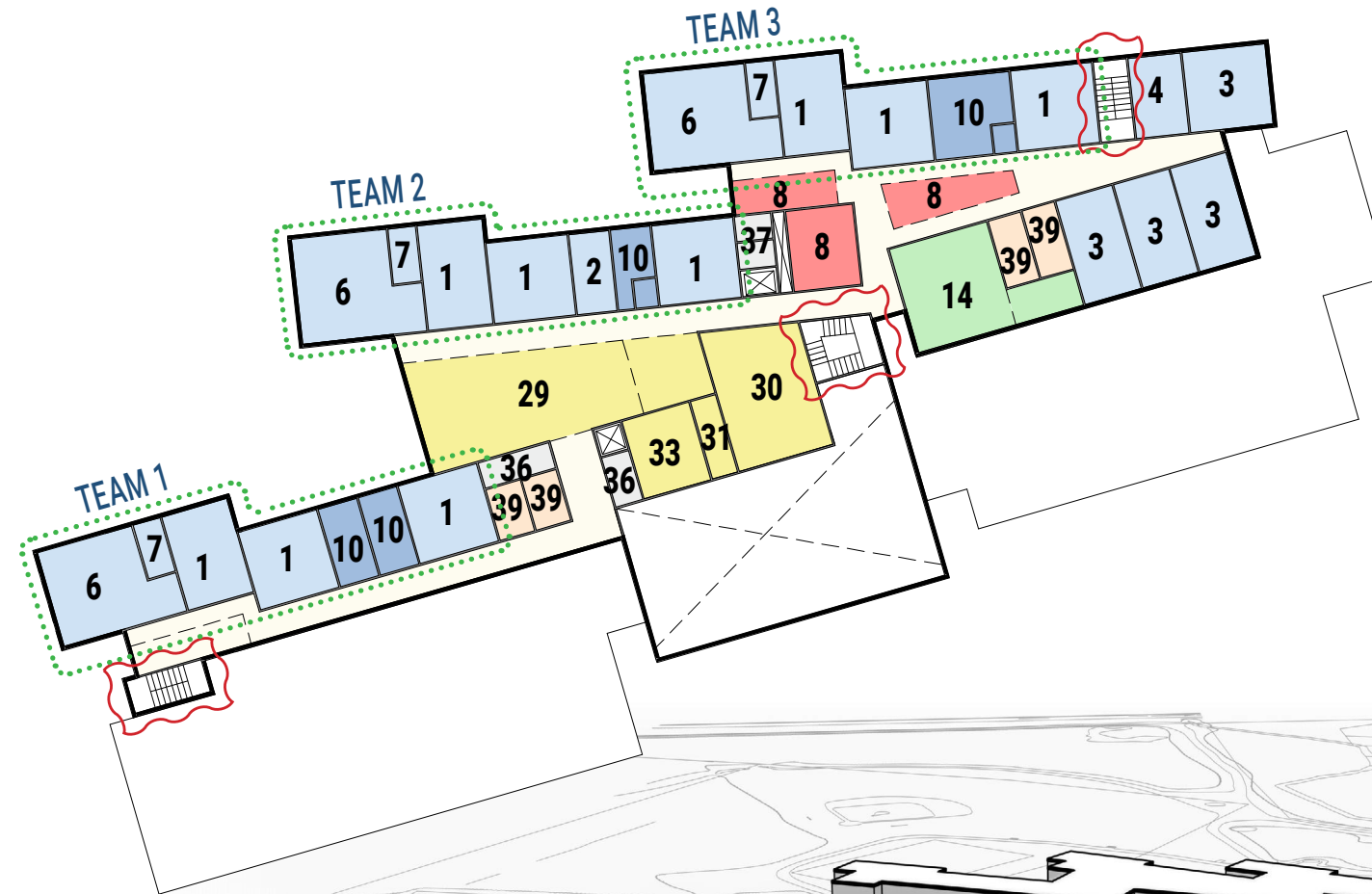
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option 3A

Floor 3

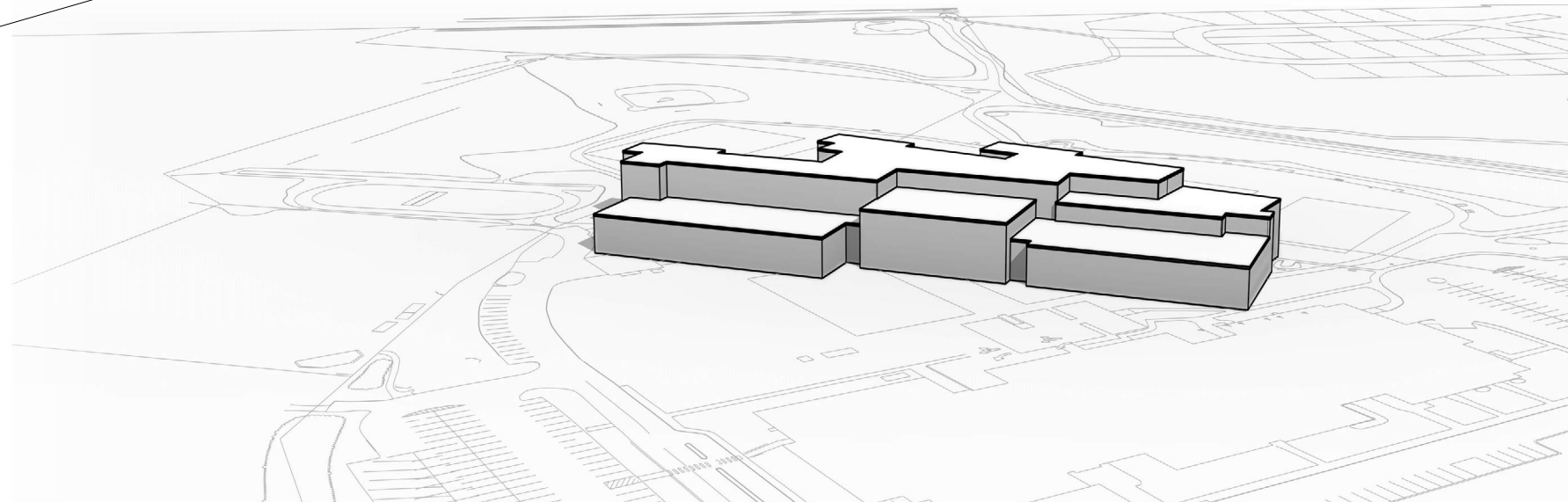
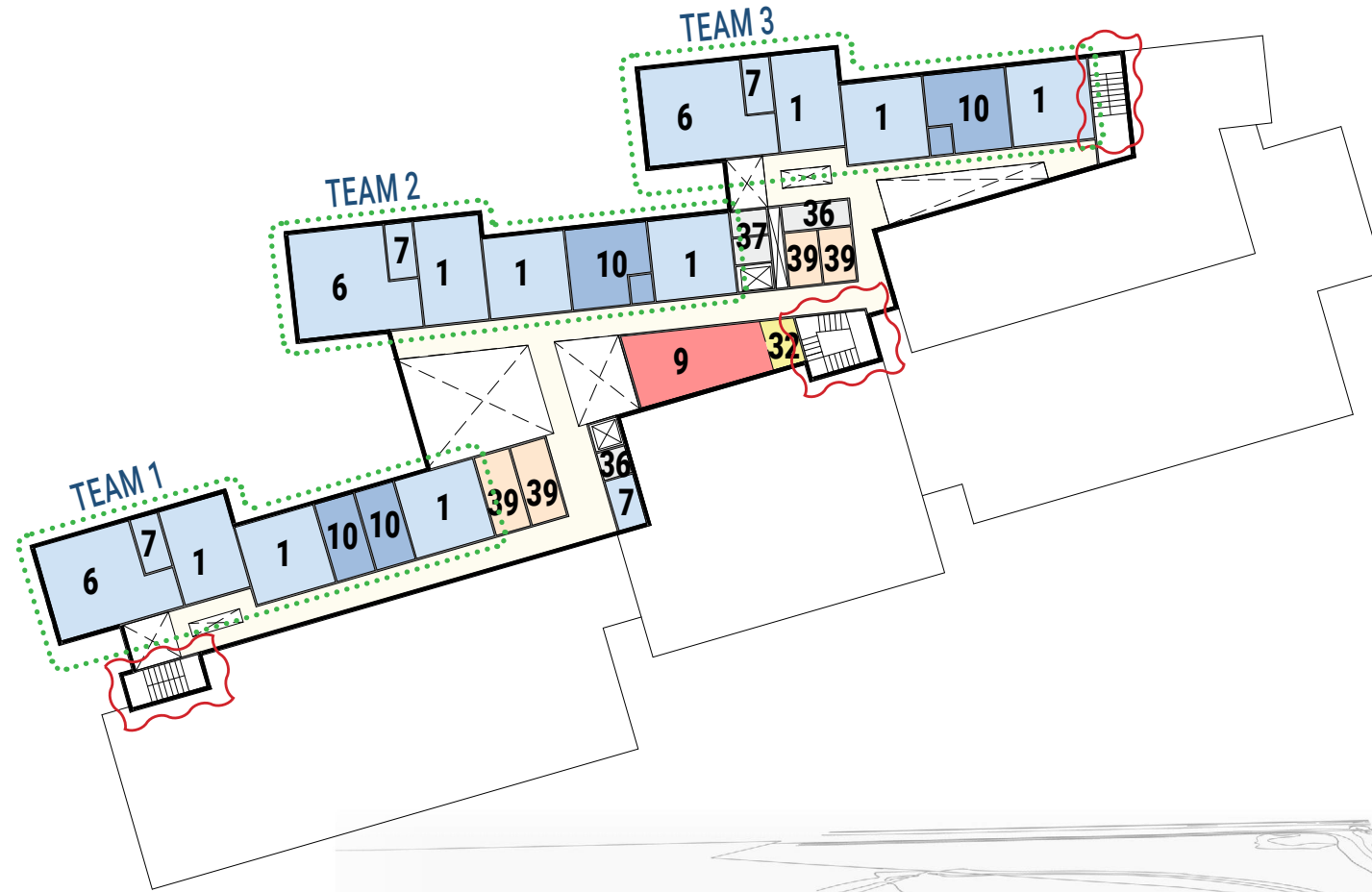
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- CIRCULATION AND SUPPORT**
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- TOILET ROOMS**
 - 39 TOILET ROOMS



option 3A

Floor 4

- | | |
|--|---|
| <p>CORE ACADEMIC</p> <ul style="list-style-type: none"> 1 CLASSROOM 2 ELL 3 WORLD LANGUAGE 4 WORLD LANGUAGE OFFICE 5 HEALTH CLASSROOM 6 SCIENCE/STE 7 PREP/STORAGE <p>COLLABORATION</p> <ul style="list-style-type: none"> 8 STUDENT COLLABORATION 9 TEACHER COLLABORATION <p>SPECIAL EDUCATION</p> <ul style="list-style-type: none"> 10 SPED ROOM 11 ADAPTIVE P.E. 12 SPED OFFICES <p>HEALTH & PHYSICAL EDUCATION</p> <ul style="list-style-type: none"> 23 GYMNASIUM 24 STOREROOM 25 HEALTH INSTRUCTOR'S OFFICE 26 BOYS LOCKER ROOM 27 GIRLS LOCKER ROOM <p>DINING & FOOD SERVICE</p> <ul style="list-style-type: none"> 28 5/6 STUDENT DINING 29 7/8 STUDENT DINING 30 KITCHEN 31 STORAGE 32 STAFF DINING 33 SUPPLEMENTAL DINING | <p>MEDIA CENTER</p> <ul style="list-style-type: none"> 13 MEDIA CENTER/READING <p>VOCATIONS & TECHNOLOGY</p> <ul style="list-style-type: none"> 14 VIRTUAL REALITY LAB 15 PERFORMANCE TECHNOLOGY STUDIO <p>ART & MUSIC & OTHER</p> <ul style="list-style-type: none"> 16 ART CLASSROOM 17 ART WORKROOM 18 BAND/CHORUS 19 ENSEMBLE 20 CHORAL 21 STAGE 22 AUDITORIUM <p>MEDICAL</p> <ul style="list-style-type: none"> 34 MEDICAL SUITE <p>ADMINISTRATION</p> <ul style="list-style-type: none"> 35 ADMIN SUITE <p>CUSTODIAL & MAINTENANCE</p> <ul style="list-style-type: none"> 36 CUSTODIAL 37 MEP <p>CIRCULATION AND SUPPORT</p> <ul style="list-style-type: none"> 38 LITERACY ROOM <p>TOILET ROOMS</p> <ul style="list-style-type: none"> 39 TOILET ROOMS |
|--|---|



Option 3A

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 modulars
- ◆ bus parking remains on-site

- Parent drop-off
- Bus drop-off

PARKING
 existing: 234
 5-8: 319



Estimated Total Project Cost **\$131.4** million

- ADD** for CMr (C.149A)
- ADD** for Synthetic Turf Field
- ADD** for sports field lighting
- ADD** for Renewable Energy

Estimated MAXIMUM Total Project Cost **\$150.0** million

PREFERRED SCHEMATIC REPORT (PSR)

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Updated Existing Conditions

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Technology Systems Narrative

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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

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

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



Estimated Project Cost & Tax Impact

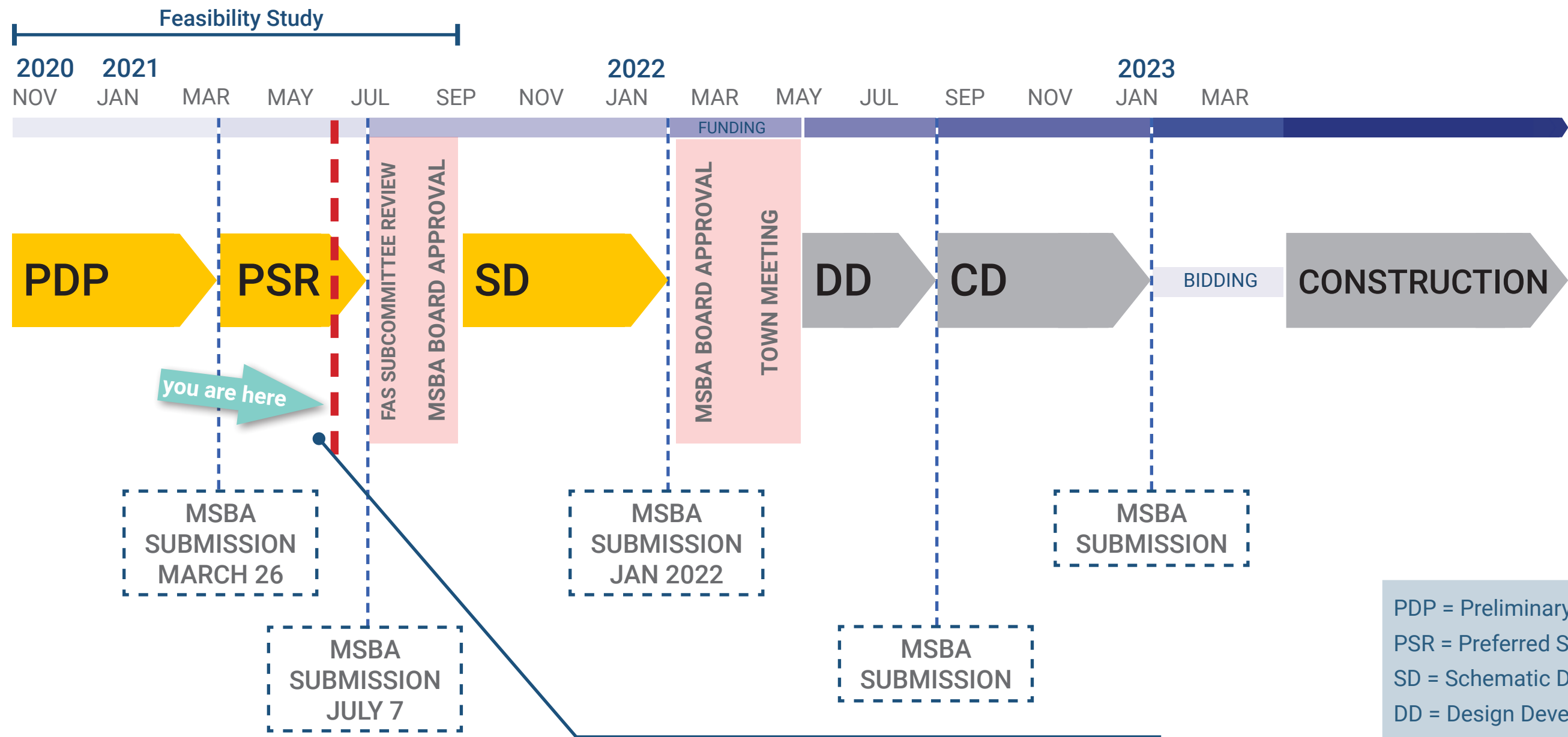
Estimated Project Cost: **\$131.4 mil to \$150.0 mil**

Tax for Average Home per Year: **\$375 to \$425**

- \$550K average home value
- 3% interest rate
- 25 year bond



Project Schedule



you are here

May 26, 2021 - School Committee unanimously voted for grades 5 thru 8 at the Coakley Middle School

June 7, 2021 - Middle School Building Committee unanimously voted for Option 3A as the preferred option

PDP = Preliminary Design Program
 PSR = Preferred Schematic Report
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Questions/Discussion

◆ VOTE to submit PSR to MSBA

