

Coakley Middle School

Norwood Public Schools

Community Forum #9

March 7, 2022

Middle School Building Committee

Alan Slater

Cathy Carney

Diane Ferreira

Dr. Margo Fraczek

David Hiltz

Matt Lane

Tom Maloney

Tony Mazzucco

Paul Riccardi

Teresa Stewart

Dr. David Thomson

Matthew Walsh

Chair

MCPPO – Contract Administrator

Principal of Balch Elementary School

Principal of Coakley Middle School

School Committee member

Selectman

Selectman

General Manager

Director of Buildings and Grounds

School Committee member

Superintendent

Building Commissioner

Architect

Ai3 Architects, LLC

OPM

COMPASS Project Management, Inc.

In partnership with the
Massachusetts School Building Authority



Ai3 Architects, LLC
Compass Project Management

Agenda

March 7, 2022



- ◆ MSBA Process
- ◆ Masterplan Recap
- ◆ Feasibility Recap
- ◆ Schematic Design Overview
- ◆ Project Cost
- ◆ Upcoming Votes
- ◆ Proposed Building Animation
- ◆ Questions & Answers



MSBA Process

.....► Massachusetts School Building Authority

District Tasks

Professional Team Tasks

MSBA Masterplan Process

2016-2017

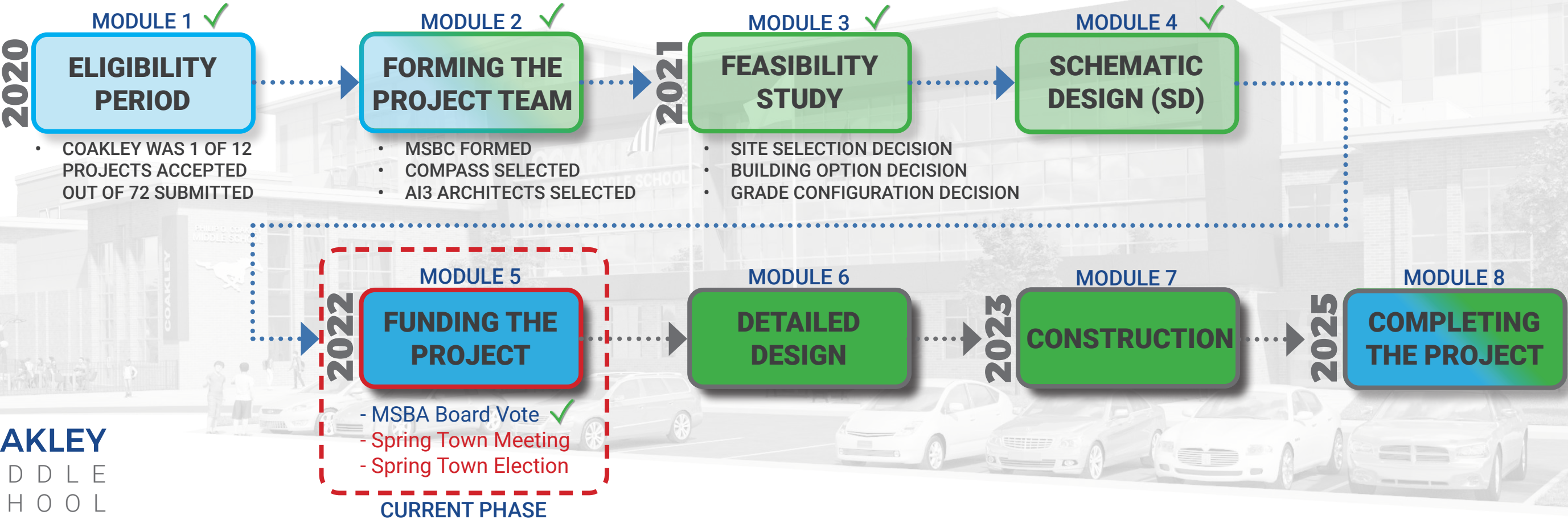
FEASIBILITY & LONG RANGE STUDY ✓

- ANALYZED ALL BUILDINGS IN DISTRICT ON 3 CRITERIA
- IDENTIFIED COAKLEY MS AS THE PRIORITY WITHIN THE DISTRICT

2018

STATEMENT OF INTEREST ✓

MSBA Building Process



Feasibility Study: RECAP

SUMMARY OF OPTIONS: COST

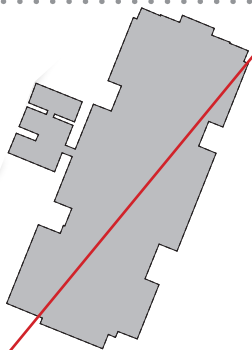
FOR COMPARISON PURPOSES ONLY

BASE REPAIR

option 1

1-2 story
36+ months

base repair
128,000 SF



option summary

- Updates systems (electrical, heating, ventilation)
- Temporary modular classrooms remain
- Does not increase building size
- Many spaces lacking daylighting
- Building organization remains - does not support middle school educational delivery
- Multiple phases of construction extending student disruption
- Existing bus & vehicular circulation & entry points remain
- Project includes base repair for grades 6-8
- Modulares would need to be added at the Elementary Schools to address overcrowding (added cost)

DOES NOT MEET EDUCATIONAL GOAL FOR 1,070 ENROLLMENT POPULATION - STILL OVERCROWDING

base repair &
modulars at ES

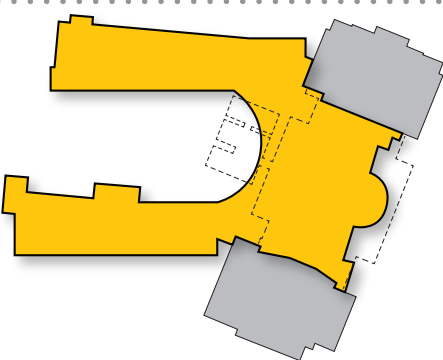
\$86.9
million

ADD/RENO

option 2A

2 story
45 months

5-8 add/reno
208,318 SF



- Modular classrooms need to be relocated to construct new portion (added cost & student disruption)
- Long construction period with multiple phases
- Renovates existing auditorium & stage
- Renovates existing gymnasium
- Large footprint - can not replicate field lost with construction
- Provides updated core academic spaces to support the districts educational delivery
- Core academic spaces will have daylight
- Systems will be updated
- Project includes 5th grade - addressing overcrowding at the ES

Estimated MAXIMUM Total Project Cost

add/reno

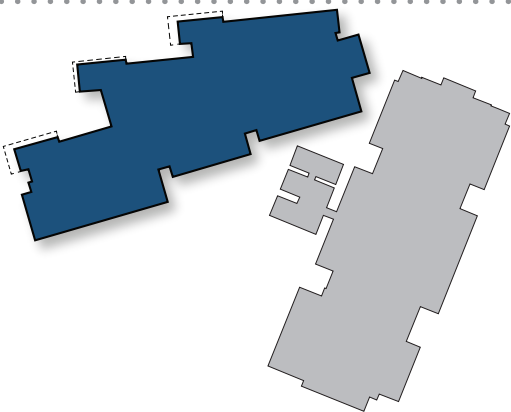
\$162.1
million

NEW CONSTRUCTION

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

4 story
32 months

5-8 new
187,840 SF



- 100% new facility that supports the District's educational goals and delivery methodology including teaming structure
- Systems will all meet or exceed current codes including energy and accessibility.
- Construction of facility is not in an occupied building -> standalone
- Shortest construction timeline
- Includes new 600 seat auditorium & 2,000sf stage
- 4-story building minimizing footprint to maximize greenspace, site circulation, and parking.
- Project includes 5th grade - addressing overcrowding at the ES
- Replicated lost field at the front of the site with a synthetic turf field with athletic lights

new construction

\$150.0
million

Schematic Design

PROJECT INFLUENCES



Educational Program Development

December 2020 & January 2021: visioning

January - March 2021: Ed Program development

Community Forums (8)

- January 14
- March 18
- April 29
- May 19
- September 23
- November 1
- December 16
- February 17

Middle School Building Committee

Monthly meetings

Department Program Review

Over **40 PROGRAMMING MEETINGS** were held with school staff, department heads, district administration, the design team & consultants, and the OPM.

↳ amenities & adjacencies

Town of Norwood

- Norwood Public Schools
- Norwood Police
- Norwood Fire
- Department of Public Works
- Facilities
- Planning
- Energy Manager
- Norwood Light
- Parks & Rec
- Youth Soccer
- Youth Football

UNANIMOUS support from:

Middle School Building Committee 12-0-0

School Committee 5-0-0

Board of Selectmen 5-0-0

Finance Commission 5-0-0

Schematic Design

PROJECT HIGHLIGHTS

- 187,840 square feet
- 5 - 8 grade configuration with each grade on their own floor
- 100% of core teaching spaces will have windows!
- 600 seat auditorium ✓
- Synthetic turf field with athletic lighting ✓
- Upper and lower school student dining commons
- Upper and lower school teacher collaboration spaces

- Dedicated STEM/STEAM spaces:
 - Virtual Reality lab
 - Performance technology studio
 - 3 Student Collaboration spaces
 - Video Production & Broadcast Studio

Middle School Building Committee
unanimously voted to include



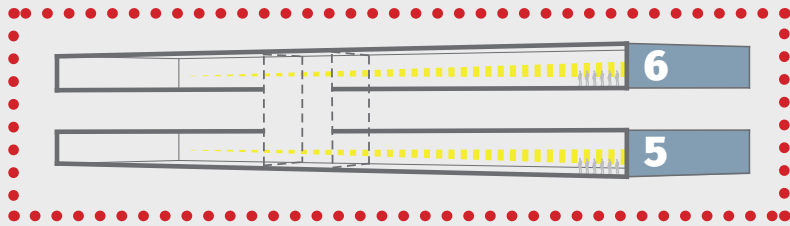
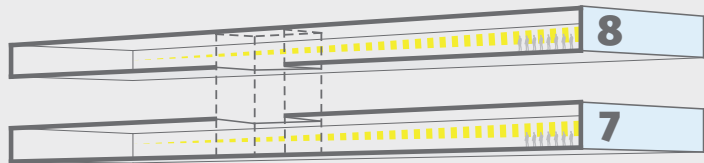
COAKLEY
MIDDLE
SCHOOL

4i3
architects

Schematic Design

PLAN ORGANIZATION

UPPER SCHOOL



LOWER SCHOOL

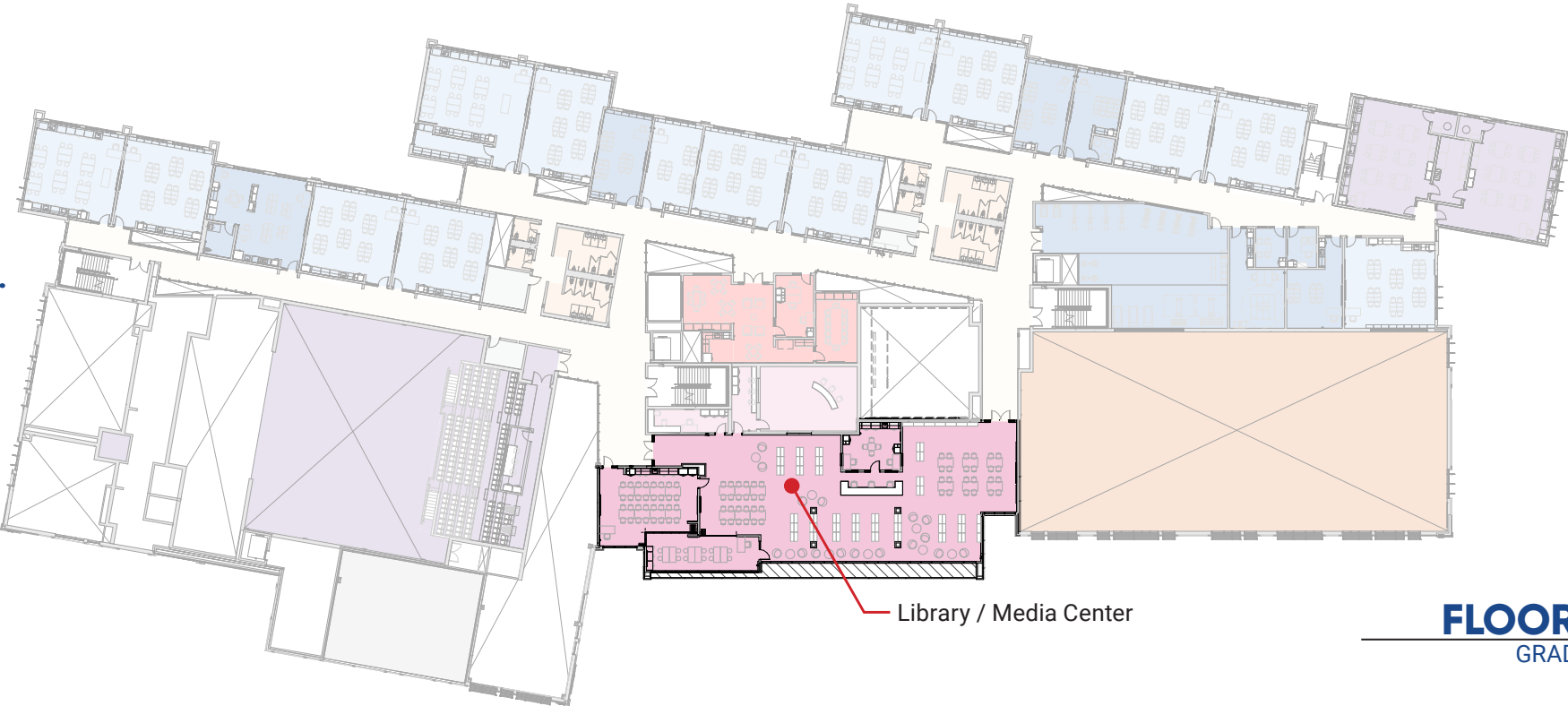
COMMUNITY SPACES

- Auditorium
- Student Commons
- Black Box Theatre
- Gymnasium
- Library / Media Center

COAKLEY
MIDDLE
SCHOOL

Public Zone Academic Core

Public Zone Academic Core



FLOOR 2
GRADE 6



FLOOR 1
GRADE 5

Schematic Design

SITE PLAN

- 320 parking spaces to support the campus
- synthetic turf field with athletic lighting
- two site access points will remain
- full perimeter building access increasing vehicle cueing lengths & separating bus and parent traffic
- fields to remain
 - little league
 - lower fields
 - tennis courts

COAKLEY
MIDDLE
SCHOOL



Site Plan

Auditorium

Student Commons

Media Center

Gymnasium



SOUTH ELEVATION - AERIAL

COAKLEY
MIDDLE
SCHOOL

- UTILIZE DURABLE MATERIALS
- PROVIDE IDENTIFIABLE ENTRY POINTS
- HIGHLIGHT SPECIFIC BUILDING ELEMENTS
- REDUCE BUILDING SCALE & MASSING
- RELATE BUILDING AND MATERIALS TO SURROUNDING SITE & TOWN
- PROVIDE BRANDING & IDENTITY FOR STUDENTS
- DESIGN FOR SUSTAINABILITY



CAMERA LOCATION

Schematic Design

CLASSROOMS

EXISTING

PROPOSED



COAKLEY
MIDDLE
SCHOOL

Schematic Design

AUDITORIUM

EXISTING

PROPOSED



COAKLEY
MIDDLE
SCHOOL

ATHLE

Schematic Design

GYMNASIUM

EXISTING

PROPOSED



COAKLEY
MIDDLE
SCHOOL

Schematic Design

STUDENT DINING COMMONS

EXISTING

PROPOSED



ATHLET



COAKLEY
MIDDLE
SCHOOL

Schematic Design

LIBRARY / MEDIA CENTER

EXISTING

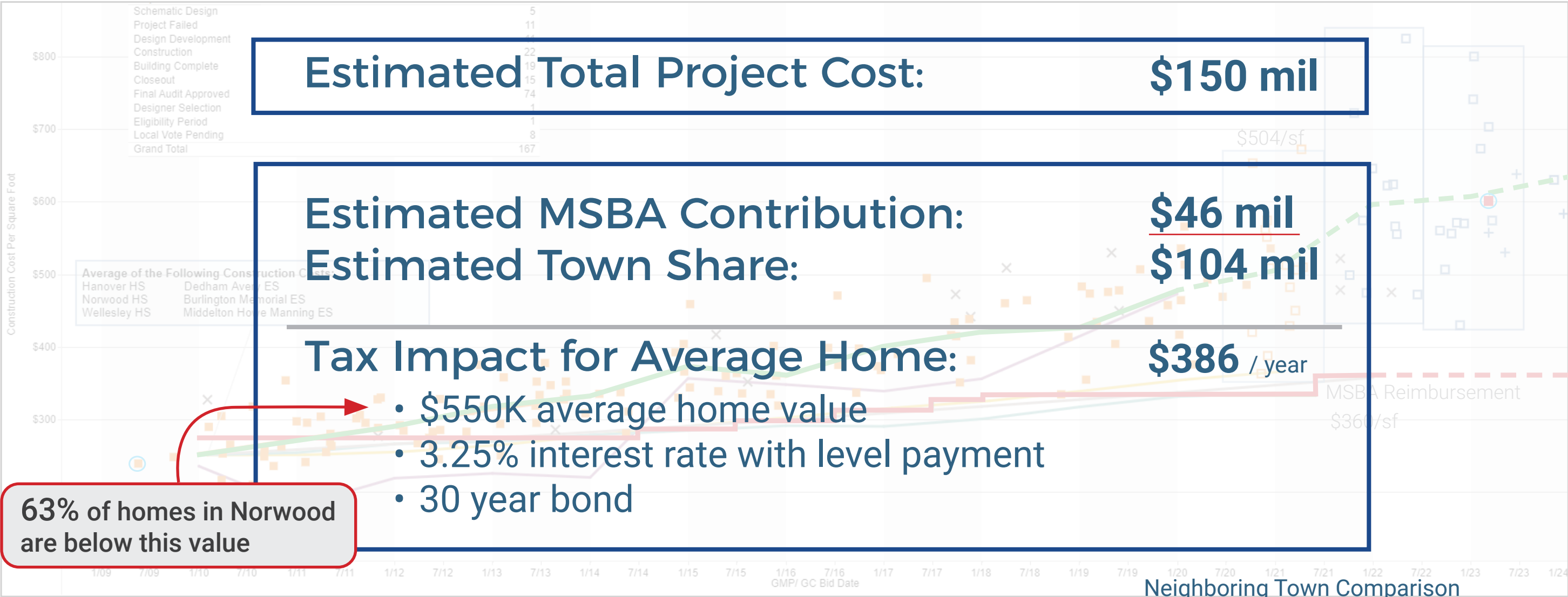
PROPOSED



COAKLEY
MIDDLE
SCHOOL

Funding The Project

PROJECT BUDGET & TOWN SHARE



TAX IMPACT CALCULATOR

Enter your home value.*

550000

Annual Tax Impact

\$386

Funding The Project

NEXT STEPS / VOTE

Project needs to pass **BOTH** ----->

Vote #1

Town Meeting

March 14, 2022

2/3 Majority

Vote #2

Ballot Vote

April 4, 2022

Simple Majority = 50% + 1 vote

COAKLEY
MIDDLE
SCHOOL

What does a “YES” vote mean?
What does a “NO” vote mean?

Vote #1

Town Meeting Article

FAILED VOTE

PASS VOTE

PASS VOTE

Vote #2

Ballot Vote

The Town has 120 days from the date of the MSBA Board Vote to pass the project at the Town Level (both votes by June 2022)

Norwood **will forfeit** the opportunity to receive a max grant of **\$46,000,000** in state aid offered by the MSBA

The Town of Norwood will be required to **withdraw** from the MSBA Grant Program

The Town of Norwood will have to **submit another Statement of Interest (SOI)** and receive an invitation into the Eligibility Period Phase of the MSBA Process

If eligible, Norwood will enter into the Feasibility Study again. **MSBA will not reimburse for a second feasibility study.**

Fall 2025
New Norwood Middle School Opening
(Current 1st, 2nd, 3rd, & 4th Grade Students to be the first to attend the New School)

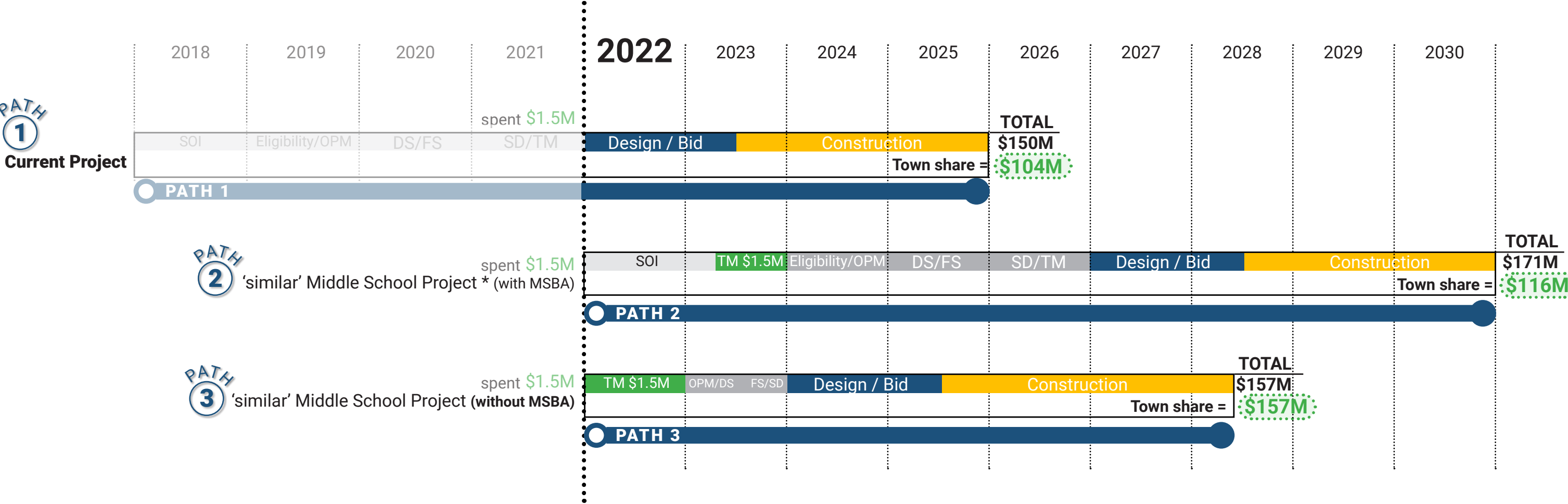
The Town of Norwood will enter into the MSBA's Module 6: Project Scope and Budget Phase

The Design Team will proceed with Design Development and Construction Documents

The Project will go out to Bid and will enter into the Construction Phase

Funding The Project

COST AND TIMELINE IMPACT BASED ON VOTE RESULTS



Assumptions:
Costs in Millions
3% per YR escalation to construction start from \$119M
32% MSBA realized reimbursement for MSBA projects
* Assumes MSBA accepts initial SOI resubmittal. It is Possible that it could take several attempts.

Coakley Middle School

EXISTING BUILDING TOURS

- ◆ Wednesday, March 16th
 - ◇ 6:30pm - 8:00pm
- ◆ Saturday, March 19th
 - ◇ 10:30am - 11:45am
- ◆ Saturday, March 26th
 - ◇ 11:00am - 12:30pm



Please visit the website for educational videos

<https://newcmsproject.org/educational-videos/>

Existing Conditions Analysis

Video 1: How did we get here?

Video 2: Daylighting

Video 3: Undersized Classrooms

Video 4: Educational Layout

Video 6: MEPFP Infrastructure

Video 7: Accessibility Compliance

Proposed New School

Video 5: Financial Impact

Video 8: Grade Configuration - Elementary

Video 9: Grade Configuration - Middle

Video 10: Option Selection & Decision Process

Video 11: Community Benefits

Video 12: Environmental Impact

Video 13: Vote Information



COAKLEY MIDDLE SCHOOL BUILDING PROJECT

EXPLORE THE NEW COAKLEY MIDDLE SCHOOL

Click "Read More" to watch the video

[Read More](#)

Questions & Answers



Project Website: <https://newcmsproject.org/>

Project Email: cmsproject@norwoodma.gov

COAKLEY
MIDDLE
SCHOOL

