



# SMS

SOMERSET MIDDLE SCHOOL

DRAFT



**SMS Joint Building Committee,  
School Committee, and Board of  
Selectmen Meeting**



**Ai3 Architects, LLC  
CGA Project Management**



October 5, 2020

# Agenda / List of Topics

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- I. Owner's Project Manager Report
- II. Architect's Report
- III. Approval of September 14, 2020 Minutes
- IV. Dates for Upcoming Meetings
- V. Other Items

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## ***Somerset Middle School MSBA Committee Members:***

### **School Committee:**

Mr. Christopher Godet, Chair  
Mr. Michael McDonald, Vice Chair  
Mr. Robert Gaw  
Ms. Shauna Geary  
Mr. Victor Machado, Jr.

### **Administration:**

Superintendent of Schools, Mr. Jeffrey Schoonover  
Director of Business & Finance, Mr. Ronald Tarro  
Director of Curriculum, Ms. Elizabeth Haskell  
Director of Special Education, Ms. Megan Ashton  
Director of Technology, Mr. Stephen Levesque  
Director of Buildings & Grounds, Mr. Carlos Campos

### **Somerset Selectmen:**

Ms. Holly McNamara, Chair  
Mr. Lorne Lawless  
Mr. Steven Moniz

### **Middle School Building Committee:**

Mr. Victor Machado, Jr. Chair  
Ms. Jeffrey Schoonover, Vice Chair  
Ms. Elizabeth Haskell  
Mr. Richard Brown, Town Administrator  
Ms. Holly McNamara  
Mr. Nick Raffa  
Mr. Christopher Godet  
Mr. Steven Medeiros

Dr. Pauline Camara  
Mr. Ronald Tarro  
Mr. Carlos Campos  
Ms. Cassey Monte  
Ms. Kathleen Byers  
Ms. Nicole Mello  
Mr. Kevin Scanlon  
Mr. Michael Botelho



# OPM Progress Report

## Somerset Middle School Building Committee 10.05.2020

### ➤ PROJECT UPDATES & ACTION ITEMS:

- **Working Group Meetings:** Working Group meetings were held on September 14<sup>th</sup> and 30<sup>th</sup> reviewing updates to the Auditorium and surrounding classrooms, as well as the site design based on site circulation and parking lot layouts.
- **Community Outreach Preparation:** Virtual meetings were held on September 17<sup>th</sup> and October 2<sup>nd</sup>. Public Community Form #4 is scheduled for October 7<sup>th</sup>. Recent activities include developing presentation for the forum, Frequently Ask Questions (FAQ), and coordination of website/media information. Joint SBC/SC/BOS meeting tentatively scheduled for Monday, December 14<sup>th</sup>.
- **Financial Advisor:** CGA recommends that the Town retain the services of Financial Advisor for guidance and to assist with the development of tax impact assessments.
- **Schematic Design:** Architect continues to conduct programming meetings with administration and staff to further develop the schematic design. This is an ongoing effort that will continue through the SD phase.
- **Construction Delivery:** The MSBA was informed of the SBC's decision to select c.149 Design-Bid-Build construction delivery method for their record. No further action is needed at this time.

### ➤ ANTICIPATED PROJECT SCHEDULE (subject to change):

- MODULE 1: ELIGIBILITY PERIOD (12/13/17 – 12/19/18)
- MODULE 2: FORMING THE PROJECT TEAM: (12/19/18 – 07/15/19)
- MODULE 3: FEASIBILITY STUDY (07/15/19 – 06/24/20)
- MODULE 4: SCHEMATIC DESIGN (EXACT DATES TBD)
  - **06/01/20 – 04/14/21: SCHEMATIC DESIGN (11.5 Months)**
  - 07/13/20: SBC Meeting
  - 08/10/20: SBC Meeting
  - 09/14/20: SBC Meeting
  - 10/05/20: SBC Meeting
  - 11/02/20: SBC Meeting
  - 12/14/20: SBC Meeting (Joint Meeting with BOS and SC)
  - 02/08/21: Local Actions and Approvals (Joint SBC/SC/BOS Meeting)
  - 02/11/21: Submit Schematic Design to MSBA (DEADLINE)
  - 04/14/21: MSBA BOARD OF DIRECTORS MEETING/APPROVAL
  - 05/01/21: MSBA DEADLINE TO OBTAIN BOD VOTE FOR TOWN



# OPM Progress Report

- **MODULE 5: FUNDING THE PROJECT (EXACT DATES TBD)**
  - 06/01/20 – 5/17/21: Community Outreach
  - **05/17/21: Town Meeting Appropriation Vote (TBD/General Election Date?)**
  - **05/24/21: Town Referendum/Debt-Exclusion Vote (TBD)**
  - **06/01/21: MSBA EXECUTION OF PROJECT FUNDING AGREEMENT (TBD)**

➤ **PROJECT BUDGET & INVOICE REPORT:**

Total Project Budget	FSA Budget	Committed	Billed to Date	Balance
<i>OPM Feasibility Study</i>	\$ 150,000	\$ 150,000	\$ 114,000	\$ 36,000
<i>A&amp;E Feasibility Study</i>	\$ 535,375	\$ 535,375	\$ 423,160	\$ 112,215
<i>Environmental &amp; Site</i>	\$ 64,625	\$ 64,625	\$ 64,625	\$ -
<i>Other</i>	\$ 50,000	\$ -	\$ -	\$ 50,000
<b>FSA Budget Subtotal</b>	<b>\$ 800,000</b>	<b>\$ 750,000</b>	<b>\$ 601,785</b>	<b>\$ 198,215</b>
<b>Reimbursement Status</b>		<b>Reimbursement Rate</b>		
Payment Requests Submitted to MSBA	\$ 516,459	Approved Rate	Effective Rate	
Payments Received from MSBA	\$ 293,814	56.89%	56.89%	

➤ **NEXT SBC MEETING DATE:**

- 11/02/20

## Schematic Design

→ The following is a sampling of items the design team has and will continue to study during this Phase:

- Continue study of **building massing**
- Study various **building elevations** for **solid/void** relationships
- Study **building elevation/facades** for **materials, textures, proportions & design aesthetic**
- Continue study of **solar impact** on design (exterior shading / interior daylighting / energy efficiency)
- Continue study of **plan organization** to improve efficiency & adjacencies
- Continue study of **neighborhood organization** and adjacency
- Continue study of integrating **Student Commons** into Main Entry & "Public Zone"
- Continue study of locations for stairs, restrooms, mechanical rooms, electrical rooms, data rooms, and other support spaces
- Continue study of plan organization for **educational program & educational visioning compliance**
- Continue study of **teacher collaboration areas**
- Continue study of **library media center** configuration, connections to "public" & "private" zones, and adjacencies
- Continue study of **building circulation** for efficiency, experience, security and visual access
- Continue study of **entry lobbies** for size, adjacency, identification, security, and proximity
- Continue study of **organization of Athletic Center** and its connections to locker room & fitness areas
- Continue study of **organization of Performing Arts Center** and its connections to the secondary lobby, exterior, art gallery, & performance area
- Continue study of **building supervision and observation** in all areas with focus on student safety and security
- Continue study of the **entry experience** (Identification, prominence, sunlight, sightlines, etc.)
- Continue study of integration of **Project Based Learning Innovation Labs**
- Continue study of **site circulation and parking**
- Continue investigation of site **utilities** and impact on design
- Continue study of **site topography and sub surface geotechnical conditions** and impact on design
- Continue study of **playfields, site amenities, and overall layout**
- Continue study of integrated **sustainable design strategies**



## Key Submittals / Dates

Somerset Middle School

- 1 ✓ **Facility Assessment Subcommittee (FAS) Meeting** | June 3, 2020
- 2 ✓ **MSBA Board of Directors (BoD) Meeting** | June 24, 2020
- 3 ✓ **Utility Mass Save Program: Energy Charrette | Rebate Discussion Sustainability Kick-off Meeting** | July 27, 2020
- 4 ✓ **Faculty & Staff User Group Programming Meetings** | Summer 2020
- 5 **Department of Elementary & Secondary Education (DESE) Submission** | Included as part of Schematic Design Submission
- 6 **MA Historical Commission Submission (Project Notification Form - PNF)** | Fall 2020

### Project Schedule

Building Committee Meeting

# Somerset Middle School ● →

Upcoming User Group  
Programming Meetings

## 1. *Content Coordinators*

- a. Overview of detailed programming process

## 2. *Science*

- a. Classrooms / Prep Rooms
- b. Outdoor Classrooms
- c. Greenhouse

## 3. *Content Coordinators*

- a. General Core Classrooms
- b. Project/Innovation Labs
- c. Small Group Rooms
- d. Teacher Collaboration Rooms

## 4. *Technology / Engineering*

- a. Coding & Robotics
- b. Manufacturing
- c. Computer Literacy
- d. Testing

## 5. *Special Education*

- a. General Classrooms
- b. Speech / Testing
- c. Small Group/Reading Room
- d. OT/PT
- e. Adaptive PE

## 6. *Music*

- a. Auditorium
- b. Music (Band/Choral) Classrooms/Storage/Office/Ensemble
- c. Outdoor Performance Area

## 7. *Art*

- a. Art Classrooms/Storage/Kiln
- b. Art Gallery at Secondary Lobby
- c. Outdoor Classroom Space

## 8. *Athletics / Physical Education / Health & Wellness*

- a. Gymnasium
- b. Fitness Room
- c. Lockers/Office/Storage
- d. Health / Wellness Classrooms

## 9. *Library Media Center*

## 10. *Administration*

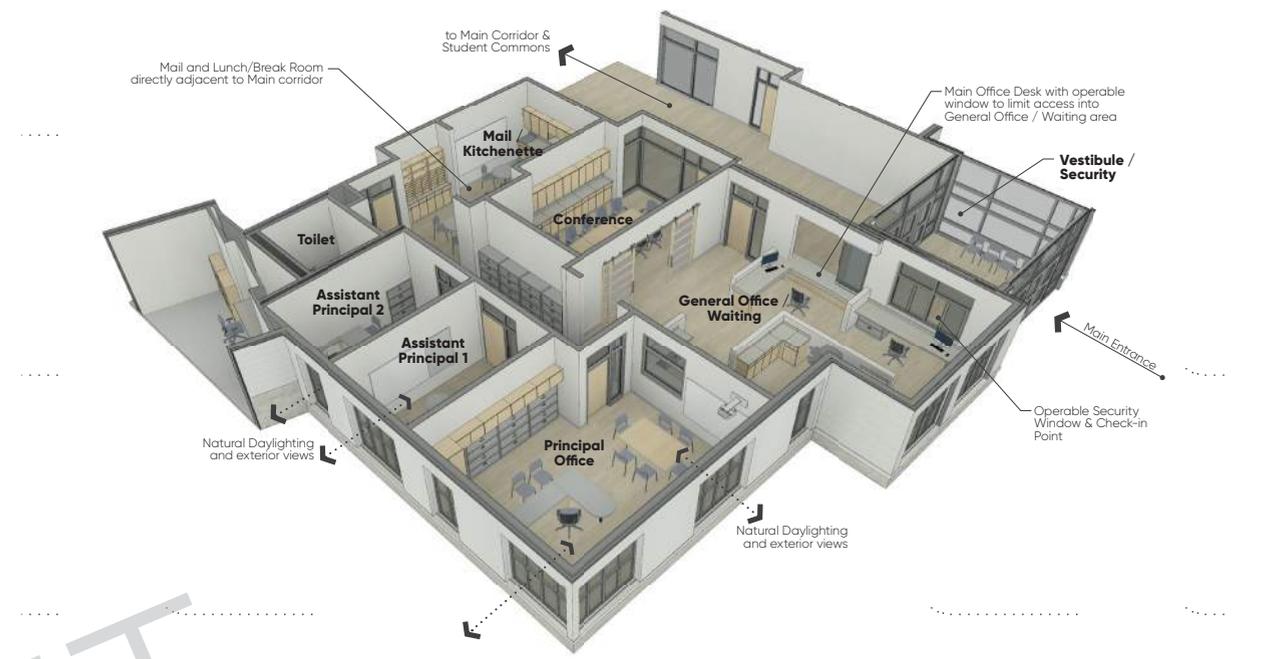
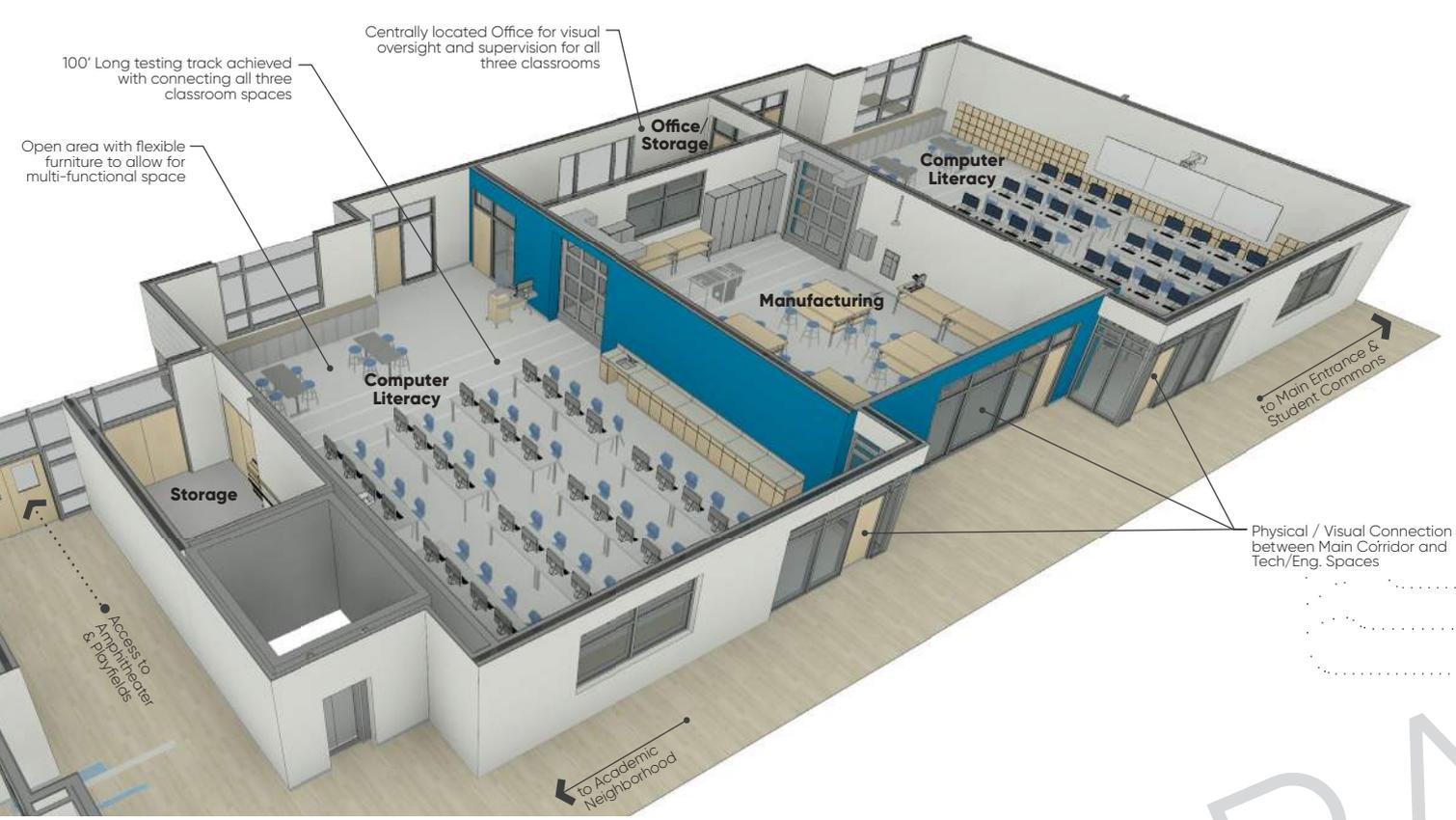
## 11. *Guidance*

## 12. *Nurse*

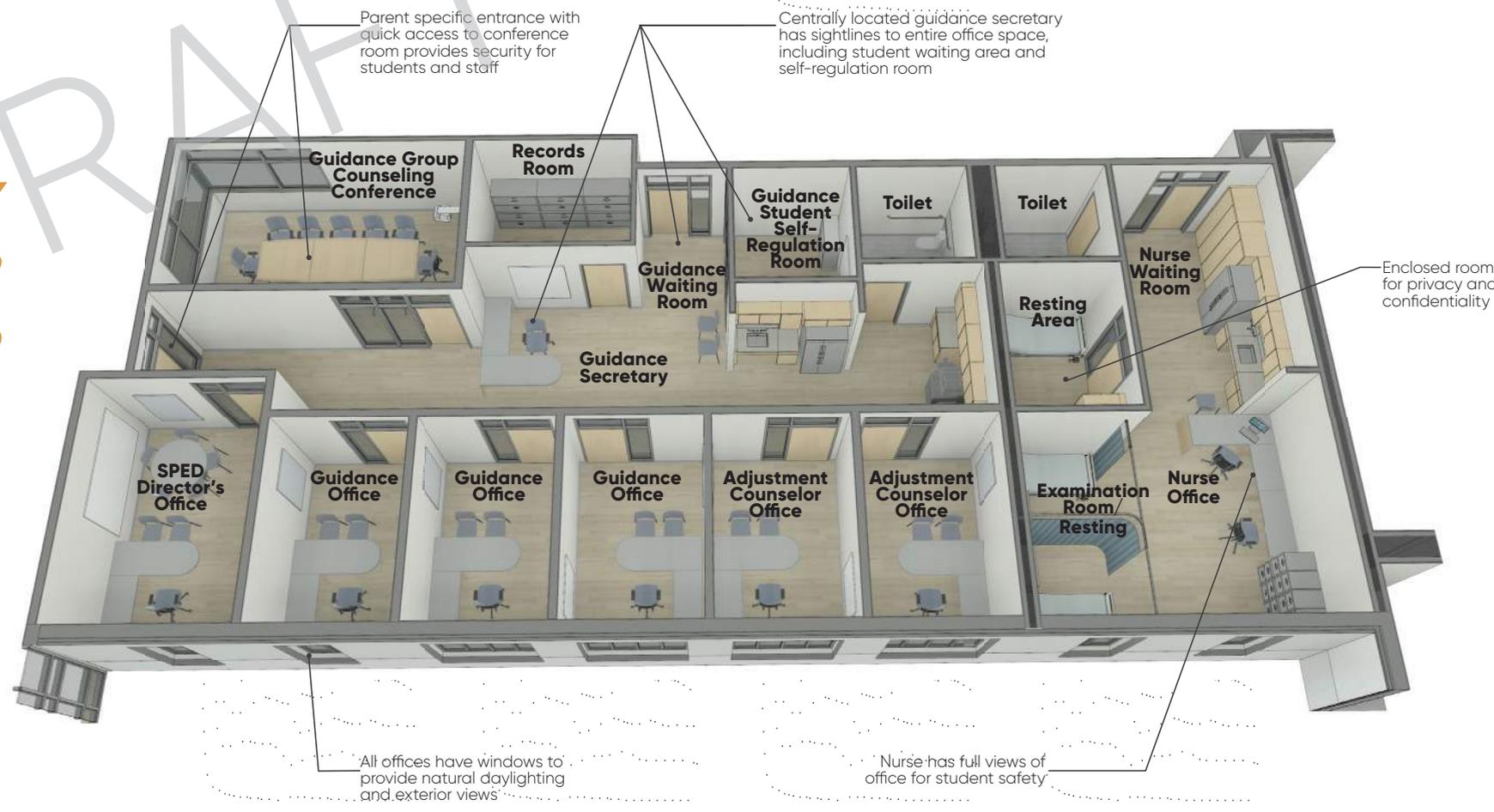
## 13. *Student Dining / Kitchen Staff*

## 14. *Custodial / Maintenance*

## 15. *South Coast Educational Collaborative*



**Engineering/Technology**  
**Administration**  
**Guidance & Nurse**



Ample natural daylighting and physical connection to outdoor space with access to covered deck

Transparency and physical connection between classrooms for adaptable learning environment

Markerboard and Tackboard surface throughout classroom for an adaptable teaching space



Accessible storage within classroom allows students to take ownership of the space and function more independently

Flexible student seating and teacher demonstration area for multiple layout configurations

Display space for 3D, 2D and digital student work

Secure kiln room with shared storage for faculty

Transparency between corridor and classrooms for natural daylighting, exterior views, and continued supervision

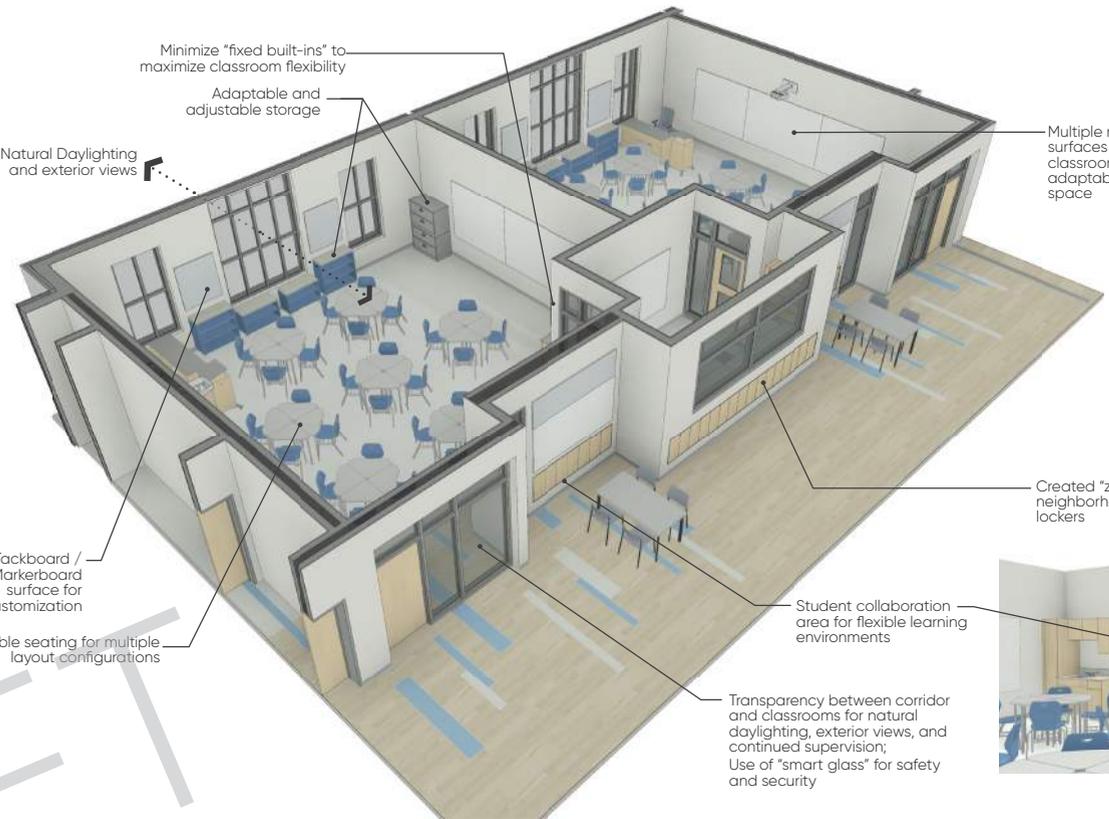
Minimize "fixed built-ins" to maximize classroom flexibility

Adaptable and adjustable storage

Natural Daylighting and exterior views

Tackboard / Markerboard surface for customization

Flexible seating for multiple layout configurations



Multiple markerboard surfaces throughout classroom for an adaptable teaching space

Created "zones" within neighborhoods for student lockers

Student collaboration area for flexible learning environments

Transparency between corridor and classrooms for natural daylighting, exterior views, and continued supervision; Use of "smart glass" for safety and security



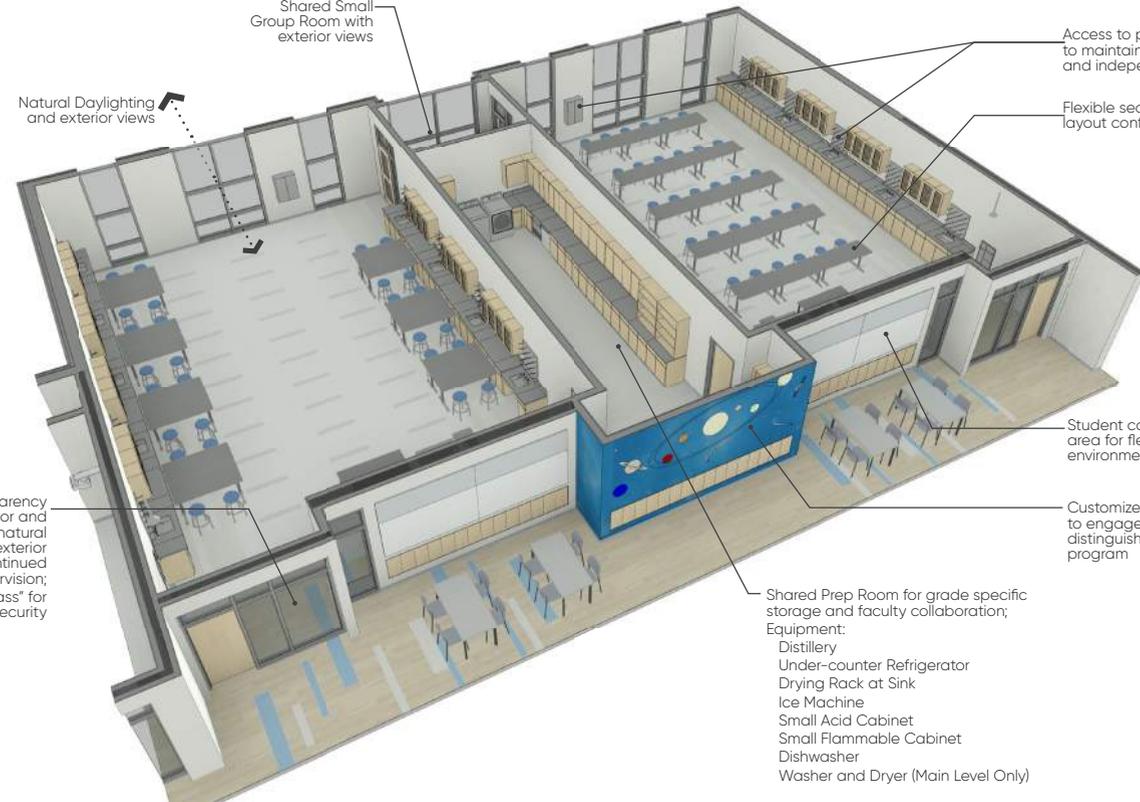
# Art Classrooms General Classrooms Science Classrooms

Shared Small Group Room with exterior views

Natural Daylighting and exterior views

Access to proper equipment to maintain student safety and independence

Flexible seating for multiple layout configurations



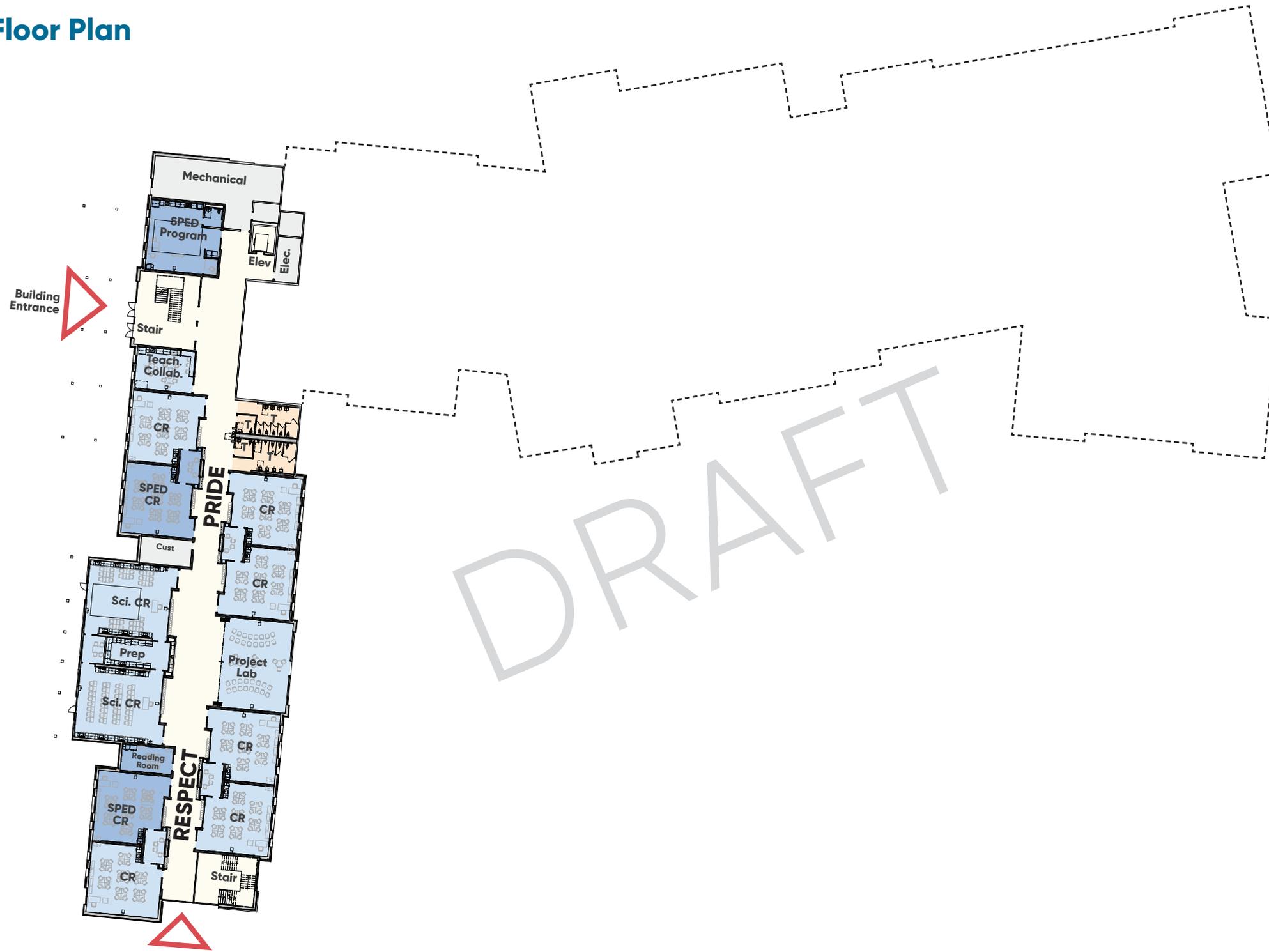
Student collaboration area for flexible learning environments

Customized wall graphic to engage students and distinguish the science program

Transparency between corridor and classrooms for natural daylighting, exterior views, and continued supervision; Use of "smart glass" for safety and security

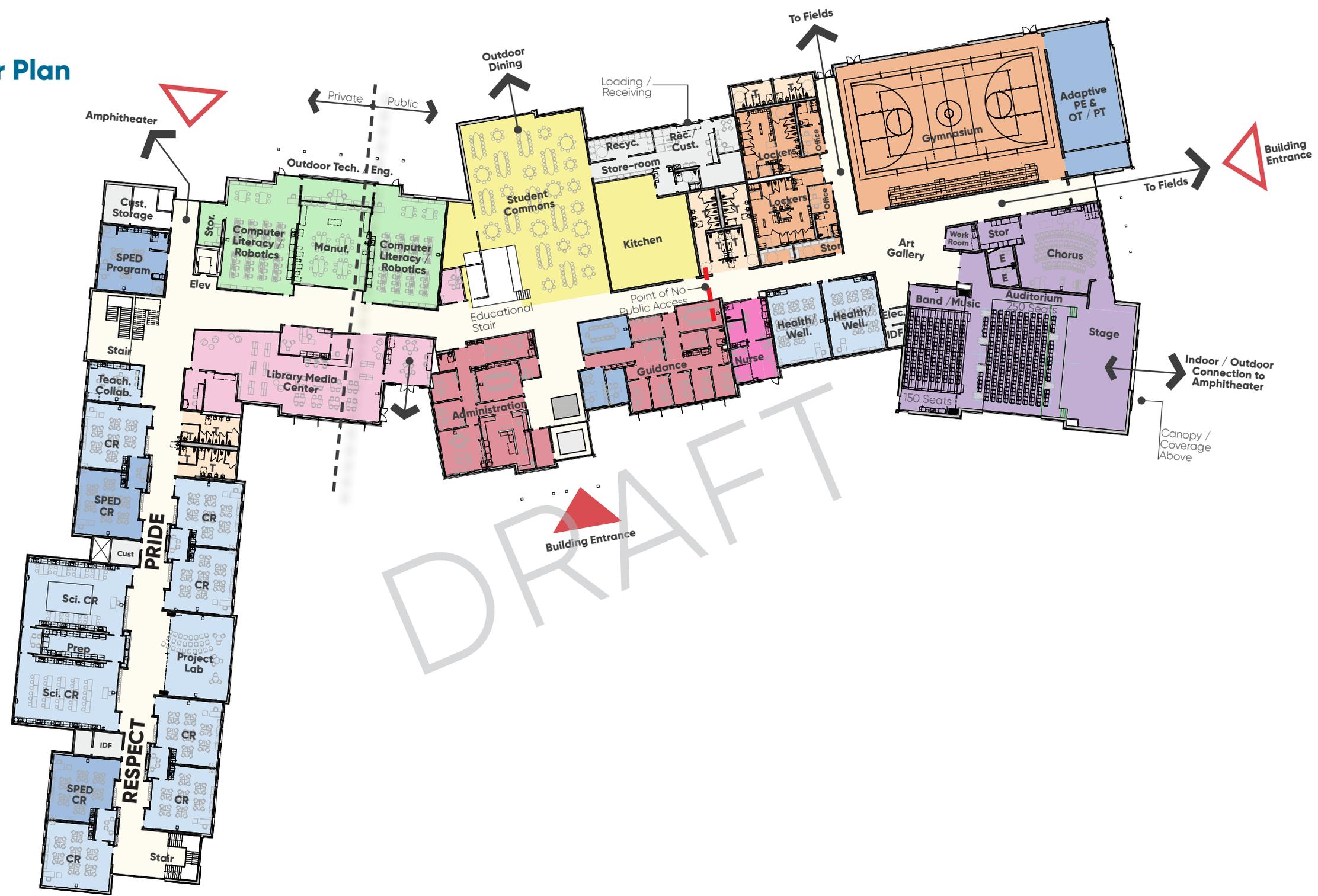
- Shared Prep Room for grade specific storage and faculty collaboration; Equipment:
  - Distillery
  - Under-counter Refrigerator
  - Drying Rack at Sink
  - Ice Machine
  - Small Acid Cabinet
  - Small Flammable Cabinet
  - Dishwasher
  - Washer and Dryer (Main Level Only)

# Lower Level Floor Plan



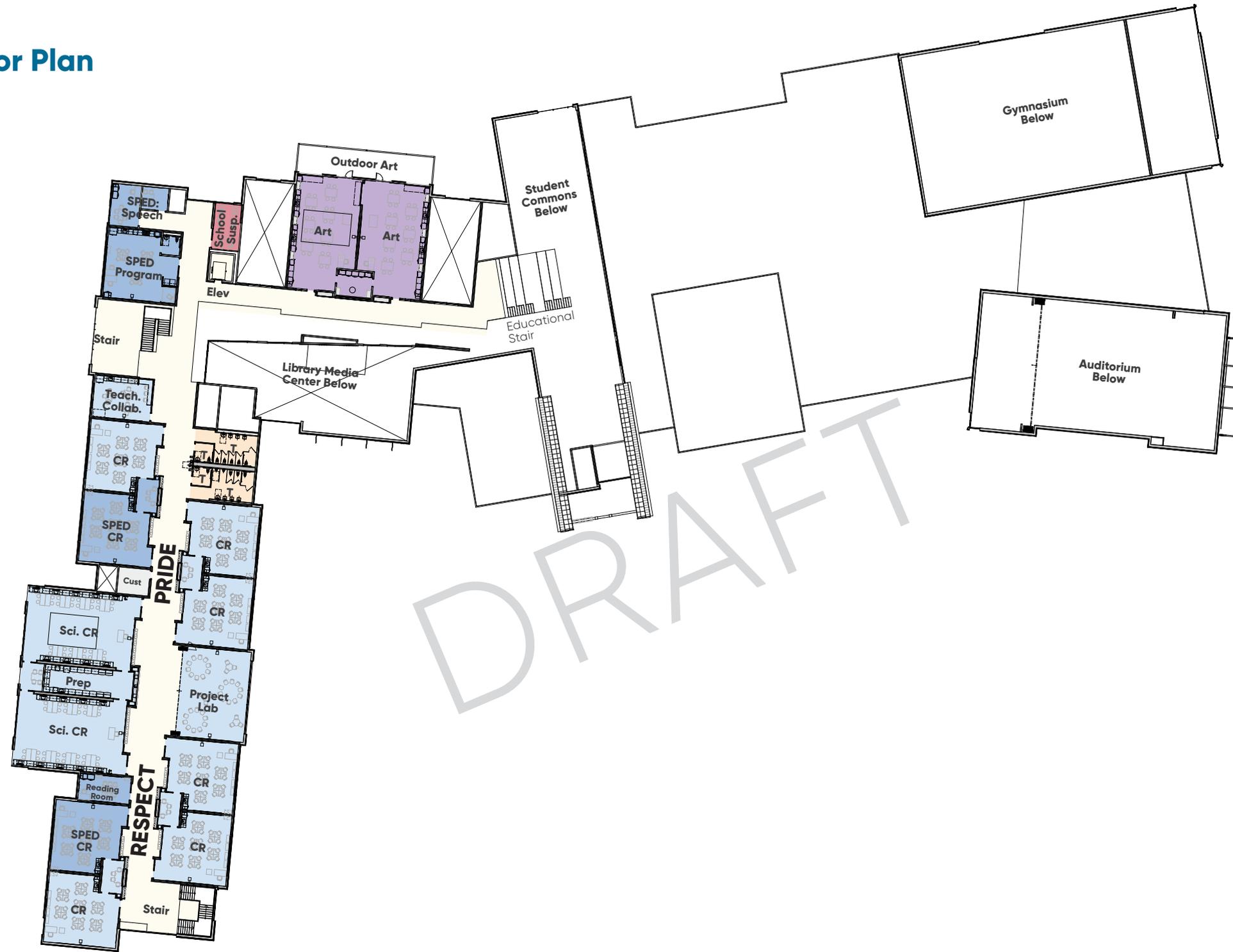
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# Main Level Floor Plan



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# Upper Level Floor Plan



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## Conceptual Site Plan

### 25 Acre Site

- Context
  - Dighton town line - Utility Easement (North Side of site)
  - Residential / Light Commercial (East Side of site)
  - Residential (South Side of site)
  - Woods, South Elementary School, fitness trails, and playfields (West Side of site)
- Integration of recently updated Town-Wide economic Master Plan
  - Community use spaces (auditorium, gymnasium, student commons)
  - Bike access points
  - Expanded playfields
  - Updated fitness & cross country trails
  - Green Community Building
- Building massing response to context and site topography
- Multiple access points to site and perimeter access for safety vehicles
- Resolution of current drop-off and pick-up (vehicular/bus) challenges
- Identifiable entrance and plaza "opens" up to Brayton Avenue
- More efficient distribution of parking on site
- 200+ total proposed parking spaces
- Indoor/outdoor educational connections; use of existing topography and adjacent wooded areas
- Efficient building organization and layout
- Constructed away from existing middle school building; least disruptive to education by avoiding phased occupied construction
- Meets the proposed project timeline
- Sustainable, energy efficient, healthy building design
- Meets project educational goals



Building FFE  
**East-West Site Section**



## **Building Material & Exterior Design Precedence**

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2



3



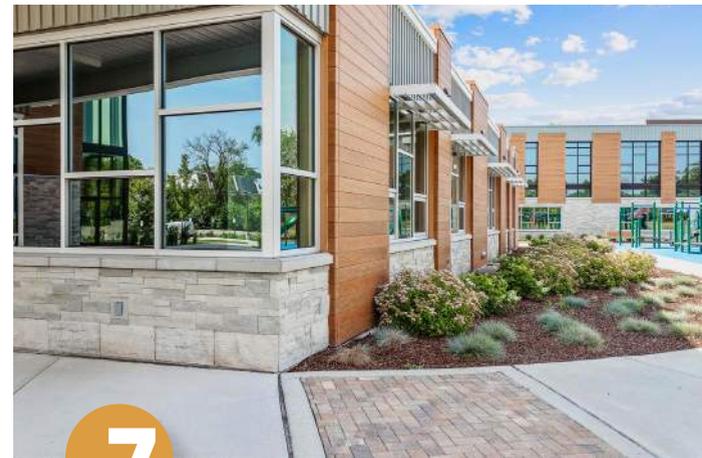
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Exterior Design & Aesthetic Precedence

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**Exterior Design & Aesthetic Precedence**

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