



# SMS

SOMERSET MIDDLE SCHOOL

## SMS Community Forum #5

**Ai3 Architects, LLC**  
**CGA Project Management**

November 18, 2020





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## School Committee

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



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## School Building Committee

<b>Michael Botelho</b>	Resident & Former School Committee Member
<b>Richard Brown</b>	Town Administrator
<b>Kathleen Byers</b>	Middle School Teacher
<b>Dr. Pauline Camara</b>	Middle School Principal
<b>Carlos Campos</b>	Supervisor of Buildings and Grounds
<b>Chris Godet</b>	Chairman of School Committee
<b>Robert Lima</b>	Resident & Former Water Department Superintendent
<b>Victor Machado, Jr.</b>	Chairman of Building Committee & School Committee Member
<b>Holly McNamara</b>	Chairperson of Board of Selectmen
<b>Steven Medeiros</b>	Resident & Project Architect
<b>Nicole Mello</b>	Middle School Content Coordinator
<b>Cassey Monte</b>	Middle School Teacher
<b>Nick Raffa</b>	Advisory and Finance Committee Chairman
<b>Kevin Scanlon</b>	Resident & Licensed Massachusetts Construction Supervisor
<b>Jeffrey Schoonover</b>	Vice Chairman of Building Committee & Superintendent of Schools
<b>Ronald Tarro</b>	Director of Business and Finances
<b>Elizabeth Haskell</b>	Director of Curriculum and Assessment

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## Board of Selectmen

**Holly McNamara, Chair**  
**Steven Moniz**  
**Lorne Lawless**



# SMS | Project Timeline

2017

2018

2019

2020

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**March 9, 2017**

*The Town of Somerset submitted a Statement of Interest (SOI) to the MSBA*



**October 31, 2018**

*The MSBA invited the Town of Somerset to prepare a Feasibility Study for Somerset Middle School*



Eligibility Period

Preliminary Design Program

5 months

Preferred Schematic Report

5 months

Feasibility Study

Schematic Design

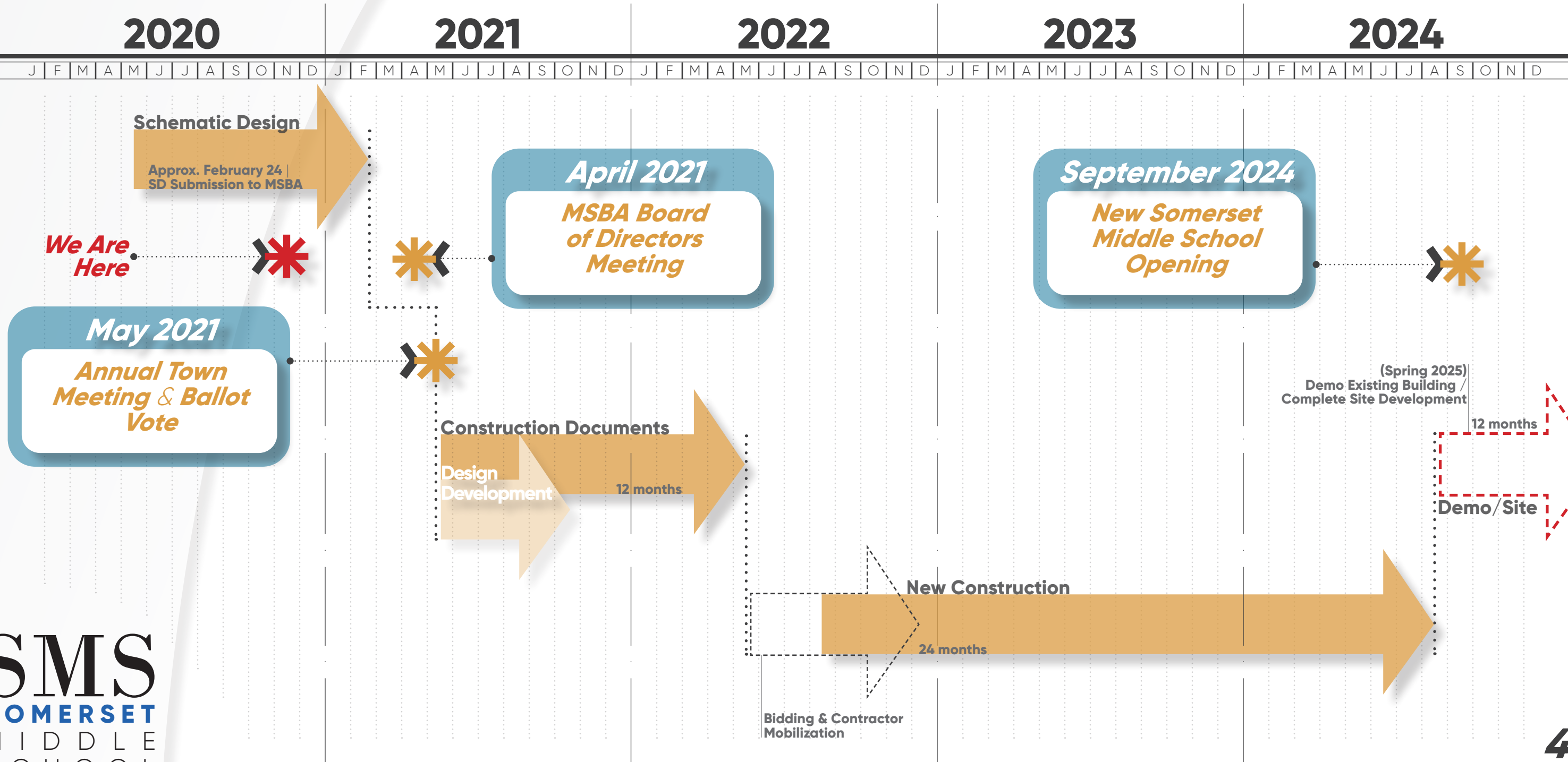
Approx. February 24 | SD Submission to MSBA

**We Are Here**



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# SMS | Project Timeline





# Reviewed in Past Community Forums

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- I. District's Partnership with Massachusetts School Building Authority (MSBA)  
Grant Reimbursement opportunity from the MSBA to pay costs associated with the proposed project
- II.
- III. Project Timeline
- IV. Statement of Interest Process:
  - a. Recent History
  - b. MSBA Evaluation of Proposed Project & Senior Study Visits
  - c. Somerset's Invitation into the Eligibility Period (Module 1)
- V. Feasibility Study Process & Conclusion
- VI. Educational Visioning & Programming Process
- VII. Existing Middle School Site Constraints & Opportunities
- VIII. Existing Middle School Deficiencies





*Educational Deficiencies*

*Exterior Envelope Deficiencies*

*Code Compliance Deficiencies*

*Building Systems Deficiencies*





# *Re-Imagine The Future*

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Benefits of a New Somerset Middle School

# Benefits of a New School

## Educational

- Improved acoustics, daylighting, ventilation, indoor air quality, and views to the exterior (nature)
- Integration of Learning Commons and Collaboration Spaces
- Access to **modern educational technology**
- State-of-the-Art Performance Auditorium and Music Spaces
- **Appropriate quantity of and sized General & SPED classrooms**, therapy, and support spaces
- Integrated **grade-level Project Labs**
- Educational Connections to Outdoors
- Using the site topography to create **expanded outdoor educational and performance spaces**
- Universally accessible building and amenities
- **Building as a teaching tool**; building systems

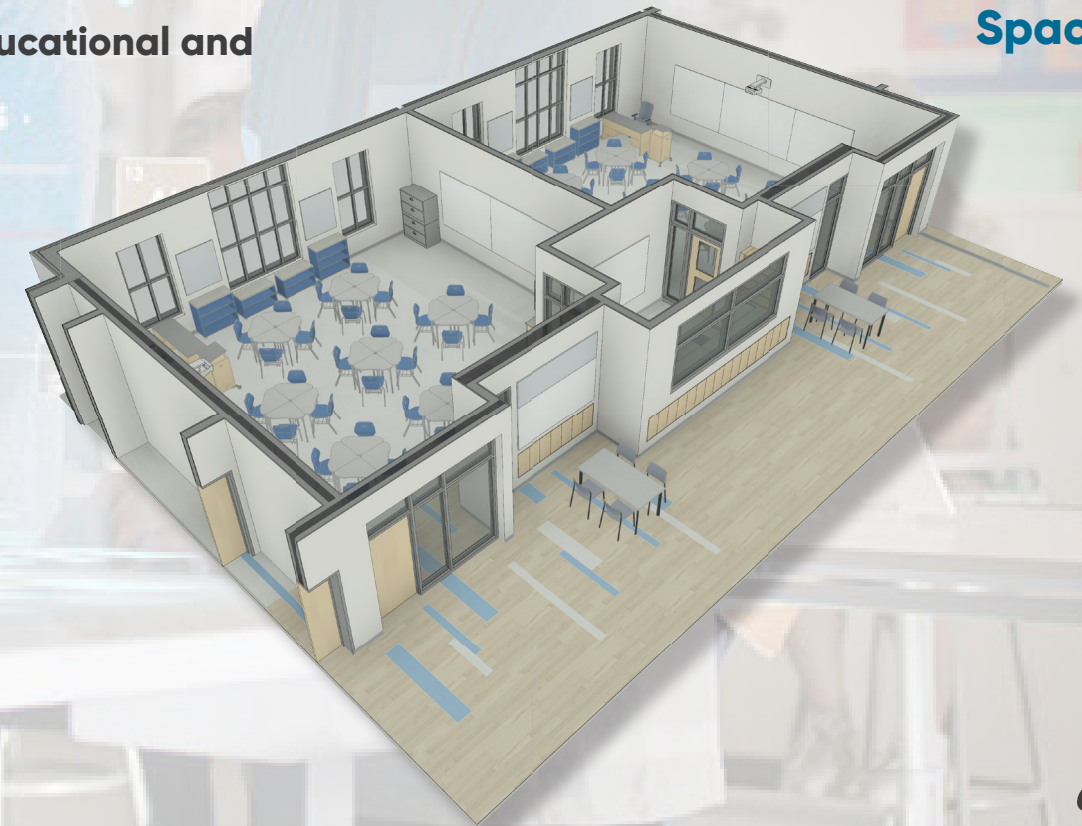
Safety, Security, & Technology

COVID-19 Response

Community

Energy Efficiency & Healthy Building Design

Typical Classrooms & Small Group Pullout Spaces





# Benefits of a New School

## Educational

### Safety, Security, & Technology

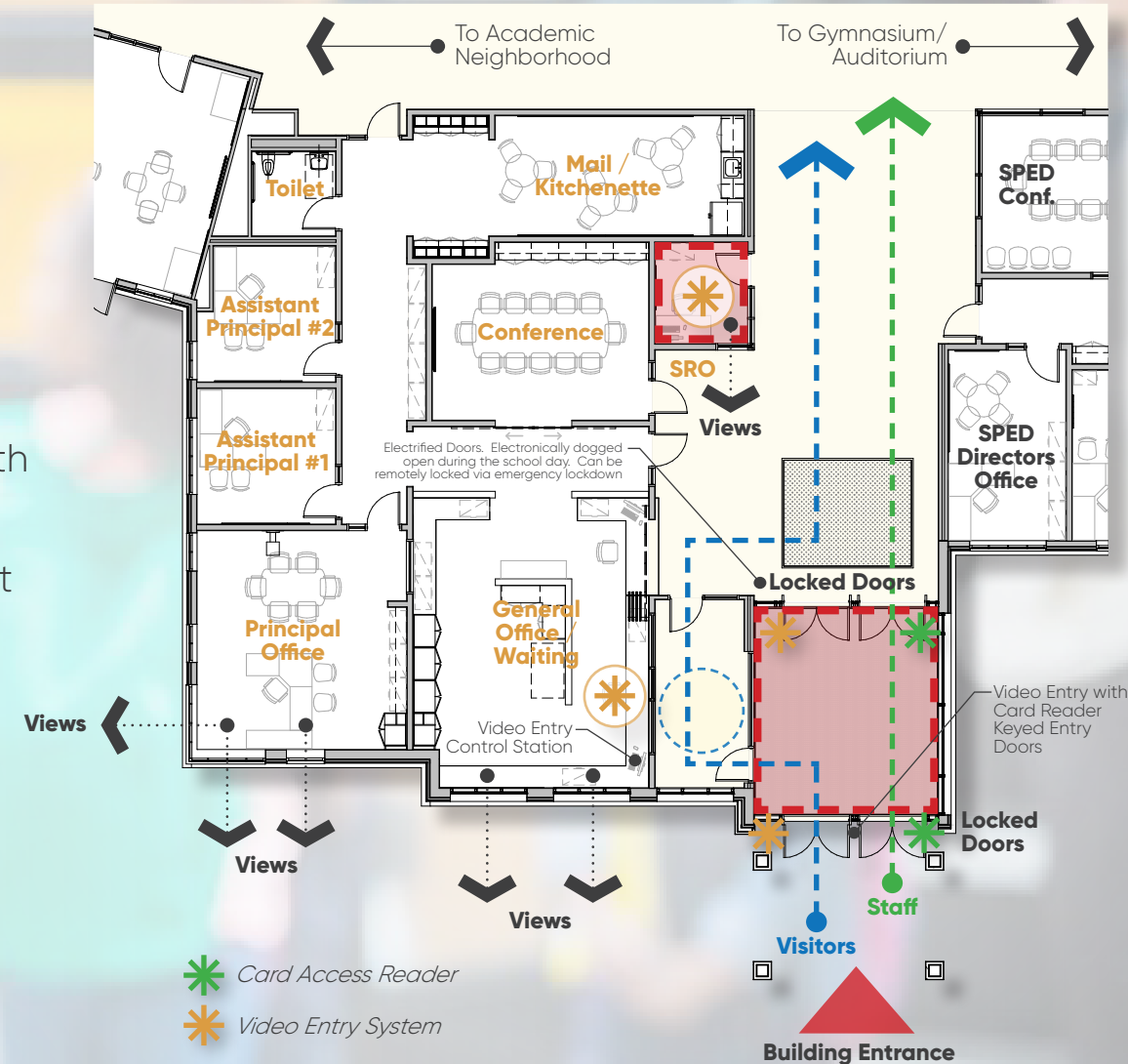
### COVID-19 Response

### Community

### Energy Efficiency & Healthy Building Design

- Incorporation of **Passive & Active security** measures
- **Clearly Identifiable and Visible** Site and Building Entrance
- **Natural site surveillance** – clear visual sightlines and program adjacencies
- Clear Separation of on-site vehicular, bus, and pedestrian pathways
- Integration of **interior and exterior surveillance cameras** (CCTV)
- Proper site and building lighting
- Strategic placement of school office and administration with clear views to entry plaza
- **Appropriately designed corridors & stairs** to reduce conflict
- Clear delineation between **"Public" & "Private" spaces**
- **100% wireless access** coverage in building & outdoor educational spaces
- **21st Century educational technologies** incorporated in building

## Active Safety & Security Systems



# Benefits of a New School

## Educational

## Safety, Security, & Technology

## COVID-19 Response

## Community

## Energy Efficiency & Healthy Building Design

- Multiple building points of entry for **distributed student movement**
- Numerous **outdoor classroom and performance spaces**
- **Flexible spaces** to accommodate fluid modifications to classrooms
- **Improved Indoor Air Quality**
  - Operable Windows, Ventilation system, Indoor Air Quality Assessment – Building Flush-out and testing, Low-emitting materials specified, & Building walk-off mats
- **Hand Cleaning Awareness**
  - Signage, Sinks in every classroom, Motion Sensors Faucets, Hand sanitizing stations throughout the building
- **Water bottle filling stations**
- Proposed **general classroom size larger than existing classrooms** net square footage
- **Easy Cleaning Surfaces** (smooth, streamlined, high-touch surfaces)
- Voice activated technology



# Benefits of a New School

## Educational

## Safety, Security, & Technology

## COVID-19 Response

## Community

## Energy Efficiency & Healthy Building Design

- Integration of the recently updated Town-wide Economic Master Plan
  - **New, renovated, and expanded playfields** for community and school use
  - New on-site **walking trails, pathways**, and integrated **fitness stations**
  - Connection of **off-site bike lanes** (South Coast Bikeway along Read Street)
  - **Community use of new building** (Auditorium, Gymnasium / Fitness, Student Commons, and Library Media Center)
  - Integration of **Future Community Gardens/Green House**
- New roadways, sidewalks, parking, etc. as part of the renovation of the entire site
- Expanded and re-configured parking for **better efficiency and access to the new building and playfields**
- Resolution to existing parent drop-off and pick-up challenges – separation of bus, vehicular, and pedestrian activity
- **Universally accessible site, playfields, and building**
- **Positive contributions to sustainability & climate change goals**
  - Renewable energy
  - Green Communities compliance
  - Waste management & recycling



# Benefits of a New School

Educational

Safety, Security, &  
Technology

COVID-19 Response

Community

*Energy Efficiency  
& Healthy  
Building Design*

- **High Performance Building Envelope**
  - Energy efficient windows, roof, and high R-value insulation that reduce draftiness and increase student and teacher comfort levels
- **High Efficiency** Building Mechanical and Lighting Systems (100% LED)
- **On-site renewable energy sources**
  - Re-use (and expansion) of existing 300kW PV system
- Site and Building as a **teaching tool**
- **\*9 Foundations of a Healthy Building**
  - Improved ventilation, air quality, thermal health, water quality, moisture control, dust & pests, acoustics & noise, lighting systems, safety & security





Read Street

Existing Middle School

Multi-use Playfield

Parking

Pedestrian Walkway

Parking

Multi-use Playfield

Main Entry Plaza

Multi-use Playfield

Pedestrian Walkway

Brayton Avenue

Single Entry Access Point





**East-West Site Section**  
Building FFE





New 6-8 Middle School  
124,200 GSF

South  
Elementary  
School site

Fitness & Cross  
Country trails in  
Existing Wooded  
Area

Read Street

Amphitheater

Multi-use  
Playfield

Parking

Academic  
Wing

Loading  
Area

Softball Field

Gymnasium/  
Auditorium

Baseball  
Field

Bus drop-off  
zone

Main Entry  
Plaza

Secondary  
Entry Plaza

Parking

Parent drop-  
off zone

Parking

Multi-use  
Playfield

Brayton Avenue

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*Exterior Rendering  
View 1 - Aerial (East)*

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*Exterior Rendering*  
*View 4 - Main Entry (North-East)*















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*Exterior Rendering*

*View 7 - Art/Technology Engineering & Academic Neighborhood (West)*







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*Exterior Rendering*  
*View 8 - Academic Wing Entry*

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*Exterior Rendering*  
*View 10 - Academic Wing (East)*

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**SMS**  
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*Exterior Rendering*  
*View 11 - Aerial (South)*

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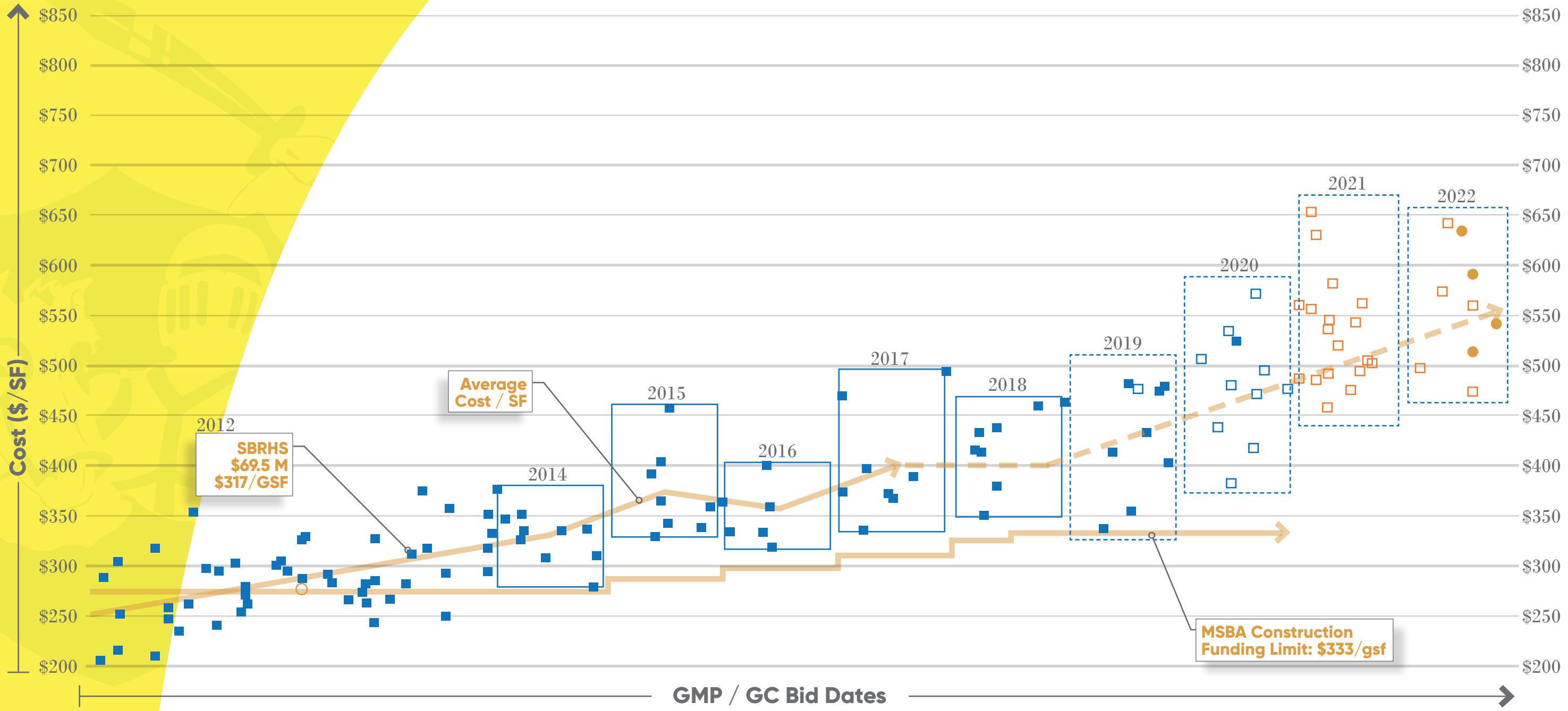


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*Exterior Rendering*  
*View 1 - Aerial (East)*

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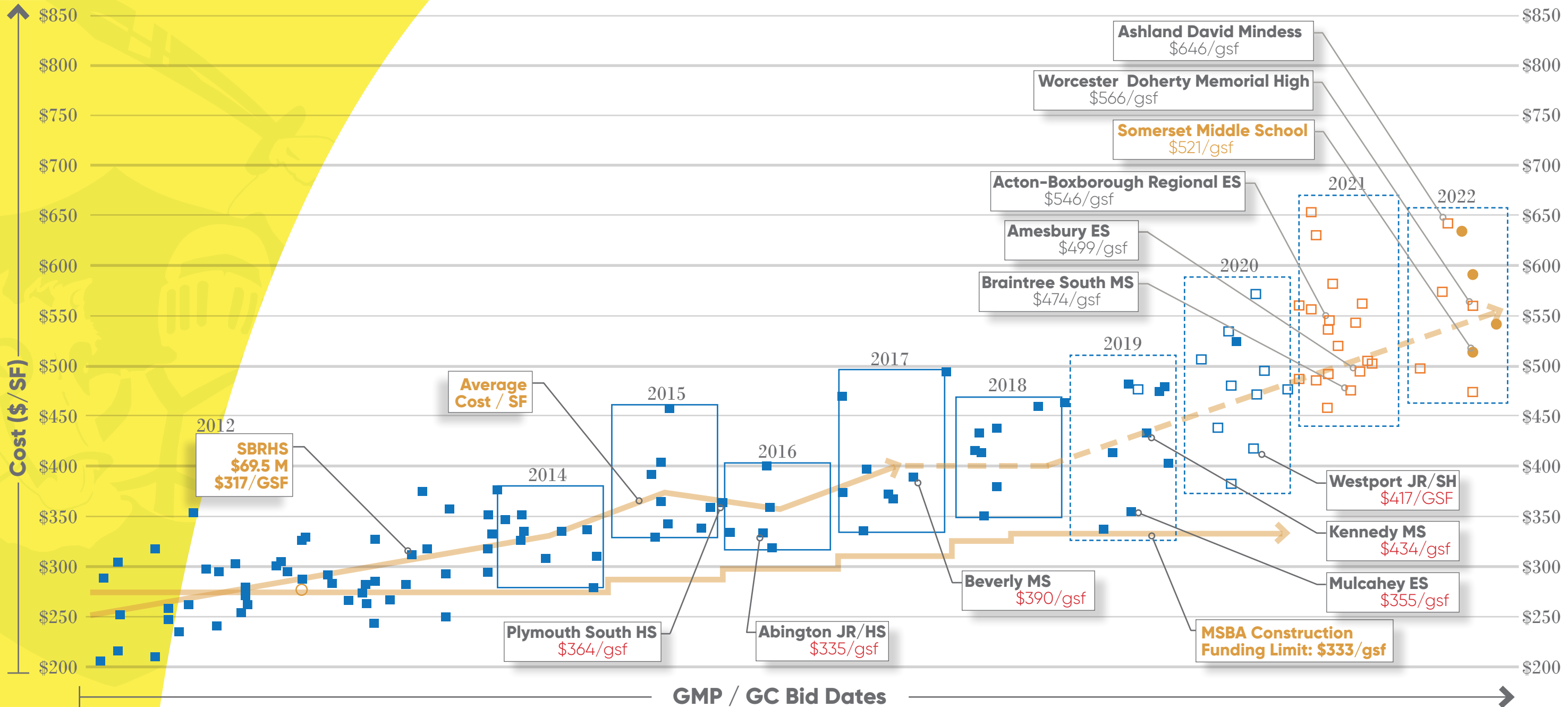


**School Construction Costs: MA Publicly Funded School Projects**  
 Preliminary Cost Projections

- New Construction PSR
- New Construction SD
- New Construction Bid
- New Construction PFA Amended

**AVERAGE CONSTRUCTION COST  
 \$\$/GSF FOR PROJECTS BIDDING  
 IN 2021.....\$525 / square foot  
 IN 2022.....\$541 / square foot**





**School Construction Costs: MA Publicly Funded School Projects**  
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AVERAGE CONSTRUCTION COST  
\$/GSF FOR PROJECTS BIDDING  
IN 2021.....**\$525 / square foot**  
IN 2022.....**\$541 / square foot**



## What is the estimated cost of the project?

### Project Design Phase

	Preferred Schematic Report (PSR)	Interim Schematic Design	100% Schematic Design
	April 2020 Grades 6-8	October 2020 Grades 6-8	February 2021 Grades 6-8
	131,900 GSF	124,200 GSF	124,200 GSF
▶ Estimated Construction Cost	\$68 million	\$64.8 million	TBD
▶ Estimated Total Project Cost	\$81.5 - \$86.5 million	\$76.5 - \$82.5 million	TBD
▶ Estimated Town Share	\$48 - \$53 million	\$42.5 - \$48.5 million	TBD

Estimates assume a construction start of Summer 2021

Estimates assume a construction start of Summer 2022

Approximately  
**\$521 / square foot**  
Construction Cost

1. Third party cost estimates are not represented as the final construction costs, as the information they are based on is extremely preliminary.
2. Estimates assume public bidding under Chapter 149 (Design - Bid - Build) of the MGL.



# Frequently Asked Questions

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- I. What is the role of the Massachusetts School Building Authority (MSBA)?
- II. Why did the SMS SBC/SC/BOS all endorse the construction of a new 6-8 Middle School instead of proposing to expand & renovate the existing building?
- III. What are some of the existing building challenges?
- IV. What are the safety & security measures included in the proposed project?
- V. What is the project timeline?
- VI. What happens if the debt exclusion vote DOES or DOES NOT pass in May 2021?
- VII. What are the educational & community benefits associated with the new middle school?
- VIII. What is the estimated cost of the project & what does it include?

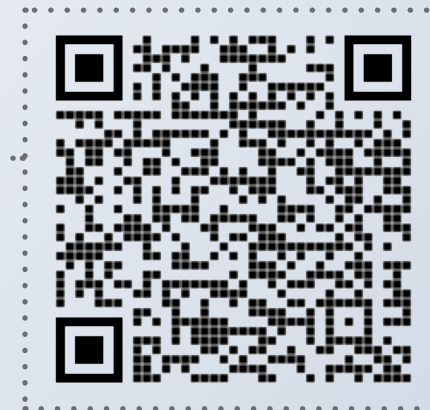


## Continued Communications

- ▶ **For project related questions, please Email:**
  - Email: [smsbuildingproject@somersetschools.org](mailto:smsbuildingproject@somersetschools.org)

- ▶ **For more info, visit our Website:**
  - Somerset Middle School Building Project
  - Visit: <http://bit.ly/SMSbuildingproject>

- ▶ **Follow us on:**     
SMS\_BuildingCommittee



# Community Forum #6

January, 2021