



# SMS

SOMERSET MIDDLE SCHOOL

## SMS Community Forum #2

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

November 13, 2019



## School Committee

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**Andrew Crook, Chair**  
**Christopher Godet, Vice Chair**  
**Victor Machado, Jr.**  
**Michael McDonald**  
**Melissa Terra**



## School Building Committee

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<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>	School Committee Member
<b>Robert Lima</b>	Resident & Former Water Department Superintendent
<b>Victor Machado</b>	Chairman of Building Committee & School Committee Member
<b>Holly McNamara</b>	Selectman
<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>	Superintendent of Schools
<b>Ronald Tarro</b>	Director of Business and Finances



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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 the Somerset Middle School

## Somerset has an opportunity to receive a Grant reimbursement from the MSBA

to pay costs associated with a new school facility project.



# OPM Relevant School Experience

## Middle Schools

## High Schools

- Mulcahey Elementary School, Taunton MA
- READS Collaborative, Middleboro MA
- Barrington Middle School, Barrington RI
- Westport Middle-High School, Westport MA
- Belmonte Middle School, Saugus MA
- Easton Middle School, Easton MA
- Freetown-Lakeville Middle School, Lakeville MA
- Hyannis Middle School, Hyannis MA
- Chenery Middle School, Belmont MA
- Sharon Middle School, Sharon MA (QC)
- Westerly Middle School, Westerly RI (QC)
- Lincoln K-8 School, Lincoln MA
- Bournedale Elementary School, Bourne MA
- Martin Elementary School, Seekonk MA (SBC)
- Millis Middle-High School, Millis MA

- Somerset-Berkley Regional High School**
- Monomoy Regional High School, Harwich MA
- Oliver Ames High School, Easton MA
- Apponequet Regional High School, Lakeville MA
- Barnstable High School, Barnstable MA
- Seekonk High School, Seekonk MA (SBC)
- East Providence High School, East Providence RI



SBRHS | 9-12 1,000 Students 222,800 SF \$70M / \$82.5M



Mulcahey ES | PK-4 735 Students 119,700 SF \$50M / \$65M



Barrington MS | 6-8 900 Students 143,000 SF \$50M / \$68M

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CGA/Dan Tavares Design Experience

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# 17

## Middle Schools

# 12

## High Schools

- Memorial Middle School
- Wilson Middle School
- Seoul Middle School
- Lincoln Middle School
- Hingham Middle School
- Villanova Street Middle School
- Hamlet Ave Middle School
- Nathan Bishop Middle School
- Lynnfield Middle School
- Quincy Central Middle School
- Quincy Sterling Middle School
- Abington Middle/High School
- Christa McAuliffe Charter School
- Foxborough Regional Charter School
- Beverly Middle School
- East Bridgewater Middle/High School
- Kennedy Middle School

- Somerset-Berkley Regional High School**
- Natick High School
- Norwood High School
- Plymouth North High School
- Plymouth South High School
- Franklin High School
- Marshfield High School
- Abington Middle / High School
- Whitman-Hanson Regional High School
- Westerly High School
- Reading High School
- Hull High School



**SMS**  
**SOMERSET**  
 M I D D L E  
 S C H O O L

**Ai3 Design Experience**

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Over  
**50**  
Professionals



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**SOMERSET**  
MIDDLE  
SCHOOL

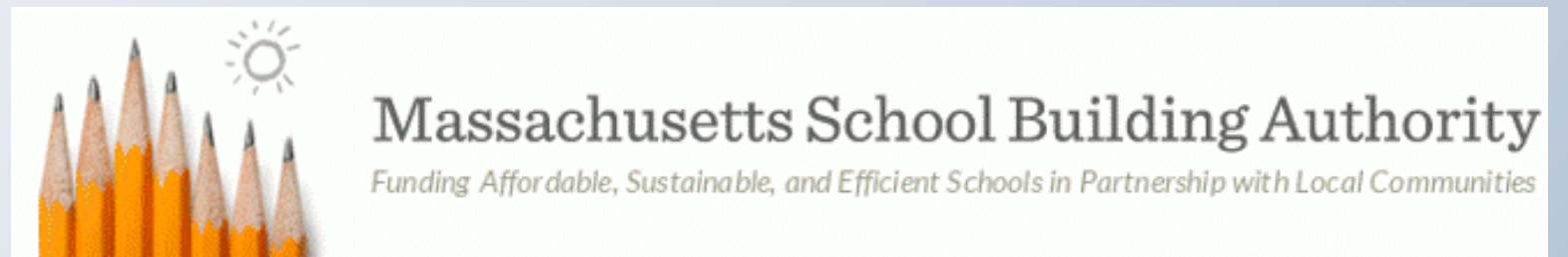
**Ai3 Design Team**

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## MSBA Process Overview

### MSBA partnership with the Town of Somerset





# The Massachusetts School Building Authority (MSBA) offered Somerset a Grant opportunity for the following reasons:

- **“Open concept” general classrooms and educational spaces**
- **Lack of educational space for team teaching and collaboration**
- Science classrooms do not meet the state guidelines; most of the 7/8th grade instruction & laboratory experiments are limited to teacher demo and are not student-centered
- Undersized student dining area
- Undersized Library Media Center
- **Lack of special education space for remedial and tutorial programs**
- SPED services requiring separate areas are being delivered in the classroom
- **Elementary schools are at or above enrollment capacity**
- **Poor and/or ineffective acoustics within the instructional classrooms and team teaching spaces**
- SPED sub-separate classroom for autistic children does not have separate therapy rooms
- Auditorium is being utilized as educational space
- Lack of student exhibit space
- **Lack of small group work, study, and testing areas**
- Lack of adequate administration and support space
- Lack of integrated project labs
- Lack of collaborative learning spaces

# The Massachusetts School Building Authority (MSBA) offered Somerset a Grant opportunity for the following reasons:


- **Condition of existing building infrastructure**
- **Lack of Building Code compliance**
- Lack of Energy Conservation Code compliance
- Lack of Seismic Structural Code compliance
- Lack of modern technology infrastructure at the Somerset Middle School
- **Lack of handicap accessibility (building and site) at the Somerset Middle School**
- Poorly planned building organization
- Inefficient artificial lighting
- Lack of natural ventilation and outdated mechanical systems
- Lack of performance, presentation, and instructional space
- Poorly organized middle school building that deters interdisciplinary or collaborative learning
- **Existing Somerset Middle School does not support modern middle school educational programming**
- Inadequate / inefficient / poorly distributed HVAC systems
- Poor on-site vehicular/bus circulation
- Ineffective stormwater retention system
- Nondescript main entrance
- Lack of outdoor educational spaces (indoor-outdoor connections)

# Where does this Grant money come from and has it been provided to other communities?

The money comes from **taxes paid by Somerset residents** and taxpayers throughout the Commonwealth.

1 penny of the State's 6.25% Sales Tax

**Your state tax dollars have already been spent in hundreds of local towns for their new schools. Somerset once again has been granted the opportunity to accept state grant money for investment in Somerset's current and future needs!**



# What are the initial requirements to receive a Grant from the MSBA?

**Complete a comprehensive Feasibility Study** in collaboration  
with the MSBA to determine the  
**most fiscally responsible and educationally  
appropriate long-term solution.**

**Over the past three months,**  
Somerset has been completing this comprehensive Feasibility Study with  
**very specific guidance from the MSBA.**



## **Over 3,000 collective hours**

of meetings, planning, and discussion by Somerset analysis, investigation, and reporting by the engineering, design, educational team, and the MSBA!

- Haz-Mat Inspection & Report
- Phase 1 Environmental Assessment
- Plumbing Evaluation
- Electrical Evaluation
- Technology Systems Evaluation
- Educational Program
- Visioning Program
- Building Evaluation
- Structural Evaluation
- Heating & Ventilation Evaluation
- Space Summary Spreadsheets
- Site Evaluation
- Geotechnical Investigations
- Site Utility Review
- Permitting Review
- Comparison Matrix
- Sustainable Design Review



## Upcoming Milestones & Dates



# Somerset Middle School Schedule Overview

## 1. Feasibility Study Phase

**Preliminary Design Program (PDP)**

*(December 2019 SBC Vote to approve submission to the MSBA)*

→ **DEC. 2019**

**Preferred Schematic Report (PSR)**

*(April 2020 SBC Vote to approve submission to MSBA)*

→ **MAY 2020**

## 2. Schematic Design Phase (SD)

*(October 2020 SBC Vote to approve submission to MSBA)*

→ **SEPT. 2020**

## 3. Town Meeting Vote & Referendum

→ **NOV. 2020**

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## 4. Project Scope & Budget and Project Funding Agreements

→ **2021**

## 5. Design Development, Construction Documents and Bidding

→ **2021**

## 6. Construction Completion

→ **2023**



## **Educational Visioning Workshops**





Session #1 -

**September 27, 2019**

Session #2 -

**October 18, 2019**

Session #3 -

**November 5, 2019**

Over **70** Faculty & Staff Participated

# Educational Visioning Sessions

Session #1 -  
**September 27, 2019**

Session #2 -  
**October 18, 2019**

Session #3 -  
**November 5, 2019**

# Workshop One Focus Points

## Rules

- Wait patiently in line for your

## OPPORTUNITIES & GOALS

### Educational Priority Goals

- Auditorium
- Integrated technology
- Separate student entrances
- Academic neighborhoods
- Distributed parking
- Teacher workspace collaboration
- Visible outdoor educational space
- Separate 5/6 - 7/8 wing
- Warm & friendly environment
- Sinks in every classroom
- Stand-up desks
- Project labs/Maker spaces
- Virtual reality spaces
- New gym & locker rooms
- Teach & learning gardens

Session #1 -  
September 27, 2019

Session #2 -  
**October 18, 2019**

Session #3 -  
November 5, 2019

## Workshop Two Focus Points

### Desired 21<sup>st</sup> Century Design Patterns

- Indoor/outdoor Connection
- Agile Classrooms
- Flexible Furniture
- Classroom Neighborhoods
- Safety and Security
- Breakout Spaces
- Extended Learning Spaces
- Welcoming Arrival
- Natural Light
- Maker Spaces / Project Labs

Session #1 -  
September 27, 2019

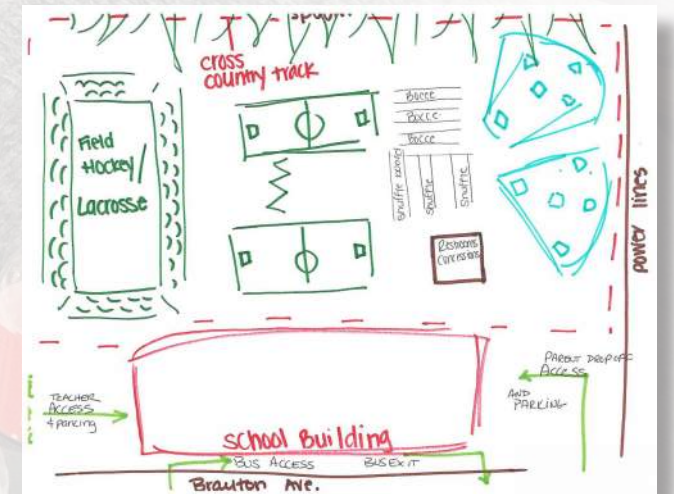
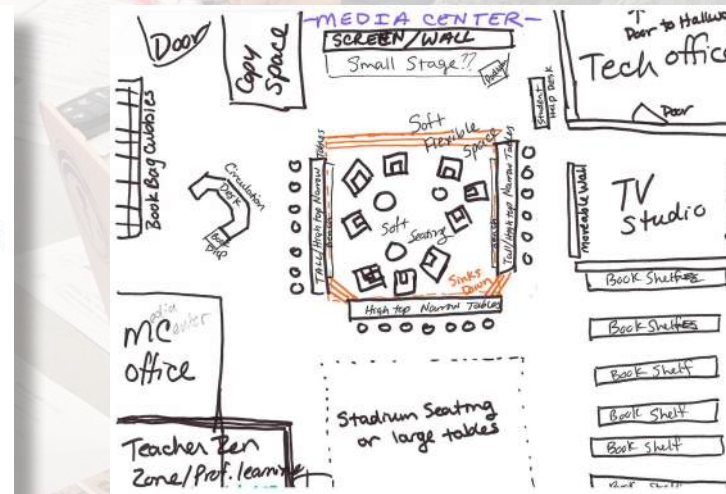
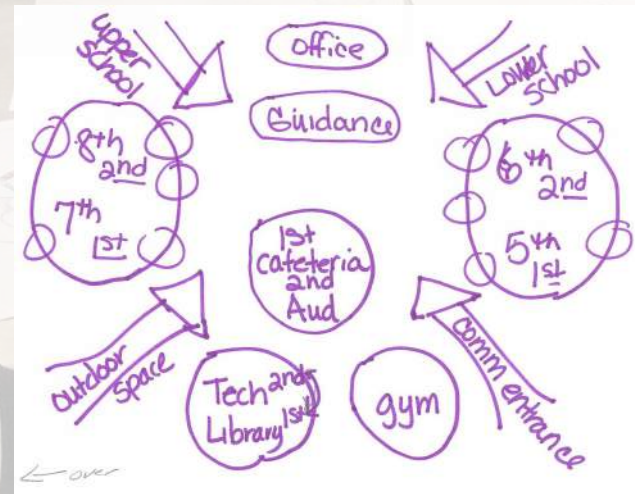
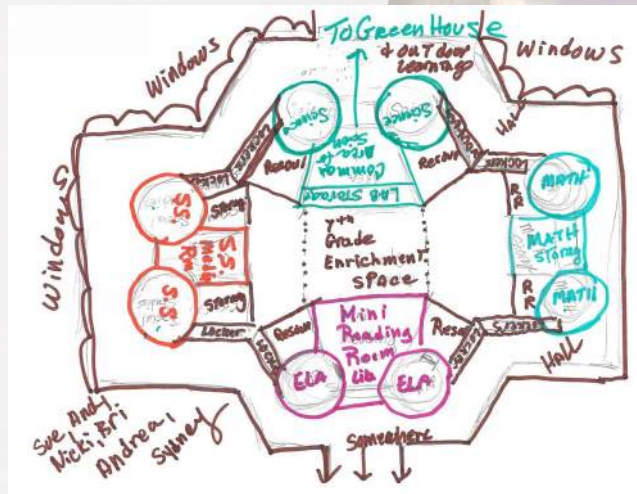
Session #2 -  
October 18, 2019

Session #3 -  
November 5, 2019

# Workshop Three Focus Points

## Guiding Principles

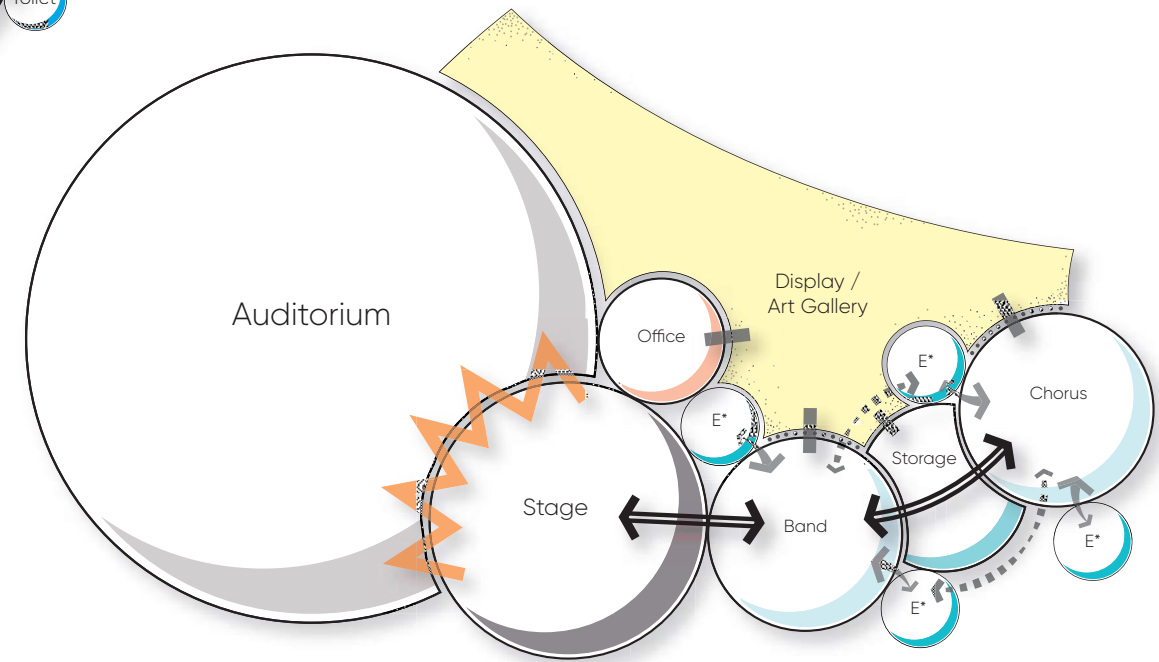
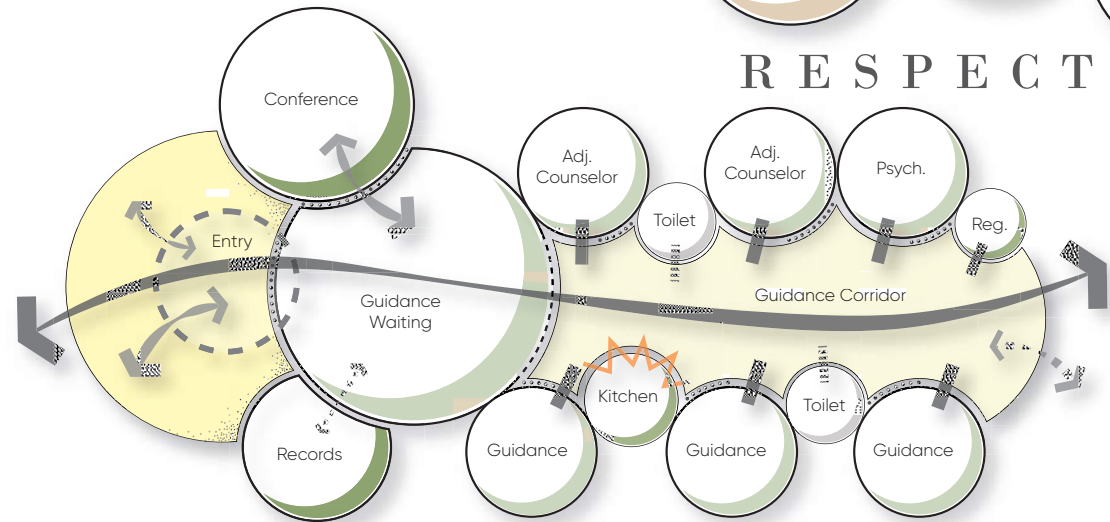
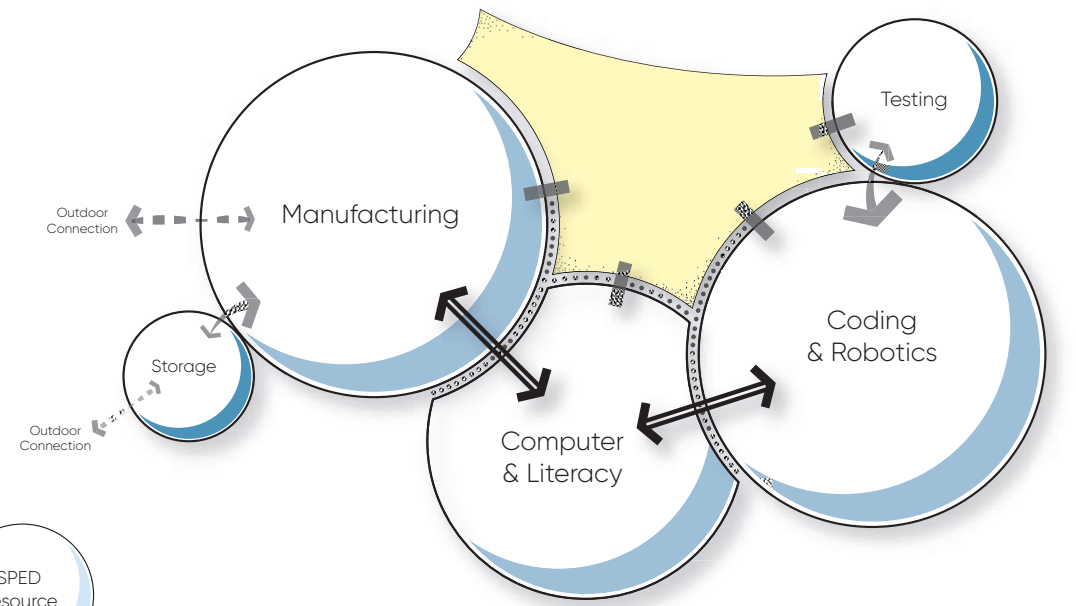
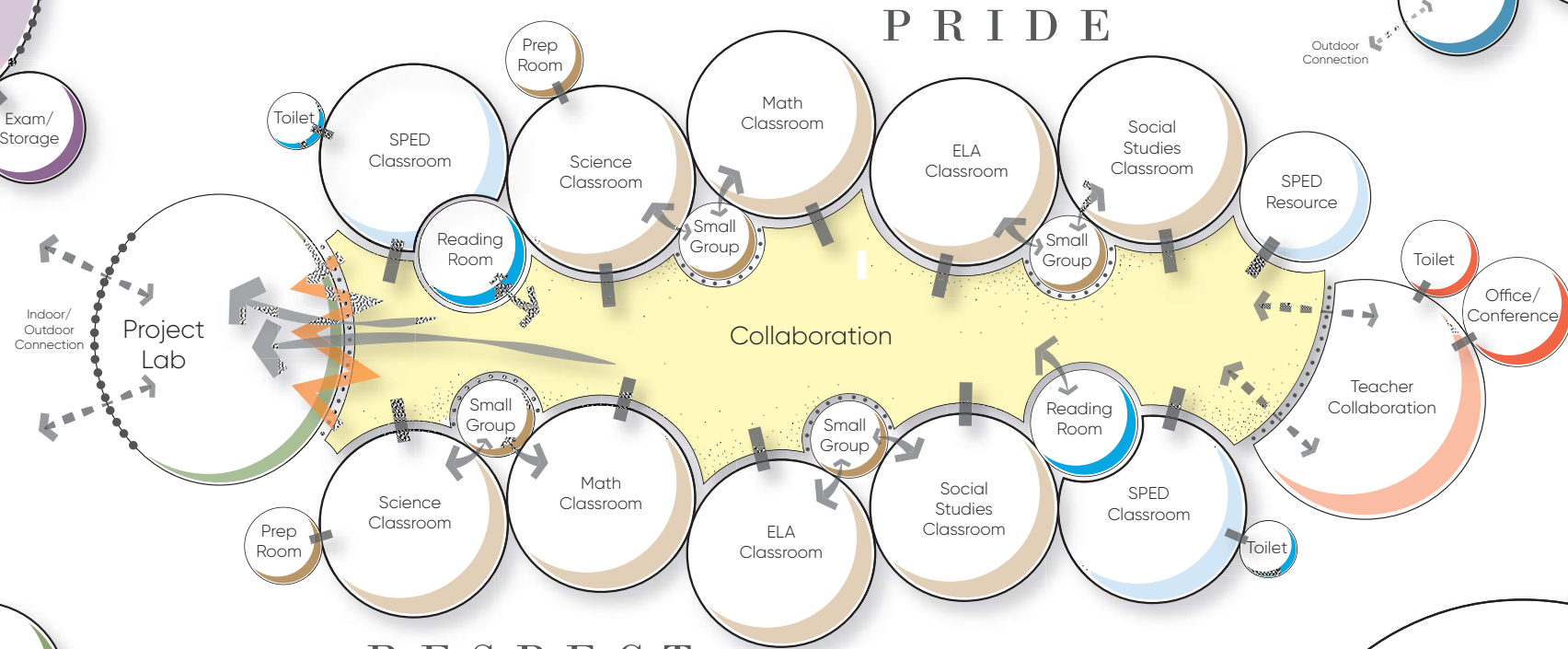
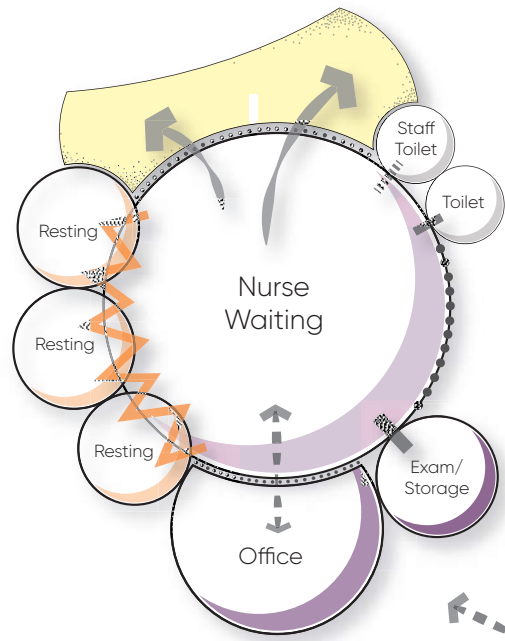
- Educational Innovation
- Belonging and Ownership
- Flexibility
- Safety and Security
- School as Community Resource
- Outdoor Connections
- Sustainability





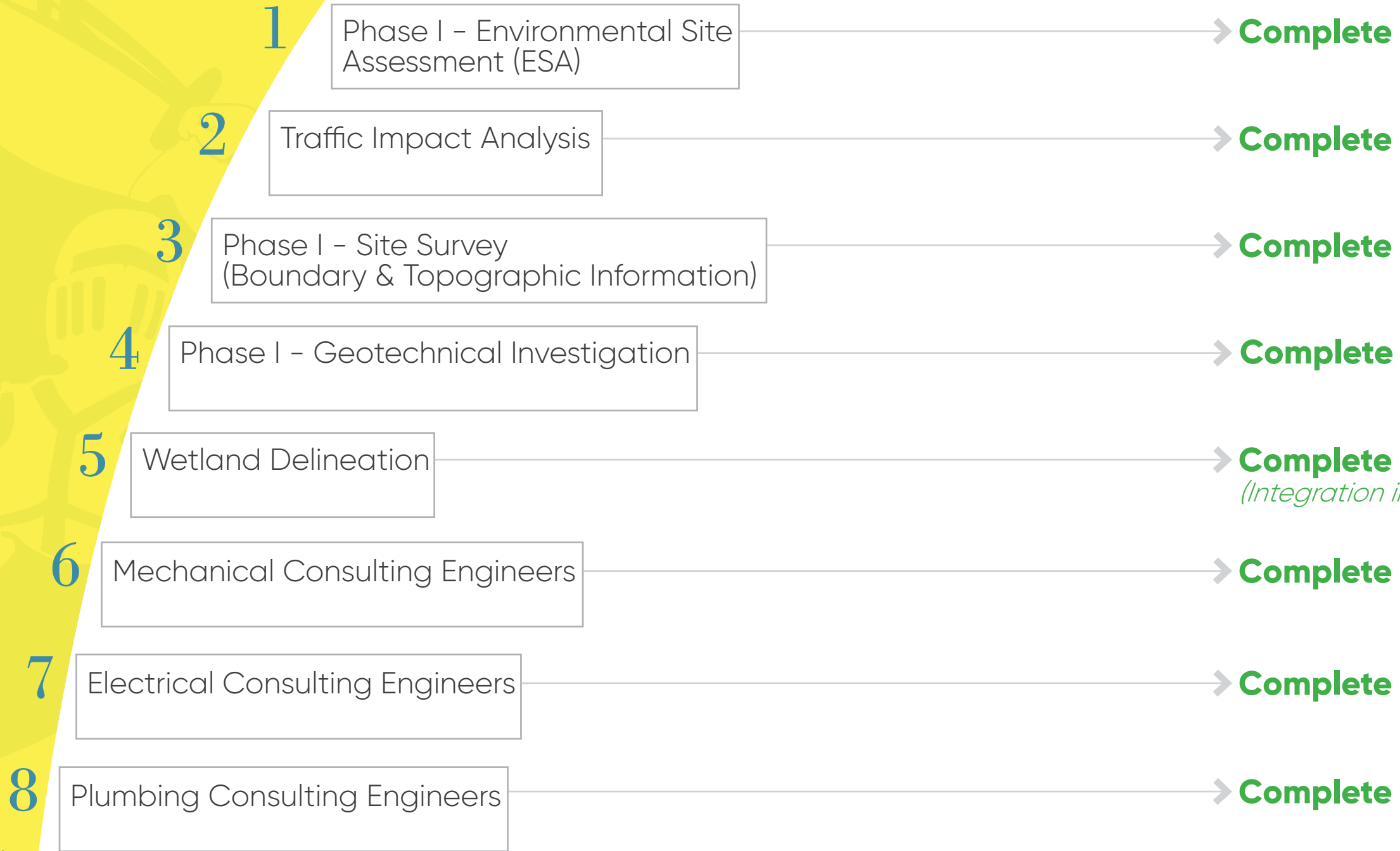
## Programming Summary







## **Assessment, Testing & Investigation Activities: Status**



**Assessment, Testing & Investigation Activities**

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9

Fire Protection Consulting Engineers

→ **Complete**

10

Structural Consulting Engineers

→ **Complete**

11

Architectural Program Walkthrough  
*(existing educational uses)*

→ **Complete**  
*(existing floor plan documentation)*

12

Hazardous Materials Consultant (UEC)

→ **Complete**

13

Architectural (Building & ADA Accessibility)

→ **Complete**

14

Architectural (Energy Code Analysis)

→ **Complete**

15

Architectural (Historic Preservation  
Compliance / MA Historic)

→ **Complete**



## Existing Somerset Middle School Site Analysis

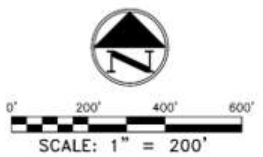


**LEGEND**

- Property Boundary
- Setback
- Abutting Property
- Wetland
- 100-FT Wetland Buffer
- Prime Forest Land (Prime 1)
- Prime Forest Land (Prime 2)
- Recreational Open Space
- Boring Location

**NOTE:**  
 TOTAL PROPERTY AREA IS 57.6± ACRES

**ZONING:**  
 RESIDENTIAL DISTRICT

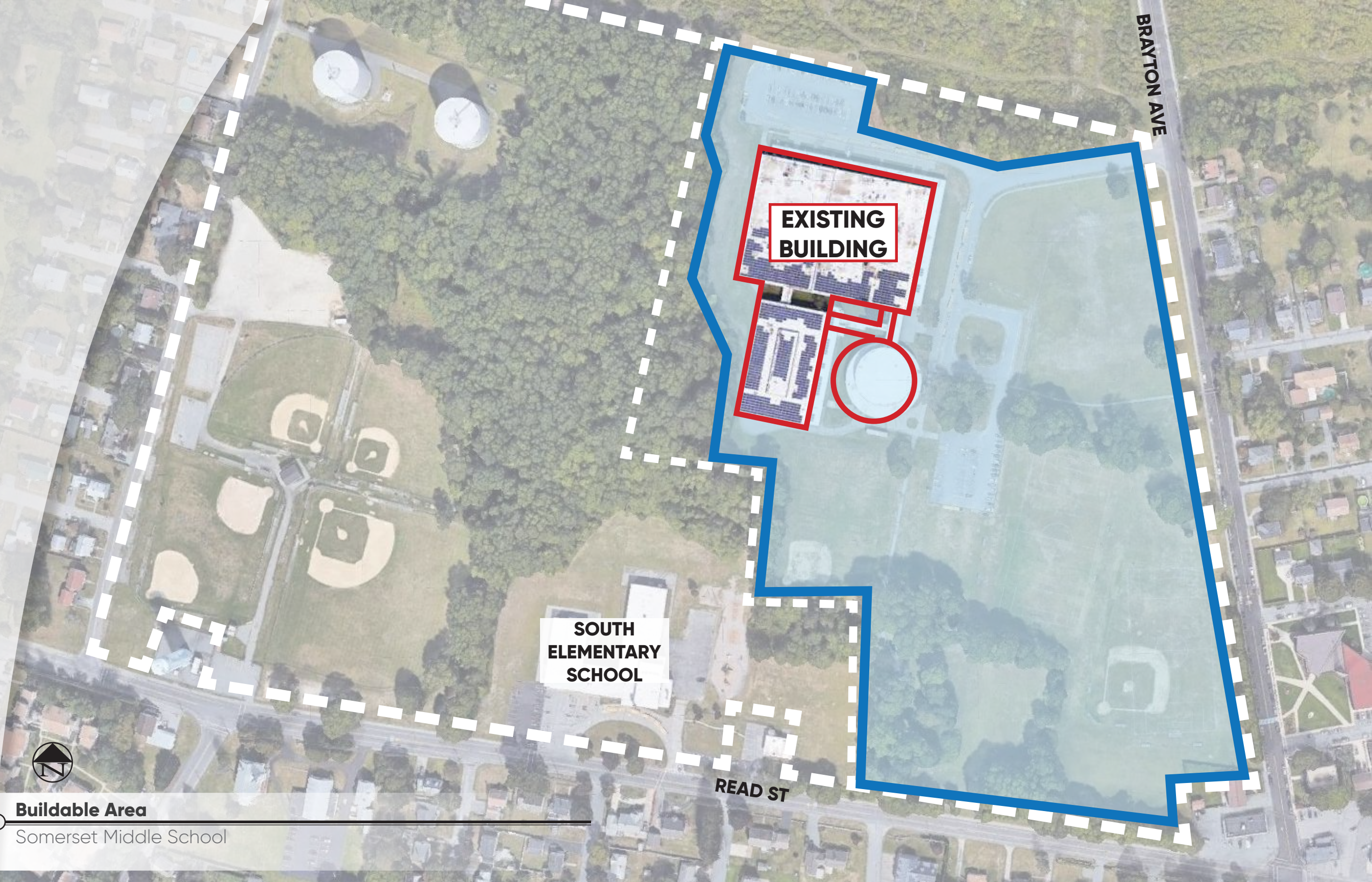


**VERTEX**  
 THE VERTEX COMPANIES, INC.  
 400 Libbey Parkway  
 Weymouth, MA 02189  
 Main: 781.952.6000  
 VERTEXENG.COM





**Buildable Area**  
Somerset Middle School



**EXISTING  
BUILDING**

**SOUTH  
ELEMENTARY  
SCHOOL**

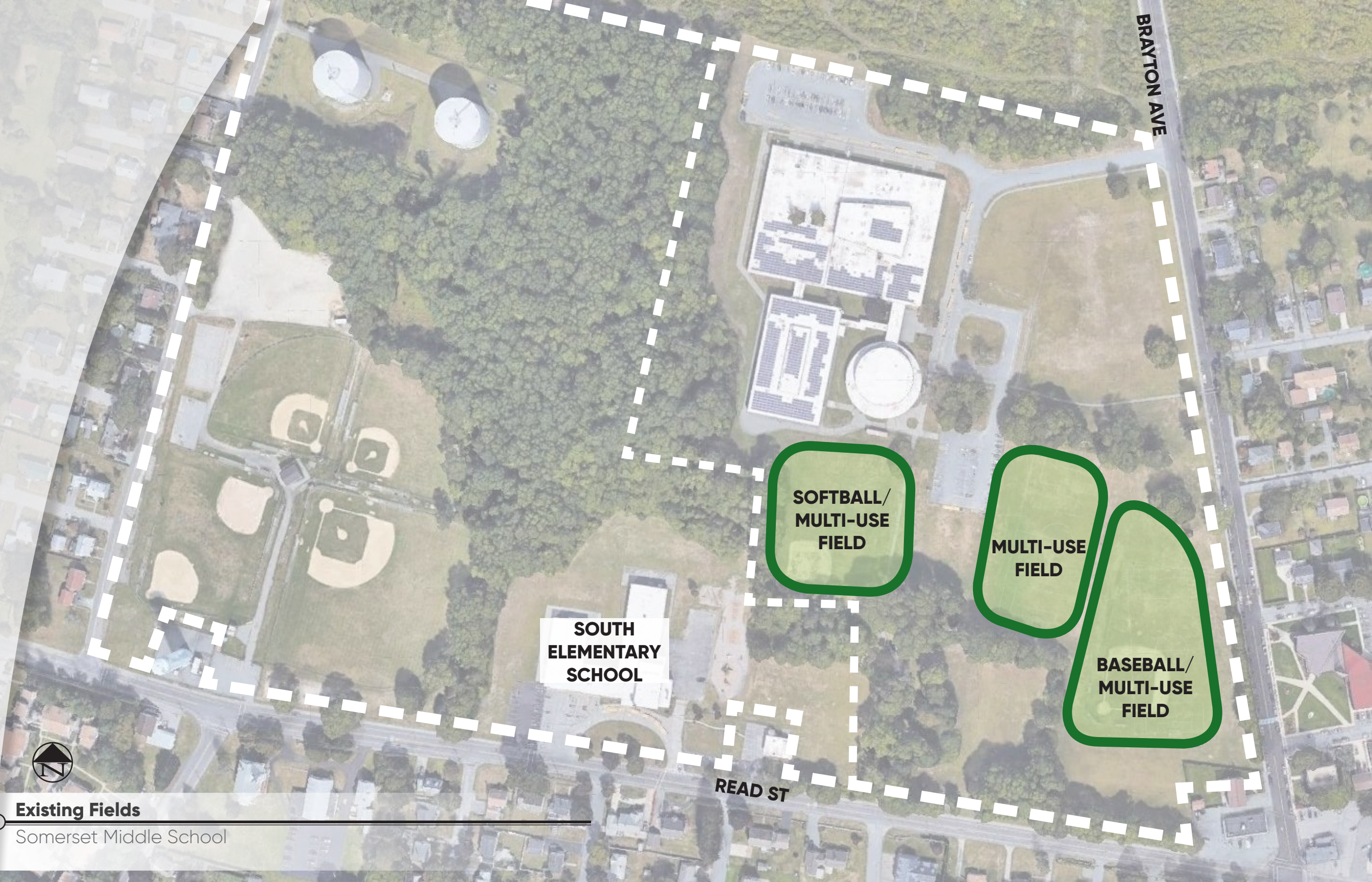
**BRAYTON AVE**

**READ ST**



**Existing Fields**

Somerset Middle School

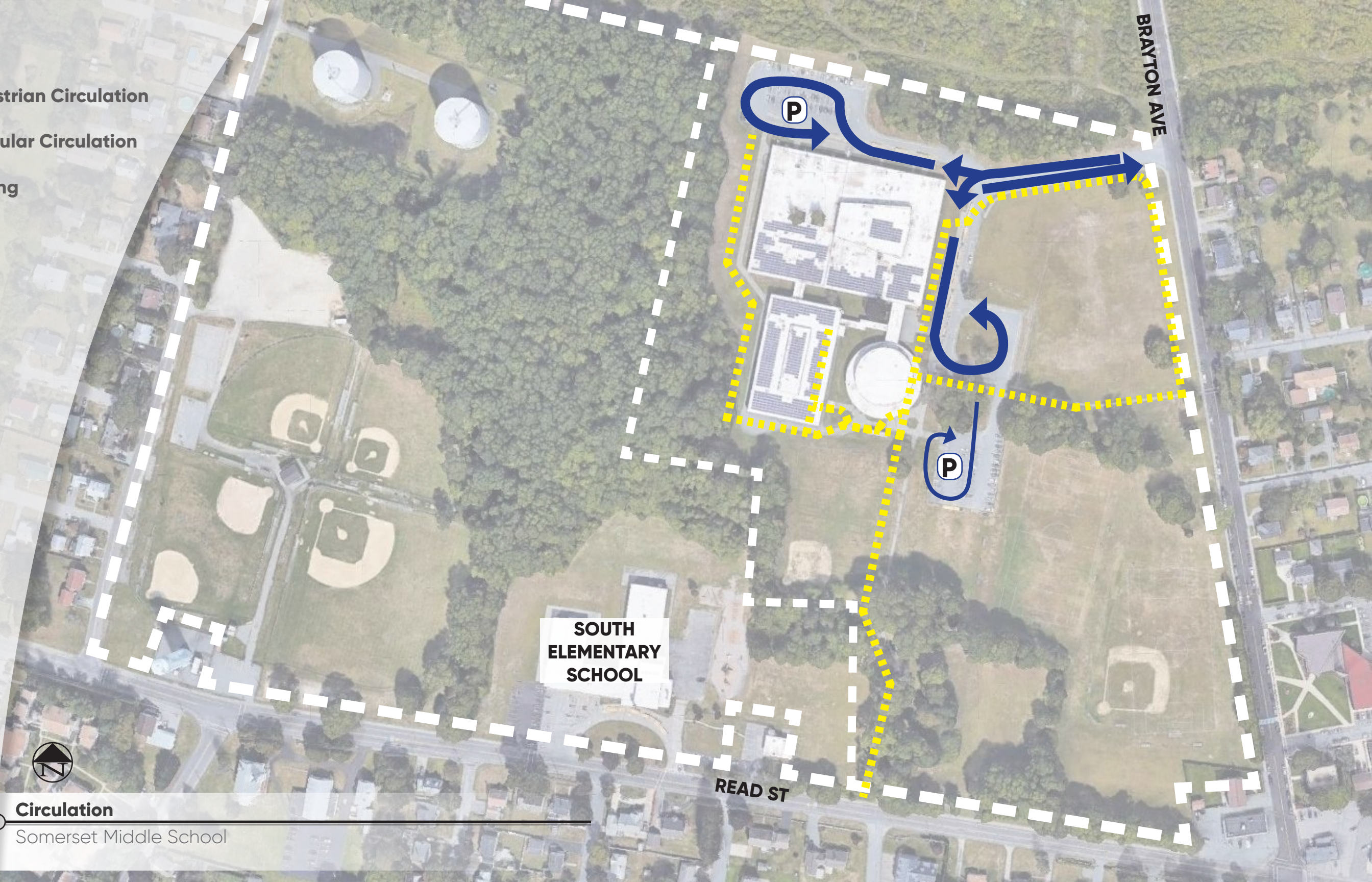


**LEGEND**

..... Pedestrian Circulation

← Vehicular Circulation

(P) Parking



**SOUTH  
ELEMENTARY  
SCHOOL**

**BRAYTON AVE**

**READ ST**





**Circulation**  
Somerset Middle School


**SOMS**  
**SOMERSET**  
MIDDLE  
SCHOOL

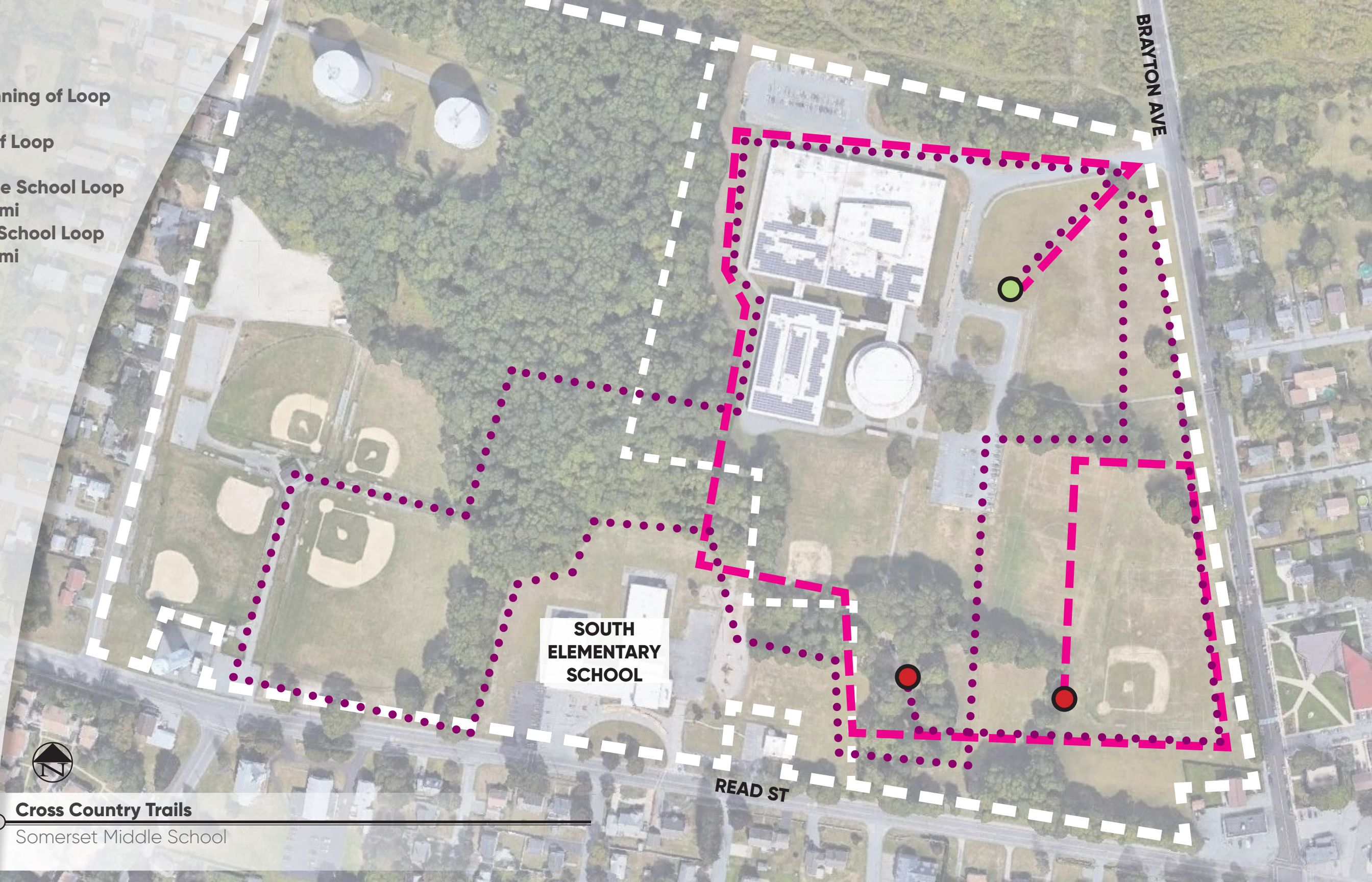
**LEGEND**

 Beginning of Loop

 End of Loop

 Middle School Loop  
1.5 mi

 High School Loop  
3.1 mi



**SOUTH  
ELEMENTARY  
SCHOOL**

**BRAYTON AVE**

**READ ST**

**SMS**  
**SOMERSET**  
MIDDLE  
SCHOOL

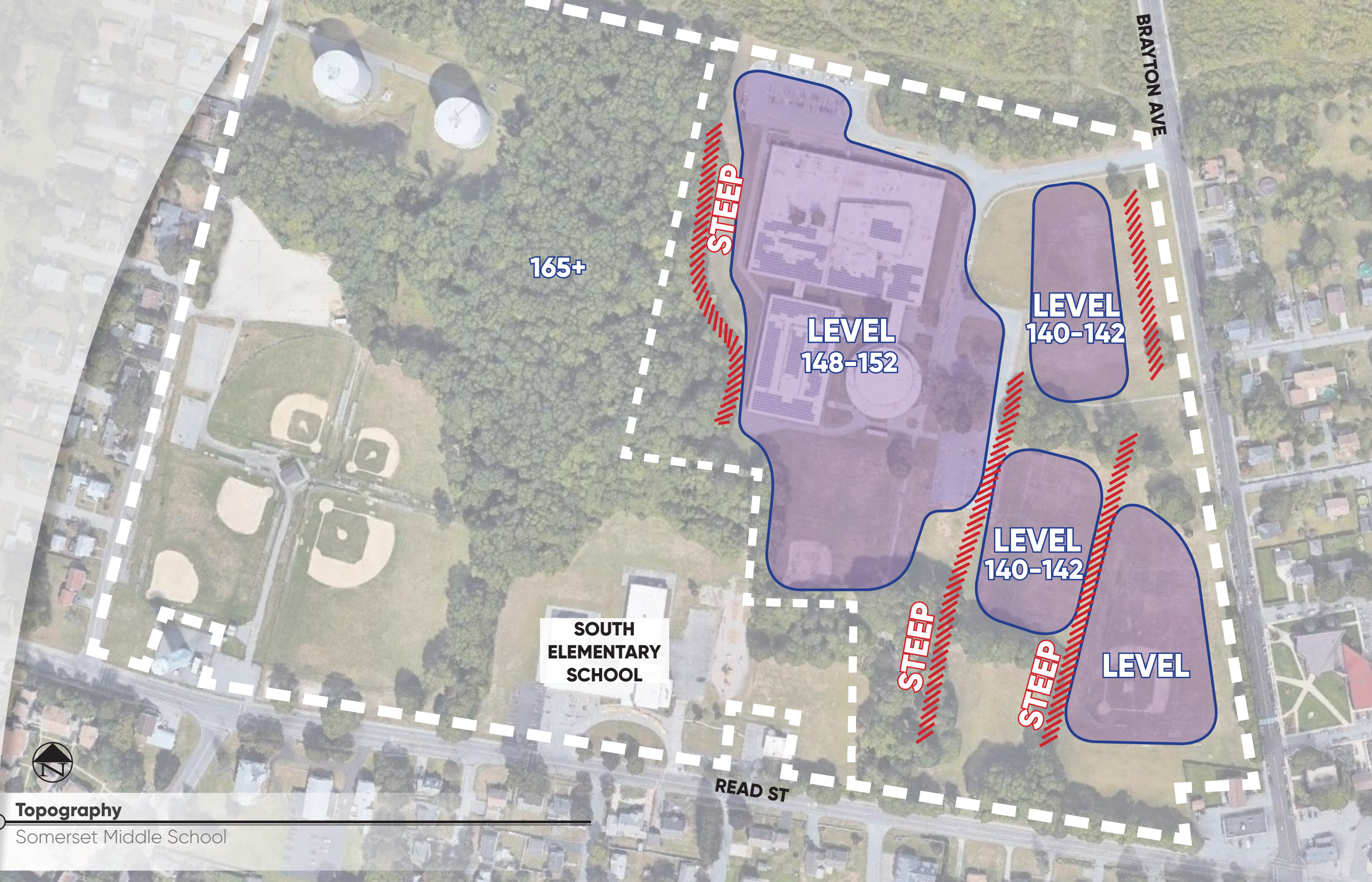


**Cross Country Trails**  
Somerset Middle School



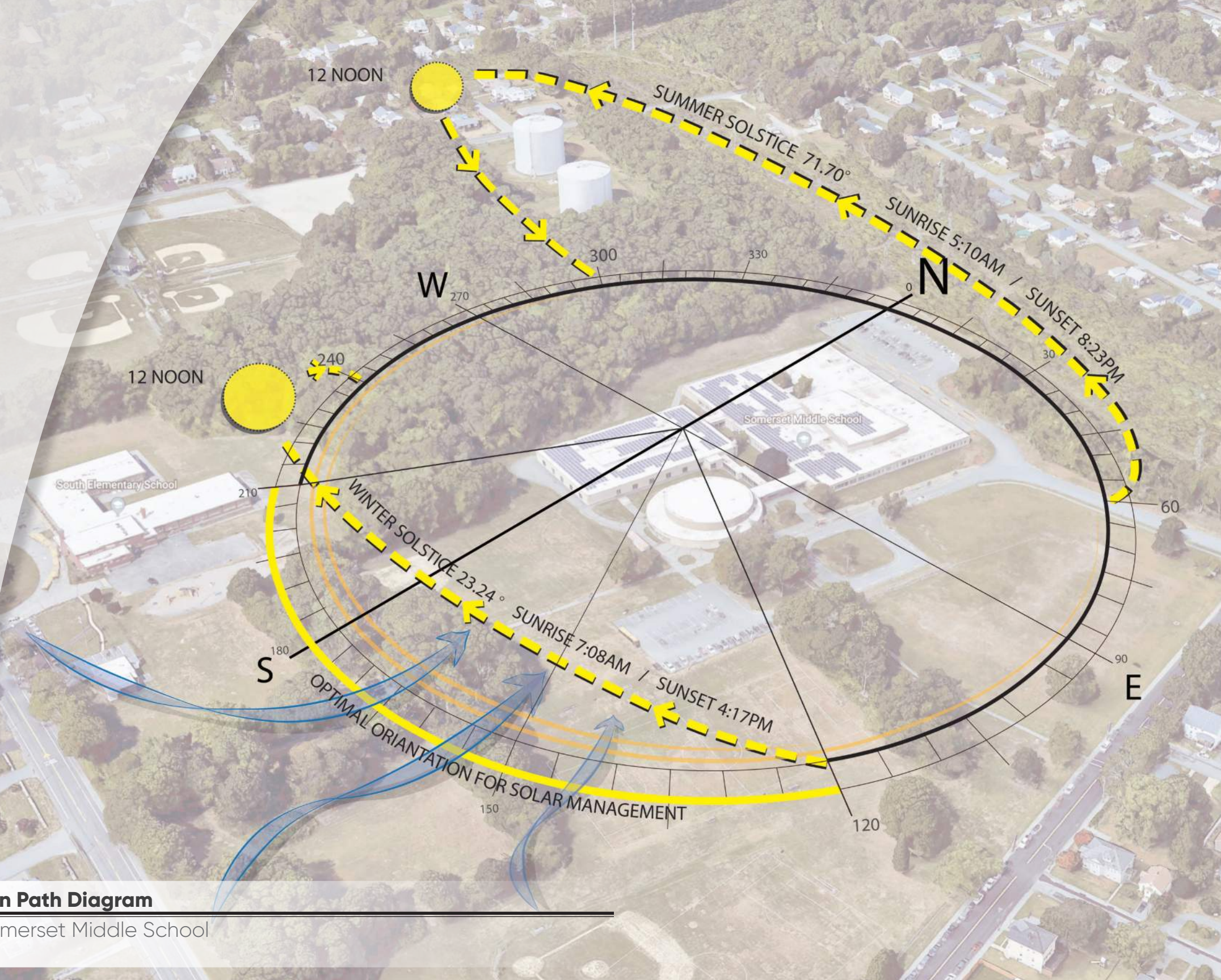
**Topography**

Somerset Middle School





**Sun Path Diagram**  
Somerset Middle School



Somerset United Methodist Church

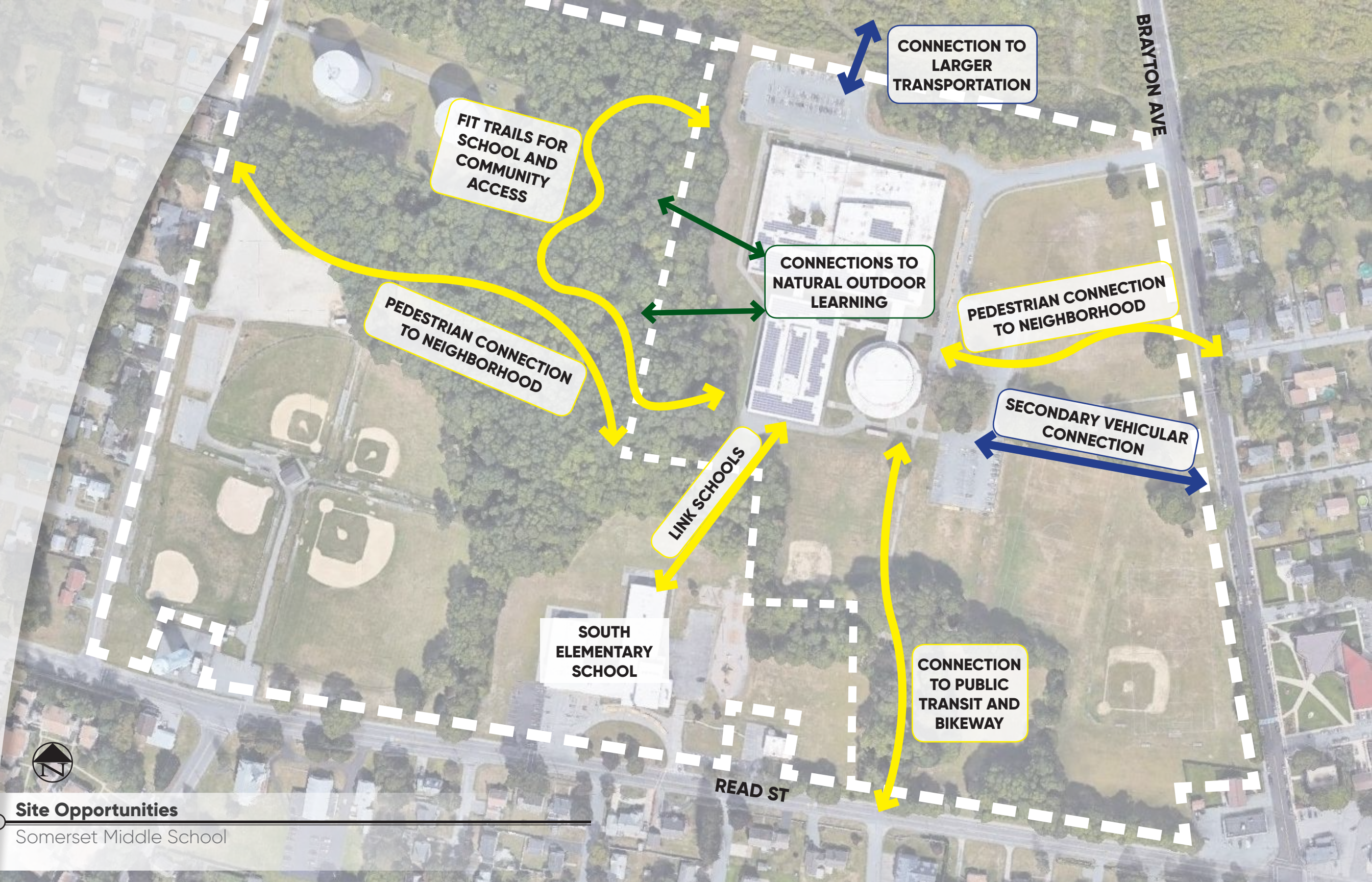
South Elementary School

Somerset Middle School



## Site Educational Opportunities







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**Improved Vehicular Circulation**

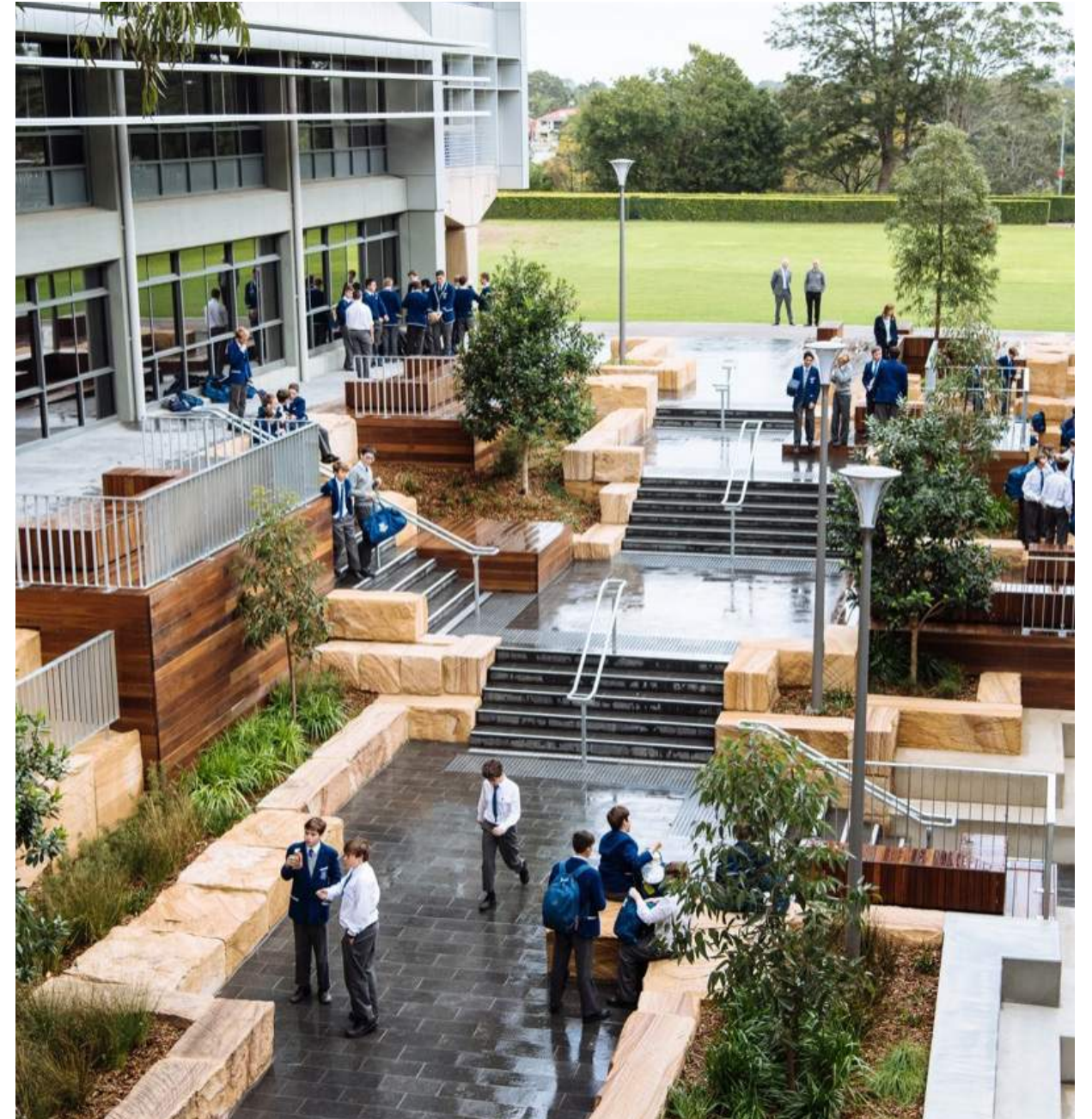
Somerset Middle School



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M I D D L E  
S C H O O L

**Biking**

Somerset Middle School



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**SOMERSET**  
MIDDLE  
SCHOOL

**Tiered Landscaping**  
Somerset Middle School



**SMS**  
**SOMERSET**  
M I D D L E  
S C H O O L

**Open Lawn Space**  
Somerset Middle School



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**Outdoor Educational Space**

Somerset Middle School





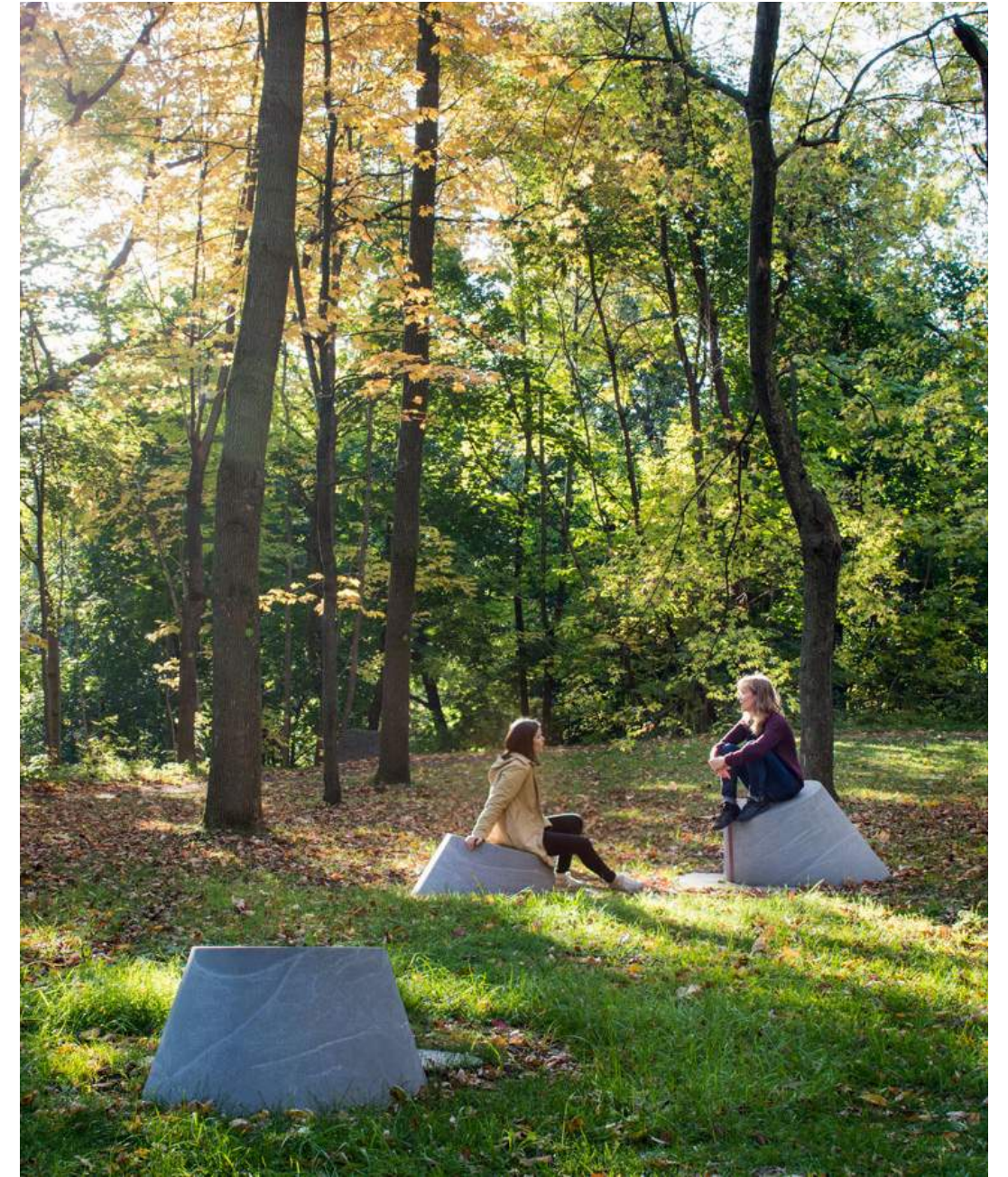




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S C H O O L

**Exterior Class Space**

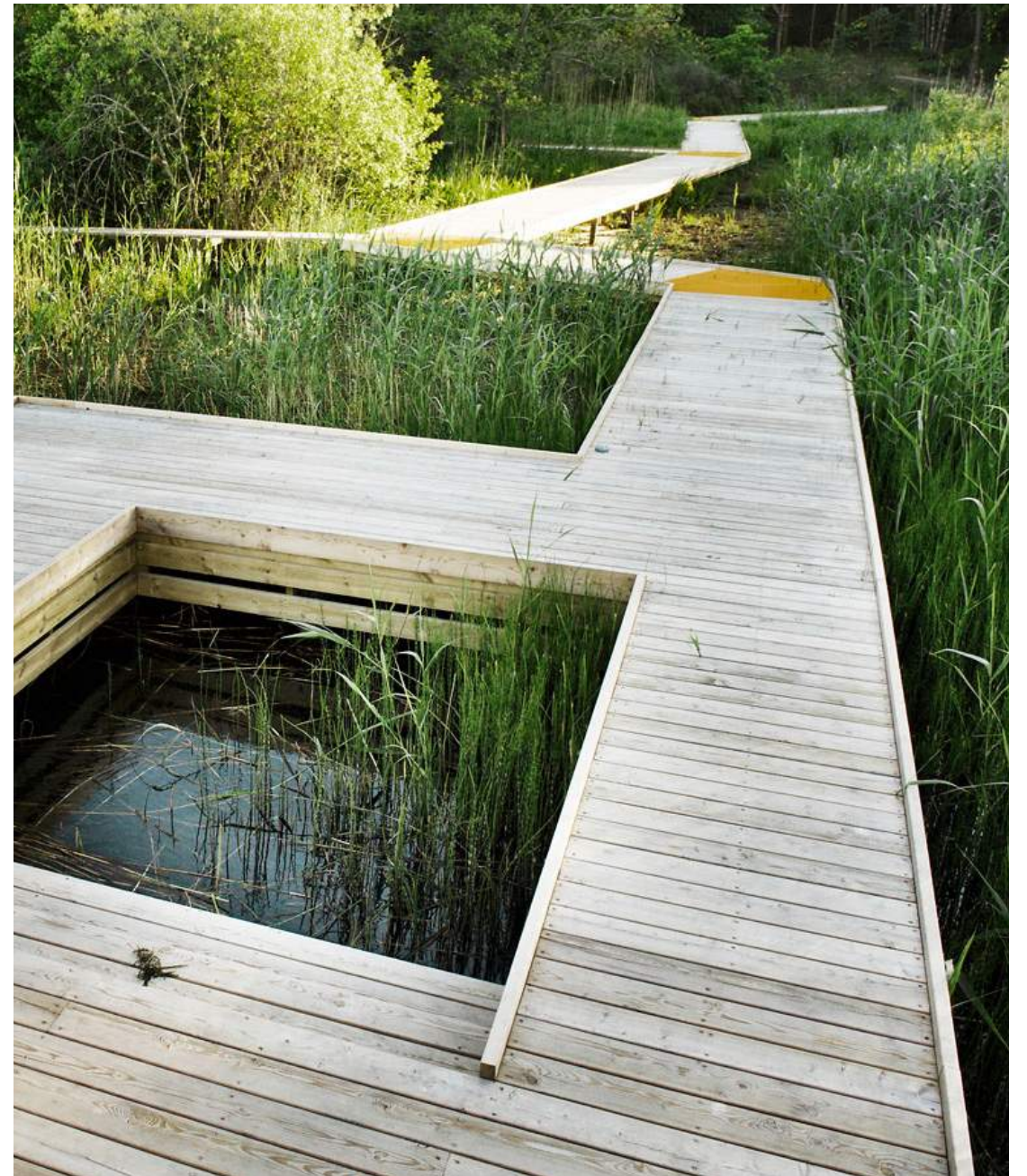
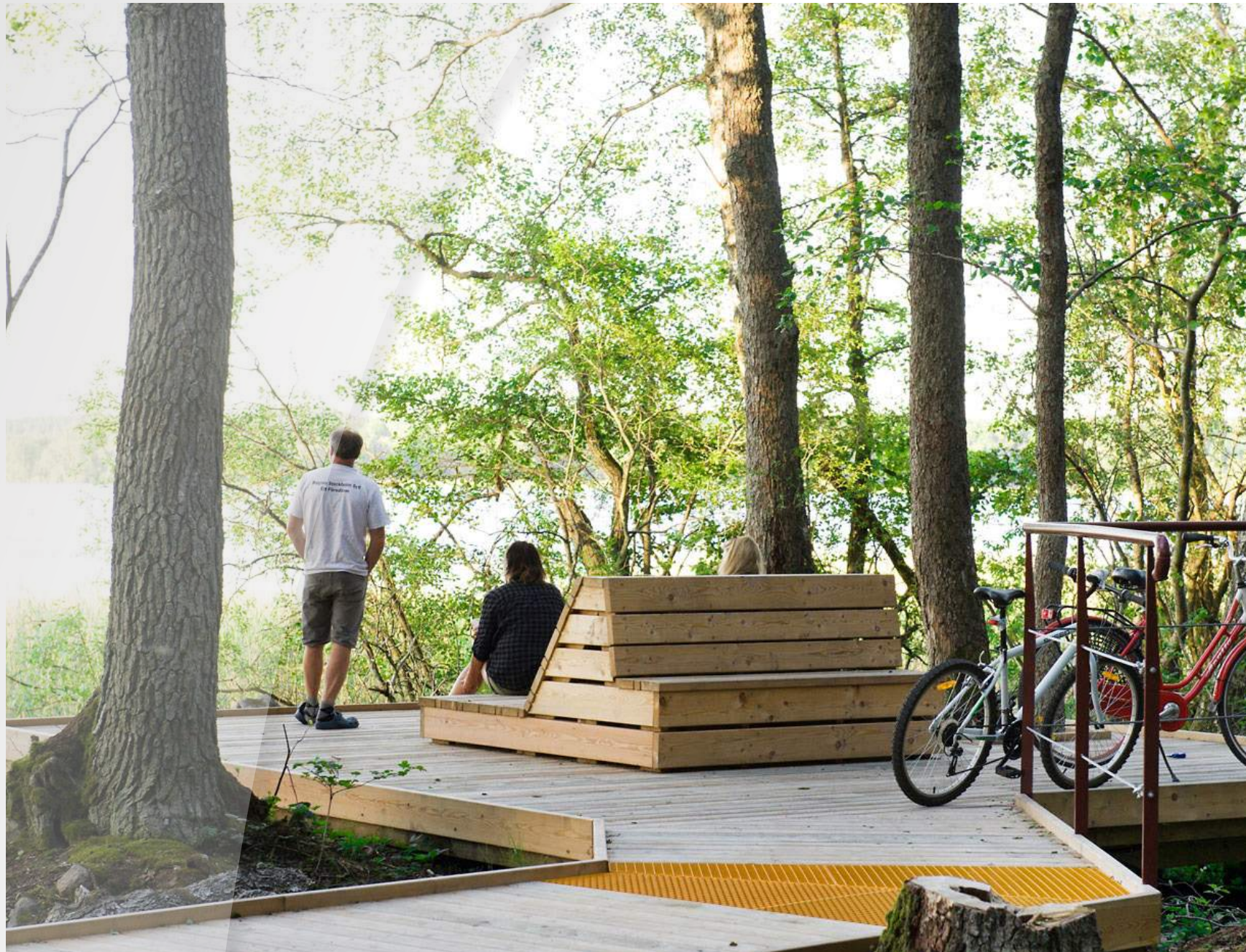
Somerset Middle School



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S C H O O L

**Woodland Community Spaces**

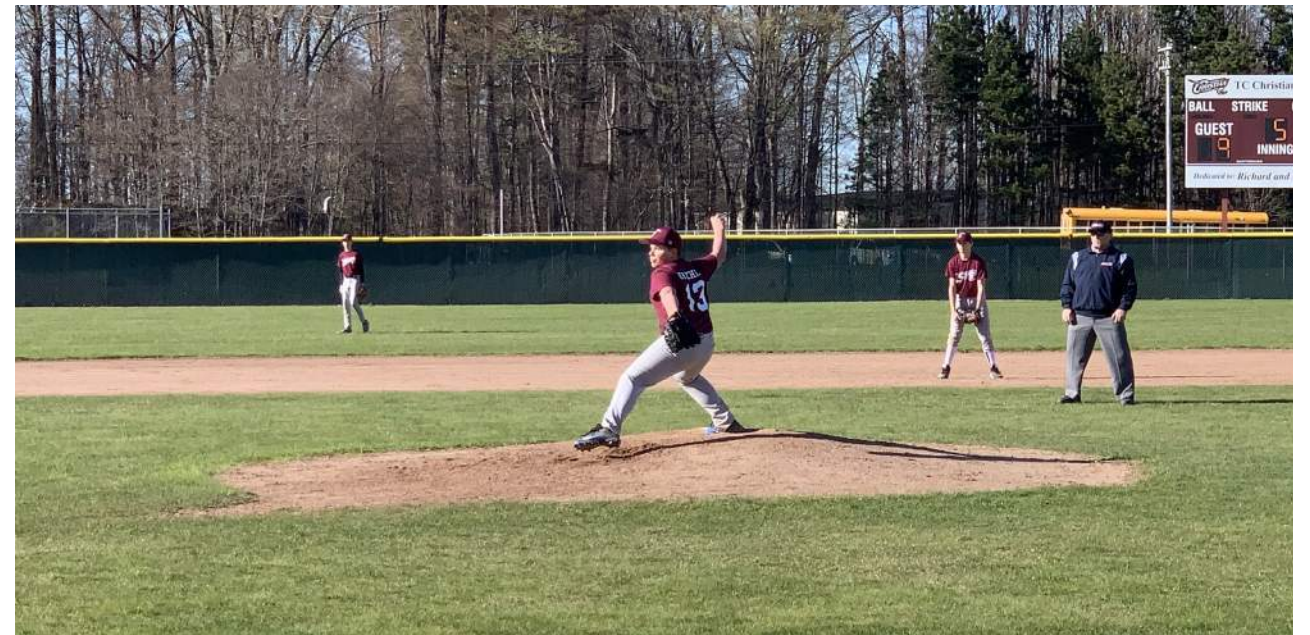
Somerset Middle School



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**Community Outreach Paths**

Somerset Middle School





**Town-wide Economic Master Plan  
Middle School Project Integration**

# Somerset: Master Plan Integration

1 Land Use and Development

2 Natural, Cultural, and Historic Resources

3 Open Space Recreation

4 Community Facility  
(Middle School Building)

- a. Auditorium
- b. Library Media Center
- c. Gymnasium / Fitness Center
- d. Art Gallery

5 Transportation & Circulation

- a. Vehicular Transportation
- b. Walking Mobility
- c. Bicycle Mobility

6 Sustainability and Climate Change

- a. USGBC Leadership in Energy and Environmental Design (LEEDv4) Certification
- b. Renewable Energy: Photovoltaics
- c. Utility Company Rebates (NGRID)
- d. Green Communities Compliance
- e. Community Gardens
- f. Waste Management & Recycling



Concept rendering from the A Vision for a Revitalized Waterfront study, 2013

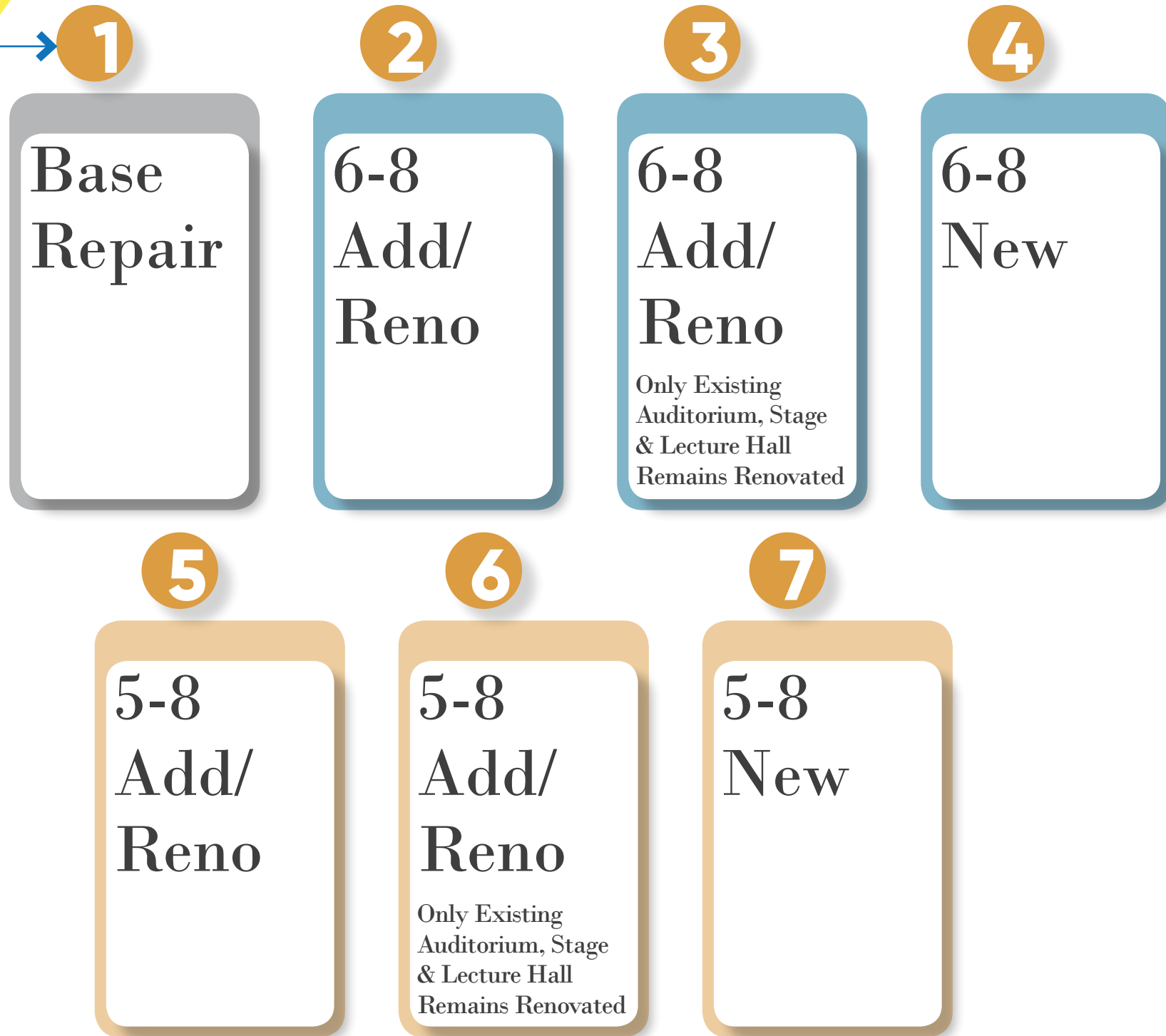




## **Preliminary Evaluation of Alternatives**



# Somerset Middle School Preliminary Options



## Base Repair

Code compliance repairs **ONLY** to existing Somerset Middle School

- **NO** new space
- **NO** educational upgrades (walls, partitions, storage)
- **NO** new technology
- **NO** site improvements (athletic fields, running trails, educational trails, parking)
- **NO** walls in 6th grade wing - open classrooms remain
- **NO** vehicular site circulation improvements (arrival/departure)
- **NO MSBA Participation**



### 6-8 Add/Reno

**Project 1** – Comprehensive renovation of existing middle school and construction of new additions

- Preliminary overall building square footage: 149,000 GSF
- **New Construction:** 65,000 GSF
- **Renovated Space:** 84,000 GSF

- Resolves site vehicular circulation & parking challenges
- Maintains & reconstructs site amenities & playfields
- **Occupied** multi-phased Construction Project
- Educational Disruption

**Project 2** – Construct Addition at Chace Elementary School\*  
Approx. 6,500 GSF

**Project 3** – Construct Addition at South Elementary School\*  
Approx. 6,500 GSF

\*Project size triggers full site & building accessibility code compliance (MAAB - 521 CMR)

Construction Schedule  
Approx. **30 months**  
+ site development



# Option

# 3

## 6-8 Add/Reno

Only Existing Auditorium/Stage/Lecture Hall Remains Renovated

**Project 1** – Comprehensive renovation of **existing auditorium, stage, and lecture hall** with the remaining area as new construction

- Preliminary overall building square footage: 137,000 GSF
  - **New Construction:** 124,000 GSF
  - **Renovated Space:** 13,000 GSF

- Resolves site vehicular circulation & parking challenges
- Maintains & reconstructs site amenities & playfields
- **Occupied** multi-phased Construction Project
- **Significant** Educational Disruption

**Project 2** – Construct Addition at Chace Elementary School\*  
Approx. 6,500 GSF

**Project 3** – Construct Addition at South Elementary School\*  
Approx. 6,500 GSF

\*Project size triggers full site & building accessibility code compliance (MAAB - 521 CMR)

Construction Schedule  
Approx. **36 months**  
+ site development



### 6-8 New Construction

**Project 1** – Construction of an all-new 6-8 middle school

- Preliminary overall building square footage: 138,000 GSF

**Project 2** – Construct Addition at Chace Elementary School\*  
Approx. 6,500 GSF

**Project 3** – Construct Addition at South Elementary School\*  
Approx. 6,500 GSF

\*Project size triggers full site & building accessibility code compliance (MAAB - 521 CMR)

- **Most sustainable**/energy efficient option
- **Most efficient** long-term operating costs
- **Resolves** site vehicular circulation & parking challenges
- **Expands** site amenities and playfields
- Least impact to Town, Community, and School during construction

Construction Schedule  
Approx. **24 months**  
+ site development



### 5-8 Add/Reno

Comprehensive renovation of existing middle school and construction of new additions

- Preliminary overall building square footage: 169,000 GSF
  - **New Construction:** 82,000 GSF
  - **Renovated Space:** 87,000 GSF
- Resolves site vehicular circulation & parking challenges
- Maintains & reconstructs site amenities & playfields
- Provides swing space for students during construction
- **Occupied** multi-phased Construction Project
- Educational Disruption

Construction Schedule  
Approx. **36 months**  
+ site development



5-8 Add/Reno  
Only Existing Auditorium/Stage/  
Lecture Hall Remains Renovated

Comprehensive renovation of **existing auditorium, stage, and lecture hall** with the remaining area as new construction

- Preliminary overall building square footage: 169,000 GSF
  - **New Construction:** 156,000 GSF
  - **Renovated Space:** 13,000 GSF
- Resolves site vehicular circulation & parking challenges
- Maintains & reconstructs site amenities & playfields
- Provides swing space for students during construction
- **Occupied** multi-phased Construction Project
- **Significant** Educational Disruption

Construction Schedule  
Approx. **36 months**  
+ site development





### 5-8 New Construction

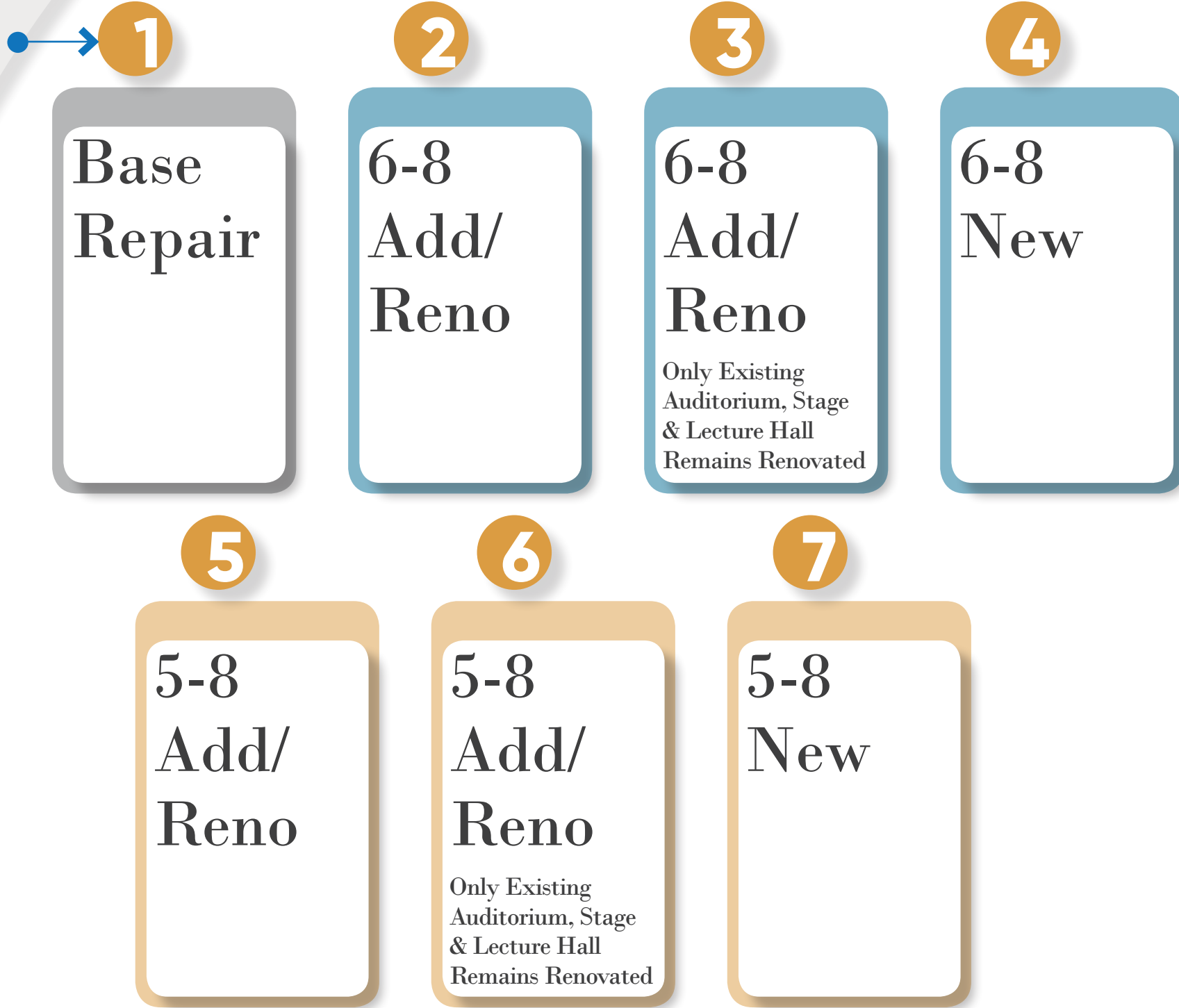
Construction of an all-new 5-8 middle school

- Preliminary overall building square footage: 158,000 GSF
- Most sustainable/energy efficient option
- Most efficient long-term operating costs
- **Resolves** site vehicular circulation & parking challenges
- **Expands** site amenities and playfields
- Least impact to Town, Community, and School during construction
- Resolves overcrowding at the elementary schools

Construction Schedule  
Approx. **24 months**  
+ site development



# Somerset Middle School Preliminary Options



## Next Steps & Discussion

- 1** Development of Conceptual Site & Building Plan Options
- 2** Final Evaluation of Existing Conditions
- 3** Evaluation of Cost Alternatives



**For more info, please go to:**

<http://www.somersetschools.org/District-Info/Somerset-Middle-School-Building-Project/index.html>

Follow link off Somerset Public Schools Website

**Community Forum #3: February, 2020**