



# SMS

SOMERSET MIDDLE SCHOOL

## SMS Community Forum #3

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

February 5, 2020



## 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

## Board of Selectmen

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**David Berube, Chair**  
**Holly McNamara**  
**Steven Moniz**



**PROJECT MANAGEMENT**

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## School Committee

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## School Building Committee

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## Board of Selectmen

**David Berube, Chair**  
**Holly McNamara**  
**Steven Moniz**



## 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)*

→ **Complete**

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

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

→

2021

## 5. Design Development, Construction Documents and Bidding

→

2021

## 6. Construction Completion

→

2023



## Preliminary Design Program (PDP) Submission

December 16, 2019

Joint Meeting: SBC | SC | BOS

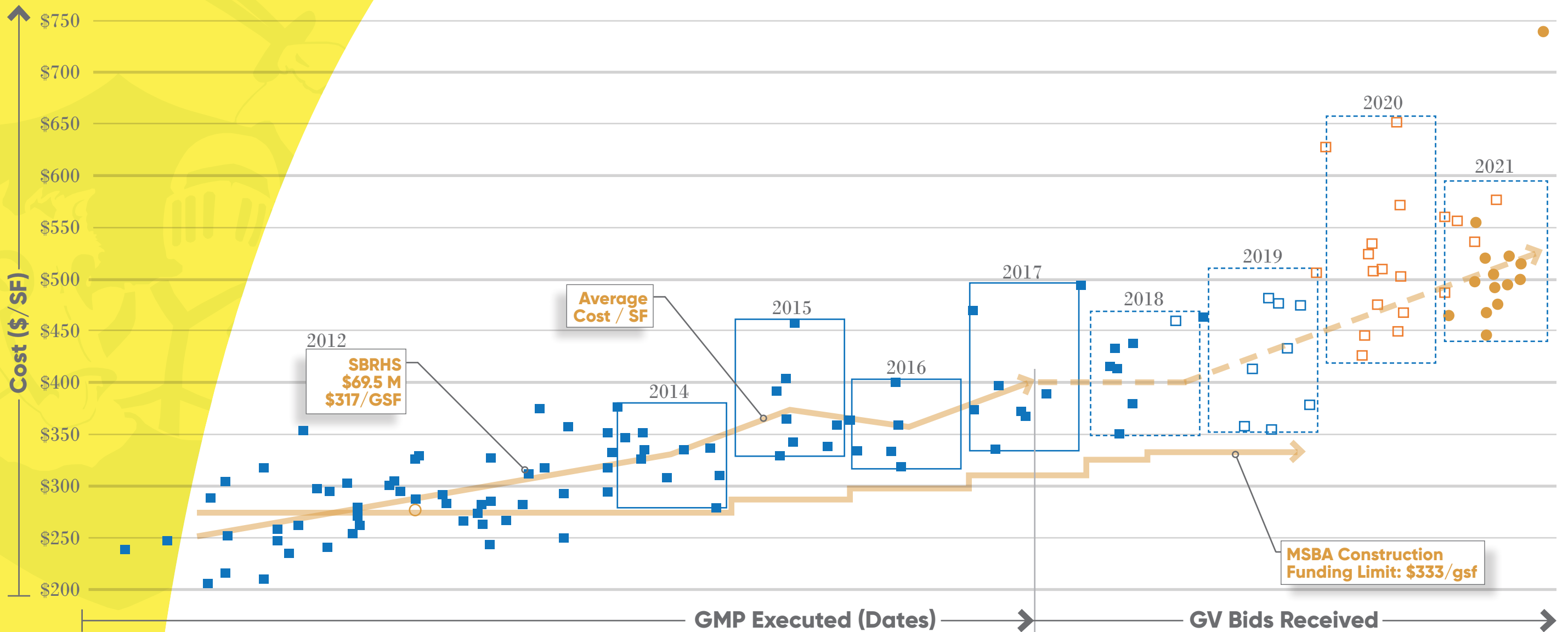
Voted to Approve the Selected Three Alternatives for Further Development and Evaluation during the Preliminary Schematic Report (PSR) Design Phase

- 1 Option 2:** 6-8 Addition / Renovation
- 2 Option 4:** 6-8 New Construction
- 3 Option 7:** 5-8 New Construction



## Preliminary Cost Projections

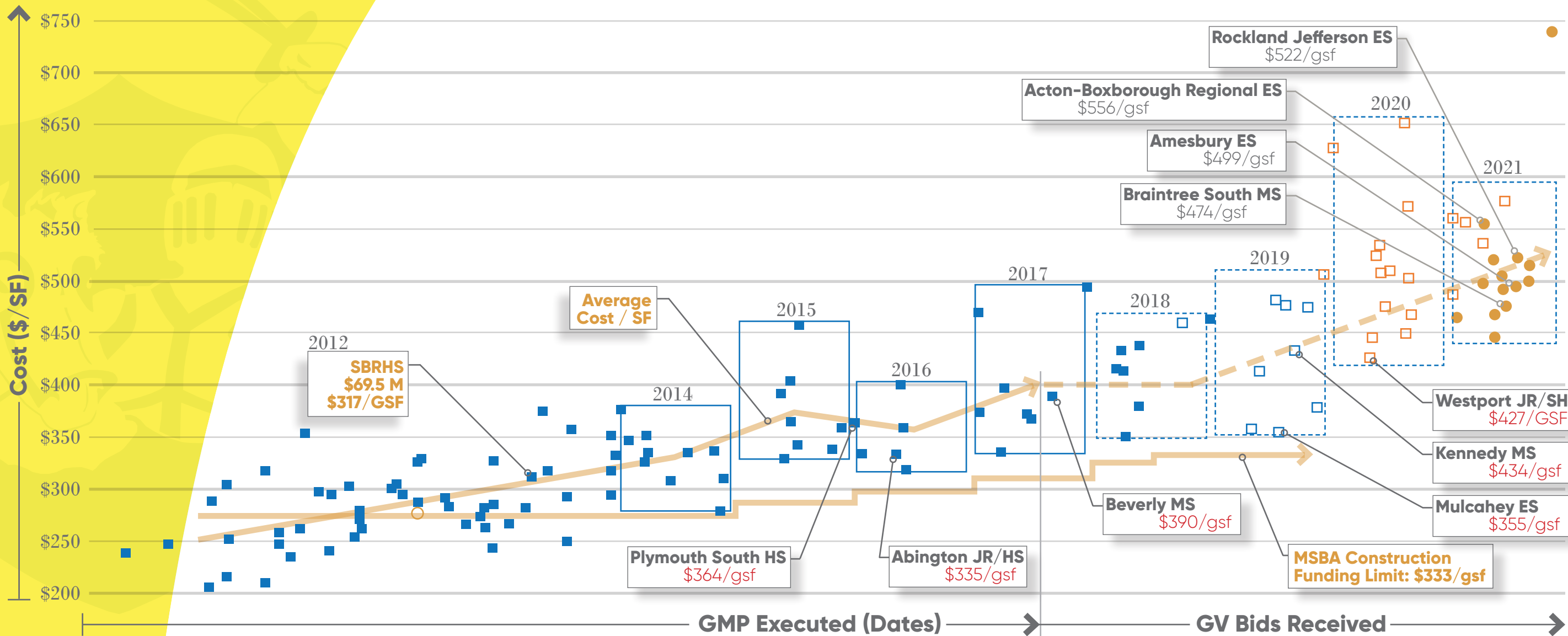




- New Construction PSR
- New Construction SD
- New Construction Bid
- New Construction PFA Amended

AVERAGE \$\$/GSF FOR  
 PROJECTS BIDDING IN 2021  
**\$525 / square foot**





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

AVERAGE \$\$/GSF FOR  
 PROJECTS BIDDING IN 2021  
**\$525 / square foot**

## Somerset Berkley Regional High School



222,826 GSF

2012

Construction Cost **\$69.5M - \$312/gsf**  
Total Project Cost **\$82.8M - \$371/gsf**

2021

Construction Cost **\$110M - \$494/gsf**  
Total Project Cost **\$132M - \$592/gsf**

Average **Construction Cost** Projection for 2021:  
**\$525 / square foot**

# Conceptual Cost Projections:

	Option <b>2</b>	Option <b>4</b>	Option <b>7</b>
	6-8 Add/Reno	6-8 New Construction	5-8 New Construction
New Construction GSF	<b>75,000</b> SF	<b>131,900</b> SF	<b>154,800</b> SF
Renovation GSF	<b>74,000</b> SF	<b>0</b> SF	<b>0</b> SF
Total GSF	<b>149,000</b> SF	<b>131,900</b> SF	<b>154,800</b> SF
<b>Approximate Subtotal Individual Project Cost (Range)</b>	<b>\$88 - \$93</b> million	<b>\$80 - \$85</b> million	<b>\$95 - \$100</b> million
<b>Approximate Cost to Town of Somerset (Middle School Project)</b>	<b>\$48.5 - \$54.5</b> million	<b>\$45.5 - \$51.5</b> million	<b>*\$58 - \$64</b> million



## Proposed Educational Space Summaries



# 6-8

## Proposed Space Summary

Pupils:

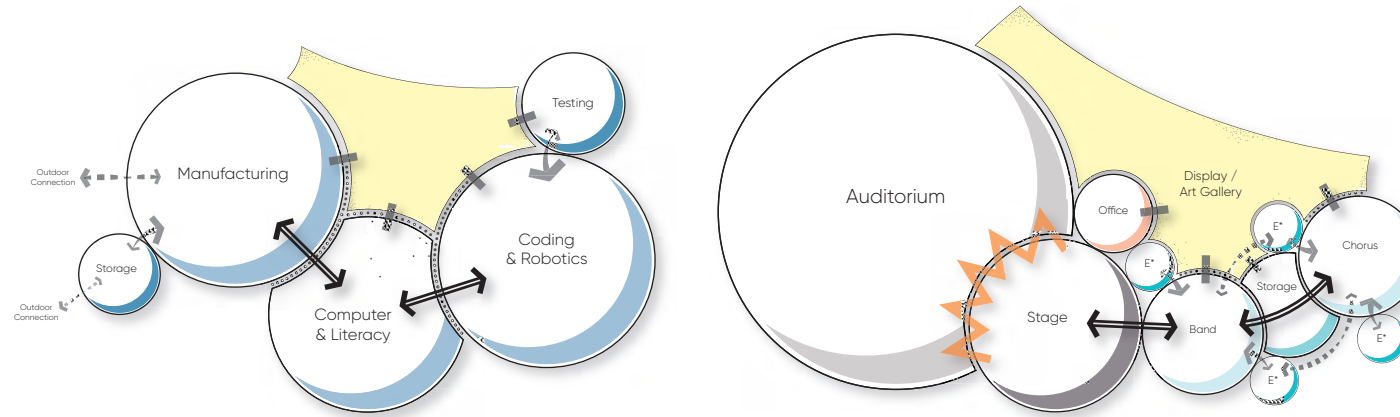
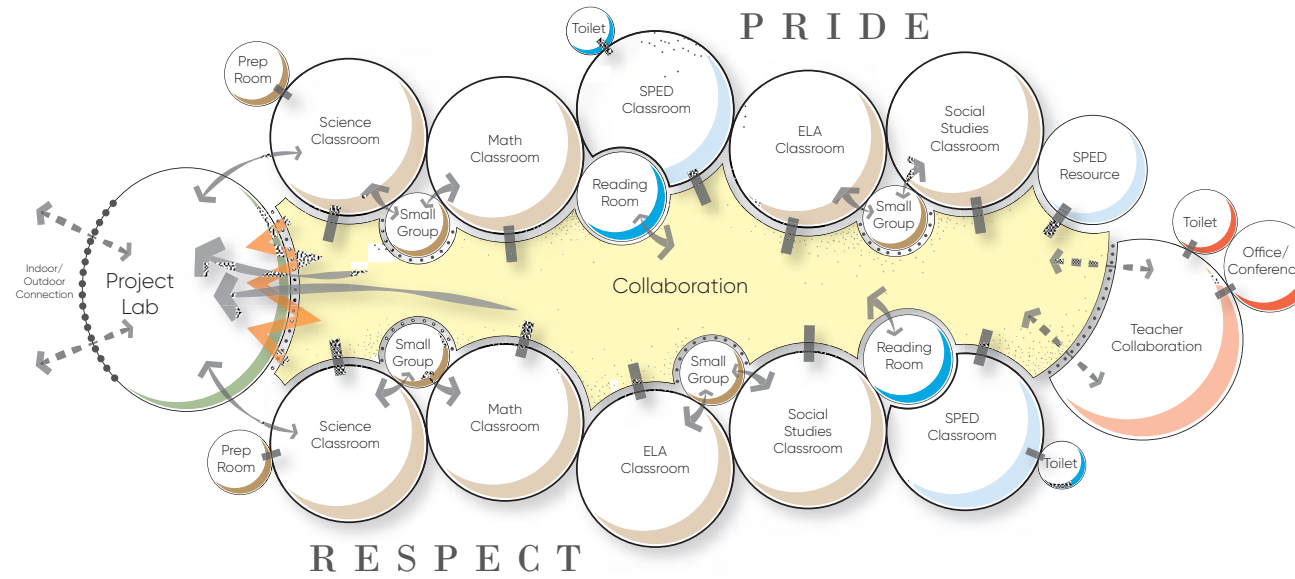
**590**

Proposed GFA:

**131,900**

MSBA GFA:

**102,491**



- 600 seat auditorium
- 2 teams per grade
- 1 project lab per team
- Grade level teacher collaboration space
- Engineering/technology labs
- Greenhouse
- South Coast Education Collaborative Classrooms

# 5-8

## Proposed Space Summary

Pupils:

**770**

Proposed GFA:

**154,800**

MSBA GFA:

**123,200**

# Guiding Design Principles

Educational Innovation



- Transparency
- Display of student work
- Flexibility of space



Belonging and Ownership



- Warm, Safe, & Inviting
- Pride & Respect
- Student ownership



Safety and Security



- Passive & active security
- Natural admin. oversight
- Transparency



Indoor/Outdoor School and Community Connection



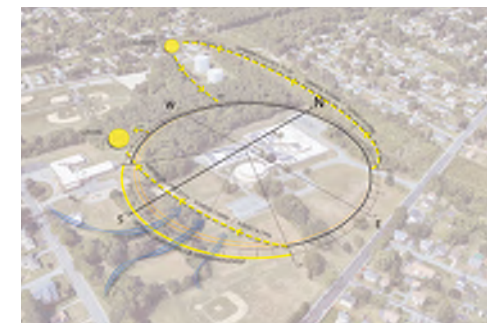
- Natural daylighting
- Educational courtyard
- Community access

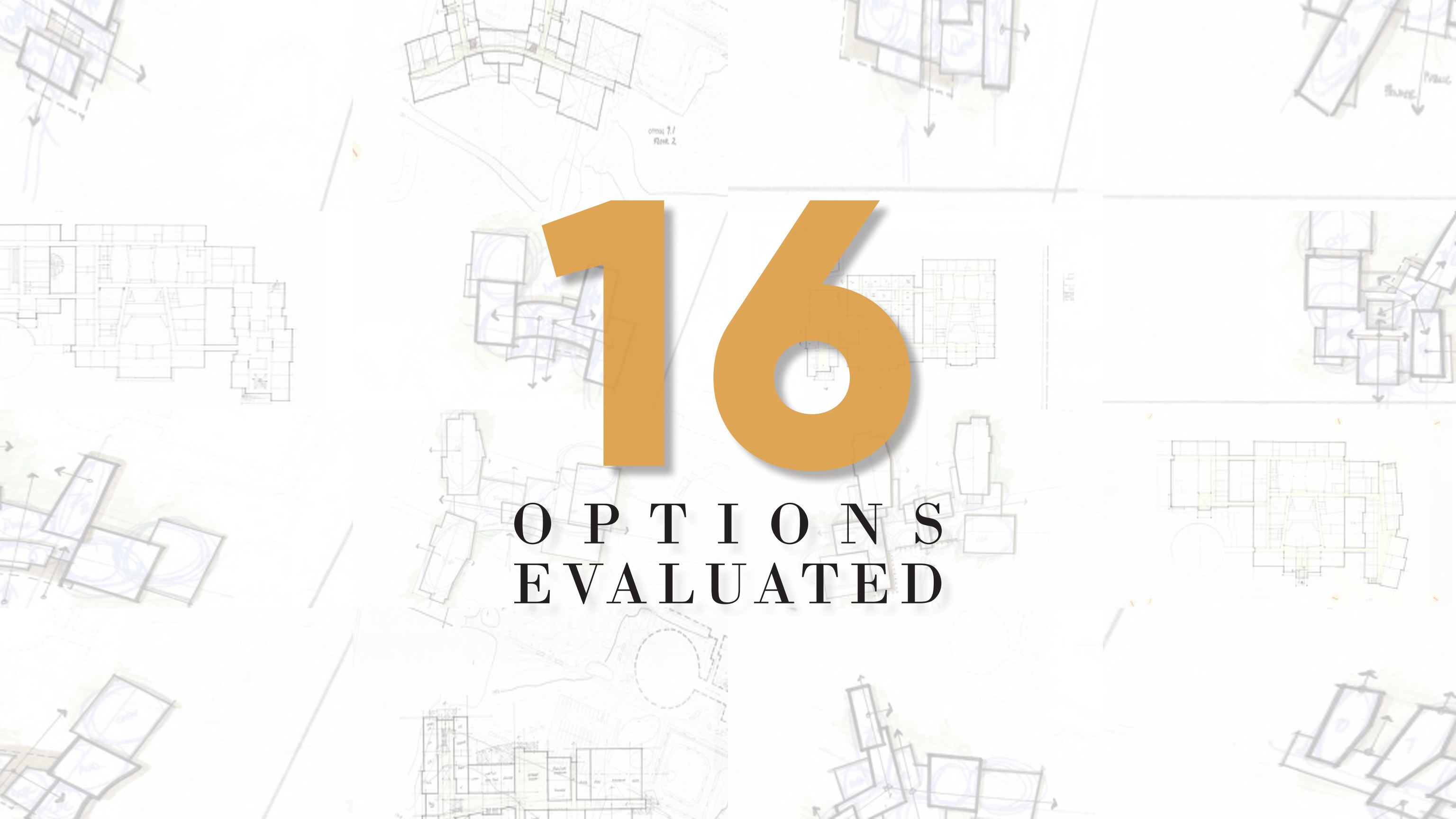


Sustainability



- Maximize energy efficiency
- On-site renewable energy
- Teaching tool



The background is a collage of various architectural drawings, including floor plans, site plans, and diagrams. Some drawings are highlighted with blue and green washes, and others have arrows indicating movement or flow. The drawings are arranged in a grid-like pattern, with some overlapping. The overall style is technical and professional.

16

OPTIONS  
EVALUATED



**Conceptual Add/Reno Building Plans**  
**Option 2 | Scheme 3**







READ STREET

BRAYTON AVENUE

Lockers  
Gym  
Tech./  
Eng.  
Admin./  
Guid.

8

Kitchen  
Student  
Dining

Rec./  
Mech.

Auditorium

Music

Art Gallery

SCEC

Library Media  
Center

6/7



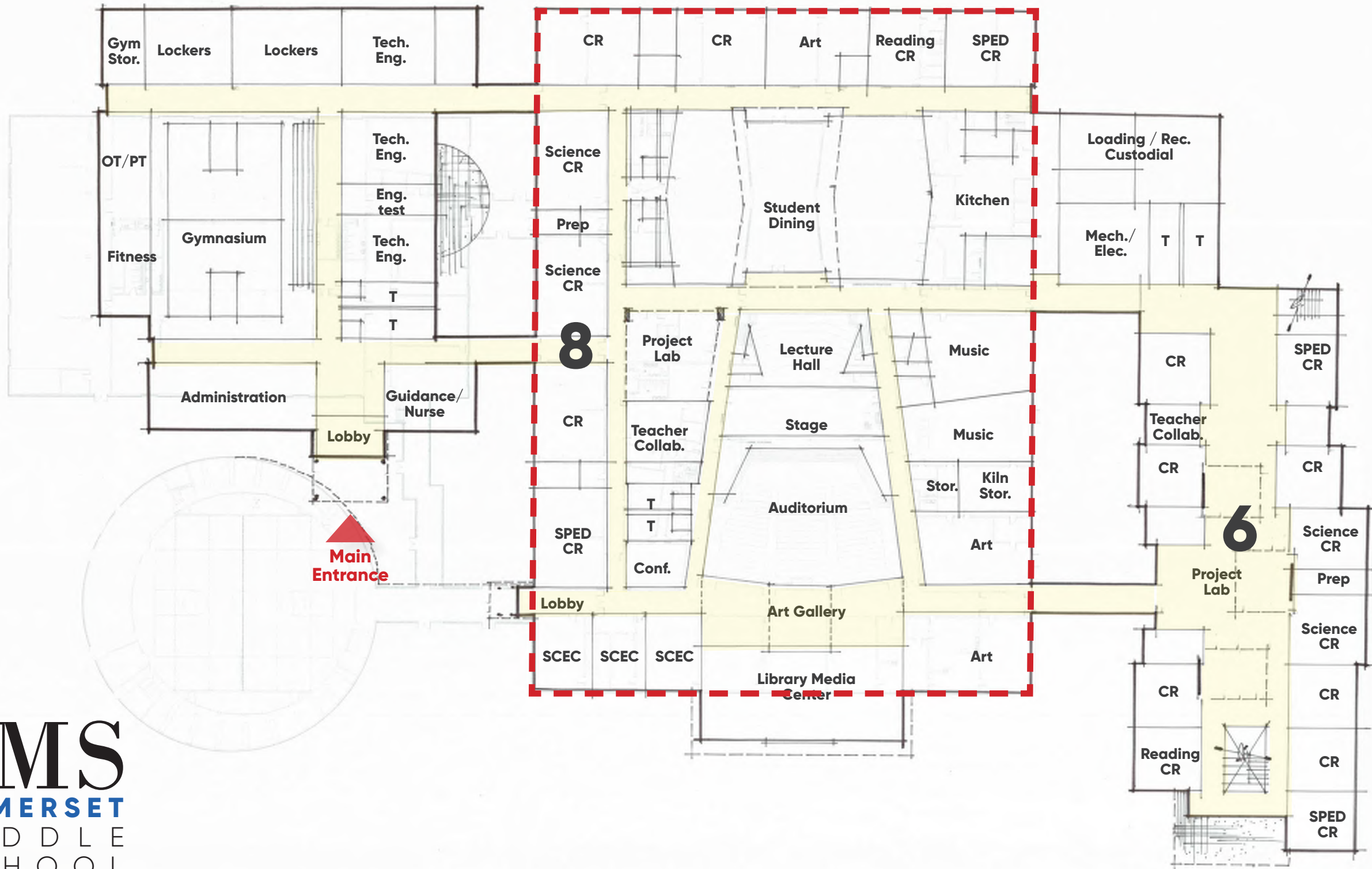
**SMS**  
SOMERSET  
MIDDLE  
SCHOOL

# Option 2 Scheme 3

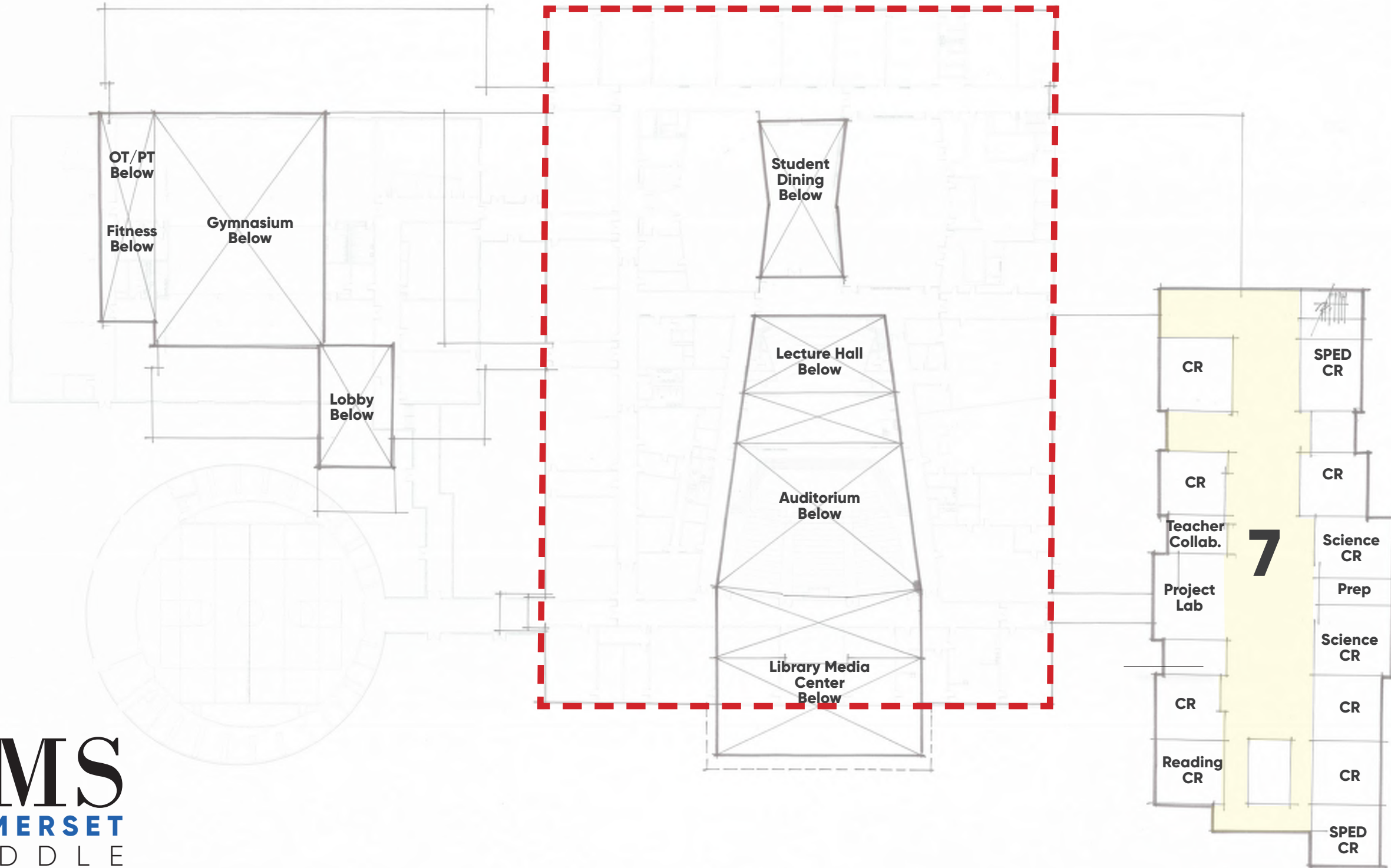
## Conceptual Add/Reno Site Plan (6-8)

February 5, 2020

# Option 2 | Conceptual Add/Reno Building Plan (6-8)



# Option 2 | Conceptual Add/Reno Building Plan (6-8)



# Option 2 | Conceptual Add/Reno Building Plan (6-8)



Scheme 3



Scheme 3



**Conceptual New Building Plans  
Options 4 & 7 | Scheme 8.3**



READ STREET



# Option 4 | 7 Scheme 8.3

Conceptual New Site Plan (6-8 & 5-8)

February 5, 2020

# Option 4 & 7 | Conceptual New Building Plan (6-8 & 5-8)



SOMERSET MIDDLE SCHOOL



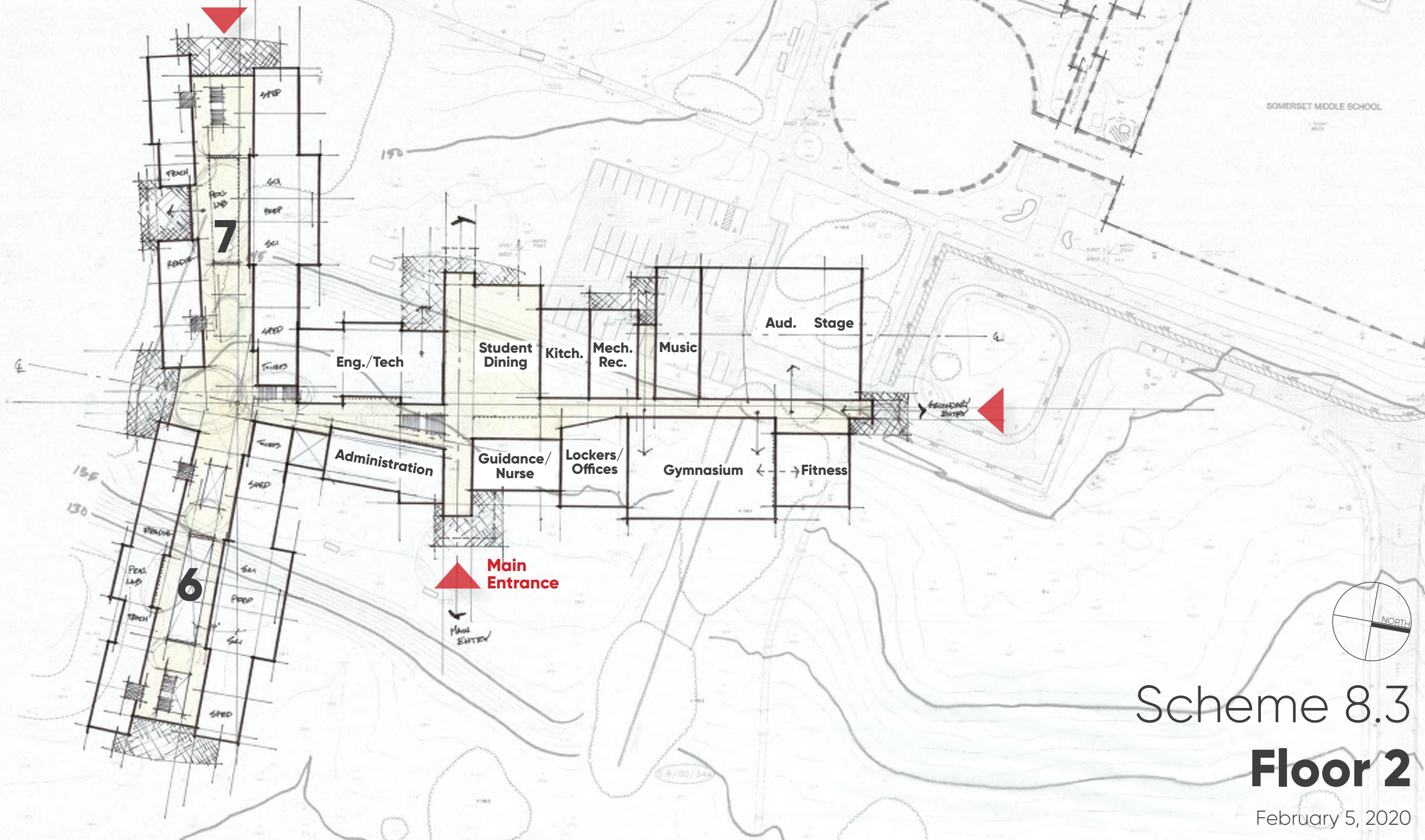
Scheme 8.3

**Floor 1**

February 5, 2020

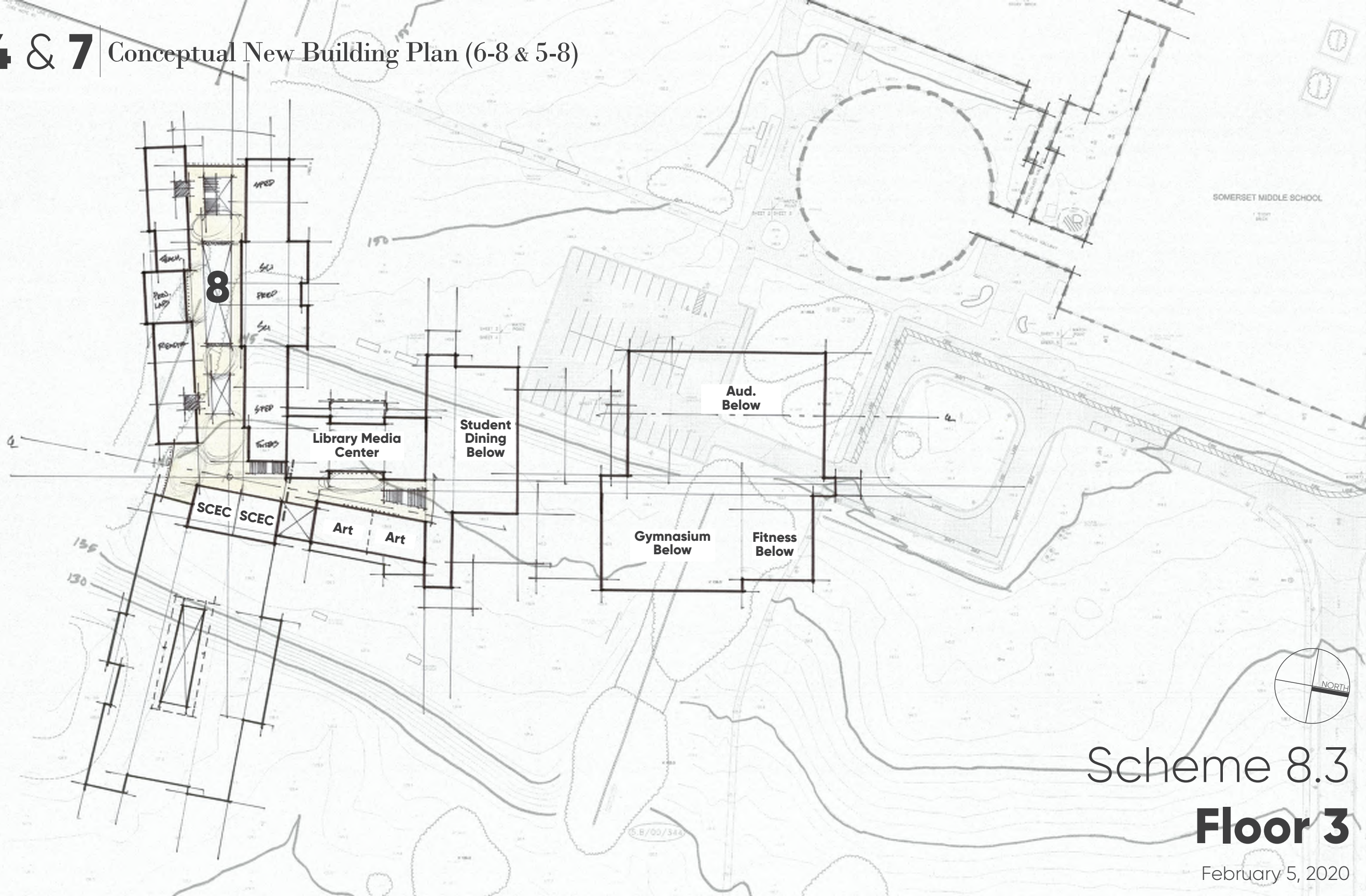
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# Option 4 & 7 | Conceptual New Building Plan (6-8 & 5-8)





# Option 4 & 7 | Conceptual New Building Plan (6-8 & 5-8)



SOMERSET MIDDLE SCHOOL

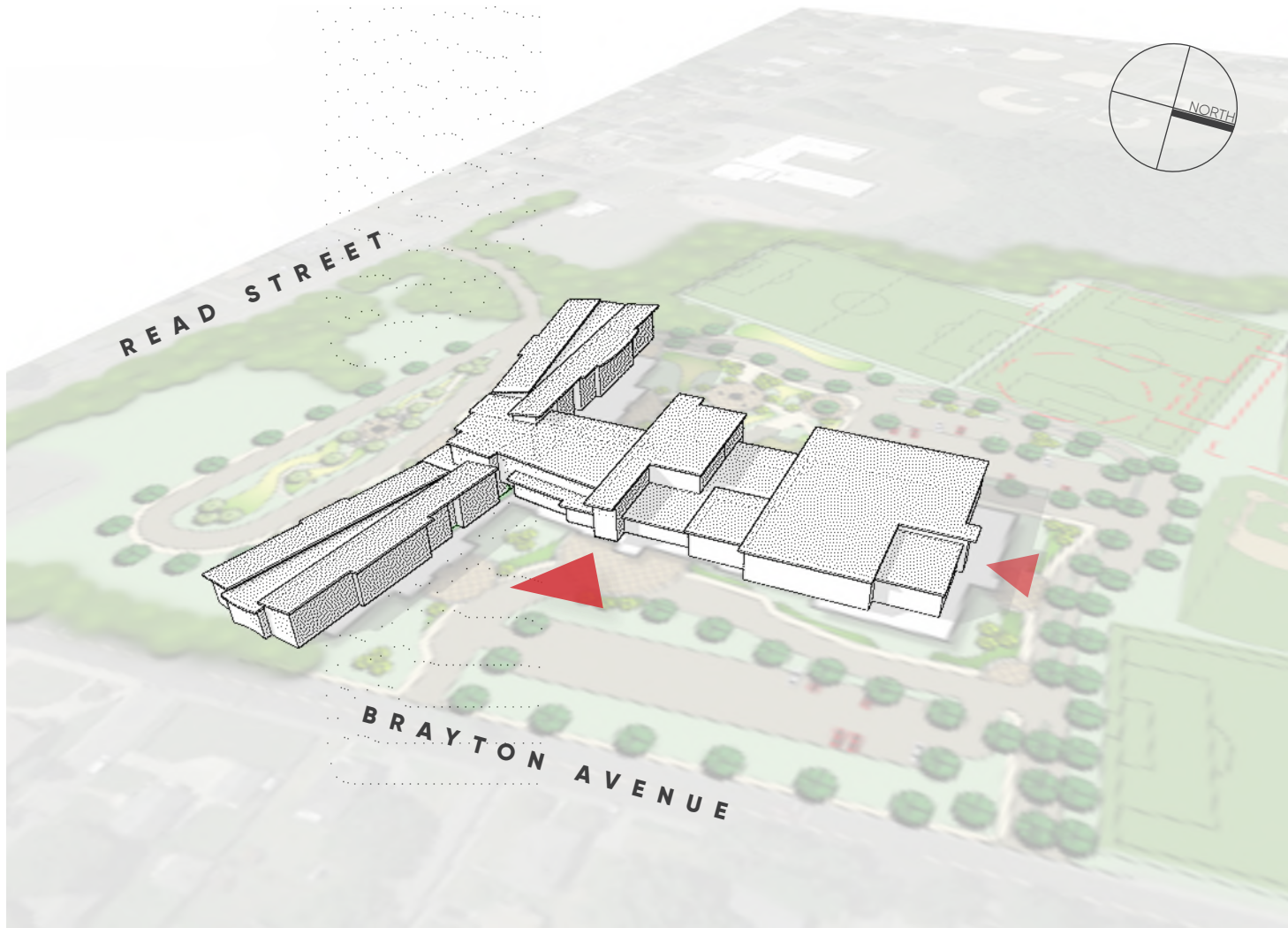


Scheme 8.3

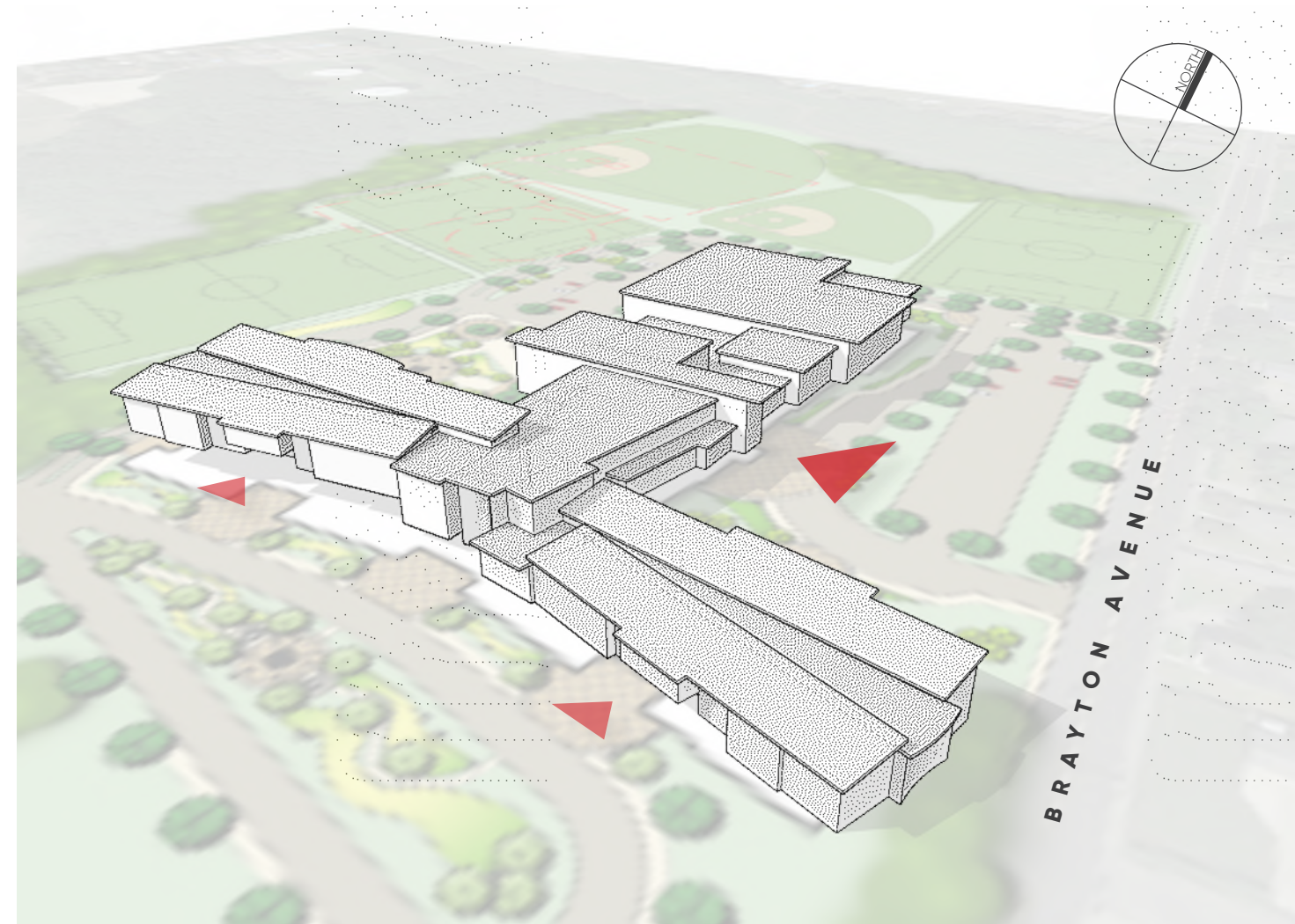
**Floor 3**

February 5, 2020

# Option 4 & 7 | Conceptual New Building Plan (6-8 & 5-8)



Scheme **8.3**



Scheme **8.3**



**Conceptual New Building Plans**  
**Option 4 | Scheme 10.1**



READ STREET



BRAYTON AVENUE

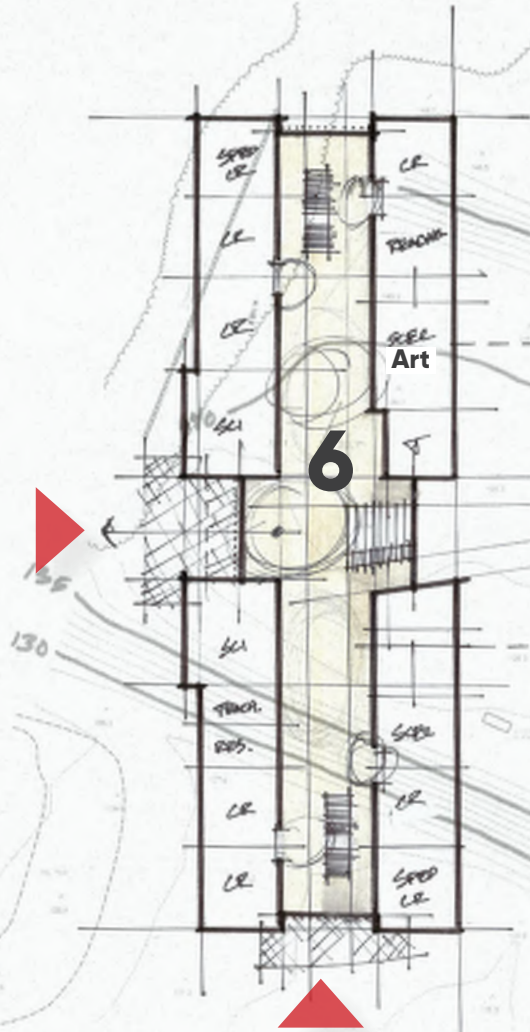


# Option 4 Scheme 10.1

Conceptual New Site Plan (6-8)

February 5, 2020

# Option 4 | Conceptual New Building Plan (6-8)



SOMERSET MIDDLE SCHOOL

SMS  
OPTION 10.1  
FLOOR 1



Scheme 10.1

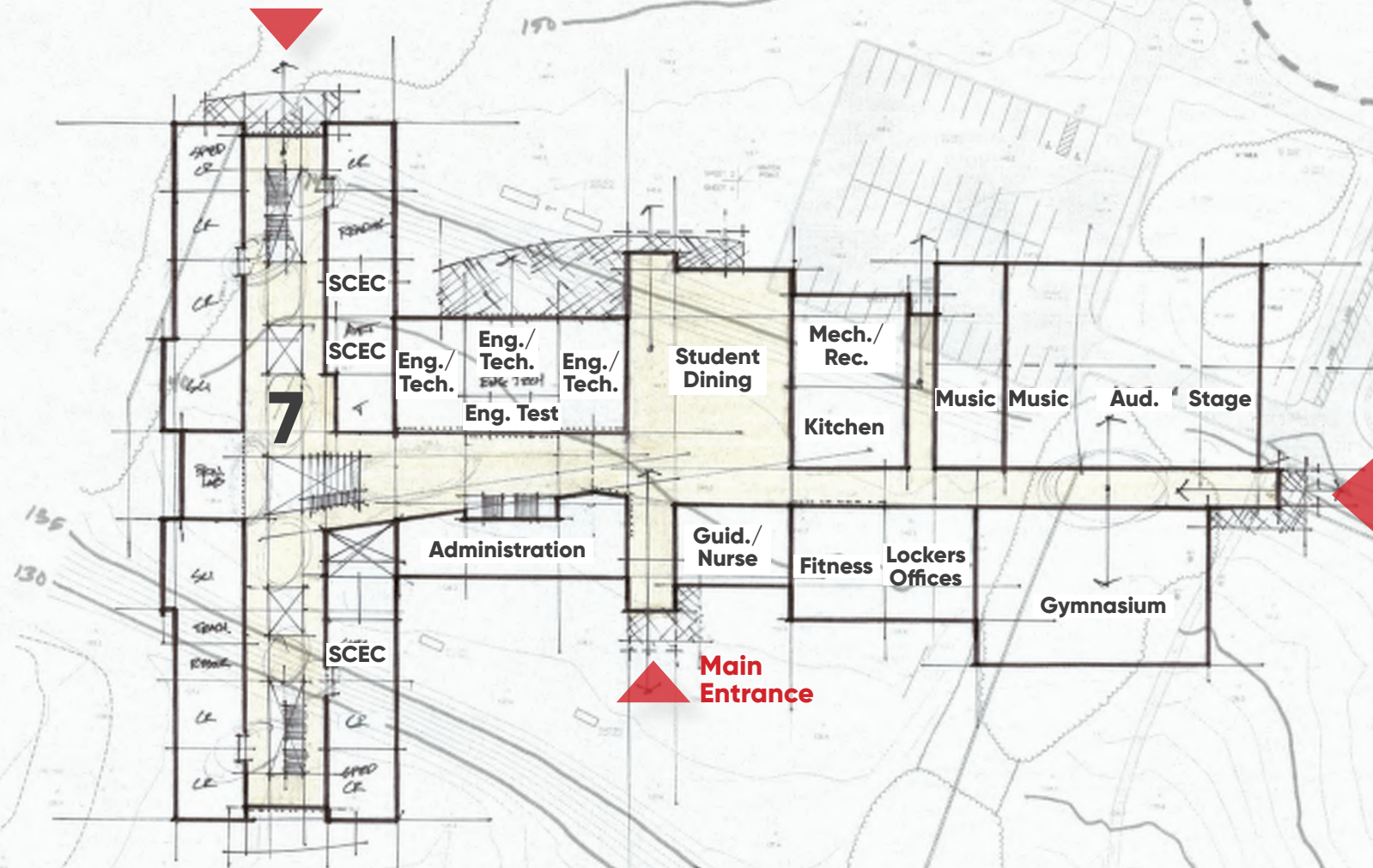
**Floor 1**

February 5, 2020

**SMS**  
SOMERSET  
MIDDLE  
SCHOOL

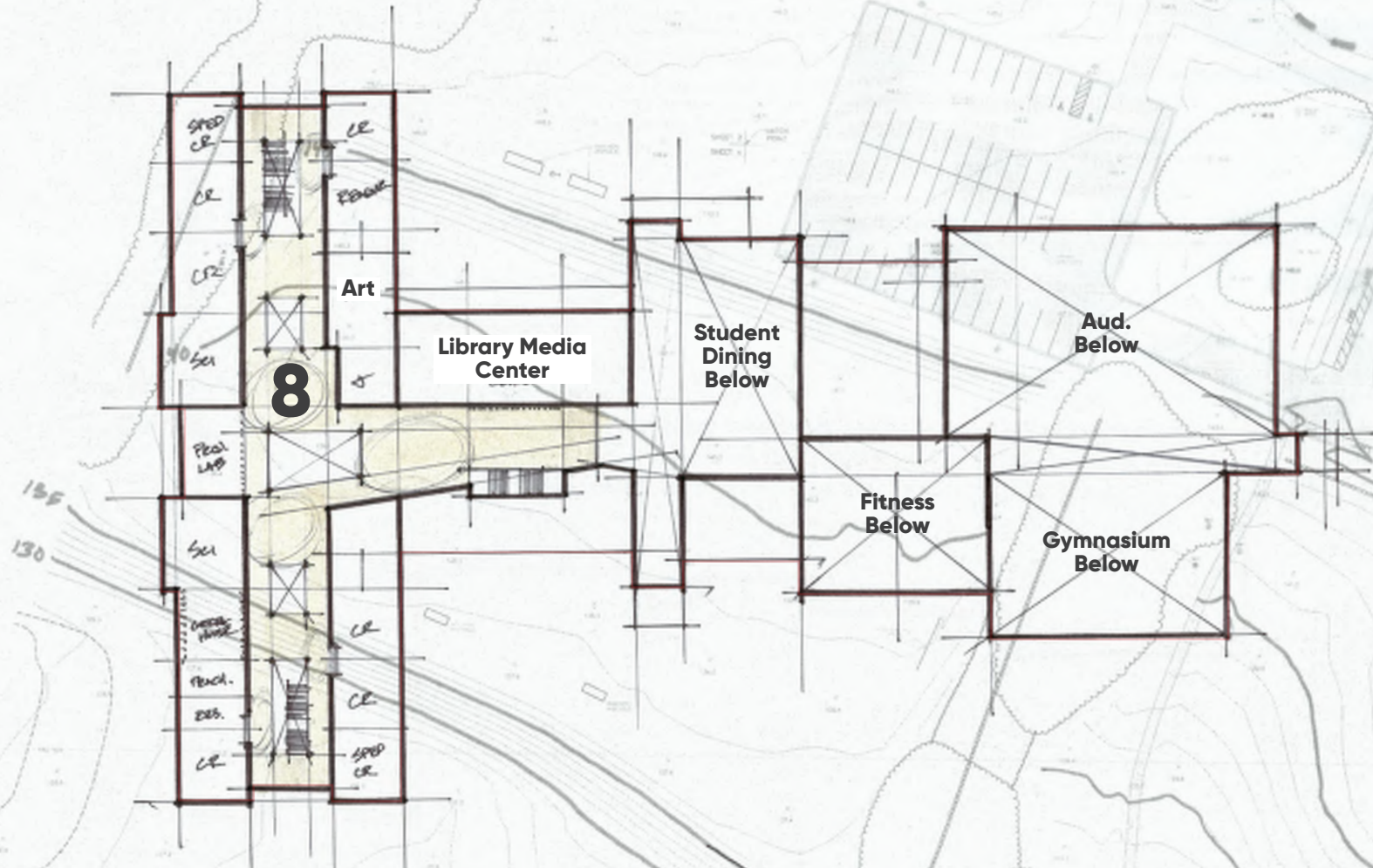
BRAYTON AVENUE

# Option 4 | Conceptual New Building Plan (6-8)



SOMERSET MIDDLE SCHOOL

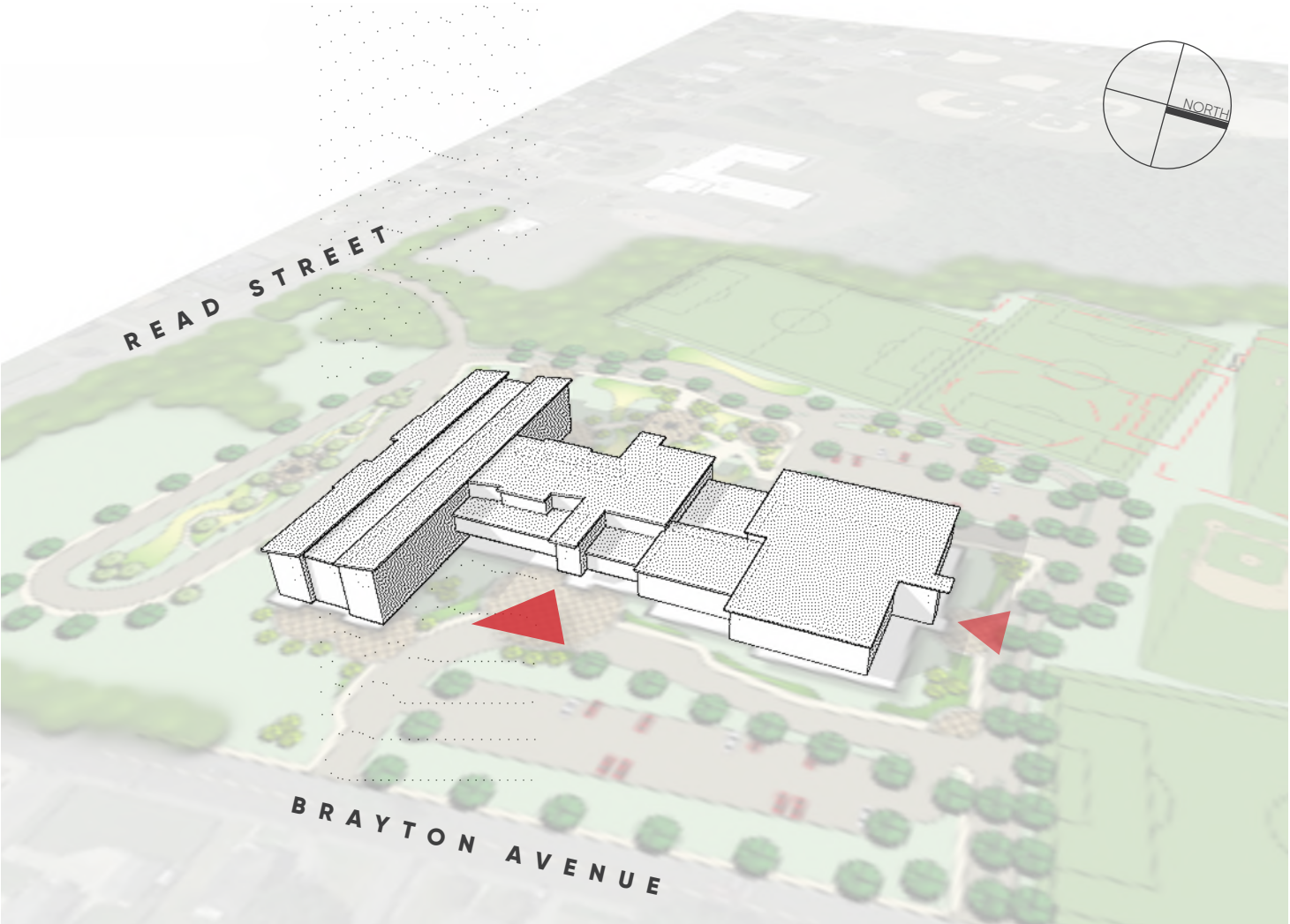
# Option 4 | Conceptual New Building Plan (6-8)



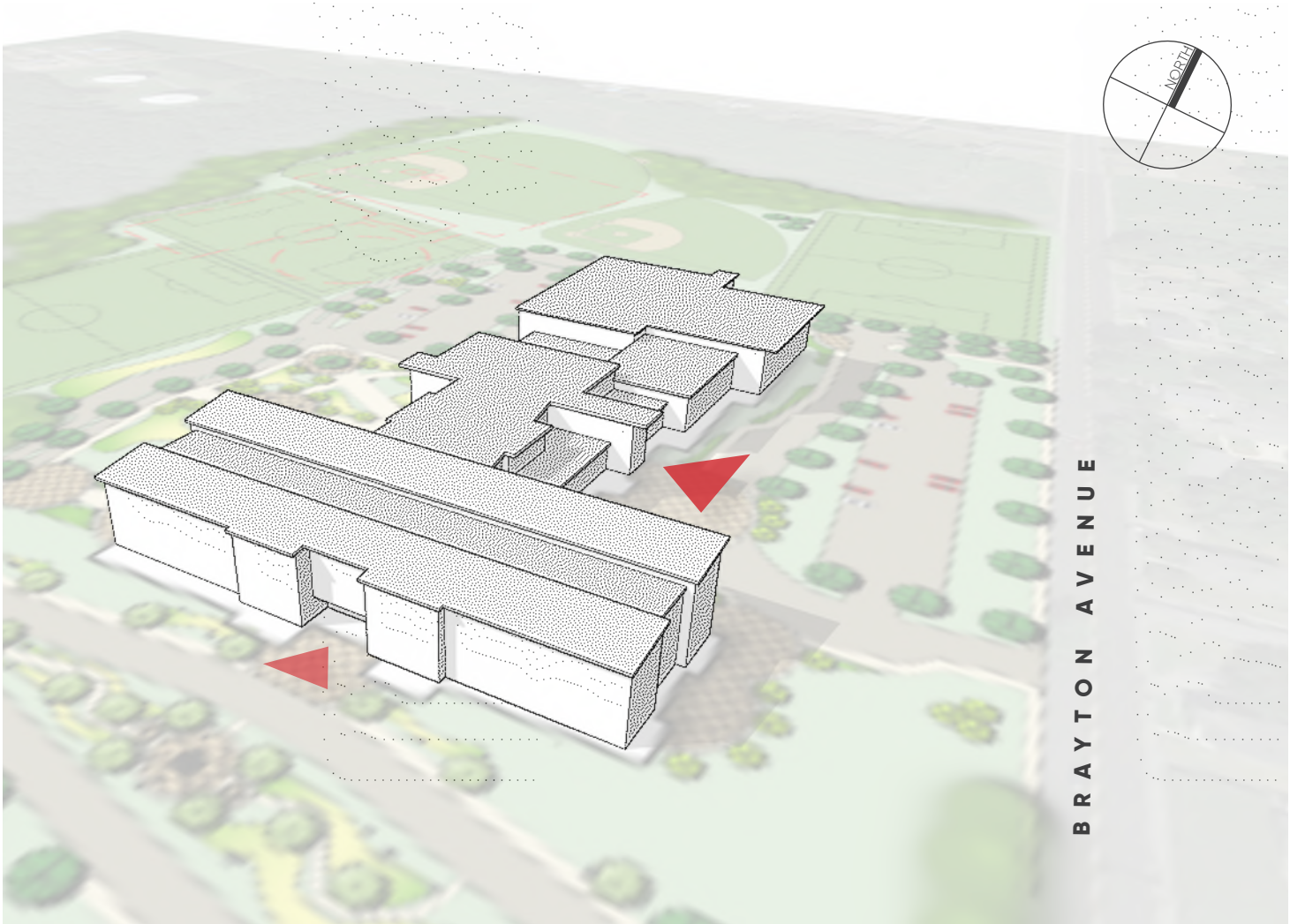
SOMERSET MIDDLE SCHOOL

SHS  
OPT 10.1  
Floor 3

# Option 4 | Conceptual New Building Plan (6-8)



Scheme 10.1



Scheme 10.1



## Next Steps & Discussion

- 1 Preliminary Cost Estimates
- 2 Evaluation of Alternative Options
- 3 Selection of Preferred Option

**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 #4: April 29, 2020**