Somerville High School
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PDP - Version 2023-04-10

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SMMA - SMITH MURPHY 


durable, safe & secure facilities
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1.2 Invitation to Feasibility Study

1.3 Design Enrollment

1.4 Capital Budget Statement

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1.6 Project Schedule

1.1 STATEMENT OF INTEREST SUMMARY

The existing Somerville High School is located at 81 Highland Avenue, in Somerville, MA. The existing school was built over the course of many years, with the oldest portion dating back to 1895. The site measures approximately 13 acres around the high school, and is located on a shared parcel that also includes Somerville City Hall and the Somerville Main Public Library branch.

In April, 2013, the City of Somerville submitted a Statement of Interest (SOI) to the Massachusetts School Building Authority (MSBA) for the High School. At the November 2014 Board of Directors meeting, the MSBA board voted to issue an invitation to the City to conduct a feasibility study for this Statement of Interest to identify and study possible solutions and, through a collaborative process with the MSBA, reach a mutually-agreed upon solution. The SOI focused on the replacement, renovation or modernization of aged and inoperable facility systems, and replacement or addition to obsolete buildings to provide for a full range of educational programs. Since the submission of the SOI, an evaluation of all major building systems has shown that the HVAC, plumbing, electrical, technology, fire alarm and emergency power systems are all at the end of their useful life. The existing 360,000 square foot building, with the oldest section dating back to 1895, is supported on conventional spread footings; aside from the most recent additions constructed in 1966, there is no lateral force resisting structural system in the building. The existing exterior wall system is a combination of uninsulated brick mass masonry walls and brick veneer walls over metal stud backup with limited insulation within the stud cavity. The existing building is completely non-compliant with the current energy code. The building is partially accessible but the third and fourth floors of the school are served by a single elevator that does not comply with current car size requirements. Asbestos located throughout the building including behind the exterior brick veneer in the 1966 construction; see Section 4.9 for a detailed analysis. In addition, there are a number of general educational concerns in the building including: a geographic separation between the general academic and vocational portions of the comprehensive high school; classrooms not equipped for 21st century instruction; and a lack of differentiated learning environments. Additional existing conditions information is included in Section 4 and the complete SOI is included in Appendix 8.1.

1.2 INVITATION TO FEASIBILITY STUDY

At the November 19, 2014 Board of Directors meeting, the MSBA board voted to issue an invitation to the City to conduct a feasibility study for this Statement of Interest to identify and study possible solutions and, through a collaborative process with the MSBA, reach a mutually-agreed upon solution. The invitation is included in Appendix 8.2.
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1.6 Project Schedule

- **January 2014**
  - SHS submits Statement of Interest to MSBA
- **March 2015**
  - Owner’s Project Manager (PMA) selected
- **July 2015**
  - Designer (SMMA) selected
- **January 2017**
  - MSBA Board Vote for SHS Schematic Design Submission (Module 5)
- **April 2018 (est.)**
  - Start of construction (All new model)
- **November 2014**
  - SHS accepted into MSBA Feasibility Study
- **March 2015**
  - Owner’s Project Manager (PMA) selected
- **July 2015**
  - Designer (SMMA) selected
- **January 2014**
  - SHS submits Statement of Interest to MSBA
- **June 2016**
  - Submission of Feasibility Study to MSBA
- **April 2018 (est.)**
  - Start of construction (All new model)

**Timeline**
- **2014**
- **2015**
- **2016**
- **2017**
- **2018**
- **2019**
- **2020**
- **2021**

**Key Dates**
- **Fall 2021**
  - Full Occupancy of New High School

**Graphical Representation**
- PDP Table of Contents
- 1.6 Project Schedule
- MSBA Modules
- Timeline with specific dates and events.
7. LOCAL ACTIONS AND APPROVAL CERTIFICATION

Preliminary Design Program (PDP) - Submit March 1st 2016
Conceptual Cost estimates by Designer (SMMA) with Owner’s Project Manager (OPM – PMA) support & review

1. School Building Committee (SBC) vote on full report
2. School Committee Chair’s approval and signature
3. Superintendent’s approval and signature
4. Mayor’s approval and signature
7. LOCAL ACTIONS AND APPROVAL CERTIFICATION

Preferred Schematic Report (PSR) - Submit June 1st 2016
Cost estimates by SMMA & PMA

1. SBC vote on full report
2. School Committee Chair’s approval and signature
3. Superintendent’s approval and signature
4. Mayor’s approval and signature
5. Board of Aldermen vote on funding ballot question
7. LOCAL ACTIONS AND APPROVAL CERTIFICATION

Schematic Design (SD) - Submit November 28th 2016
Cost estimates by SMMA & PMA
1. SBC vote on full submission
2. School Committee Chair’s approval and signature
3. Superintendent’s approval and signature
4. Mayor’s approval and signature
5. Board of Aldermen vote on funding full project cost
7. LOCAL ACTIONS AND APPROVAL CERTIFICATION

Design Development (DD) - Submit July 5\textsuperscript{th} 2017
Select Construction Management team (IG approval)
Cost estimates by SMMA & CM
1. SBC vote on full submission
7. LOCAL ACTIONS AND APPROVAL CERTIFICATION

Construction Documentation (CD) – Complete April 11\textsuperscript{th} 2018

Cost estimates by SMMA & CM at 60\% and 90\%

Early construction or procurement packages by SMMA & Construction Management team (TBD)

1. SBC vote on full submission
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2. EDUCATIONAL PROGRAM

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# Next Wave Alternative School

## EDUCATIONAL PROGRAM

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(sub-section headings analogous to Somerville High School Educational Program)
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<td>Scaled floor plans of the Existing Facility</td>
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### 3.1 SUMMARY

The Initial Space Summary was developed to address the goals and vision of the Educational Program through a series of interviews with the District administration and the High School administration, teachers, staff, and students. This section includes the Initial Space Summary.

There were 17 meetings conducted between September 18 and September 30, 2015 that included 37 individual participants. The meeting reports, located in Appendix 8.4 of this report are a record of those discussions. They do not represent a promise of inclusion in the project but rather participants’ desires as well as attitudes towards organization and pedagogy for teaching and learning.
# 3.1 Space Summary - All New Construction

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## Program Requirements

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<td>SPED Office - Asst. Director</td>
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<td>MWPC Reception</td>
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<td>MWPC Nurse Station</td>
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<td>MWPC Conference Room (60 seats)</td>
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## PDP Table of Contents

- 3.1 Space Summary - All New Construction
# 3.1 Space Summary – Addition/Renovation

## Somerville High School

### Existing Conditions

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<thead>
<tr>
<th>ROOM</th>
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### Existing to Renovated/Renovation

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### Room Count

- **Self-Contained SPED**: 00
- **General Classroom**: 00
- **Resource Room**: 00
- **Special Education Classroom**: 00

### PDP Table of Contents

<table>
<thead>
<tr>
<th>PROPOSED</th>
<th>MISSIA Guidelines</th>
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<td>(refer to MISSIA Educational Program &amp; Space Standard Guidelines)</td>
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### Comments

- **3.11**: Self-Contained SPED
- **3.12**: General Classroom
- **3.13**: Resource Room
- **3.14**: Special Education Classroom

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**Special Education**

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<thead>
<tr>
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<th>total area</th>
<th>ROOM</th>
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### Addition/Renovation

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### MISSIA Guidelines

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- **3.11**: Self-Contained SPED
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- **3.13**: Resource Room
- **3.14**: Special Education Classroom

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**Next Year’s Planned Space**

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<th>ROOM</th>
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**Special Education**

<table>
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<tr>
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### Comments

- **3.11**: Self-Contained SPED
- **3.12**: General Classroom
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4. EVALUATION OF EXISTING CONDITIONS

4.1 Existing Site Conditions
4.2 Existing Building Conditions
4.3 Existing Structural System
4.4 Existing Fire Protection System
4.5 Existing Plumbing System
4.6 Mechanical System
4.7 Existing Electrical System
4.8 Existing Food Service Conditions
4.9 Hazardous Materials Report
4.10 Traffic Report
4.11 Geo-Environmental Report (Phase 1)
4.12 Preliminary Geotechnical Report
4.13 Site Environmental Noise Analysis
4.14 Code Compliance Consideration Report
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Somerville High School
Somerville, Massachusetts

Overview of Existing - Based on 11/5/15 Meeting

The existing kitchen space is 3,640 net square foot plus an additional 690 net square feet for the Teacher Servery. The current configuration of the kitchen is traditional with a straight line configuration with students entering from one end and exiting from the other. The amount of space creates congestion with too many students trying to get through the line. A separate Salad Bar is away from the main servery. The limited space restricts the menu options and any expansion.

The storage is spread out between multiple areas, including the receiving area and general storage area. The Cooler and Freezer storage areas are deep in the kitchen. The shipments must be carried through the prep spaces to get into the Storage.

There are two snack bar areas, one off of the teacher’s server and one at the opposite end of the serving line. This latter one includes a dishwasher and the 3 bay sink.

Currently there is no recycling/cardboard space. This needs to be accommodated.

Current Kitchen Equipment

3 Double Convection Ovens
1 Two Compartment Steamer
1 40 Gallon Tilting Kettle
1 Tilting Kettle
1 Six Burner Range
1 Flat Top

Future Equipment

1 Blast Chiller
1 Double Convection Oven
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4.13 Site Environmental Noise Analysis
4.14 Code Compliance Consideration Report
5. SITE DEVELOPMENT REQUIREMENTS

5.1 Existing Site Plan
5.2 Site Development Requirements
6. PRELIMINARY EVALUATION OF ALTERNATIVES

6.1 School Assignment Practices and Available Space
6.2 Regionalizing or Tuition Agreements with Adjacent School Districts
6.3 Leasing, Renting, Acquisition of Existing Buildings for School Use
6.4 Project Goals
6.5 Site Alternatives
6.6 Construction Alternates including cost Estimate and Schedules
6.6 Construction Alternates

Alt 0 & 1

Alternative 0 – Code Upgrade & Repair Only
Alternative 1 – Full Gut Renovation, No New Additions

Both Alternatives Involve Phased Construction
Alternate 0

**PROS**

- Cost
- Duration

**CONS**

- The completed construction would not accommodate the current or future curriculum.
- No space or flexibility is provided for the projected growth in student population.
Alternate 1

PROS

- Cost
- Completely renewed school with modern & functional systems
- Potential for improved energy conservation and lower operating costs
- Some response to current educational programming needs

CONS

- Neither current nor future curriculum are fully accommodated.
- Neither space nor flexibility provided for the projected growth in student population.
- Less potential for meeting community design and image goals given the ability to only refresh the existing exterior envelope.
- Complicated construction phasing
- Long construction duration
- Swing space is required
- Internal and external construction congestion
Alt 2

Alternative 2 – Addition / Renovation
Renovate 1986 CTE Wing & Southern Portions of 1895/1929 Classrooms
New Auditorium & Cafeteria
Phased Construction
6.6 Construction Alternates

Alt 2

Alternative 2 – Addition / Renovation
Renovate 1986 CTE Wing & Southern Portions of 1895/1929 Classrooms
New Auditorium & Cafeteria
Phased Construction
Alternate 2

PROS

• Completely renewed school, leveraging the most recent construction on site for renovation economy
• Potential energy conservation and lower operating costs
• Response to current educational programming needs
• Full accommodation of current and future curriculum
• Space and flexibility is provided for the projected growth in student population
• Potential for meeting community design and image goals
• Preserves the historic assets of the highest-value construction facing the main lawn.

CONS

• Third highest cost (3 of 8)
• Complicated construction phasing
• Long construction duration
• Swing space is required
• Internal and external construction congestion
6.6 Construction Alternates

Alt 3

Alternative 3 – Addition / Renovation

Renovate 1986 CTE Wing & Southern Portions of 1895/1929 Classrooms

Renovate Auditorium

New Cafeteria

Phased Construction
6.6 Construction Alternates

Alternate 3

**PROS**

- Completely renewed school, leveraging the most recent construction on site for renovation economy
- Potential for energy conservation and lower operating costs
- Response to current educational programming needs
- Full accommodation of current and future curriculum
- Space and flexibility is provided for the projected growth in student population
- Potential for meeting community design and image goals
- Preserves the historic assets of the highest-value construction facing the main lawn

**CONS**

- Cost
- Complicated construction phasing
- Long construction duration
- Swing space is required
- Internal and external construction congestion
Alt 4

Alternative 4 – Addition / Renovation

Concourse Approach

Enclosed / Open Central Circulation and Activity Space – Incorporates Cafeteria

Renovate 1986 CTE Wing & 1895/1929 B Wing

Renovate Auditorium

Phased Construction
6.6 Construction Alternates

**Alternate 4**

**PROS**
- Completely renewed school, leveraging the most recent construction on site for renovation economy
- Potential for energy conservation and lower operating costs
- Response to current educational programming needs
- Full accommodation of current and future curriculum
- Space and flexibility is provided for the projected growth in student population
- Potential for meeting community design and image goals

**CONS**
- Cost
- Complicated construction phasing
- Long construction duration
- Swing space is required
- Internal and external construction congestion
Alt 4a

Alternative 4a – Addition / Renovation

Campus Approach

Renovate 1986 Gymnasium & 1895 Building
Renovate Auditorium
New Cafeteria
New Disconnected Buildings
Phased Construction
Alternate 4a

PROS
- Completely renewed school.
- Potential for energy conservation and lower operating costs
- Response to current educational programming needs
- Full accommodation of current and future curriculum
- Space and flexibility is provided for the projected growth in student population
- Potential for meeting community design and image goals
- Greater ability to isolate operations of individual buildings for improved security and energy consumption during after-hours use.

CONS
- Cost
- Complicated construction phasing
- Long construction duration
- Swing space is required
- Internal and external construction congestion
- Maintaining a secure campus is more complicated due to multiple buildings and multiple entry points.
- Increased grossing requirements associated with multiple buildings to account for additional stairs, elevators, toilet rooms and similar support services.
- Disconnected buildings compromise day-to-day operations of the school, with the potential to reinforce curriculum separation, rather than unification.
6.6 Construction Alternates

**Alt 4b**

**Alternative 4b – Addition / Renovation**

**Build HS to East Site**

Enclosed / Open Central Circulation and Activity Space – Incorporates Cafeteria

Renovate 1986 Field House & CTE Spaces below Wing & D Wing (1929 War Memorial)

Phased Construction
Alternate 4b

PROS
• Completely renewed school.
• Potential for energy conservation and lower operating costs
• Response to current educational programming needs
• Full accommodation of current and future curriculum
• Space and flexibility is provided for the projected growth in student population
• Potential for meeting community design and image goals
• Simplified phasing approach by building new addition on a relatively open portion of the site.
• Allows for a potential future addition connection to the Somerville Public Library Main Branch building

CONS
• Cost
• Long construction duration
• Swing space is required for the heavy vocational shops given the extent of proposed construction in the E Wing.
• External construction congestion
6.6 Construction Alternates

Alt 5

Alternative 5 – New Construction

Demolish Existing High School and Build Completely New on the Existing High School Site

Phased Construction
6.6 Construction Alternates

Alternate 5

**PROS**
- Completely new school
- Simplified construction
- Greatest potential energy conservation and lowest operating cost
- Response to current educational programming needs
- Full accommodation of current and future curriculum
- Space and flexibility is provided for the projected growth in student population
- Potential for meeting community design and image goals

**CONS**
- Cost
- Complicated construction phasing
- Long construction duration
- Swing space is required
- External construction congestion
- No indoor track program given the new, smaller gymnasium size.
6.6 Construction Alternates

Alt 6
Alternative 6 – New Construction
Demolish DPW Structures and Build New at Franey Road Site
Alternate 6

PROS
• Completely new school
• Greatest potential energy conservation and lowest operating cost
• Response to current educational programming needs
• Full accommodation of current and future curriculum
• Space and flexibility is provided for the projected growth in student population
• Potential for meeting community design and image goals
• No swing space is required

CONS
• Cost
• Complicated construction involving underground parking garage below the entire footprint of the school
• Longest overall project schedule
• External construction congestion
• No indoor track program given the new, smaller gymnasium size
Thank you!