



Massachusetts School
Building Authority



OBJECTIVE OF THE PDP:

DETERMINE WHICH OPTIONS ARE
RECOMMENDED FOR FURTHER STUDY

OPTIONS FOR FURTHER STUDY **MUST** INCLUDE:

- **BASE REPAIR**
- **ADDITION RENOVATION**
- **NEW CONSTRUCTION ON EXISTING SITE**

OPTIONS FOR FURTHER STUDY **MAY** INCLUDE:

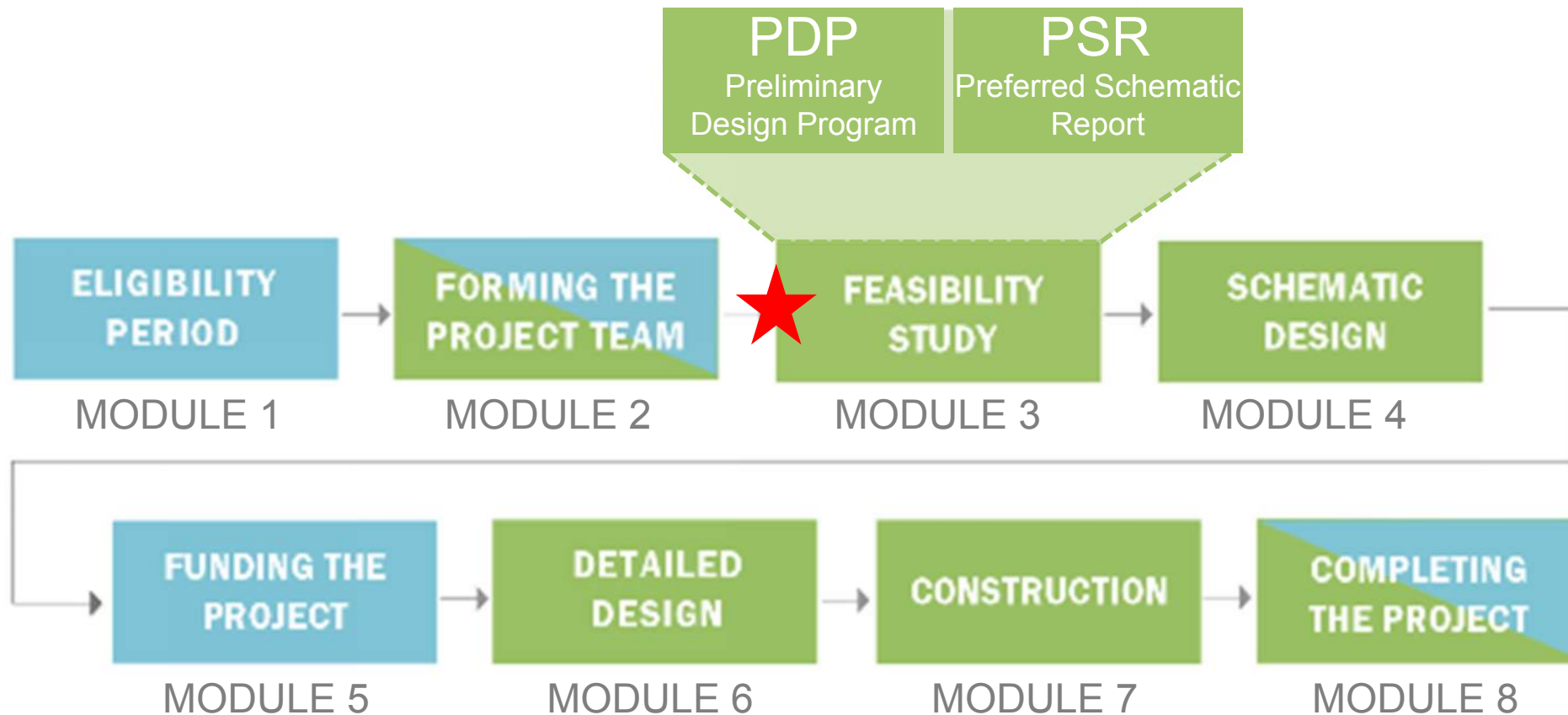
- **NEW CONSTRUCTION ON ALTERNATE SITE(S)**

MSBA Building Process

Steps primarily for:

Districts

Construction Professionals

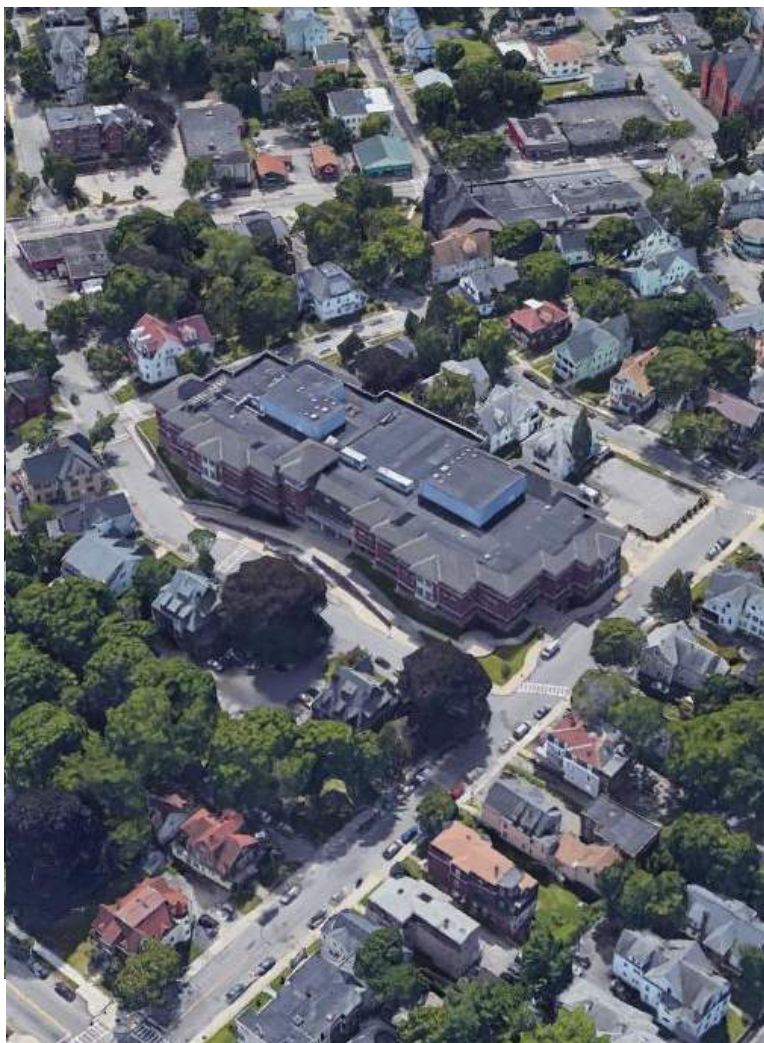


★ CURRENT PROJECT STATUS

COMPACT URBAN SITES
WORCESTER, MA



QUINSIGAMOND ELEMENTARY SCHOOL

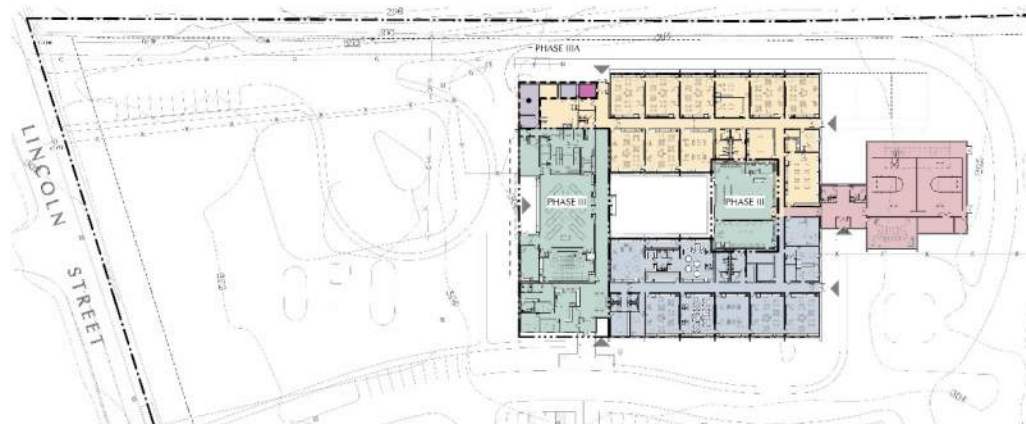
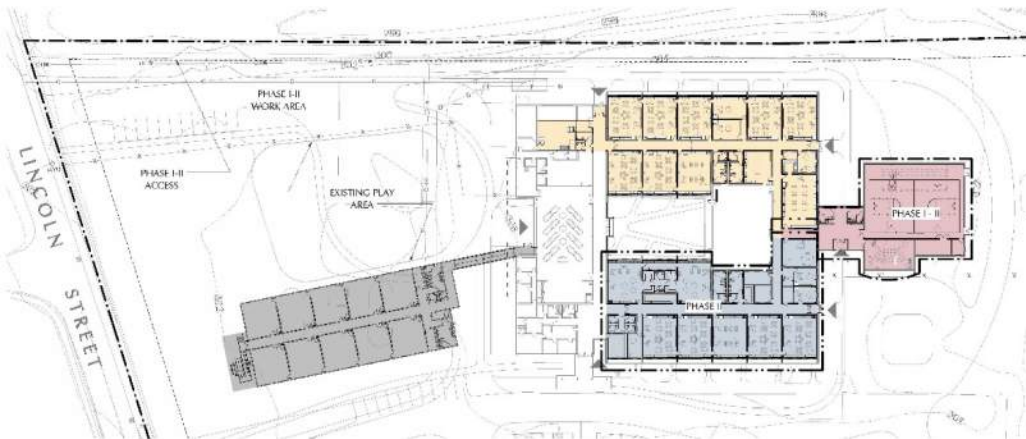
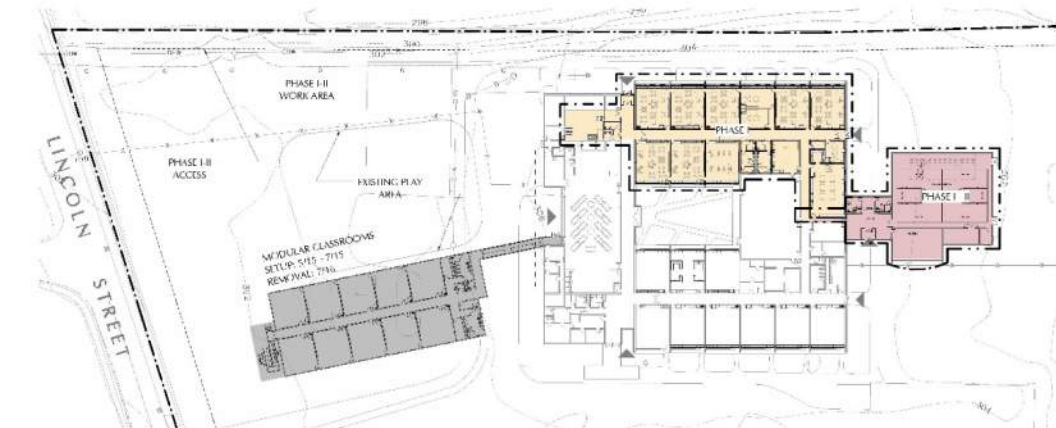


WOODLAND ACADEMY

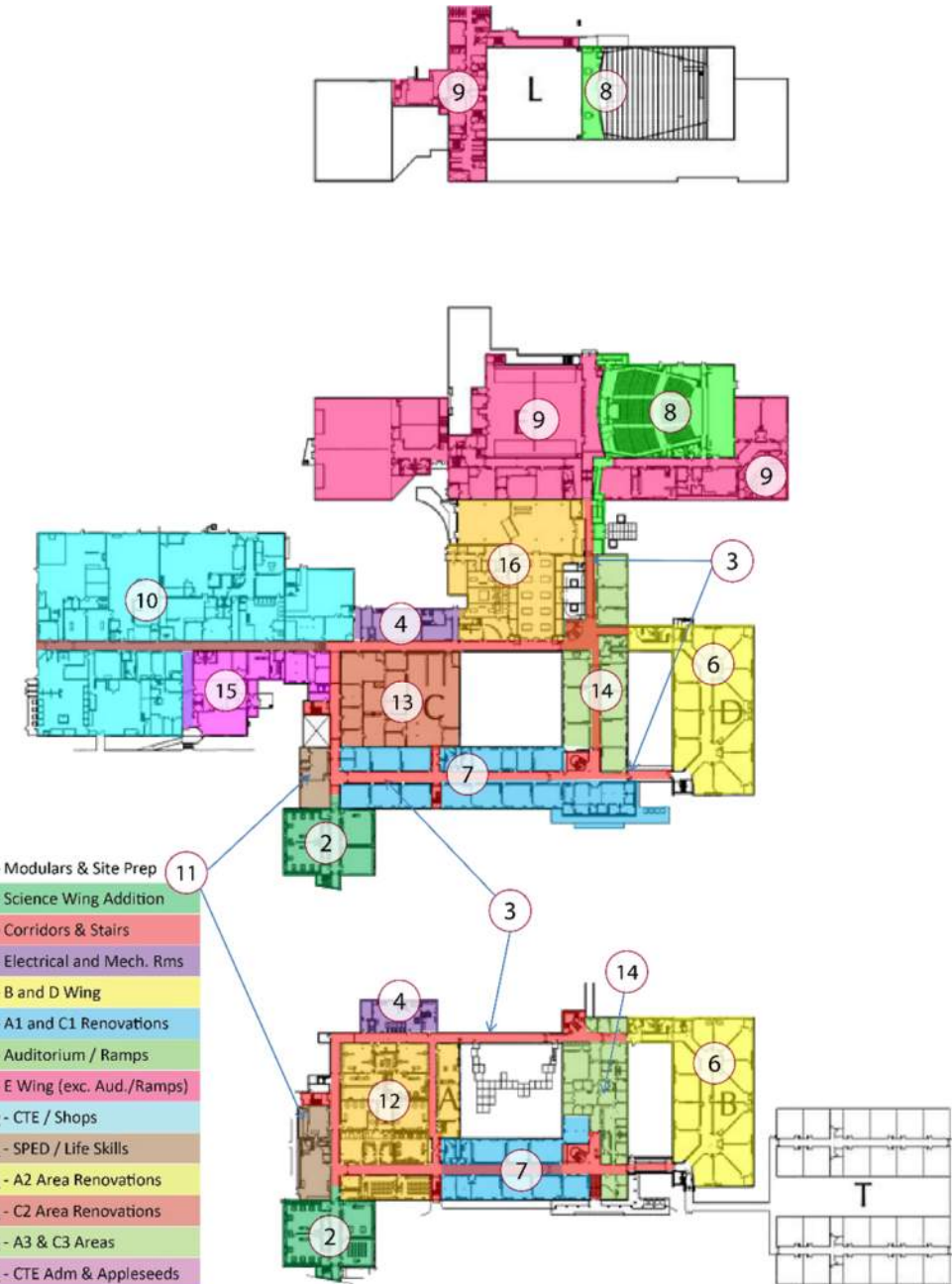


NORRBACK AVENUE SCHOOL

ADDITION RENOVATION



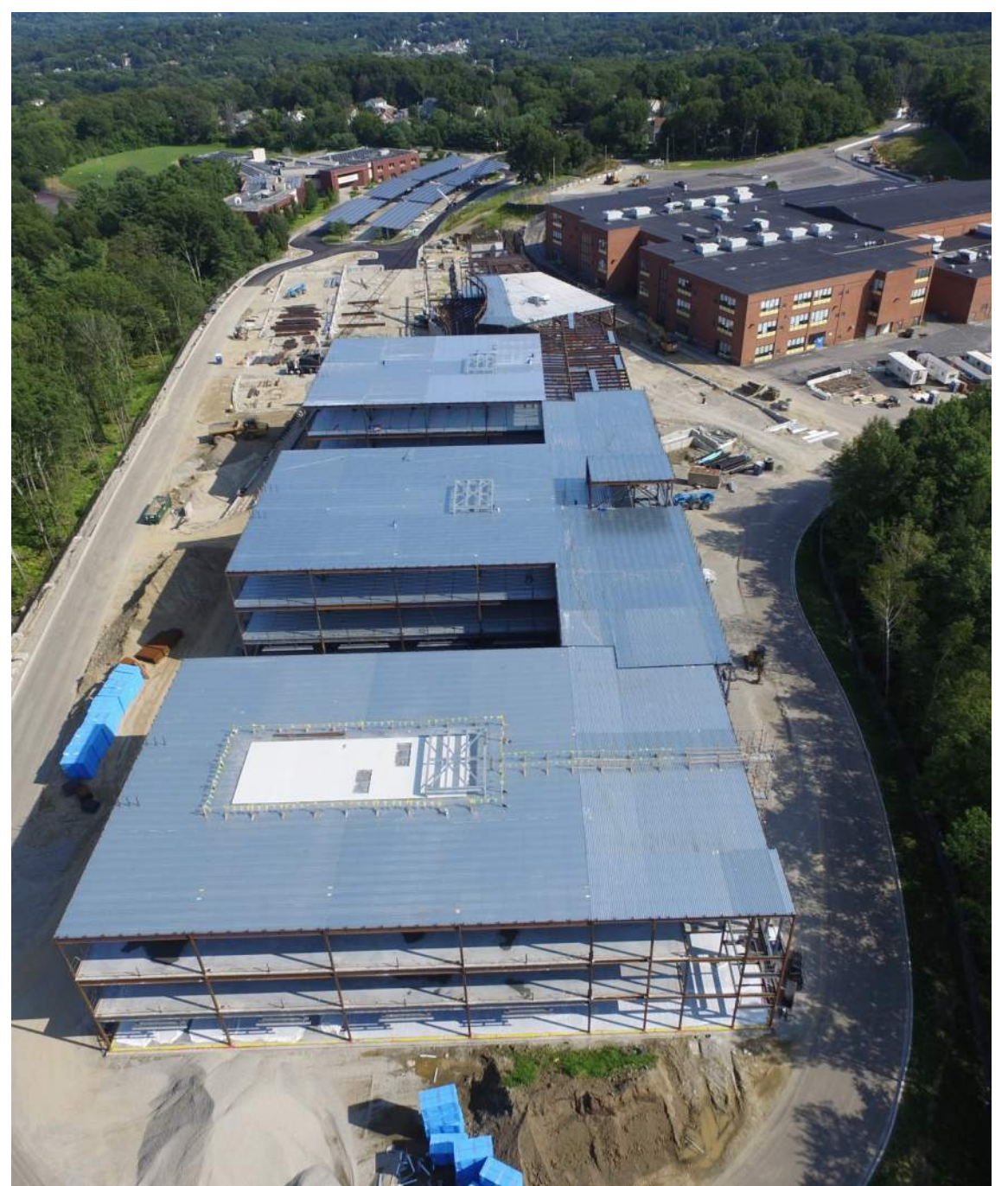
- Phase 1 - Modulares & Site Prep
- Phase 2 - Science Wing Addition
- Phase 3 - Corridors & Stairs
- Phase 4 - Electrical and Mech. Rms
- Phase 6 - B and D Wing
- Phase 7 - A1 and C1 Renovations
- Phase 8 - Auditorium / Ramps
- Phase 9 - E Wing (exc. Aud./Ramps)
- Phase 10 - CTE / Shops
- Phase 11 - SPED / Life Skills
- Phase 12 - A2 Area Renovations
- Phase 13 - C2 Area Renovations
- Phase 14 - A3 & C3 Areas
- Phase 15 - CTE Adm & Appleseeds
- Phase 16 - Cafeteria and Kitchen



PHASED OCCUPIED CONSTRUCTION



NELSON PLACE ELEMENTARY SCHOOL



SOUTH HIGH COMMUNITY SCHOOL

WORCESTER TECHNICAL HIGH SCHOOL





Massachusetts School
Building Authority



FEASIBILITY STUDY SCHEDULE

SBC Vote to Submit
PDP to MSBA:
Sept. 2019



MSBA Vote



SBC Vote to Submit
SD Package to MSBA:
July 2020

2019

M A M J J A S O N D

2020

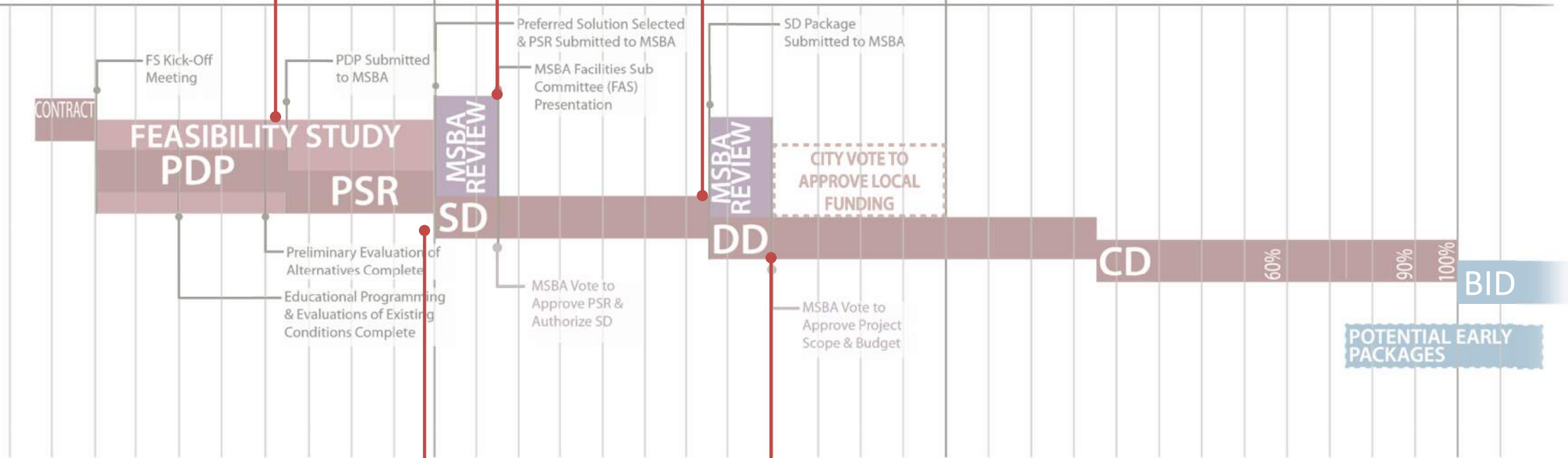
J F M A M J J A S O N D

2021

J F M A M J J A S O N D

2022

J F



SBC Vote to Submit PSR to
MSBA:
December 2019

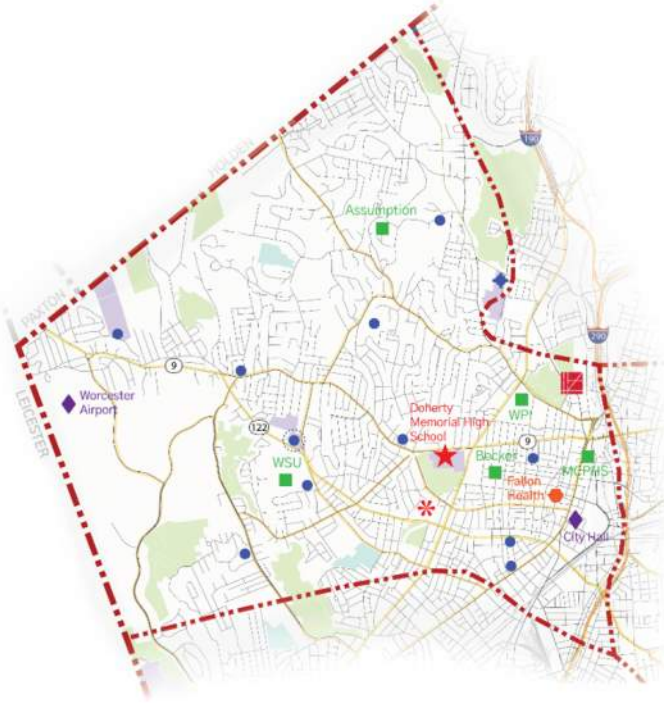


MSBA Vote

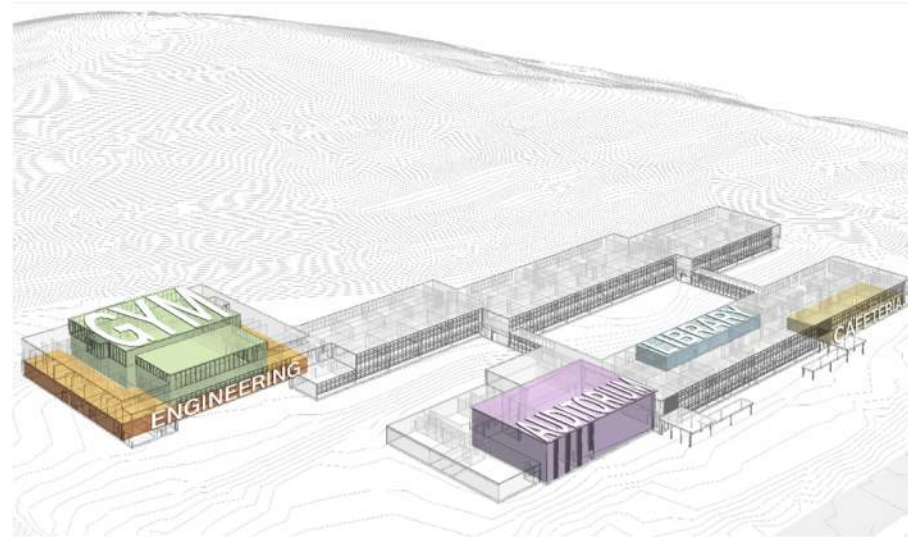
Building
Occupancy:
Fall 2024

PDP TASKS

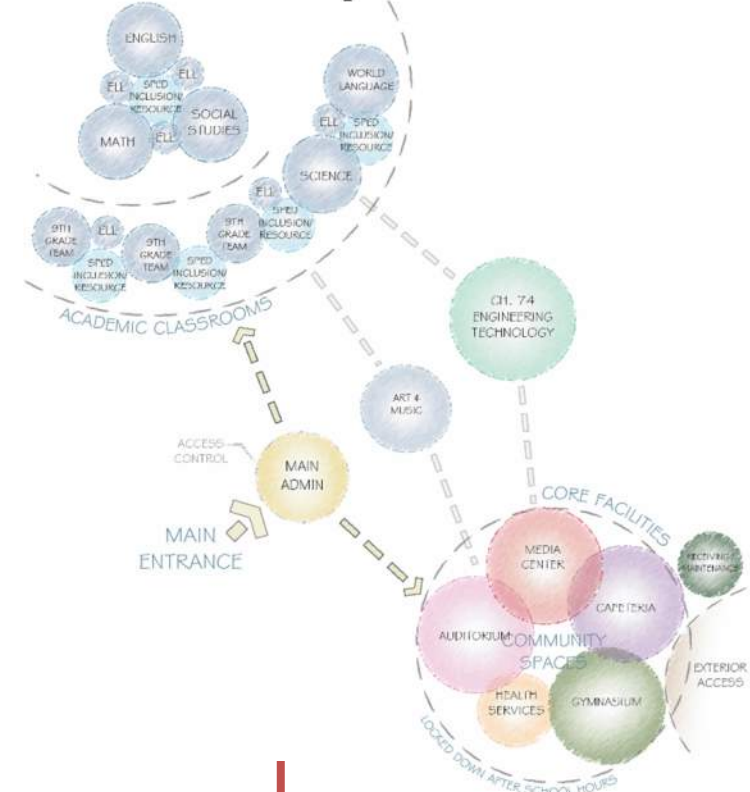
Alternate Site Evaluation



Evaluation of Existing Building & Site

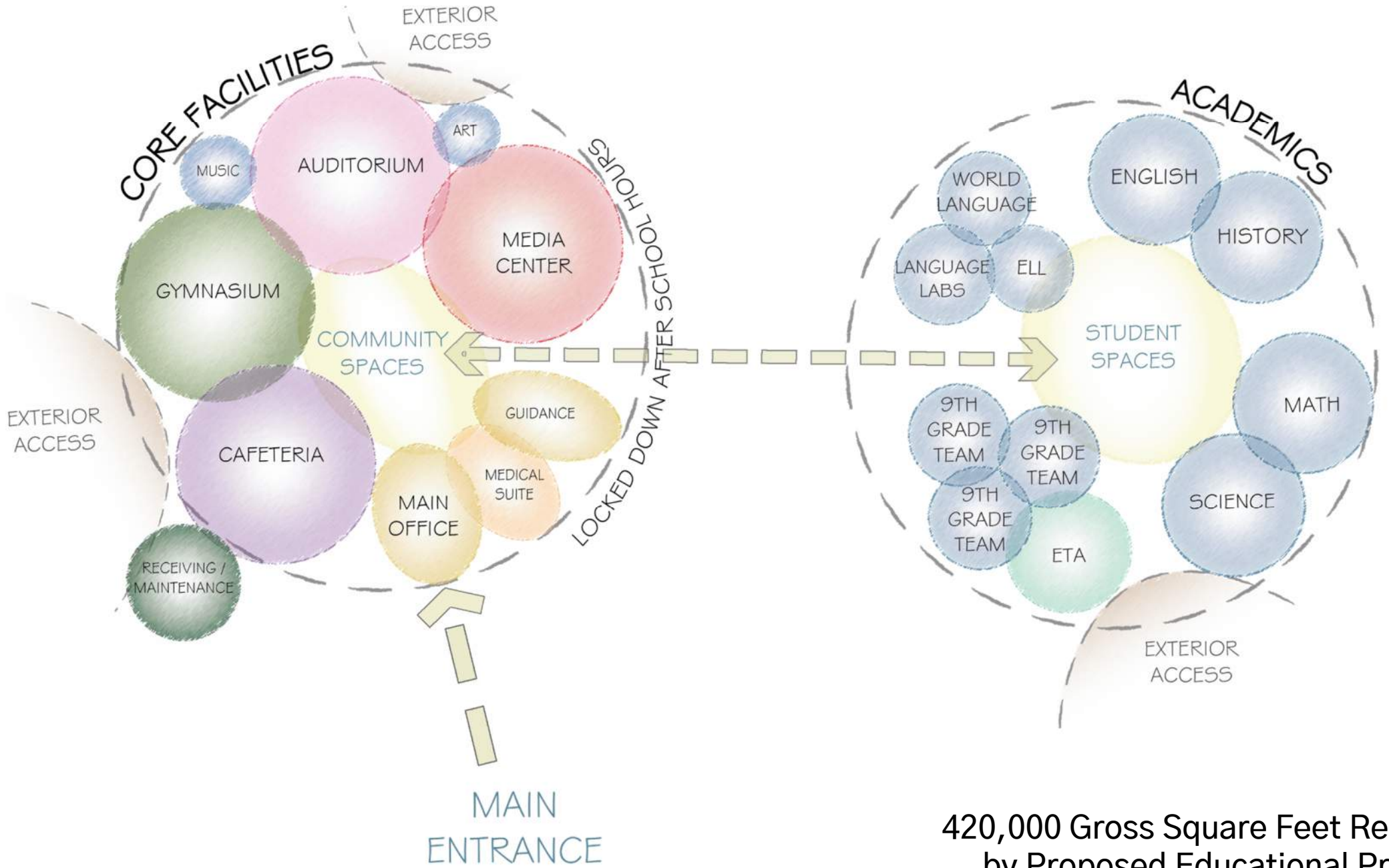


Program Development



RECOMMENDATION OF OPTIONS FOR FURTHER STUDY

BUBBLE DIAGRAMS

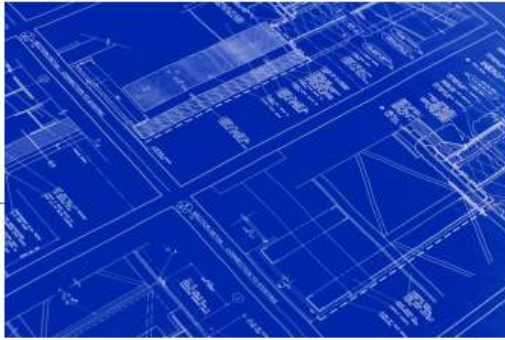


420,000 Gross Square Feet Required
by Proposed Educational Program

PROPOSED CHAPTER 74 PROGRAMS:

The Central MA
Regional Workforce
Blueprint

2018-2022



March, 2018



ENGINEERING & TECHNOLOGY ACADEMY

Enrollment: 400 Students (Existing to be expanded)

MARKETING MANAGEMENT & FINANCE

Enrollment: 200 Students

PROGRAMMING & WEB DEVELOPMENT

Enrollment: 200 Students

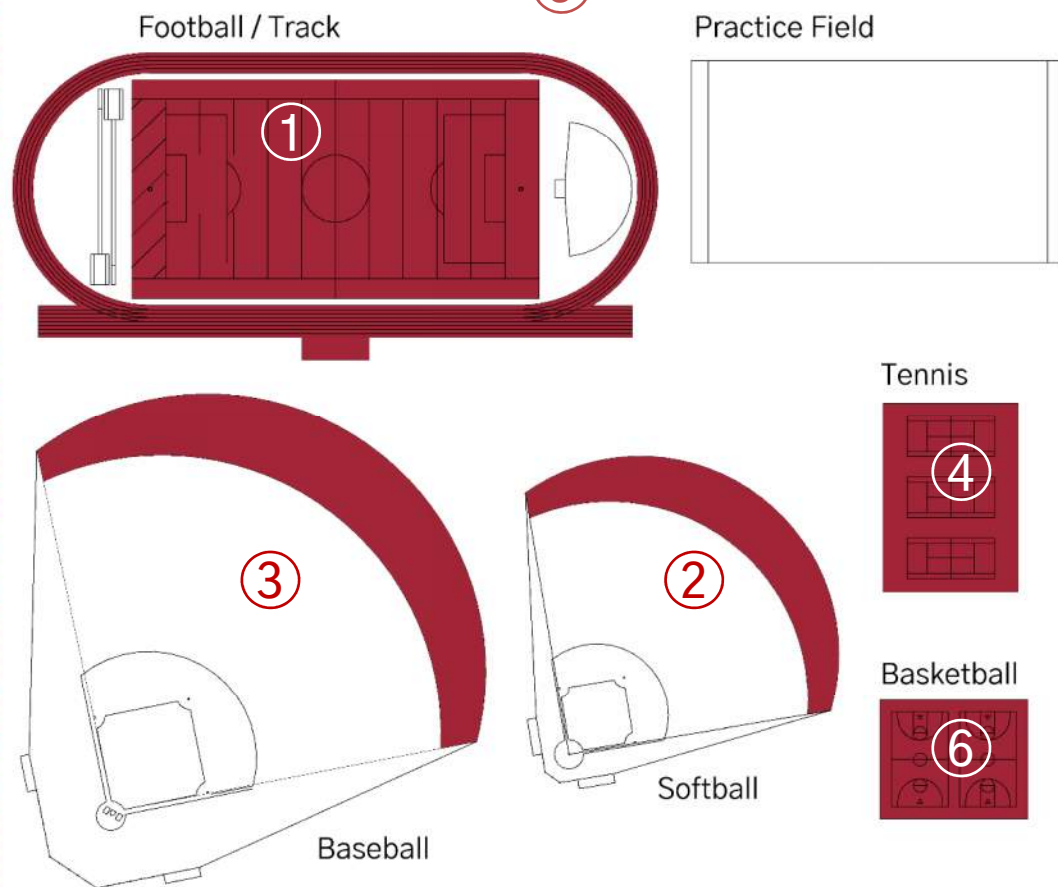
CONSTRUCTION CRAFT LABORER

Enrollment: 150 Students

13 ACRES REQUIRED

13 ACRES REQUIRED

ATHLETIC FIELDS



ORDER OF PRIORITY

PARKING

180 Staff Parking



Kitchen Loading



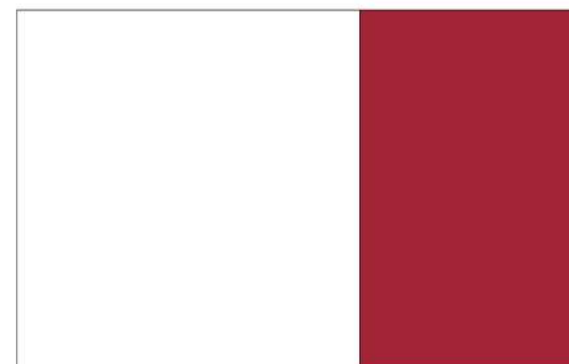
General Receiving



250 Visitor and Student Parking



BUILDING FOOTPRINT



Existing Footprint: 96,500 SF
Proposed Footprint : +/- 160,000 SF

CIRCULATION

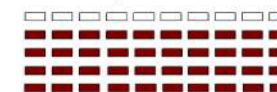
8-10 Large Buses
(separate loop)



6 SPED Buses
(separate loop)



Queue for 50 Parent Drop-off
cars (separate from Buses)



LEGEND



ADDITIONAL SITE FEATURE REQUIRED BY EDUCATIONAL PROGRAM



EXISTING SITE FEATURE



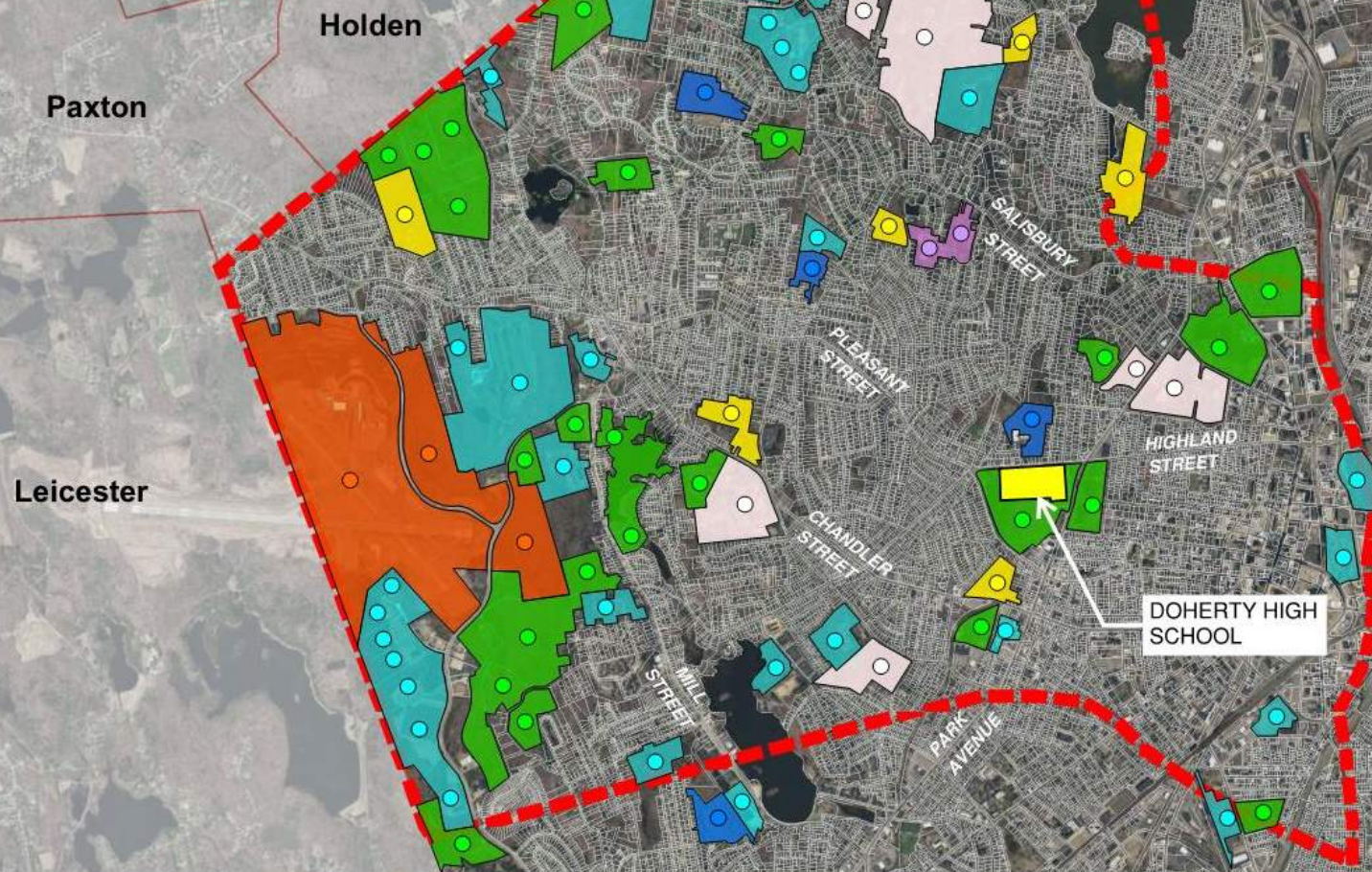
TOTAL SITE FEATURES REQUIRED BY EDUCATIONAL PROGRAM

PHASE I SITE SELECTION PROCESS

PARCEL KEY

- City of Worcester Public Schools
- Private K-12 Schools
- Colleges / Universities
- Privately Owned - Developed
- Privately Owned - Undeveloped
- MassPort
- Open Space

ALL 10+ ACRE PARCELS
WITHIN THE DOHERTY
QUADRANT



PHASE I SITE SELECTION PROCESS

PARCEL KEY

- City of Worcester Public Schools
- Private K-12 Schools
- Colleges / Universities
- Privately Owned - Developed
- Privately Owned - Undeveloped
- MassPort
- Open Space

ELIMINATED PARK LAND,
PREVIOUSLY DEVELOPED,
AND PROHIBITIVE
OWNERSHIP



A. DOHERTY SITE



A. EXISTING DOHERTY SITE

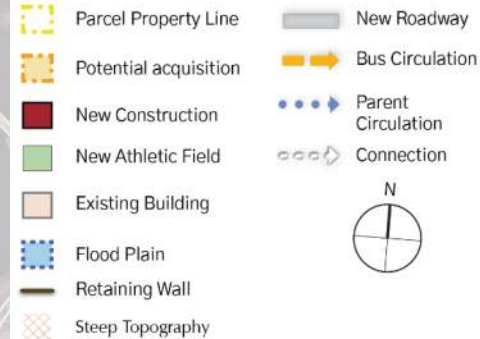
NOTES:

- Established location
- Steep topography
- Abutted by park land
- Highland street access only

QUADRANT KEY PLAN:



LEGEND:



A. DOHERTY TO FOLEY STADIUM



A. EXISTING DOHERTY SITE

NOTES:

- Potential to develop pedestrian access to Foley Stadium

QUADRANT KEY PLAN:

- Existing K-12 schools
- ★ Existing Site
- 📍 Proposed Site

LEGEND:

Parcel Property Line	New Roadway
Potential acquisition	Bus Circulation
New Construction	Parent Circulation
New Athletic Field	Connection
Existing Building	
Flood Plain	
Retaining Wall	
Steep Topography	

N

LPA | A

A.1 DOHERTY SITE



20 ACRES

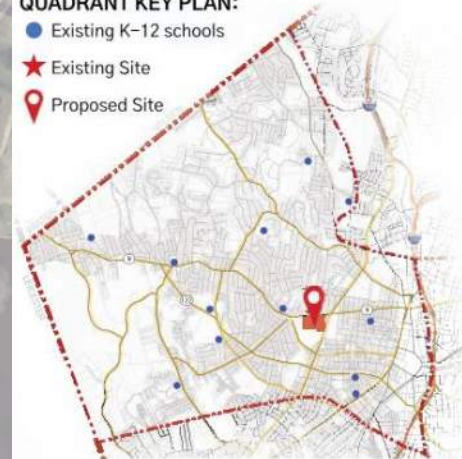
A.1 DOHERTY SITE

NOTES:

- No Land Acquisition
- Adequate Staff Parking
- Premium \$\$\$ Parking beneath fields (or option for no student parking)

QUADRANT KEY PLAN:

- Existing K-12 schools
- ★ Existing Site
- 📍 Proposed Site



LEGEND:

- | | |
|-----------------------|--------------------|
| Parcel Property Line | New Roadway |
| Potential acquisition | Bus Circulation |
| New Construction | Parent Circulation |
| New Athletic Field | Connection |
| Existing Building | |
| Flood Plain | |
| Retaining Wall | |
| Steep Topography | |
- N
-

NOTES:

- Pave around existing building to maximize parking
- No practice fields available

QUADRANT KEY PLAN:



LEGEND:

	Parcel Property Line		New Roadway
	Potential acquisition		Bus Circulation
	New Construction		Parent Circulation
	New Athletic Field		Connection
	Existing Building		
	Flood Plain		
	Retaining Wall		
	Steep Topography		



A.1 DOHERTY SITE

20 ACRES

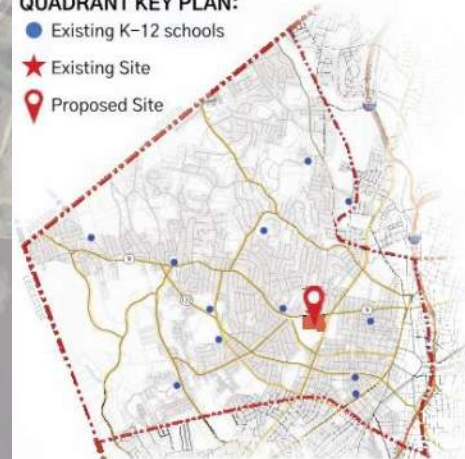
A.1 DOHERTY SITE : PHASE II

NOTES:

- Demolition of existing building
- Construction of roads for bus circulation
- Occupancy of new building

QUADRANT KEY PLAN:

- Existing K-12 schools
- ★ Existing Site
- 📍 Proposed Site



LEGEND:

- | | |
|-----------------------|--------------------|
| Parcel Property Line | New Roadway |
| Potential acquisition | Bus Circulation |
| New Construction | Parent Circulation |
| New Athletic Field | Connection |
| Existing Building | |
| Flood Plain | |
| Retaining Wall | |
| Steep Topography | |
- N
-



NOTES:

- Extended schedule for completion of site work and athletic fields above parking



QUADRANT KEY PLAN:



LEGEND:

	Parcel Property Line		New Roadway
	Potential acquisition		Bus Circulation
	New Construction		Parent Circulation
	New Athletic Field		Connection
	Existing Building		
	Flood Plain		
	Retaining Wall		
	Steep Topography		



B. FOLEY STADIUM SITE



B. EXISTING FOLEY STADIUM SITE

NOTES:

- Flat, developed site
- Unsuitable soil conditions
- Beaver Brook culvert
- Beaver Brook Park, not regulation size fields
- Recently refurbished Foley Stadium is heavily used by the district and community

QUADRANT KEY PLAN:

- Existing K-12 schools
- ★ Existing Site
- 📍 Proposed Site



LEGEND:

- | | |
|-----------------------|--------------------|
| Parcel Property Line | New Roadway |
| Potential acquisition | Bus Circulation |
| New Construction | Parent Circulation |
| New Athletic Field | Connection |
| Existing Building | |
| Flood Plain | |
| Retaining Wall | |
| Steep Topography | |



B.1 FOLEY STADIUM SITE

12 ACRES

B.1 FOLEY STADIUM SITE

NOTES:

- No Land Acquisition
- Adequate Staff Parking
- No Student Parking Shown (Option for Premium \$\$\$ Student Parking)

QUADRANT KEY PLAN:

- Existing K-12 schools
- ★ Existing Site
- 📍 Proposed Site



LEGEND:

- | | |
|-----------------------|--------------------|
| Parcel Property Line | New Roadway |
| Potential acquisition | Bus Circulation |
| New Construction | Parent Circulation |
| New Athletic Field | Connection |
| Existing Building | |
| Flood Plain | N |
| Retaining Wall | |
| Steep Topography | |

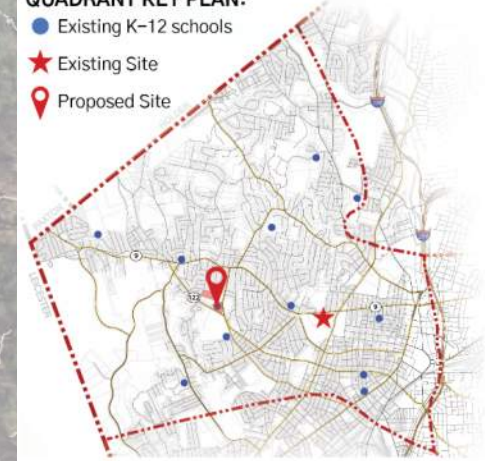


22 ACRES

- C. EXISTING CHANDLER MAGNET SITE**
- NOTES:**
- Tiered site
 - Steep topography
 - Limiting parcel shape
 - Multiple access points
 - Existing 1950's school building
 - WSU Adjacency

QUADRANT KEY PLAN:

- Existing K-12 schools
- ★ Existing Site
- 📍 Proposed Site



LEGEND:

- | | |
|-----------------------|--------------------|
| Parcel Property Line | New Roadway |
| Potential acquisition | Bus Circulation |
| New Construction | Parent Circulation |
| New Athletic Field | Connection |
| Existing Building | |
| Flood Plain | |
| Retaining Wall | |
| Steep Topography | |



C.1 CHANDLER MAGNET SITE

22 ACRES

C.1 CHANDLER MAGNET SITE

NOTES:

- No Land Acquisition
- Adequate Staff Parking
- Adequate Student Parking
- Compromised building organization
- Limited athletic fields
- Difficult access to upper fields

QUADRANT KEY PLAN:

- Existing K-12 schools
- ★ Existing Site
- 📍 Proposed Site



LEGEND:

- | | |
|-----------------------|--------------------|
| Parcel Property Line | New Roadway |
| Potential acquisition | Bus Circulation |
| New Construction | Parent Circulation |
| New Athletic Field | Connection |
| Existing Building | |
| Flood Plain | |
| Retaining Wall | |
| Steep Topography | |

C.2 CHANDLER MAGNET SITE

22 ACRES

C.2 CHANDLER MAGNET SITE + LAND

NOTES:

- Land Acquisition from Worcester State University LLC & abutters
- Adequate Staff Parking
- Adequate Student Parking
- Most efficient development
- Least impact to Doherty Students

QUADRANT KEY PLAN:

- Existing K-12 schools
- ★ Existing Site
- 📍 Proposed Site



LEGEND:

- | | |
|-----------------------|--------------------|
| Parcel Property Line | New Roadway |
| Potential acquisition | Bus Circulation |
| New Construction | Parent Circulation |
| New Athletic Field | Connection |
| Existing Building | |
| Flood Plain | |
| Retaining Wall | |
| Steep Topography | |
-

ALTERNATIVE SITE RANKING MATRIX

WEIGHT (1-5)

Assumptions:

1. Assumed no swing space is available.
2. See notes below for unique aspects of each site.

CRITERIA

DOHERTY

FOLEY STADIUM

CHANDLER MAGNET

CHANDLER MAGNET
WITH ADDED LAND

A.1

B.1

C.1

C.2

5

ABILITY TO MEET BUILDING PROGRAM

5

5

2

5

5

ACQUISITION ISSUES, NEGOTIATION & EXPANSION

5

2

4

2

5

COMPARATIVE STAFF & STUDENT IMPACT

2

1

4

4

4

ABILITY TO MEET SITE ATHLETICS PROGRAM

3

1

2

3

4

CENTRAL TO DISTRICT/QUADRANT

5

4

4

4

3

SITE DEVELOPMENT COSTS (Earth moving, soils, retaining walls, parking structures)

3

2

3

3

3

TRAFFIC IMPACTS & ACCESS

3

3

3

3

3

BUS & PARENT VEHICULAR CIRCULATION & PARKING

2

3

2

3

3

CONSTRUCTION SCHEDULE IMPACT

3

4

5

5

1

ADJACENT USES & NEIGHBORHOOD IMPACT

4

4

3

3

1

UTILITIES & DEVELOPMENT ISSUES

3

1

3

3

WEIGHTED SCORE

132

101

119

131



Massachusetts School
Building Authority

