



Massachusetts School
Building Authority



2022

BID



MSBA Vote

Building |
Occupancy:
Fall 2024

OBJECTIVE OF THE PSR:

ANALYZE AND STUDY EACH OF THE OPTIONS
TO INFORM THE SELECTION OF

A PREFERRED SOLUTION

OPTIONS SELECTED FOR FURTHER STUDY IN PDP :

- **CODE UPGRADE** (DOES NOT ADDRESS EDUCATIONAL PROGRAM)
- **ADDITION RENOVATION** (DOES NOT ADDRESS EDUCATIONAL PROGRAM)
- **A.1 NEW CONSTRUCTION ON EXISTING SITE**
- **B.1 NEW CONSTRUCTION ON FOLEY STADIUM SITE**
- **C.2 NEW CONSTRUCTION ON CHANDLER MAGNET SITE + LAND**

DOHERTY SITE

CODE UPGRADE



ADDITIONS & RENOVATIONS



A.1 NEW CONSTRUCTION AT DOHERTY SITE



ALTERNATIVE SITES

B.1 NEW CONSTRUCTION AT FOLEY STADIUM SITE



C.1 NEW CONSTRUCTION AT THE CHANDLER SCHOOL SITE

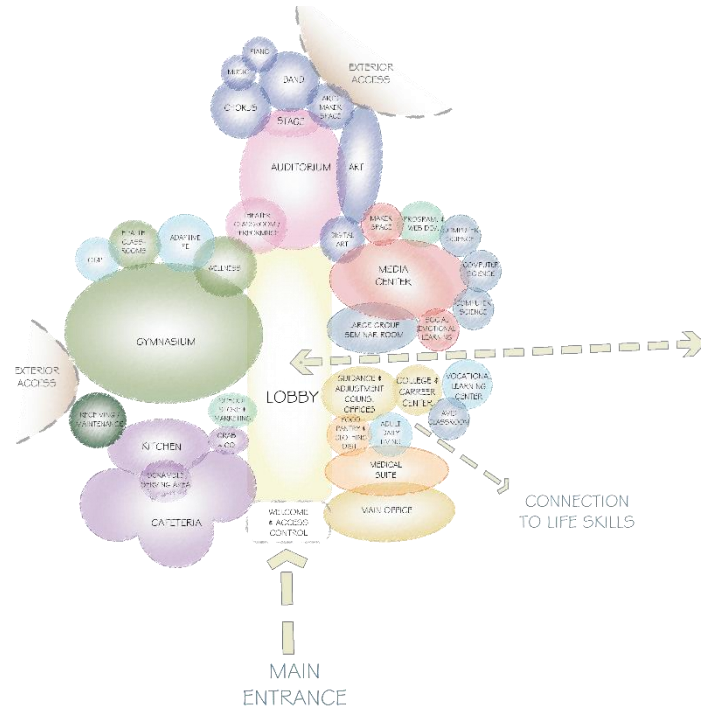


C.2 NEW CONSTRUCTION AT THE CHANDLER SCHOOL SITE + LAND

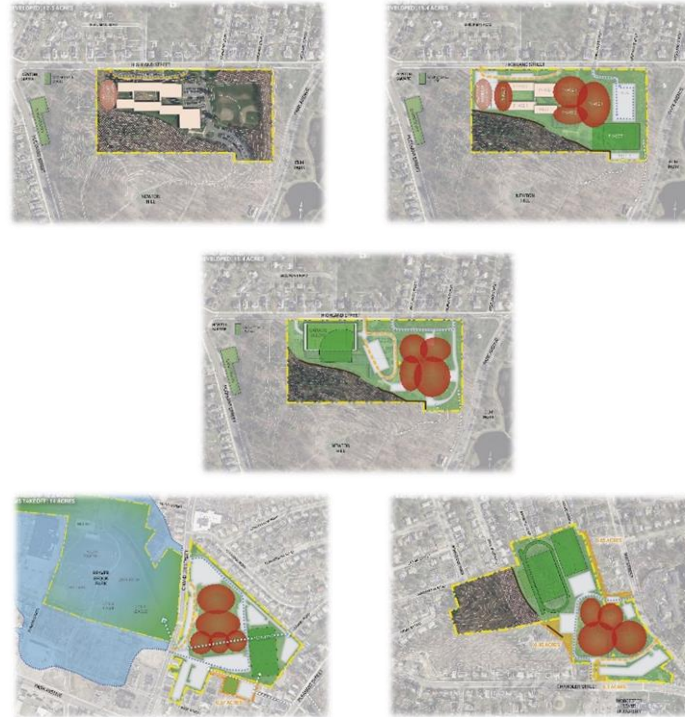


PSR TASKS

Program Refinement



Further Site Evaluation



Comparative Budget Analysis



A PREFERRED SOLUTION

ALL SITES

- Construction Impact
- Athletic Fields
- City Parks Use

DOHERTY SITE

- Construction while Occupied
- Park Impact

FOLEY STADIUM SITE

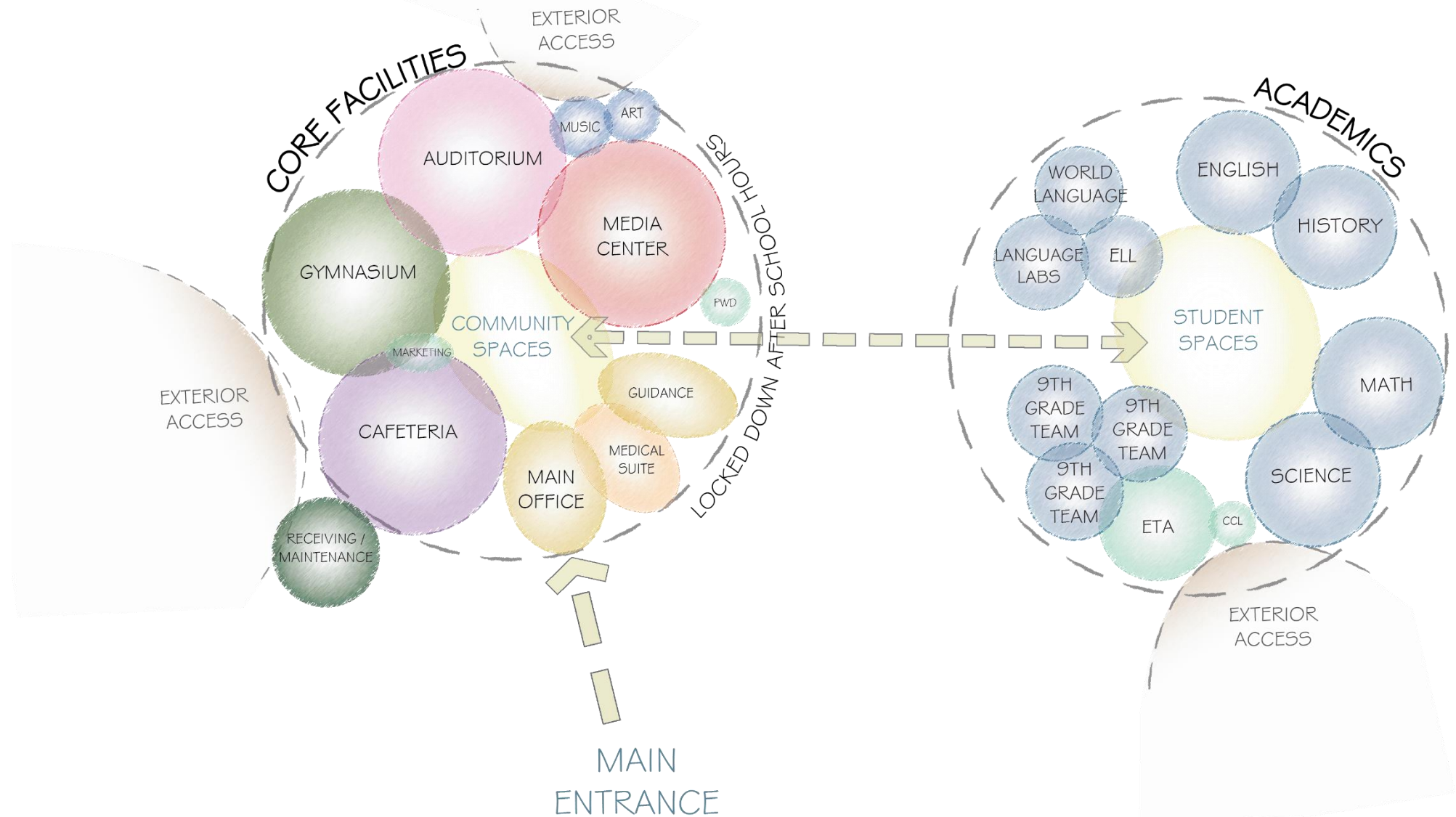
- Impact to District Athletics

CHANDLER MAGNET SCHOOL SITE

- Existing School
- Land Acquisition

LEGEND

- CORE ACADEMIC
- SPECIAL EDUCATION
- VOCATIONAL/TECHNICAL
- MEDIA CENTER
- AUDITORIUM / DRAMA
- ART & MUSIC
- DINING & FOOD SERVICE
- HEALTH & PE
- ADMIN & GUIDANCE
- MEDICAL
- BUILDING SERVICES
- OTHER

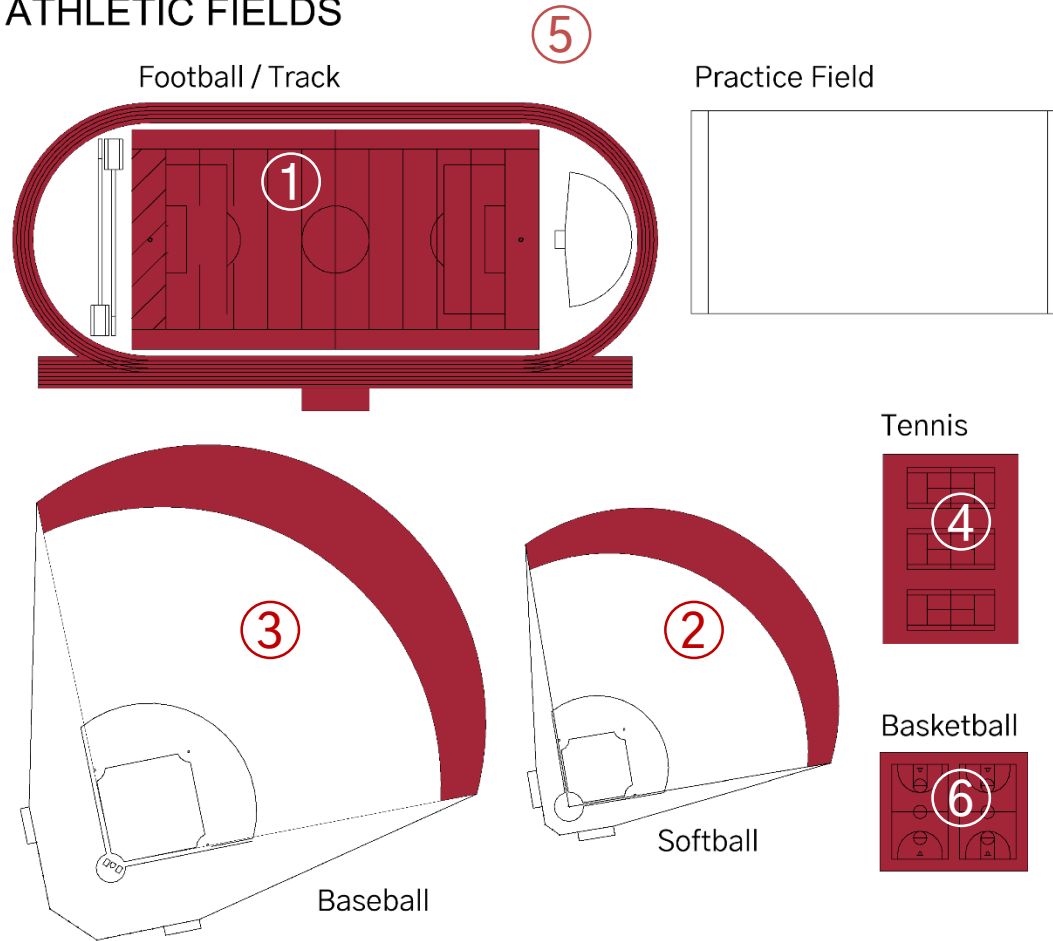


420,000 Gross Square Feet Required by Proposed Educational Program

13 ACRES REQUIRED

13 ACRES REQUIRED

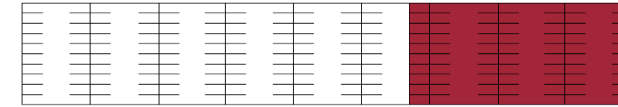
ATHLETIC FIELDS



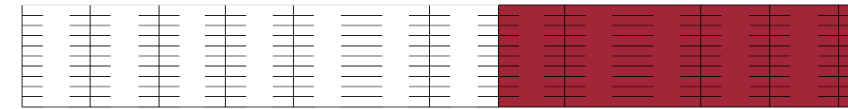
ORDER OF PRIORITY

PARKING

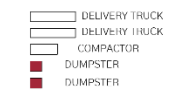
180 Staff Parking



250 Visitor and Student Parking



Kitchen Loading



General Receiving



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



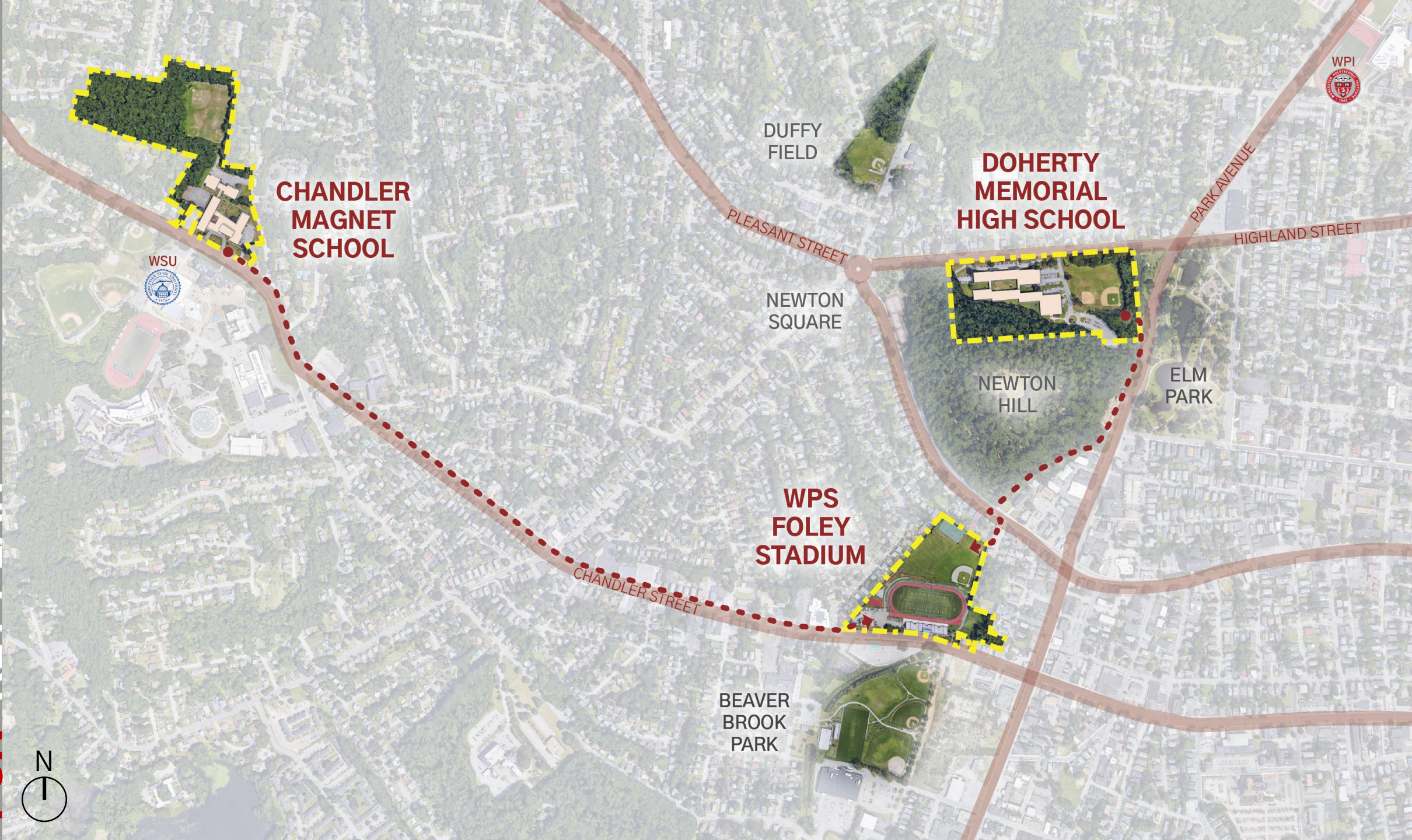
ADDITIONAL SITE FEATURE REQUIRED BY EDUCATIONAL PROGRAM



EXISTING SITE FEATURE



TOTAL SITE FEATURES REQUIRED BY EDUCATIONAL PROGRAM



**CHANDLER
MAGNET
SCHOOL**



DUFFY
FIELD

PLEASANT STREET

NEWTON
SQUARE

**DOHERTY
MEMORIAL
HIGH SCHOOL**



PARK AVENUE

HIGHLAND STREET

NEWTON
HILL

ELM
PARK

**WPS
FOLEY
STADIUM**

CHANDLER STREET



BEAVER
BROOK
PARK



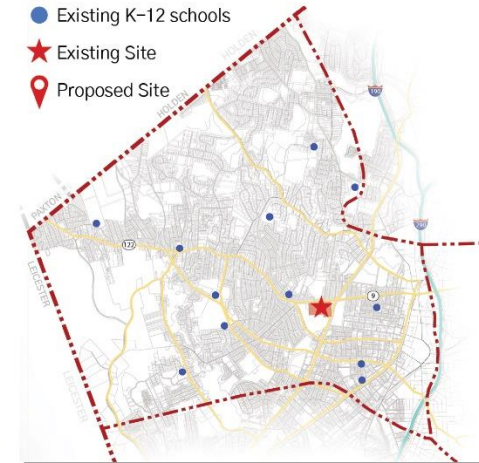
DOHERTY SITE: EXISTING



NOTES:

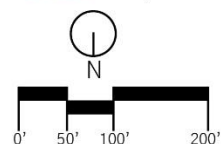
QUADRANT KEY PLAN:

- 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 | Utility |
| Flood Plain | |
| Wetland | |
| Retaining Wall | |
| Steep Topography | |
| Entrance | |



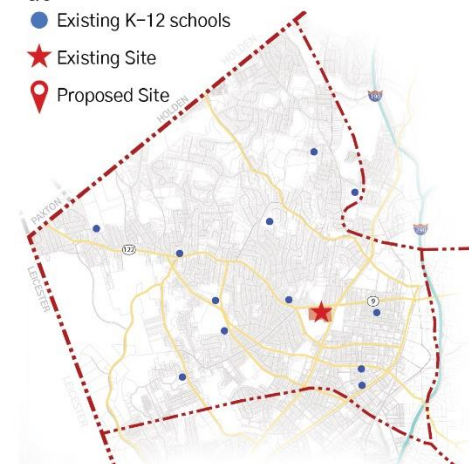
DOHERTY SITE: CODE UPGRADE



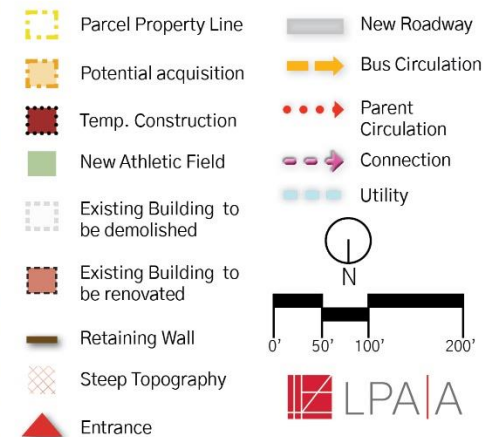
NOTES:

- Does not address Educational Program or Site Program
- Extended Construction Schedule (4-5 Years)
- Modular Classroom Costs
- Greatest impact to staff and students

QUADRANT KEY PLAN:



LEGEND:



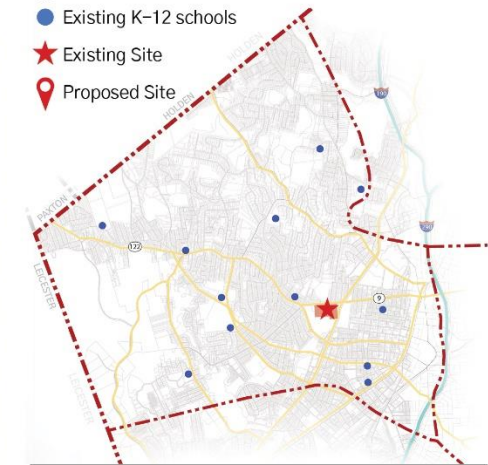
DOHERTY SITE: ADD / RENO SITE



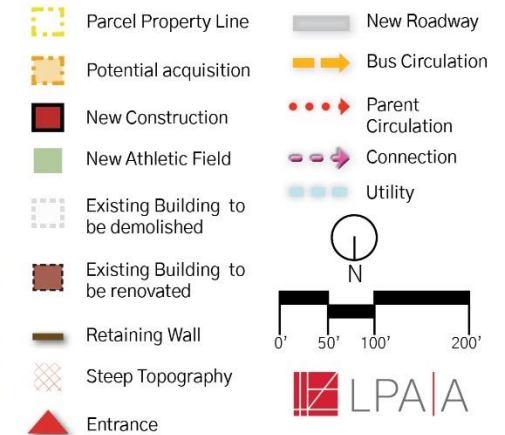
NOTES:

- Compromised educational program
- Extended Construction Schedule (4-5 Years)
- Parking deck below field
- Greatest impact to staff and students

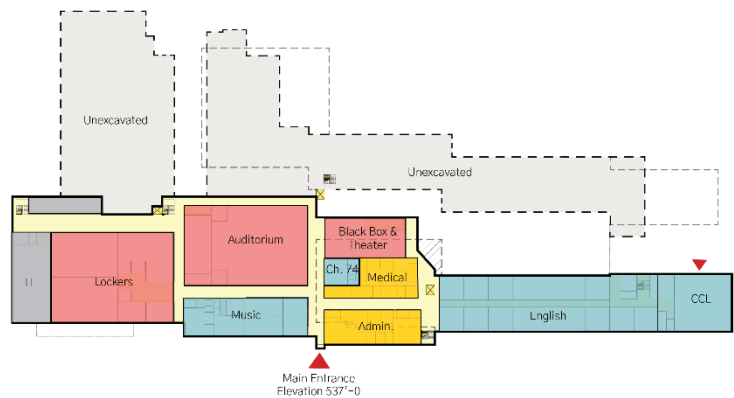
QUADRANT KEY PLAN:



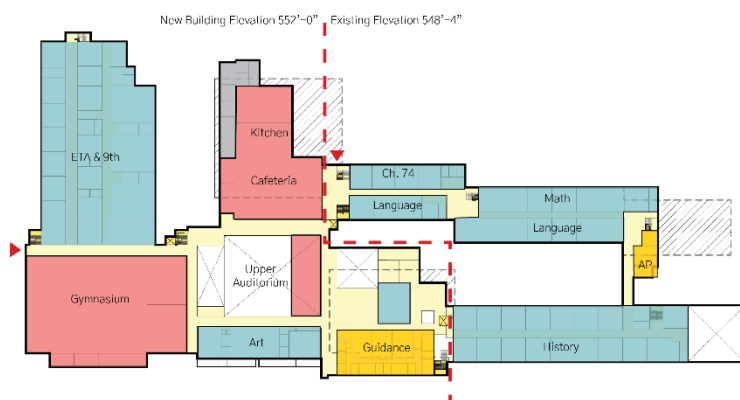
LEGEND:



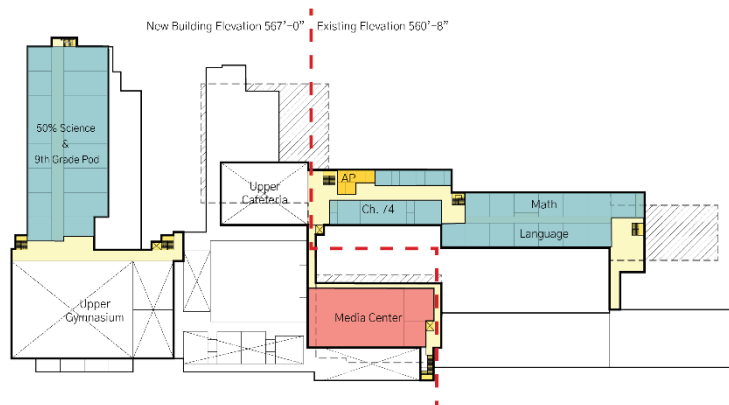
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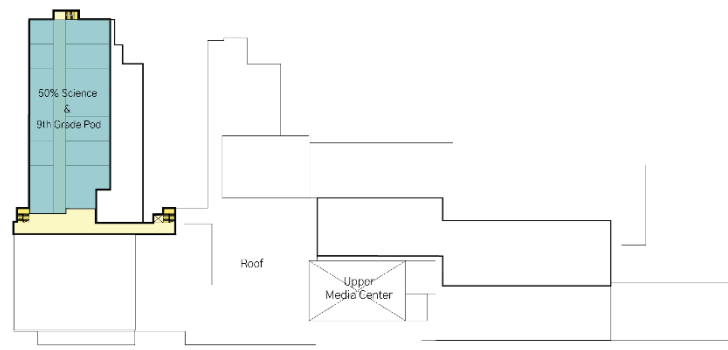
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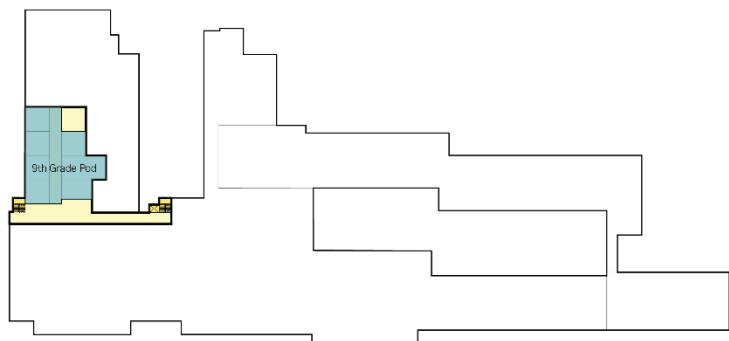
3



4



5



DOHERTY SITE: ADD / RENO MASS



A.1 DOHERTY SITE: PODS ON PARK

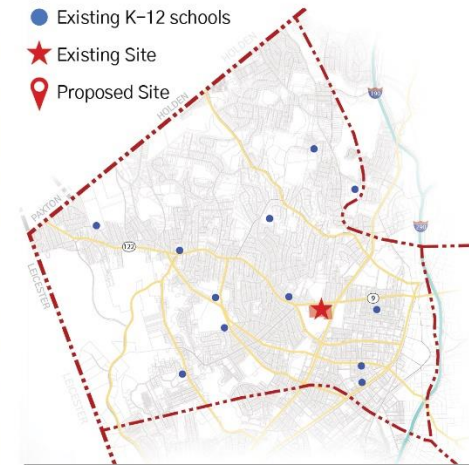


NOTES:

- Pod configuration is ideal for views and daylight

QUADRANT KEY PLAN:

- Existing K-12 schools
- Existing Site
- Proposed Site



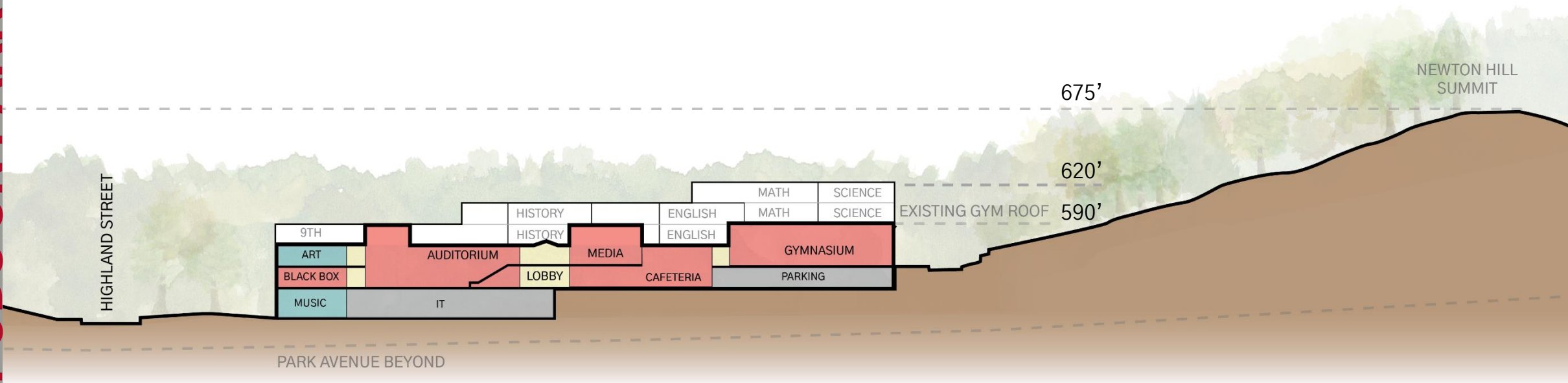
LEGEND:

- | | | | |
|--|-----------------------|--|--------------------|
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| | Potential acquisition | | Bus Circulation |
| | New Construction | | Parent Circulation |
| | New Athletic Field | | Connection |
| | Existing Building | | Utility |
| | Flood Plain | | |
| | Wetland | | |
| | Retaining Wall | | |
| | Steep Topography | | |
| | Entrance | | |
- 0' 50' 100' 200'
- N
- LPA | A

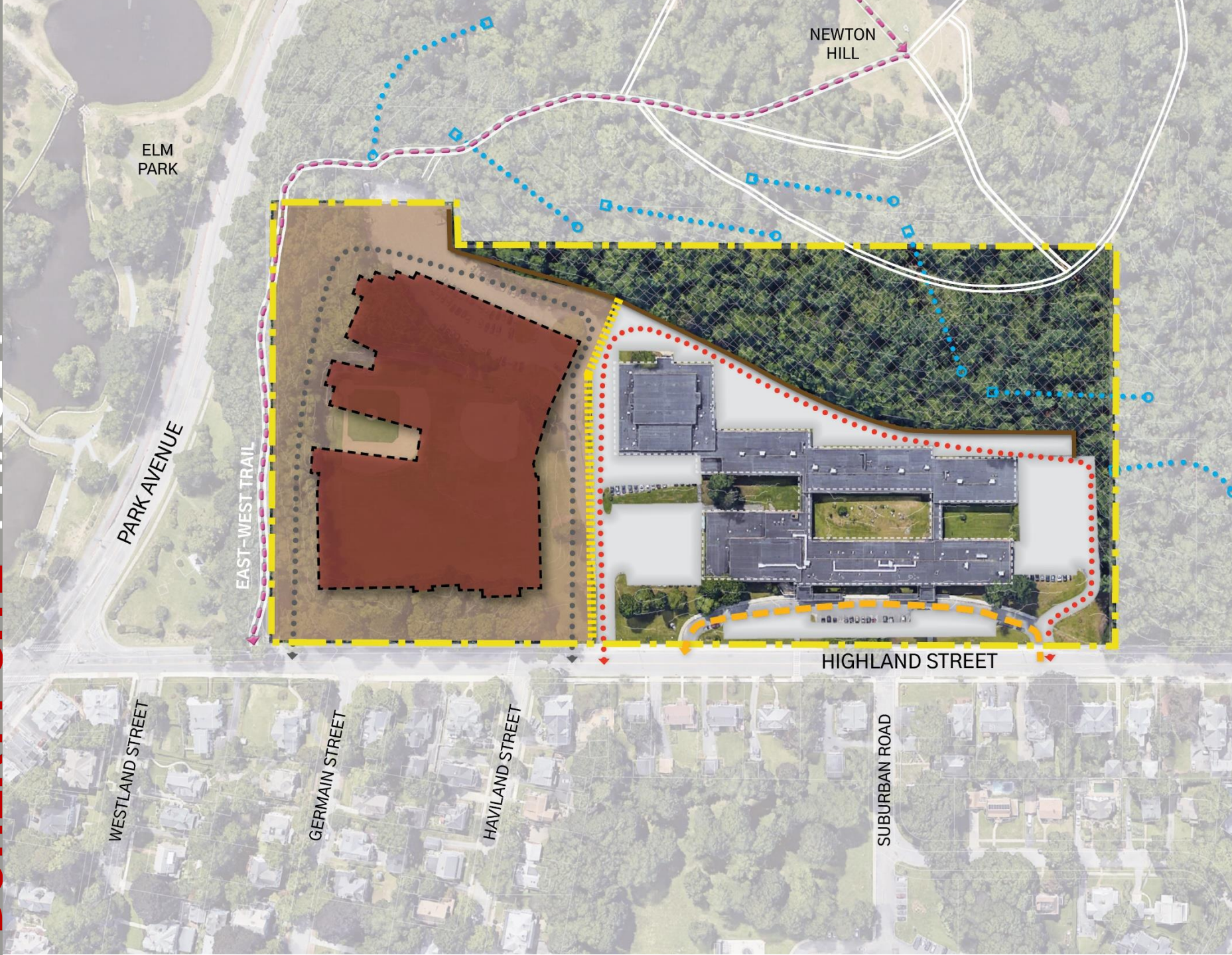
A.1 PODS ON PARK: MASSING VIEW



A.1 PODS ON PARK: SECTION



DOHERTY SITE: PHASE I

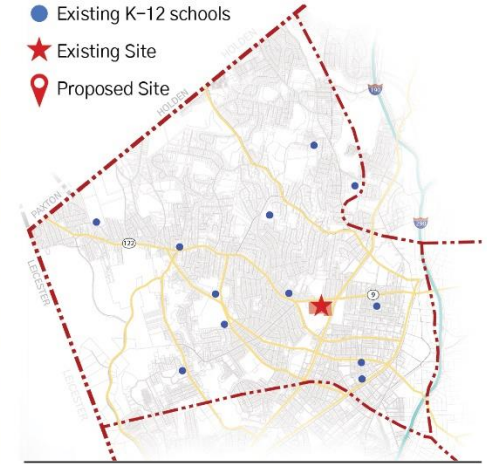


NOTES:

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

QUADRANT KEY PLAN:

- Existing K-12 schools
- Existing Site
- Proposed Site



LEGEND:

- | | |
|-----------------------|--------------------|
| Parcel Property Line | New Roadway |
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| Entrance | |
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- LPA | A

DOHERTY SITE: PHASE II

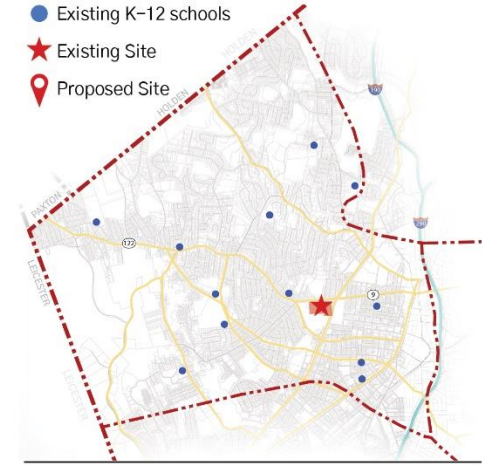


NOTES:

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

QUADRANT KEY PLAN:

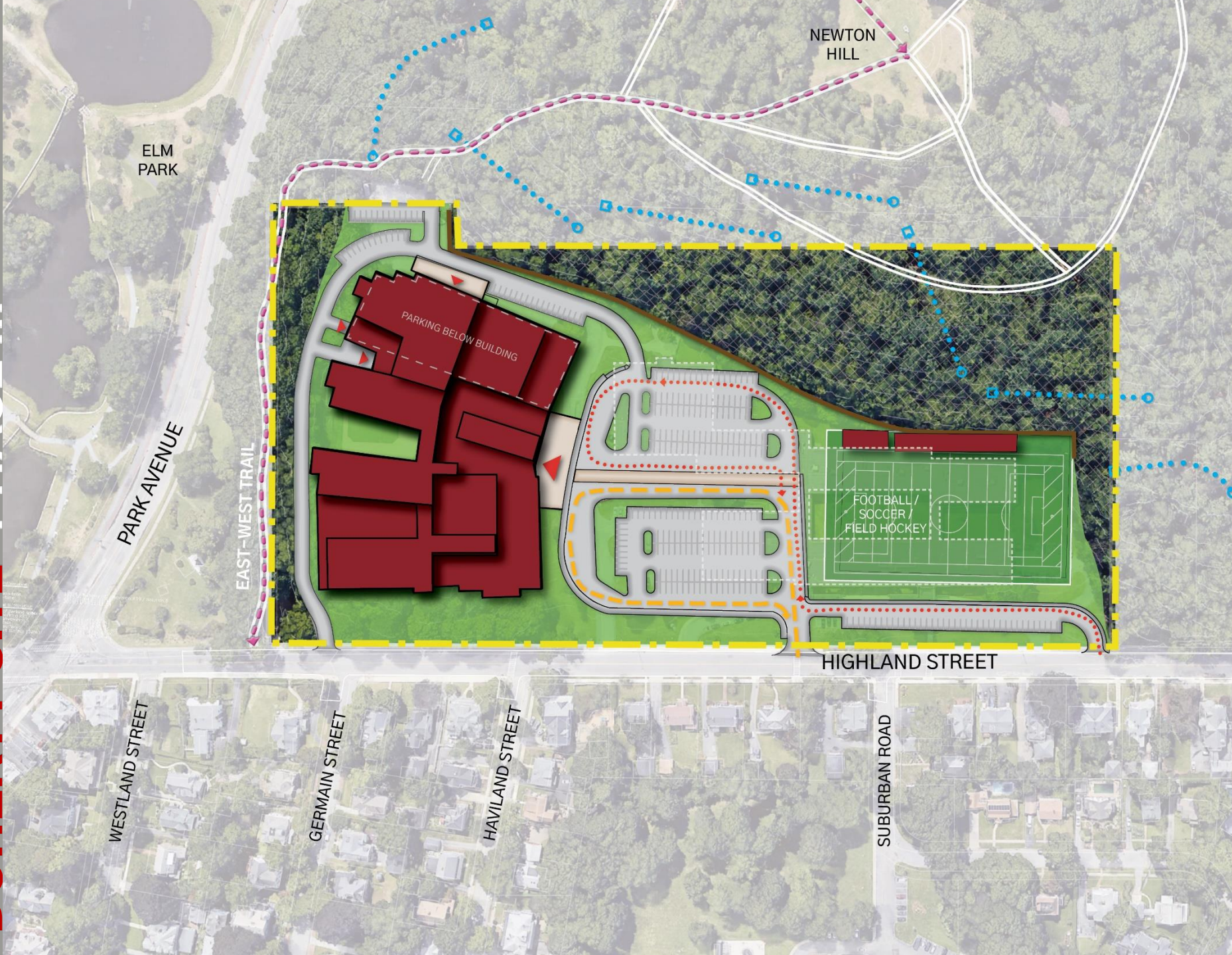
- Existing K-12 schools
- ★ Existing Site
- 📍 Proposed Site



LEGEND:

- | | |
|-----------------------|--------------------|
| Parcel Property Line | New Roadway |
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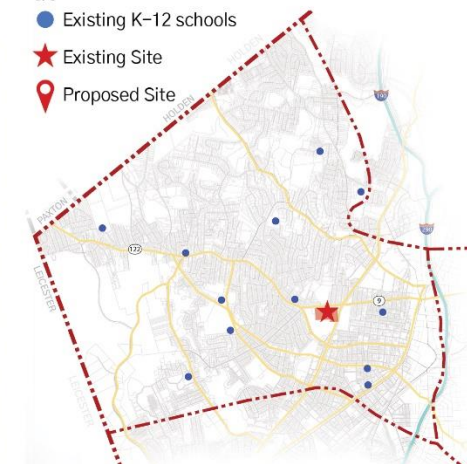
DOHERTY SITE: PHASE III



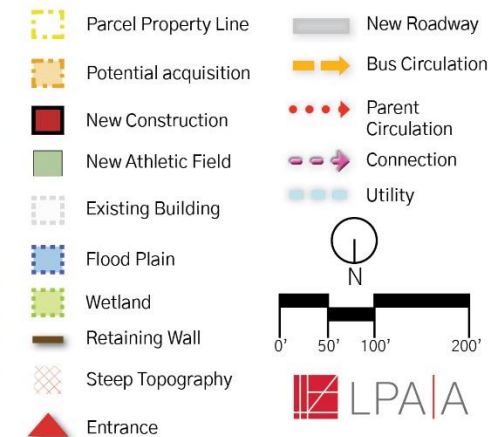
NOTES:

- Extended schedule for completion of site work and athletic fields above parking
- Field completed Fall of 2025

QUADRANT KEY PLAN:



LEGEND:





Opportunities for:

- Vegetated Retaining Wall Systems
- Terraced Retaining Walls
- Landscape Buffers



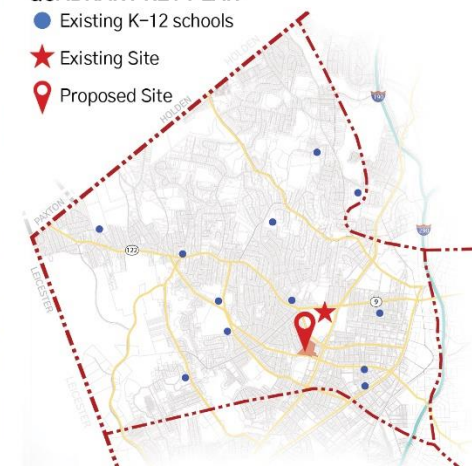
B.1 FOLEY STADIUM: SITE



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:



LEGEND:



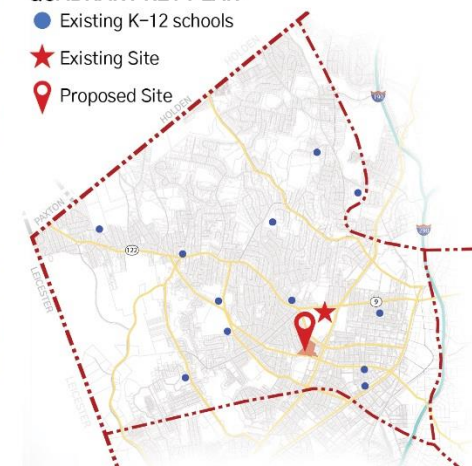
B.1 FOLEY STADIUM: SITE



NOTES:

- Building will require pile foundations
- Optional Land Acquisition to add 50 parking spaces and access via Norman Ave.
- Loss of Foley Stadium would impact district athletics
- Traffic and neighborhood impacts

QUADRANT KEY PLAN:



LEGEND:



B.1 FOLEY STADIUM: MASSING VIEW

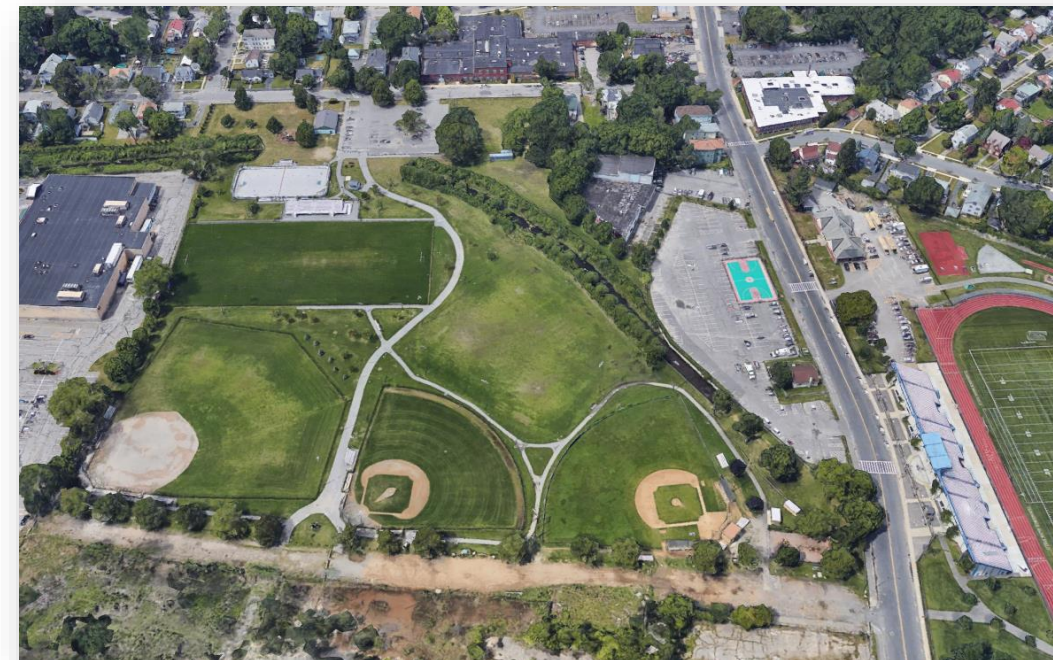


FOLEY STADIUM: USAGE



- DISTRICT-WIDE USE BY 38 TEAMS, MORE THAN 1,000 STUDENT ATHLETES
- RENTED BY COLLEGES AND COMMUNITY
- HEAVILY UTILIZED IN FALL AND SPRING
 - 2 PM-7 PM MON-FRI
 - 8 AM-3 PM SATURDAYS
 - SUNDAY RENTALS

BEAVER BROOK PARK: USAGE



- HEAVILY UTILIZED BY WPS & COMMUNITY MAY-DECEMBER
 - WPS, Ted Williams Little League, Worcester Vikings, PAAL Youth Camps, Skyhawk, Renegades, Adult Softball Leagues, Farmers Market, Playground & Dog Park
 - 2 PM-6 PM MON-FRI WPS
 - 6 PM-10 PM MON-FRI COMMUNITY
 - 8 AM-10 PM WEEKENDS
- ARTICLE 97 RESTRICTIONS
- COMPENSATORY FLOOD STORAGE AREA

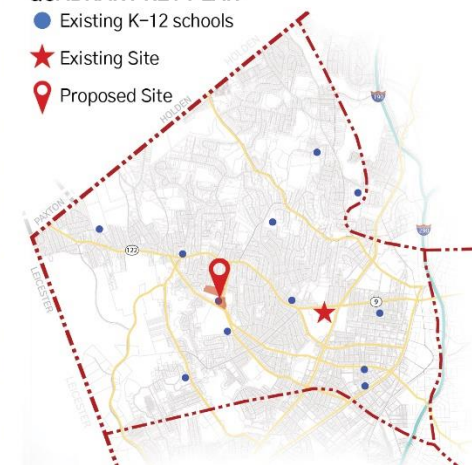
C.2 CHANDLER + LAND: SITE



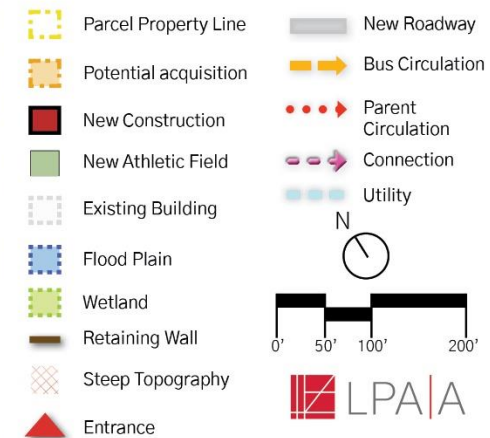
NOTES:

- Tiered site with steep topography
- Limiting parcel shape
- Multiple access points
- Existing Chandler Magnet school; 1950's school building
- WSU Adjacency

QUADRANT KEY PLAN:



LEGEND:



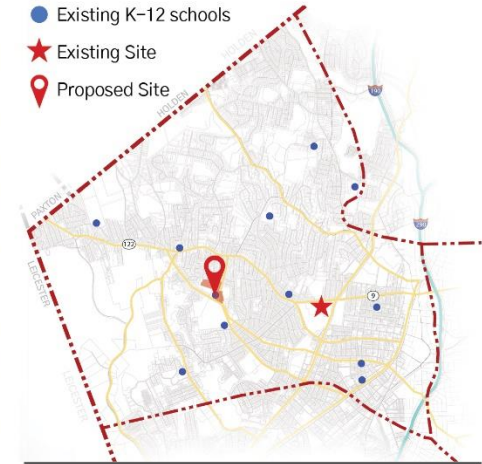
C.2 CHANDLER + LAND: SITE



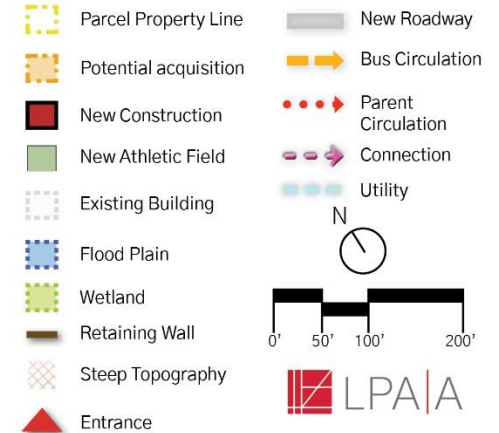
NOTES:

- Land acquisition from Worcester State University LLC and abutters
- Chandler Magnet School closed; programs relocated
- Least impacts to Doherty Students
- Traffic & neighborhood impacts

QUADRANT KEY PLAN:



LEGEND:



C.2 CHANDLER + LAND: MASSING



DELLWOOD RD

ASHMORE RD

MOORE AVE

MAY ST

ASBURY RD

S FLAGG ST

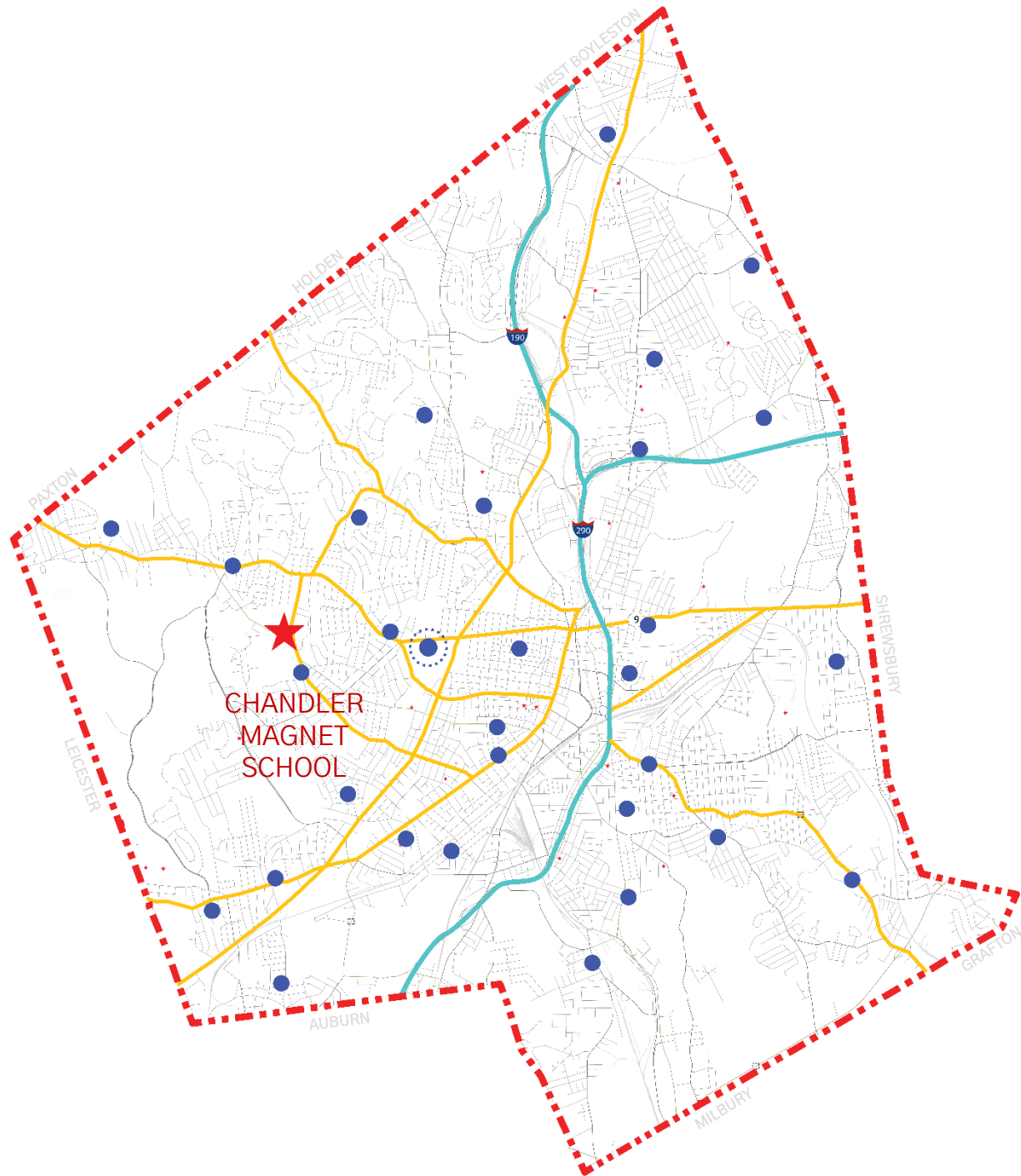
MAY ST

CHANDLER ST

WORCESTER STATE
UNIVERSITY

WORCESTER STATE
UNIVERSITY

C.2 CHANDLER + LAND: SITE



- No facility in the district can support the relocation of the full Chandler Magnet School population

FINAL EVALUATION OF ALTERNATIVES

WEIGHT (1-5)	CRITERIA			CODE UPGRADE	ADDITION / RENOVATION	DOHERTY SITE	FOLEY STADIUM SITE	CHANDLER MAGNET SCHOOL SITE
				A.1	B.1	C.2		
5	ABILITY TO MEET BUILDING PROGRAM	0	3	5	5	4		
5	ACQUISITION ISSUES, NEGOTIATION & EXPANSION	5	5	5	3	2		
5	COMPARATIVE STAFF & STUDENT IMPACT	1	1	3	2	3		
4	ABILITY TO MEET SITE ATHLETICS PROGRAM	1	3	3	1	4		
4	CENTRAL TO DISTRICT/QUADRANT	5	5	5	4	4		
3	SITE DEVELOPMENT COSTS (Earth moving, soils, retaining walls, parking structures)	5	2	3	1	4		
3	TRAFFIC IMPACTS & ACCESS	1	3	3	2	2		
3	BUS & PARENT VEHICULAR CIRCULATION & PARKING	1	3	4	5	5		
3	CONSTRUCTION SCHEDULE IMPACT	1	1	3	5	5		
1	ADJACENT USES & NEIGHBORHOOD IMPACT	4	4	4	3	3		
1	UTILITIES & DEVELOPMENT ISSUES	3	3	3	1	3		
	WEIGHTED SCORE	85	111	143	113	131		

	MATRIX SCORE	CONSTRUCTION COST (MILLIONS)	PROJECT COST (MILLIONS)
CODE UPGRADE	85	\$81–83	\$101–104
ADDITION RENOVATION	111	\$221–223	\$275–279
A.1 DOHERTY SITE	<u>143</u>	\$233–235	\$292–294
B.1 FOLEY STADIUM SITE	113	\$229–231	\$286–289
C.2 CHANDLER MAGNET SITE + LAND	131	\$213–215	\$266–269

DOHERTY SITE

CODE UPGRADE



ADDITION RENOVATION



NEW CONSTRUCTION ON DOHERTY SITE

A.1 NEW CONSTRUCTION



ALTERNATIVE SITES

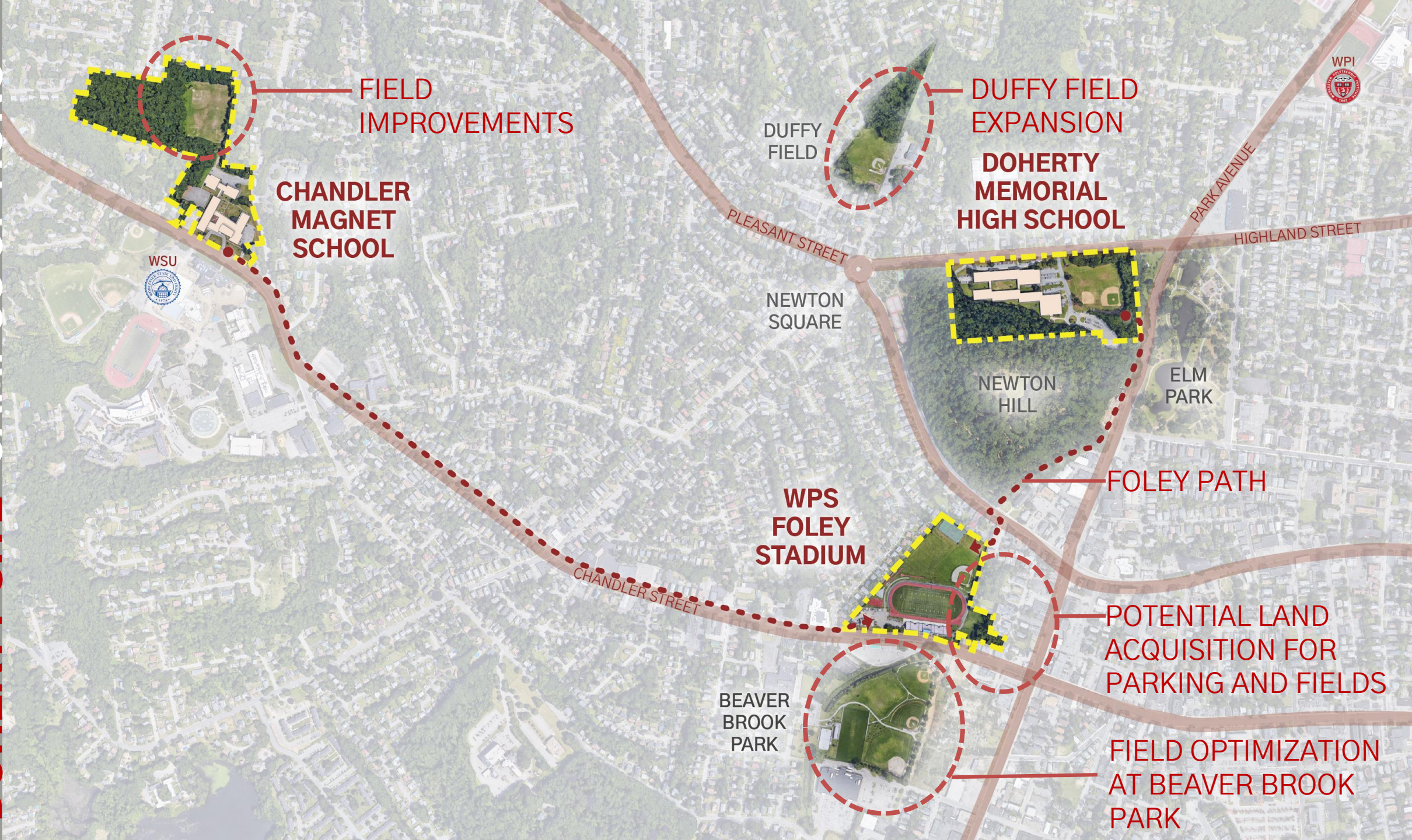
B.1 FOLEY STADIUM SITE



C.2 CHANDLER SITE + LAND



DOHERTY SITE: CAMPUS OPTIONS



FIELD
IMPROVEMENTS

CHANDLER
MAGNET
SCHOOL



DUFFY
FIELD

DUFFY FIELD
EXPANSION

DOHERTY
MEMORIAL
HIGH SCHOOL

PLEASANT STREET

NEWTON
SQUARE

NEWTON
HILL

ELM
PARK

PARK AVENUE

HIGHLAND STREET

FOLEY PATH

WPS
FOLEY
STADIUM

CHANDLER STREET

POTENTIAL LAND
ACQUISITION FOR
PARKING AND FIELDS

BEAVER
BROOK
PARK

FIELD OPTIMIZATION
AT BEAVER BROOK
PARK

DUFFY FIELD IMPROVEMENTS

**COST ESTIMATE:
\$4.5 MILLION**



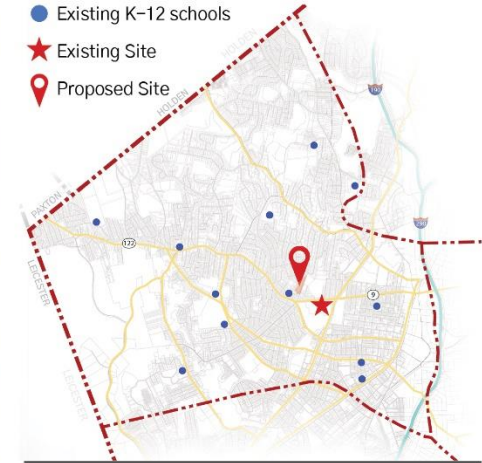
DUFFY FIELD EXPANSION

NOTES:

- New rectangular field for Doherty use during construction

QUADRANT KEY PLAN:

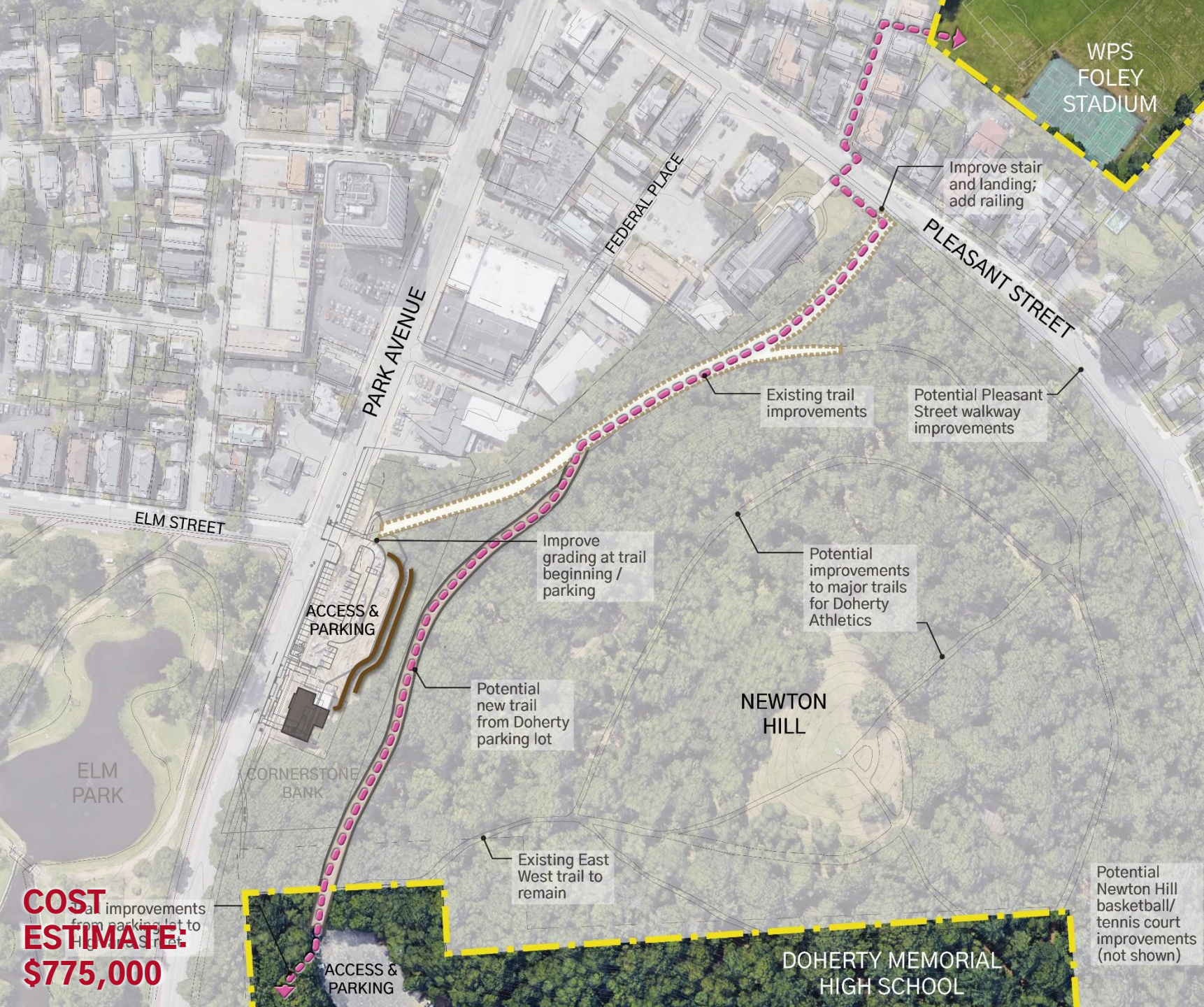
- Existing K-12 schools
- ★ Existing Site
- 📍 Proposed Site



LEGEND:

- | | |
|-----------------------|--------------------|
| Parcel Property Line | New Roadway |
| Potential acquisition | Bus Circulation |
| New Construction | Parent Circulation |
| New Athletic Field | Connection |
| Existing Building | Utility |
| Flood Plain | |
| Wetland | |
| Retaining Wall | |
| Steep Topography | |
| Entrance | |
- 0' 50' 100' 200'
- N
- LPA | A

NEWTON HILL TRAIL IMPROVEMENT



COST ESTIMATE:
\$775,000

NEWTON HILL TRAILS

NOTES:

- Potential new trail to connect Doherty site to Foley Stadium
- Opportunity to improve existing trails

QUADRANT KEY PLAN:

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



LEGEND:

- | | |
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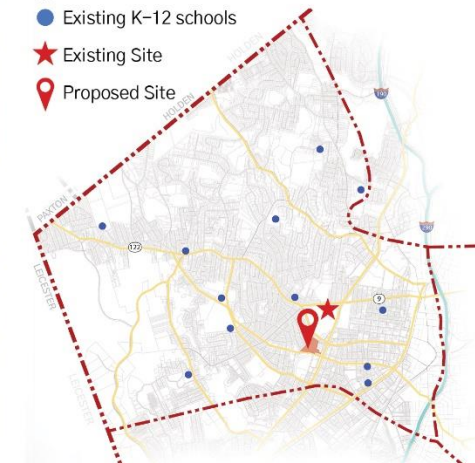
FOLEY STADIUM IMPROVEMENTS



NOTES:

QUADRANT KEY PLAN:

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



LEGEND:

- | | |
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| Potential acquisition | Bus Circulation |
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| New Athletic Field | Connection |
| Existing Building | Utility |
| Flood Plain | N |
| Wetland | 0' 50' 100' 200' |
| Retaining Wall | LPA A |
| Steep Topography | |
| Entrance | |

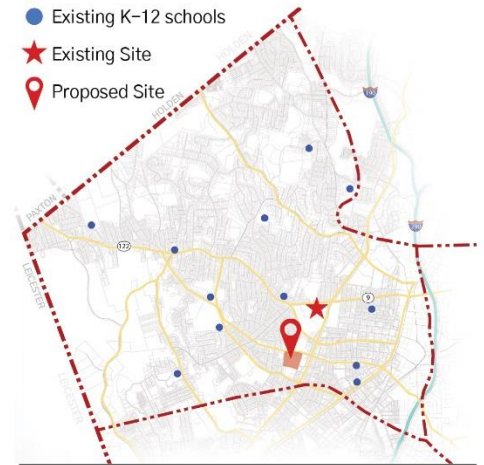
BEAVER BROOK IMPROVEMENTS

BEAVER BROOK IMPROVEMENTS

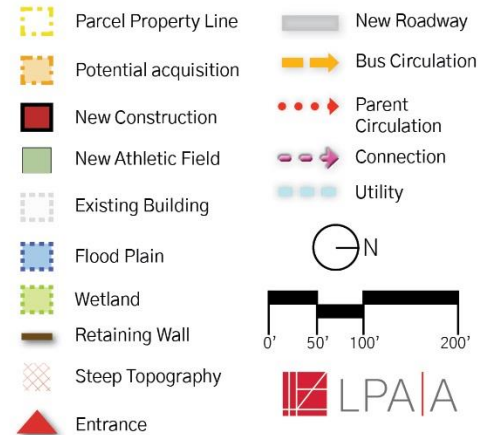
NOTES:

- Existing fields recently renovated, carefully design to address the Flood Plain
- Improvements to open field drainage

QUADRANT KEY PLAN:



LEGEND:

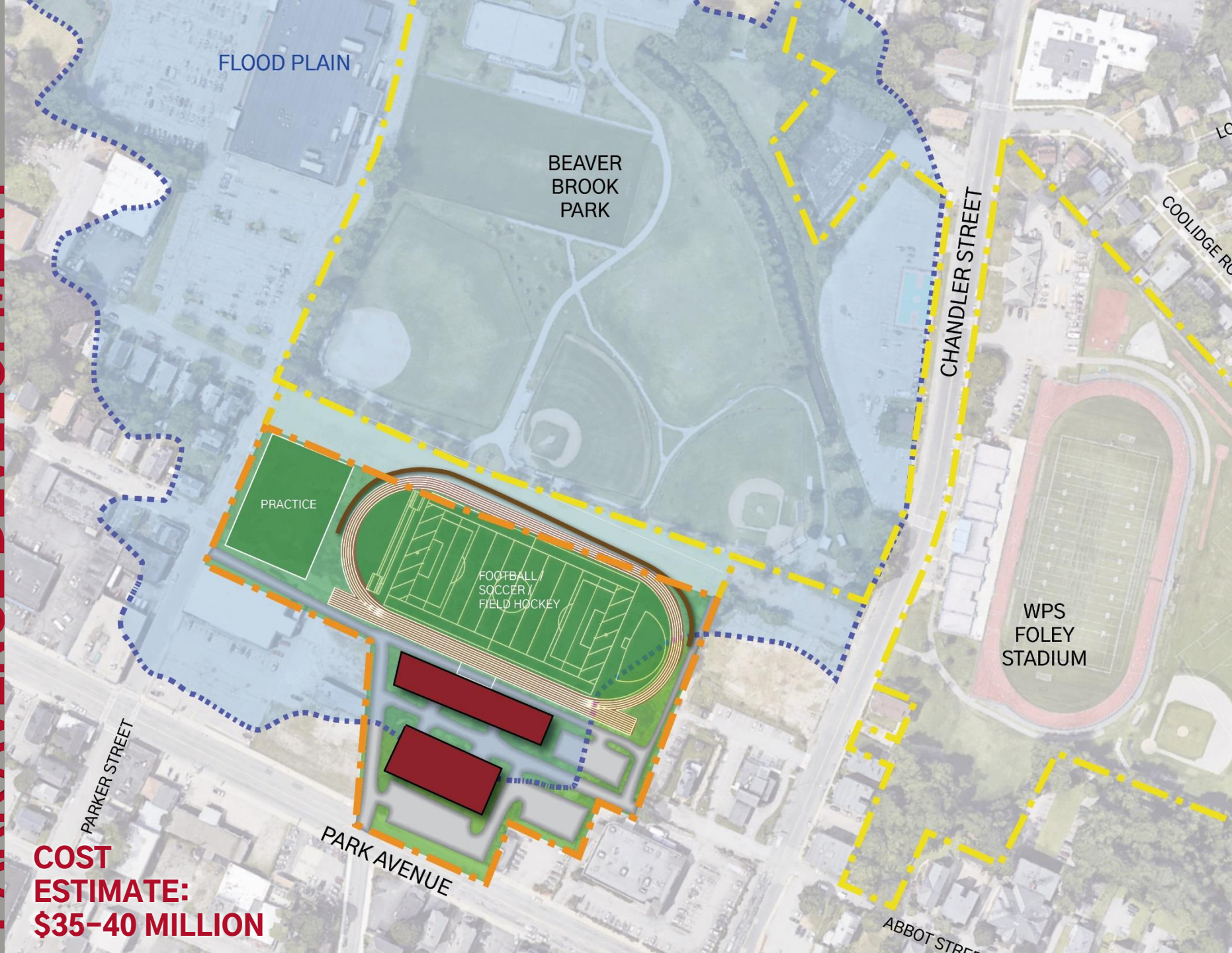


**COST
ESTIMATE:
\$575,000**



PARK AVENUE DEVELOPMENT

**COST
ESTIMATE:
\$35-40 MILLION**

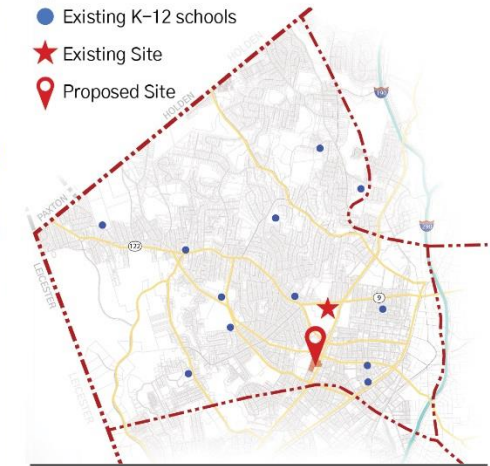


PARK AVENUE DEVELOPMENT

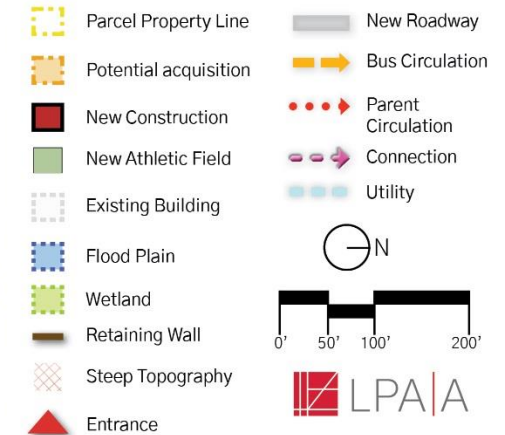
NOTES:

- Potential acquisition of Park Avenue parcels for construction of a district-wide athletics complex.
- Synthetic turf field, track, 1500 seat bleachers and toilets/lockers.

QUADRANT KEY PLAN:



LEGEND:



CHANDLER FIELD EXPANSION

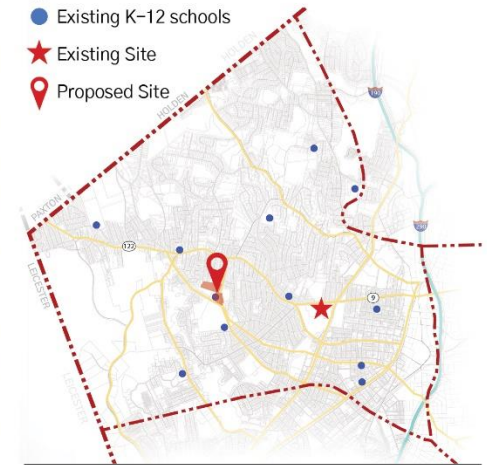
**COST
ESTIMATE:
\$6 MILLION**



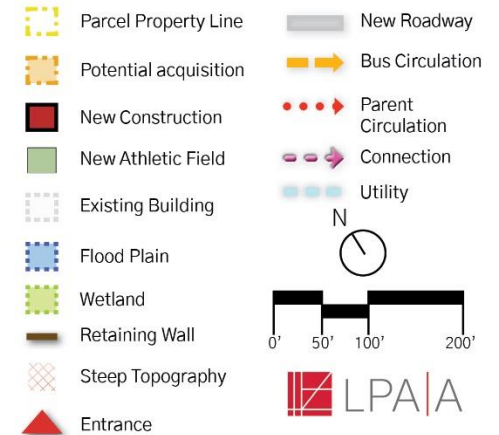
NOTES:

- Expansion and improvement of the existing Chandler Magnet School fields

QUADRANT KEY PLAN:

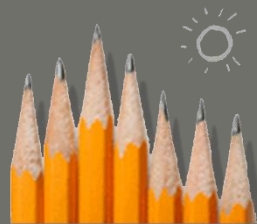


LEGEND:



	MATRIX SCORE	CONSTRUCTION COST (MILLIONS)	PROJECT COST (MILLIONS)	ADDED CITY COSTS (MILLIONS)
CODE UPGRADE	85	\$81–83	\$101–104	–
ADDITION RENOVATION	111	\$221–223	\$275–279	\$6–11 *
A.1 DOHERTY SITE	<u>143</u>	\$233–235	\$292–294	\$6–11 *
B.1 FOLEY STADIUM SITE	113	\$229–231	\$286–289	\$50–60 *
C.2 CHANDLER MAGNET SITE + LAND	131	\$213–215	\$266–269	\$9–12 *

* Not Eligible For
MSBA Reimbursement



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Additional Comments/Questions?

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