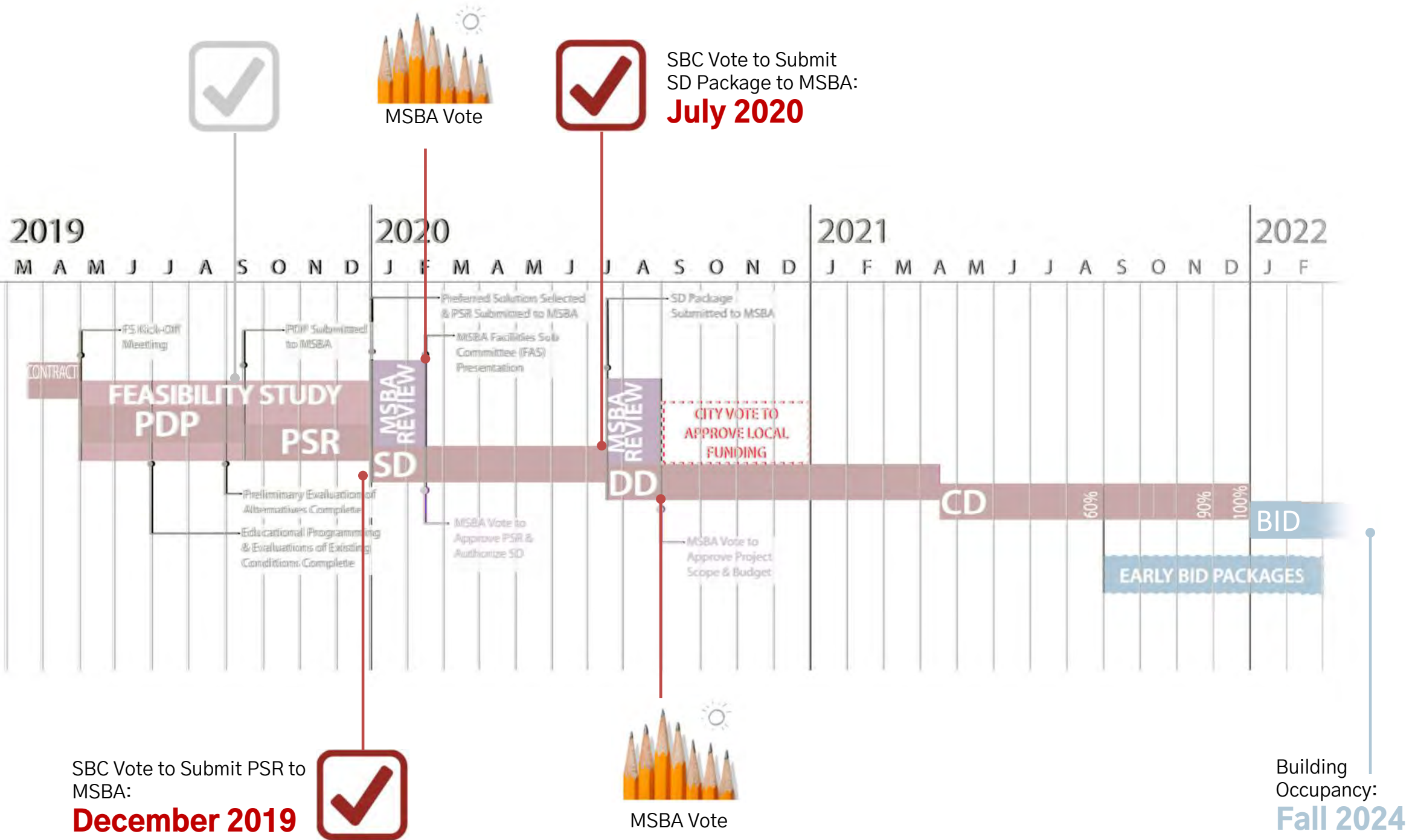




Massachusetts School
Building Authority



FEASIBILITY STUDY SCHEDULE



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**

ALL SITES

- Construction Impact
- Athletic Fields
- City Parks Use

DOHERTY SITE

- Construction while Occupied
- Park Impact

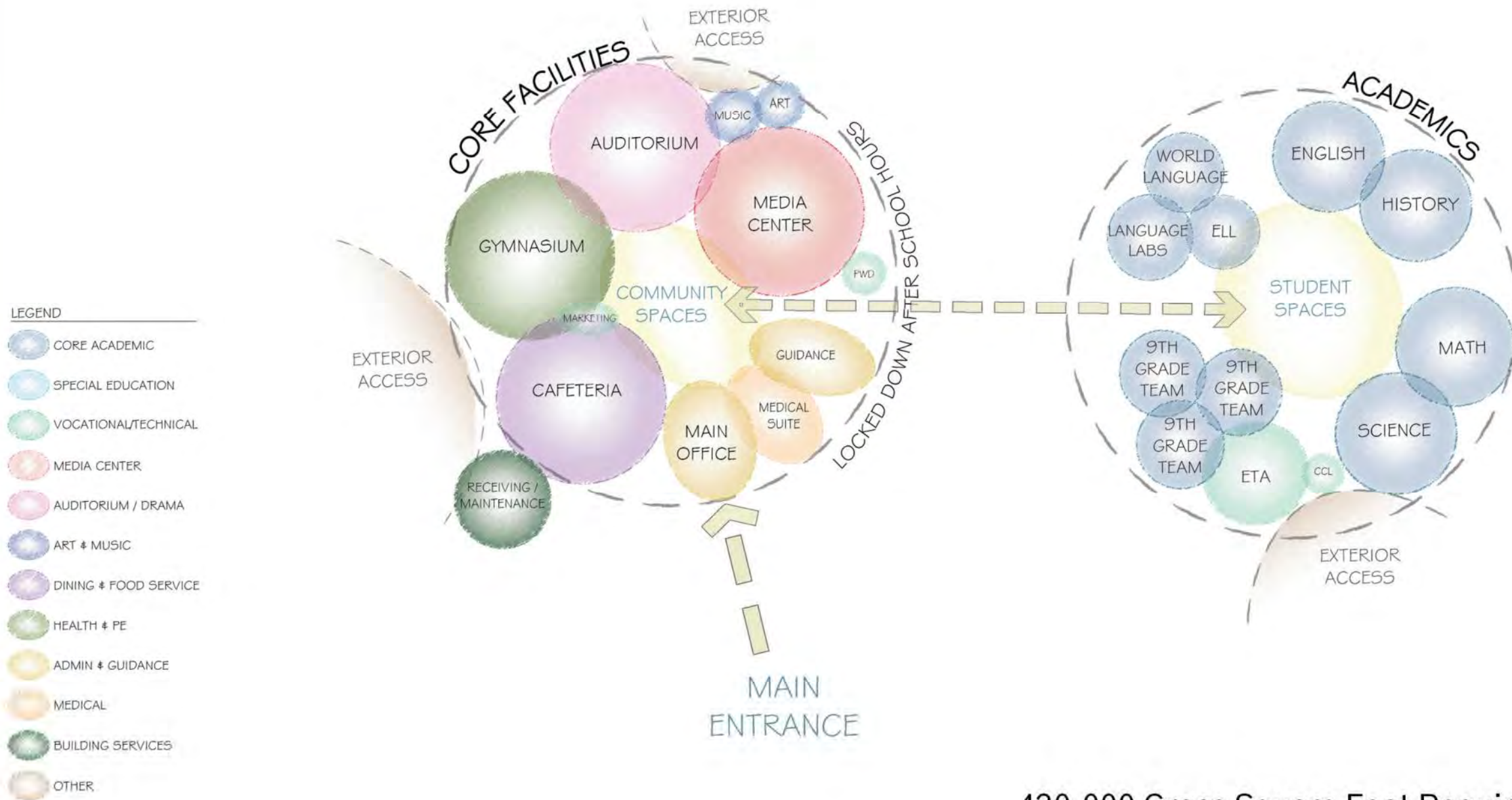
FOLEY STADIUM SITE

- Impact to District Athletics

CHANDLER MAGNET SCHOOL SITE

- Existing School
- Land Acquisition

BUBBLE DIAGRAMS



420,000 Gross Square Feet Required
by Proposed Educational Program

ELM PARK

PARK AVENUE

EAST-WEST TRAIL

EXISTING BASEBALL

EXISTING SOFTBALL

NEWTON HILL

HIGHLAND STREET

WESTLAND STREET

GERMAIN STREET

HAVILAND STREET

SUBURBAN ROAD

QUADRANT KEY PLAN:

- LEGEND:**

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

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:

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



LEGEND:

- | | |
|------------------------------------|--------------------|
| Parcel Property Line | New Roadway |
| Potential acquisition | Bus Circulation |
| Temp. Construction | Parent Circulation |
| New Athletic Field | Connection |
| Existing Building to be demolished | Utility |
| Existing Building to be renovated | |
| Retaining Wall | |
| Steep Topography | |
| Entrance | |
- 0' 50' 100' 200'
- N
- LPA | A

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



DOHERTY SITE: ADD / RENO MASS



A.1 DOHERTY SITE: PODS ON PARK



NOTES:

- Pod configuration is ideal for views and daylight

QUADRANT KEY PLAN:

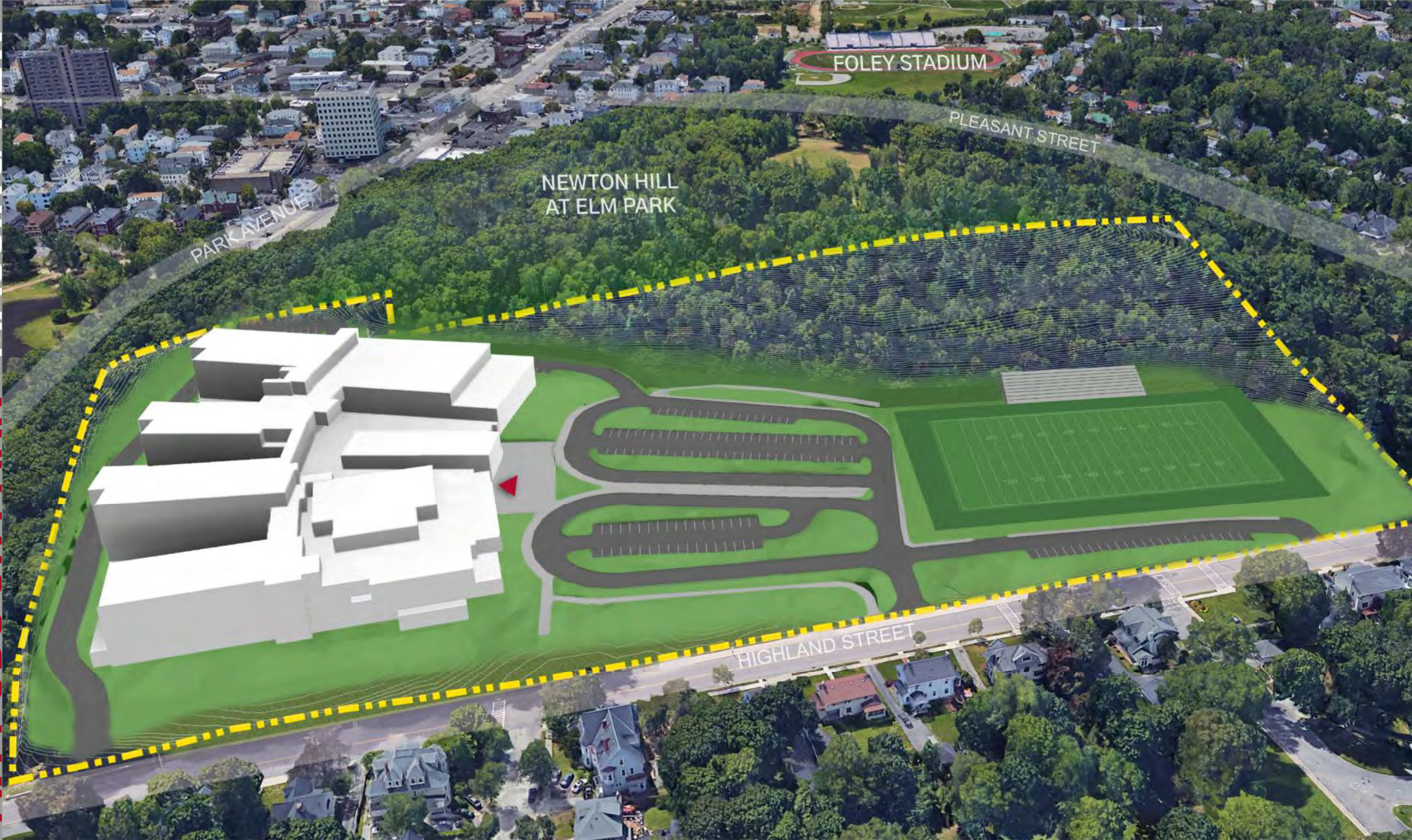
- Existing K-12 schools
- Existing Site
- Proposed Site



LEGEND:

- | | |
|-----------------------|--------------------|
| 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

A.1 PODS ON PARK: MASSING VIEW



FOLEY STADIUM

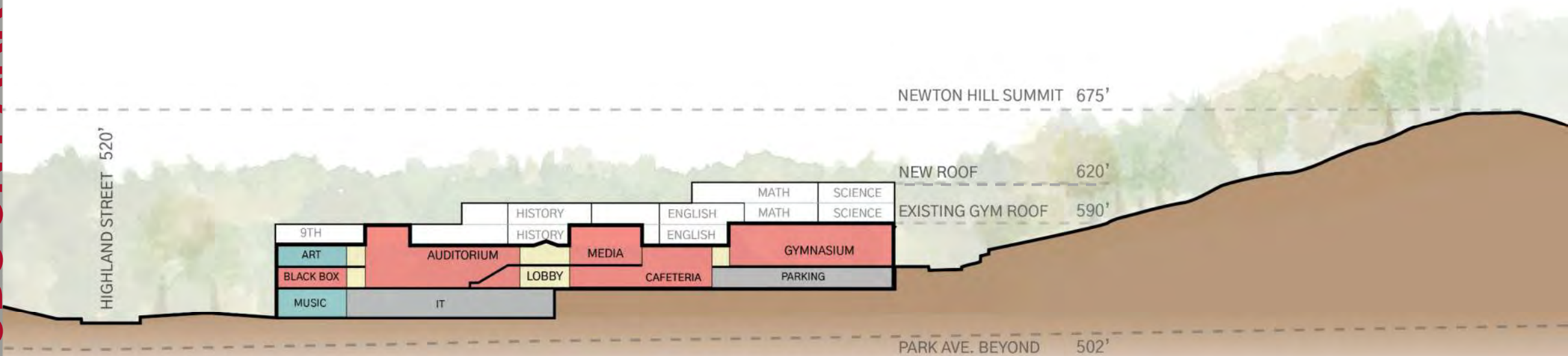
PLEASANT STREET

NEWTON HILL
AT ELM PARK

PARK AVENUE

HIGHLAND STREET

A.1 PODS ON PARK: SECTION



DOHERTY SITE: PHASE I

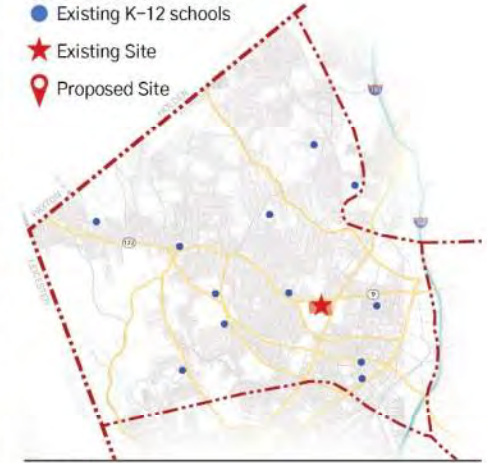


NOTES:

- 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 |
| 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

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:

- 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 | N |
| Wetland | 0' 50' 100' 200' |
| Retaining Wall | LPA A |
| Steep Topography | |
| Entrance | |

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
- 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

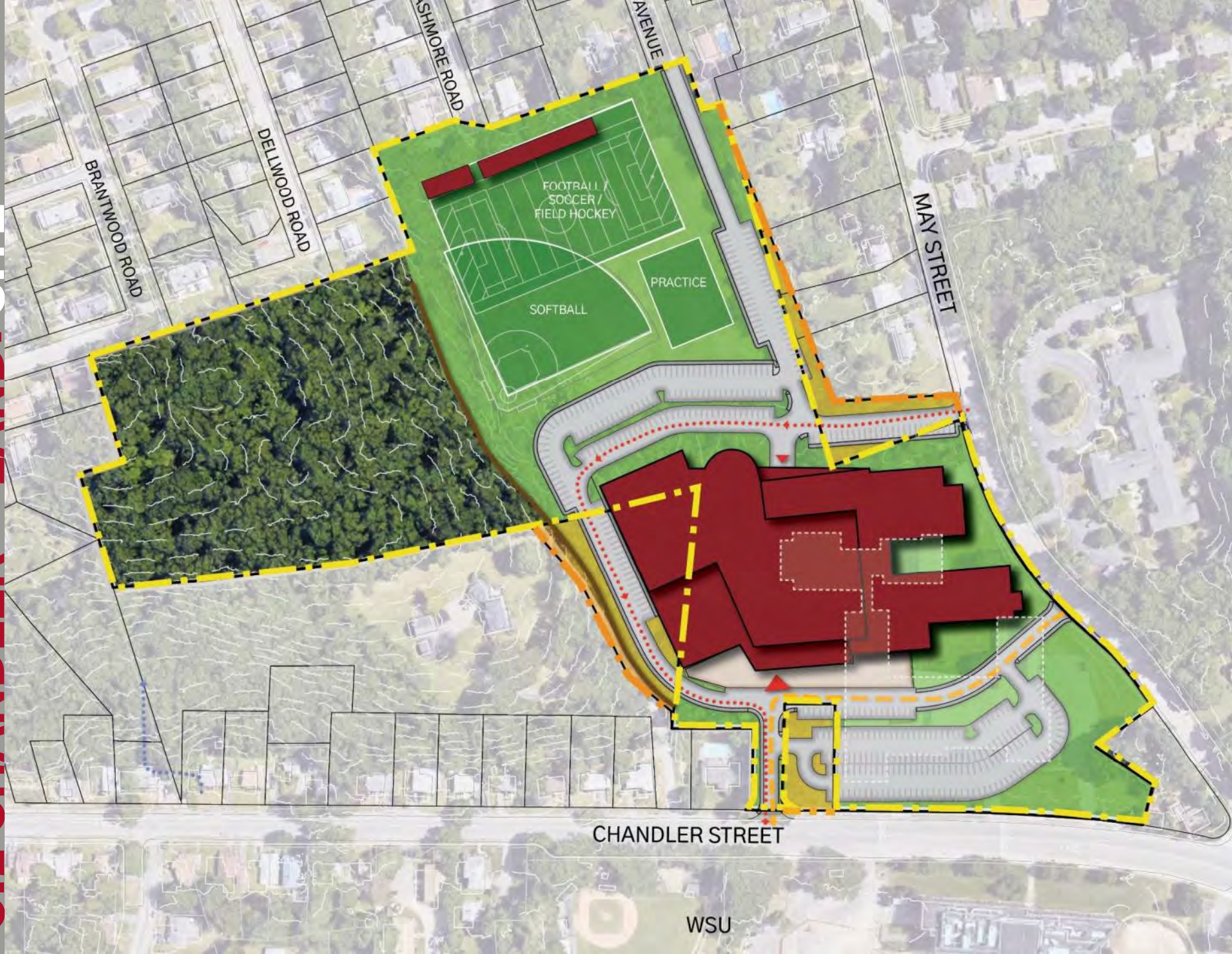
QUADRANT KEY PLAN:



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:

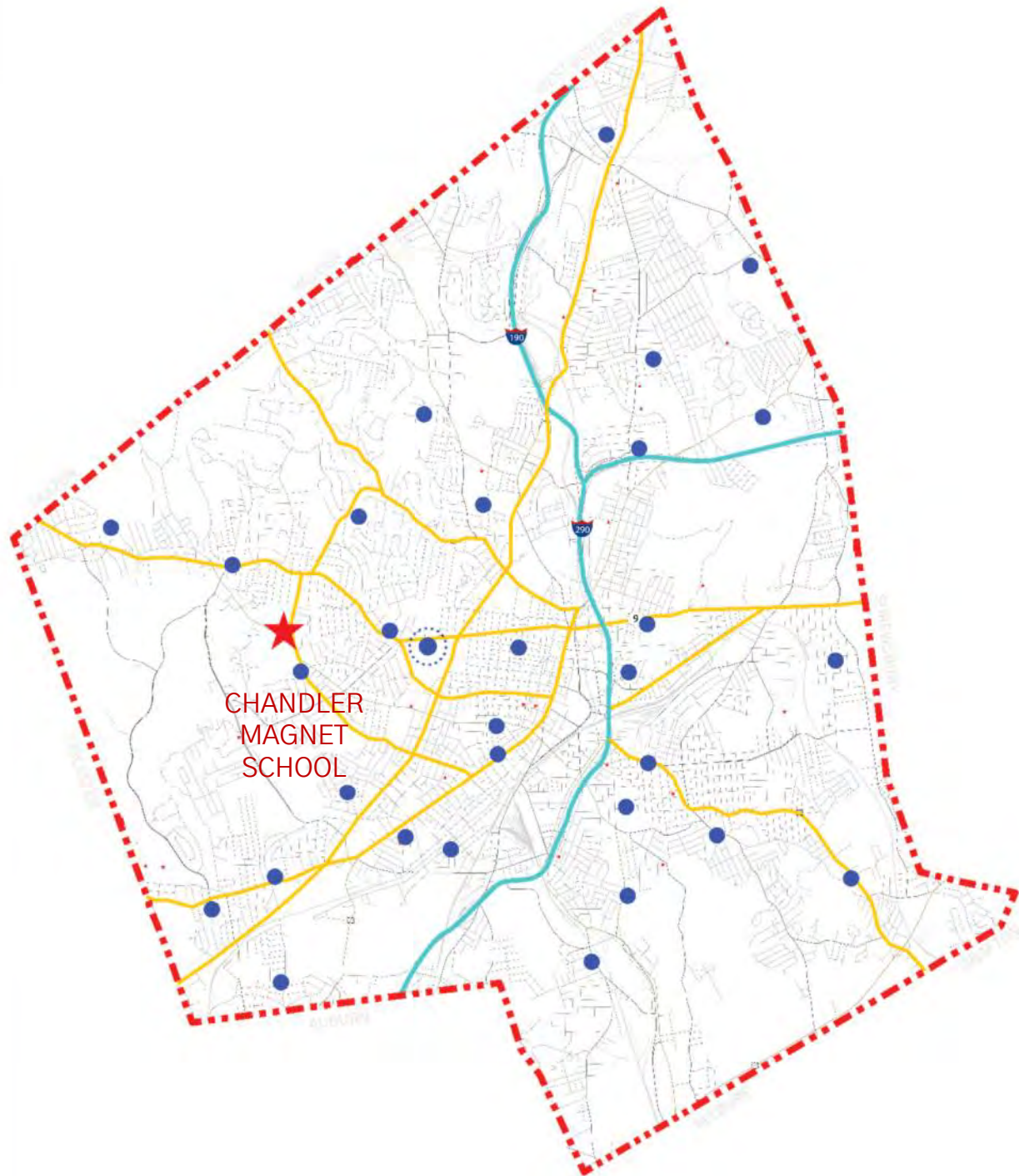


LEGEND:



C.2 CHANDLER + LAND: MASSING





- 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 stuctures)	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



FIELD IMPROVEMENTS

CHANDLER MAGNET SCHOOL

WSU

DUFFY FIELD

PLEASANT STREET

DOHERTY MEMORIAL HIGH SCHOOL

DUFFY FIELD EXPANSION

NEWTON SQUARE

NEWTON HILL

ELM PARK

PARK AVENUE

HIGHLAND STREET

FOLEY PATH

WPS FOLEY STADIUM

POTENTIAL LAND ACQUISITION FOR PARKING AND FIELDS

BEAVER BROOK PARK

FIELD OPTIMIZATION AT BEAVER BROOK PARK

CHANDLER STREET

WPI



FIELD IMPROVEMENTS

DUFFY
FIELD

DUFFY FIELD EXPANSION

DOHERTY MEMORIAL HIGH SCHOOL

NEWTON
SQUARE

NEWTON
HILL

ELM
PARK

FOLEY PATH

**WPS
FOLEY
STADIUM**

—POTENTIAL LAND ACQUISITION FOR PARKING AND FIELDS

FIELD OPTIMIZATION AT BEAVER BROOK PARK

BEAVER
BROOK
PARK

CHANDLER STREET



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 | |
- N
- 0' 50' 100' 200'
- LPA | A

FOLEY STADIUM IMPROVEMENTS



**COST
ESTIMATE:
\$1.5 MILLION**

NOTES:

- Land acquisition
- Grading and Landscaping
- New basketball or tennis courts and parking
- Improved access from Pleasant Street

QUADRANT KEY PLAN:



LEGEND:



FOLEY STADIUM IMPROVEMENTS



NOTES:

- New Synthetic Turf at Soccer, Field Hockey, Baseball Outfield
- Field Underdrains
- Budget includes Construction Costs, Contingency, and Fees
- New Field Lighting

QUADRANT KEY PLAN:



LEGEND:



**COST
ESTIMATE:
\$5-7 MILLION**

LPA | A

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

BEAVER BROOK

HOCKEY

DOG
PARK

YOUTH
FOOTBALL

BEAVER
BROOK
PARK

OPEN
FIELD

SOFTBALL

LITTLE
LEAGUE

LITTLE
LEAGUE

135 PARKING
SPACES

CHANDLER STREET

WPS
FOLEY
STADIUM

FLOOD PLAIN

	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	\$6–18 *
A.1 DOHERTY SITE	<u>143</u>	\$233–235	\$292–294	\$6–18 *
B.1 FOLEY STADIUM SITE	113	\$229–231	\$286–289	\$50–60 *
C.2 CHANDLER MAGNET SITE + LAND	131	\$213–215	\$266–269	\$9–20 *

* Not Eligible For
MSBA Reimbursement



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Additional Comments/Questions?

www.lpaa.com/get-in-touch



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