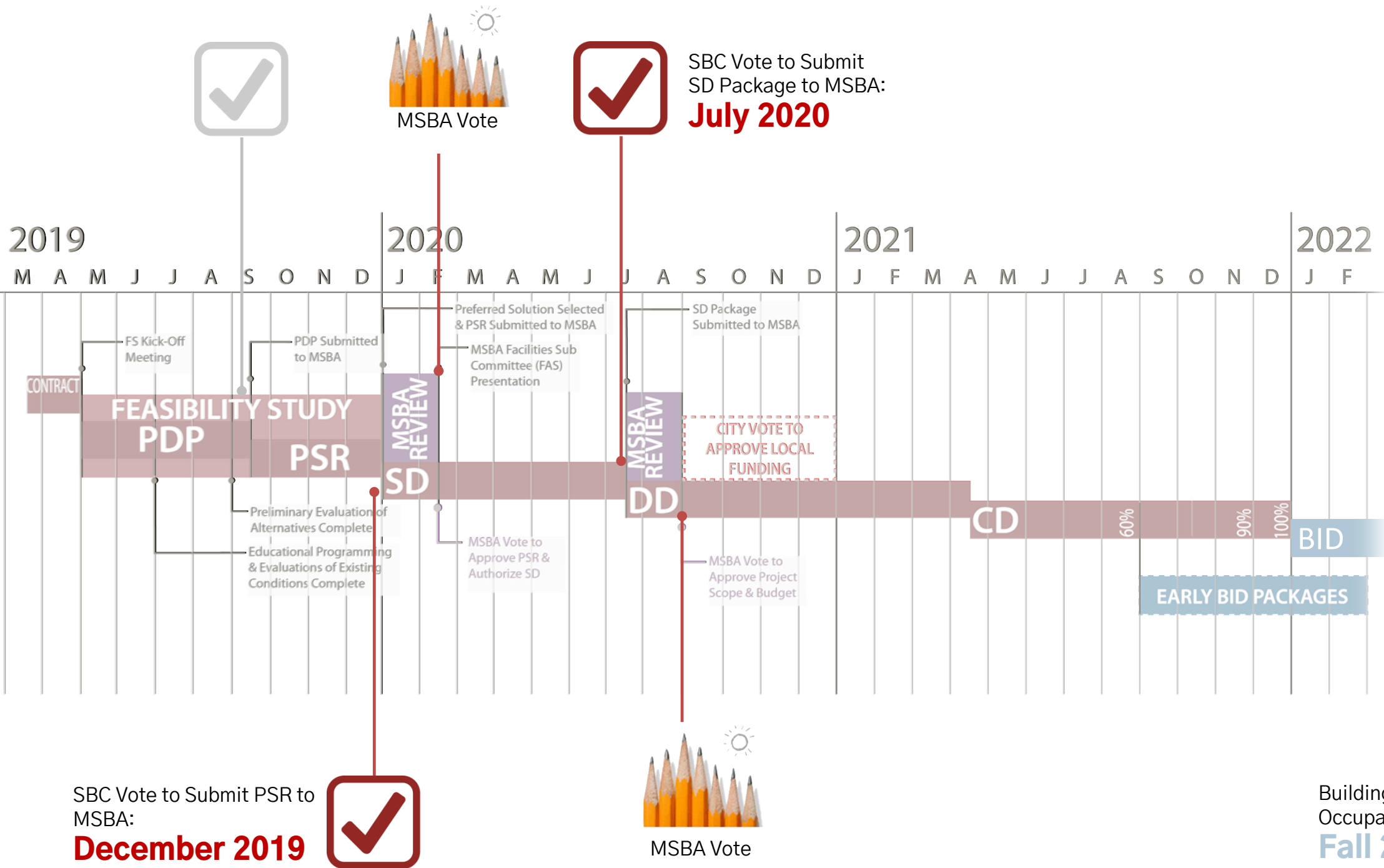




Massachusetts School  
Building Authority



# 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**

# 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

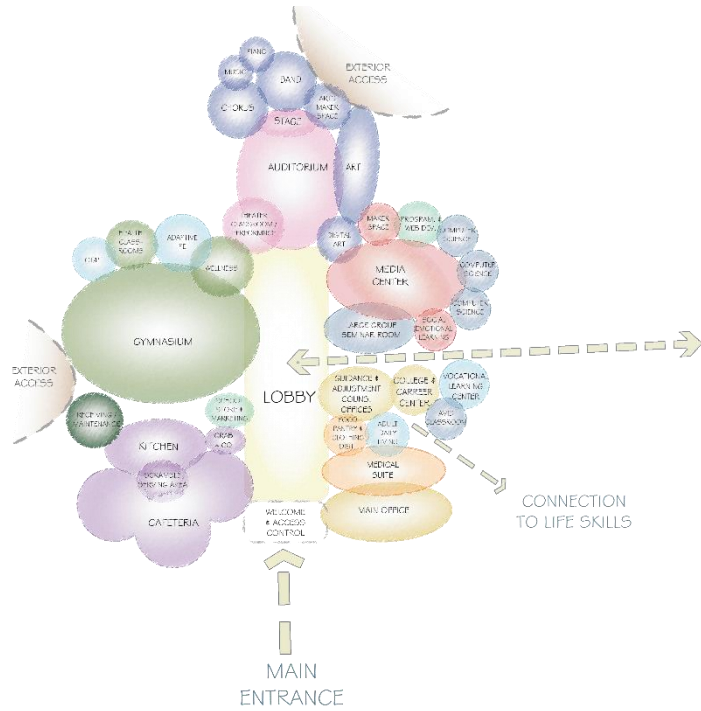


## C.2 NEW CONSTRUCTION AT THE CHANDLER SCHOOL SITE + LAND

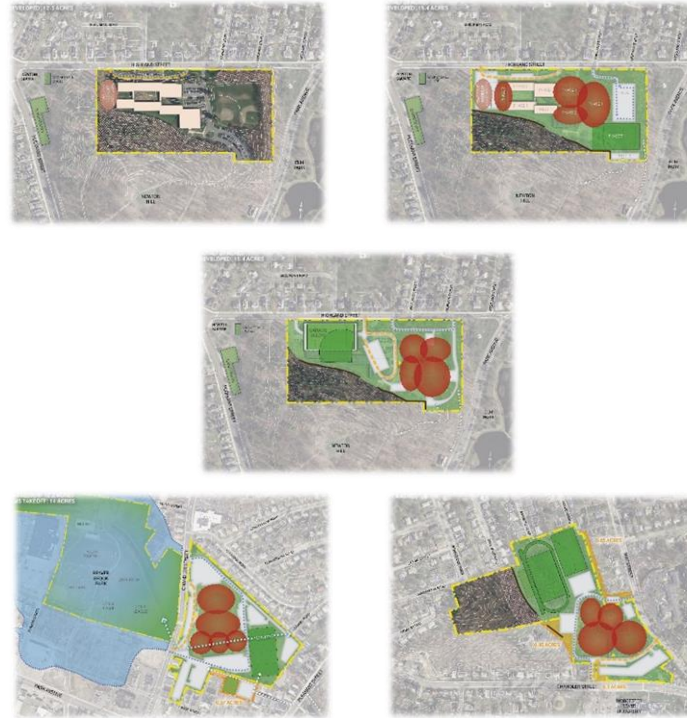


# PSR TASKS

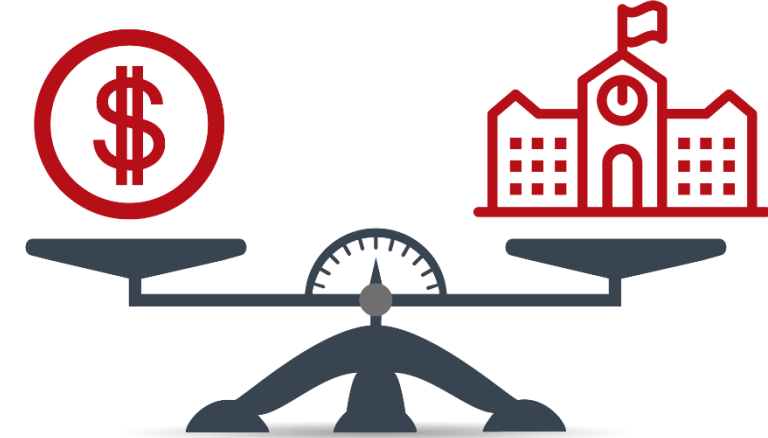
## Program Refinement



## 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

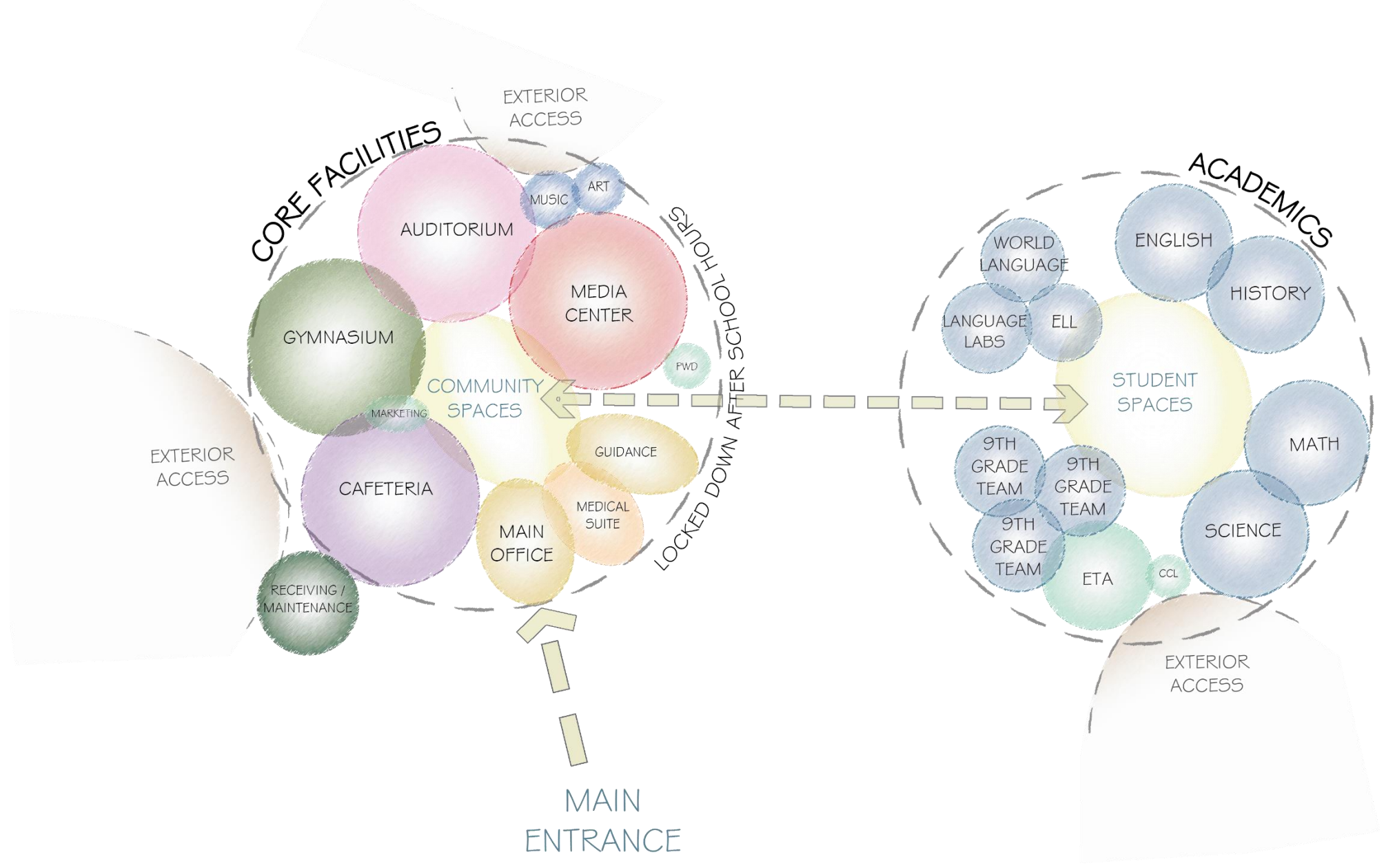
## **CHANDLER MAGNET SCHOOL SITE**

- Existing School
- Land Acquisition

# BUBBLE DIAGRAMS

## 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

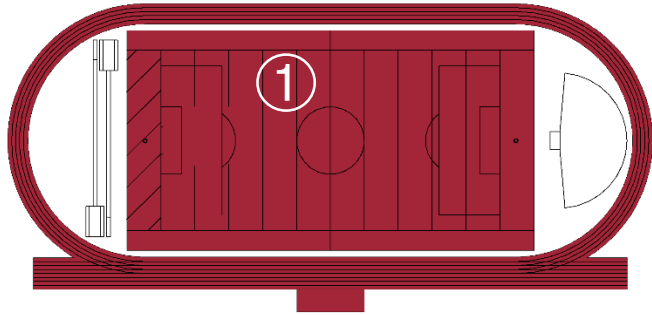
13 ACRES REQUIRED

13 ACRES REQUIRED

ATHLETIC FIELDS

⑤

Football / Track



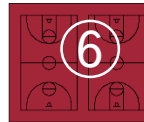
Practice Field



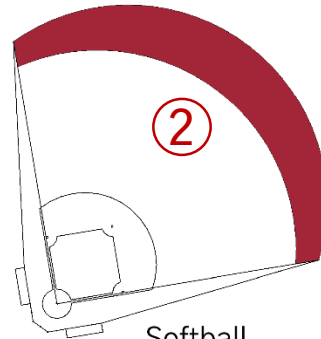
Tennis



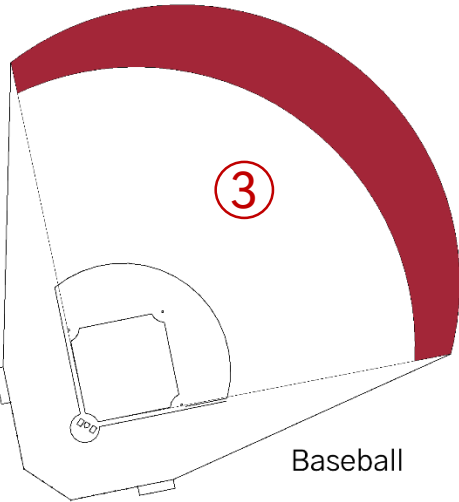
Basketball



Softball



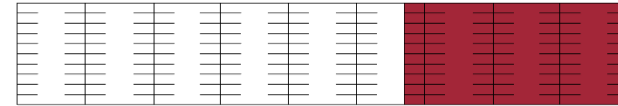
Baseball



# ORDER OF PRIORITY

PARKING

180 Staff Parking



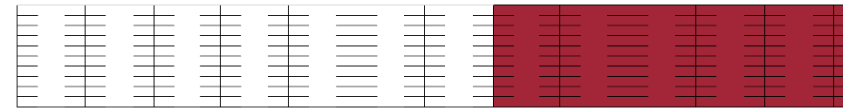
Kitchen Loading



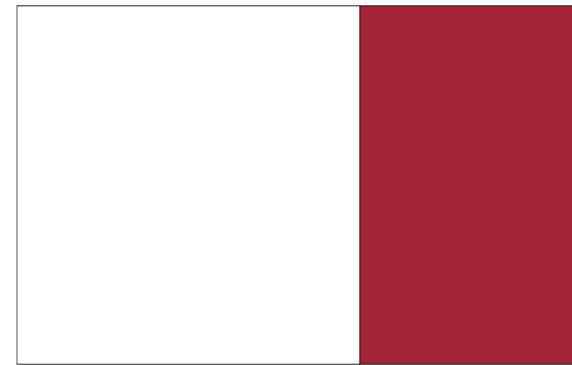
General Receiving



250 Visitor and Student Parking



BUILDING FOOTPRINT



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

CIRCULATION

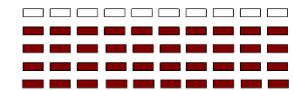
8-10 Large Buses (separate loop)



6 SPED Buses (separate loop)



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

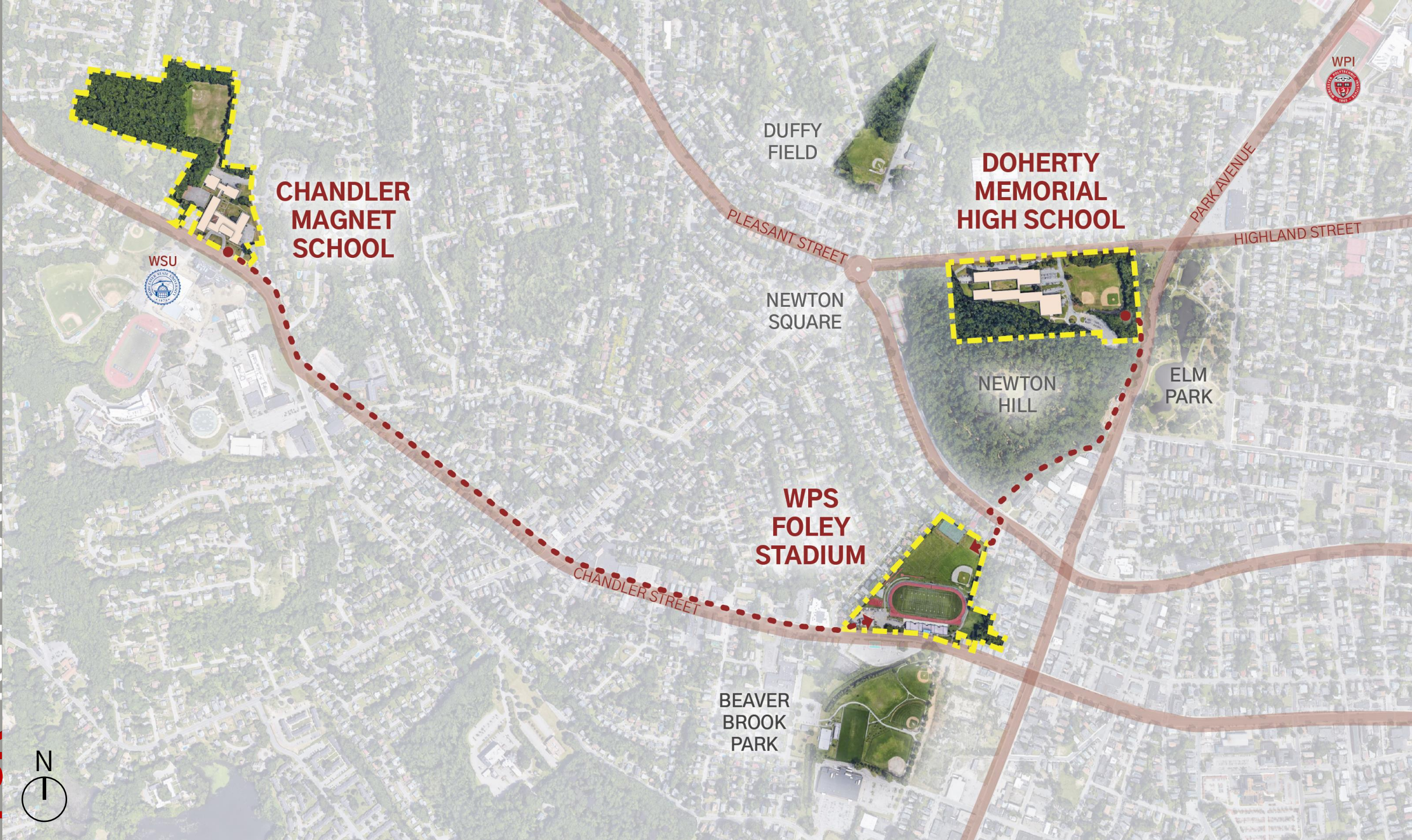


LEGEND

- ADDITIONAL SITE FEATURE REQUIRED BY EDUCATIONAL PROGRAM
- EXISTING SITE FEATURE
- TOTAL SITE FEATURES REQUIRED BY EDUCATIONAL PROGRAM



**PSR: KEY PLAN**



**CHANDLER  
MAGNET  
SCHOOL**



DUFFY  
FIELD



**DOHERTY  
MEMORIAL  
HIGH SCHOOL**



PLEASANT STREET

NEWTON  
SQUARE

PARK AVENUE

HIGHLAND STREET

NEWTON  
HILL

ELM  
PARK

**WPS  
FOLEY  
STADIUM**



CHANDLER STREET

BEAVER  
BROOK  
PARK

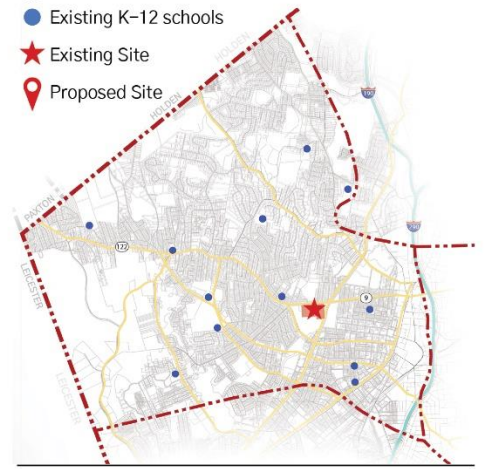


# DOHERTY SITE: EXISTING

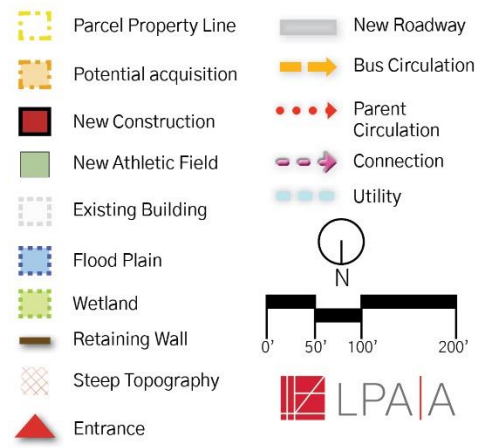


**NOTES:**

**QUADRANT KEY PLAN:**



**LEGEND:**



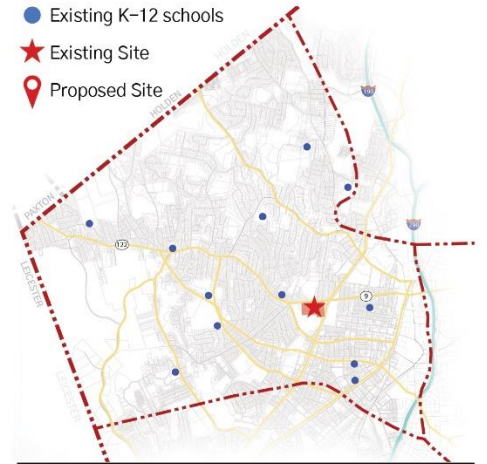
# DOHERTY SITE: CODE UPGRADE



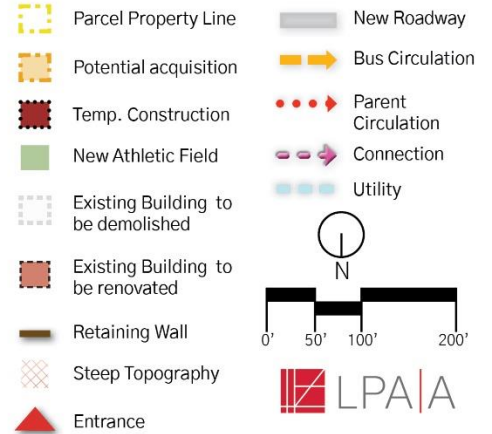
## NOTES:

- 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:



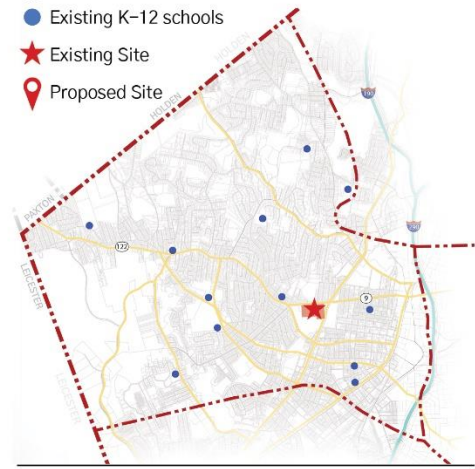
# DOHERTY SITE: ADD / RENO SITE



## NOTES:

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

## QUADRANT KEY PLAN:

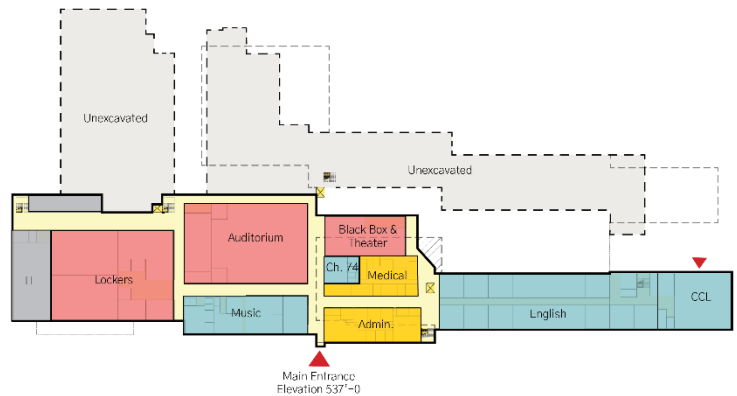


## LEGEND:

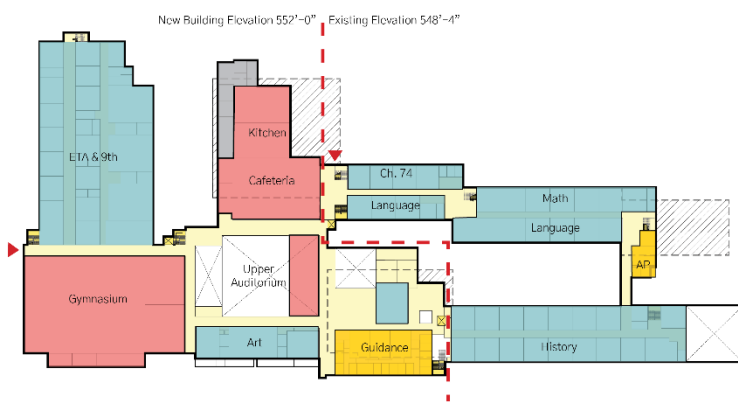
- |                                    |                    |
|------------------------------------|--------------------|
| Parcel Property Line               | New Roadway        |
| Potential acquisition              | Bus Circulation    |
| New Construction                   | Parent Circulation |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

# DOHERTY SITE: ADD / RENO PLANS

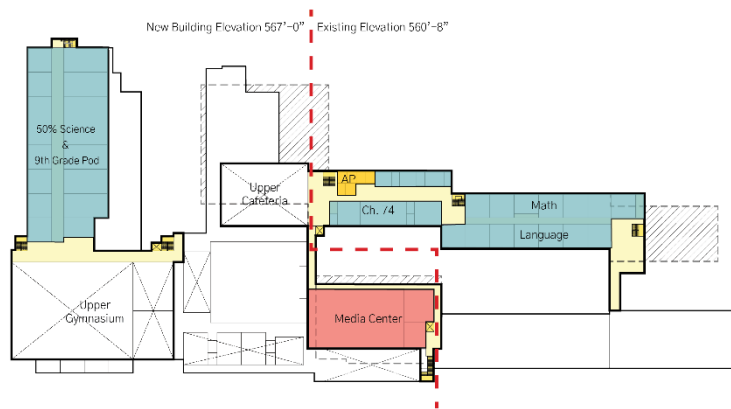
1



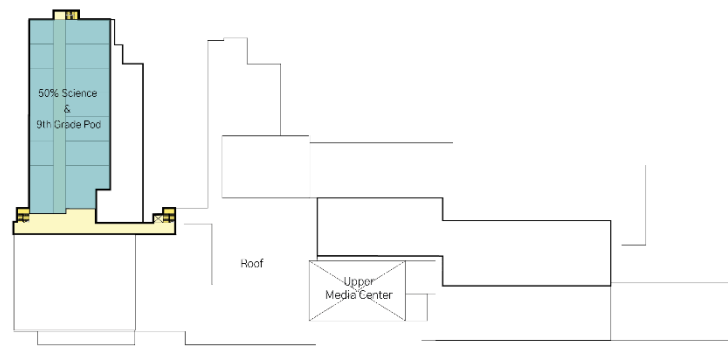
2



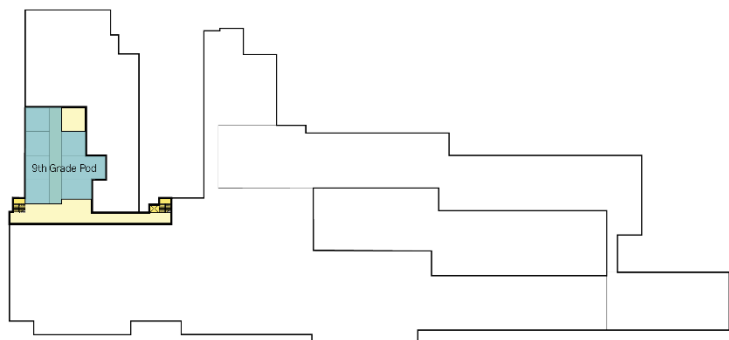
3



4



5



**DOHERTY SITE: ADD / RENO MASS**



FOLEY STADIUM

PLEASANT STREET

NEWTON HILL  
AT ELM PARK

PARK AVENUE

HIGHLAND STREET

# A.1 DOHERTY SITE: PODS ON PARK

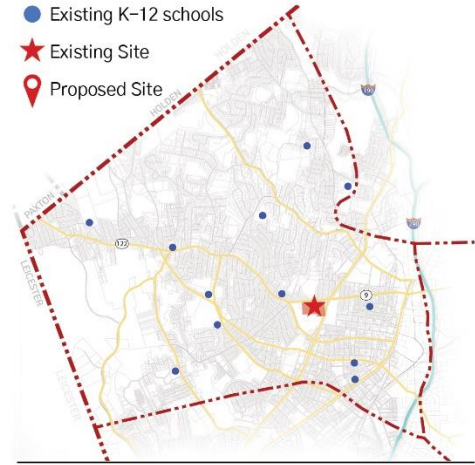


## NOTES:

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

**A.1 PODS ON PARK: MASSING VIEW**



FOLEY STADIUM

PLEASANT STREET

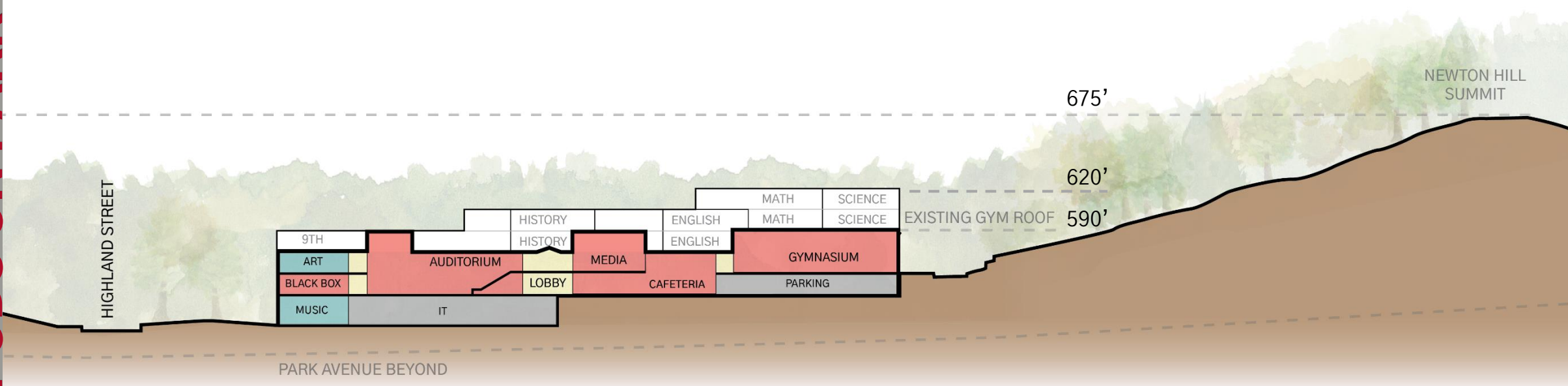
NEWTON HILL  
AT ELM PARK

PARK AVENUE

HIGHLAND STREET



# A.1 PODS ON PARK: SECTION



HIGHLAND STREET

PARK AVENUE BEYOND

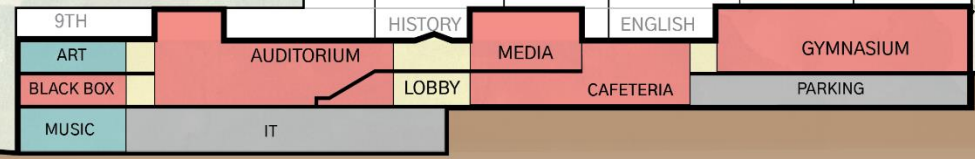
NEWTON HILL  
SUMMIT

675'

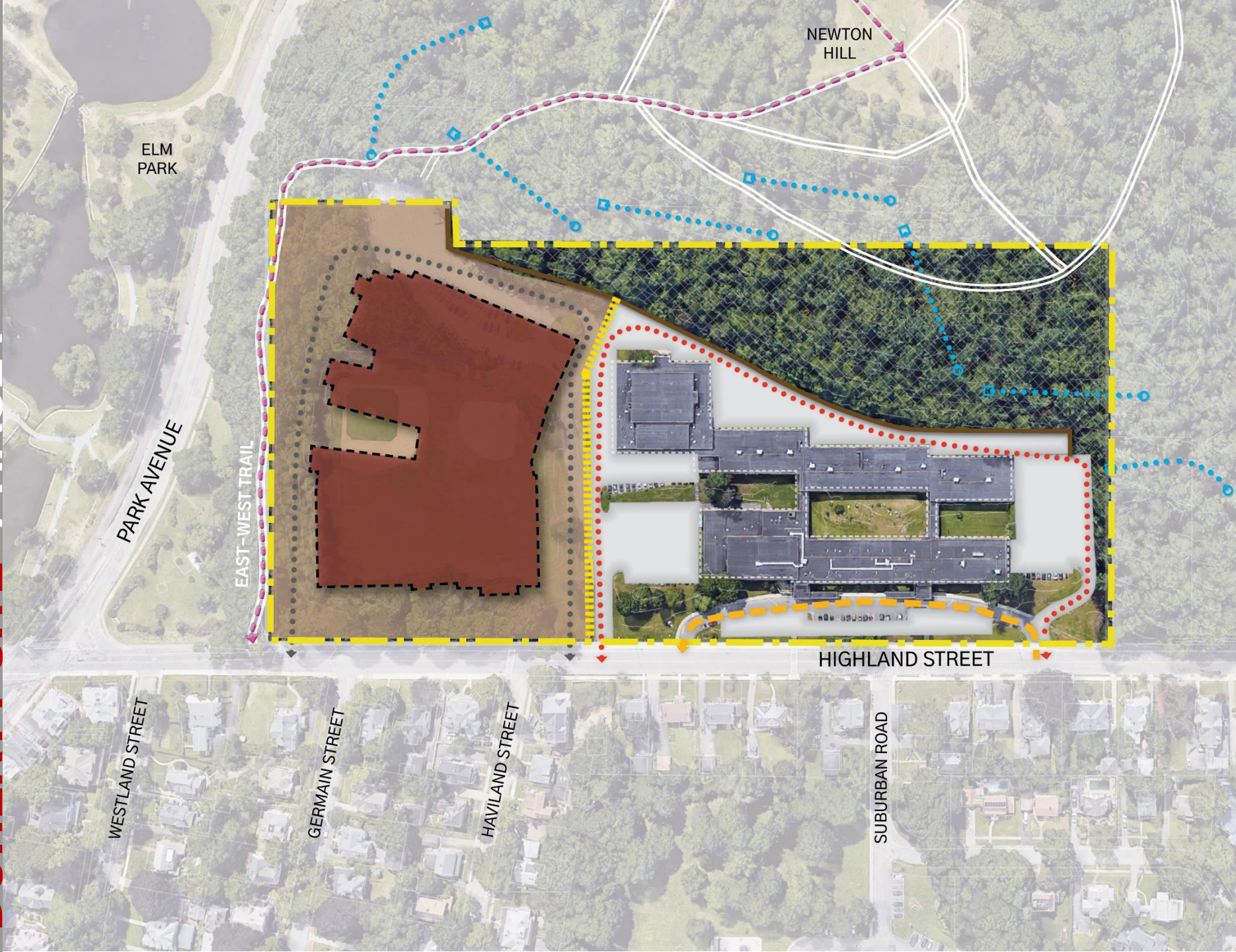
620'

590'

EXISTING GYM ROOF



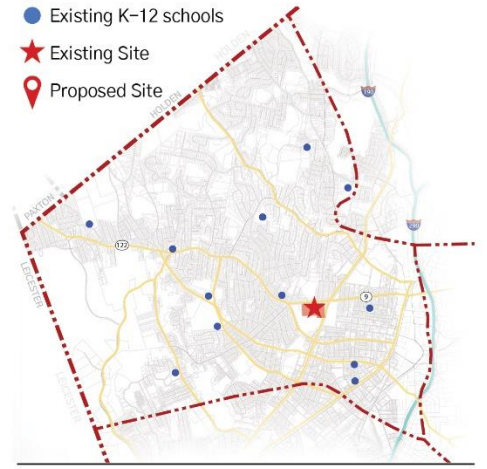
# DOHERTY SITE: PHASE I



### NOTES:

- Construction separation
- 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     | Utility            |
| Flood Plain           | N                  |
| Wetland               | 0' 50' 100' 200'   |
| Retaining Wall        |                    |
| Steep Topography      |                    |
| Entrance              |                    |

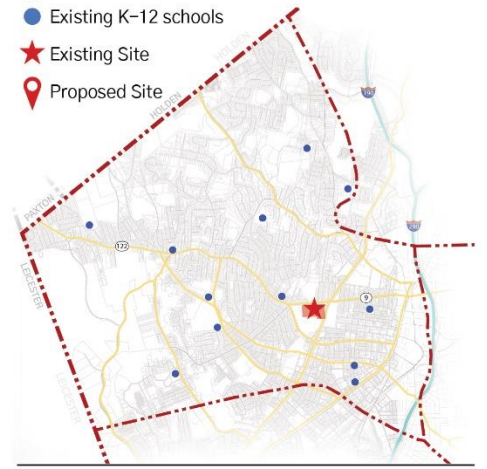
# DOHERTY SITE: PHASE II



### NOTES:

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

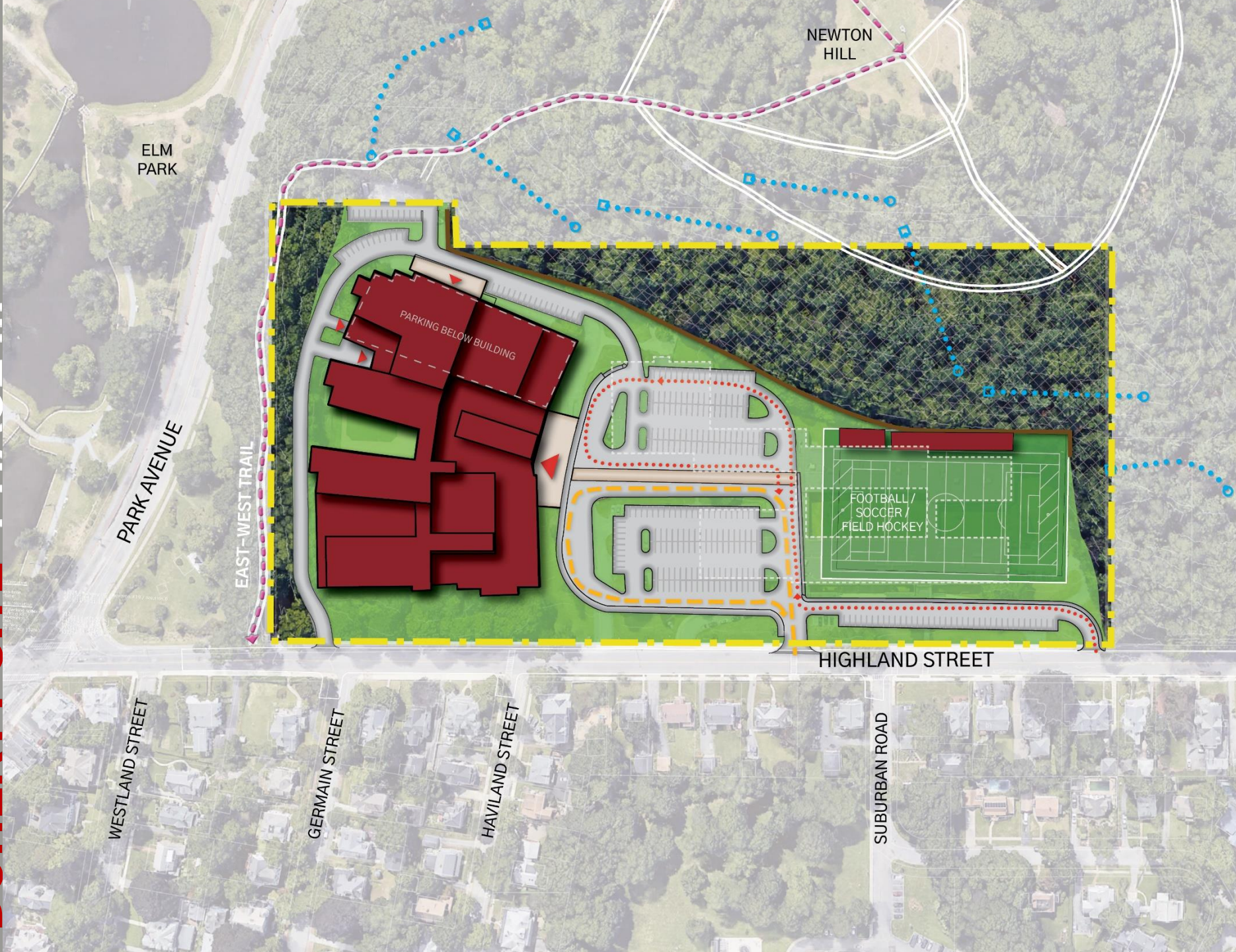
### QUADRANT KEY PLAN:



### 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              |                    |

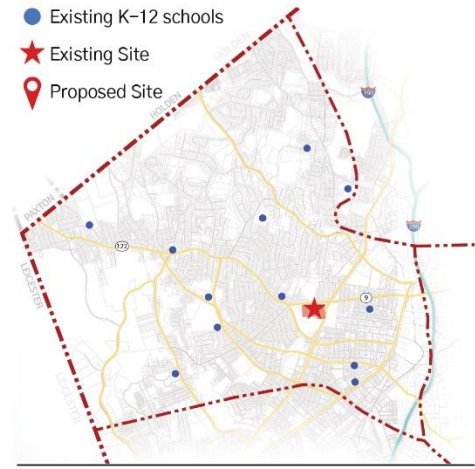
# DOHERTY SITE: PHASE III



### NOTES:

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

### QUADRANT KEY PLAN:



### LEGEND:

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



Opportunities for:

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



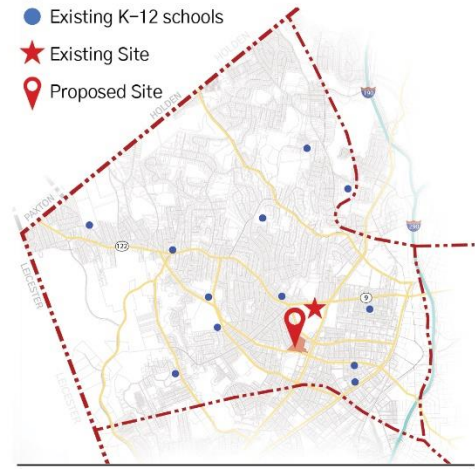
# B.1 FOLEY STADIUM: SITE



### 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:

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

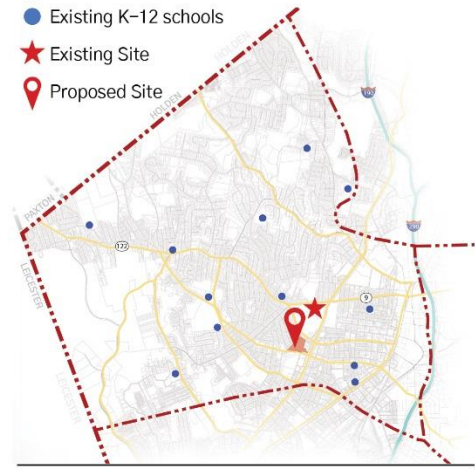
# B.1 FOLEY STADIUM: SITE



### 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:

- |                       |                    |
|-----------------------|--------------------|
| 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**

NEWTON HILL  
AT ELM PARK



BEAVER  
BROOK  
PARK



# 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

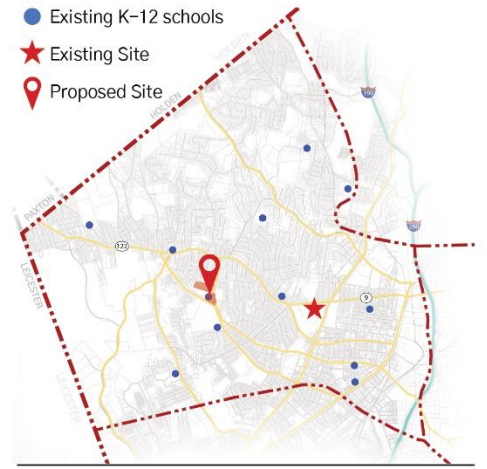
# C.2 CHANDLER + LAND: SITE



## NOTES:

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

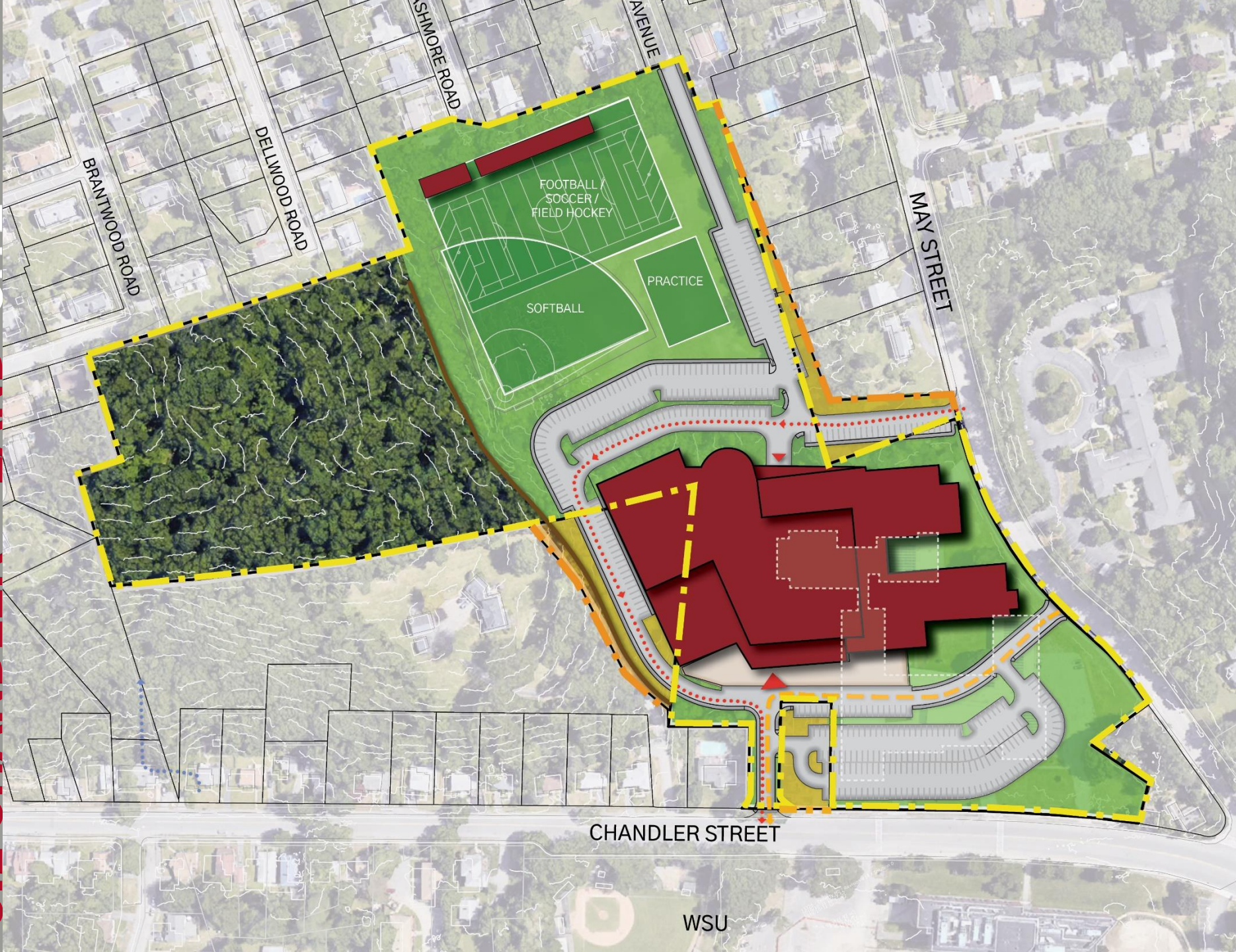
## QUADRANT KEY PLAN:



## LEGEND:

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

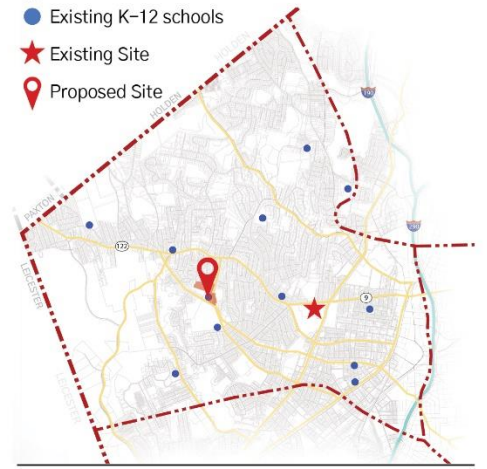
# C.2 CHANDLER + LAND: SITE



## 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:

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

C.2 CHANDLER + LAND: MASSING



DELLWOOD RD

ASHMORE RD

MOORE AVE

MAY ST

ASBURY RD

S FLAGG ST

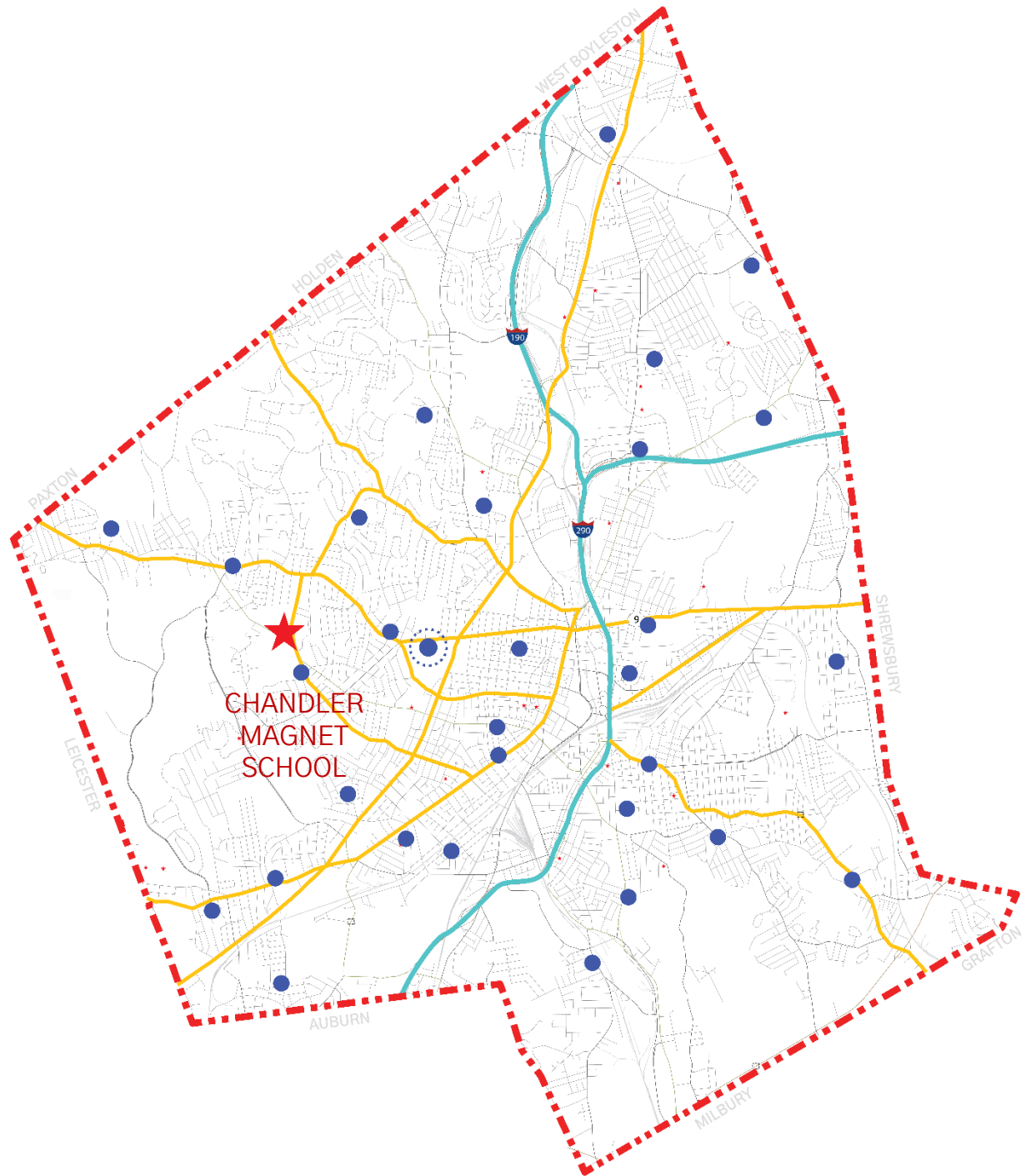
MAY ST

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		
<b>WEIGHTED SCORE</b>		<b>85</b>	<b>111</b>	<b>143</b>	<b>113</b>	<b>131</b>		

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



# DOHERTY SITE

## CODE UPGRADE



## ADDITION RENOVATION



# NEW CONSTRUCTION ON DOHERTY SITE

## A.1 NEW CONSTRUCTION



# ALTERNATIVE SITES

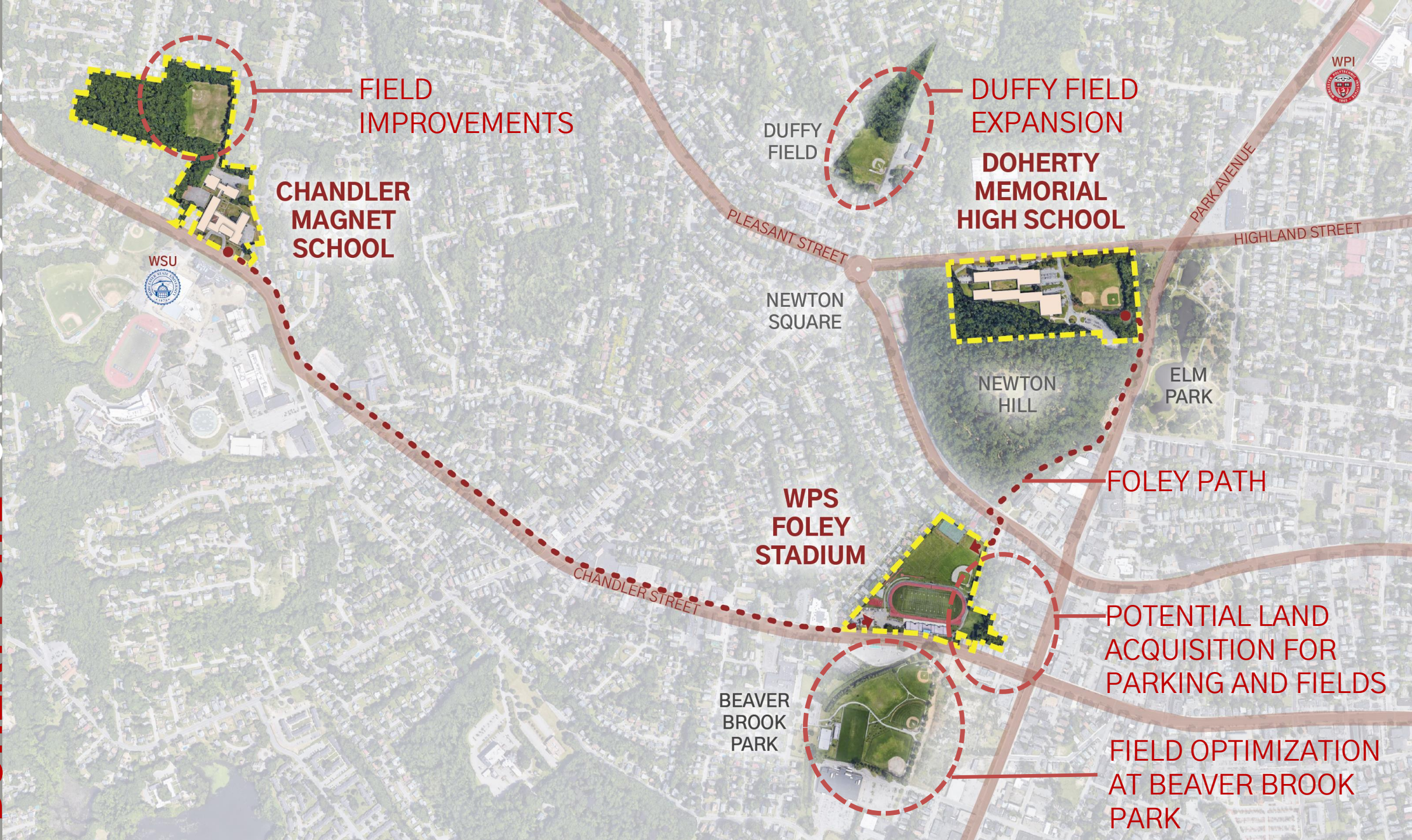
## B.1 FOLEY STADIUM SITE



## C.2 CHANDLER SITE + LAND



# DOHERTY SITE: CAMPUS OPTIONS



FIELD IMPROVEMENTS

CHANDLER MAGNET SCHOOL

DUFFY FIELD

DUFFY FIELD EXPANSION

DOHERTY MEMORIAL HIGH SCHOOL

NEWTON SQUARE

NEWTON HILL

ELM PARK

WPS FOLEY STADIUM

FOLEY PATH

POTENTIAL LAND ACQUISITION FOR PARKING AND FIELDS

BEAVER BROOK PARK

FIELD OPTIMIZATION AT BEAVER BROOK PARK



# DUFFY FIELD IMPROVEMENTS

**COST ESTIMATE:  
\$4.5 MILLION**

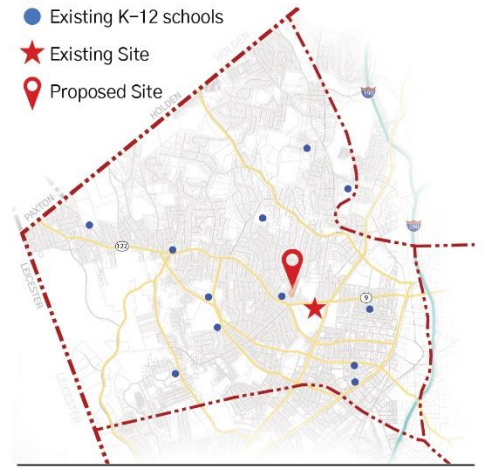


## DUFFY FIELD EXPANSION

### NOTES:

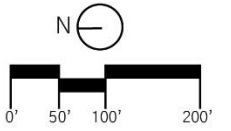
- New rectangular field for Doherty use during construction

### QUADRANT KEY PLAN:

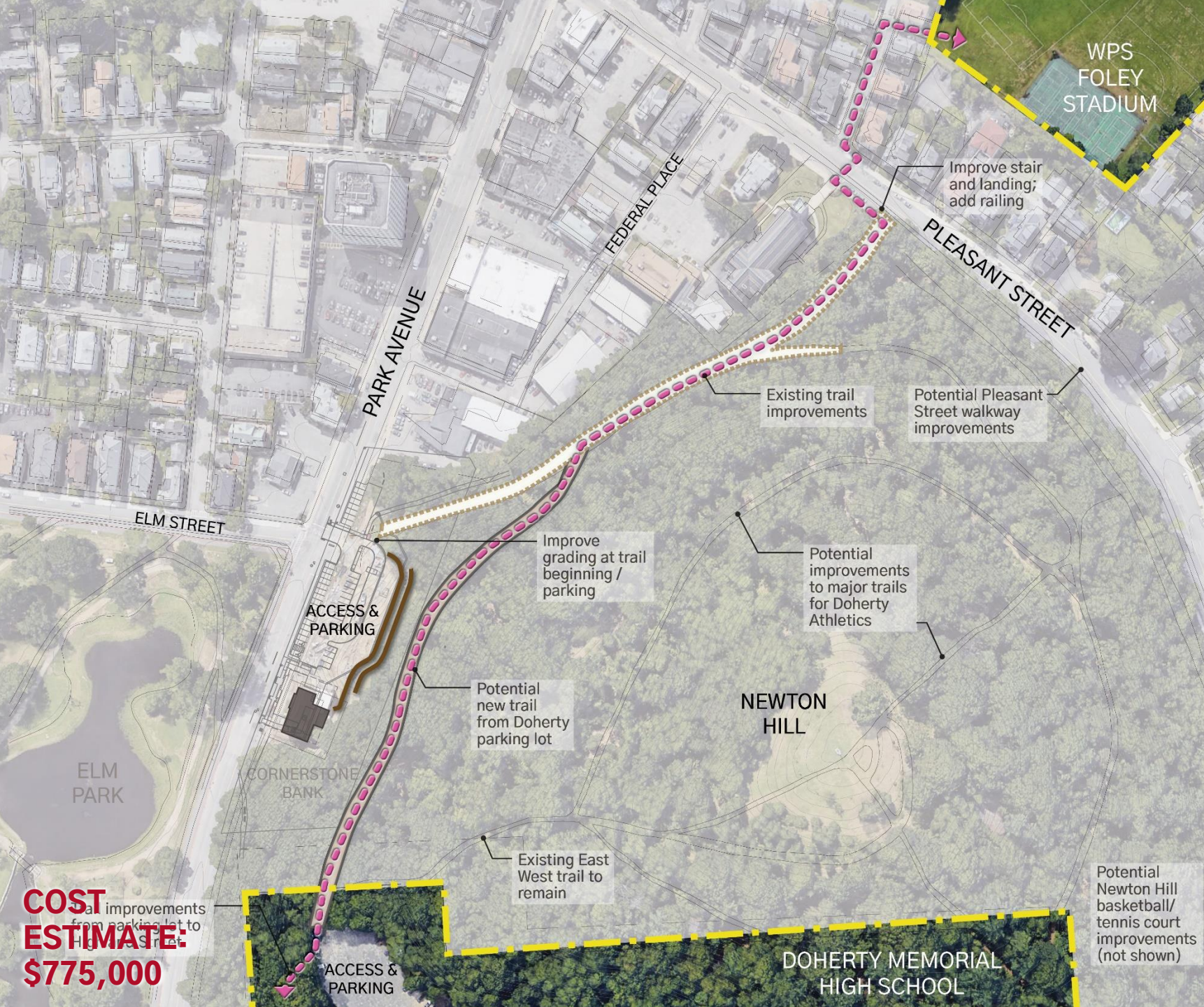


### LEGEND:

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



# NEWTON HILL TRAIL IMPROVEMENT



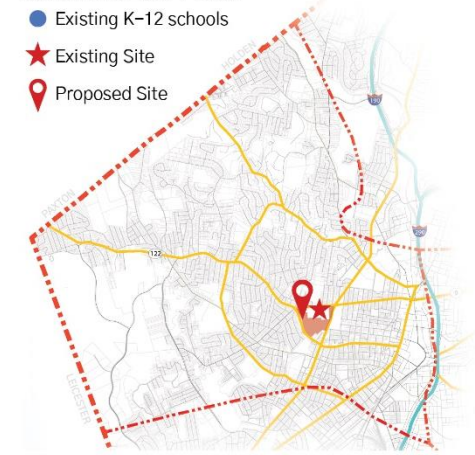
**COST ESTIMATE:**  
\$775,000

## NEWTON HILL TRAILS

### NOTES:

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

### QUADRANT KEY PLAN:



### LEGEND:

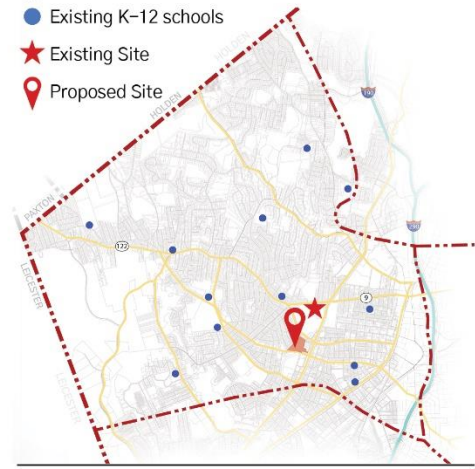
- |                       |                    |
|-----------------------|--------------------|
| Parcel Property Line  | New Roadway        |
| Potential acquisition | Bus Circulation    |
| New Construction      | Parent Circulation |
| New Athletic Field    | Connection         |
| Existing Building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

# FOLEY STADIUM IMPROVEMENTS

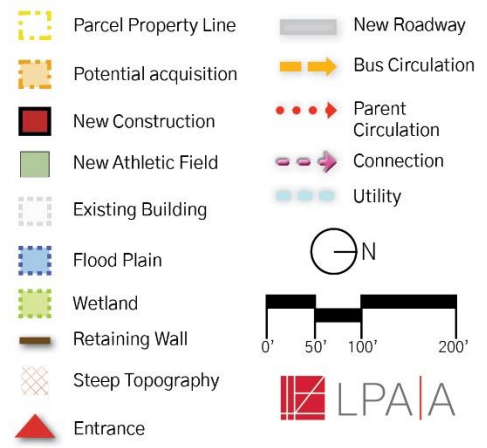


**NOTES:**

**QUADRANT KEY PLAN:**



**LEGEND:**



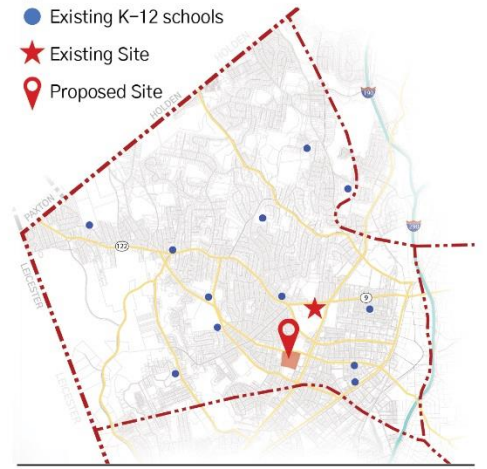
# BEAVER BROOK IMPROVEMENTS

## BEAVER BROOK IMPROVEMENTS

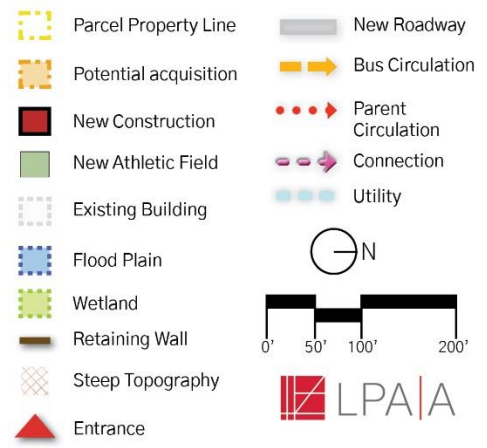
### NOTES:

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

### QUADRANT KEY PLAN:



### LEGEND:



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

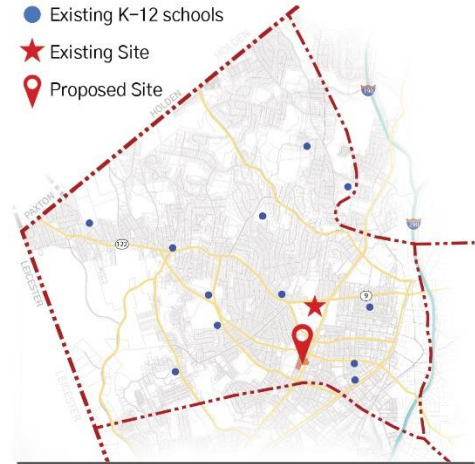
# PARK AVENUE DEVELOPMENT

## PARK AVENUE DEVELOPMENT

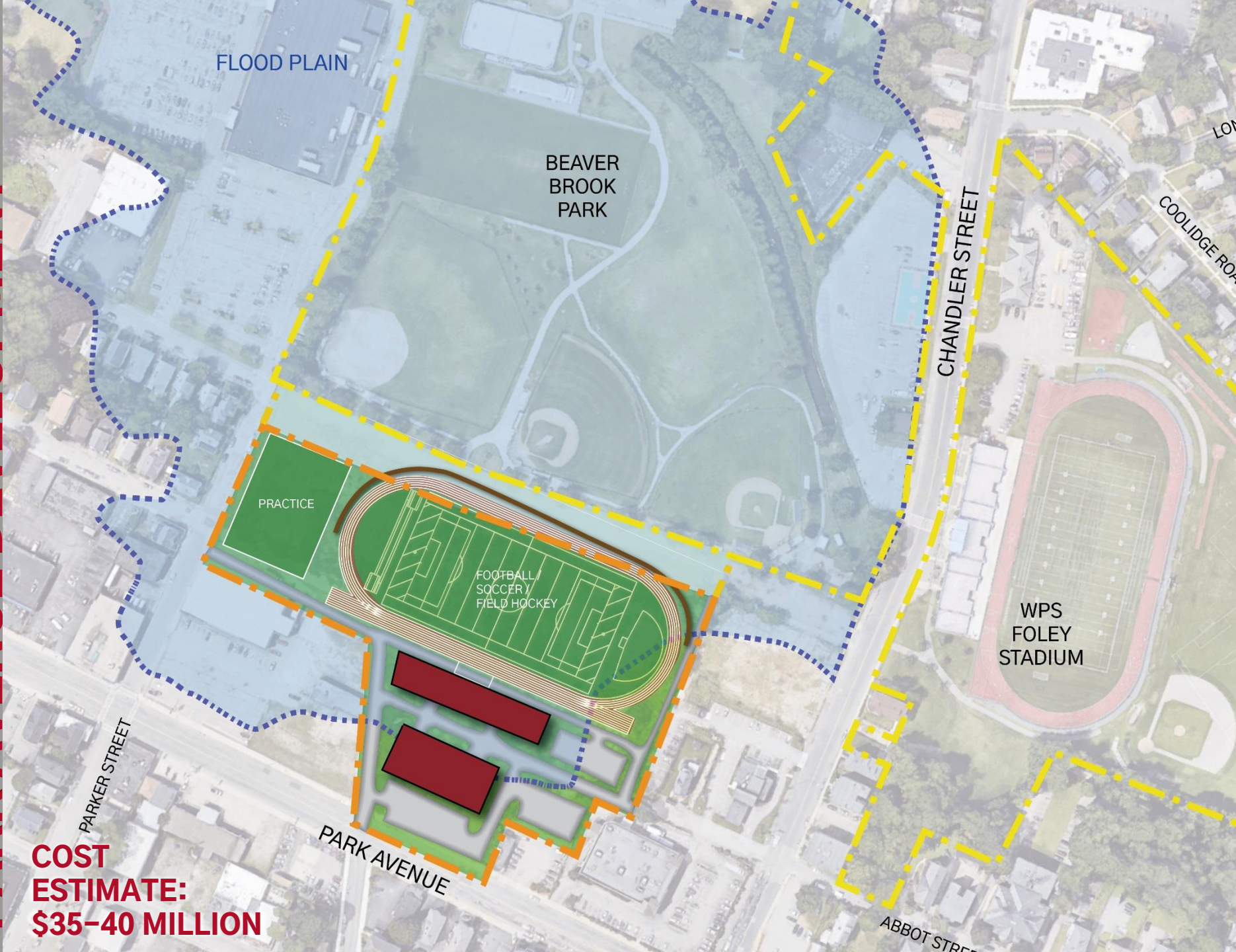
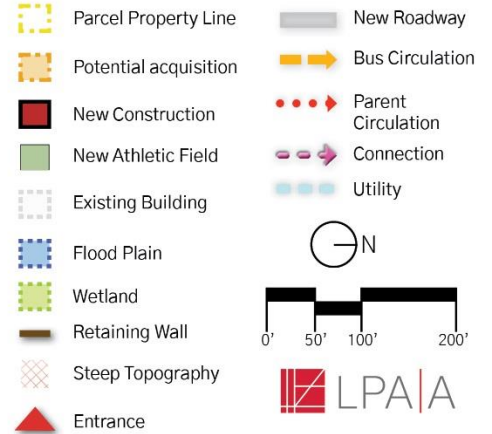
### NOTES:

- 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:



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

# CHANDLER FIELD EXPANSION

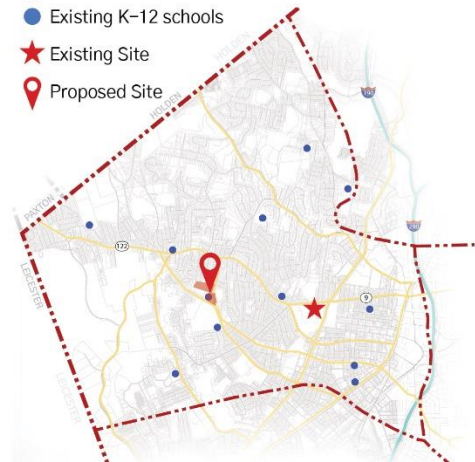


**COST ESTIMATE: \$6 MILLION**

## NOTES:

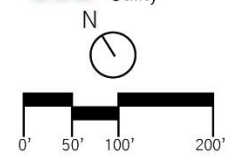
- Expansion and improvement of the existing Chandler Magnet School fields

## 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





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

**\* Not Eligible For  
MSBA Reimbursement**



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Additional Comments/Questions?

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