



Massachusetts School  
Building Authority



OUR TEAM



**Nitsch Engineering**  
Civil Engineer



**Studio 2112**  
Landscape Architect



**Seaman Engineering**  
Mechanical + Plumbing  
Engineer



**ART Engineering**  
Electrical Engineer



**Bolton & Dimartino Inc.**  
Structural Engineer



**Sensible Solutions**  
Fire Protection Engineer



**Colburn & Guyette**  
Food Service Consultant



**Cavanaugh Tocci & Associates**  
Acoustics and Theater  
Consultant



**The Green Engineer**  
Sustainable Design Consultant



**Architx Architecture**  
Specifications Consultant



**Blueline Design / Edvance  
Technology**  
FF&E / Technology Consultant



**RW Sullivan**  
Code Consultant



**Lahlaf Geotechnical  
Consulting Inc.**  
Geotechnical Consultant



**Universal Environmental  
Consultants**  
Hazardous Materials Consultant

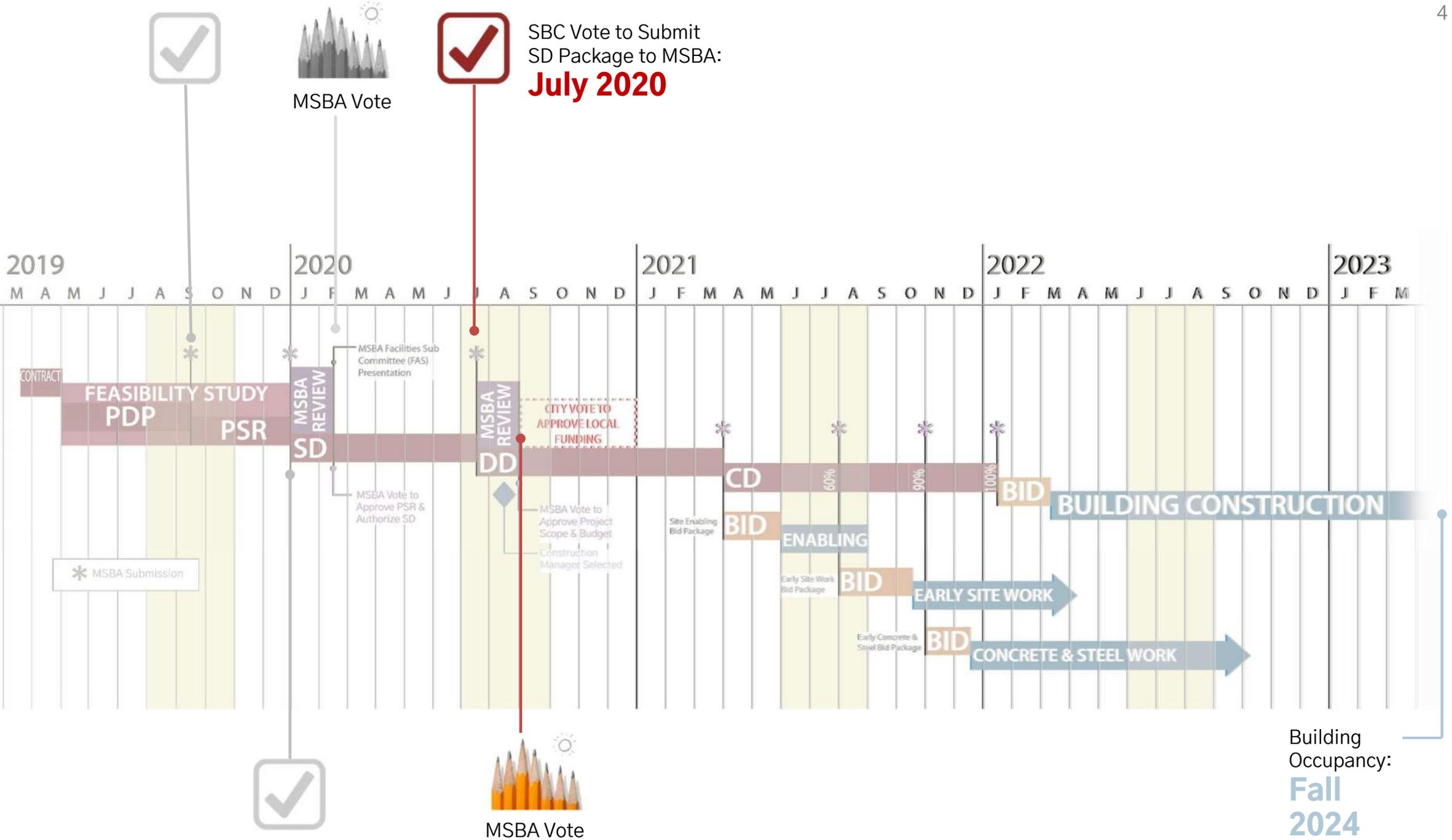


**Davey Resource Group**  
Arborist Consultant

# DEVELOP THE PSR PREFERRED SOLUTION

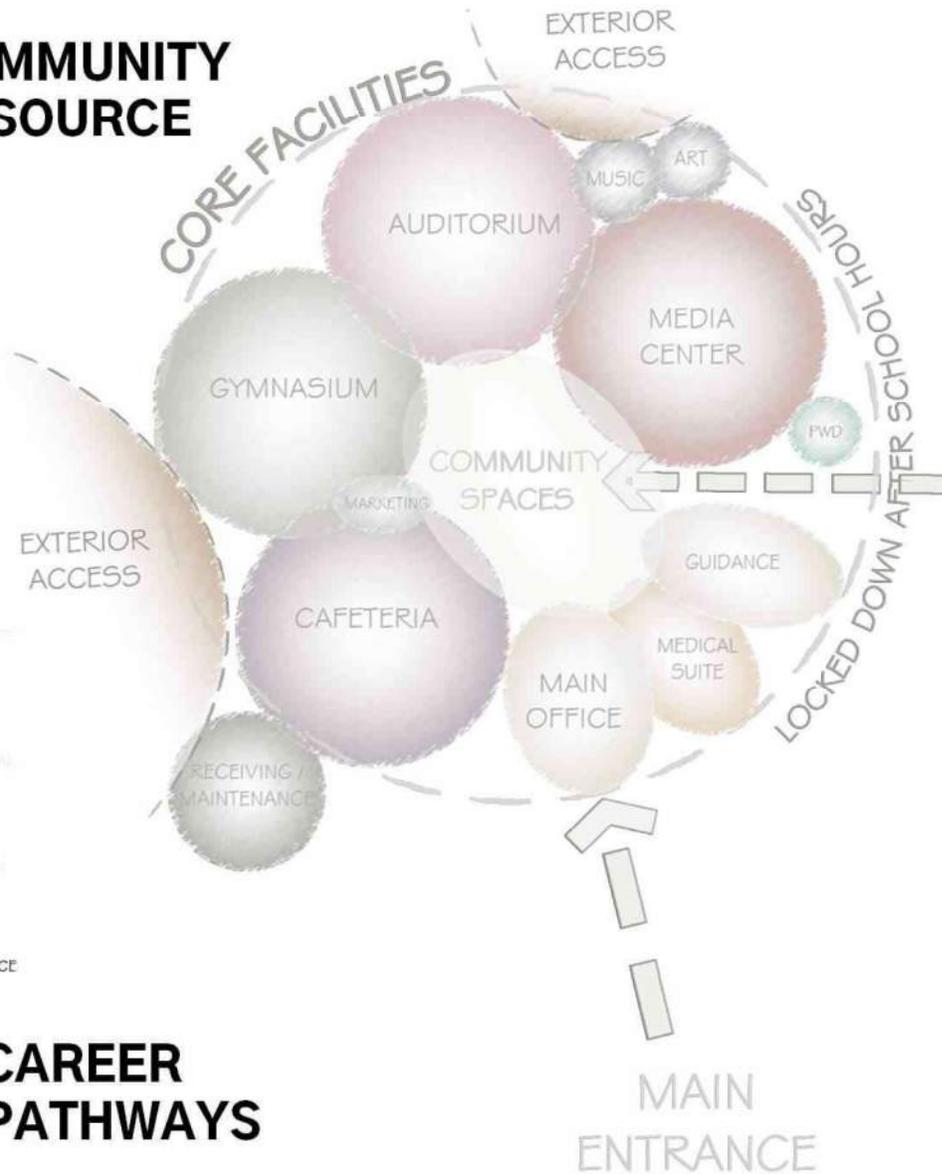
- **ADVANCE PROJECT GOALS AND VISION**
  - 50 YEAR FACILITY DESIGN
  - REFINE PROGRAM & SPACE REQUIREMENTS
  - SITE DESIGN APPROPRIATE TO CONTEXT
  - SPECIAL EDUCATION DESE FILING
  - TARGET SUSTAINABLE DESIGN STRATEGIES
- **ESTABLISH THE PROJECT BUDGET**
  - SCHOOL BUILDING COMMITTEE / CITY COUNCIL VOTE
  - PROJECT FUNDING AGREEMENT
- **OPTIMIZE PROJECT SCHEDULE**
  - CM @ RISK APPROVAL

# FEASIBILITY STUDY SCHEDULE

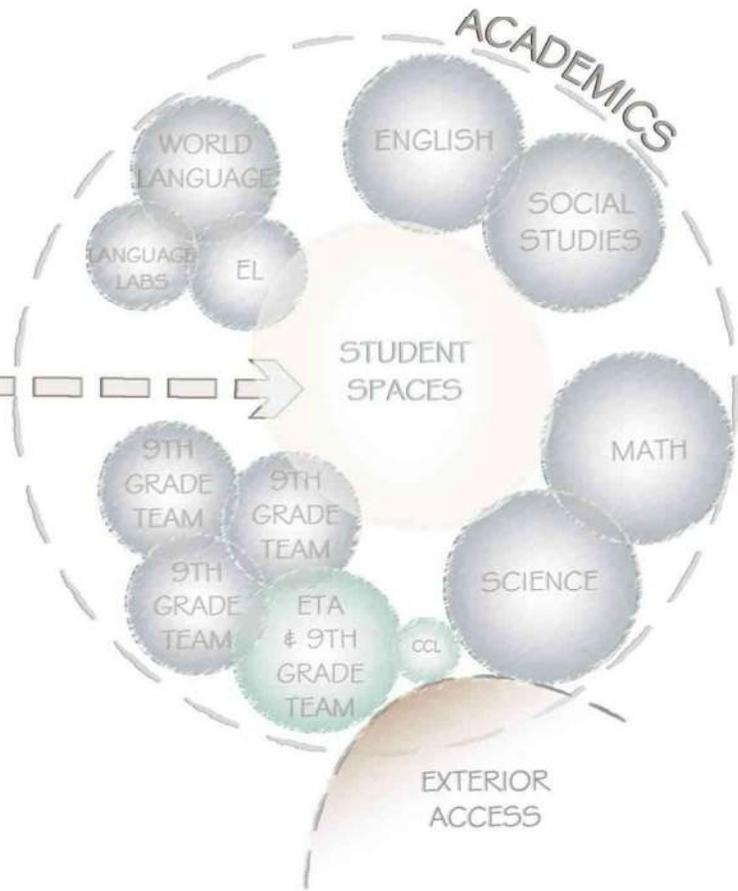




# 1 COMMUNITY RESOURCE



# 2 CLUSTERS OF LEARNING



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

# 3 CAREER PATHWAYS

**4 EXTERIOR CONNECTIONS**  
 421, 858 Gross Square Feet Required by Proposed Educational Program

DOHERTY SITE: EXISTING



# SITE PLAN: SITE FEATURES

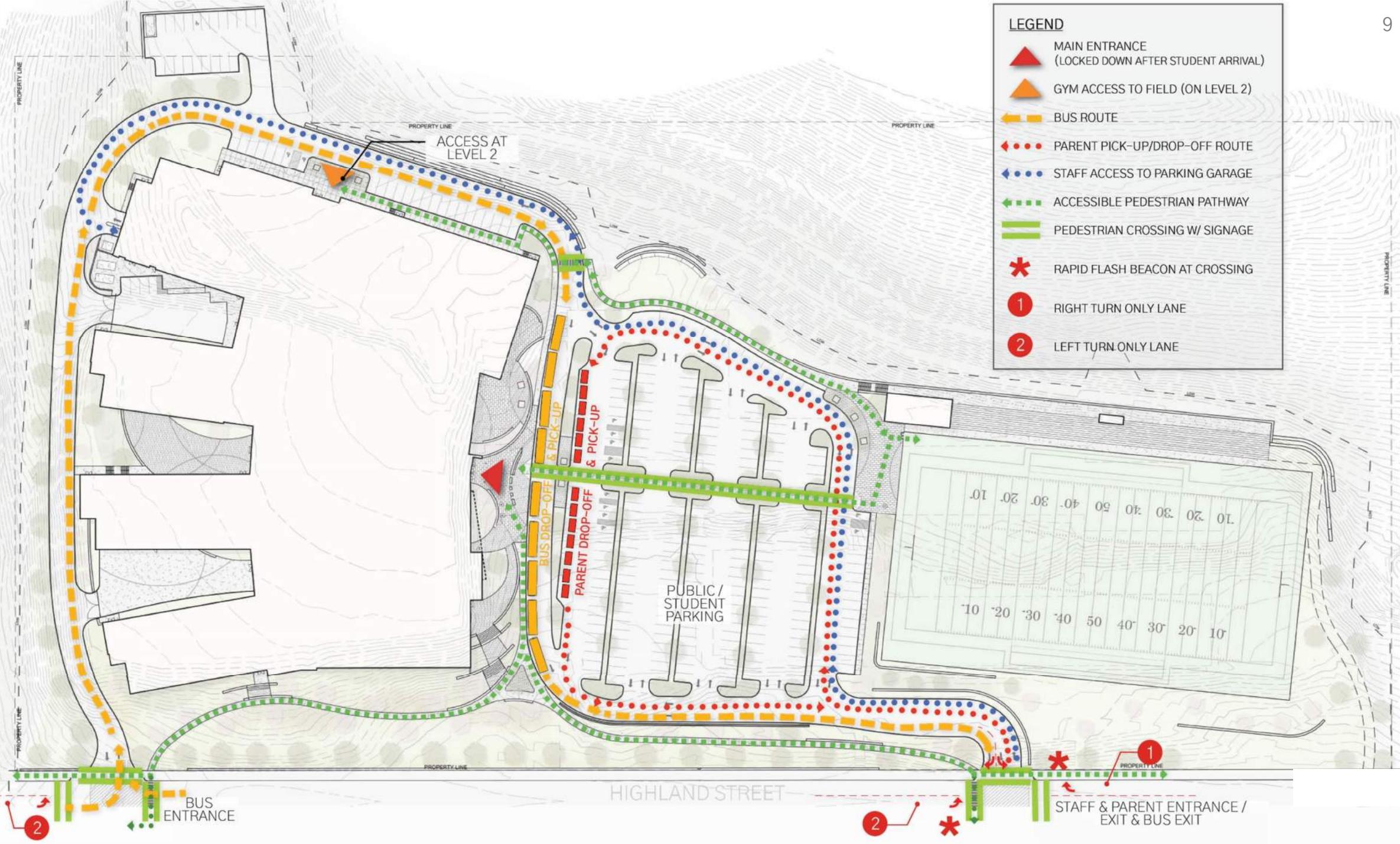
### LEGEND

- 1 VISUAL SCREENING: LANDSCAPED BERMED BUFFER OR SITE SCREENING WALLS
- 2 TIERED VEGETATED RETAINING WALL
- 3 BLEACHERS SET INTO THE SLOPE; RETAINING WALL BEHIND
- 4 ACCESSIBLE PARKS FEATURE TO REMAIN; BEYOND PROPERTY LINE
- 5 REBUILD AND EXTEND EXISTING STONE RETAINING WALL
- OUTLINE OF EXISTING SCHOOL BUILDING
- ROOFTOP SOLAR PANELS (APPROXIMATE LOCATIONS)



HIGHLAND STREET

# SITE PLAN: CIRCULATION



**LEGEND**

- ▲ MAIN ENTRANCE (LOCKED DOWN AFTER STUDENT ARRIVAL)
- ▲ GYM ACCESS TO FIELD (ON LEVEL 2)
- ➡ BUS ROUTE
- ⋯ PARENT PICK-UP/DROP-OFF ROUTE
- ⋯ STAFF ACCESS TO PARKING GARAGE
- ⋯ ACCESSIBLE PEDESTRIAN PATHWAY
- ▬ PEDESTRIAN CROSSING W/ SIGNAGE
- \* RAPID FLASH BEACON AT CROSSING
- ① RIGHT TURN ONLY LANE
- ② LEFT TURN ONLY LANE

PROPERTY LINE  
ACCESS AT LEVEL 2

HIGHLAND STREET

BUS ENTRANCE

PUBLIC / STUDENT PARKING

STAFF & PARENT ENTRANCE / EXIT & BUS EXIT

BUS DROP-OFF & PICK-UP

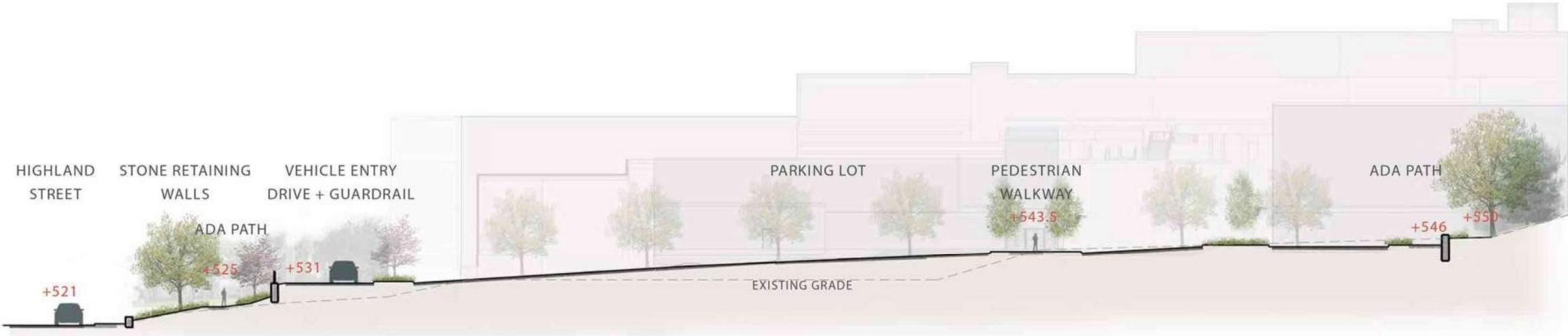
PARENT DROP-OFF

& PICK-UP

SITE SECTIONS

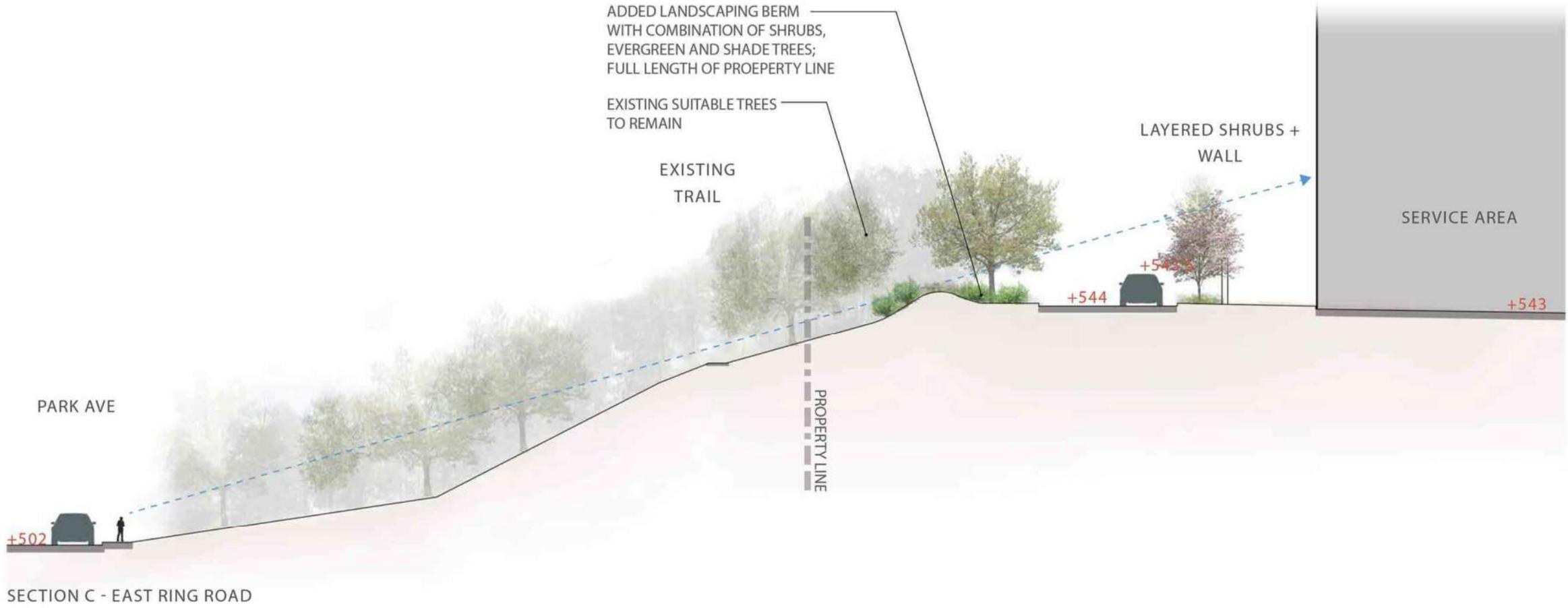


SITE SECTION A - FIELD AND BLEACHERS



SITE SECTION B - MAIN PARKING LOT

SITE SECTIONS



SECTION C - EAST RING ROAD

# PHASE 1 – EXISTING SITE ENABLING WORK

## SCOPE:

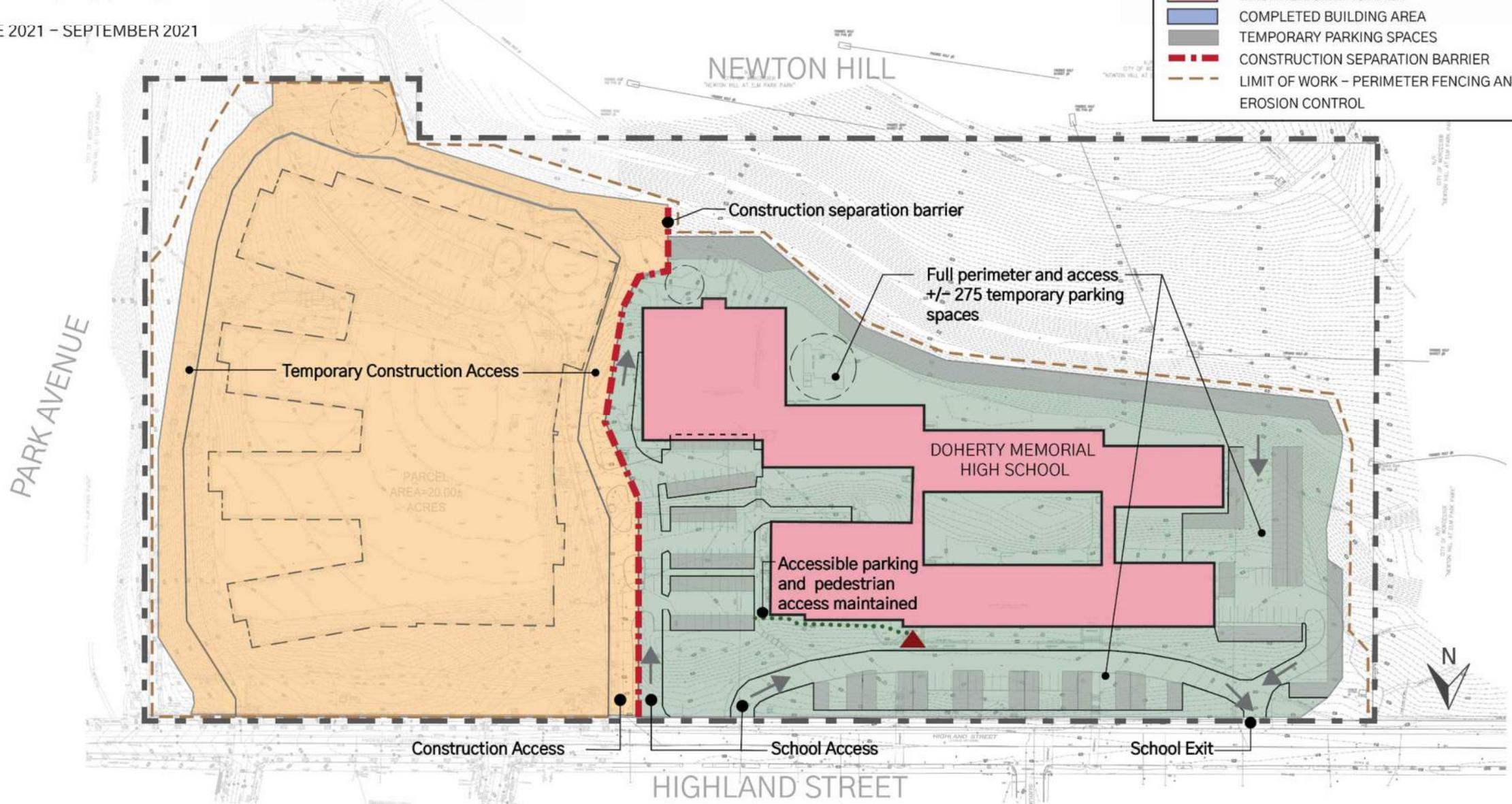
- Install perimeter fencing and erosion control
- Install construction separation barrier between existing school and construction site
- Install temporary parking, access road, and signage around existing school

JUNE 2021 – SEPTEMBER 2021

## NEW CONSTRUCTION – SITE PHASING PLANS

LEGEND	
	CM WORK AREA
	OWNER OCCUPIED AREA
	EXISTING BUILDING AREA
	COMPLETED BUILDING AREA
	TEMPORARY PARKING SPACES
	CONSTRUCTION SEPARATION BARRIER
	LIMIT OF WORK – PERIMETER FENCING AND EROSION CONTROL

SITE PLAN & PHASING



# PHASE 2 – BUILDING CONSTRUCTION

## SCOPE:

- Maintain separation of existing school and construction site
- Construct new school building
- Prepare for moving to the new school and demolition of the existing school

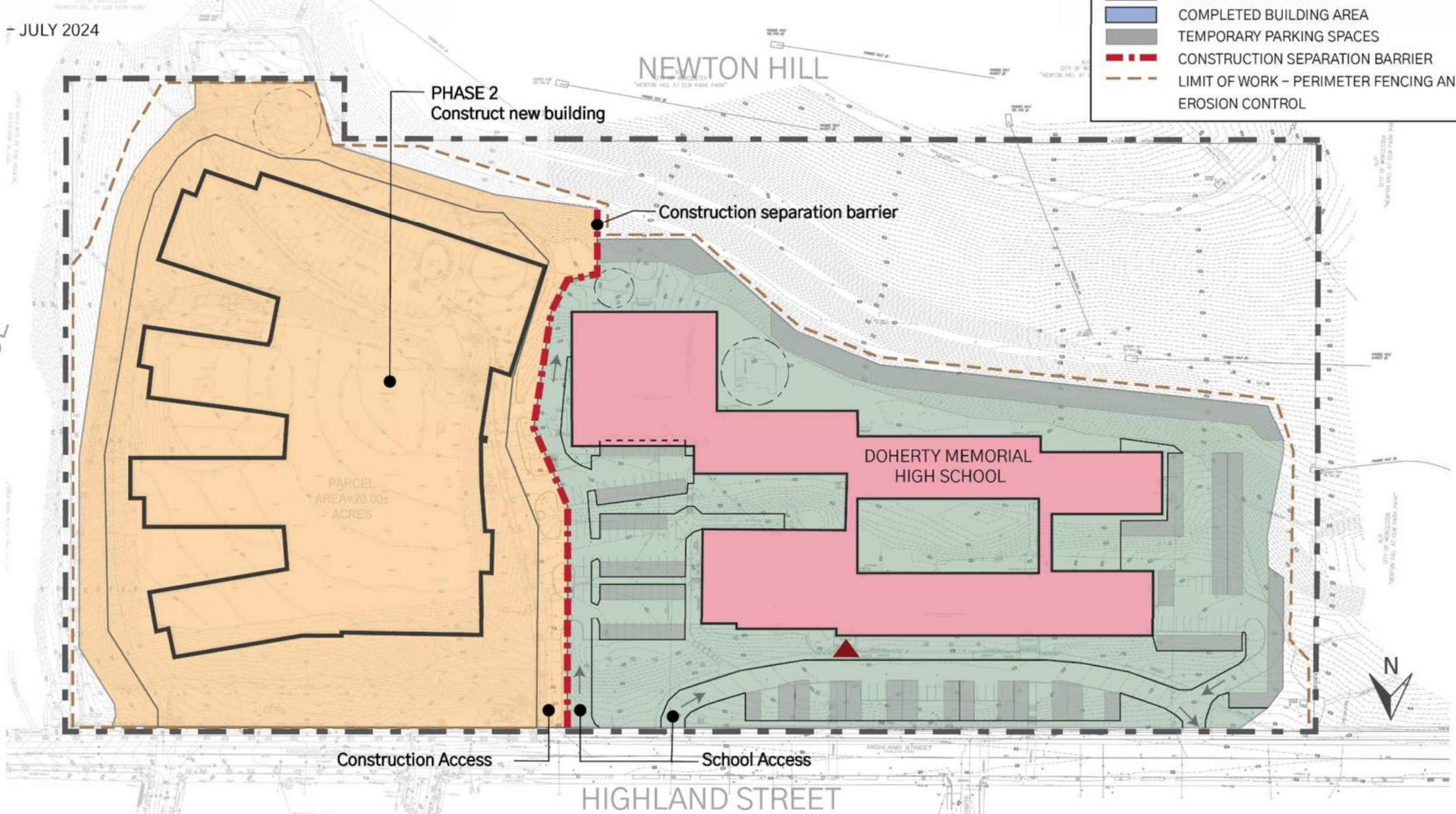
OCTOBER 2021 – JULY 2024

## NEW CONSTRUCTION – SITE PHASING PLANS

LEGEND	
	CM WORK AREA
	OWNER OCCUPIED AREA
	EXISTING BUILDING AREA
	COMPLETED BUILDING AREA
	TEMPORARY PARKING SPACES
	CONSTRUCTION SEPARATION BARRIER
	LIMIT OF WORK – PERIMETER FENCING AND EROSION CONTROL

SITE PLAN & PHASING

PARK AVENUE



Construction Access

School Access

HIGHLAND STREET

PARCEL AREA=20.00± ACRES

PHASE 2 Construct new building

Construction separation barrier

DOHERTY MEMORIAL HIGH SCHOOL



# PHASE 3 – EXISTING BUILDING DEMOLITION & SITE CONSTRUCTION

## NEW CONSTRUCTION – SITE PHASING PLANS

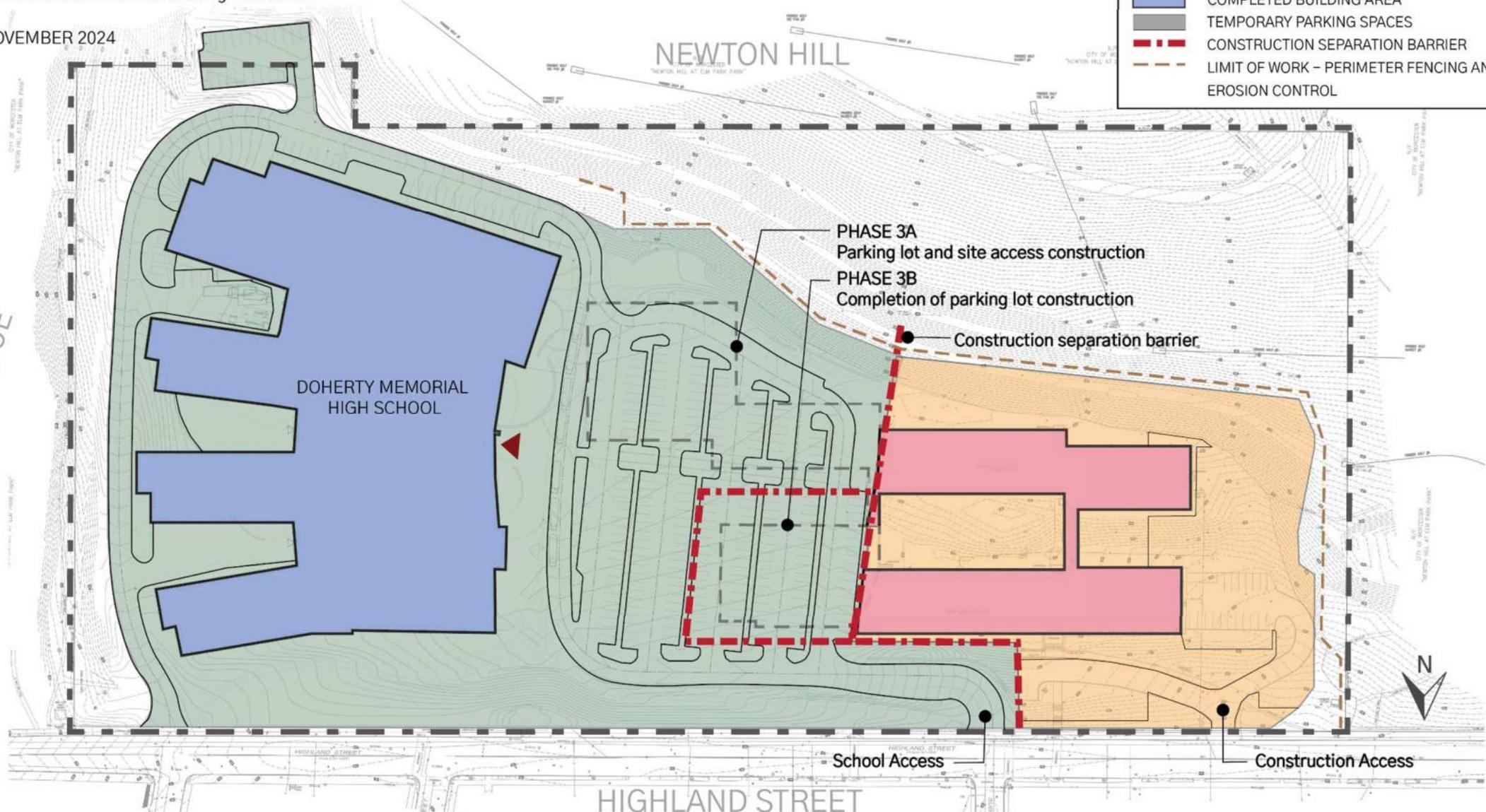
LEGEND	
	CM WORK AREA
	OWNER OCCUPIED AREA
	EXISTING BUILDING AREA
	COMPLETED BUILDING AREA
	TEMPORARY PARKING SPACES
	CONSTRUCTION SEPARATION BARRIER
	LIMIT OF WORK – PERIMETER FENCING AND EROSION CONTROL

### SCOPE:

- Maintain separation of new school and construction site
- Phase 3A: Abate and demolish the existing gymnasium and academic building
- Construct parking and access for use by student school year 2024
- Phase 3B: Abate and demolish the existing auditorium

JULY 2024 – NOVEMBER 2024

PARK AVENUE



NEWTON HILL

DOHERTY MEMORIAL HIGH SCHOOL

PHASE 3A  
Parking lot and site access construction

PHASE 3B  
Completion of parking lot construction

Construction separation barrier.

School Access

Construction Access

HIGHLAND STREET

SITE PLAN & PHASING

# PHASE 4 – SITE CONSTRUCTION

## SCOPE:

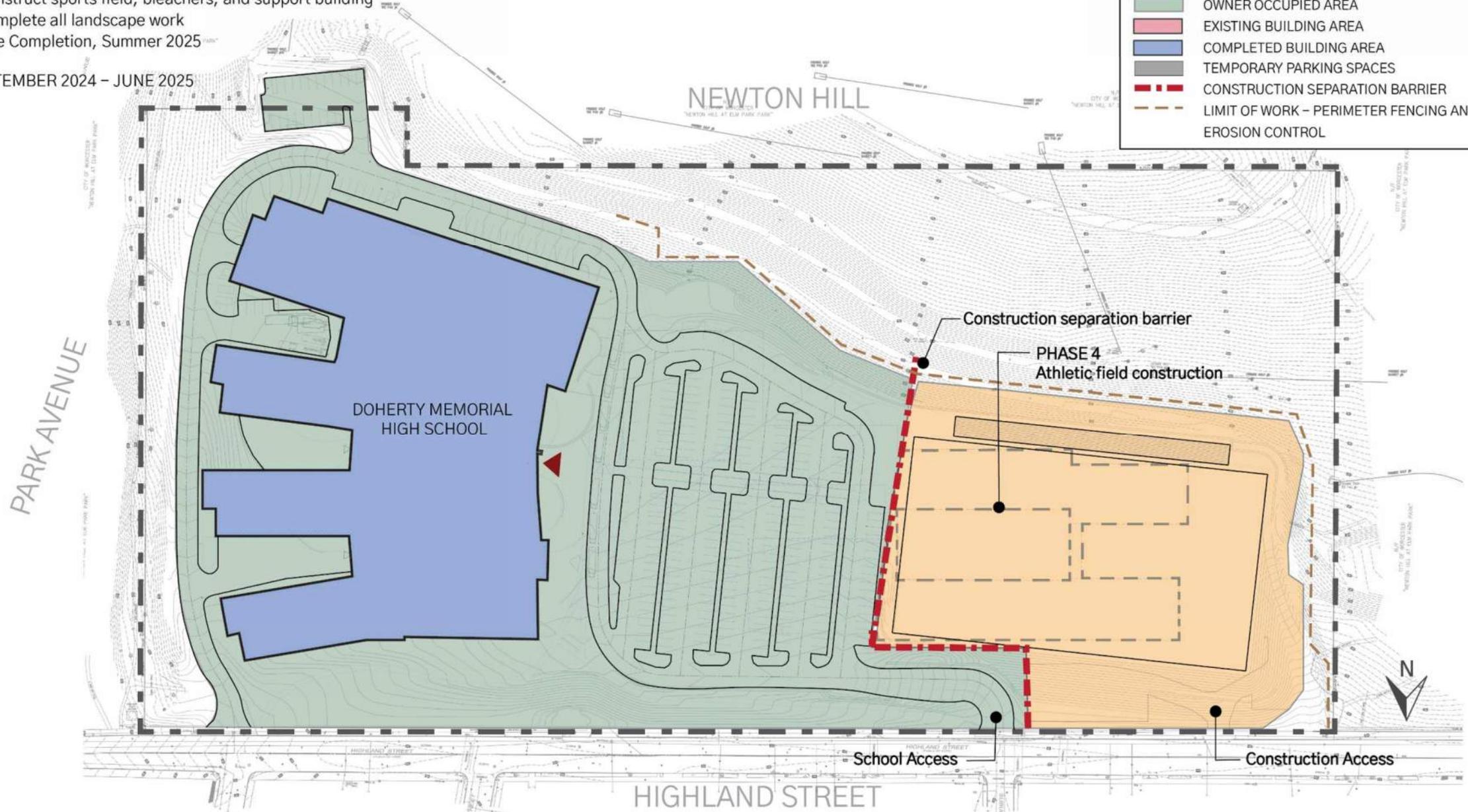
- Phase 4: Abate and demolish the remainder of the existing school
- Construct sports field, bleachers, and support building
- Complete all landscape work
- Site Completion, Summer 2025

SEPTEMBER 2024 – JUNE 2025

## NEW CONSTRUCTION – SITE PHASING PLANS

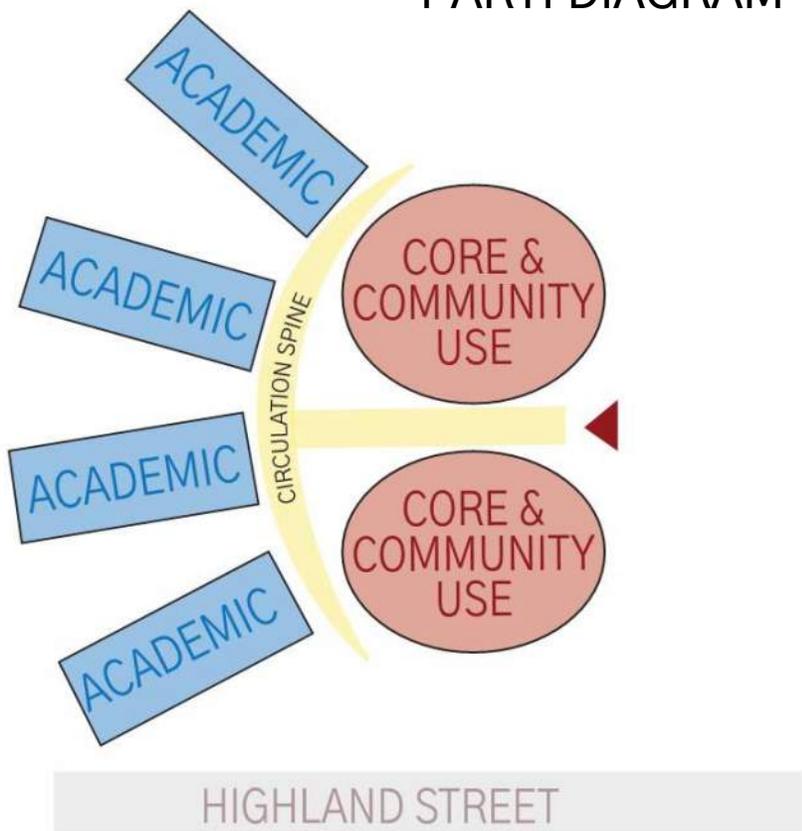
LEGEND	
	CM WORK AREA
	OWNER OCCUPIED AREA
	EXISTING BUILDING AREA
	COMPLETED BUILDING AREA
	TEMPORARY PARKING SPACES
	CONSTRUCTION SEPARATION BARRIER
	LIMIT OF WORK – PERIMETER FENCING AND EROSION CONTROL

SITE PLAN & PHASING



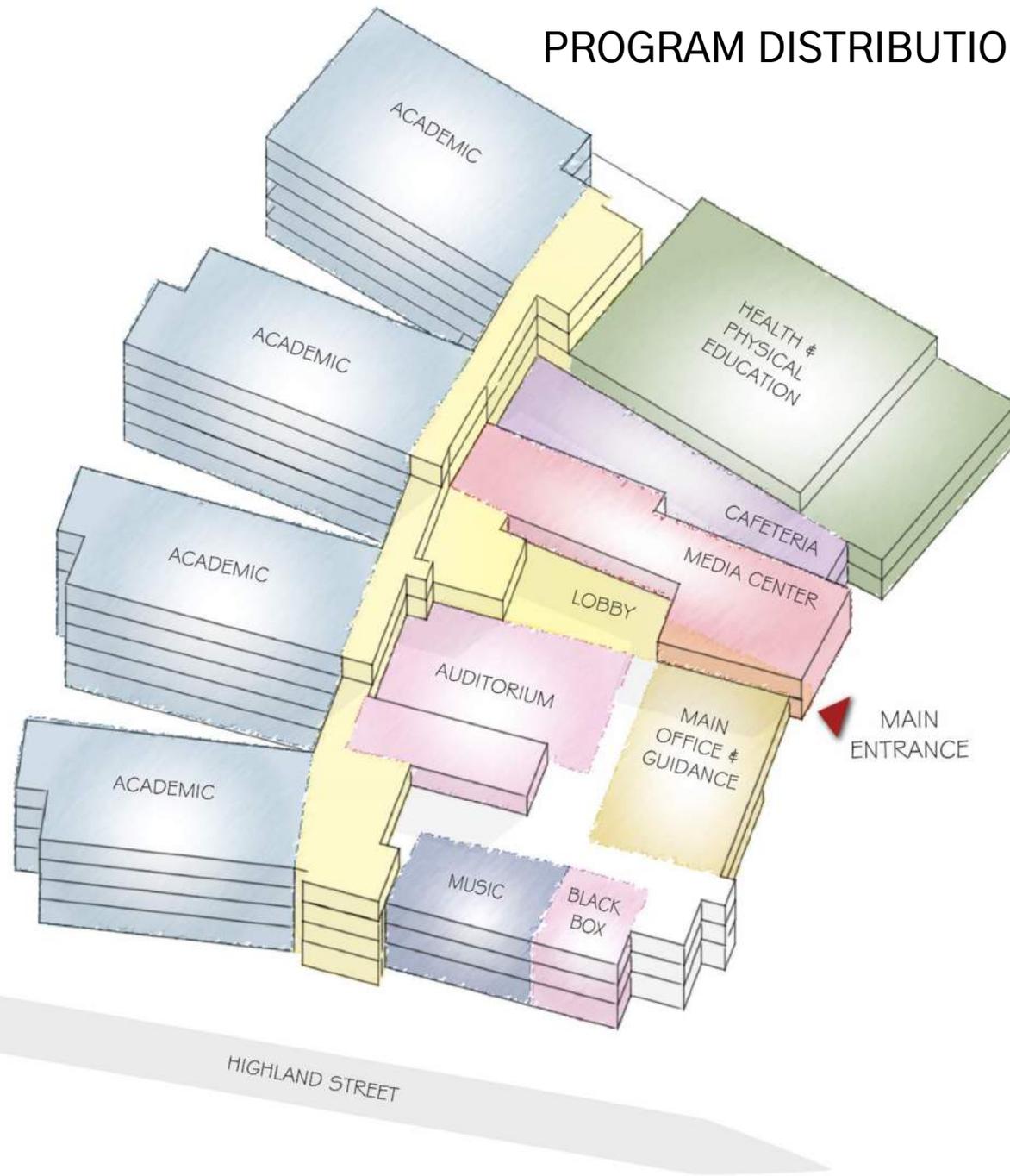
PARTI DIAGRAM

PROGRAM DISTRIBUTION



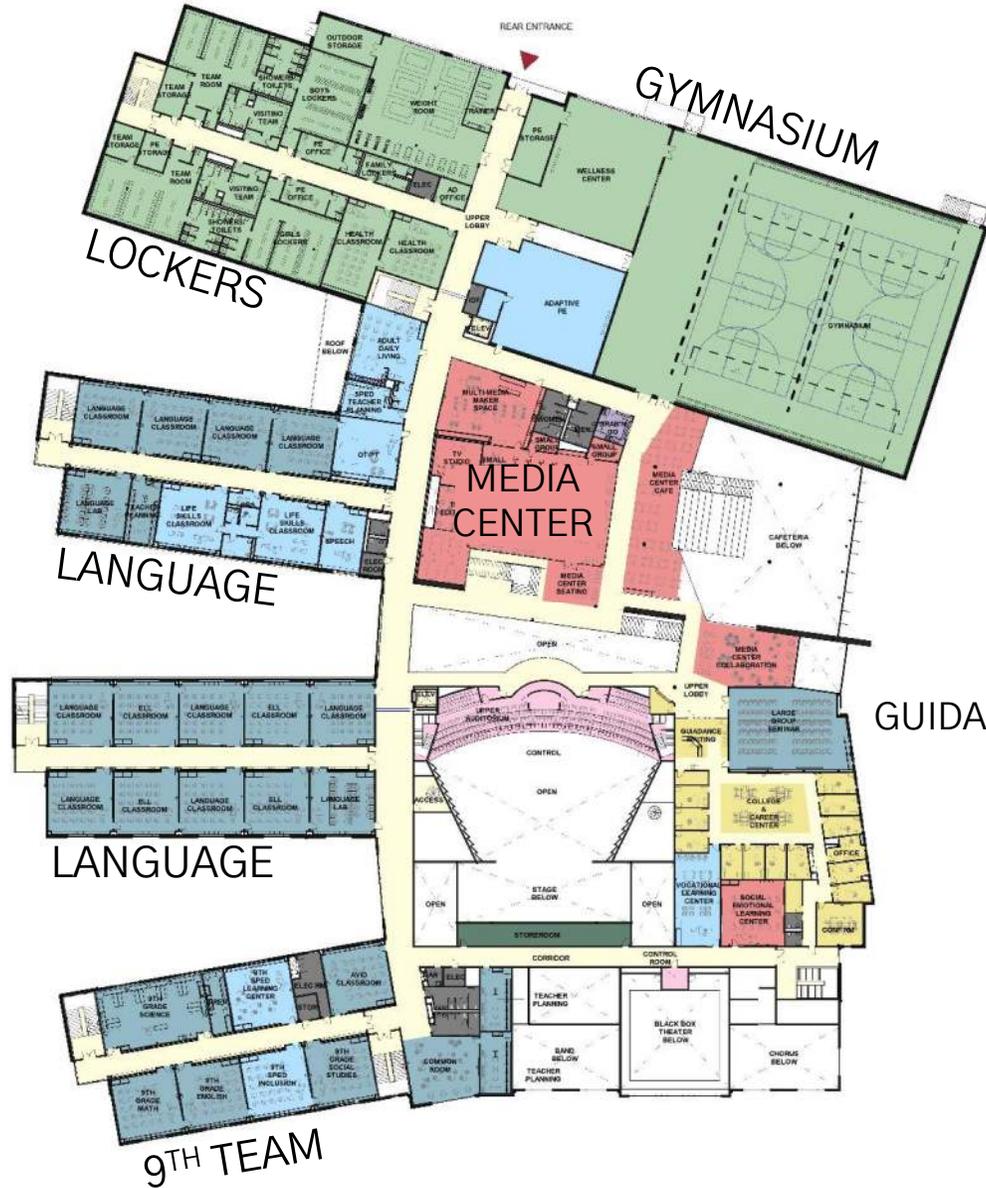
LEGEND

- |  |   |
|--|---|
|  CORE ACADEMIC      |  DINING & FOOD SERVICE |
|  MEDIA CENTER       |  HEALTH & PE           |
|  AUDITORIUM / DRAMA |  ADMIN & GUIDANCE      |
|  ART & MUSIC        |  CIRCULATION           |



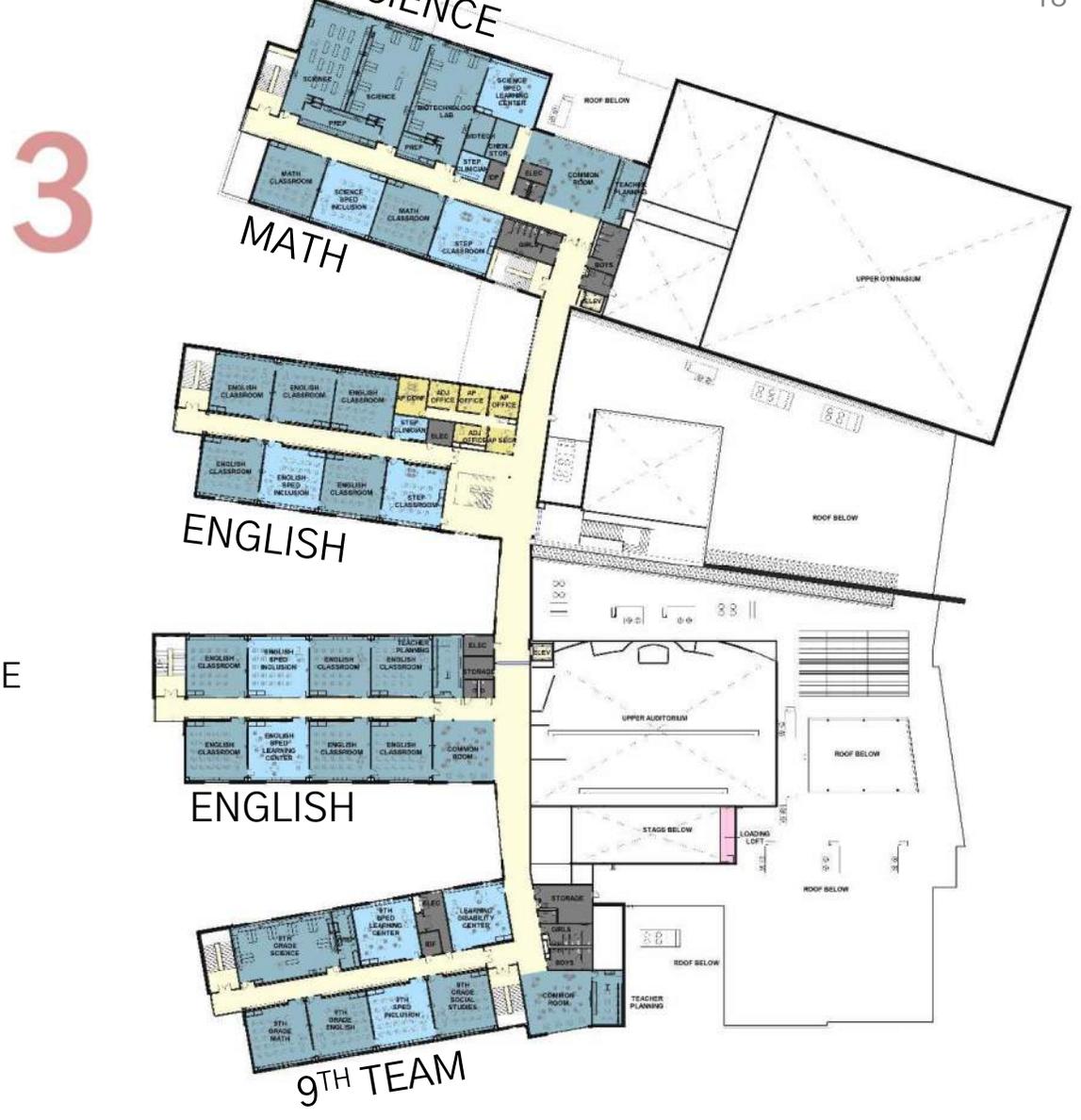


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GYMNASIUM

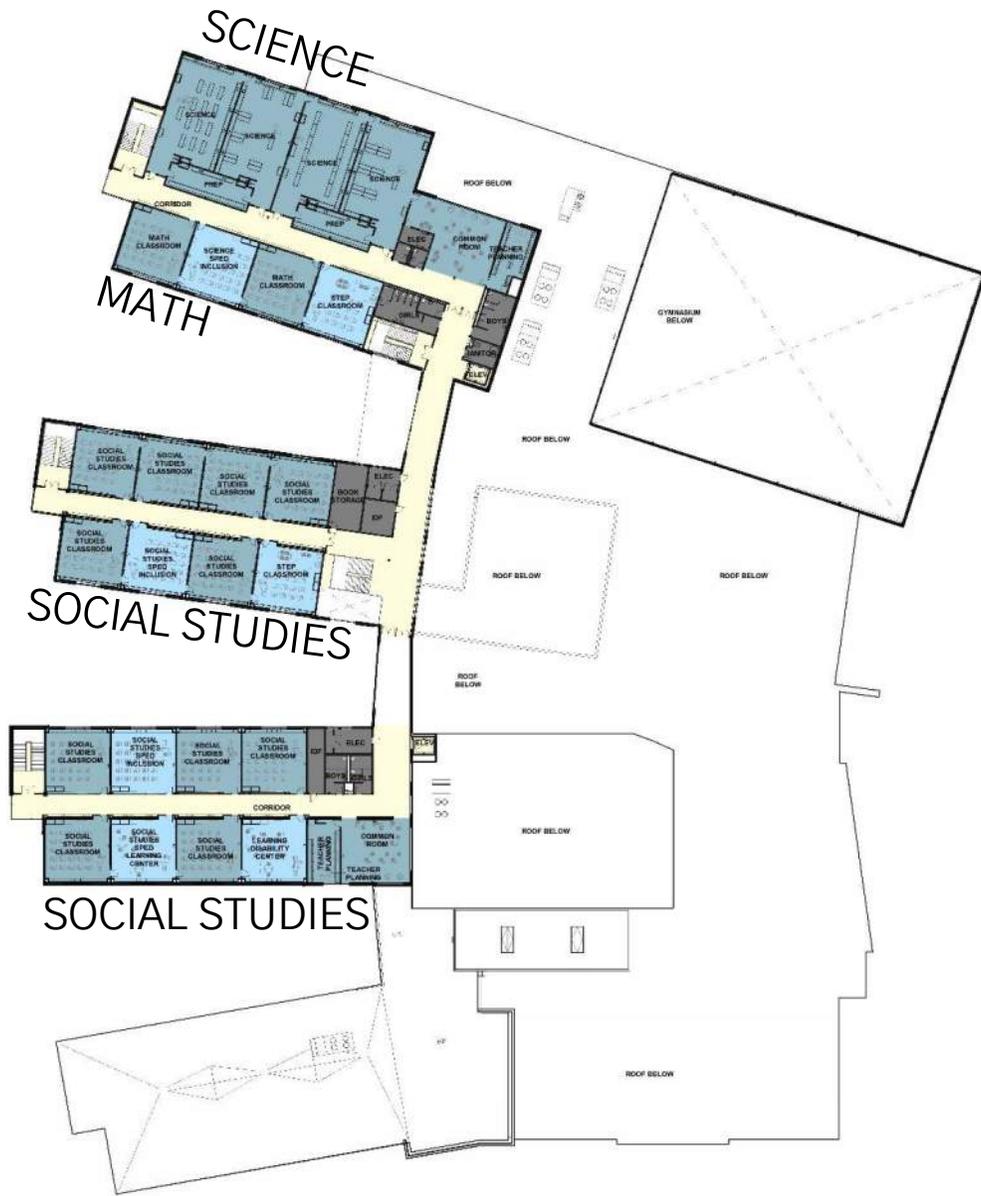
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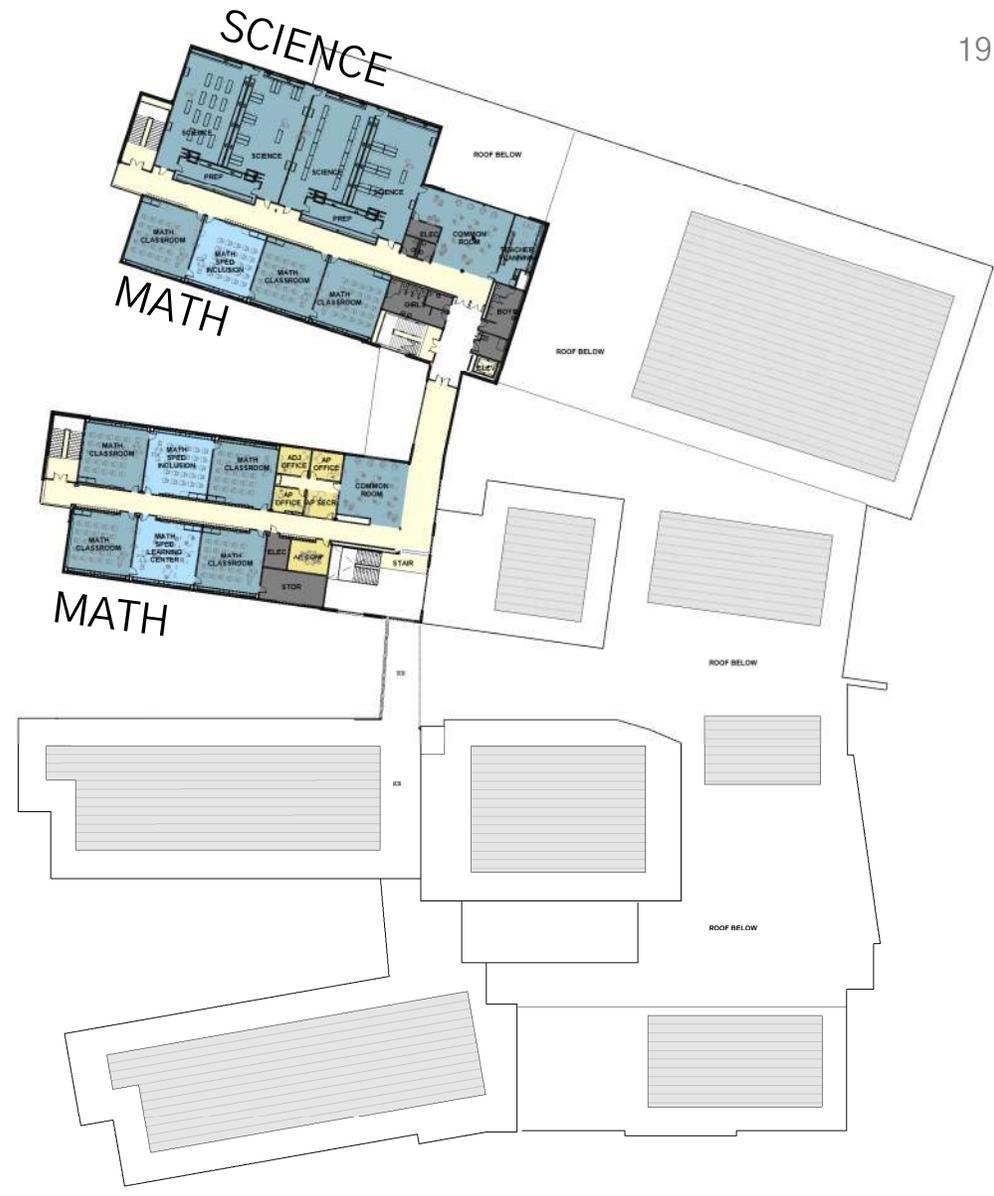
LEGEND

	Academic / Education		Special Education		Art & Music		Vocational / Technical		Health & PE		Media Center		Auditorium / Drama		Exterior Access EL. ~000'-0"
	Dining & Food Service		Medical		Admin. & Guidance		Custodial & Maintenance		Other		Circulation		Non-Programmed Spaces		

4



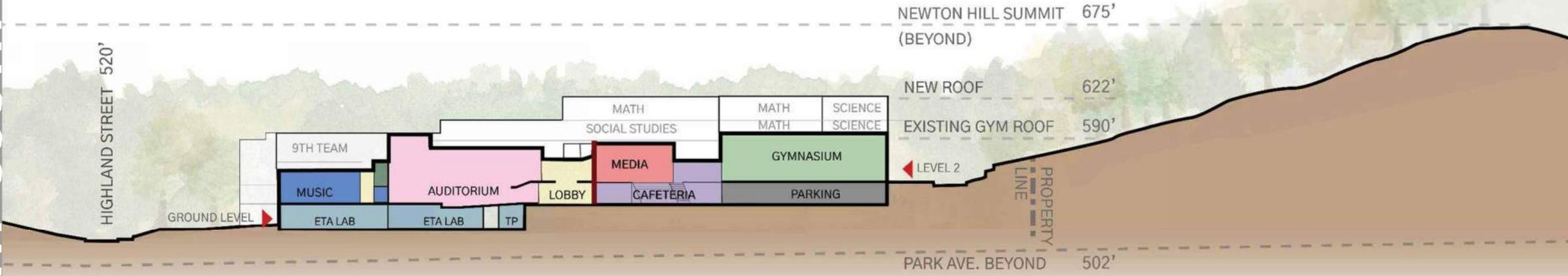
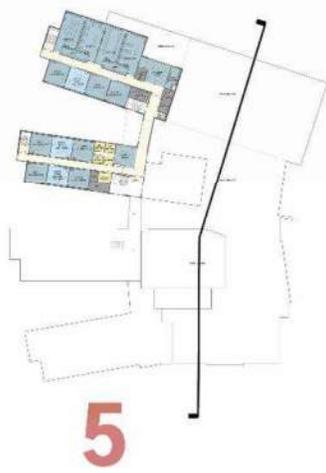
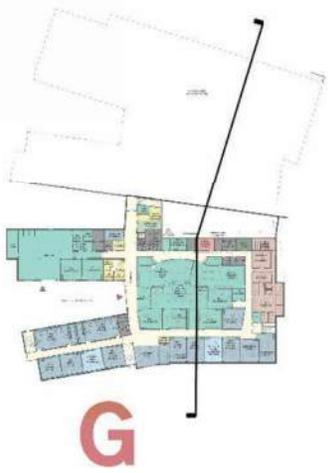
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LEGEND

 Academic / Education	 Special Education	 Art & Music	 Vocational / Technical	 Health & PE	 Media Center	 Auditorium / Drama	 Exterior Access
 Dining & Food Service	 Medical	 Admin. & Guidance	 Custodial & Maintenance	 Other	 Circulation	 Non-Programmed Spaces	 Exterior Access EL. ~000'-0"

NORTH-SOUTH SECTION



# LEED V.4 Building Design & Construction: SCHOOLS



**INTEGRATIVE PROCESS**  
Encouraging cross discipline collaboration



**LOCATION & TRANSPORTATION**  
Access to variety of transport and/or credit for constrained sites



**MATERIALS & RESOURCES**  
Using sustainable materials & reducing waste



**WATER EFFICIENCY**  
Smart use and reuse of water



**ENERGY & ATMOSPHERE**  
Energy Performance



**SUSTAINABLE SITES**  
Minimising impact on ecosystems & water resources



**INDOOR ENVIRONMENT**  
Indoor air quality & access to natural light & views



**INNOVATION**

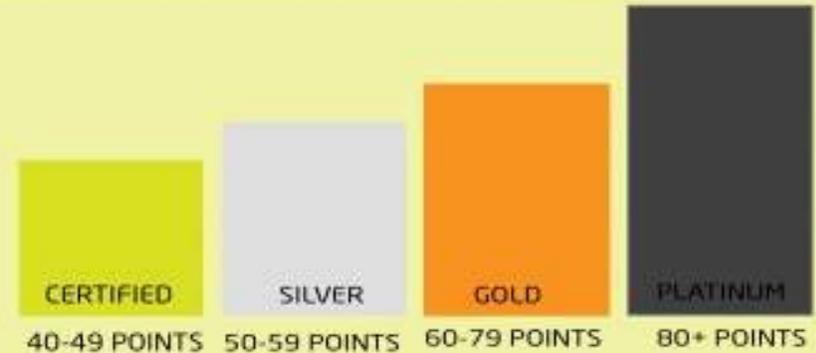


**REGIONAL PRIORITY**  
Geographic environmental priorities

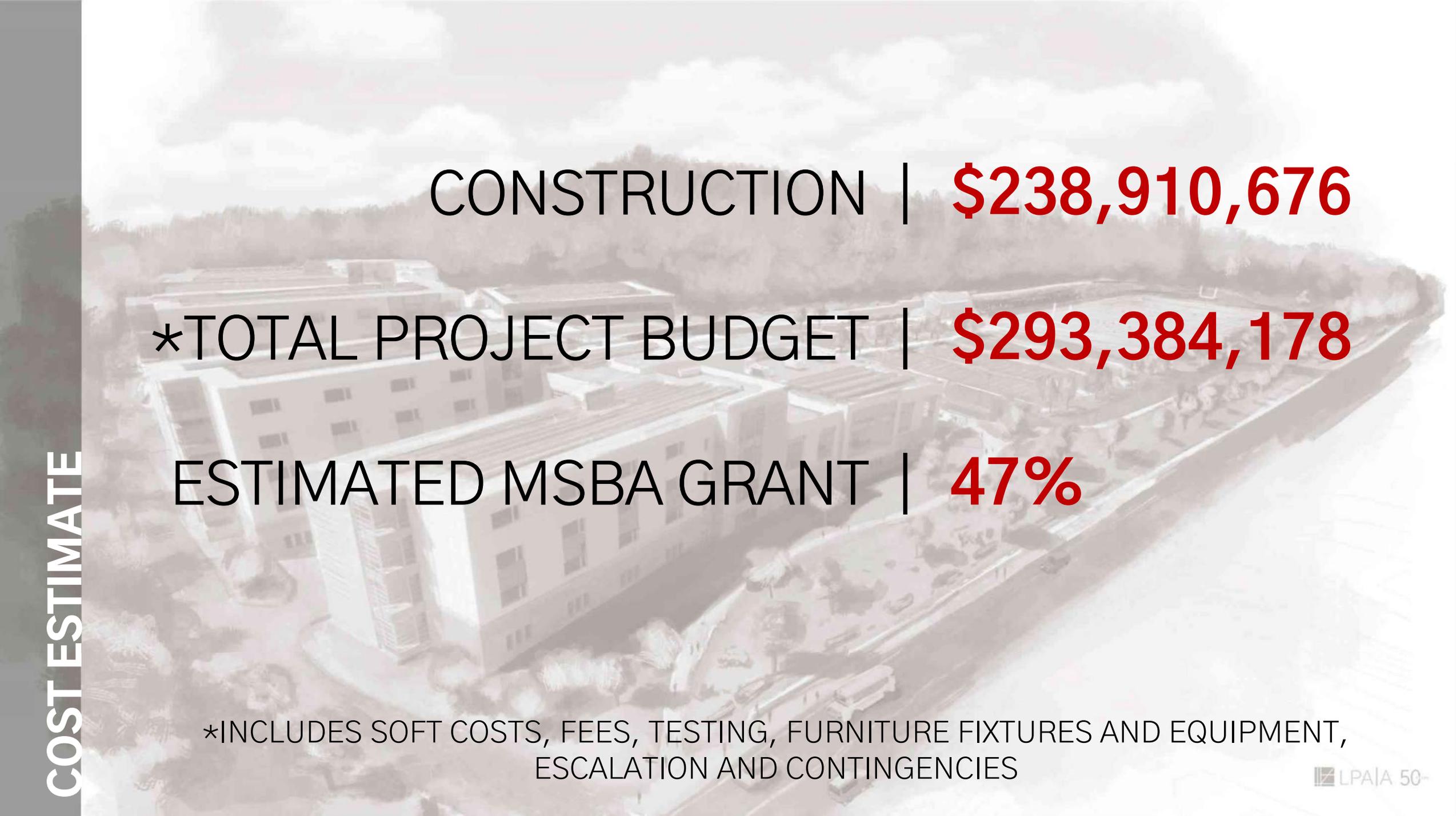


LEED is administered by the US Green Building Council.  
For information on the scheme go to [www.usgbc.com](http://www.usgbc.com)

## The Ratings



- Optimize Energy Performance
- Indoor Water Use Reduction
- Renewable Energy Production
- Heat Island Reduction
- Low Emitting & Sustainable Materials
- Improved Indoor Air Quality
- Enhanced Building and Envelope Commissioning



CONSTRUCTION | **\$238,910,676**

\*TOTAL PROJECT BUDGET | **\$293,384,178**

ESTIMATED MSBA GRANT | **47%**

\*INCLUDES SOFT COSTS, FEES, TESTING, FURNITURE FIXTURES AND EQUIPMENT,  
ESCALATION AND CONTINGENCIES









NEWTON HILL TRAIL: SUMMER



NEWTON HILL SUMMIT: SUMMER





PARK & HIGHLAND: SUMMER



LEFT TURN  
YIELD  
ON GREEN

Park Ave

WEST SOUTH  
9 12  
LEICESTER  
AUBURN

NO  
TURN  
ON RED



ELM PARK: WINTER



**ELM PARK: SUMMER**



ELM PARK: WINTER



ELM PARK: SUMMER



ELM PARK: WINTER



**ELM PARK: SUMMER**





50



SD SUBMISSION TO MSBA | **July 8, 2020**

MSBA BOARD VOTE | **August 26, 2020**

CITY COUNCIL VOTE | **September 2020**

DESIGN DEVELOPMENT SUBMISSION | **March 2021**

NEXT STEPS



Massachusetts School  
Building Authority



# SCHOOL BUILDING COMMITTEE

## QUESTIONS / COMMENTS





Massachusetts School  
Building Authority



# PUBLIC QUESTIONS / COMMENTS



Massachusetts School Building Authority



# SCHOOL BUILDING COMMITTEE VOTE





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Additional Comments/Questions?

[www.lpaa.com/get-in-touch](http://www.lpaa.com/get-in-touch)



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