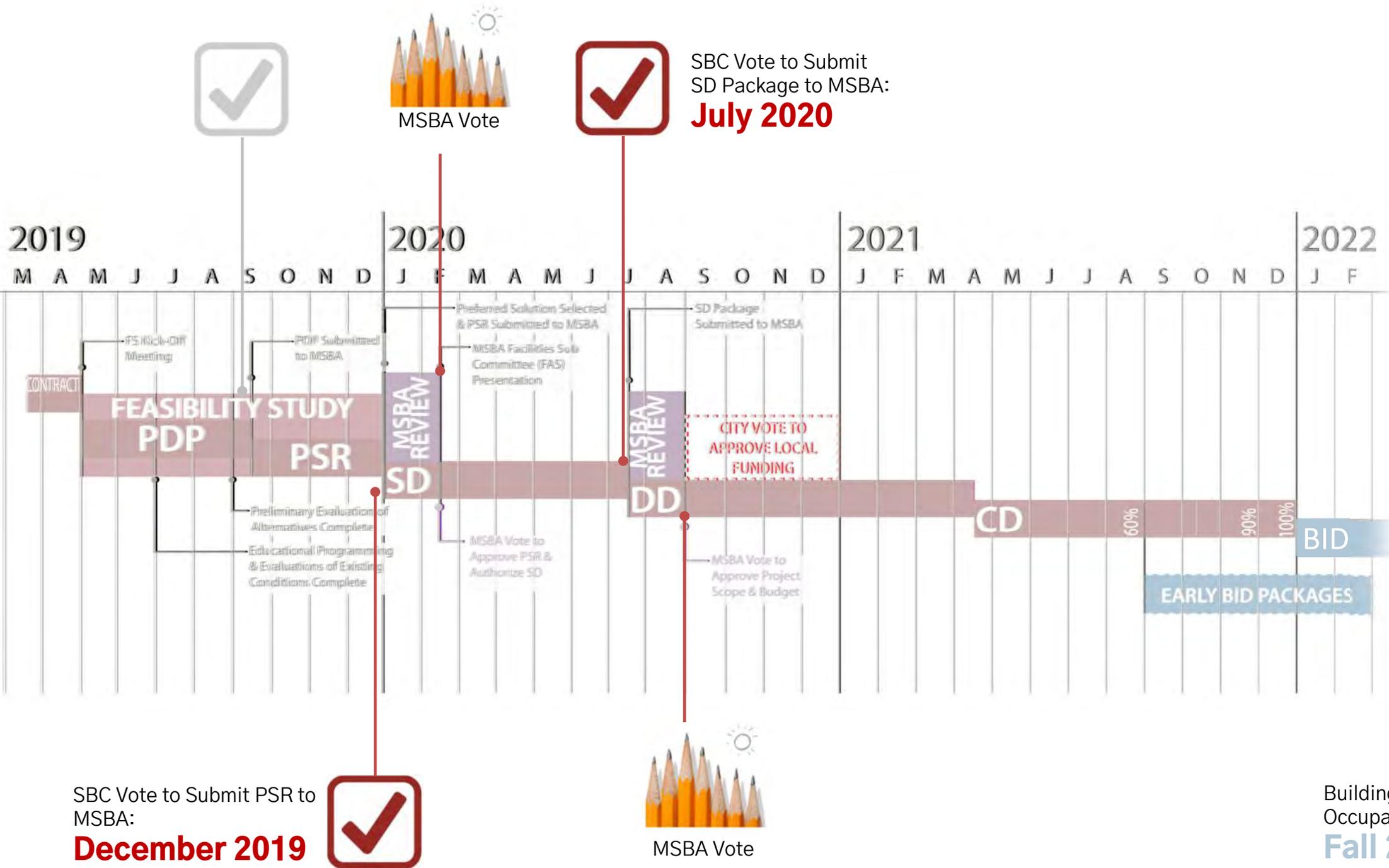




Massachusetts School  
Building Authority



# FEASIBILITY STUDY SCHEDULE



SBC Vote to Submit PSR to MSBA:  
**December 2019**



SBC Vote to Submit SD Package to MSBA:  
**July 2020**



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**

## **ALL SITES**

- Construction Impact
- Athletic Fields
- City Parks Use

## **DOHERTY SITE**

- Construction while Occupied
- Park Impact

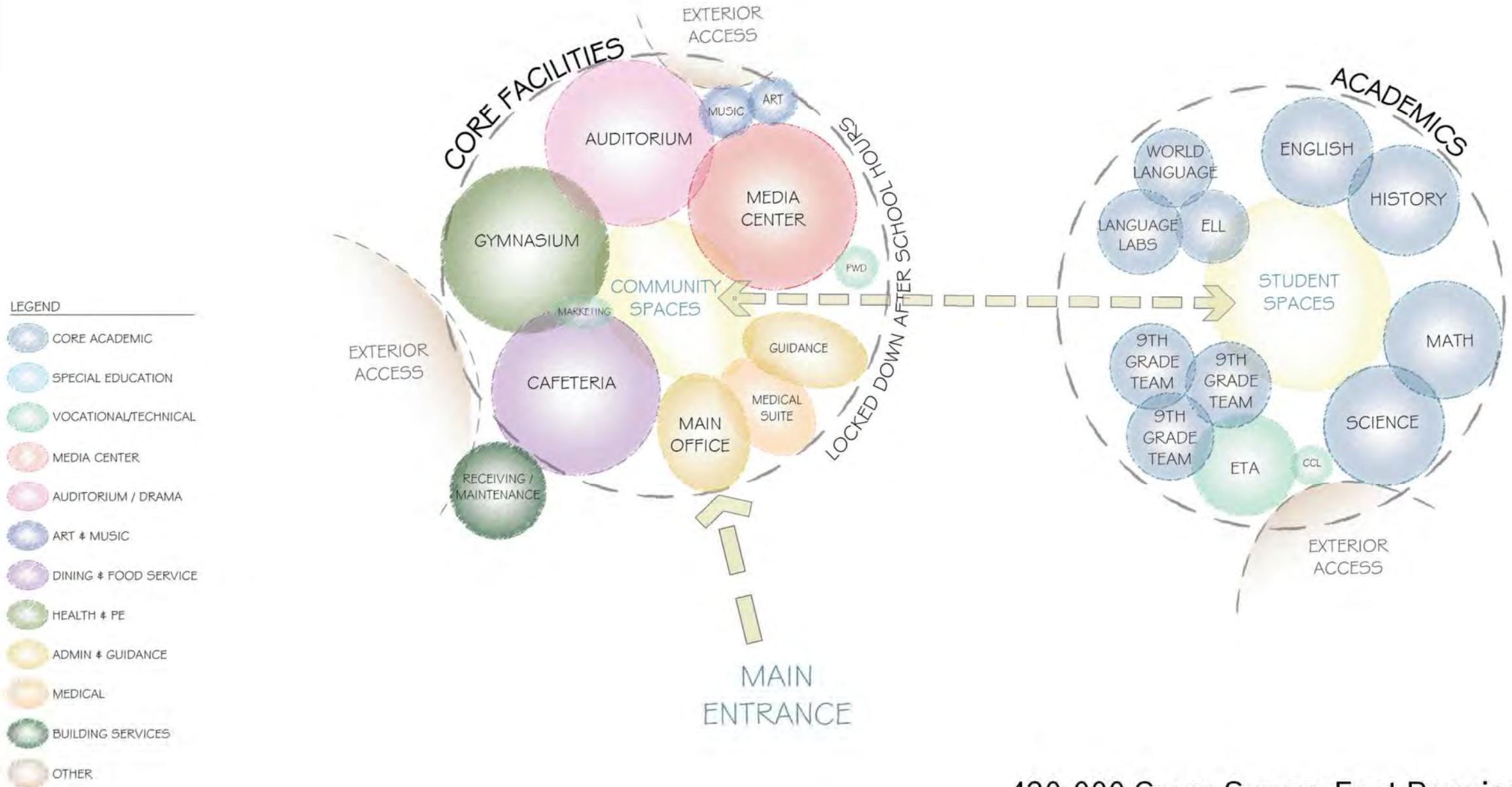
## **FOLEY STADIUM SITE**

- Impact to District Athletics

## **CHANDLER MAGNET SCHOOL SITE**

- Existing School
- Land Acquisition

# BUBBLE DIAGRAMS



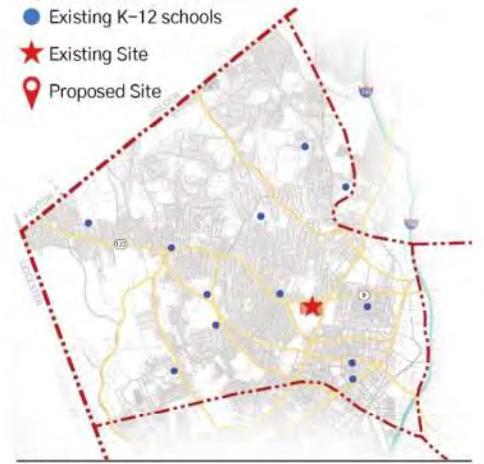
420,000 Gross Square Feet Required by Proposed Educational Program

# DOHERTY SITE: EXISTING



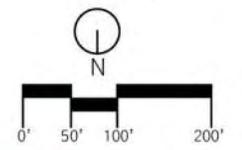
**NOTES:**

**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



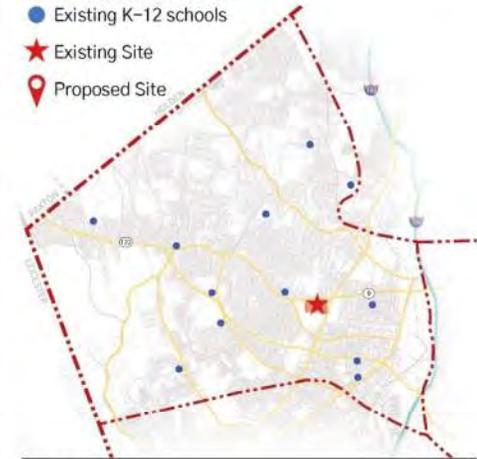
# DOHERTY SITE: CODE UPGRADE



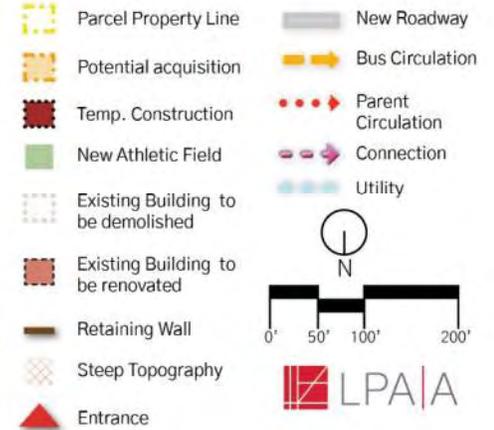
## NOTES:

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

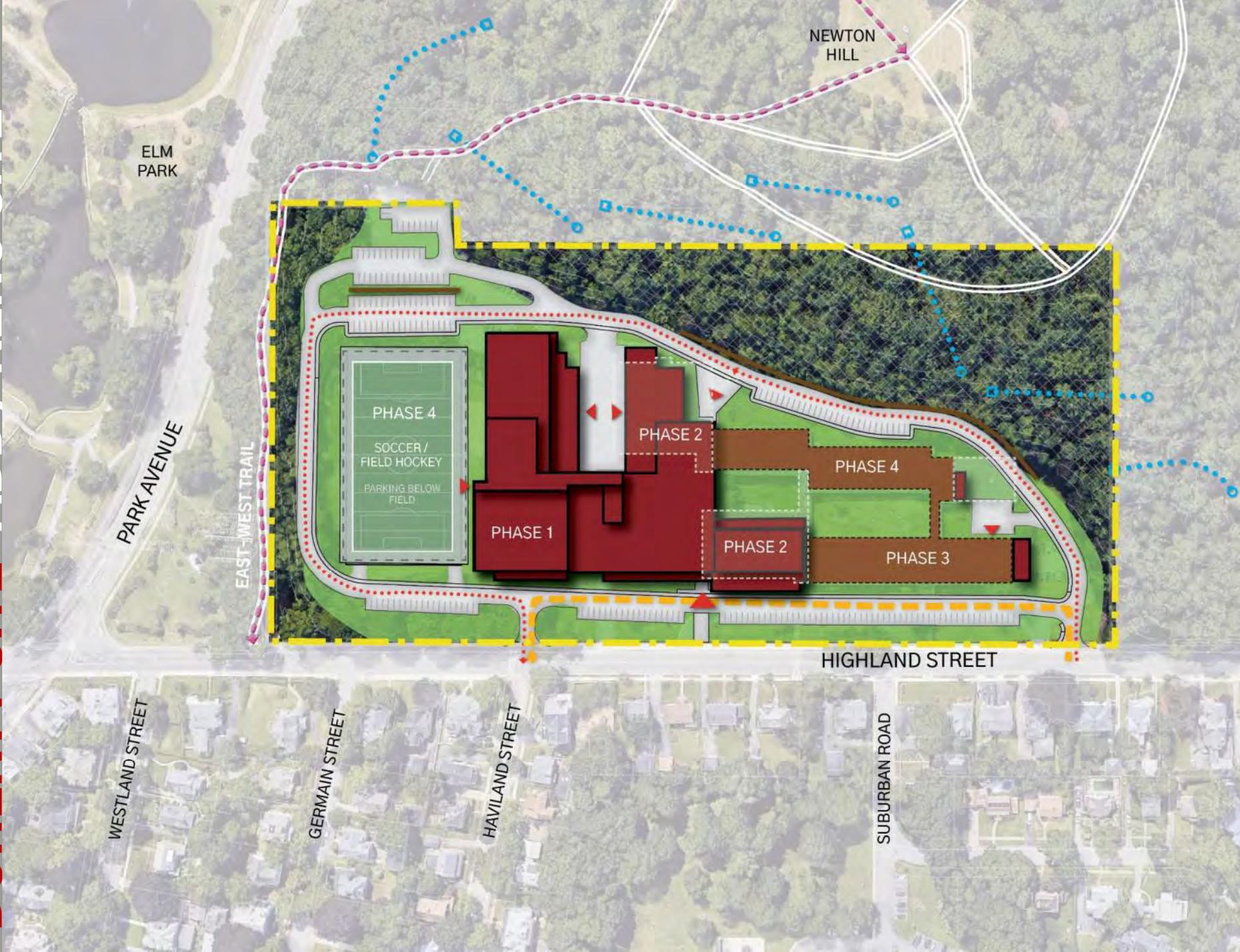
## QUADRANT KEY PLAN:



## LEGEND:



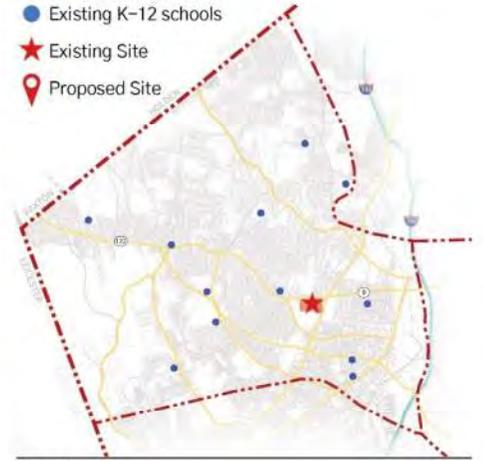
# DOHERTY SITE: ADD / RENO SITE



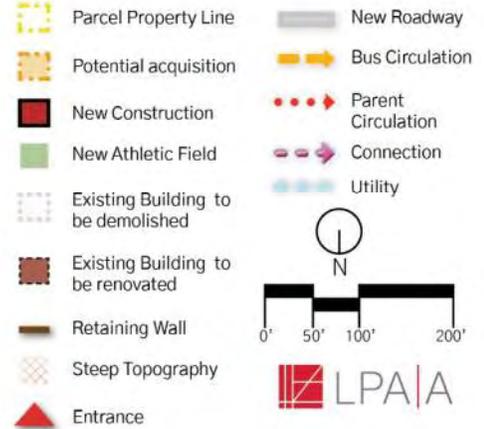
## NOTES:

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

## QUADRANT KEY PLAN:



## LEGEND:



**DOHERTY SITE: ADD / RENO MASS**



FOLEY STADIUM

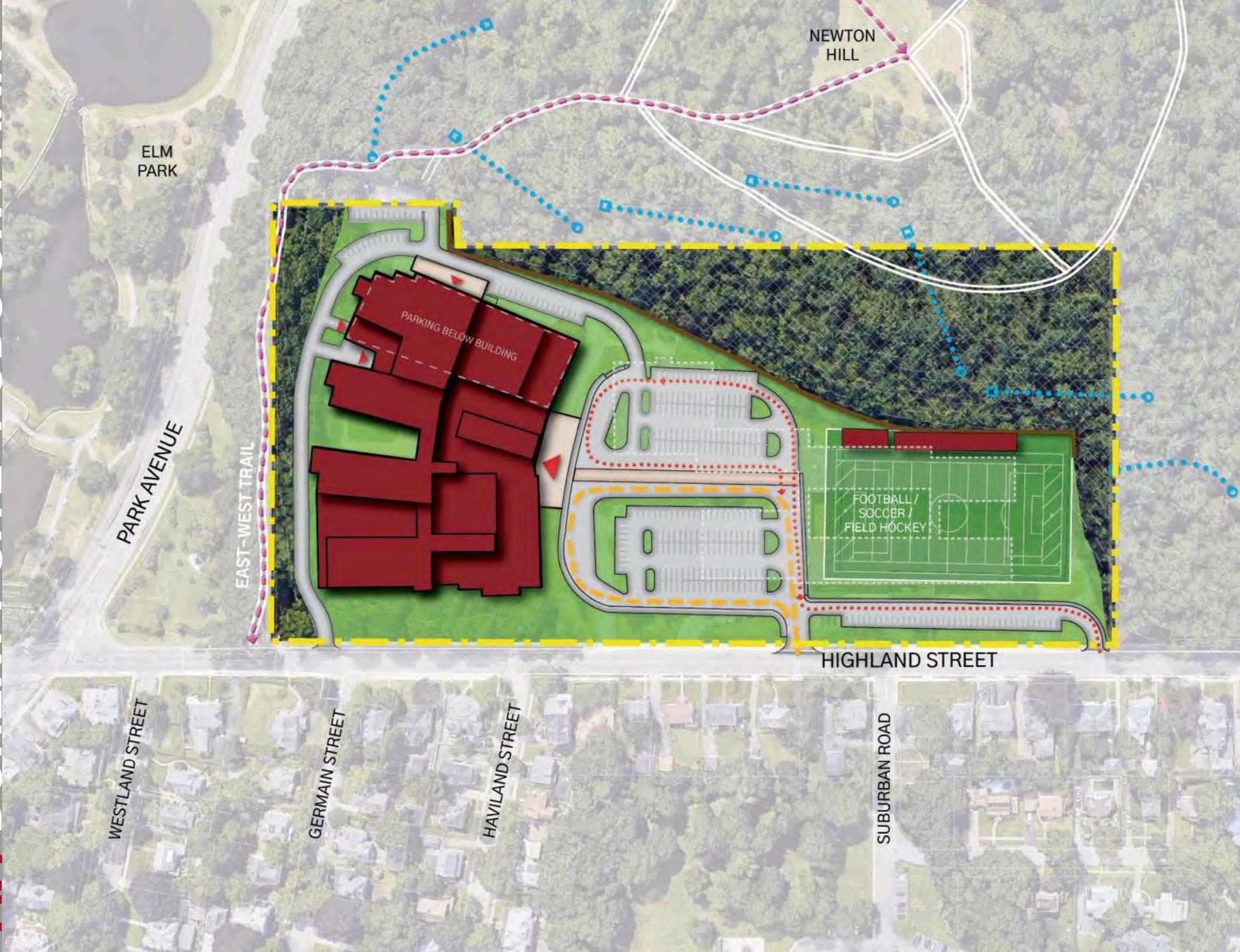
PLEASANT STREET

NEWTON HILL  
AT ELM PARK

PARK AVENUE

HIGHLAND STREET

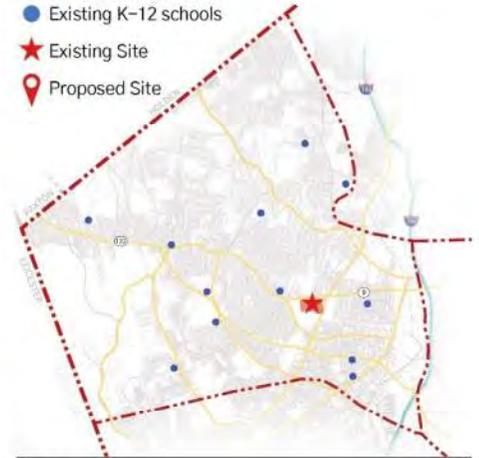
# A.1 DOHERTY SITE: PODS ON PARK



**NOTES:**

- Pod configuration is ideal for views and daylight

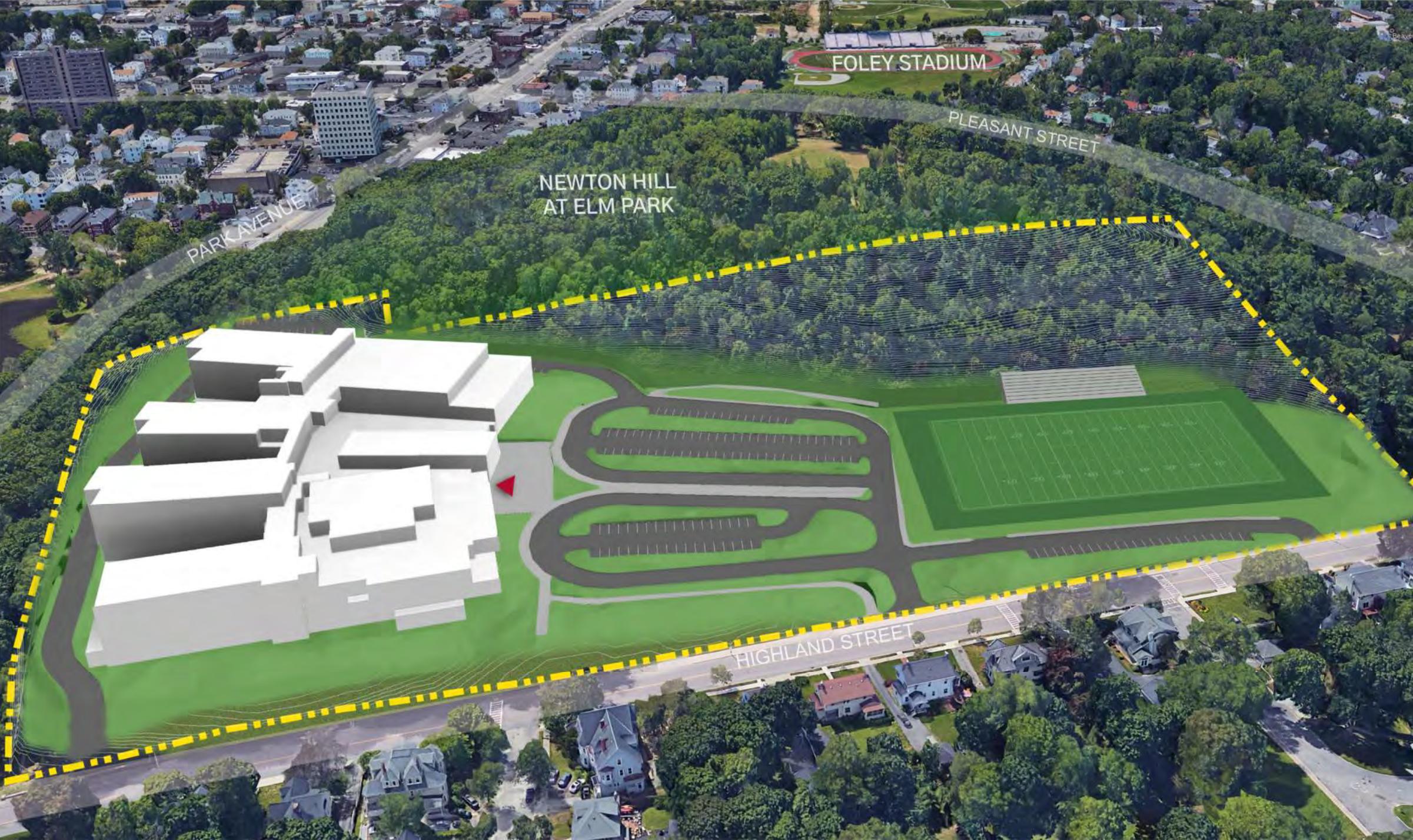
**QUADRANT KEY PLAN:**



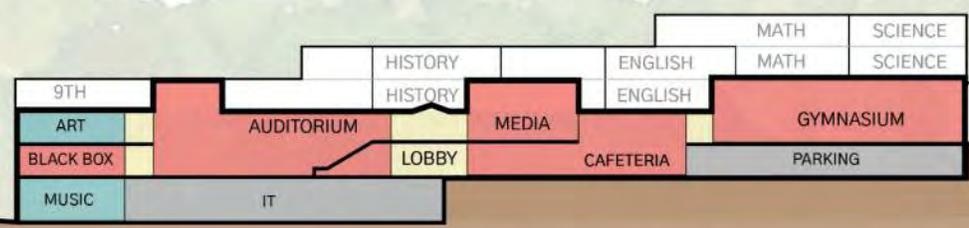
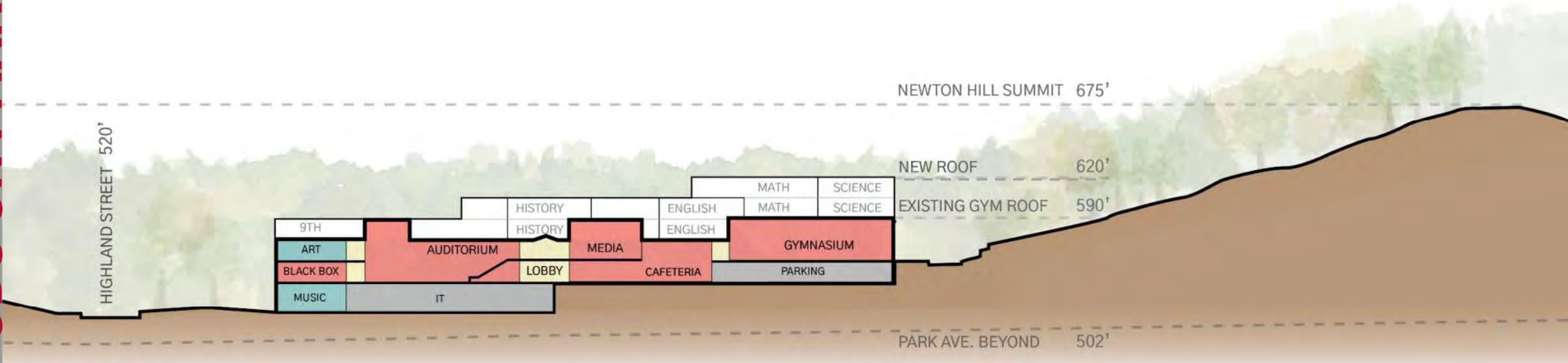
**LEGEND:**

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



# A.1 PODS ON PARK: SECTION



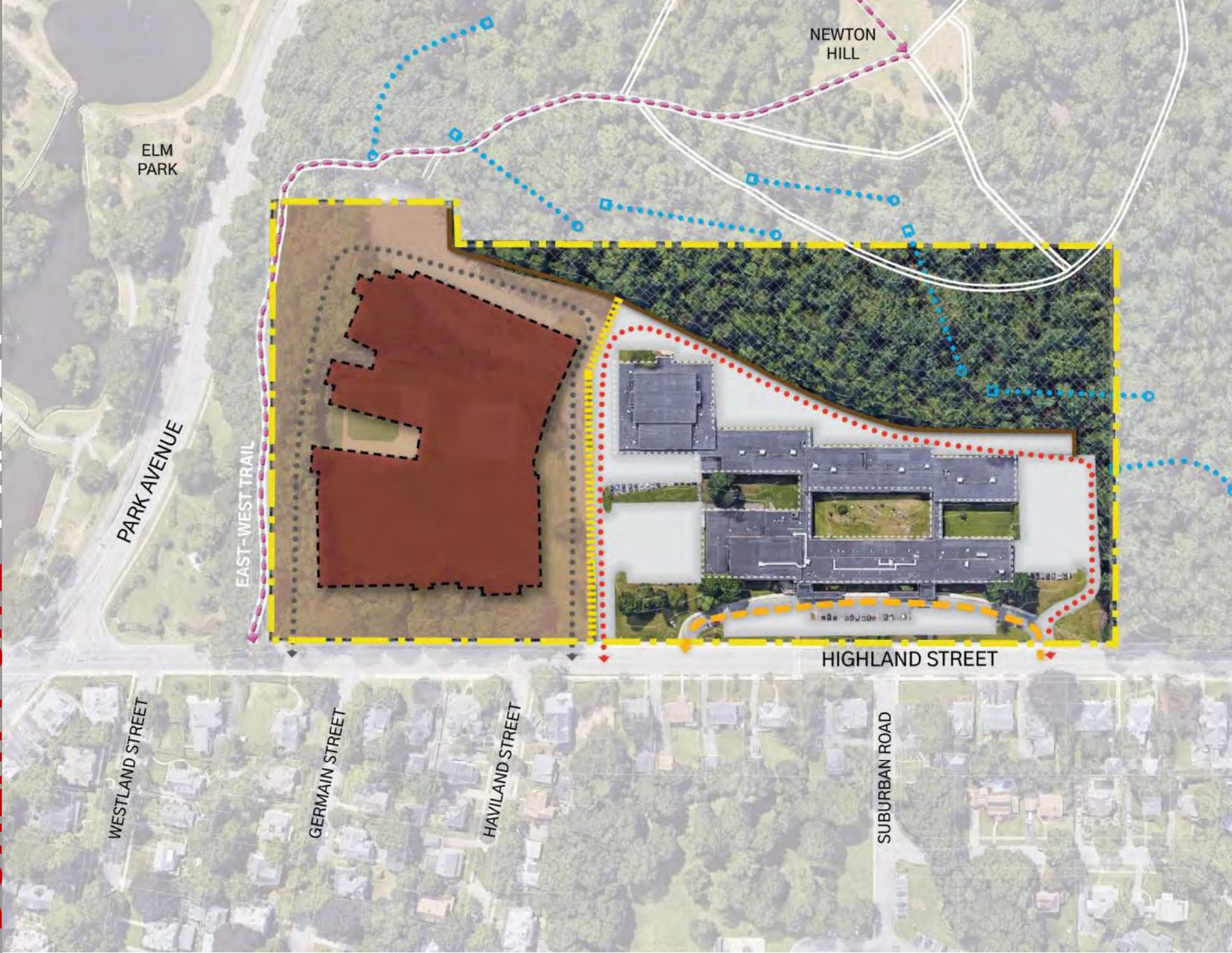
NEWTON HILL SUMMIT 675'

NEW ROOF 620'

EXISTING GYM ROOF 590'

PARK AVE. BEYOND 502'

# DOHERTY SITE: PHASE I

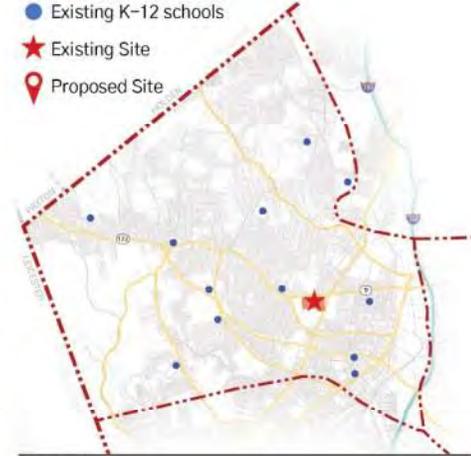


## NOTES:

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

# 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



**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	

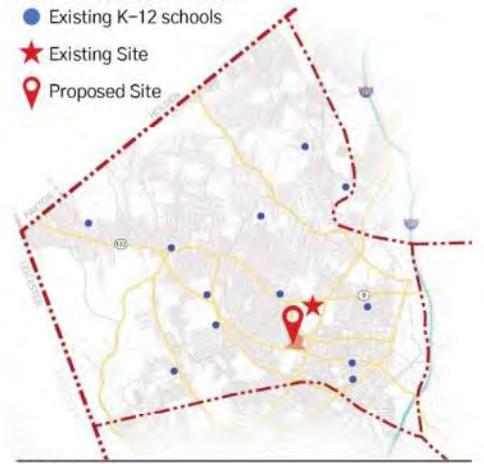
# B.1 FOLEY STADIUM: SITE



### 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

PLEASANT STREET

COOLIDGE ROAD

COOLIDGE ROAD

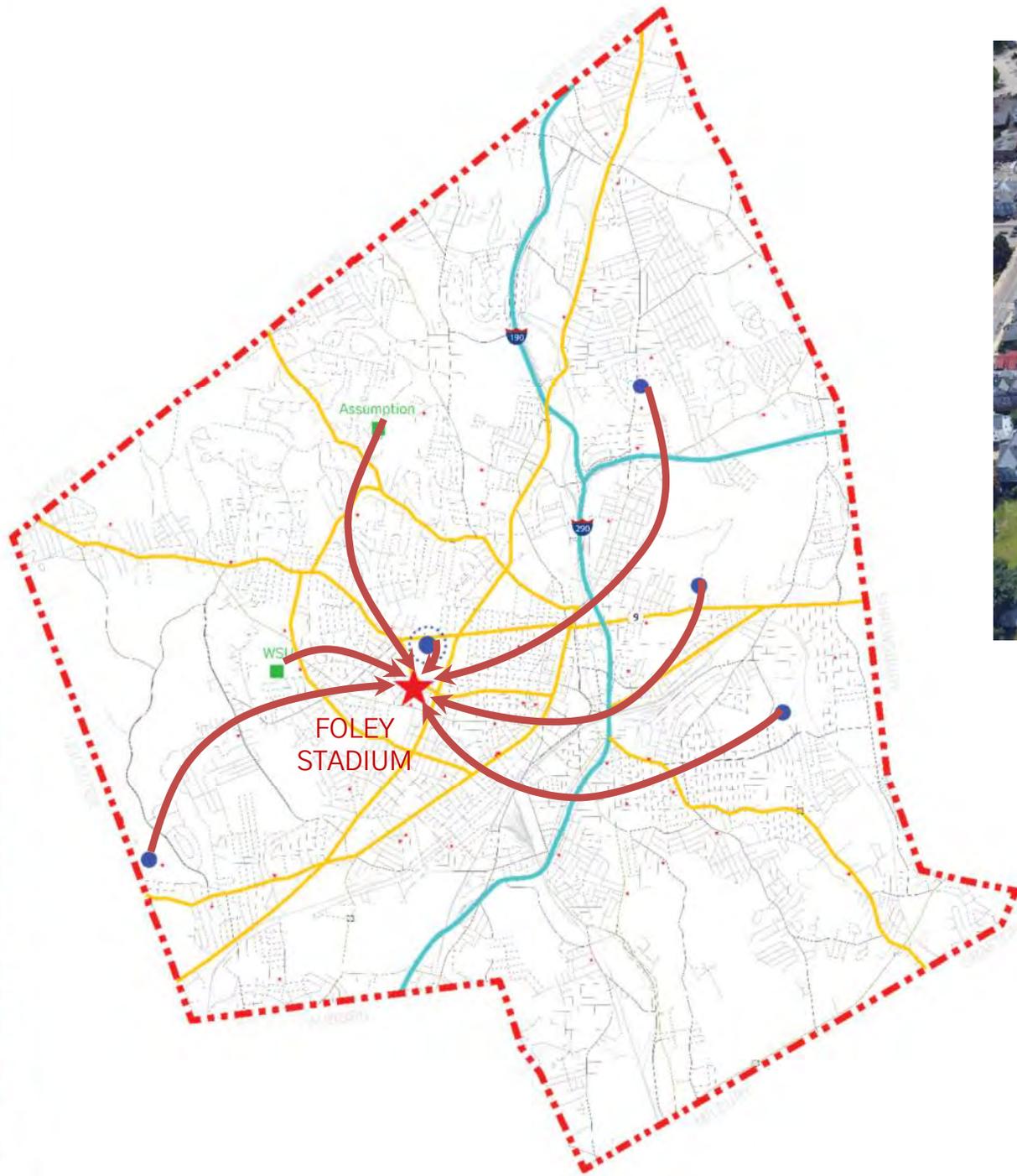
CHANDLER STREET

WEDBANK AVE

PARK AVE

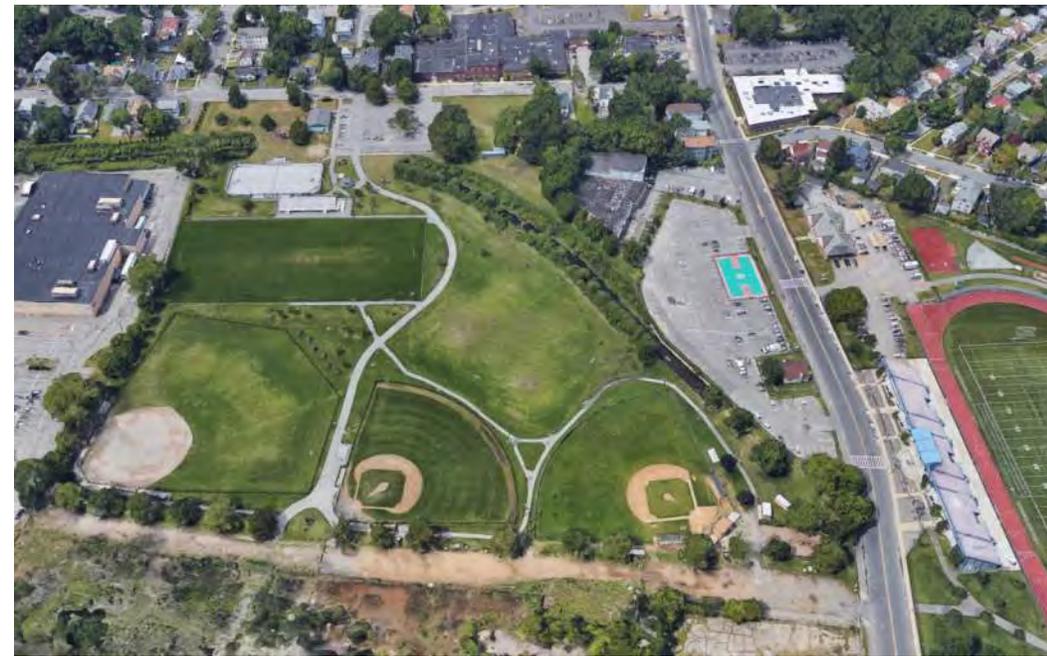
BEAVER  
BROOK  
PARK

# 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
- FLOOD STORAGE AREA

# C.2 CHANDLER + LAND: SITE



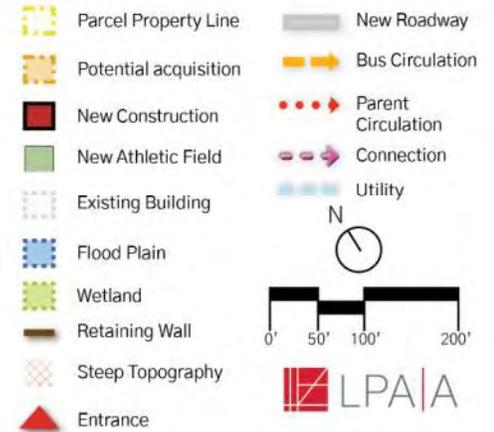
## NOTES:

- 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



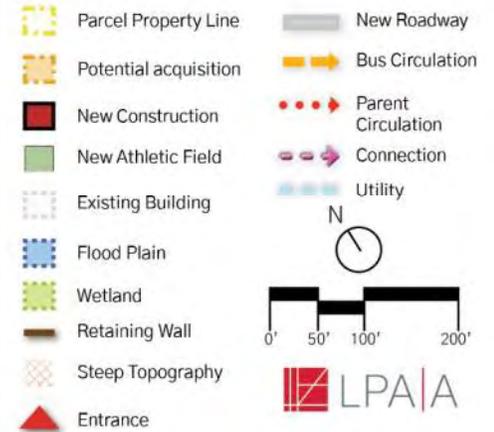
## NOTES:

- 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

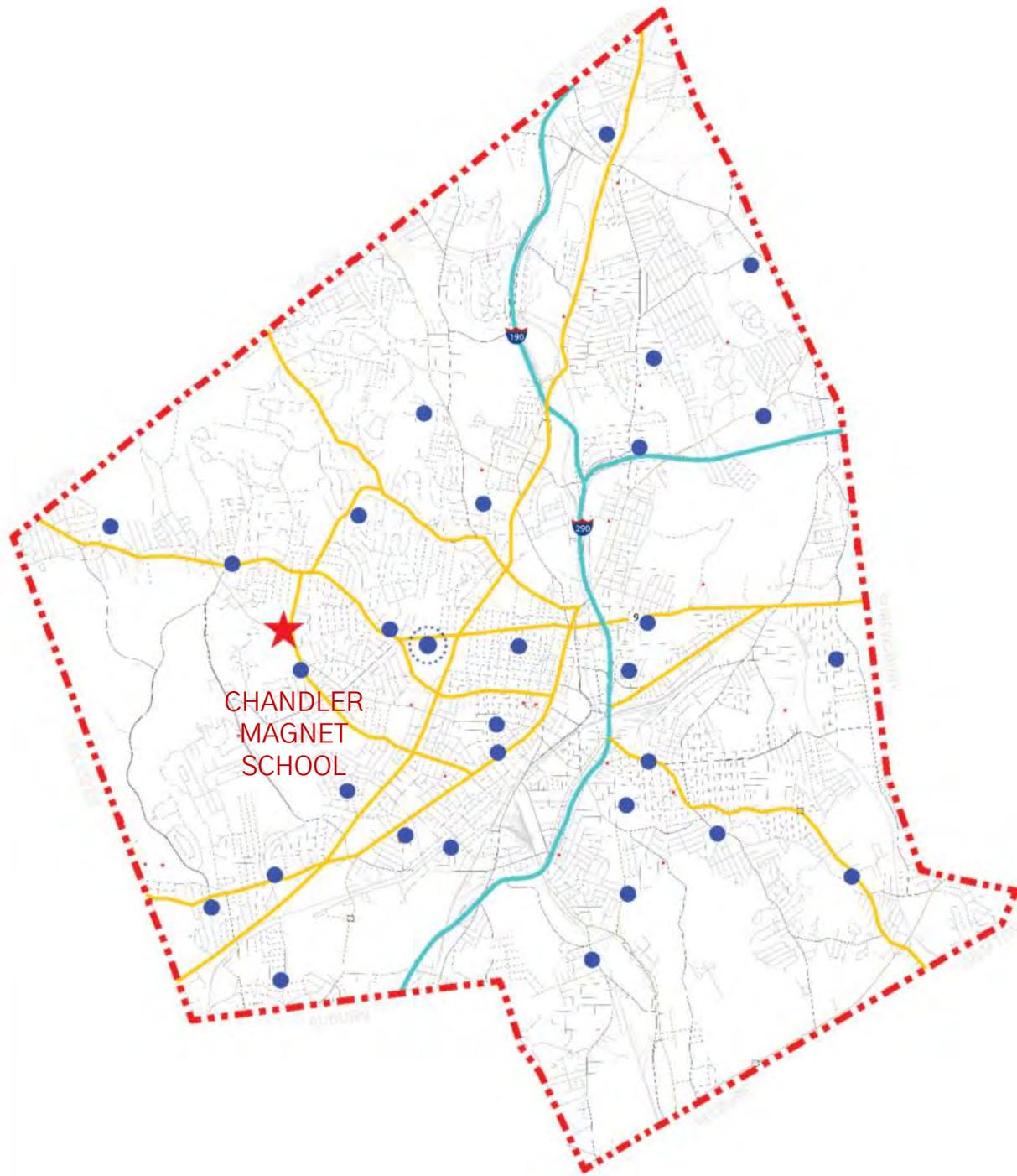
S FLAGG ST

MAY ST

CHANDLER ST

WORCESTER STATE UNIVERSITY

WORCESTER STATE UNIVERSITY



- 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

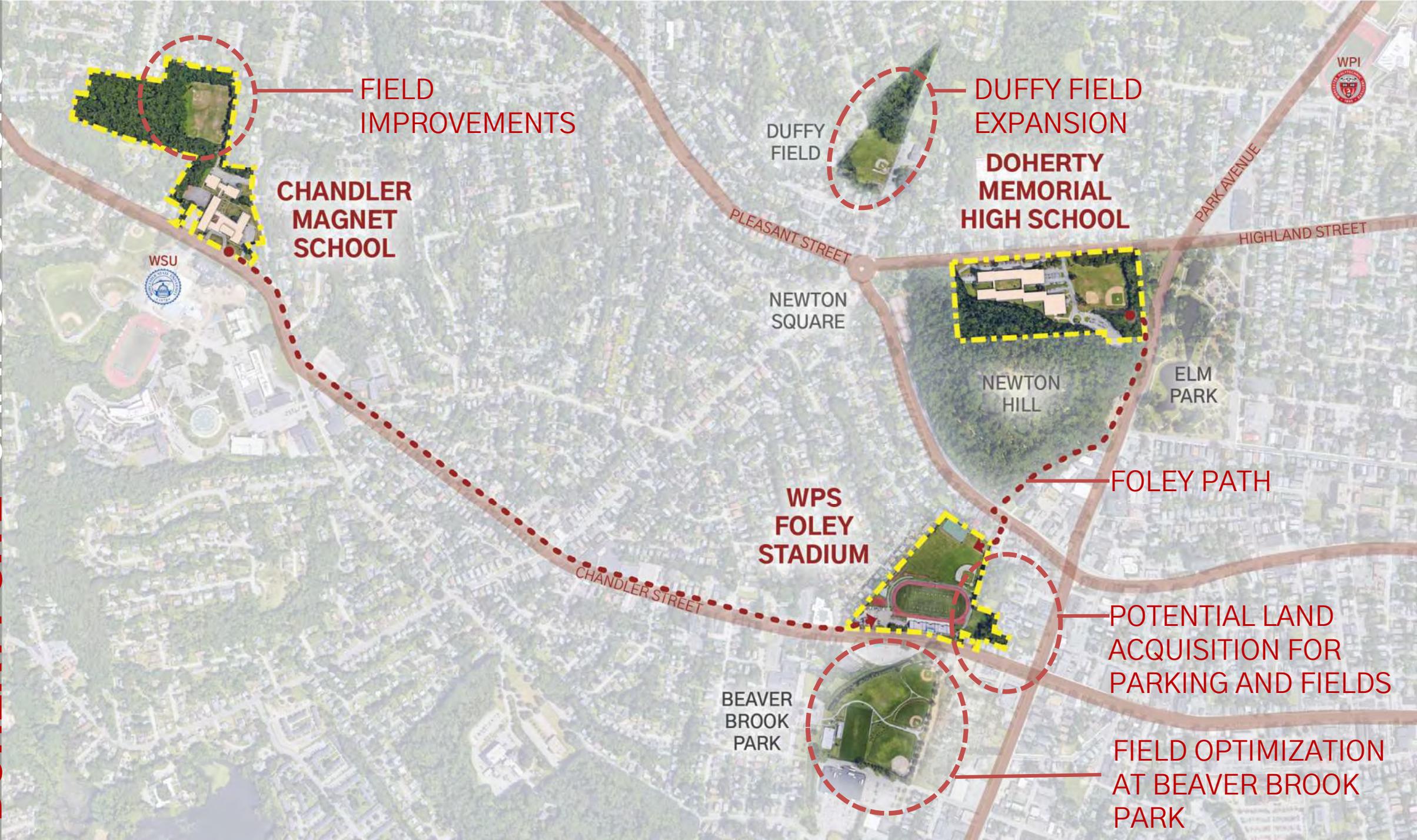
## B.1 FOLEY STADIUM SITE



## C.2 CHANDLER SITE + LAND



# DOHERTY SITE: CAMPUS OPTIONS



FIELD IMPROVEMENTS

CHANDLER MAGNET SCHOOL



DUFFY FIELD

DUFFY FIELD EXPANSION

DOHERTY MEMORIAL HIGH SCHOOL

PLEASANT STREET

PARK AVENUE

HIGHLAND STREET

NEWTON SQUARE

NEWTON HILL

ELM PARK

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**

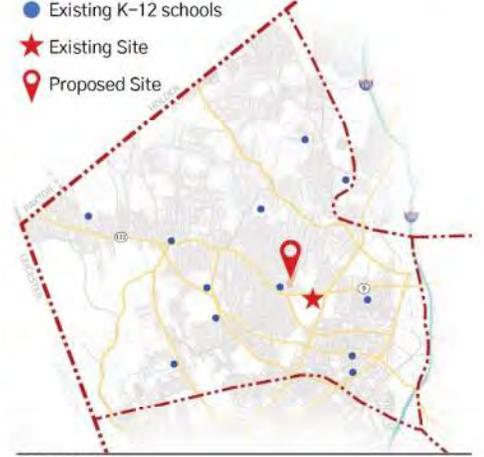


## DUFFY FIELD EXPANSION

### NOTES:

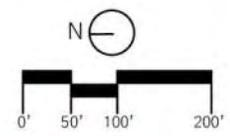
- New rectangular field for Doherty use during construction

### QUADRANT KEY PLAN:



### 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              |                    |





# FOLEY STADIUM IMPROVEMENTS

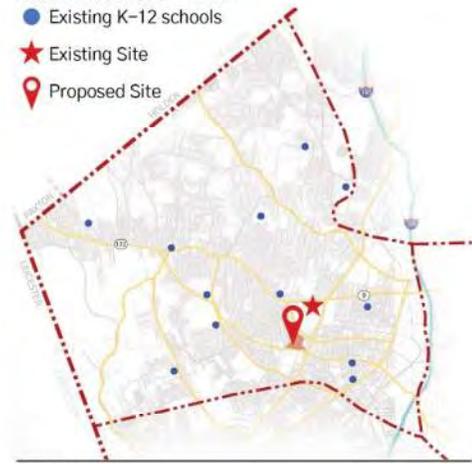


**COST ESTIMATE: \$5-7 MILLION**

**NOTES:**

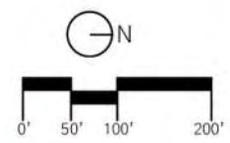
- New Synthetic Turf at Soccer, Field Hockey, Baseball Outfield
- Field Underdrains
- Budget includes Construction Costs, Contingency, and Fees
- New Field Lighting

**QUADRANT KEY PLAN:**



**LEGEND:**

- 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



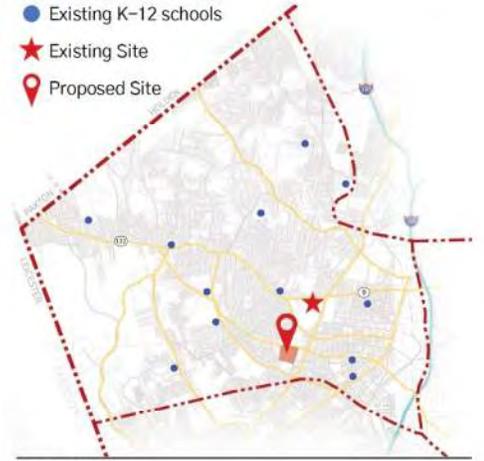
# BEAVER BROOK IMPROVEMENTS

## BEAVER BROOK IMPROVEMENTS

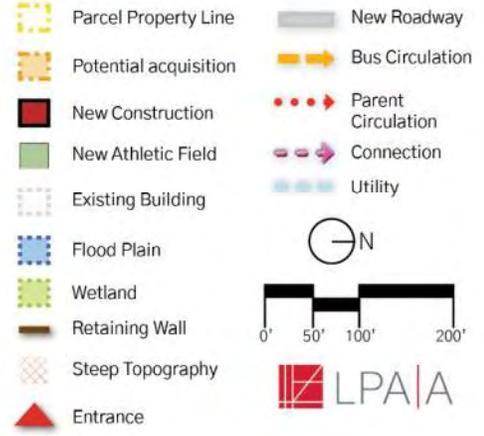
### NOTES:

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

### QUADRANT KEY PLAN:



### LEGEND:



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

**PSR: COMPARATIVE COST ANALYSIS**

	<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>\$6-18 *</b>
<b>A.1 DOHERTY SITE</b>	<b><u>143</u></b>	<b>\$233-235</b>	<b>\$292-294</b>	<b>\$6-18 *</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>\$9-20 *</b>

**\* Not Eligible For  
MSBA Reimbursement**



Massachusetts School  
Building Authority



Additional Comments/Questions?

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



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