



# HOW DID WE GET TO THIS POINT?

- ☀ **May 2010** - Town Meeting accepts the Facilities Master Plan detailing repair costs for all town-owned buildings.
- ☀ **October 2010** - School Committee forms the Facilities Committee on School Buildings to prioritize repairs for school buildings.
- ☀ **December 2010** - School Committee forms Feasibility Study Committee composed of citizens from throughout town to explore renovating or rebuilding school buildings.
- ☀ **February 2011** - Feasibility Study Committee visits Whitman-Hanson High School.
- ☀ **March 2011** - Facilities Master Plan Committee on School Buildings recommends that the School Committee not spend any more money on South School and High School facilities -- except for life safety and emergency repairs.



✿ **June 2011** - The Feasibility Study Committee recommends that the School Committee send Statements Of Interest (SOI) to the Massachusetts School Building Authority.

- ✿ **October 2011** - The New England Association of Schools & Colleges, which accredits all public high schools, puts SHS on Warning Status, which means the District will lose its accreditation if it does not correct the deficiencies in its facilities.
- ✿ The School Committee votes to authorize the Superintendent to submit Statements of Interest on the South School and High School to the Massachusetts School Building Authority.
- ✿ The state begins accepting Statements Of Interest earlier than expected.
- ✿ The Feasibility Study Committee and the School Committee each vote to give the high school priority over the South School.





- ✿ **October 2011** - NEASC which accredits all public high schools, puts SHS on Warning Status, which means the District will lose its accreditation if it does not correct the deficiencies in its facilities.
- ✿ The School Committee votes to authorize the Superintendent to submit SOIs on the South School & High School to the MSBA.
- ✿ The state begins accepting Statements Of Interest earlier than expected.
- ✿ The Feasibility Study Committee & the School Committee each vote to give the high school priority over the South School.
- ✿ **December 2011** - The School Committee & Selectmen authorize the Superintendent of Schools to submit SOIs to the state. Members of the Feasibility Study Committee, School Committee, Board of Selectmen, Finance Committee, press, & Stoughton residents tour Norwood High School.
- ✿ **January 2012** - Statements of Interest submitted.

# WHAT WILL THE FEASIBILITY STUDY DO?

- ✿ It will identify our educational program needs, determine if existing facilities meet those needs, and propose design alternatives to correct deficiencies.
- ✿ The project team will test for hazardous materials, assess the adequacy of utilities, and determine if building architecture and systems satisfy code.
- ✿ The team will develop conceptual site and building plans. Options could include renovation, addition, and new construction. Narratives are provided for structural, mechanical, electrical, and life-safety systems, as well as specifications and costs for each option.
- ✿ Schematic designs will be prepared for the preferred option.



# Feasibility Study Table of Contents

## School Project – Feasibility Study: Example

---

### Table of Contents

---

1. Introduction
2. Executive Summary
3. Educational Program
4. Initial Space Summary
5. Evaluation of Existing Conditions
  - a. Environmental Assessment – Phase 1
  - b. Geotechnical Assessment and Analysis
  - c. Utility Analysis
  - d. Code Analysis
  - e. Architectural Elements and Finishes (Addition/Renovation project)
  - f. Building Systems and Equipment (Addition/Renovation project)
  - g. Structural Systems
  - h. Hazardous Materials Survey (Asbestos, PCBs, etc...)
6. Site Development Requirements and Plan
7. Proposed List of Preliminary Alternatives
  - a. Option A
    - i. Conceptual Building Plans, Elevations and Site Plans
  - b. Option B
    - i. Conceptual Building Plans, Elevations and Site Plans
  - c. Option C
    - i. Conceptual Building Plans, Elevations and Site Plans
8. Narrative and Descriptions of Building Systems
9. Outline of Project Specifications
10. Proposed Green Building Summary (LEED, MA-CHPS)
11. Construction Cost Estimate - Summary
12. Proposed Preferred Alternative
  - a. Option D
    - i. Conceptual Building Plans, Elevations, and Site Plans
13. Project Schedule - Summary
14. Project Budget - Summary
15. Appendix
  - a. Detailed Cost Estimates
  - b. Master Plan (if applicable)
  - c. Statement of Interest
  - d. MSBA Board Vote Inviting School into Feasibility Study
  - e. Enrollment Questionnaire Response





**Norwood High School - Prior to demolition of old H.S.**

2011





**Norwood High School - After to demolition of old H.S.**

2011





# Norwood High School Tour - Auditorium

December 2011





## Norwood High School Tour - Band practice room

December 2011





# Norwood High School Tour - Classroom

December 2011





# Norwood High School Tour - Gym

December 2011



# Facilities Master Plan - Estimated Costs Associated with Needed Repairs

**SHS** (current Replacement Value)

**SOUTH SCHOOL**

| <b>SHS</b><br>(MSBA) | Square Feet<br>199,040 | Aver Cost SQFT<br>\$286.00 |        |
|----------------------|------------------------|----------------------------|--------|
| SYSTEM:              | % of Total CRV         | System CRV                 | Rating |
| Structure            | 18%                    | \$10,246,579               | 4      |
| Roof                 | 5%                     | \$2,846,272                | 1      |
| Exterior             | 17%                    | \$9,677,325                | 3      |
| Interior / Finishes  | 15%                    | \$8,538,816                | 3      |
| Electrical           | 18%                    | \$10,246,579               | 3      |
| HVAC                 | 16%                    | \$9,108,070                | 2      |
| Plumbing             | 5%                     | \$2,846,272                | 3      |
| Conveyance           | 2%                     | \$1,138,509                | 4      |
| Equipment            | 4%                     | \$2,277,018                | 2      |
|                      |                        | \$56,925,440               | 2.8    |

| <b>SE</b><br>(MSBA) | Square Feet<br>38,000 | Aver Cost SQFT<br>\$286.00 |        |
|---------------------|-----------------------|----------------------------|--------|
| SYSTEM:             | % of Total CRV        | System CRV                 | Rating |
| Structure           | 18%                   | \$1,956,240                | 3      |
| Roof                | 5%                    | \$543,400                  | 2      |
| Exterior            | 17%                   | \$1,847,560                | 2      |
| Interior / Finishes | 15%                   | \$1,630,200                | 2      |
| Electrical          | 18%                   | \$1,956,240                | 3      |
| HVAC                | 16%                   | \$1,738,880                | 3      |
| Plumbing            | 5%                    | \$543,400                  | 2      |
| Conveyance          | 2%                    | \$211,680                  | 0      |
| Equipment           | 4%                    | \$434,720                  | 3      |
|                     |                       | \$10,862,320               | 2.2    |