



Galvin Middle School

School Committee

February 1, 2024

Agenda:

Schedule Overview

School Building Committee update

- Construction Delivery Method
- Option Selection

MSBA Review Comments

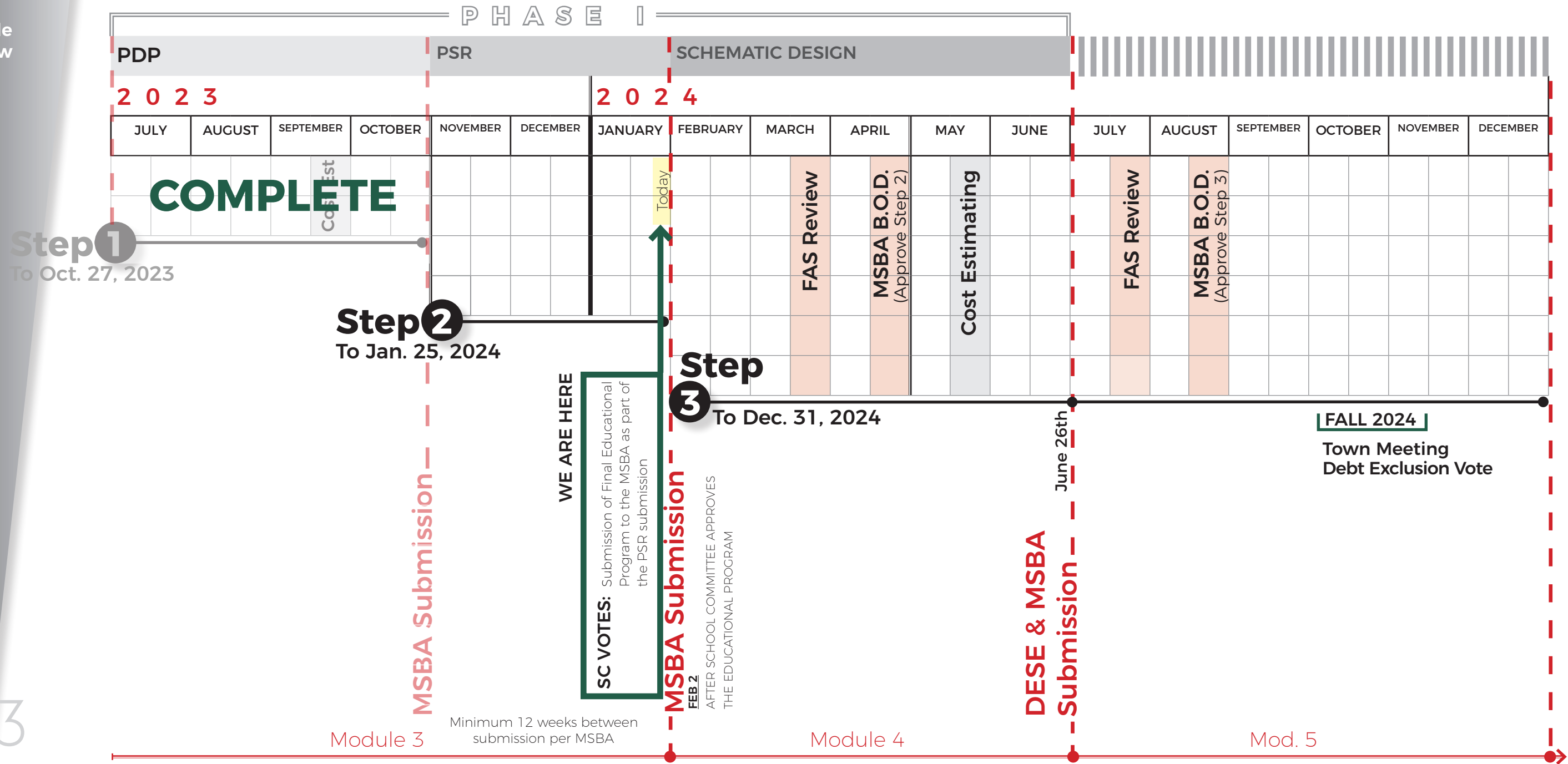
Educational Program Updates

Submission Vote





Galvin Middle School Project Schedule Overview





Construction Delivery Method

Design - Bid - Build (DBB):
M.G.L. Chapter 149

Documents are completed in their entirety, released for bidding, and the qualified contractor with the lowest bid is selected

Construction Manager
at Risk (CMr):
M.G.L. Chapter 149A

Construction Manager joins the team prior to document completion to provide insight on items like schedule, logistics, constructability, and phasing. Transparent accounting process utilized to develop Guaranteed Maximum Price (GMP)

**SBC VOTED UNANIMOUSLY
to move forward with
Construction Manager at
Risk (CMr) as the delivery
method for the project**

project
benefits

GMS remains occupied
Busy campus with both GMS & HES
Long lead construction items - possible early buy
Potential for early release packages



Building Options

Matrix of possible configurations

PRIOR TO DECEMBER 20TH MEETING

	Option 1 Base Repair	With Auditorium		With Auditorium
Grades 6-8	Option 2 (6-8) Add/Reno NO Auditorium	Option 3 (6-8) Add/Reno With Auditorium	Option 4 (6-8) New Construction NO Auditorium	Option 5 (6-8) New Construction With Auditorium
Grades 5-8	Option 6 (5-8) Add/Reno NO Auditorium	Option 7 (5-8) Add/Reno With Auditorium	Option 8 (5-8) New Construction NO Auditorium	Option 9 (5-8) New Construction With Auditorium
	Addition / Renovation		New Construction	



Building Options - Matrix

Building Organization Options

AFTER DECEMBER 20TH MEETING

OPTIONS IN-PLAY

Grades 6-8

Grades 5-8

	Option 1 Base Repair
<i>Categories</i>	
Educational Program	
Community & Access	
Construction Phasing	
Sustainability	
Cost	

Option 2 (6-8) Add/Reno (NO Auditorium)	Option 3 (6-8) Add/Reno (w/ Auditorium)	Option 4 (6-8) New Con. (NO Auditorium)	Option 5 (6-8) New Con. (w/ Auditorium)

Option 6 (5-8) Add/Reno (NO Auditorium)	Option 7 (5-8) Add/Reno (w/ Auditorium)	Option 8 (5-8) New Con. (NO Auditorium)	Option 9 (5-8) New Con. (w/ Auditorium)



Options no longer relevant based upon School Building Committee and School Committee votes held on Dec. 20, 2023



Options still applicable to the project. (Option 7 & Option 9)



Building Options Overview

ALL OPTIONS INCLUDE:

- correct **QUANTITY** of learning & support spaces
- inclusion of 5th grade spaces
- 800 seat **AUDITORIUM**
- 1.5 or 2 court **GYMNASIUM**

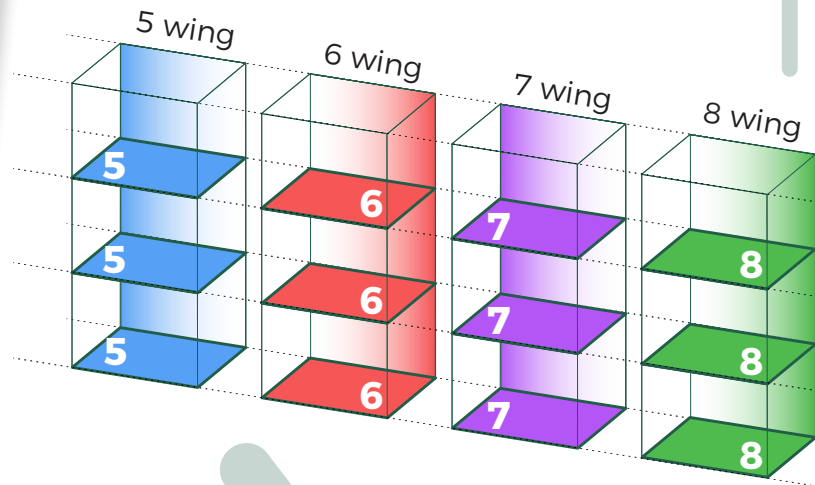
OPTIONS EVOLVED BASED UPON:

- weekly working group meetings
- building committee feedback
- school committee feedback
- community forum feedback
- additional stakeholder feedback



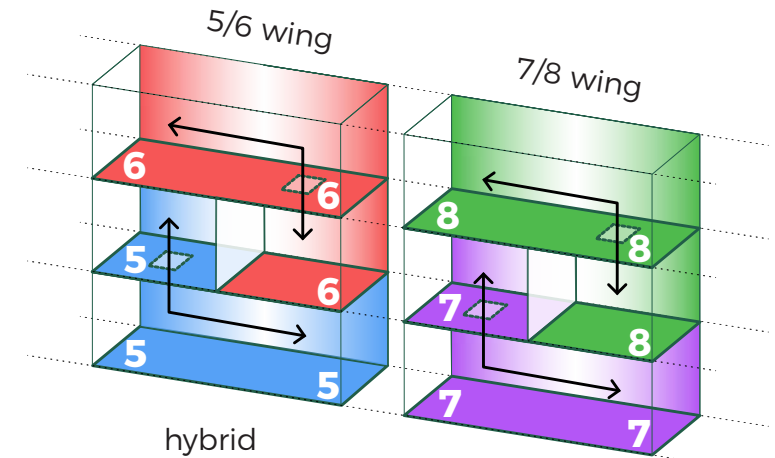
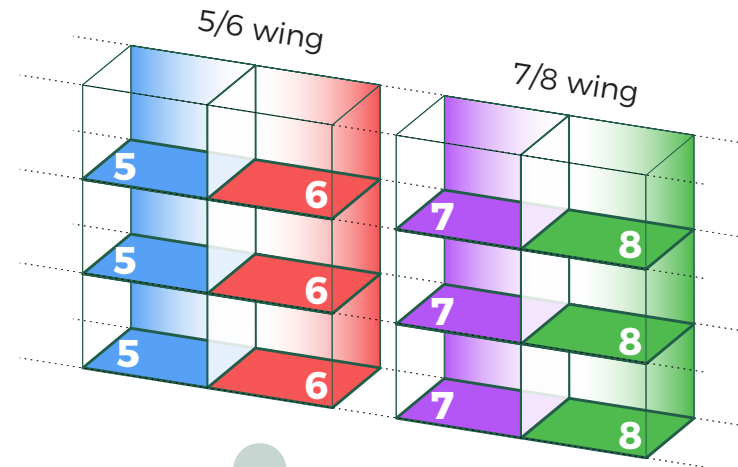
Building Options Overview

Grade Level Separation



basic grade level separation
project specific separation

Option 7A



Options 9E & 7B

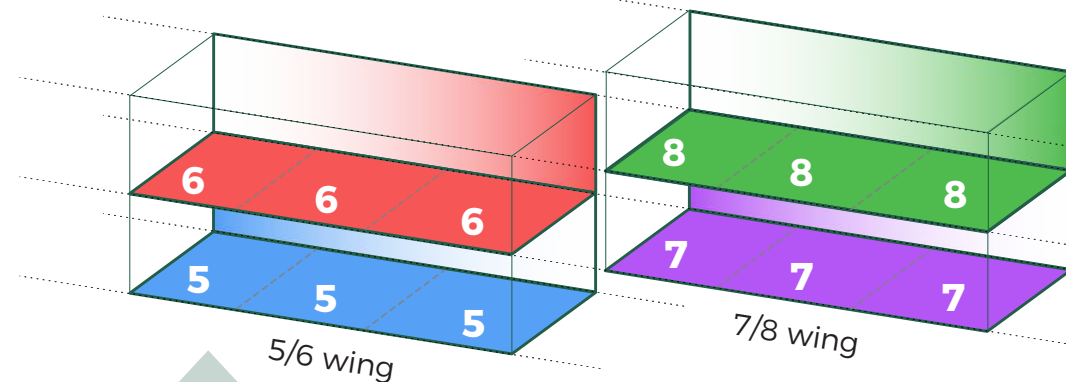
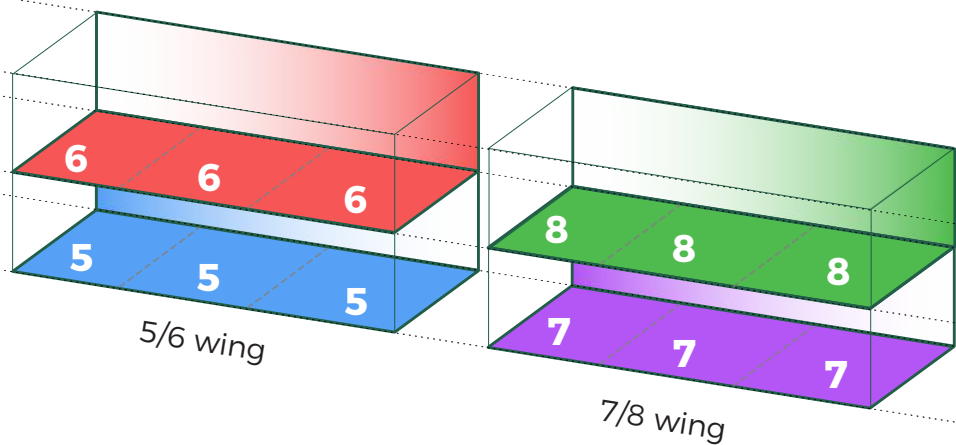
vertical stacks

vertical stacks - combined

hybrid

horizontal plates

horizontal plates - staggered



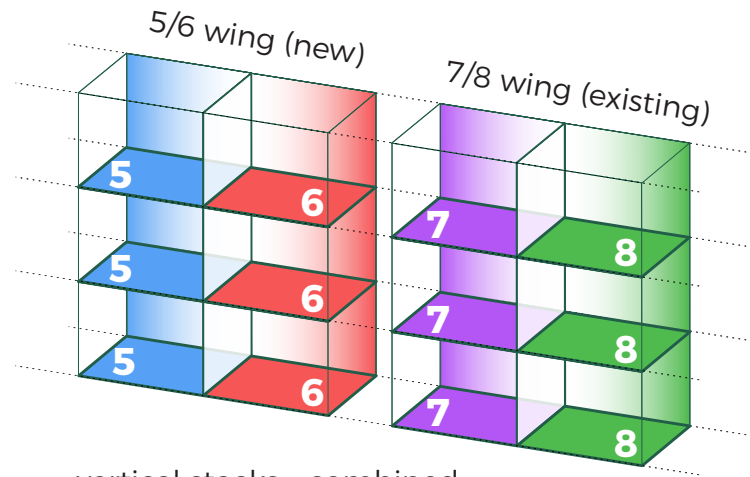
Option 9B



Building
Option 7A

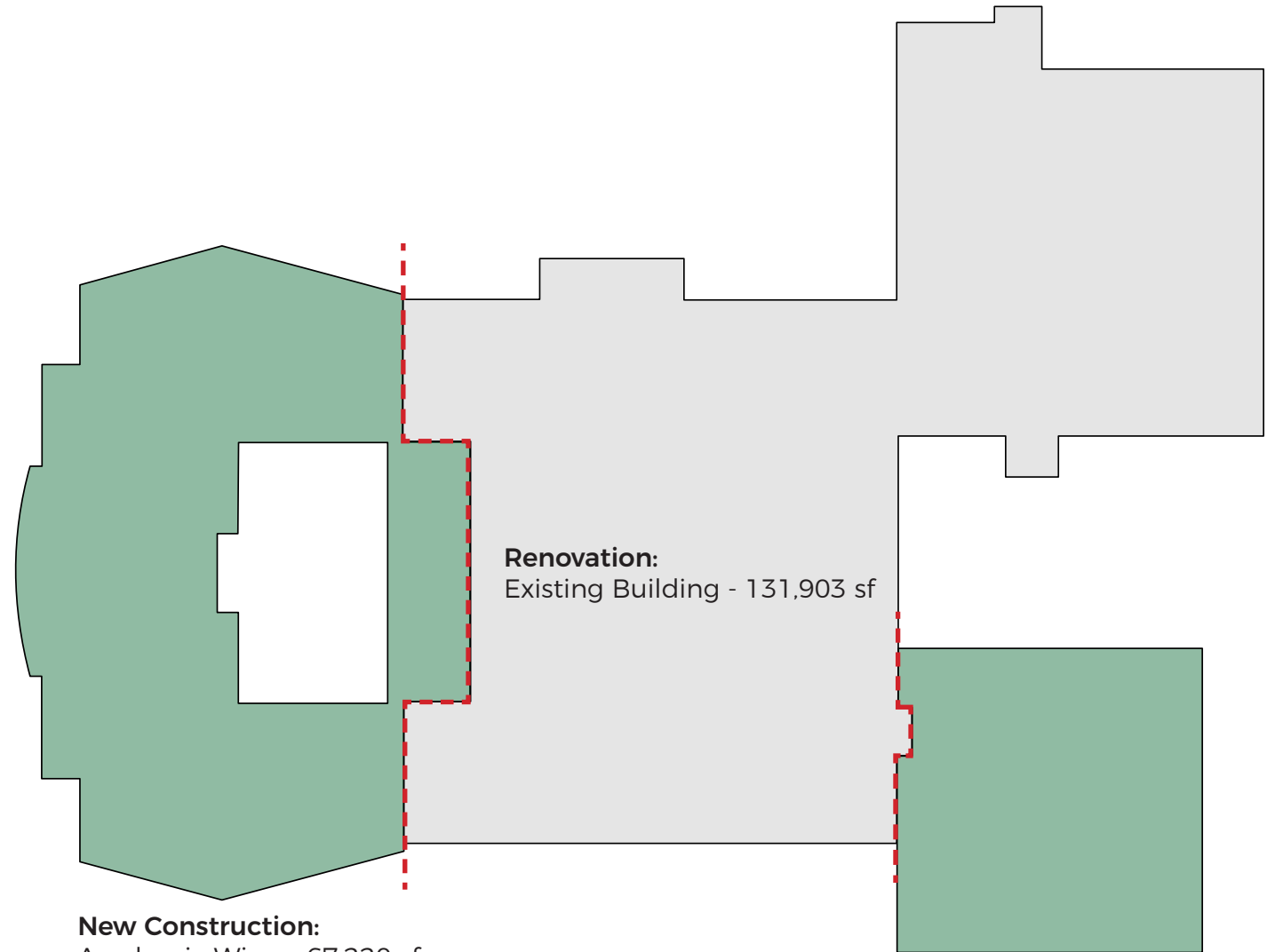
Option 7A

Minor Addition / Major Renovation



vertical stacks - combined

Grade Level Separation



New Construction:
Academic Wing - 67,220 sf

Renovation:
Existing Building - 131,903 sf

New Construction:
Auditorium - 14,350 sf

Total Project Size:
213,473 sf



Building
Option 7A

Option 7A

OUTDOOR LEARNING

ENTRY PLAZA

PARENT DROP-OFF

BUS DROP-OFF

RAIN GARDEN

RETAINING WALL

EXISTING SLOPE

RAVEN ROAD
Flood Plain
Wetland
Wetland Buffer

PECUNIT STREET

NEW MIDDLE SCHOOL
GF GF GF

330'x195'

141'x90'

225'x141'

Existing Outdoor Skate Park

Existing Ballfield

SURREY LANE

LIEUTENANT PETER M HANSEN SCHOOL

EXISTING OUTDOOR LEARNING

SERVICE

OUTDOOR LEARNING

AMPHITHEATER

SPORTS COURTS

PLAYGROUND

RETAINING WALL

OUTDOOR LEARNING

OLD COACH ROAD

COUNTRY LANE





Building
Option 7A

Option 7A - SUMMARY

Minor Addition / Major Renovation

Summary:

Total Project Size: 213,473 sf
Minor Addition: 81,570 sf
Major Renovation: 131,903 sf
Construction duration: 60 months
Estimated Project Cost (CMr): \$225 mil

Advantages:

Provides correct quantity of program spaces
Allows for 5th grade to move to GMS
Clearly defined grade configuration between 5/6 and 7/8
large footprint/roof area for possible photovoltaic arrays (PV Panels)

Obstacles:

Large % of program spaces are undersized
Building organization does not support grade level teaming
- primarily at the 7/8 grade level
Long construction duration with phased occupancy required
- temporary partitions required
Large building footprint restricts site usage
Some windowless classrooms remain
1.5 court gymnasium

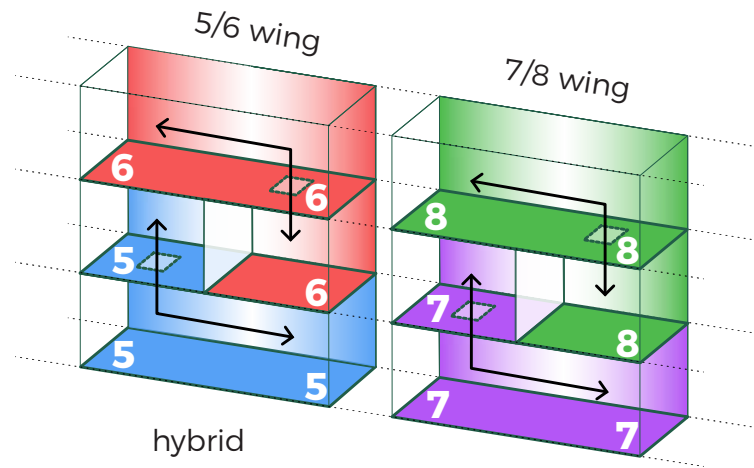




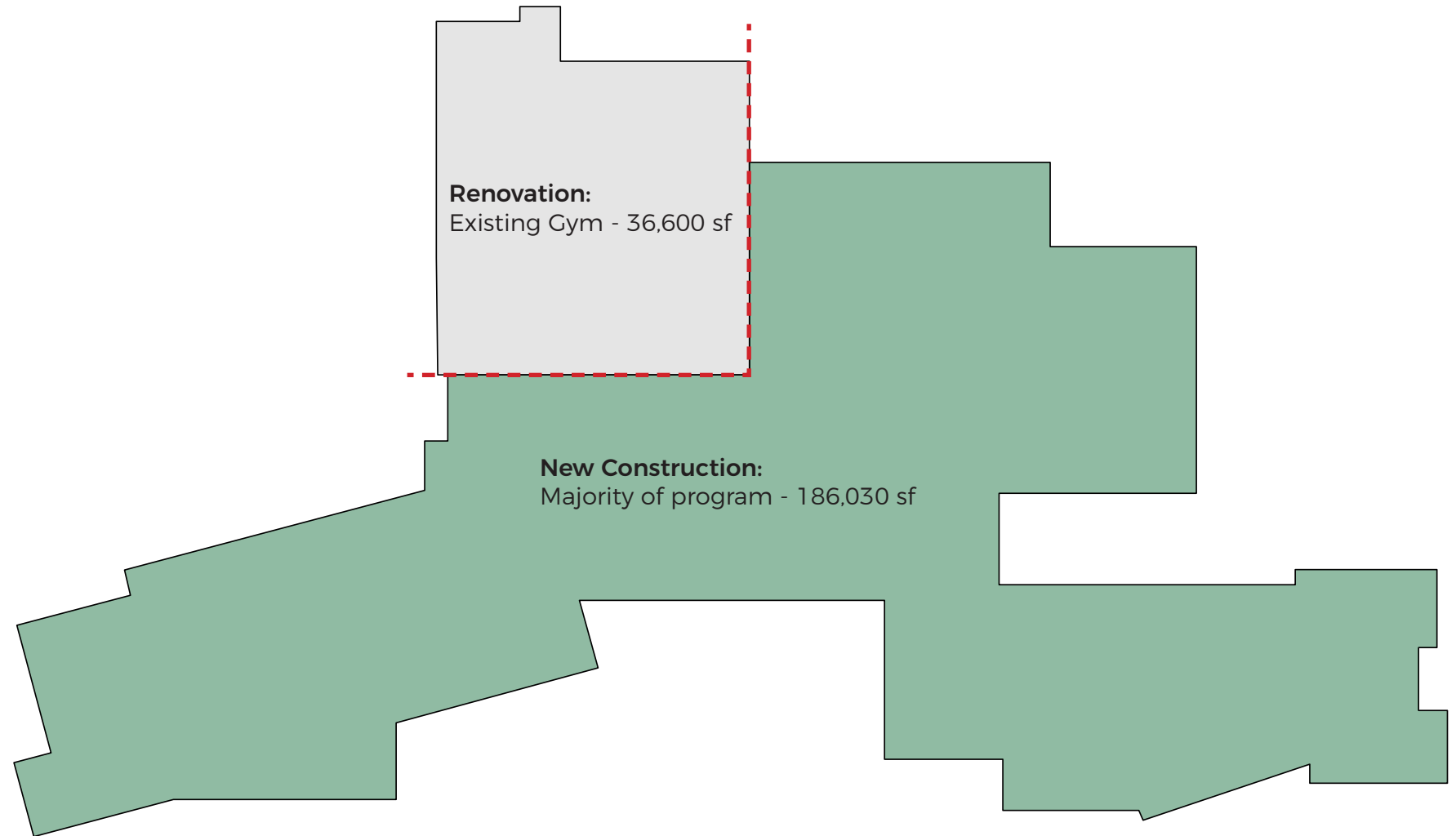
Building
Option 7B

Option 7B

Major Addition / Minor Renovation



Grade Level Separation



Total Project Size:
222,630 sf



Building
Option 7B

Option 7B

SPORTS COURTS

PLAYGROUND

PARENT DROP-OFF

ENTRY PLAZA

BUS DROP-OFF

RAIN GARDEN

RETAINING WALL

EXISTING SLOPE

SCHOOL SIGN

EXISTING OUTDOOR LEARNING

SERVICE

OUTDOOR LEARNING

RETAINING WALL

OUTDOOR LEARNING

330'x195'

225'x141'

141'x90'

GF

GF

FF

GF

NEW MIDDLE SCHOOL

RAVEN ROAD
Flood Plain
Wetland
Wetland Buffer

PECUNIT STREET

SURREY LANE

OLD COACH ROAD

COUNTRY LANE

Existing Outdoor Skate Park

Existing Ballfield

LIEUTENANT PETER M HANSEN SCHOOL





Building
Option 7B

Option 7B - SUMMARY

Major Addition / Minor Renovation

Summary:

Total Project Size: 222,630 sf
Minor Renovation: 36,600 sf
Major Addition: 186,030 sf
Construction duration: 64 months
Estimated Project Cost (CMr): \$248 mil

Advantages:

Provides correct quantity and size of program spaces (minus gym)
Allows for 5th grade to move to GMS
Grade level teaming and collaboration is supported in organization
Clearly defined grade configuration between 5/6 and 7/8
Easily identifiable entry point
Academic core oriented to maximize solar benefits and reduce glare

Obstacles:

Long construction duration with phased occupancy required
- temporary partitions required
Footprint location isolates site access to rear field
1.5 court gymnasium
public access to the auditorium is not ideal
small footprint/roof area for possible photovoltaic arrays (PV Panels)

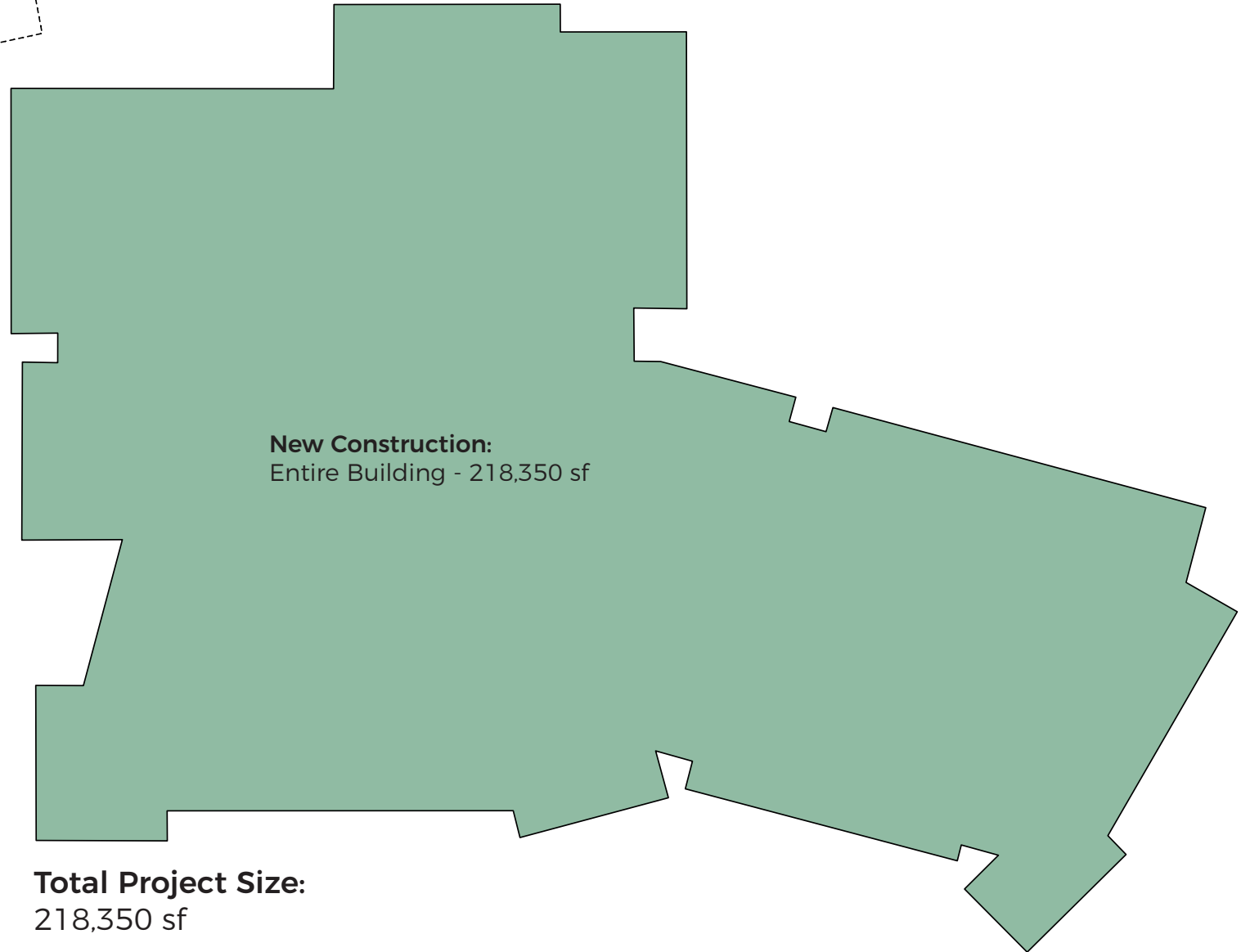
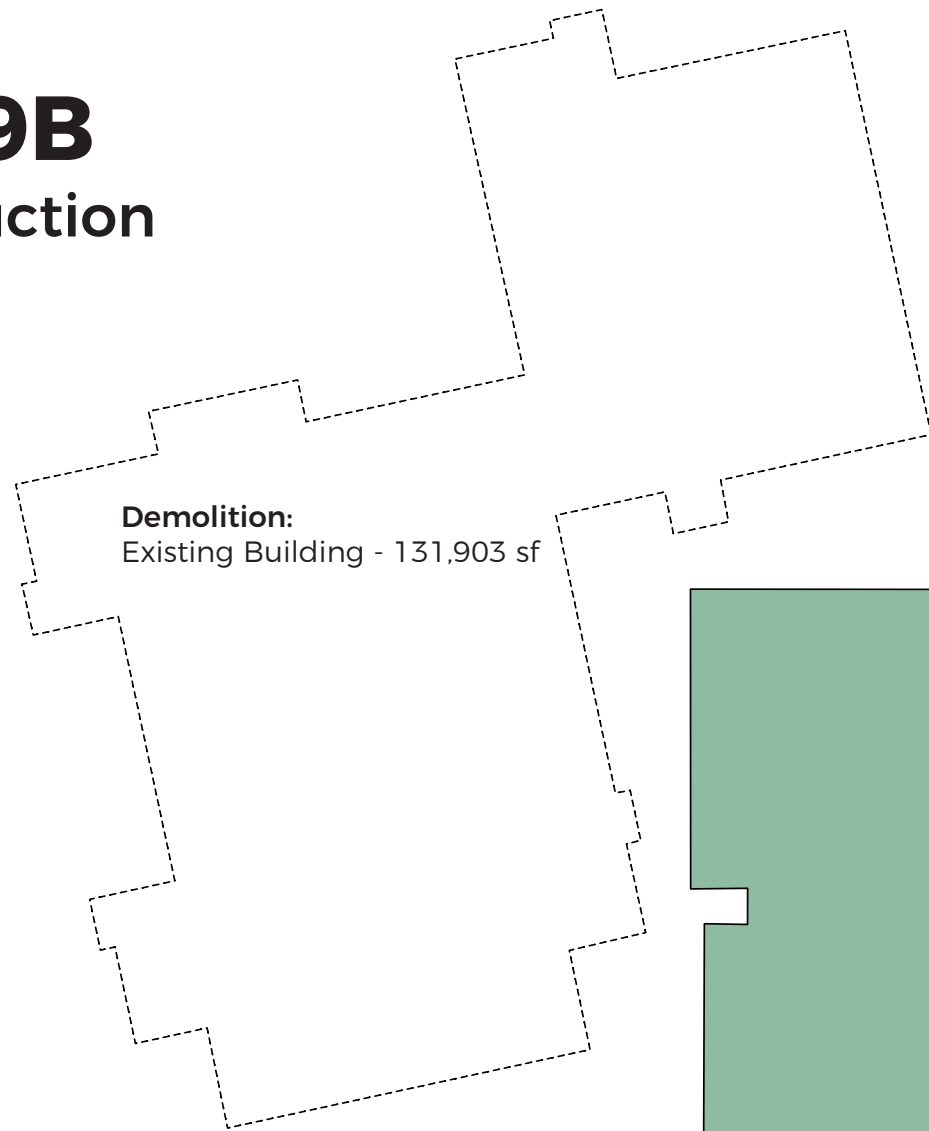




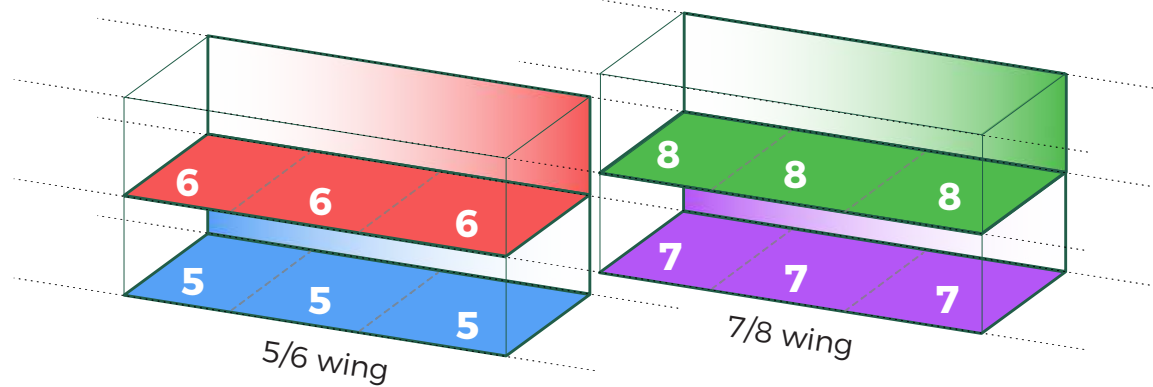
Building
Option 9B

Option 9B

New Construction



Grade Level Separation



Total Project Size:
218,350 sf





Building
Option 9B

Option 9B

SPORTS COURTS

PLAYGROUND

RETAINING WALL

RAIN GARDEN

PARENT DROP-OFF

ENTRY PLAZA

OUTDOOR LEARNING

SERVICE

RETAINING WALL

BUS DROP-OFF

OUTDOOR LEARNING

AMPHITHEATER

EXISTING SLOPE

SCHOOL SIGN

EXISTING OUTDOOR LEARNING

GATHERING SPACE

RAIN GARDEN

RETAINING WALL

RAIN GARDEN

GF

GF

NEW MIDDLE SCHOOL

Existing Outdoor Skate Park

Existing Ballfield

LIEUTENANT PETER M HANSEN SCHOOL

RAVEN ROAD
Flood Plain
Wetland
Wetland Buffer

SURREY LANE

OLD COACH ROAD

COUNTRY LANE

PECUNIT STREET





Building
Option 9B

Option 9B - SUMMARY

New Construction

Summary:

Total Project Size: 218,350 sf
Construction duration: 48 months
Estimated Project Cost (CMr): \$237 mil

Advantages:

Provides correct quantity and size of program spaces
Allows for 5th grade to move to GMS
Clearly defined grade configuration between 5/6 and 7/8
Grade level teaming and collaboration is supported in organization
All new construction limiting existing building unknowns
large footprint/roof area for possible photovoltaic arrays (PV Panels)

Obstacles:

large footprint limiting open space & site access opportunities
expansive footprint to support single floor grade level configuration
limits daylight opportunities to interior spaces
Phased construction with some temporary partitions
Academic core not conducive to solar orientation benefits

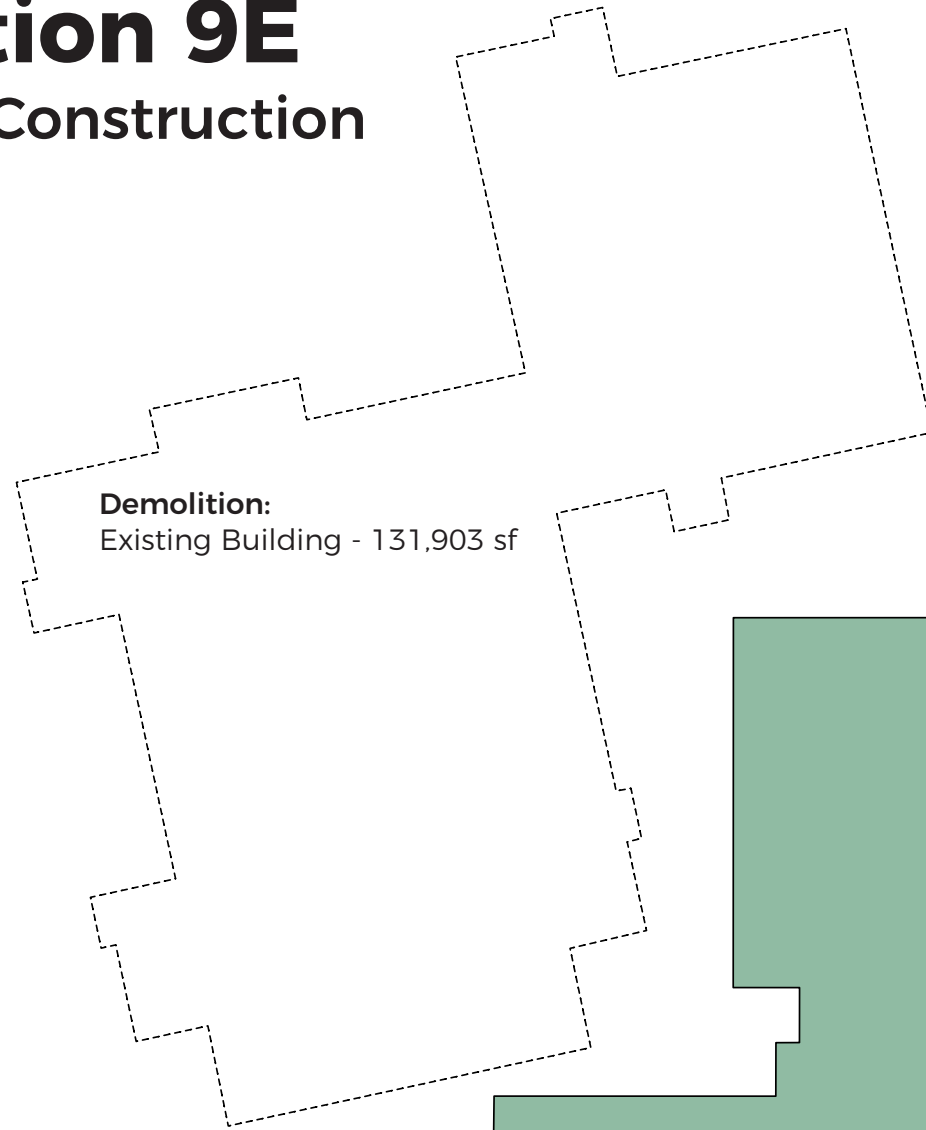




Building
Option 9E

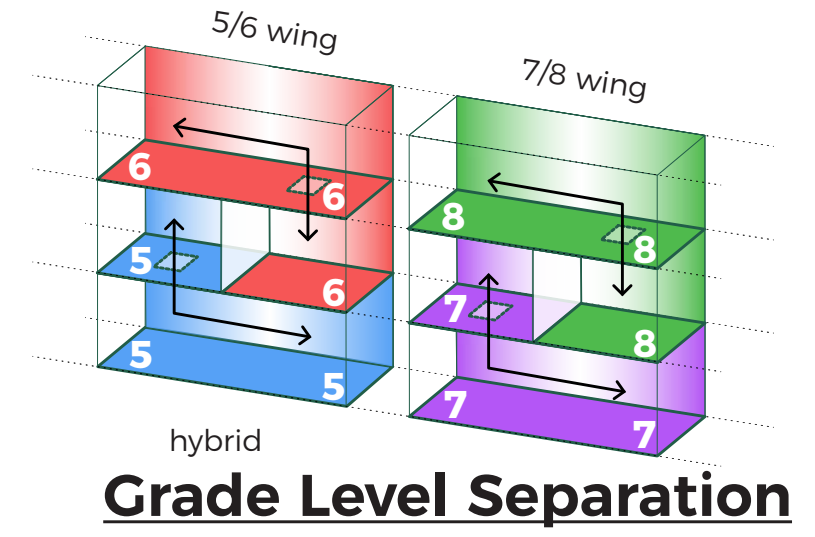
Option 9E

New Construction



New Construction:
Entire Building - 218,350 sf

Total Project Size:
218,350 sf





Building
Option 9E

Option 9E

New Construction

Floor 1



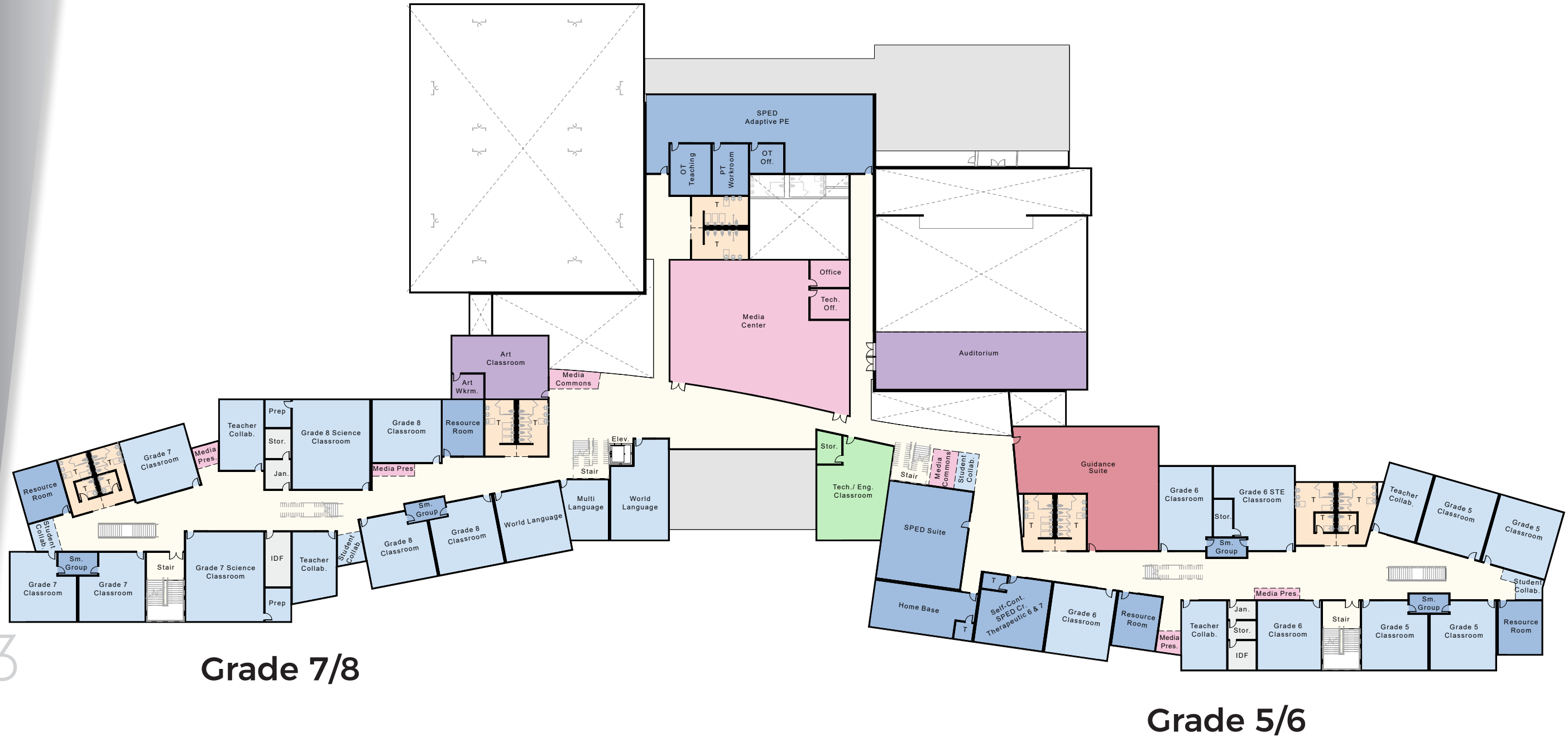


Building
Option 9E

Option 9E

New Construction

Floor 2



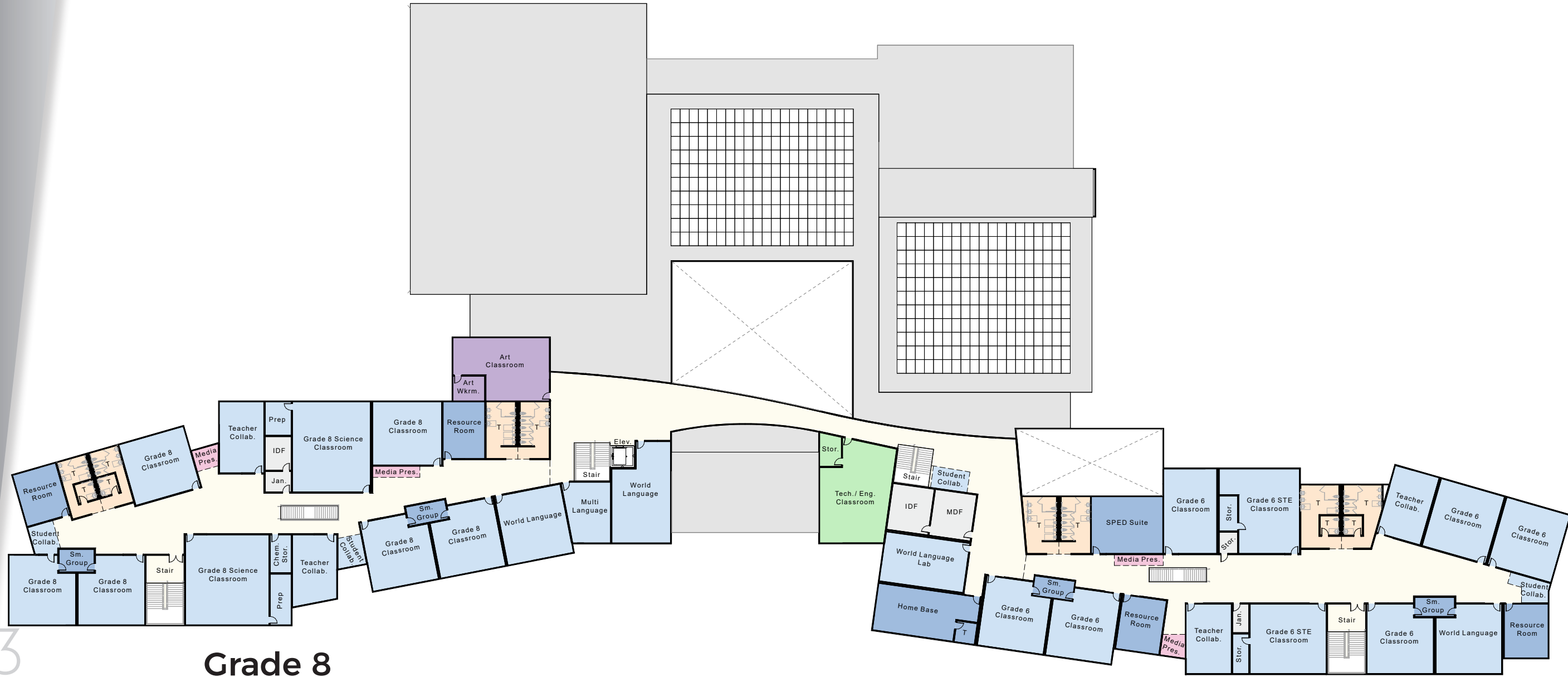


Building
Option 9E

Option 9E

New Construction

Floor 3



Grade 8

Grade 6





Building
Option 9E

Option 9E

RELOCATED SKATE PARK

RAIN GARDEN

RETAINING WALL

PARENT DROP-OFF

OUTDOOR LEARNING

ENTRY PLAZA

SERVICE

RETAINING WALL

BUS DROP-OFF

OUTDOOR LEARNING

AMPHITHEATER

EXISTING SLOPE

SCHOOL SIGN

EXISTING OUTDOOR LEARNING

GATHERING SPACE

RAIN GARDEN

RETAINING WALL

RESTRICTED ACCESS

PLAYGROUND

SPORTS COURTS

RAIN GARDEN

NEW MIDDLE SCHOOL

SURREY LANE

OLD COACH ROAD

COUNTRY LANE

PECUNIT STREET

LIEUTENANT PETER M HANSEN SCHOOL

Existing Ballfield

225'x141'

141'x90'

330'x195'

GF

GF

GF





Building
Option 9E

Option 9E - SUMMARY

New Construction

Summary:

Total Project Size: 218,350 sf
Construction duration: 36 months
Estimated Project Cost (CMr): \$232 mil

Advantages:

Provides correct quantity and size of program spaces
Allows for 5th grade to move to GMS
smallest footprint maximizing site and open space
Clearly defined grade configuration between 5/6 and 7/8
Grade level teaming and collaboration is supported in organization
All new construction limiting existing building unknowns
Linear footprint to provide daylight opportunities to interior spaces
Academic core oriented to maximize solar benefits and reduce glare

Obstacles:

smallest footprint/roof area for possible roof mounted
photovoltaic arrays (PV Panels)





Building Options - Matrix

Building Organization Options

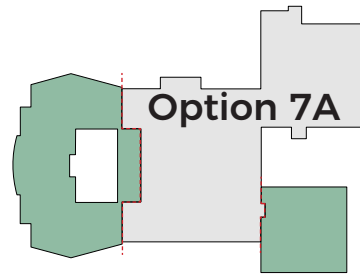
Grades 5-8

Categories	Option 1 Base Repair
Educational Program	
Community & Access	
Construction Phasing	
Sustainability	
Cost	

Option 7A Minor Add / Major Reno	Option 7B Major Add / Minor Reno	Option 9B New Construction Horizontal	Option 9E New Construction Vertical
60 months	64 months	48 months	36 months
\$225 mil	\$248 mil	\$237 mil	\$232 mil

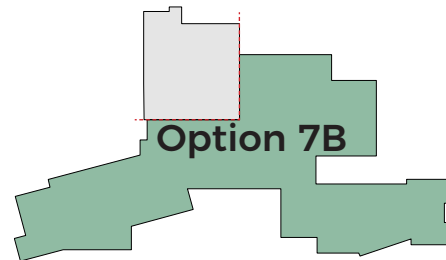
SBC VOTED UNANIMOUSLY to move forward with OPTION 9E as the preferred option

BEST	GOOD	FAIR	POOR	WORST
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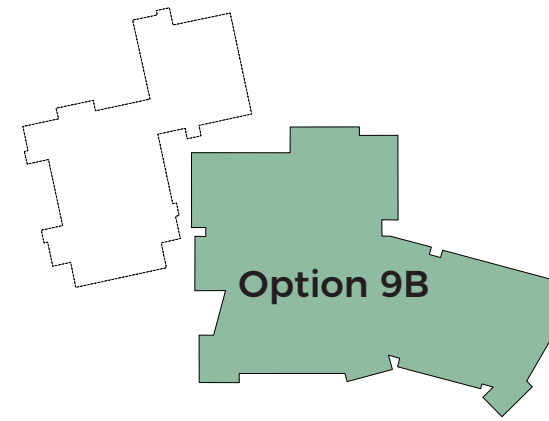
Renovation: 131,903 sf
New Construction: 81,570 sf

Total Project Size:
213,473 sf



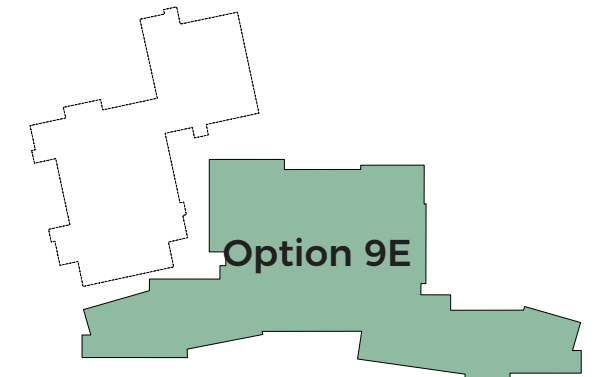
Renovation: 36,600 sf
New Construction: 186,030 sf

Total Project Size:
222,630 sf



Demolition: 131,903 sf
New Construction: 218,350 sf

Total Project Size:
218,350 sf



Demolition: 131,903 sf
New Construction: 218,350 sf

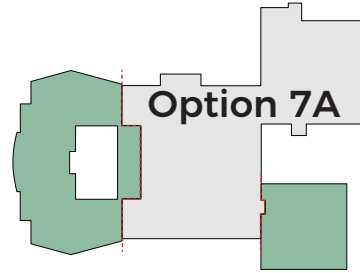
Total Project Size:
218,350 sf





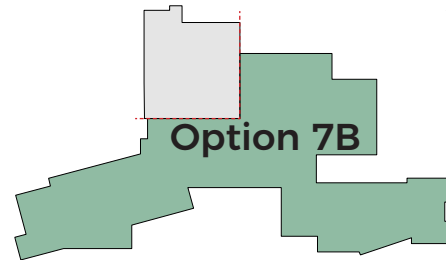
Building Options - Matrix

Building Organization Options Summary



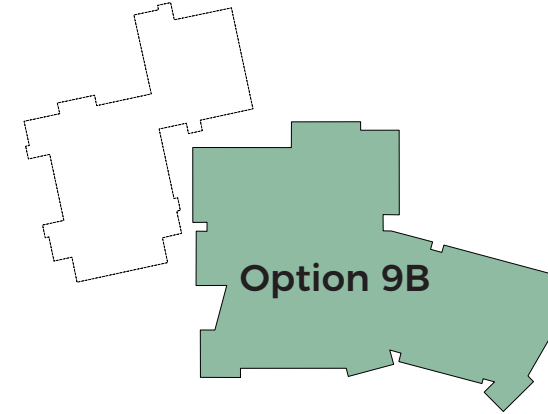
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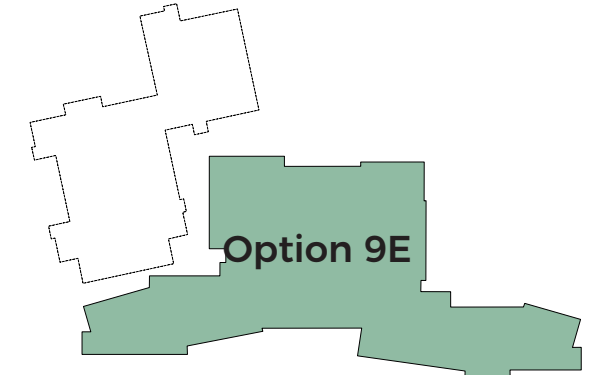
Renovation: 36,600 sf
New Construction: 186,030 sf

Total Project Size:
222,630 sf



Demolition: 131,903 sf
New Construction: 218,350 sf

Total Project Size:
218,350 sf



Demolition: 131,903 sf
New Construction: 218,350 sf

Total Project Size:
218,350 sf

Advantages:

- Correct quantity of program spaces
- 5th grade to move to GMS
- Clearly defined grade configuration between 5/6 and 7/8
- Large footprint/roof area for possible photovoltaic arrays (PV Panels)

- Correct quantity and size of program spaces (minus gym)
- 5th grade to move to GMS
- Grade level teaming and collaboration is supported in organization
- Clearly defined grade configuration between 5/6 and 7/8

- Correct quantity and size of program spaces
- 5th grade to move to GMS
- Clearly defined grade configuration between 5/6 and 7/8
- Organization supports grade level teaming and collaboration
- Limited existing building unknowns

- Correct quantity and size of program spaces
- 5th grade to move to GMS
- Smallest footprint maximizing site and open space
- Clearly defined grade configuration between 5/6 and 7/8
- Organization supports grade level teaming and collaboration

Obstacles:

- Large % of program spaces are undersized
- Building organization does not support 7/8 grade level teaming
- Long construction duration
- Large building footprint
- Some windowless classrooms remain
- 1.5 court gymnasium

- Easily identifiable entry point
- Maximizes solar benefits
- Long construction duration
- Footprint location isolates site access to rear field
- 1.5 court gymnasium
- Public access to the auditorium is not ideal
- Small footprint/roof area for possible photovoltaic arrays (PV Panels)

- Large footprint/roof area for possible photovoltaic arrays
- Large footprint limits open space & site access opportunities
- Expansive footprint limits daylight opportunities to interior spaces
- Phased construction
- Academic core not conducive to solar orientation benefits

- Limited existing building unknowns
- Linear footprint to provide daylight opportunities to interior spaces
- Maximizes solar benefits
- Smallest footprint/roof area for possible roof mounted photovoltaic arrays (PV Panels)

SBC VOTED UNANIMOUSLY





Preferred Schematic Report (PSR)

Table of Contents

3.3.1 INTRODUCTION

- Overview of Process
- Performance Space Selection
- Project Directory
- Updated Project Schedule
- Summary of Final Evaluation of Existing Conditions
- Summary of Final Evaluation of Alternatives
- Summary of the District's Preferred Solution
- MSBA Review & District Response to PDP Report

3.3.2 EVALUATION OF EXISTING CONDITIONS

- Existing Conditions Evaluations & Floor Plans
- Existing Site Analysis, Electric Service, Gas Service, Communications Service, Landscape Plan, Site Aerial Survey

3.3.3 FINAL EVALUATION OF ALTERNATIVES

- Overview
- Option 7a: Academic Addition / Major Renovation
 - Conceptual Site Plan
 - Conceptual Floor Plans
 - Conceptual Phasing and Construction Impact
 - Site & Utilities Analysis
 - Structural Systems Narrative
 - Major Building Systems Narratives
- Option 7b: New Academic Building / Gymnasium Renovation
 - Conceptual Site Plan
 - Conceptual Floor Plans
 - Conceptual Phasing and Construction Impact
 - Site & Utilities Analysis
 - Structural Systems Narrative
 - Major Building Systems Narratives
- Option 9b: New Construction with Grade-Level Teams by Floor
 - Conceptual Site Plan
 - Conceptual Floor Plans
 - Conceptual Phasing and Construction Impact
 - Site & Utilities Analysis
 - Structural Systems Narrative
 - Major Building Systems Narratives

- Option 9e: New Construction w/ Hybrid Stacked Grade-Level Teams
 - Conceptual Site Plan
 - Conceptual Floor Plans
 - Conceptual Phasing and Construction Impact
 - Site & Utilities Analysis
 - Structural Systems Narrative
 - Major Building Systems Narrative
- Permitting Requirements - All Options
- Construction Cost Estimates - All Options
- Summary of Preliminary Design Pricing

3.3.4 PREFERRED SOLUTION

- Educational Program**
- Grade Configuration
- Option 9e: New Construction w/ Hybrid Stacked Grade-Level Teams
 - Conceptual Diagrams
 - Conceptual Floor Plans
 - Conceptual Site Plan
 - Conceptual Site Sections
 - Site Plan Diagrams
- Space Summary
- Sustainability Documents
- Budget Statement
- Project Schedule

3.3.5 LOCAL ACTIONS & APPROVAL CERTIFICATION

- Local Actions and Approvals Letter
- School Building Committee Agendas & Minutes
- School Committee Agendas & Minutes

APPENDIX

- Educational Program - Redlined Copy**

VOTE to submit the Final Educational Program to the MSBA as part of the PSR submission





Educational Program

Progression

- ✓ Draft Educational Program submitted to the MSBA on October 27 as part of the PDP submission
- ✓ Project Team received comments from the MSBA on the PDP submission on December 22.

┌-----> Comments asking for additional/clarifying information on scheduling, utilization, curriculum, and staffing

- ✓ Project Team responded to the review comments formally on January 16th with requested additional information.

- ✓ Educational Program has been updated:
 - Grade Configuration Decision
 - Incorporating all MSBA requested additional information

- ⇒ School Committee review and approve updated Educational Program as the final version submitted to the MSBA as part of the PSR submission.

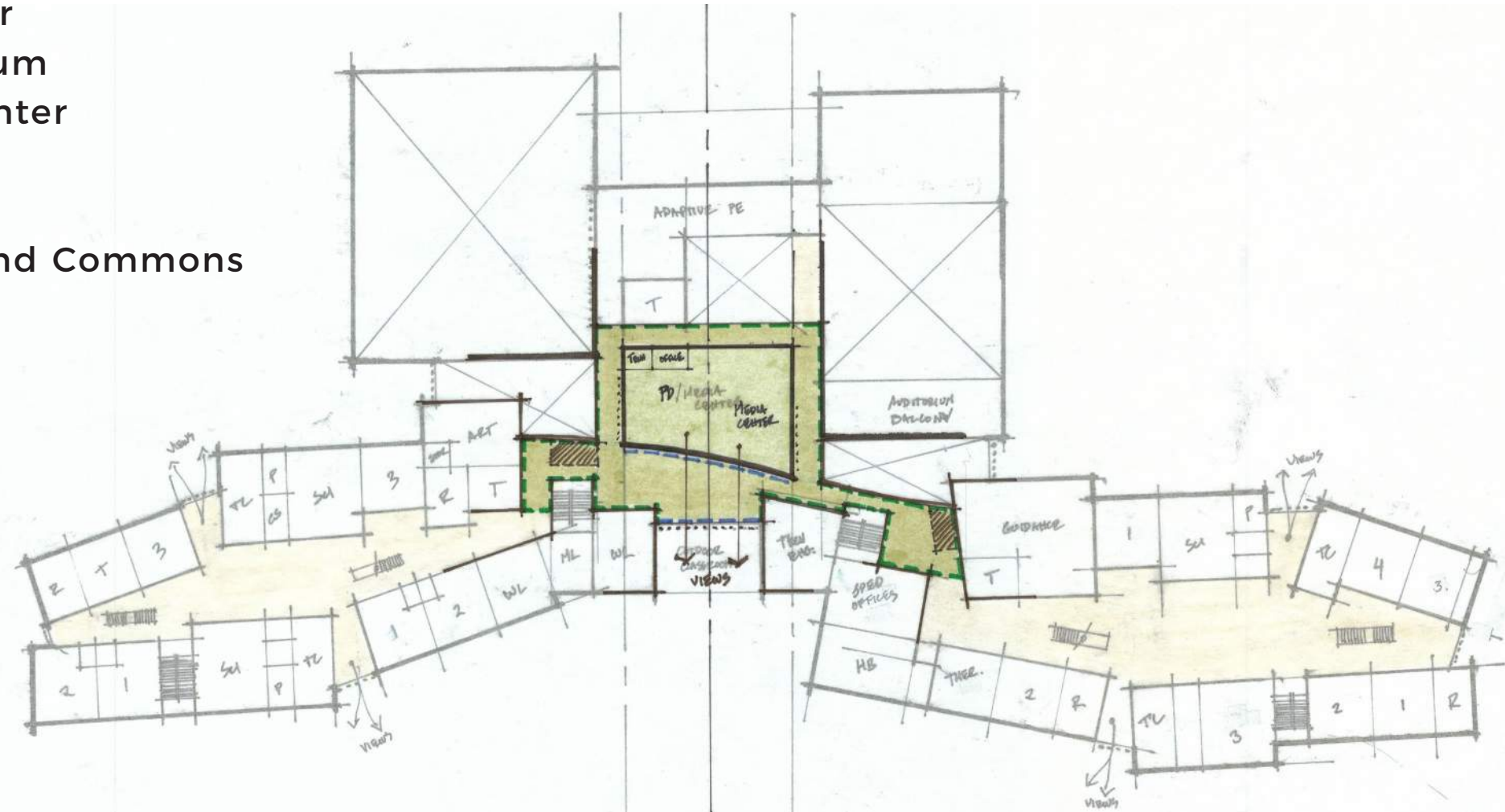
┌-----> A “clean” and a “redlined” version will be included in the submission as required by the MSBA



Educational Program

Key Highlights

- 800 Seat Auditorium
- Language Labs
- Supporting the Community
 - Auditorium
 - Black Box Theater
 - 2 Court Gymnasium
 - Library Media Center
- Library Media Center and Commons Distribution





Next Steps

WILLIAM H. CANNON
MIDDLE SCHOOL
33

Next Steps

Through June 2024

- Project Team will further develop preferred option and convey progress to the SBC
- Project Team will gather additional feedback from all stakeholders and incorporate comments into the design process

