

Sherwood Middle School

Sherwood Avenue, Shrewsbury, Massachusetts

No Build Option Criteria

6 August 2009

The “No-Build” Option needs to include repairs/upgrades to the existing Sherwood Middle School to maintain the 900 student grades 5 & 6 population.

At a minimum, the following scope would be included:

- Replacement of the 10 modular classrooms due to obsolescence
- Replacement of any MEP systems that have exceeded their life expectancy including the HVAC and lighting systems
- Roof replacement
- Window replacement
- Any hazardous material abatement associated with the scope indicated
- Recaulk and repoint exterior masonry and openings
- Any code required upgrades associated with the scope indicated and/or issuance of waivers from AAB and Massachusetts Building Code compliance alternatives

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Addition/Renovation Option Scope

6 August 2009

The proposed phased Addition/Renovation Scope includes the following:

DEMOLITION:

- 11,000 sf modular classroom addition
- 8,000 sf total at 2 story existing elevator/locker room at southeast end of the building
- Selective demolition as required for systems installation including all ceilings
- Selective demolition in approx. 30 – 40% of the existing building to accommodate program

ADDITION:

- Phase 1: approximately 35,000sf addition with cafetorium, music, administration, lobby, and expanded gym station
- Phase 2: approximately 30,000 sf additions for classroom wings

RENOVATION:

- Approximately 40% of the existing school would undergo “major” renovation with substantial demolition followed by new partitions, finishes, doors, etc.
- Approximately 60% of the existing school would undergo “moderate” renovation with minor patching after selective demolition, new finishes, new millwork, etc.
- All Architectural Access Board required updates
- Roof, window, and door replacement
- Repointed and recaulked exterior
- Abate all hazardous materials

AREA SUMMARY:

Demolition: 20,600sf

Selective demolition: 80,000sf

Additions: 70,000sf

Major Renovations: 50,000sf

Moderate Renovations: 30,000 sf

Total Addition/Renovation Project: 150,000sf

SITE

- Add Crescent St. connection
- Redirect Hutchins Ave. connection
- Site Utilities upgrades/reconnections
- New paved play area/service entrance
- 165 new parking spaces at Sherwood and associated drives
- Landscaping at former paved areas
- New softball field

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PRELIMINARY PHASING PLAN:

Phase I (assume 12 month construction schedule):

- Demo elevator/locker room
- Construct new 30,000sf cafetorium/administration/gym/lobby at SE end of the building
- Install new boilers, electric room, upgrade gas service, etc.

Phase 2(assume 12 month construction schedule):

- Move cafeteria/kitchen, administration, etc. to new construction
- Construct new 30,000sf classroom wings
- Major renovation at former administration/cafeteria wing

Phase 3 (assume 3 month unoccupied summer construction schedule):

- Moderate renovation at south wing
- Final connection to classroom wing systems
- Move Modular and east wing classrooms to new construction

Phase 4 (assume 6 – 9 month construction schedule):

- Demolish modular classrooms
- Moderate renovation at east wing classrooms



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New Construction Options Scope

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Process:

Several site and building objectives were considered for the new construction options including:

- Improved site circulation to facilitate separate bus and parent pick up traffic
- Maintain existing athletic features to the greatest extent possible
- Develop new construction options that would allow the existing Sherwood school to remain in session during construction
- Design a highly compact school that minimizes site impact, construction costs, and minimizes operating costs
- Address the program priorities and goals to an optimum level

From these objectives, two conceptual directions evolved, both with similar building plans. The design works to build the structure into the sloped landscape in both cases, taking advantage of the topography to develop a compact plan that presents a scale at the entrance appropriate to middle school students. In both plans, a new connection to Crescent St. is developed to better accommodate vehicular traffic in a clear manner. Both options allow for the existing school to remain in operation while the new facility is under construction.

CONNECTION OPTION

One alternative locates the building on the northeast side of the existing Oak Middle School. While maintaining autonomous middle schools, this scheme addresses the programmatic desire to establish a grade 5 – 8 middle school complex where shared facilities are encouraged. In this scheme the buildings are clustered close together with the athletic fields behind and dispersed parking.

CAMPUS OPTION

The second alternative positions the new building on the southeast section of the site creating a campus plan with Oak and Sherwood Schools separated by athletic fields. In this scheme, each school will be distinctly independent with site pathway connections only.

For planning purposes, the floor plans for each option are the mirror image of each other to address the topographical and site access issues of each location.

Both New Construction Options include the following scope:

DEMOLITION:

- Existing Sherwood School

NEW CONSTRUCTION:

- 144,000 sf on 3 floors

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Site Features for each Option:

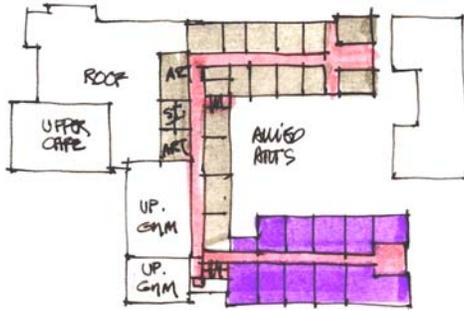
CONNECTION OPTION SITE:

- Add Crescent St. connection
- Reduction and realignment of north Oak parking lot
- Site Utilities connections
- New paved service entrance
- 165 new parking spaces at Sherwood and associated drives
- Landscaping at former paved areas
- New softball field at existing baseball field
- New baseball field at former softball field

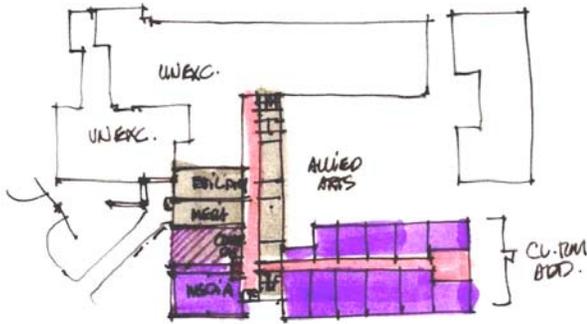
CAMPUS OPTION SITE:

- Add Crescent St. connection
- Site Utilities connections (possible easement to Harriet Ave. for sewer)
- New paved service entrance
- 165 new parking spaces at Sherwood and associated drives
- Landscaping at former paved areas
- New softball field

- Circulation
- Existing Major Renovation
- Existing Moderate Renovation
- New Construction



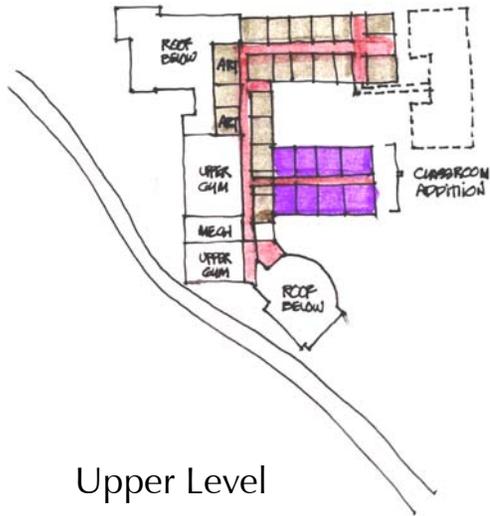
Upper Level



Lower Level



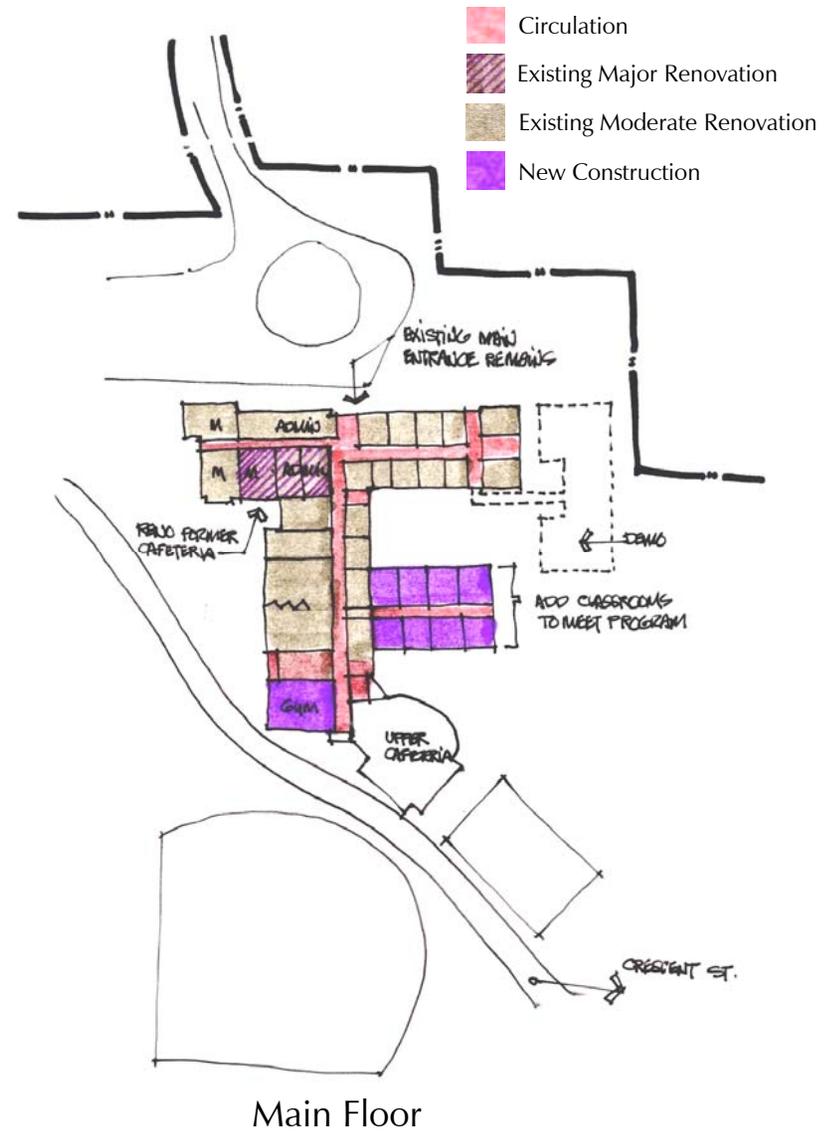
Main Floor



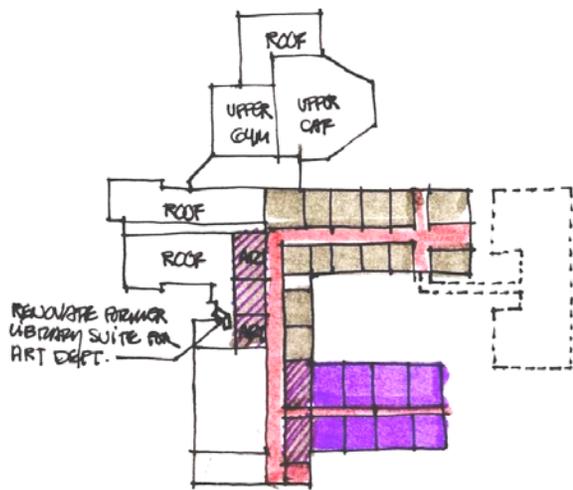
Upper Level



Lower Level



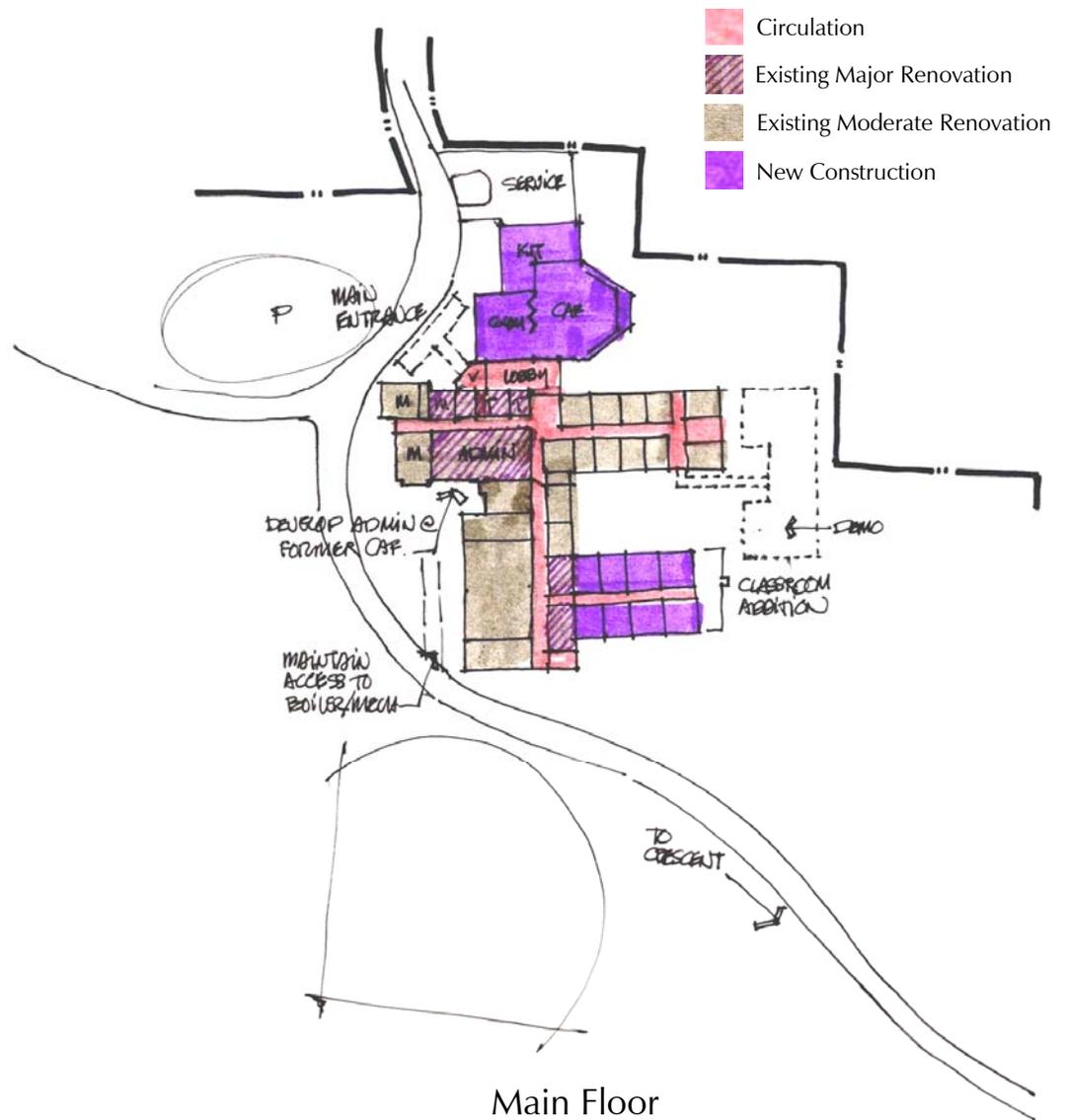
Main Floor



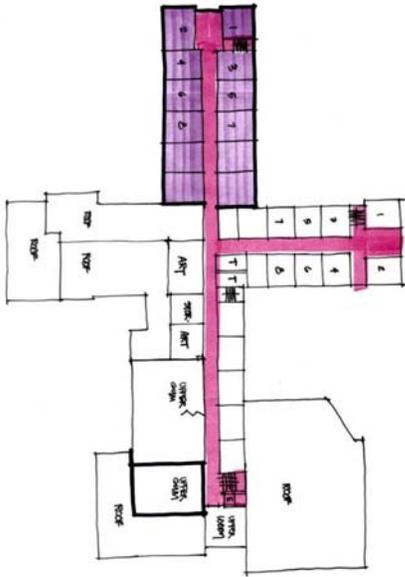
Upper Level



Lower Level



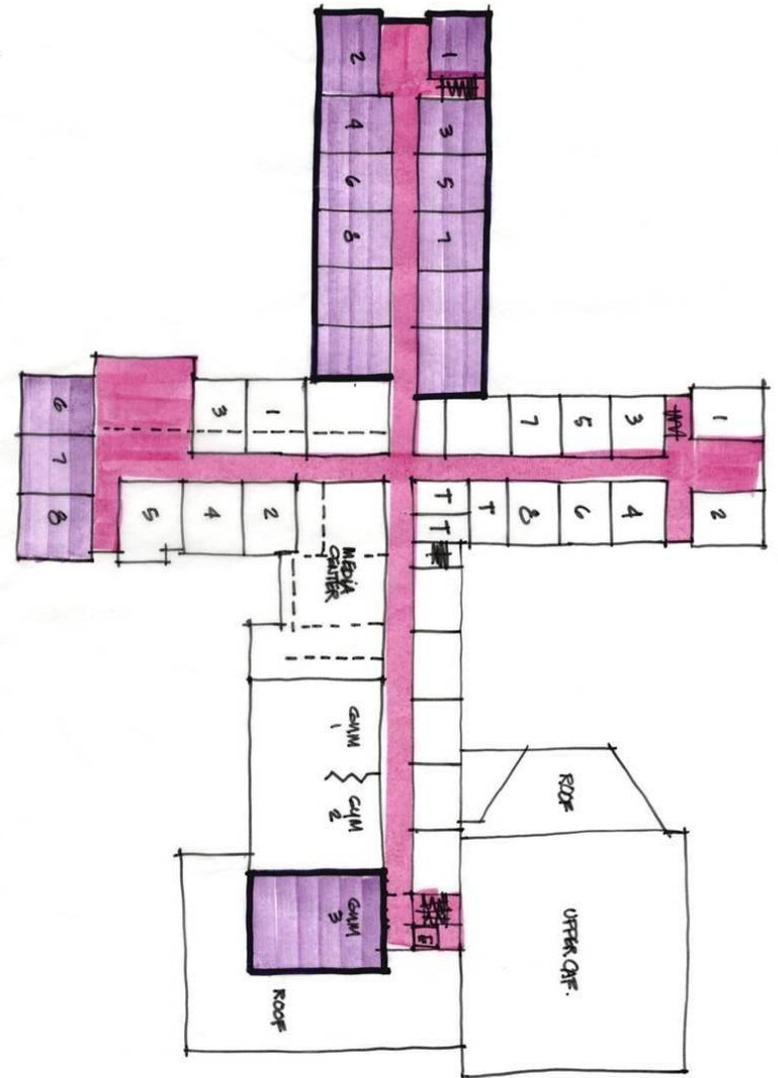
Main Floor



Upper Level



Lower Level



Main Floor

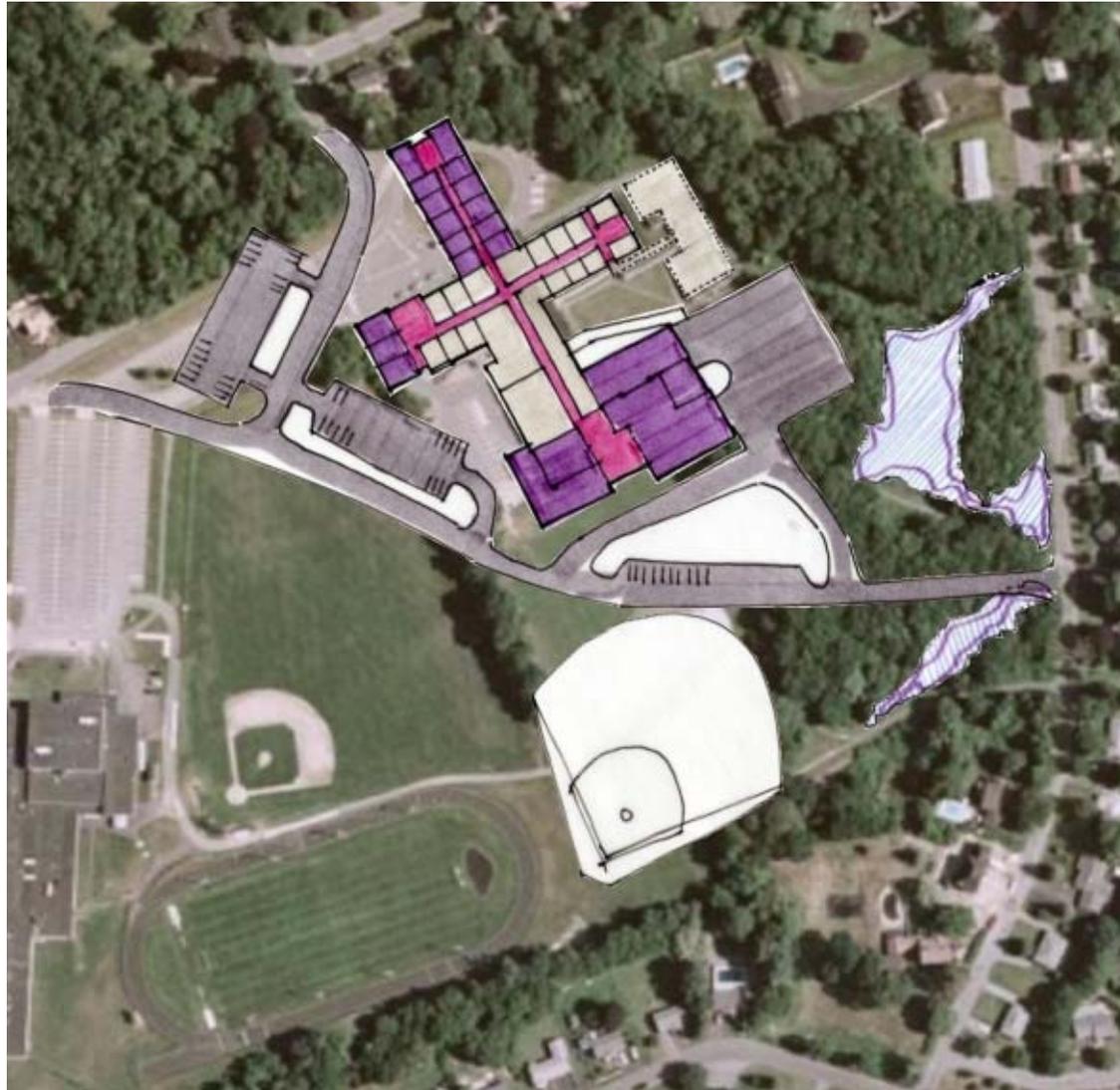


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Proposed Sherwood Middle School

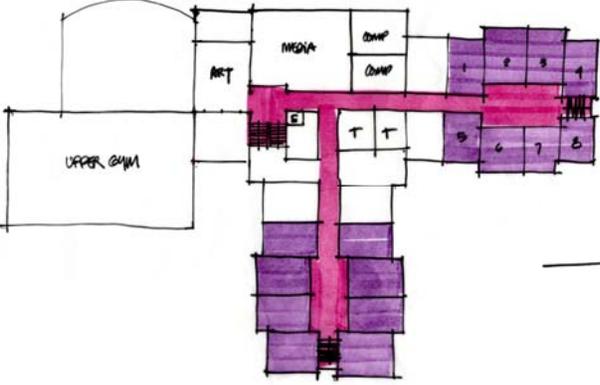
Addition/Renovation Concept 4



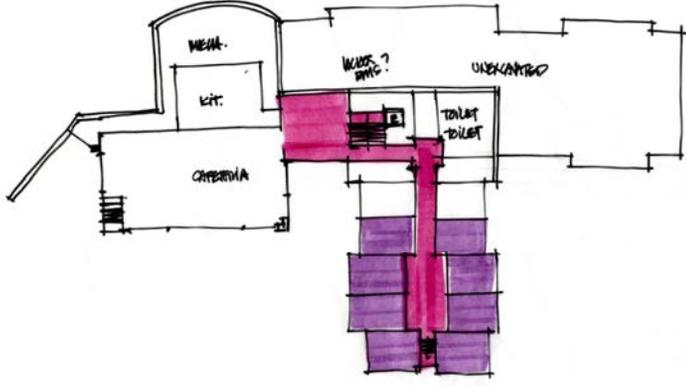
-  Circulation
-  Existing
-  New Construction



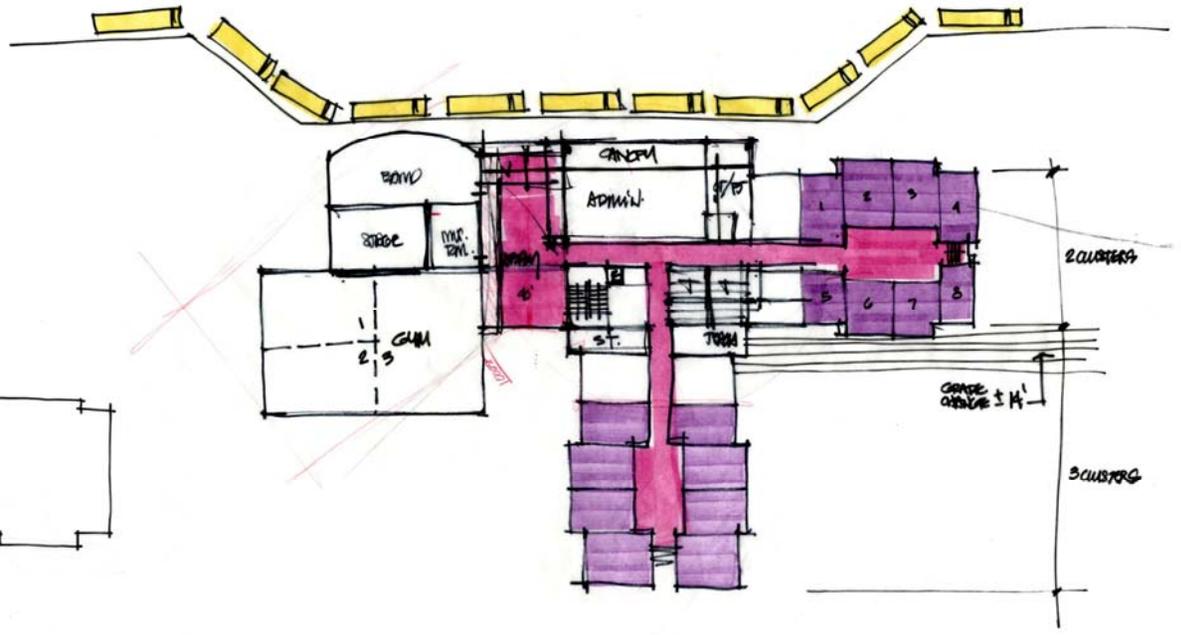
- Circulation
- Classroom Clusters



Upper Level



Lower Level



Main Floor

