



Massachusetts School  
Building Authority



OBJECTIVE OF THE PDP:

# DETERMINE WHICH OPTIONS ARE RECOMMENDED FOR FURTHER STUDY

OPTIONS FOR FURTHER STUDY **MUST** INCLUDE:

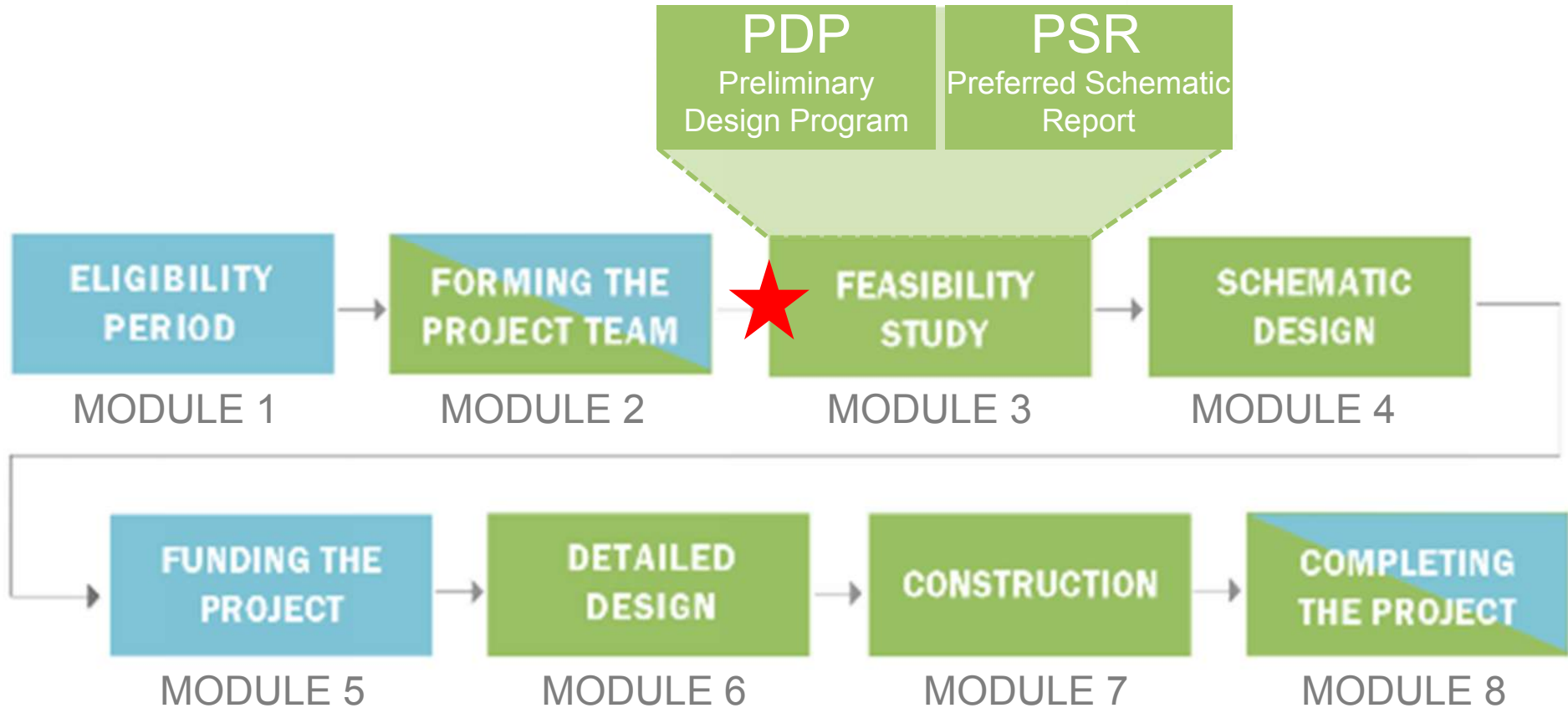
- **BASE REPAIR**
- **ADDITION RENOVATION**
- **NEW CONSTRUCTION ON EXISTING SITE**

OPTIONS FOR FURTHER STUDY **MAY** INCLUDE:

- **NEW CONSTRUCTION ON ALTERNATE SITE(S)**

# MSBA Building Process

Steps primarily for:



 CURRENT PROJECT STATUS

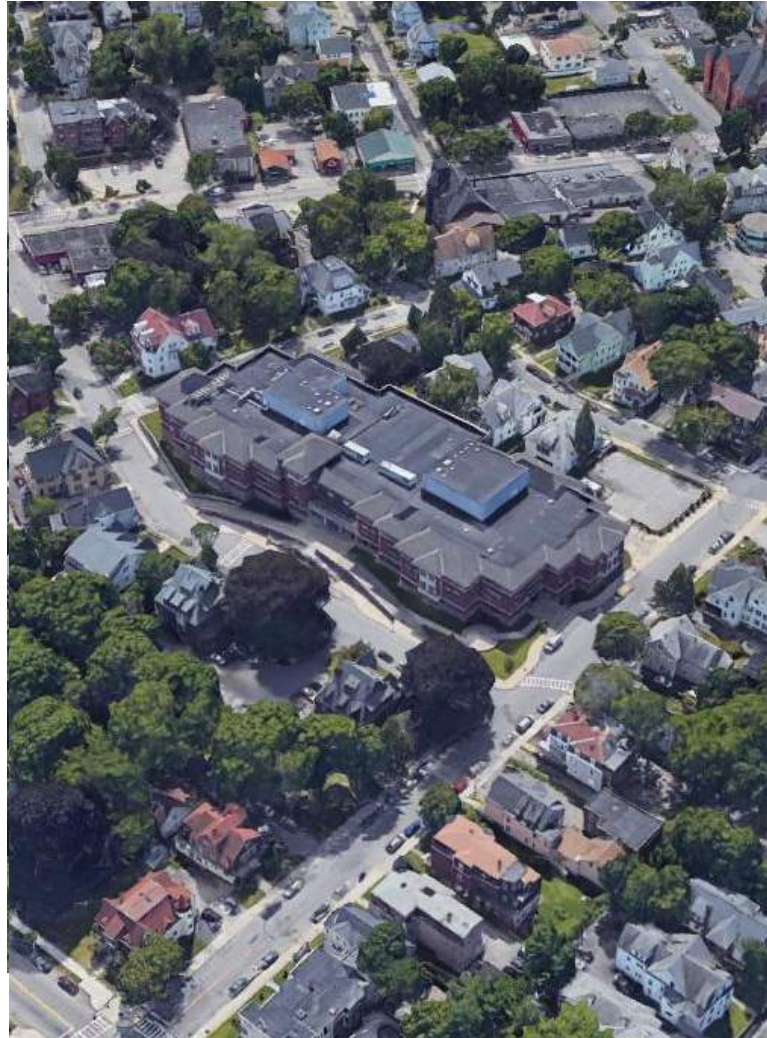


COMPACT URBAN SITES  
**WORCESTER, MA**

COMPACT URBAN SITES



**QUINSIGAMOND ELEMENTARY SCHOOL**



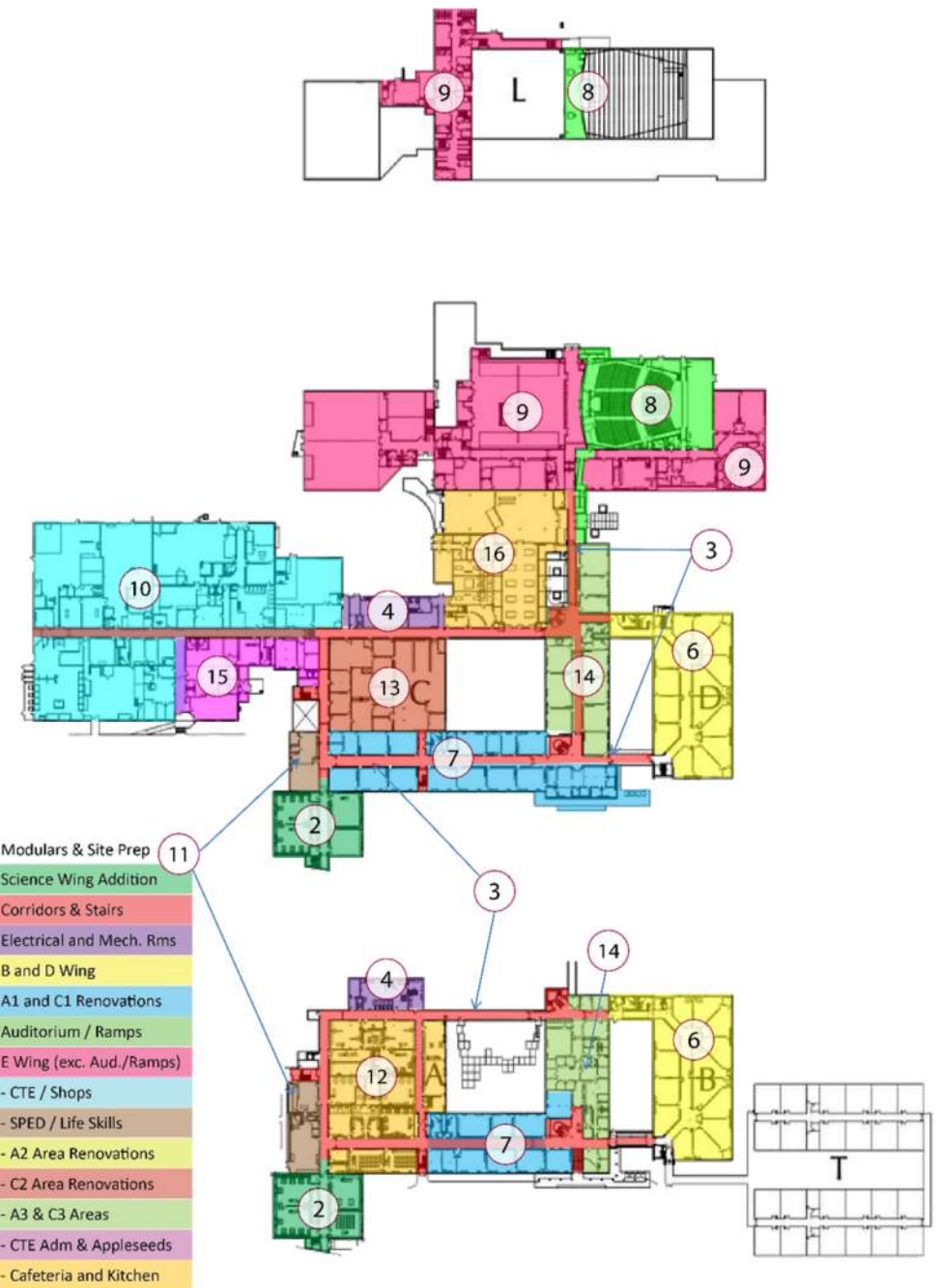
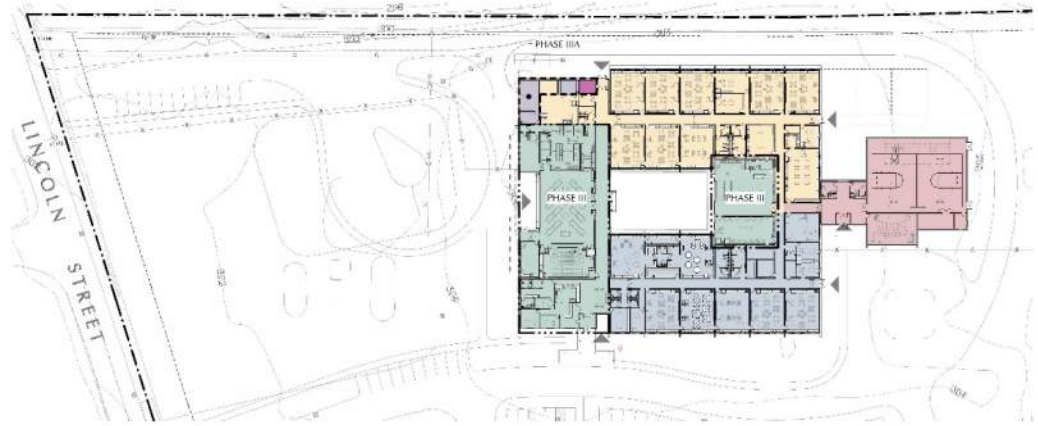
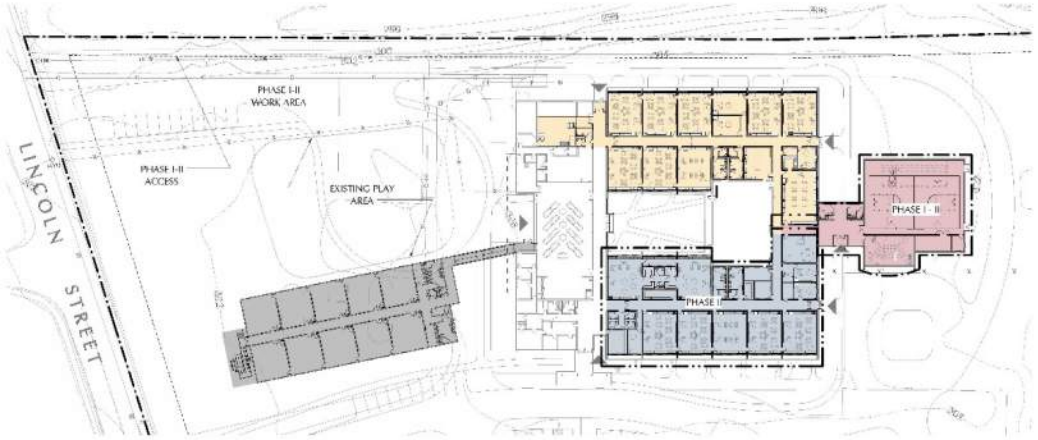
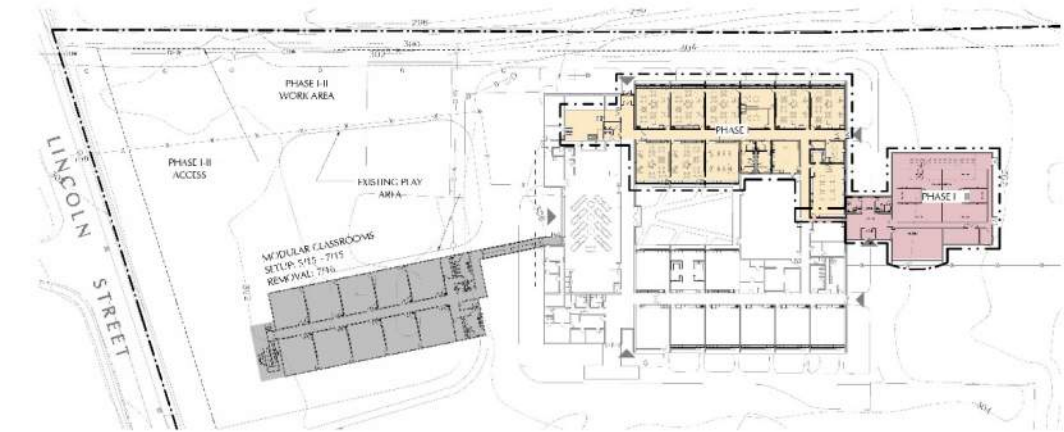
**WOODLAND ACADEMY**



**NORRBACK AVENUE SCHOOL**



# ADDITION RENOVATION



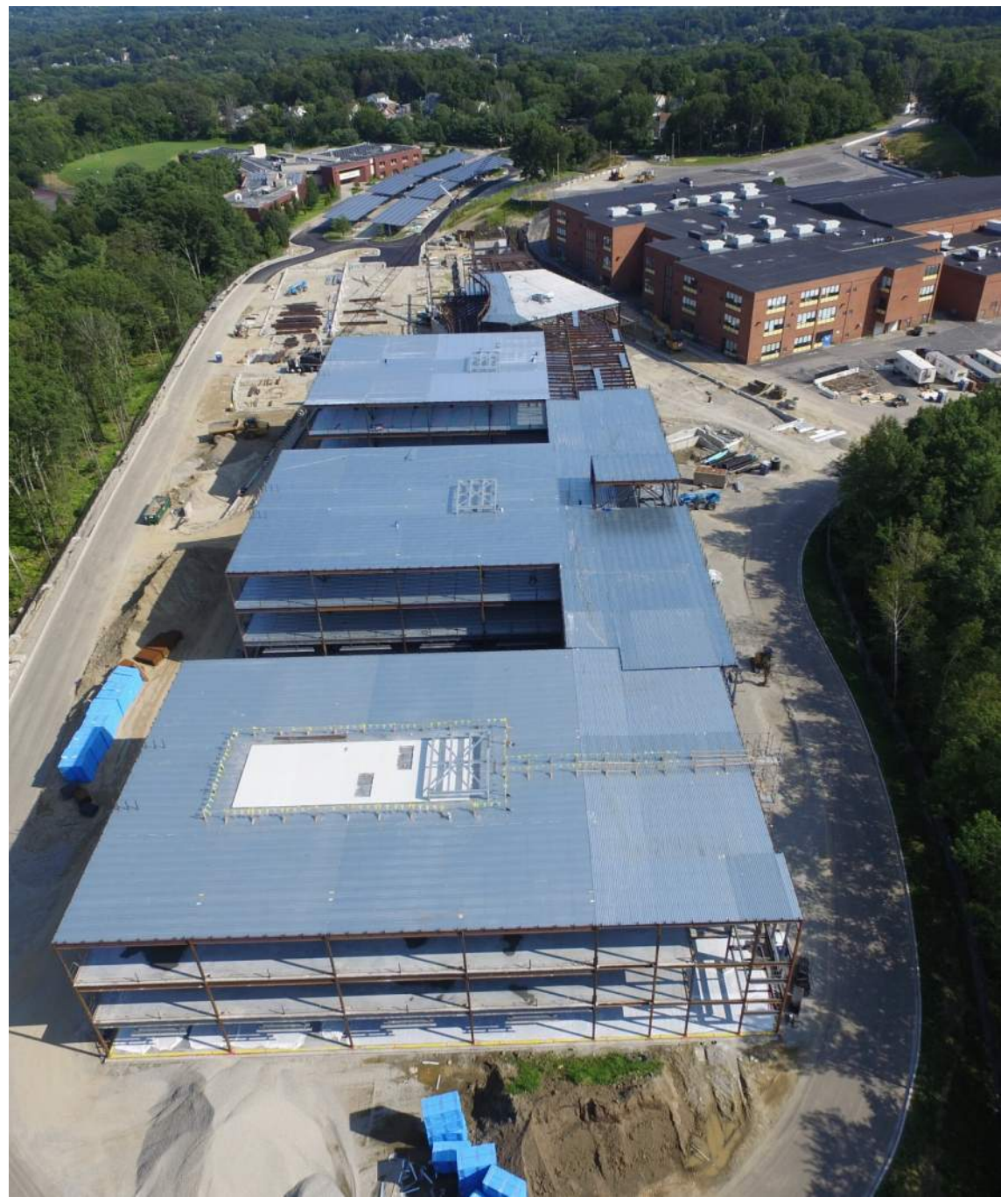
- Phase 1 - Modulars & Site Prep
- Phase 2 - Science Wing Addition
- Phase 3 - Corridors & Stairs
- Phase 4 - Electrical and Mech. Rms
- Phase 6 - B and D Wing
- Phase 7 - A1 and C1 Renovations
- Phase 8 - Auditorium / Ramps
- Phase 9 - E Wing (exc. Aud./Ramps)
- Phase 10 - CTE / Shops
- Phase 11 - SPED / Life Skills
- Phase 12 - A2 Area Renovations
- Phase 13 - C2 Area Renovations
- Phase 14 - A3 & C3 Areas
- Phase 15 - CTE Adm & Appleseeds
- Phase 16 - Cafeteria and Kitchen



PHASED OCCUPIED CONSTRUCTION



NELSON PLACE ELEMENTARY SCHOOL



SOUTH HIGH COMMUNITY SCHOOL



WORCESTER TECHNICAL HIGH SCHOOL







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# FEASIBILITY STUDY SCHEDULE

SBC Vote to Submit PDP to MSBA:  
**Sept. 2019**



MSBA Vote



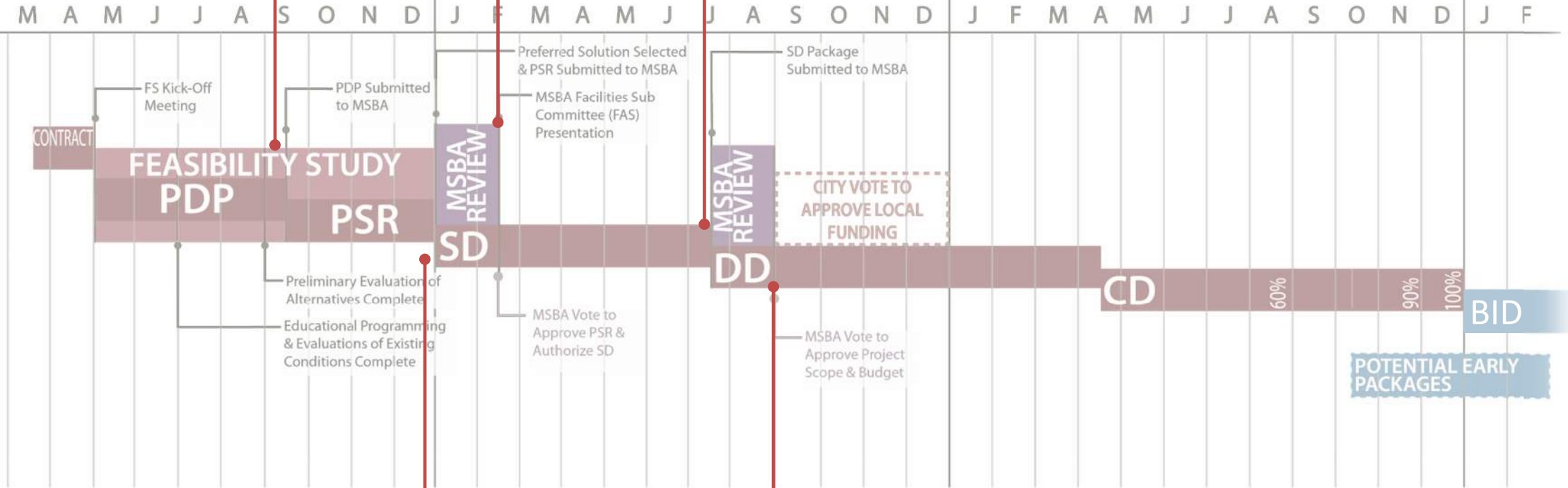
SBC Vote to Submit SD Package to MSBA:  
**July 2020**

2019

2020

2021

2022



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



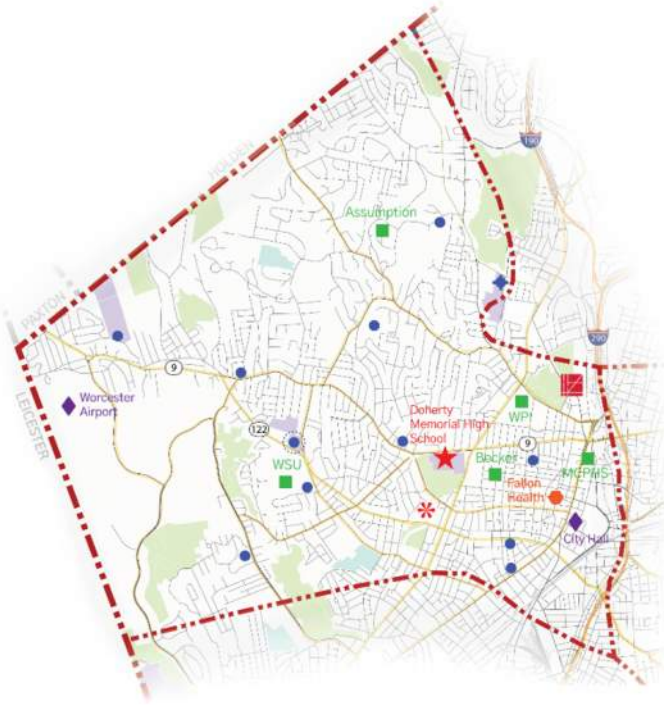
MSBA Vote

Building Occupancy:  
**Fall 2024**



# PDP TASKS

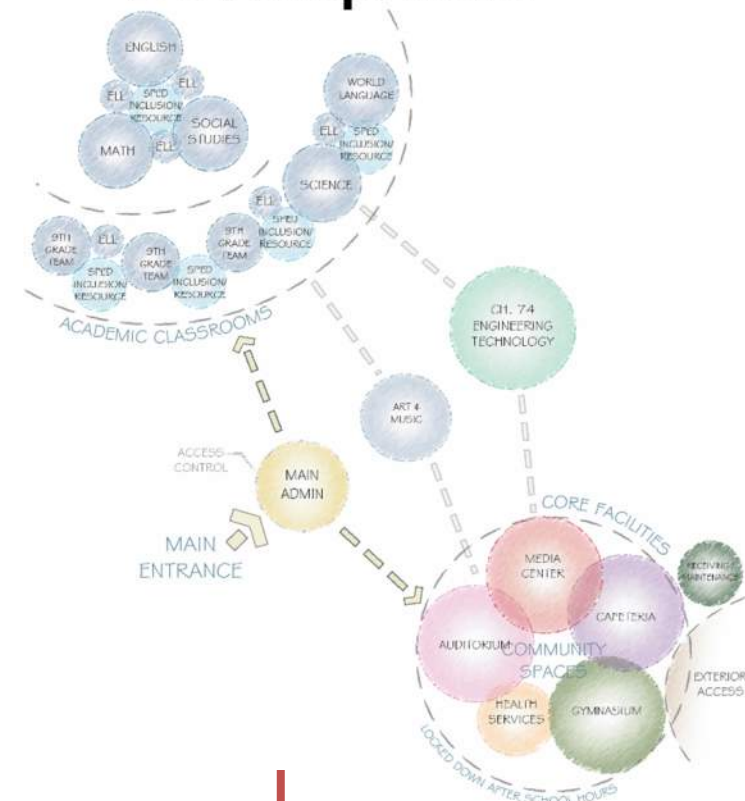
## Alternate Site Evaluation



## Evaluation of Existing Building & Site



## Program Development

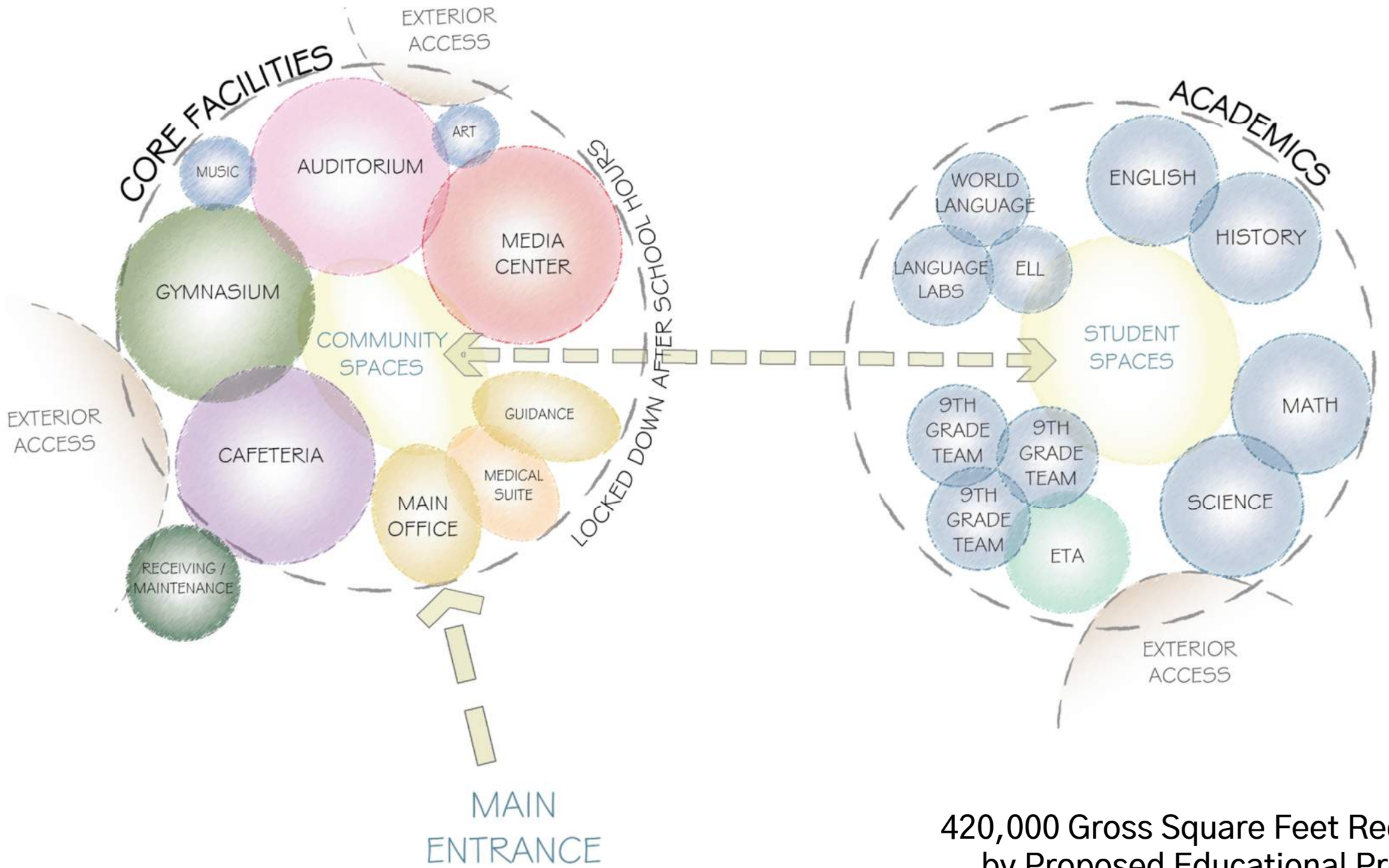


# RECOMMENDATION OF OPTIONS FOR FURTHER STUDY

PDP: CRITICAL TASKS



BUBBLE DIAGRAMS



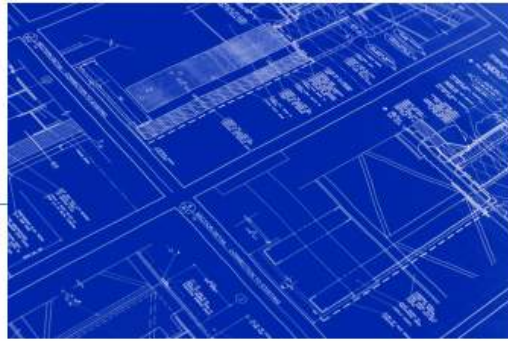
420,000 Gross Square Feet Required by Proposed Educational Program



PROPOSED CHAPTER 74 PROGRAMS:

The Central MA  
Regional Workforce  
Blueprint

2018-2022



March, 2018



## ENGINEERING & TECHNOLOGY ACADEMY

Enrollment: 400 Students (Existing to be expanded)

## MARKETING MANAGEMENT & FINANCE

Enrollment: 200 Students

## PROGRAMMING & WEB DEVELOPMENT

Enrollment: 200 Students

## CONSTRUCTION CRAFT LABORER

Enrollment: 150 Students



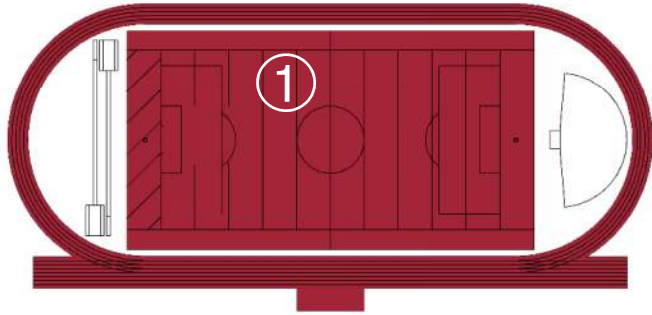
13 ACRES REQUIRED

13 ACRES REQUIRED

ATHLETIC FIELDS

⑤

Football / Track



Practice Field



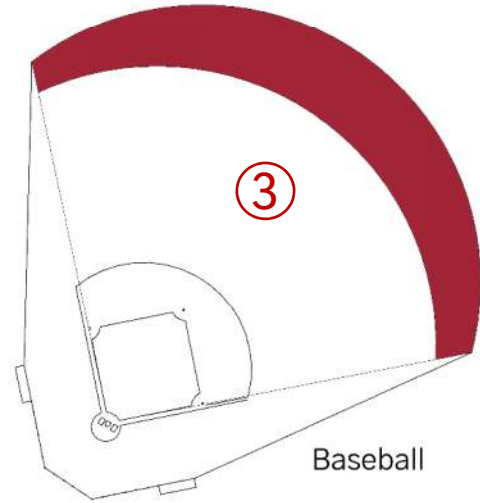
Tennis



Basketball

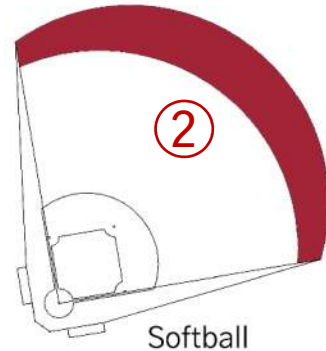


③



Baseball

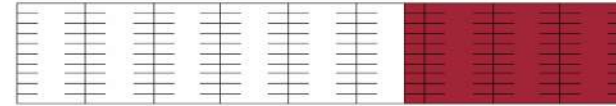
②



Softball

PARKING

180 Staff Parking



Kitchen Loading



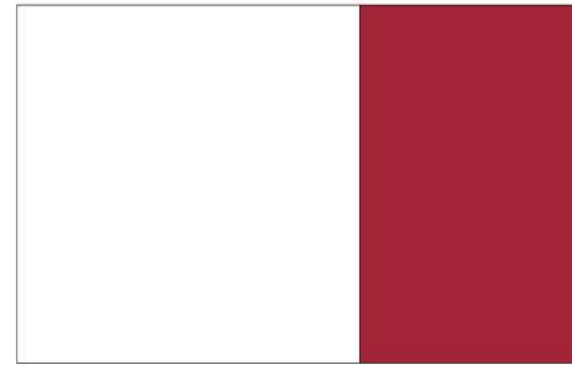
General Receiving



250 Visitor and Student Parking



BUILDING FOOTPRINT



Existing Footprint: 96,500 SF  
Proposed Footprint : +/- 160,000 SF

CIRCULATION

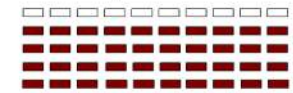
8-10 Large Buses  
(separate loop)



6 SPED Buses  
(separate loop)



Queue for 50 Parent Drop-off  
cars (separate from Buses)



⑤ ORDER OF PRIORITY

LEGEND

- ADDITIONAL SITE FEATURE REQUIRED BY EDUCATIONAL PROGRAM
- EXISTING SITE FEATURE
- TOTAL SITE FEATURES REQUIRED BY EDUCATIONAL PROGRAM

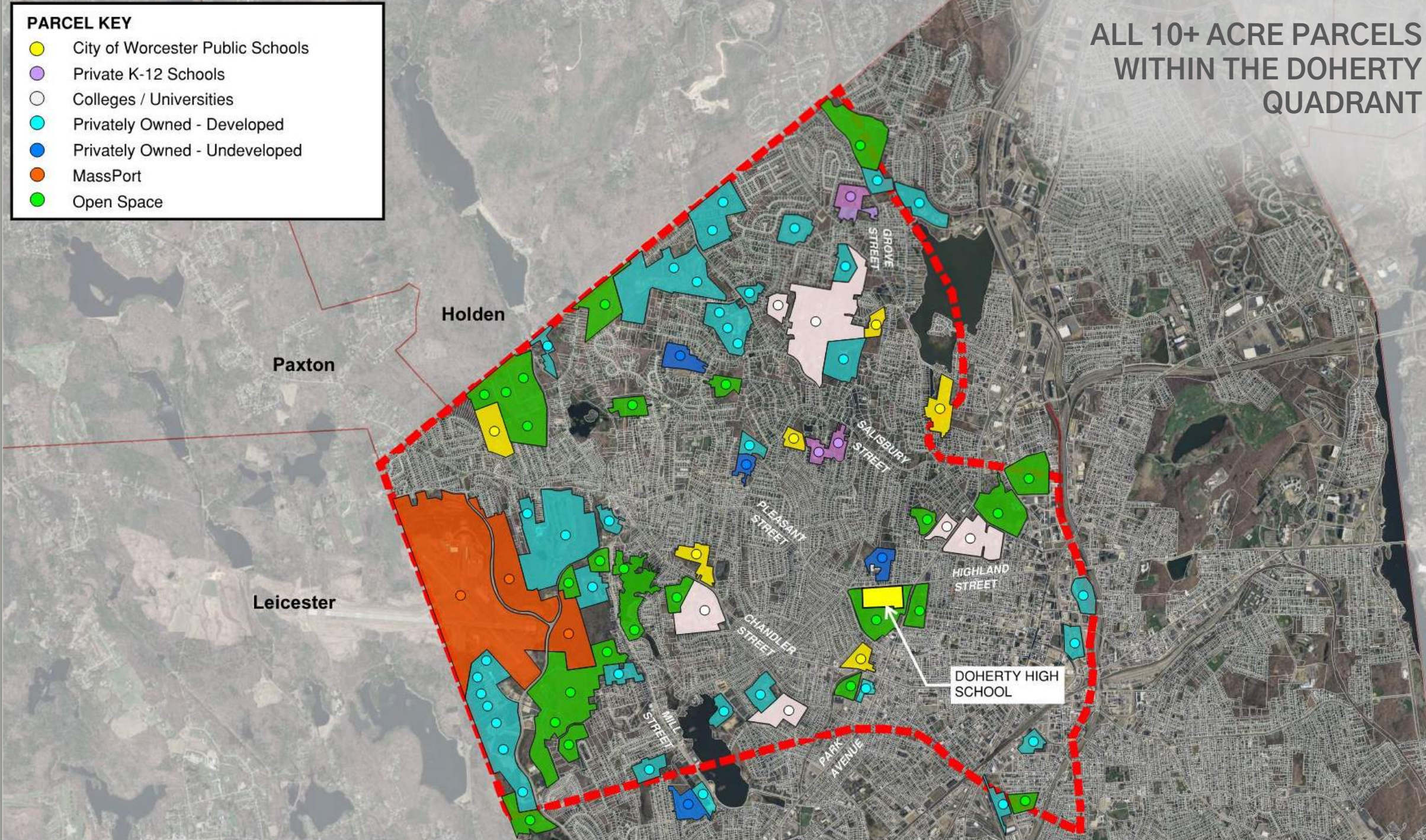


# PHASE I SITE SELECTION PROCESS

**PARCEL KEY**

- City of Worcester Public Schools
- Private K-12 Schools
- Colleges / Universities
- Privately Owned - Developed
- Privately Owned - Undeveloped
- MassPort
- Open Space

ALL 10+ ACRE PARCELS  
WITHIN THE DOHERTY  
QUADRANT



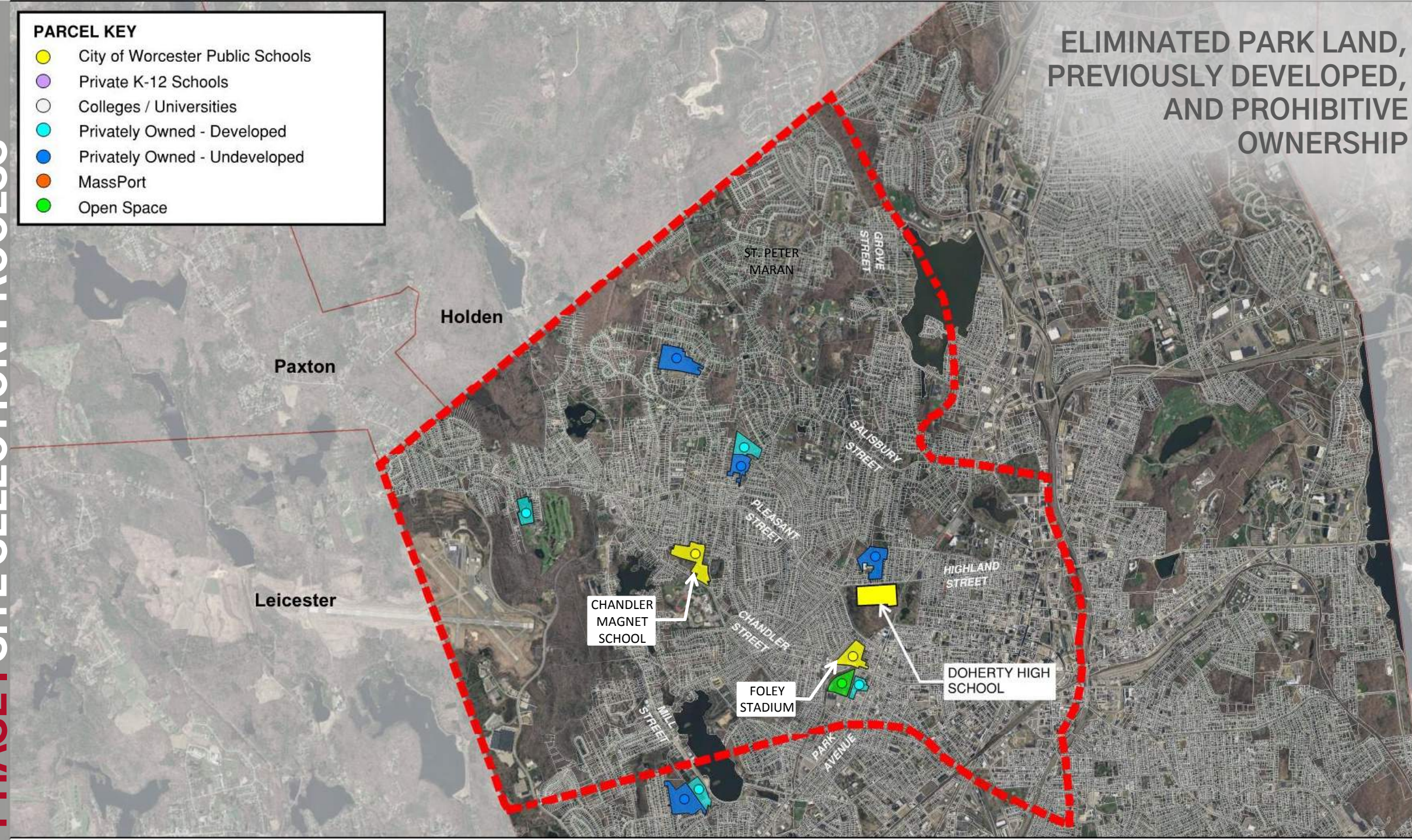


**PHASE I SITE SELECTION PROCESS**

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- City of Worcester Public Schools
- Private K-12 Schools
- Colleges / Universities
- Privately Owned - Developed
- Privately Owned - Undeveloped
- MassPort
- Open Space

**ELIMINATED PARK LAND,  
PREVIOUSLY DEVELOPED,  
AND PROHIBITIVE  
OWNERSHIP**





# A. DOHERTY SITE

## 20 ACRES

### A. EXISTING DOHERTY SITE

#### NOTES:

- Established location
- Steep topography
- Abutted by park land
- Highland street access only



#### QUADRANT KEY PLAN:



#### LEGEND:

- |                       |                    |
|-----------------------|--------------------|
| Parcel Property Line  | New Roadway        |
| Potential acquisition | Bus Circulation    |
| New Construction      | Parent Circulation |
| New Athletic Field    | Connection         |
| Existing Building     | N                  |
| Flood Plain           |                    |
| Retaining Wall        |                    |
| Steep Topography      |                    |



# A. DOHERTY TO FOLEY STADIUM



## A. EXISTING DOHERTY SITE

### NOTES:

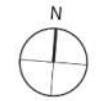
- Potential to develop pedestrian access to Foley Stadium

### QUADRANT KEY PLAN:



### LEGEND:

- Parcel Property Line
- Potential acquisition
- New Construction
- New Athletic Field
- Existing Building
- Flood Plain
- Retaining Wall
- Steep Topography
- New Roadway
- Bus Circulation
- Parent Circulation
- Connection





# A.1 DOHERTY SITE

## 20 ACRES

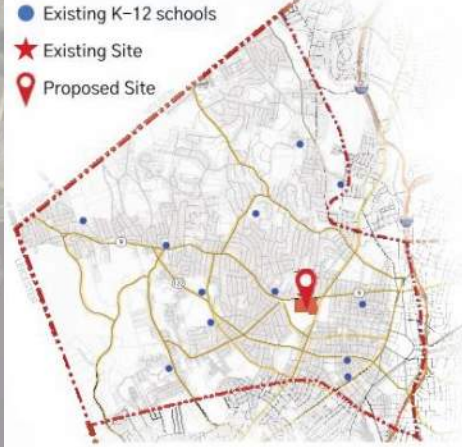
### A.1 DOHERTY SITE

#### NOTES:

- No Land Acquisition
- Adequate Staff Parking
- Premium \$\$\$ Parking beneath fields (or option for no student parking)



#### QUADRANT KEY PLAN:



#### LEGEND:

- |                       |                    |
|-----------------------|--------------------|
| Parcel Property Line  | New Roadway        |
| Potential acquisition | Bus Circulation    |
| New Construction      | Parent Circulation |
| New Athletic Field    | Connection         |
| Existing Building     | N                  |
| Flood Plain           |                    |
| Retaining Wall        |                    |
| Steep Topography      |                    |



# A.1 DOHERTY SITE

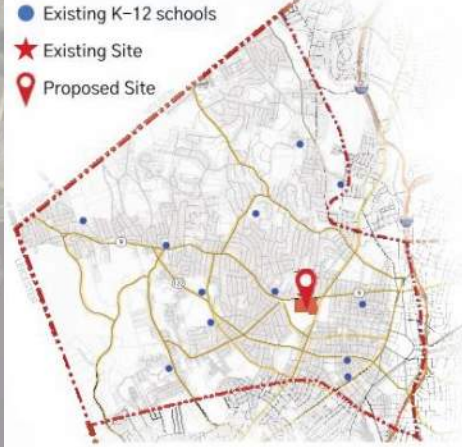
## 20 ACRES

### A.1 DOHERTY SITE : PHASE I

- NOTES:
- Pave around existing building to maximize parking
  - No practice fields available



#### QUADRANT KEY PLAN:



#### LEGEND:

- |                       |                    |
|-----------------------|--------------------|
| Parcel Property Line  | New Roadway        |
| Potential acquisition | Bus Circulation    |
| New Construction      | Parent Circulation |
| New Athletic Field    | Connection         |
| Existing Building     | N                  |
| Flood Plain           |                    |
| Retaining Wall        |                    |
| Steep Topography      |                    |



# A.1 DOHERTY SITE

## 20 ACRES

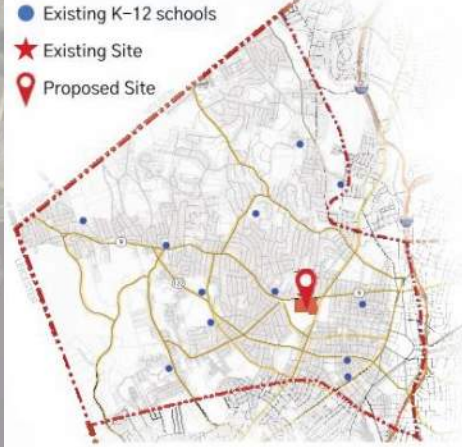
### A.1 DOHERTY SITE : PHASE II

#### NOTES:

- Demolition of existing building
- Construction of roads for bus circulation
- Occupancy of new building



#### QUADRANT KEY PLAN:



#### LEGEND:

- |                       |                    |
|-----------------------|--------------------|
| Parcel Property Line  | New Roadway        |
| Potential acquisition | Bus Circulation    |
| New Construction      | Parent Circulation |
| New Athletic Field    | Connection         |
| Existing Building     | N                  |
| Flood Plain           |                    |
| Retaining Wall        |                    |
| Steep Topography      |                    |



# A.1 DOHERTY SITE

## 20 ACRES

### A.1 DOHERTY SITE : PHASE III

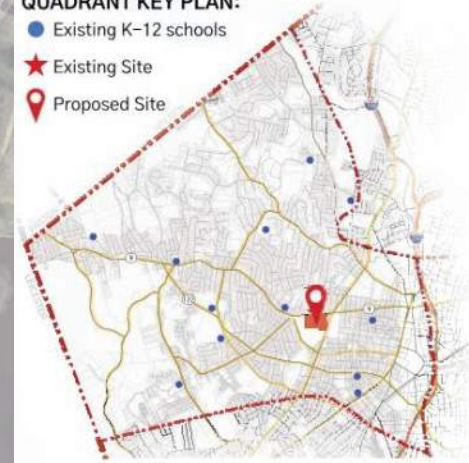
NOTES:

- Extended schedule for completion of site work and athletic fields above parking



#### 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     | N                  |
| Flood Plain           |                    |
| Retaining Wall        |                    |
| Steep Topography      |                    |



# B. FOLEY STADIUM SITE

12 ACRES

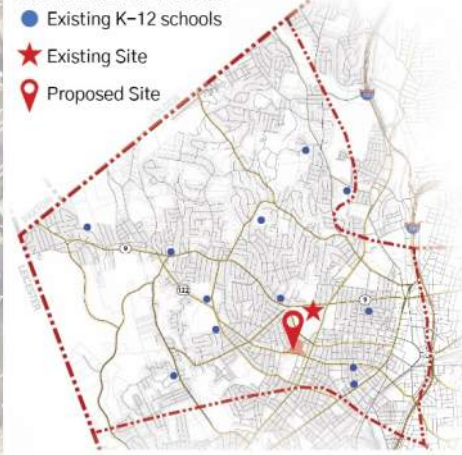


## B. EXISTING FOLEY STADIUM SITE

### 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

### QUADRANT KEY PLAN:



### LEGEND:

- Parcel Property Line
- Potential acquisition
- New Construction
- New Athletic Field
- Existing Building
- Flood Plain
- Retaining Wall
- Steep Topography
- New Roadway
- Bus Circulation
- Parent Circulation
- Connection





# B.1 FOLEY STADIUM SITE

12 ACRES

## B.1 FOLEY STADIUM SITE

### NOTES:

- No Land Acquisition
- Adequate Staff Parking
- No Student Parking Shown (Option for Premium \$\$\$ Student Parking)

### QUADRANT KEY PLAN:



### LEGEND:

- |                       |                    |
|-----------------------|--------------------|
| Parcel Property Line  | New Roadway        |
| Potential acquisition | Bus Circulation    |
| New Construction      | Parent Circulation |
| New Athletic Field    | Connection         |
| Existing Building     | N                  |
| Flood Plain           |                    |
| Retaining Wall        |                    |
| Steep Topography      |                    |





# C. CHANDLER MAGNET SITE

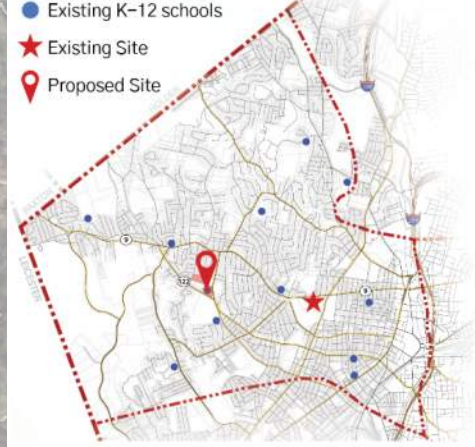
## 22 ACRES

### C. EXISTING CHANDLER MAGNET SITE

#### NOTES:

- Tiered site
- Steep topography
- Limiting parcel shape
- Multiple access points
- Existing 1950's school building
- WSU Adjacency

#### QUADRANT KEY PLAN:



#### LEGEND:

- ▤ Parcel Property Line
- ▨ Potential acquisition
- New Construction
- New Athletic Field
- Existing Building
- Flood Plain
- Retaining Wall
- ▨ Steep Topography
- ▬ New Roadway
- ➡ Bus Circulation
- ⋯ Parent Circulation
- ⋯ Connection





# C.1 CHANDLER MAGNET SITE

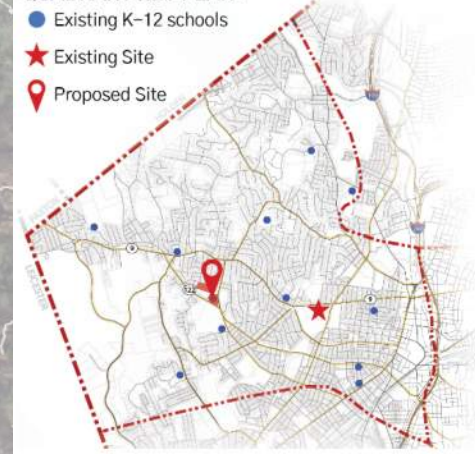
## 22 ACRES

### C.1 CHANDLER MAGNET SITE

#### NOTES:

- No Land Acquisition
- Adequate Staff Parking
- Adequate Student Parking
- Compromised building organization
- Limited athletic fields
- Difficult access to upper fields

#### QUADRANT KEY PLAN:



#### LEGEND:

- Parcel Property Line
  - Potential acquisition
  - New Construction
  - New Athletic Field
  - Existing Building
  - Flood Plain
  - Retaining Wall
  - Steep Topography
  - New Roadway
  - Bus Circulation
  - Parent Circulation
  - Connection
- 





# C.2 CHANDLER MAGNET SITE

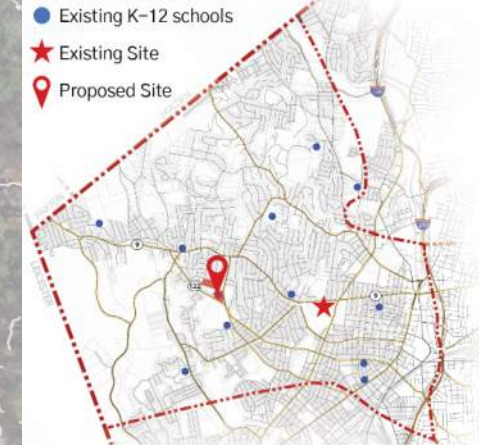
## 22 ACRES

### C.2 CHANDLER MAGNET SITE + LAND

#### NOTES:

- Land Acquisition from Worcester State University LLC & abutters
- Adequate Staff Parking
- Adequate Student Parking
- Most efficient development
- Least impact to Doherty Students

#### QUADRANT KEY PLAN:



#### LEGEND:





**ALTERNATE SITE RANKING MATRIX**

# ALTERNATIVE SITE RANKING MATRIX

**WEIGHT (1-5)**

Assumptions:

- 1. Assumed no swing space is available.
- 2. See notes below for unique aspects of each site.

**DOHERTY**  
**FOLEY STADIUM**  
**CHANDLER MAGNET**  
**CHANDLER MAGNET WITH ADDED LAND**

<b>CRITERIA</b>	<b>A.1</b>	<b>B.1</b>	<b>C.1</b>	<b>C.2</b>
<b>5</b> ABILITY TO MEET BUILDING PROGRAM	5	5	2	5
<b>5</b> ACQUISITION ISSUES, NEGOTIATION & EXPANSION	5	2	4	2
<b>5</b> COMPARATIVE STAFF & STUDENT IMPACT	2	1	4	4
<b>4</b> ABILITY TO MEET SITE ATHLETICS PROGRAM	3	1	2	3
<b>4</b> CENTRAL TO DISTRICT/QUADRANT	5	4	4	4
<b>3</b> SITE DEVELOPMENT COSTS (Earth moving, soils, retaining walls, parking structures)	3	2	3	3
<b>3</b> TRAFFIC IMPACTS & ACCESS	3	3	3	3
<b>3</b> BUS & PARENT VEHICULAR CIRCULATION & PARKING	2	3	2	3
<b>3</b> CONSTRUCTION SCHEDULE IMPACT	3	4	5	5
<b>1</b> ADJACENT USES & NEIGHBORHOOD IMPACT	4	4	3	3
<b>1</b> UTILITIES & DEVELOPMENT ISSUES	3	1	3	3
<b>WEIGHTED SCORE</b>	<b>132</b>	<b>101</b>	<b>119</b>	<b>131</b>





Massachusetts School  
Building Authority

