Re-Imagine
Maury High School

Community Meeting
September 28 and October 12, 2022
Re-Imagine
Maury High School

Recommendations from the 2021 FMP

Recommended Rebuilds – oldest facilities, in the worst condition

• **Maury HS** - $138 to $150 Million
• **Up to 3 elementary schools**
  • Granby ES – $22.6 Million
  • Jacox ES - $30.1 Million
  • Norview ES - $26.3 Million
Re-Imagine Maury High School

Phase I – 2018
• Educational Specifications
• “What teaching and learning will look like and the spaces to accommodate that”

Phase II – 2020 to present
• Modernization vs. Replacement Feasibility Study
• “What are the pro/cons of different designs to meet the goals of the Ed. Spec?”
• School Board Briefing 8/3/2022

Next Steps – Fall 2022
• Community Engagement
• School Board workshop
• Finalize Study & Recommendations
Project Scope from the NPS Board of Education

Scope:

“The purpose and intent of the Request for Proposal (RFP) is to obtain Architectural Engineering (A/E) services to provide a detailed recommendation to the Norfolk School Board on the future of Maury High School’s building: either to renovate the existing structure (possibly in phases) or construct a new high school building.

This will include background information as to estimated costs and issues related to each alternative. The selected firm will use the completed Educational Space Specifications document (created June 2018 by HBA Architecture) as basis on layout of the facility’s educational space to support the future needs of the high school students.”
April 12, 2018

Community Meeting Results – Perspectives on the current facility

### Strengths
- Tradition: 22%
- Great leadership: 17%
- Students/academics: 10%
- Diversity: 7%
- Neighborhood school: 5%
- Strong Academics: 5%
- Location: 7%

### Weaknesses
- Lack of ability to adapt: 4%
- Overcrowding: 5%
- Safety issues: 7%
- Lack of ed. technology: 13%
- Lack of adequate space for ed. programs: 13%
- Poor facilities conditions: 21%
- Old facilities: 17%
- Athletic facilities: 4%
- Site large enough?: 4%
- Parking: 6%
- Narrow stairways: 6%

### Obstacles
- Spread of misinformation: 11%
- Safe and security: 11%
- District resistance to innovation/change: 11%
- Spread of misinformation: 11%
- Lack of funding: 6%
- Lack of adequate space for ed. programs: 13%
- Poor facilities conditions: 21%

### Prospects
- Chance for more students to attend from all over Norfolk: 39%
- State money available for school construction?: 11%
- Install green technologies to make our school more sustainable: 11%
- Maintain historical building for its history: 11%
- Better [modern] Learning Environments: 17%
- Community attachment to historic monumental façade: 22%
- Community attachment to historic monumental façade: 22%
- District resistance to innovation/change: 11%
- Spread of misinformation: 11%
- Safe and security: 11%
<table>
<thead>
<tr>
<th>Design Principles for Learning Environments</th>
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<tbody>
<tr>
<td>Our Re-Imagined Maury High School will...</td>
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<tr>
<th>Build on <strong>tradition</strong></th>
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<th>Respect community <strong>context</strong></th>
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Norfolk Public Schools

[Other logos]
Building Organization Models

Common Design Attributes of the Building Organization Models that should be incorporated into a Re-Imagined Maury High School:

- Commons/Dining as hub or center point of school
- 140 / 280 student Learning Communities
- Multi-story Classroom Wings
- Natural Light to all Learning Spaces
- Library / Media Center on 2nd Floor
- Auditorium accessible from Commons
- Separate Entrance/Lobby for Gym and Auxiliary Gym
- Special-Education Self-Contained Suite on 1st Floor with proximity to Learning Communities & Commons
- Administration Area with both front door presence and adjacent to Commons
- Kitchen and Building Operations access to Service Area
- Culinary Arts CTE near Commons and Kitchen
- Music Suite adjacent to Auditorium and Stage
- Locker Room access direct to exterior play fields
Existing Site Conditions
4th addition

1988

1st Addition - 1929
Renovated in 1988

2nd Addition - 1955
Renovated in 1988

3rd Addition - 1977

4th Addition - 1988

Ground Floor

2nd Floor

3rd Floor

4th Floor
$76,000,000

- Estimated Capital Renewal Expenditures needed over the next 25 years with no educational program improvements

Structural Concerns

- Water infiltration on the entire exterior envelope
- Supplemental supports are needed for Terra-cotta cornice and lintels due to deterioration and rusting
- Exterior masonry composite walls are extremely porous and in many instances is completely missing. Moisture penetrates the wall assembly.
- Suspended Attic Floor needs to be removed
Executive Summary - Existing Conditions Assessments

Historic Tax Credit Challenge

• Maury is eligible to be considered for the state historic registry but...

• Designing for and pursuing VA Historic Tax Credits is likely to add a year or more to the overall design and approval process.

• Since inflation is outpacing any potential tax credits for a historic building renovation, pursuing historic registry status would certainly push the project back at least one year and likely increase costs.
Conceptual Design Phase

Modernization Options:
(Modernization = Renovation + Additions)

Two options (heavy or no reliance on portables)

Replacement Options:
Two options (4- or 6-story)

School Board Briefing
August 3, 2022
Renovation Option A | Least change, most portables

- Renovation Option A includes selective vertical additions to the existing facility and ground-level additions to the north side facing the baseball/softball fields
- Requires students and teachers move into ~ 35 portables during construction & renovation (~3 years)
- Portables would be on existing fields making them inaccessible during construction

Renovation + Additions

$140M | 2025
Renovation Option B focuses on additions to the existing facility on the north and east sides.

- No portables are required during construction. The additions would be built first, then students & teachers would move into the additions while the interior was renovated.
- Fields would be accessible during construction.

Renovation + Additions

$162M | 2025
New construction Option A | 4-story design

- Builds a new 4-story high school that would have a similar profile as the existing facility
- Students & teachers would remain in the existing facility until the new one is complete
- The baseball & softball fields would not be accessible during construction, but the site would accommodate a track (though not regulation size)

New construction

$158M | 2025
New construction Option B | 6-story design

- Builds a new 6-story high school that would have a smaller footprint than other options
- Students & teachers would remain in the existing facility until the new one is complete
- Same site amenities as the 4-story concept + increased parking capacity

New construction

$164M | 2025
### Design Principles for Learning Environments

Each of the four options were measured against the design principles by a team of architects. NPS leadership also rated their overall preference for each of the four design concepts. The principles measure how each design impacts teaching, learning and the community.

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**Norfolk Public Schools**

**Respect, Responsibility, Community**
### Options Comparisons by Design Principles for Learning Environments

**Renovation Option A**  
Least change, most portables

**Renovation Option B**  
Additions, no portables

**New construction Option A**  
4-story design

**New construction Option B**  
6-story design

<table>
<thead>
<tr>
<th>Design Criteria: What’s best for students &amp; the community at large</th>
<th>Renovation Options</th>
<th>New Construction Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>Build on Tradition</td>
<td>A (least change)</td>
<td>1</td>
</tr>
<tr>
<td>Be Timeless / Focus of the Future</td>
<td>B (no portables)</td>
<td>3</td>
</tr>
<tr>
<td>Provide Learning Communities</td>
<td>A (least change)</td>
<td>4</td>
</tr>
<tr>
<td>Be Adaptable &amp; Flexible</td>
<td>B (no portables)</td>
<td>2</td>
</tr>
<tr>
<td>Facilitate Anytime/Anywhere Learning</td>
<td>A (least change)</td>
<td>4</td>
</tr>
<tr>
<td>Be Safe &amp; Secure</td>
<td>B (no portables)</td>
<td>3</td>
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<td>Provide Space for Community</td>
<td>A (least change)</td>
<td>4</td>
</tr>
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<td>Respect Community Context</td>
<td>B (no portables)</td>
<td>2</td>
</tr>
<tr>
<td>Parking, pedestrian safety, traffic</td>
<td>A (least change)</td>
<td>4</td>
</tr>
<tr>
<td>Physical Education / Athletics</td>
<td>B (no portables)</td>
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</tr>
<tr>
<td>Preference</td>
<td>A (least change)</td>
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<tr>
<td></td>
<td>B (no portables)</td>
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</table>

<table>
<thead>
<tr>
<th>Average Ranking</th>
<th>3.4</th>
<th>2.7</th>
<th>1.4</th>
<th>2.5</th>
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<tbody>
<tr>
<td>count # 1 ranking</td>
<td>1</td>
<td>0</td>
<td>8</td>
<td>2</td>
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<table>
<thead>
<tr>
<th>Cost Estimate 2025 $ (in millions)</th>
<th>A (least change)</th>
<th>$140</th>
<th>$162</th>
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<td>+ $20M for Life Cycle Costs (in millions)</td>
<td>B (no portables)</td>
<td>$162</td>
<td>$164</td>
</tr>
<tr>
<td>Total Costs (in millions)</td>
<td>A (least change)</td>
<td>$160</td>
<td>$182</td>
</tr>
<tr>
<td></td>
<td>B (no portables)</td>
<td>$158</td>
<td>$164</td>
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In addition to initial costs, the two renovation options are estimated to cost ~$20M more over the life of the building in order to address water infiltration and subsequent damage to exterior and interior walls.

Of the two options for renovation and the two options for new construction, the **4-story new construction concept had 4x as many #1 rankings** by a team of architects, District leadership and facility managers when considering the design criteria above.
Small Group discussion & live polling

Community Meeting

September 28 and October 12, 2022
1. Small groups
   • Discuss the benefits and challenges of each option, listing each on the flip charts provided at your tables

2. Live polling
   • Rank the options 1\textsuperscript{st}-4\textsuperscript{th} (1\textsuperscript{st} = best) based on your answer to the following question:
     • Based upon the original intent of the design principles rank the four options in your order of preference based on what you believe is best for the students of Maury HS, now and in the future.