

# 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”**

## Next Steps – Fall 2022

- Community Engagement
- School Board workshop
- Finalize Study & Recommendations

## 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



# 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.**”

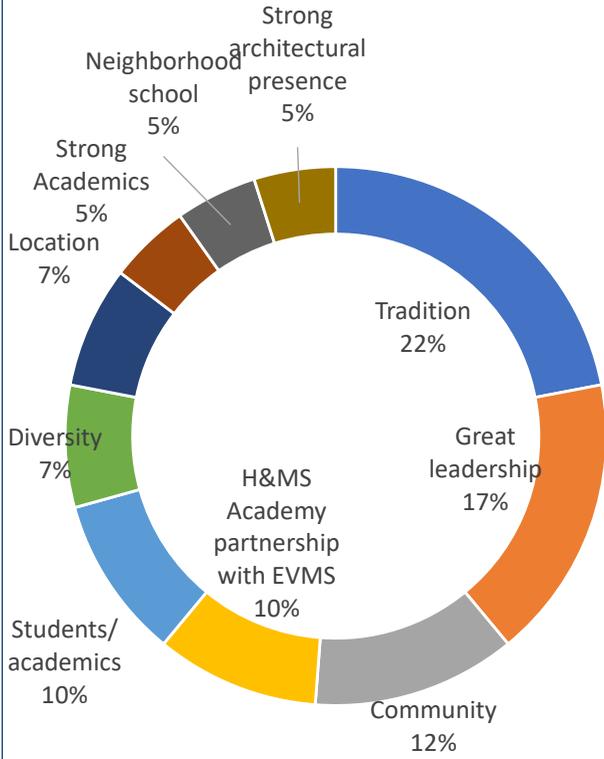
This will include background information as to **estimated costs and issues related to each alternative.** The selected firm will **use the completed Educational Space Specifications document (created June 2018 by HBA Architecture) as basis on layout of the facility’s educational space to support the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



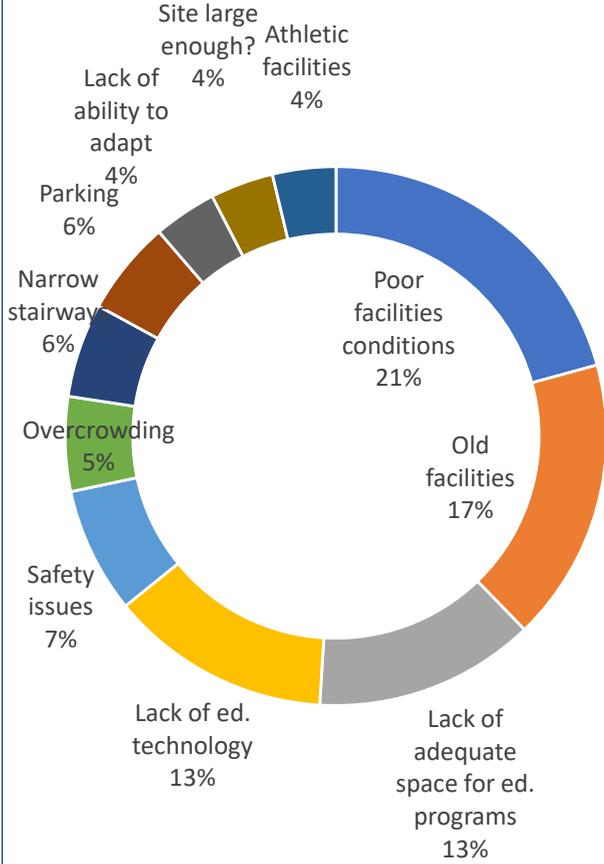
# Community Meeting Results – Perspectives on the current facility

April 12, 2018

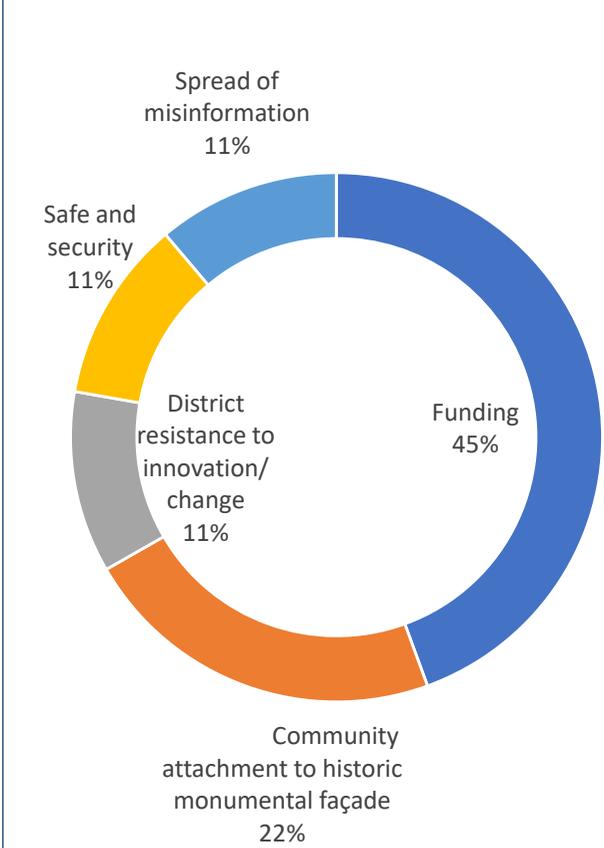
## Strengths



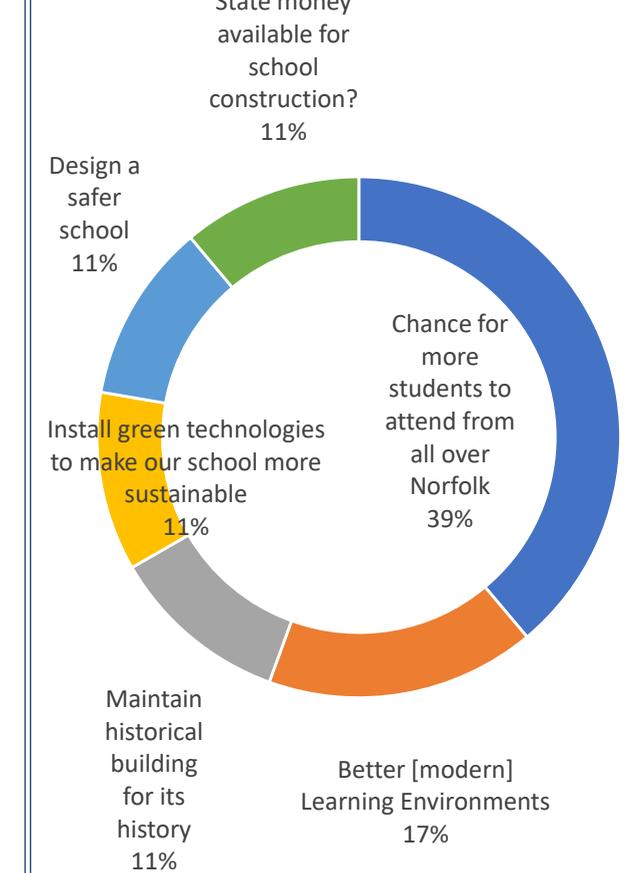
## Weaknesses



## Obstacles



## Prospects

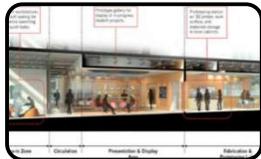


# Design Principles for Learning Environments

Our Re-Imagined Maury High School will...



Build on **tradition**



Be **timeless**; focus on the future



Provide **learning communities**



Be **adaptable & flexible**



Facilitate **anywhere/anytime learning**



Be **safe & secure**



Be **sustainable**



Provide space for **community & Physical Education / athletics**



Parking, pedestrian **safety**, traffic

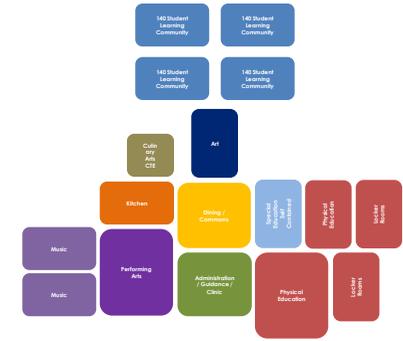


Respect community **context**

# Building Organization Models

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

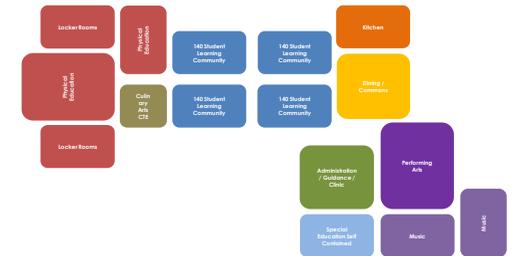
- Commons/Dining as hub or center point of school
- 140 / 280 student Learning Communities
- Multi-story Classroom Wings
- Natural Light to all Learning Spaces
- Library / Media Center on 2<sup>nd</sup> Floor
- Auditorium accessible from Commons
- Separate Entrance/Lobby for Gym and Auxiliary Gym
- Special-Education 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



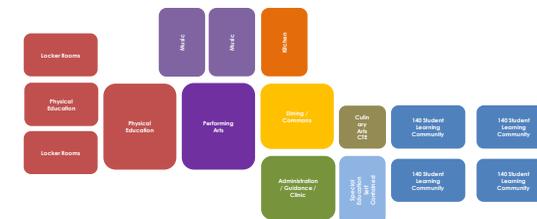
A



B



C



D

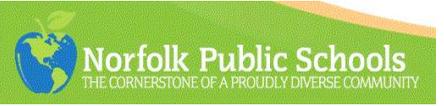


# Existing Site Conditions



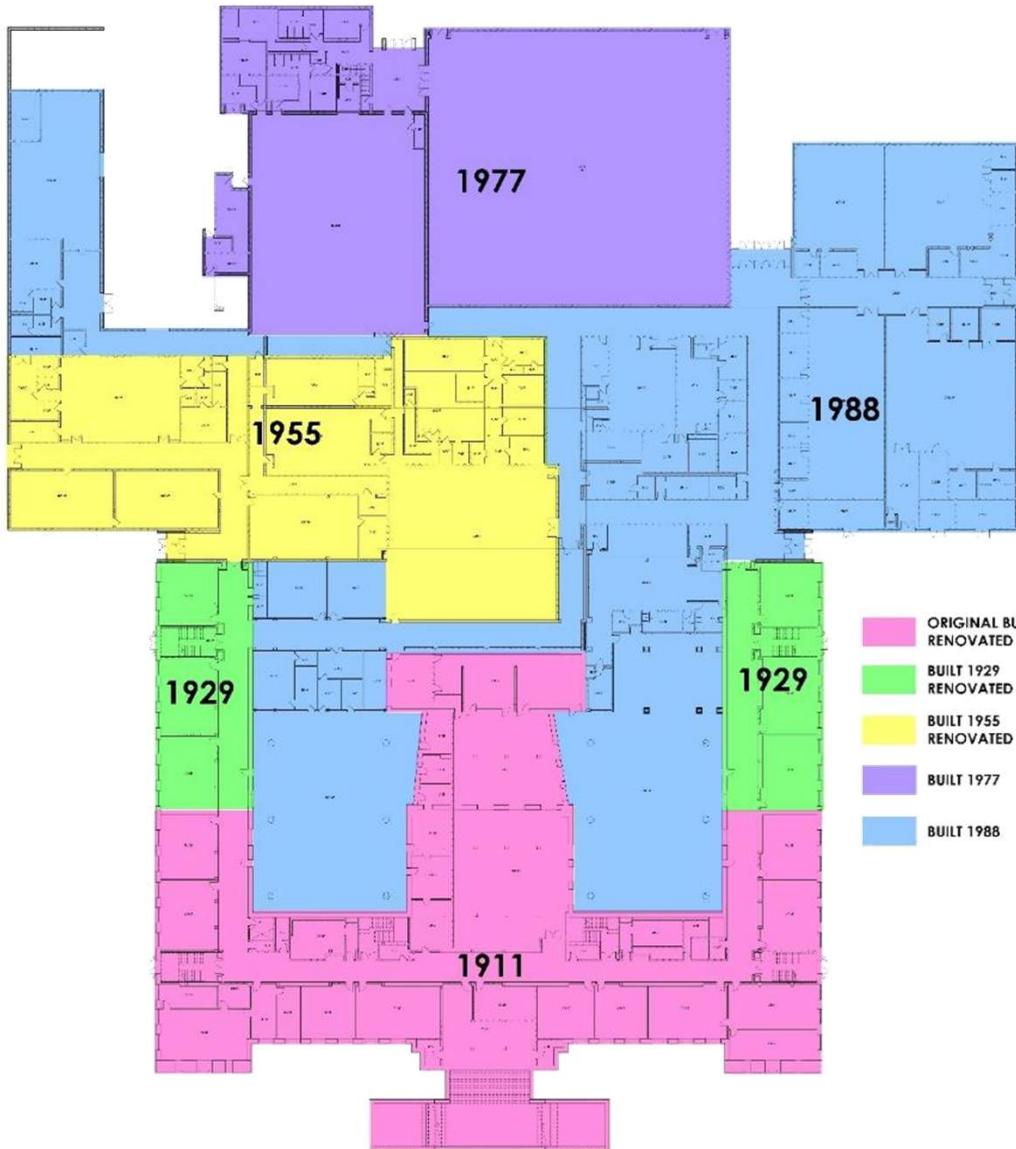
Matthew Fontaine Maury High School

© 2020 Google



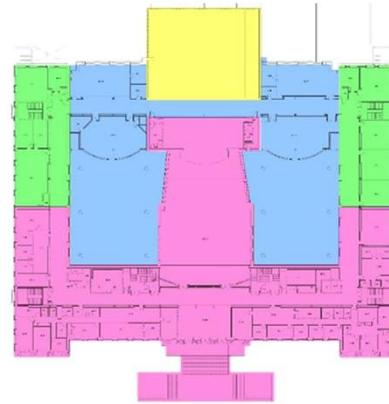
4<sup>th</sup> addition

1988

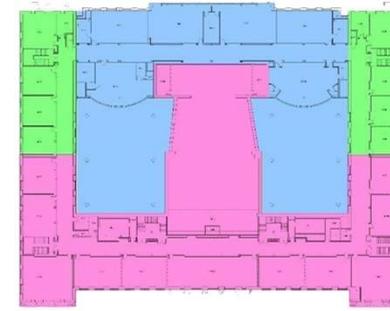


Ground Floor

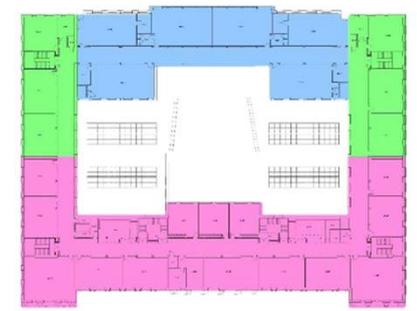
- ORIGINAL BUILT 1911  
RENOVATED 1988
- BUILT 1929  
RENOVATED 1988
- BUILT 1955  
RENOVATED 1988
- BUILT 1977
- BUILT 1988



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor



4<sup>th</sup> Floor

- Original - 1911  
Renovated in 1988
- 1<sup>st</sup> Addition - 1929  
Renovated in 1988
- 2<sup>nd</sup> Addition - 1955  
Renovated in 1988
- 3<sup>rd</sup> Addition - 1977
- 4<sup>th</sup> Addition - 1988



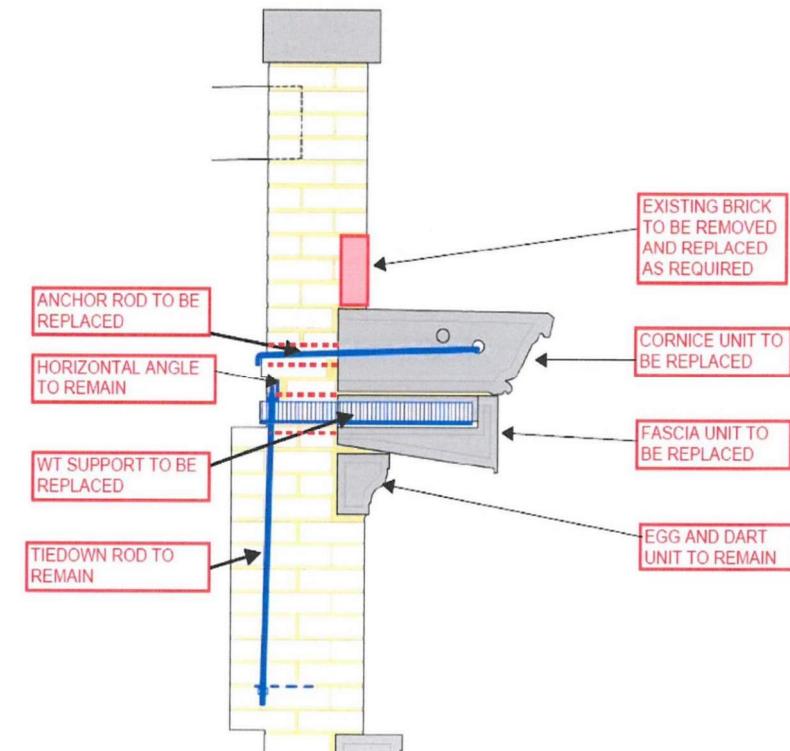
**\$76,000,000**

- 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)

## Feasibility Analysis Phase

Educational Program Accommodation

Site Elements Accommodation

Construction Phasing & Schedule Impact

Life-Cycle Cost Impact

## School Board Briefing

August 3, 2022



# Renovation Option A | Least change, most portables



Renovation + Additions

\$140M | 2025

- 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 Option B | Additions, no portables



Renovation + Additions

\$162M | 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



# New construction Option A | 4-story design



New construction

\$158M | 2025

- 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 Option B | 6-story design



New construction

\$164M | 2025

- 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



# Design Principles for Learning Environments

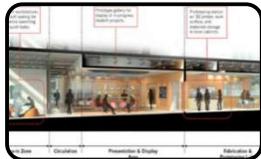
Each of the four options were measured against the design principles by a team of architects. NPS leadership also rated their overall preference for each of the four design concepts. **The principles measure how each design impacts teaching, learning and the community.**



Build on **tradition**



Be **safe & secure**



Be **timeless**; focus on the future



Be **sustainable**



Provide **learning communities**



Provide space for **community & Physical Education / athletics**



Be **adaptable & flexible**



Parking, pedestrian **safety**, traffic



Facilitate **anywhere/anytime learning**



Respect community **context**

# 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

Rankings (1=best, 4=worst)

Design Criteria: What's best for students & the community at large	Renovation Options		New Construction Options	
	A (least change)	B (no portables)	A (4-story)	B (6-story)
Build on Tradition	1	2	3	4
Be Timeless / Focus of the Future	4	3	2	1
Provide Learning Communities	4	3	2	1
Be Adaptable & Flexible	4	2	1	2
Facilitate Anytime/Anywhere Learning	4	2	1	3
Be Safe & Secure	4	3	1	2
Provide Space for Community	4	3	1	2
Respect Community Context	4	2	1	3
Parking, pedestrian safety, traffic	4	3	1	2
Physical Education / Athletics	2	4	1	3
Preference	2	3	1	4
Average Ranking	3.4	2.7	1.4	2.5
count # 1 ranking	1	0	8	2
Cost Estimate 2025 \$ (in millions)	\$140	\$162	\$158	\$164
+ \$20M for Life Cycle Costs (in millions)	\$20	\$20	\$0	\$0
Total Costs (in millions)	\$160	\$182	\$158	\$164

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.



# Re-Imagine Maury High School



## Small Group discussion & live polling

### Community Meeting

September 28 and October 12, 2022



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## 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<sup>st</sup>-4<sup>th</sup> (1<sup>st</sup> = 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.**

Use the QR code for the live-polling after small group discussions



Community Meeting

September 28, 2022

