



# Clinton MIDDLE SCHOOL BUILDING PROJECT



Massachusetts School  
Building Authority



# Administering a Transparent Process



3

4

January 2023

FEASIBILITY STUDY

August 2023

SCHEMATIC DESIGN

Summer 2024

PLANNING

DESIGN

Existing Conditions Review

Public Visioning Sessions

Educational Program Development

Develop Full Range of Options

Prelim. Evaluation of Alternatives  
Submit PDP March 28th

Select Preferred Option  
Submit PSR June 28th

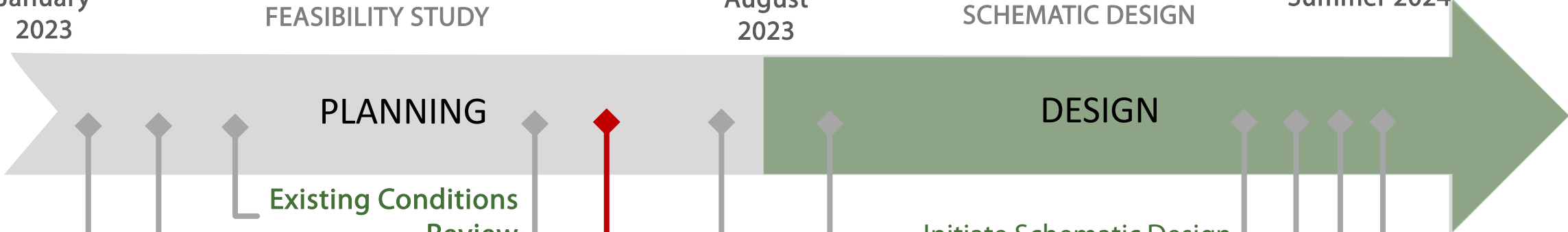
Initiate Schematic Design

Develop Cost Estimates

Submit to MSBA for Approval

Public Presentations  
Preferred Option & Cost

Community Votes  
June 2024



**AR-2**

**700 Enrollment: 165,000 GSF**



NOTES:

QUADRANT KEY PLAN:

LEGEND:



EVALUATION CRITERIA	550	700
EDUCATIONAL PROGRAM FULFILLMENT	4	4
SPACE SUMMARY VARIATIONS	3	1
SITE & FACILITY GOALS / OBJECTIVES	3	3
ENERGY EFFICIENCY & UTILITIES	2	2
CONSTRUCTION PHASING IMPACT	2	2
COST	4	1

**550**

**700**

**C-1**

**550 Enrollment: 142,000 GSF**  
**700 Enrollment: 152,000 GSF**



EVALUATION CRITERIA	550	700
EDUCATIONAL PROGRAM FULFILLMENT	4	4
SPACE SUMMARY VARIATIONS	3	4
SITE & FACILITY GOALS / OBJECTIVES	4	4
ENERGY EFFICIENCY & UTILITIES	4	4
CONSTRUCTION PHASING IMPACT	4	4
COST	3	2

**550**  
ENROLLMENT

**700**  
ENROLLMENT

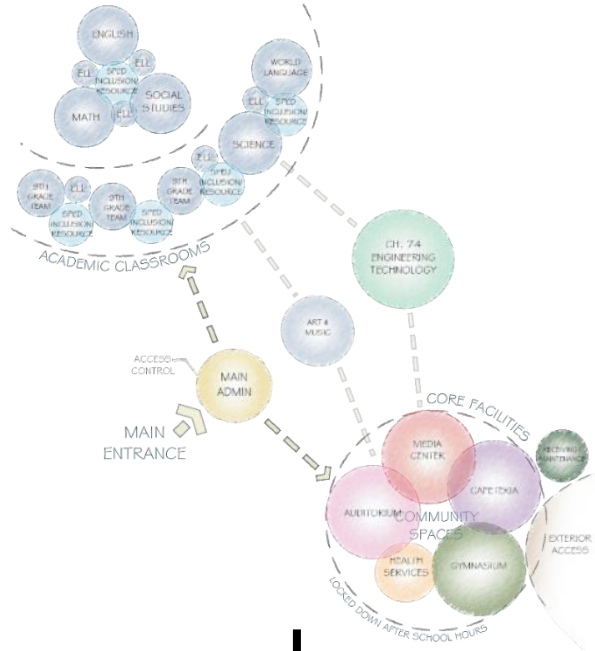


# Getting your preference – GET A STICKER!!!

- Fill out a Sticker Request Card
- Exchange the Sticker Request Card for 3 Stickers
- Put your Stickers on the options you think are best for your community!

# PDP TASKS

## PROGRAM DEVELOPMENT



## EVALUATION OF EXISTING BUILDING & SITE



## ANALYSIS OF OPTIONS

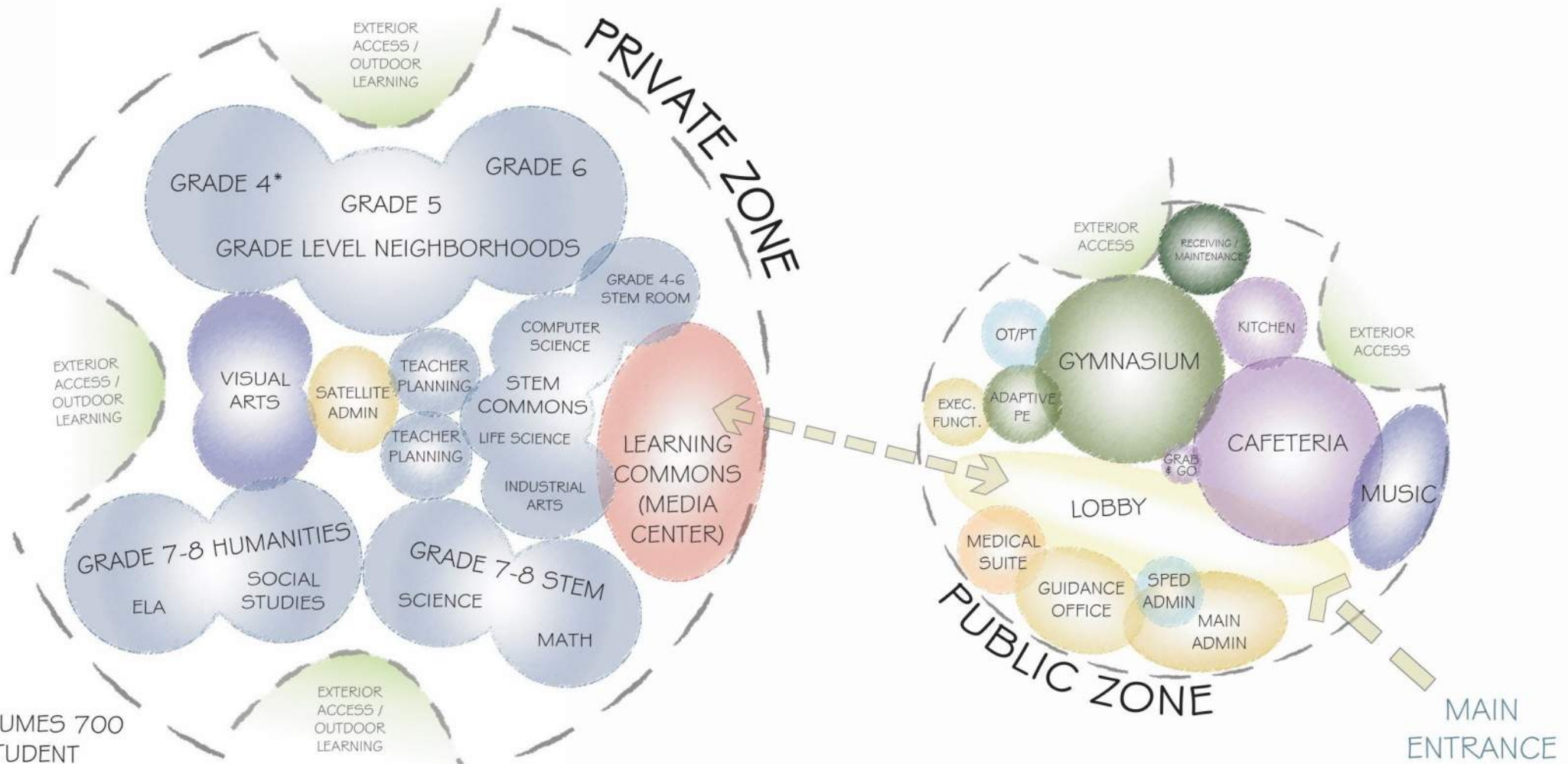


**RECOMMENDATION OF OPTIONS FOR FURTHER STUDY**

PRELIMINARY DESIGN PROGRAM (PDP)



# VISIONING & PROGRAMMING



\* ASSUMES 700 STUDENT ENROLLMENT GRADES 4-8

LEGEND

CORE ACADEMIC	MEDIA CENTER	DINING & FOOD SERVICE	ADMIN & GUIDANCE	BUILDING SERVICES
SPECIAL EDUCATION	ART & MUSIC	HEALTH & PE	MEDICAL	OTHER

# VISIONING & PROGRAMMING



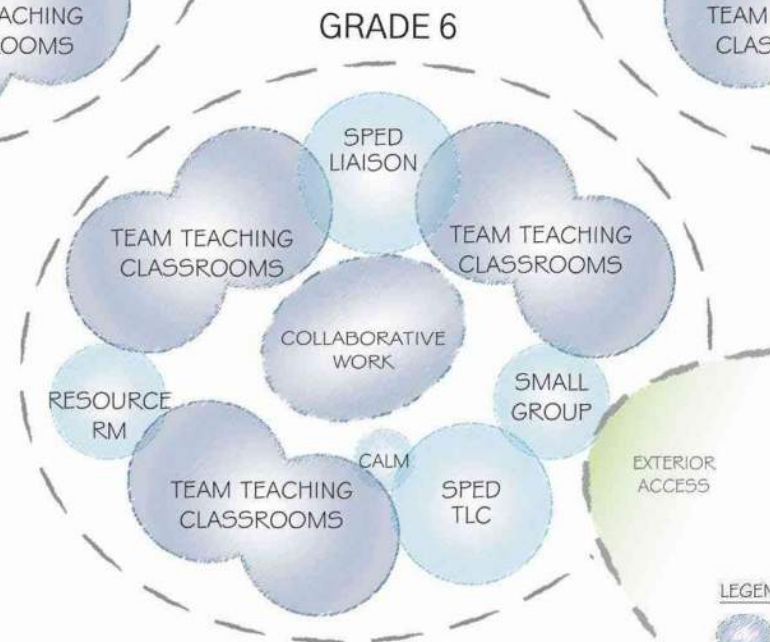
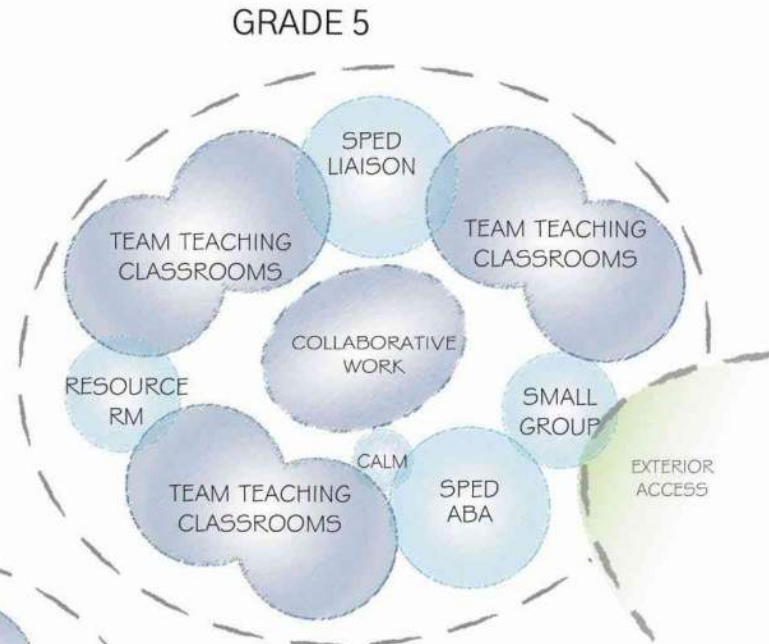
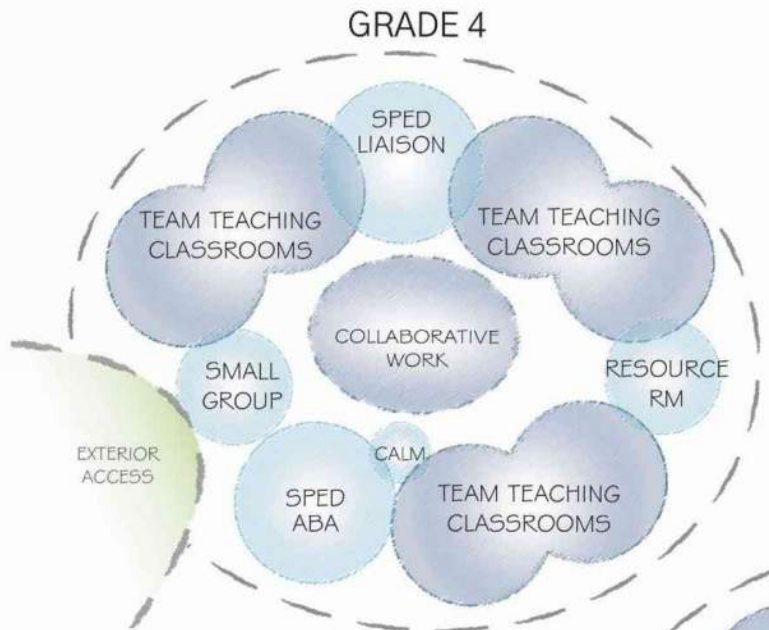
LOWER SCHOOL

LOWER AND UPPER SCHOOL





STEAM COMMONS



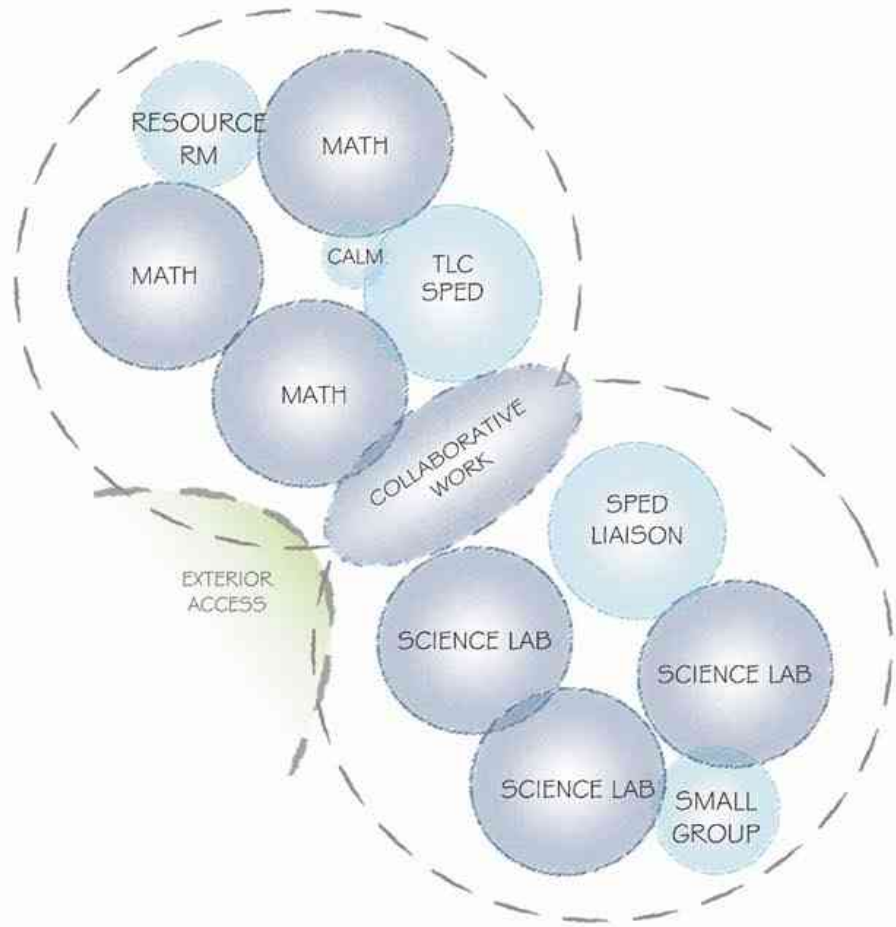
- LEGEND**
- CORE ACADEMIC
  - SPECIAL EDUCATION
  - MEDIA CENTER
  - ART & MUSIC
  - DINING & FOOD SERVICE
  - HEALTH & PE
  - ADMIN & GUIDANCE
  - MEDICAL
  - BUILDING SERVICES
  - OTHER

# VISIONING & PROGRAMMING

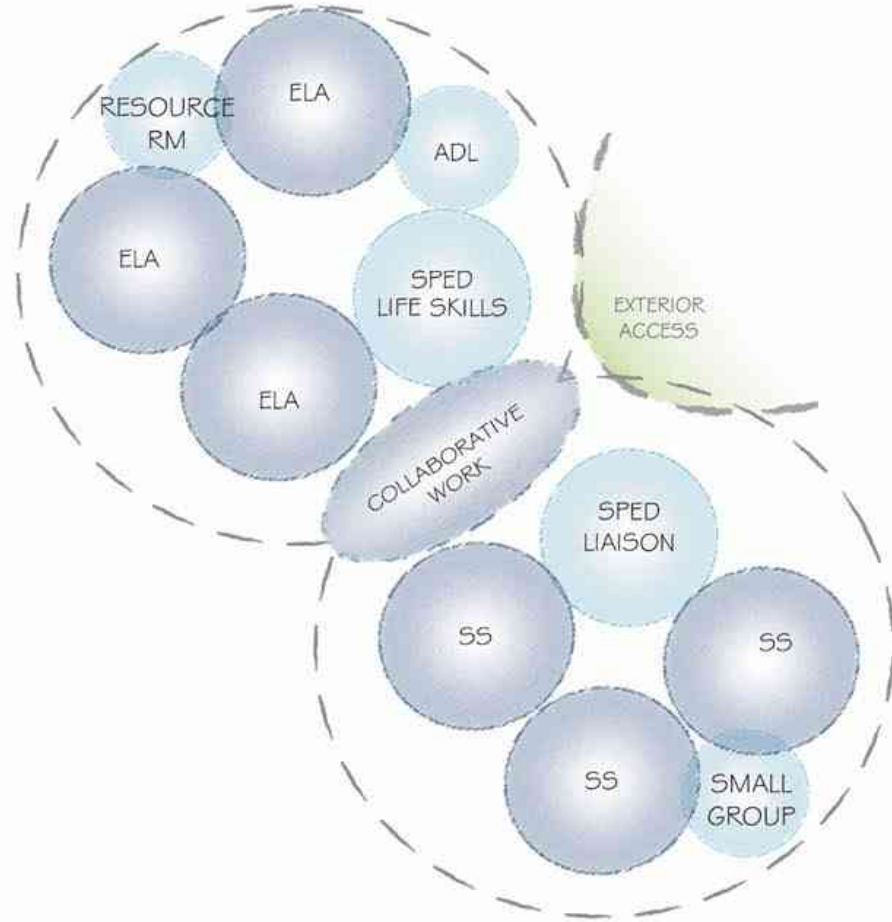


COLLABORATIVE WORK AREAS

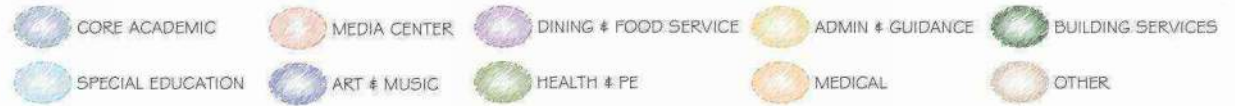
## STEM NEIGHBORHOOD



## HUMANITIES NEIGHBORHOOD



### LEGEND



# VISIONING & PROGRAMMING



FLEXIBLE CLASSROOMS

# 550 STUDENT

# GRADES 5-8

CLINTON MIDDLE SCHOOL [5-8]	Building Conditions				PERMISSION				Notes				Total			
	ADDITIONAL SF	EXISTING SF	ADDITIONAL SF	ADDITIONAL SF	ADDITIONAL SF	EXISTING SF	ADDITIONAL SF	ADDITIONAL SF	ADDITIONAL SF	EXISTING SF	ADDITIONAL SF	ADDITIONAL SF	ADDITIONAL SF	ADDITIONAL SF	ADDITIONAL SF	
<b>ADDITIONAL SPACE</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>EXISTING SPACE</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>TOTAL</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

133,000 GROSS SQUARE FEET

# 700 STUDENT

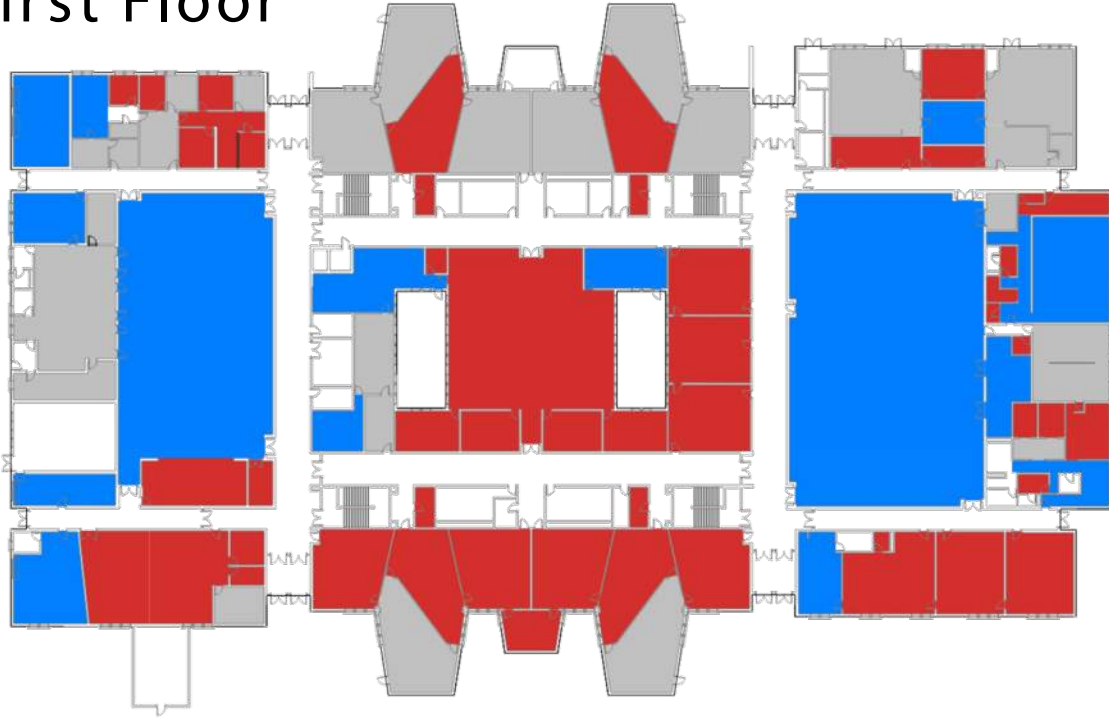
# GRADES 4-8

CLINTON MIDDLE SCHOOL [4-8]	Building Conditions				PERMISSION				Notes				Total			
	ADDITIONAL SF	EXISTING SF	ADDITIONAL SF	ADDITIONAL SF	ADDITIONAL SF	EXISTING SF	ADDITIONAL SF	ADDITIONAL SF	ADDITIONAL SF	EXISTING SF	ADDITIONAL SF	ADDITIONAL SF	ADDITIONAL SF	ADDITIONAL SF	ADDITIONAL SF	
<b>ADDITIONAL SPACE</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>EXISTING SPACE</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>TOTAL</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

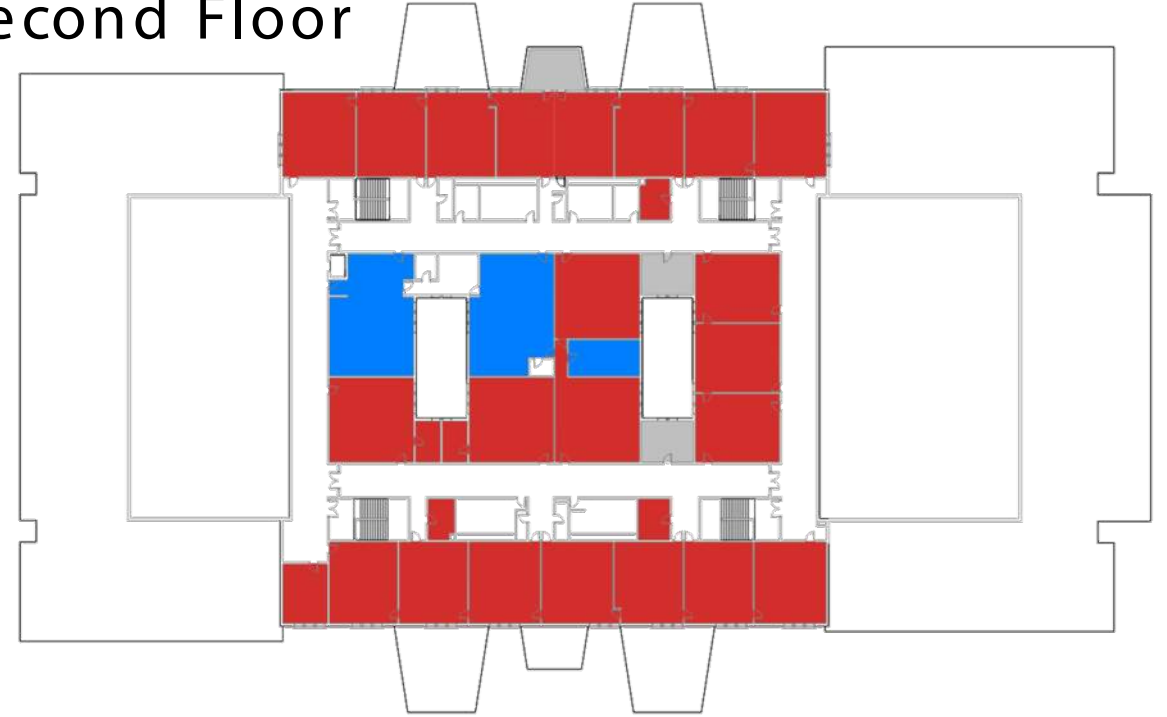
150,000 GROSS SQUARE FEET

# SPACE SUMMARY TEMPLATE

## First Floor



## Second Floor



### SPACE LEGEND

 SQUARE FOOTAGE 10% OR MORE BELOW MSBA SPACE GUIDELINES

 SQUARE FOOTAGE WITHIN 10% OF MSBA SPACE GUIDELINES

 SQUARE FOOTAGE 10% OR MORE ABOVE MSBA SPACE GUIDELINES

# EXISTING FLOOR PLANS

## ACADEMIC

EXISTING: 29,780 NSF



PROPOSED: 31,120 NSF

## SPECIAL EDUCATION

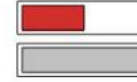
EXISTING: 11,505 NSF



PROPOSED: 15,770 NSF

## VOCATIONAL/ TECHNICAL

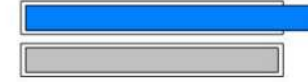
EXISTING: 2,986 NSF



PROPOSED: 4,320 NSF

## HEALTH & PHYSICAL EDUCATION

EXISTING: 12,951 NSF



PROPOSED: 11,150 NSF

## MEDIA CENTER

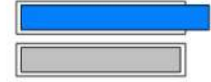
EXISTING: 3,758 NSF



PROPOSED: 3,543 NSF

## ART/MUSIC

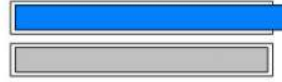
EXISTING: 5,960 NSF



PROPOSED: 5,250 NSF

## DINING & FOOD SERVICE

EXISTING: 9,754 NSF



PROPOSED: 9,196 NSF

## MEDICAL

EXISTING: 677 NSF



PROPOSED: 760 NSF

## ADMIN & GUIDANCE

EXISTING: 4,200 NSF



PROPOSED: 5,350 NSF

## CUSTODIAL & MAINTENANCE

EXISTING: 3,155 NSF



PROPOSED: 2,025 NSF

## CIRCULATION, MECHANICAL, TOILETS, STORAGE, ETC.

EXISTING: 44,454 NSF



PROPOSED: 44,516 NSF

## ADDITIONAL AREA REQUIRED BY EDUCATION PROGRAM

3,000 GSF

## TOTAL BUILDING AREA

130,000 GSF

## TOTAL BUILDING AREA REQUIRED BY EDUCATIONAL PROGRAM

133,000 GSF

\*ASSUMES 550 STUDENT ENROLLMENT GRADES 5-8

(550 STUDENTS)

SPACE SUMMARY



## ACADEMIC

EXISTING: 29,780 NSF



PROPOSED: 37,780 NSF

## SPECIAL EDUCATION

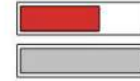
EXISTING: 11,505 NSF



PROPOSED: 18,530 NSF

## VOCATIONAL/ TECHNICAL

EXISTING: 2,986 NSF



PROPOSED: 4,320 NSF

## HEALTH & PHYSICAL EDUCATION

EXISTING: 12,951 NSF



PROPOSED: 11,150 NSF

## MEDIA CENTER

EXISTING: 3,758 NSF



PROPOSED: 4,405 NSF

## ART/MUSIC

EXISTING: 5,960 NSF



PROPOSED: 5,250 NSF

## DINING & FOOD SERVICE

EXISTING: 9,754 NSF



PROPOSED: 10,558 NSF

## MEDICAL

EXISTING: 677 NSF



PROPOSED: 760 NSF

## ADMIN & GUIDANCE

EXISTING: 4,200 NSF



PROPOSED: 5,350 NSF

## CUSTODIAL & MAINTENANCE

EXISTING: 3,155 NSF



PROPOSED: 2,175 NSF

## CIRCULATION, MECHANICAL, TOILETS, STORAGE, ETC.

EXISTING: 44,454 NSF



PROPOSED: 49,722 NSF

## ADDITIONAL AREA REQUIRED BY EDUCATION PROGRAM

20,000 GSF

## TOTAL BUILDING AREA

130,000 GSF

## TOTAL BUILDING AREA REQUIRED BY EDUCATIONAL PROGRAM

150,000 GSF

\*ASSUMES 700 STUDENT ENROLLMENT GRADES 4-8

(700 STUDENTS)

SPACE SUMMARY

CLINTON VETERANS'  
ATHLETIC COMPLEX

TRANSMISSION  
LINES

DCR 400'  
SET BACK

W. BOYLSTON ST

STEEP  
TOPOGRAPHY

POOR  
SOILS

S. MAIN STREET

POSSIBLE  
SITE ACCESS



WACHUSETT RESERVOIR

# EXISTING CONDITIONS



# BASE REPAIR \*



# ADDITION / RENOVATION



# NEW CONSTRUCTION



\* ASSUMES 550 ENROLLMENT

# OPTIONS ANALYSIS



MODULARS



BR (550)

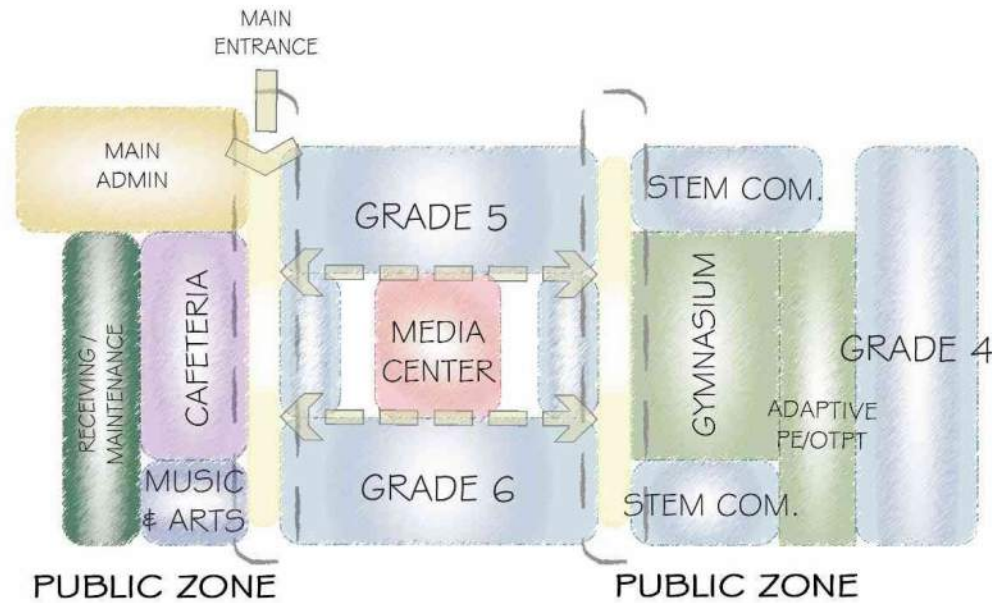
BASE REPAIR



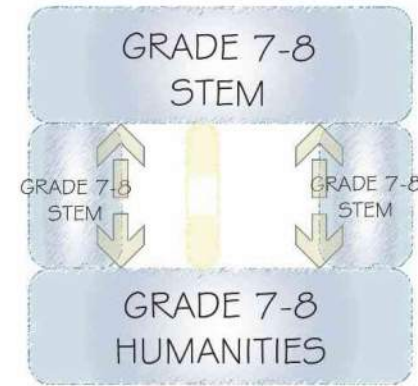
A/R-1 (700)

ADDITION/RENOVATION

# FIRST FLOOR



# SECOND FLOOR



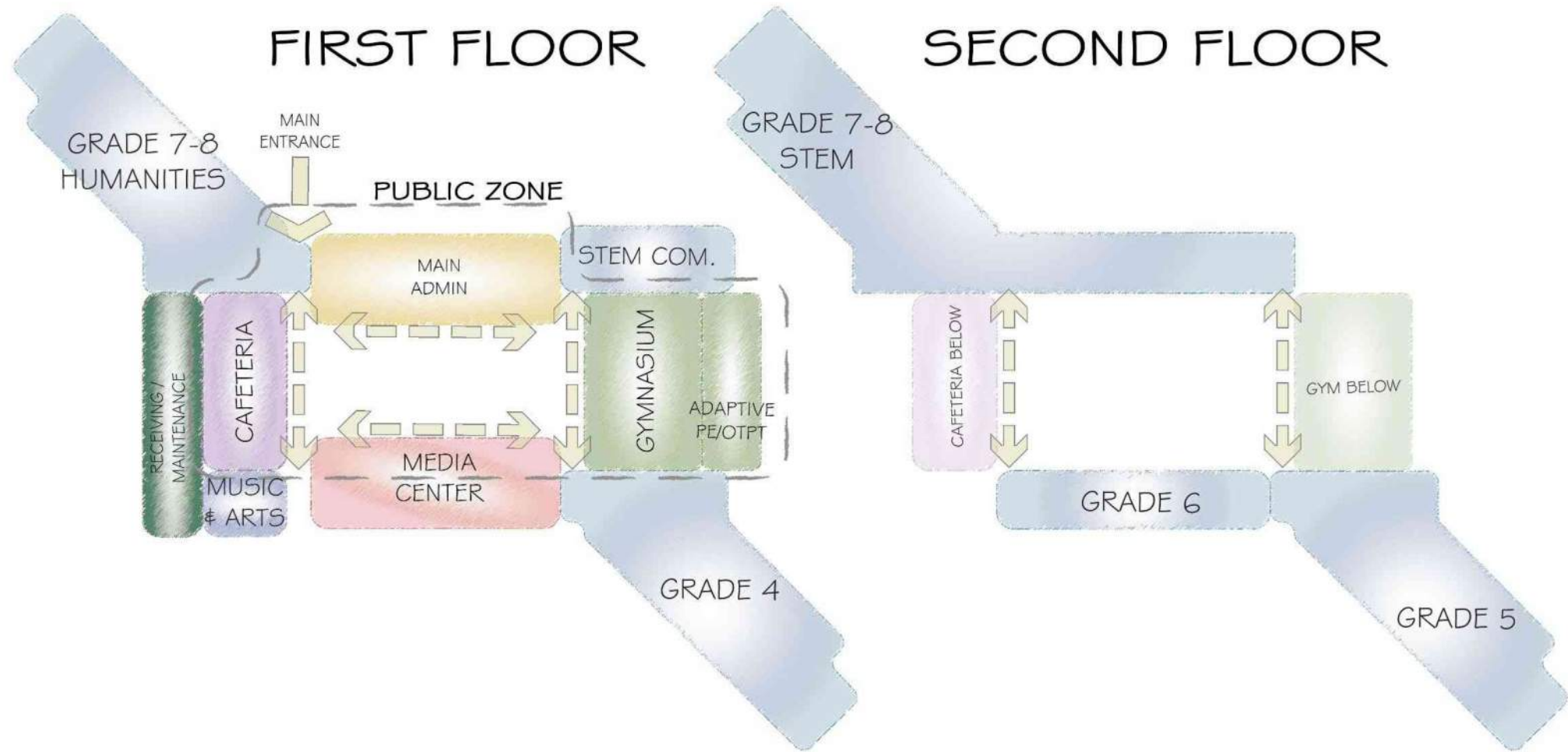
### LEGEND

- |                   |              |                       |                  |                   |
|-------------------|--------------|-----------------------|------------------|-------------------|
| CORE ACADEMIC     | MEDIA CENTER | DINING & FOOD SERVICE | ADMIN & GUIDANCE | BUILDING SERVICES |
| SPECIAL EDUCATION | ART & MUSIC  | HEALTH & PE           | MEDICAL          | OTHER             |



A/R-2 (700)

ADDITION/RENOVATION



LEGEND

CORE ACADEMIC	MEDIA CENTER	DINING & FOOD SERVICE	ADMIN & GUIDANCE	BUILDING SERVICES
SPECIAL EDUCATION	ART & MUSIC	HEALTH & PE	MEDICAL	OTHER

A/R-2 (700)

ADDITION/RENOVATION



ADDITION/RENOVATION





NC-1 (700)

NEW CONSTRUCTION



NC-2 (700)

NEW CONSTRUCTION



NC-3 (700)

NEW CONSTRUCTION



Flexible/Multi-Use  
Outdoor Gathering



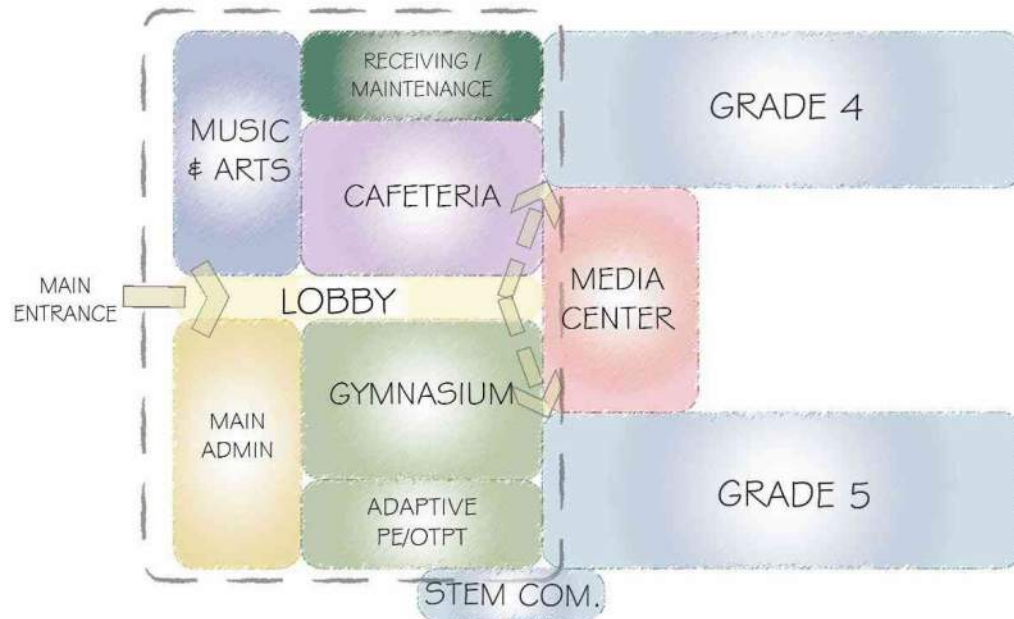
Multi-Use  
Courtyard



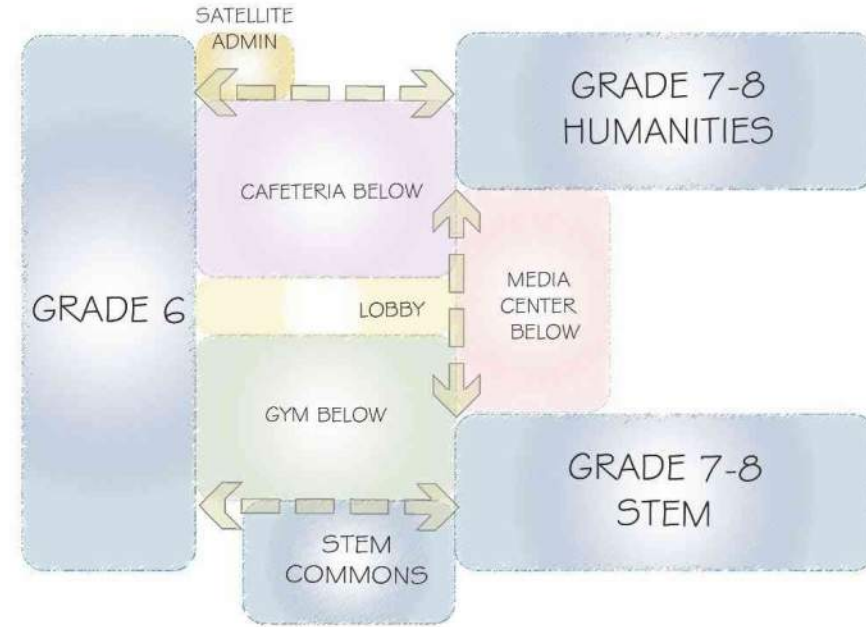
Adventure Trail  
Opportunities

# OUTDOOR LEARNING & PLAY

# FIRST FLOOR



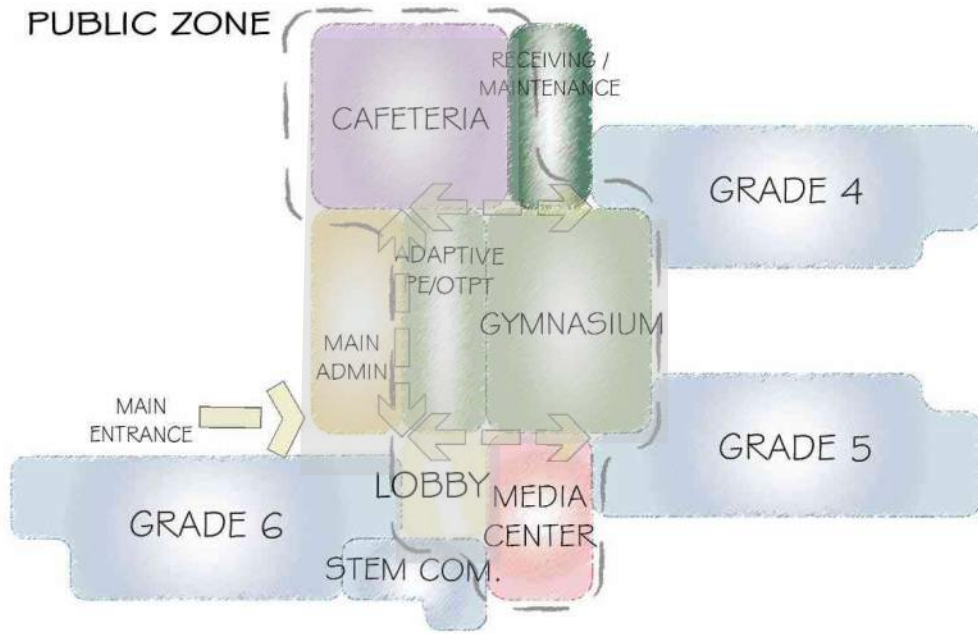
# SECOND FLOOR



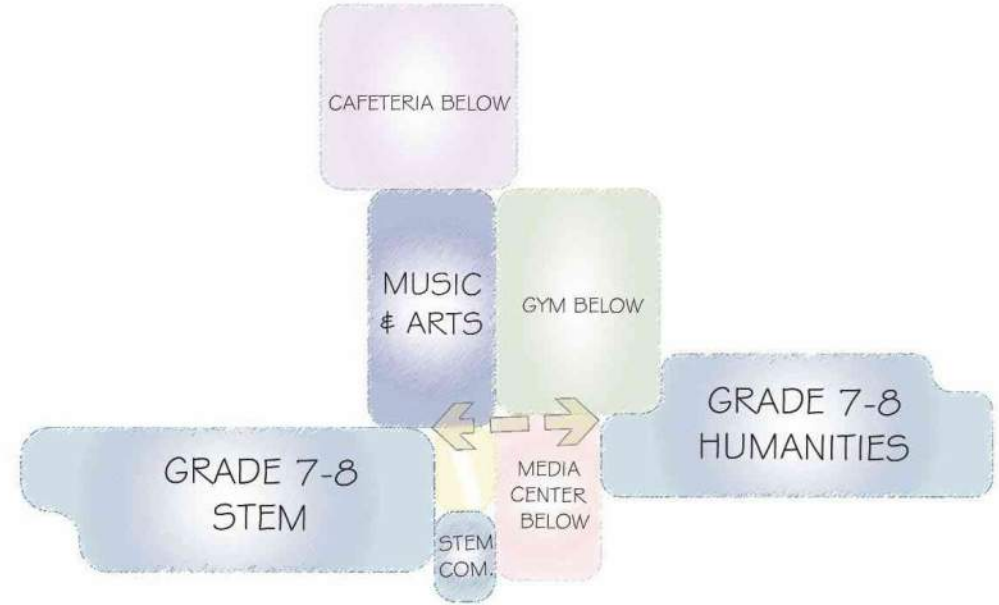
### LEGEND

- |                   |              |                       |                  |                   |
|-------------------|--------------|-----------------------|------------------|-------------------|
| CORE ACADEMIC     | MEDIA CENTER | DINING & FOOD SERVICE | ADMIN & GUIDANCE | BUILDING SERVICES |
| SPECIAL EDUCATION | ART & MUSIC  | HEALTH & PE           | MEDICAL          | OTHER             |

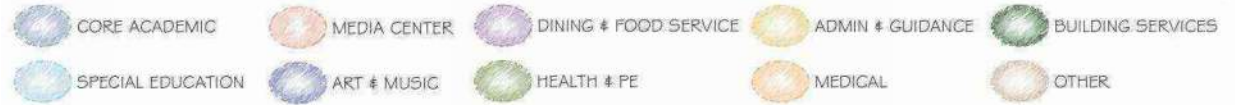
# FIRST FLOOR



# SECOND FLOOR

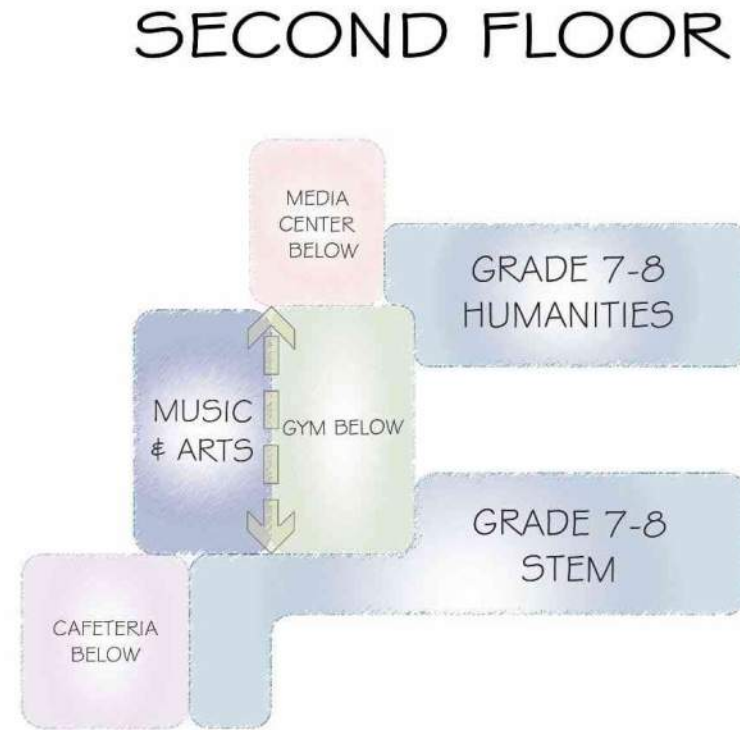
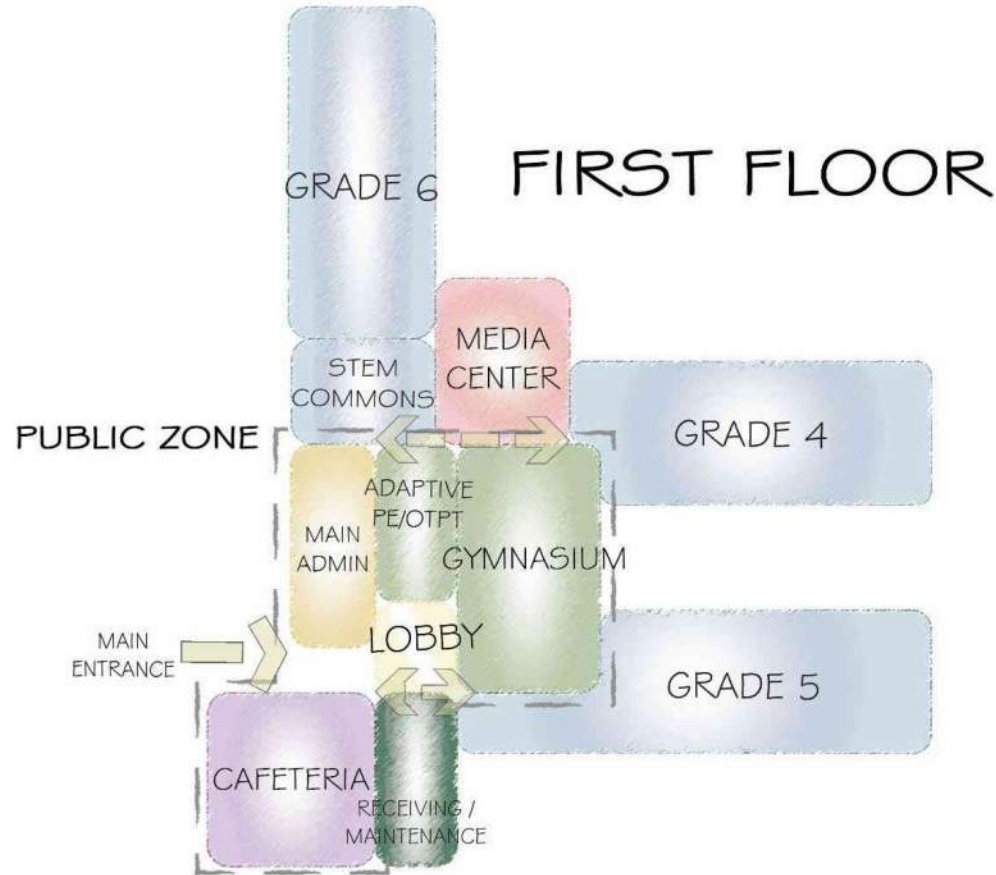


## LEGEND



NC-2 (700)

NEW CONSTRUCTION



LEGEND

- |                   |              |                       |                  |                   |
|-------------------|--------------|-----------------------|------------------|-------------------|
| CORE ACADEMIC     | MEDIA CENTER | DINING & FOOD SERVICE | ADMIN & GUIDANCE | BUILDING SERVICES |
| SPECIAL EDUCATION | ART & MUSIC  | HEALTH & PE           | MEDICAL          | OTHER             |

NC-3 (700)

NEW CONSTRUCTION





WELCOMING LOBBY



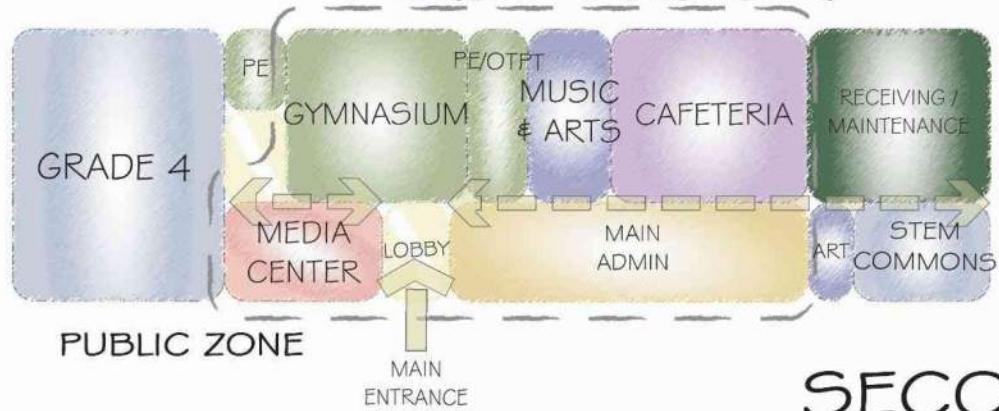
FLEXIBLE SPACES FOR COMMUNITY USE



NC-4 (700)

NEW CONSTRUCTION

# FIRST FLOOR



# SECOND FLOOR



# THIRD FLOOR



LEGEND

CORE ACADEMIC	MEDIA CENTER	DINING & FOOD SERVICE	ADMIN & GUIDANCE	BUILDING SERVICES
SPECIAL EDUCATION	ART & MUSIC	HEALTH & PE	MEDICAL	OTHER

NC-4 (700)

NEW CONSTRUCTION



NC-5 (700)

NEW CONSTRUCTION



NC-5 (700)

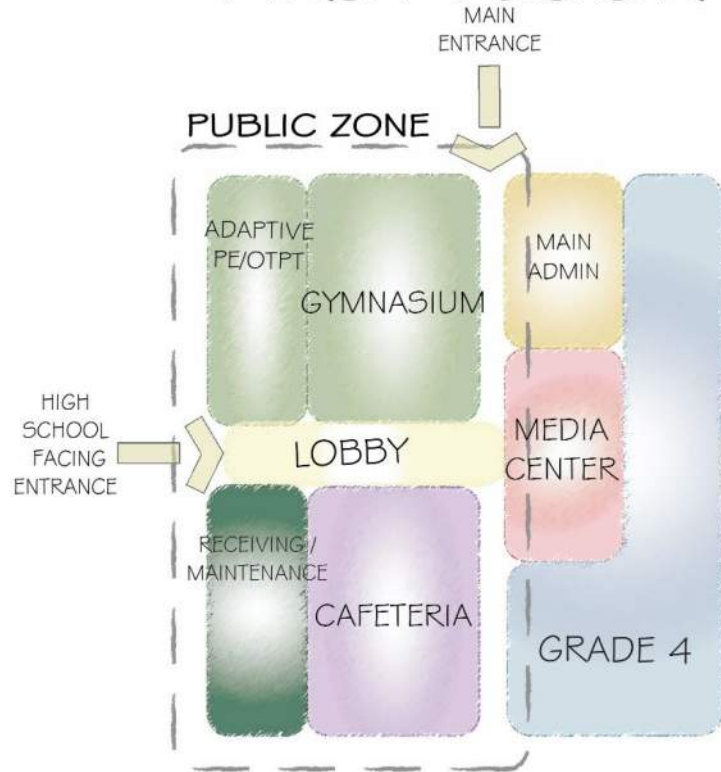
NEW CONSTRUCTION



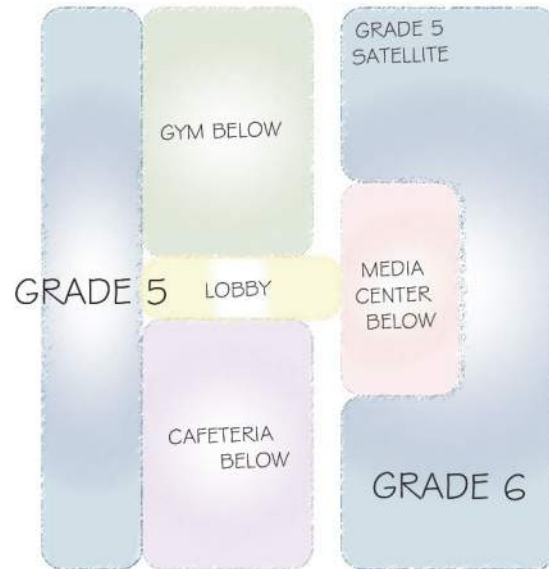
NC-5 (700)

NEW CONSTRUCTION

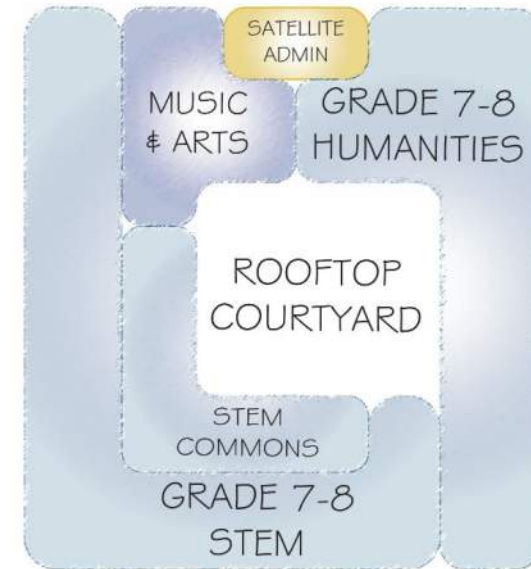
# FIRST FLOOR



# SECOND FLOOR



# THIRD FLOOR



## LEGEND

- CORE ACADEMIC
- MEDIA CENTER
- DINING & FOOD SERVICE
- ADMIN & GUIDANCE
- BUILDING SERVICES
- SPECIAL EDUCATION
- ART & MUSIC
- HEALTH & PE
- MEDICAL
- OTHER



	BR*	AR-1	AR-2	NC-1	NC-2	NC-3	NC-4	NC-5
EDUCATIONAL PROGRAM FULFILLMENT	1	3	4	5	5	5	4	4
SPACE SUMMARY VARIATIONS	1	3	1	4	4	4	1	1
SITE AND FACILITY GOALS/OBJECTIVES	3	4	3	4	4	4	4	3
ENERGY EFFICIENCY & UTILITIES	4	3	2	4	3	4	4	3
CONSTRUCTION PHASING IMPACT	2	2	2	4	4	4	3	3
COST	5	3	1	2	2	2	1	1

700 ENROLLMENT

OPTIONS COMPARISON

	BR*	AR-1	AR-2	NC-1	NC-2	NC-3	NC-4	NC-5
EDUCATIONAL PROGRAM FULFILLMENT	1	3	4	5	5	5	4	4
SPACE SUMMARY VARIATIONS	1	3	3	5	5	5	4	4
SITE AND FACILITY GOALS/OBJECTIVES	3	4	3	4	4	4	4	3
ENERGY EFFICIENCY & UTILITIES	4	3	2	4	3	3	4	3
CONSTRUCTION PHASING IMPACT	2	2	2	4	4	4	3	3
COST	5	5	4	3	4	3	3	3

550 ENROLLMENT

OPTIONS COMPARISON

# BASE REPAIR\*



# ADDITION / RENOVATION



# NEW CONSTRUCTION



\* ASSUMES 550 ENROLLMENT

# OPTIONS ANALYSIS



# Clinton MIDDLE SCHOOL BUILDING PROJECT



Massachusetts School  
Building Authority

