



New School Building

115 Sycamore Street

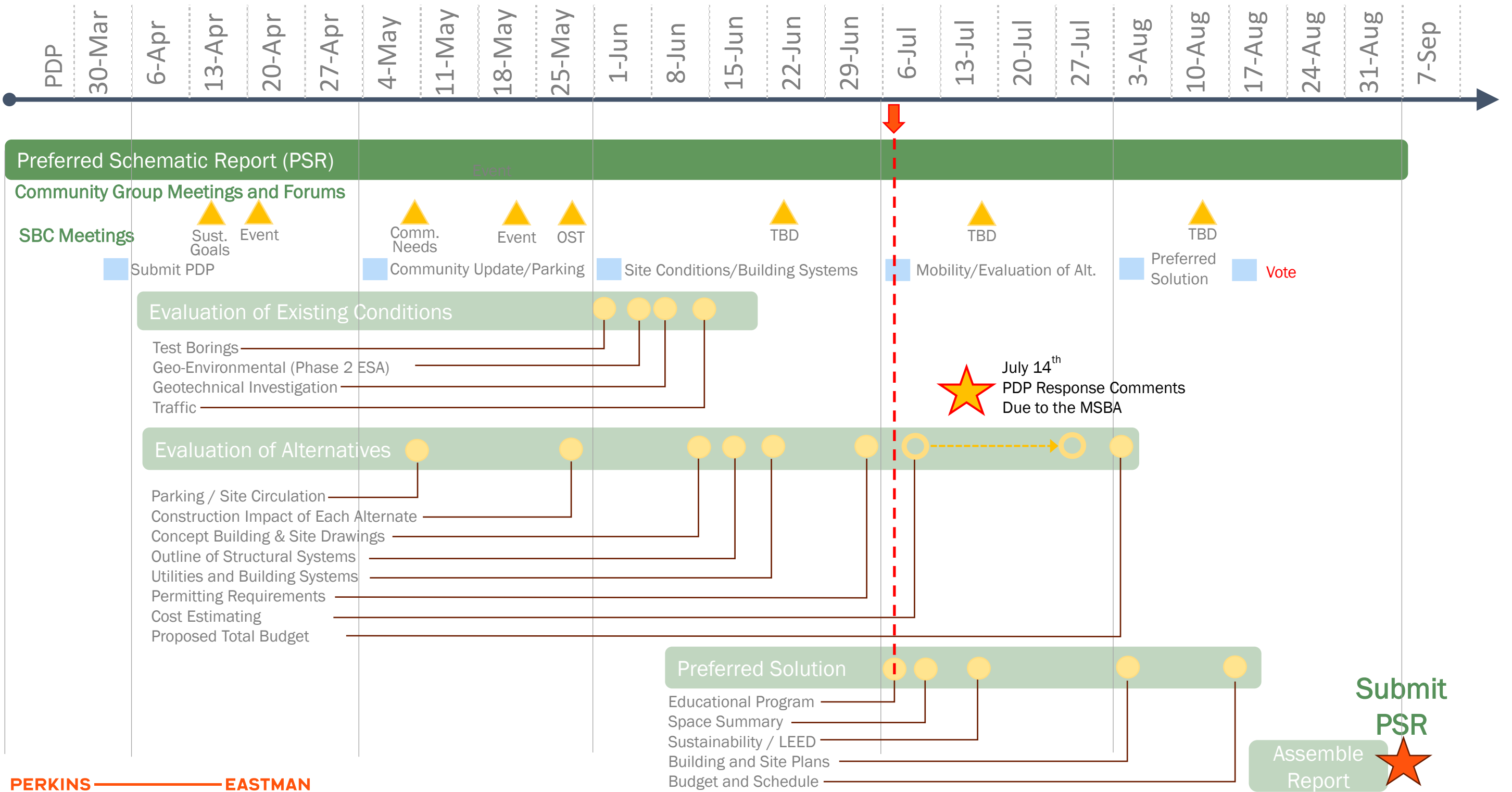
Meeting #10 July 6, 2026

PERKINS —
EASTMAN
Human by Design

AGENDA

- **Project Schedule & Workplan**
- **Community Engagement Update**
 - Neurodiversity Workshop
 - Community Questions
- **Life Cycle Cost Analysis**
- **Geotech Findings**
- **Developed Options**

PSR WORKPLAN



Submit PSR
Assemble Report

COMMUNITY ENGAGEMENT OVERVIEW

COMMUNITY ENGAGEMENT

Community Workshop #1 Sustainability	4/13/2026
SPS Event - Parents of Young Children	4/16/2026
Community Workshop #2 Community Programs	5/11/2026 at 5:30pm
OST Task Force	5/19/2026 at 10:00am
Slice of Somerville Event	5/20/2026 at 5:00pm
Neurodiversity Workshop	6/26/2026 at 10:00am
<hr/>	
Community Workshop #3 Sustainability Part 2	Sept. TBD
Community Forum 2 – Project update, sustainability & traffic	Oct. TBD

UNIVERSAL DESIGN

1 equitable use

SHARED PATH OF TRAVEL



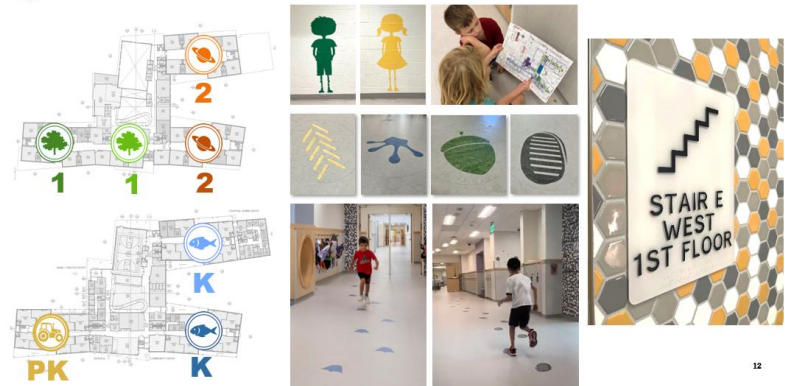
2 flexibility in use

SENSORY COURTYARD



3 simple and intuitive to use

NAVIGATING THE BUILDING



7 size and space for approach and use

BUILDING FOR ALL



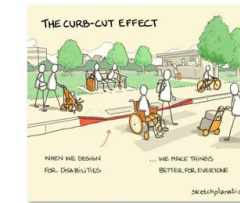
4 perceptible information

HEARING IS LEARNING



5 tolerance for error

THE CURB-CUT EFFECT



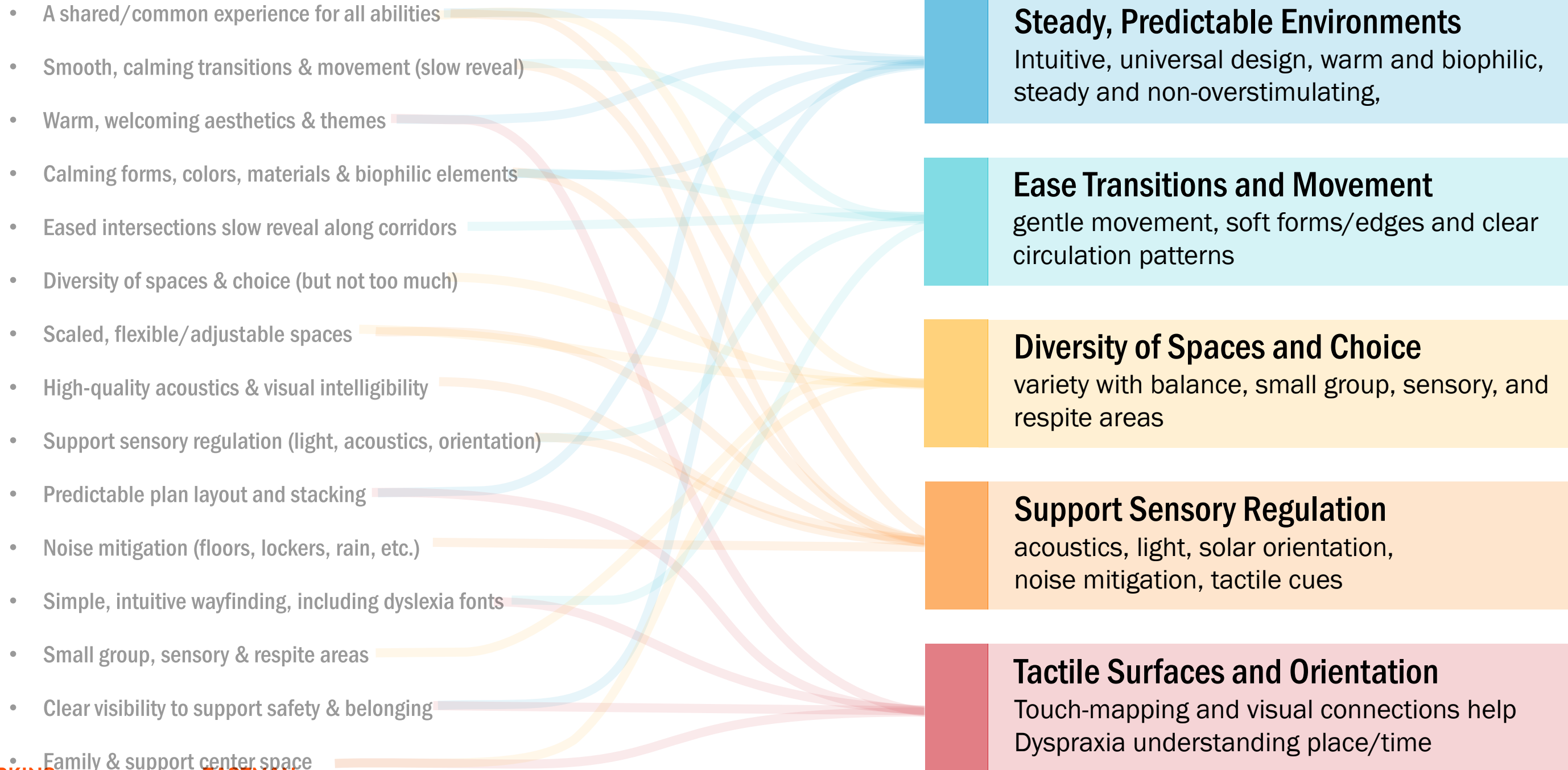
6 low physical effort

EASY TO USE



NEURODIVERSITY


Parallels ELL/MLL Design



COMMUNITY QUESTIONS

115 Sycamore Street New School Building

[Home](#) > [Programs & Initiatives](#) > [115 Sycamore Street New School Building](#)

 [TRANSLATE LANGUAGE](#) ▶

Somerville Is Partnering With the MSBA to Build a New School at 115 Sycamore Street

[SIGN UP FOR OUR NEWSLETTER](#)


[Attend a Neurodiversity-focused Community Design Workshop on June 26 at 10 a.m. via Zoom.](#)


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[Upcoming Events](#)


[Timeline](#)


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[Key Documents](#)


[FAQ](#)



LIFE CYCLE COST ANALYSIS

LIFE CYCLE COST ANALYSIS

SYSTEM EVALUATION AND INCENTIVE RATES

System	Estimated EUI (kbtu/sf)	Replacement Year	Impact on Sustainability Goals
Ground Source Heat Pump System	22	20	<ul style="list-style-type: none"> • Likely meeting LEED v4 Silver • Meets 25 EUI goal
Air Source Heat Pump System	30	20	<ul style="list-style-type: none"> • Likely meeting LEED v4 Silver • Low EUI, but does not meet EUI target
Hybrid Geothermal/Air Source Heat Pump System	25	20	<ul style="list-style-type: none"> • Likely meeting LEED v4 Silver • Meets 25 EUI goal

LIFE CYCLE COST ANALYSIS

EUI PERFORMANCE INCENTIVES

K-12 Schools	Site EUI Range	Incentives		
		Payable at end of Construction	Payable at end of 1 yr. post occupancy	
		Construction Incentive \$/sf	Post Occ. Inc. \$/sf	Adder for getting under ZNE EUI target
Tier 2 (high schools only}	23-25	\$1.00	\$1.25	Not applicable
Tier 1 - Net Zero Level (all schools}	22 or less	\$1.25	\$1.50	\$0.05/EUI point reduction/sf

Path 2: EUI Reduction Incentive Tiers						
Tier	Incentive Rate	Office	Lab/Office	K-12	Lodging	All other building types
1	\$0.50/sf	5%-15%	20%-35%	20%-25%	20%-30%	15%-25%
2	\$0.75/sf	N/A	N/A	25%-30%	30%-40%	25%-35%
3	\$1.00/sf	15% and above	35% and above	30% and above	40% and above	35% and above

Heat Pump Incentive Rates (\$/Ton)*				
Tier	System Size (Tons)	ASHP	VRF	GSHP
1	First 300 Tons	\$800	\$1,200	\$3,600
2	Tons 300-800	\$800	\$1,200	\$2,700
3	Tons 800-1,600	\$800	\$1,200	\$1,800
4	Tons 1,600 and Above	\$500	\$500	\$500

Incentives for each tonnage tier are paid at the respective rate and applied incrementally.



LIFE CYCLE COST ANALYSIS

30 YEAR LIFE CYCLE COST

System	HVAC First Costs	Year 1 Energy Cost	Year 1 Maintenance Cost	Mass Save Incentive	Investment Tax Credit	Replacement Cost
Ground Source Heat Pump	\$19,800,000	\$255,000	\$99,000	\$1,870,000	\$5,940,000	\$8,600,000
Air Source Heat Pump	\$16,200,000	\$348,000	\$108,000	\$418,000	-	\$12,300,000
Hybrid Geothermal/ Air Source Heat Pump	\$18,000,000	\$290,000	\$103,000	\$1,200,000	\$3,240,000	\$11,600,000

LIFE CYCLE COST ANALYSIS

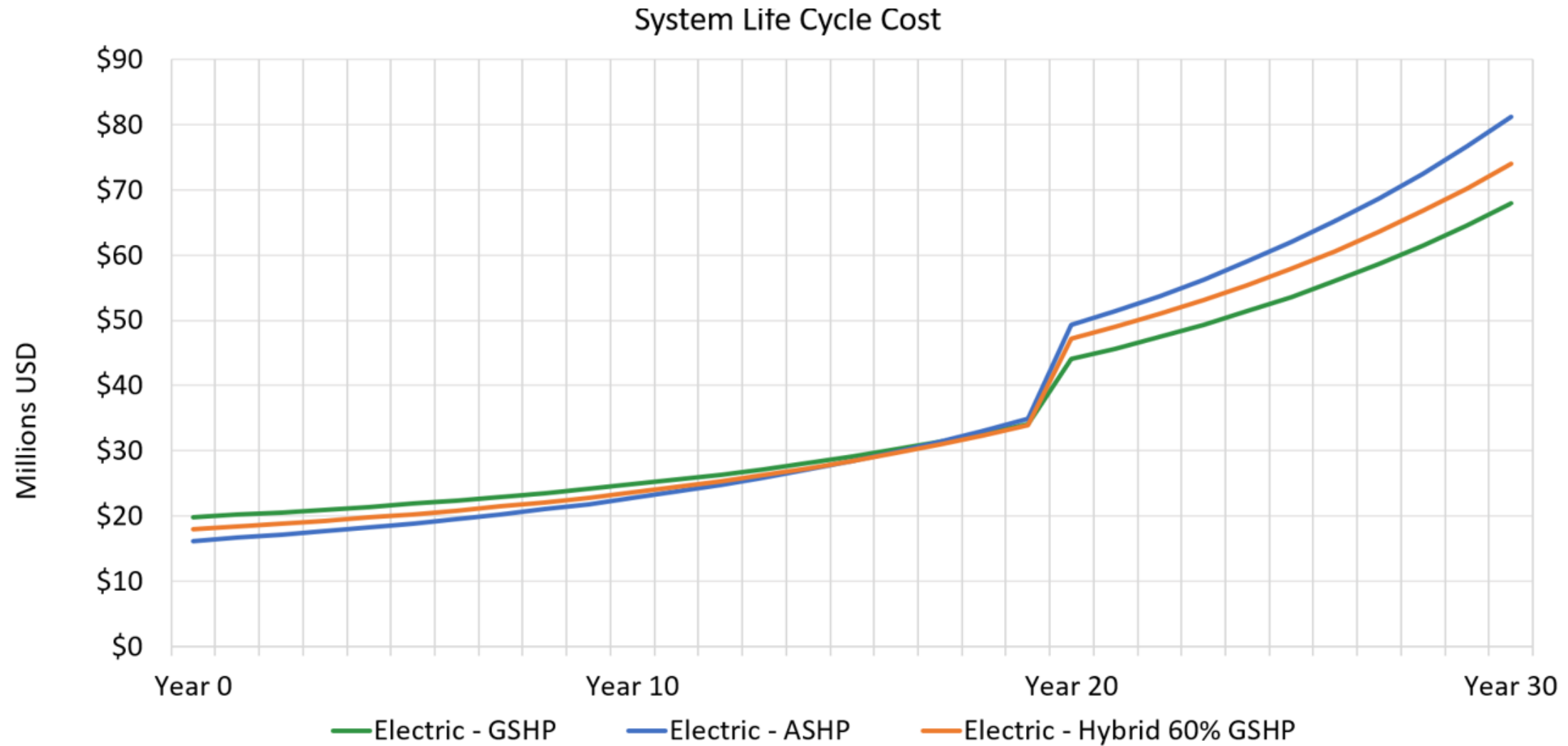
30 YEAR LIFE CYCLE COST WITH INCENTIVES

System	Estimated EUI (kbtu/sf)	30-Year LCC without incentives	30-Year LCC with Mass Save & ITC Incentives
Ground Source Heat Pump	22	\$67,900,000	\$59,500,000
Air Source Heat Pump	30	\$81,100,000	\$80,200,000
Hybrid Geothermal/Air Source Heat Pump	25	\$74,000,000	\$69,000,000

LIFE CYCLE COST ANALYSIS

SYSTEM LIVE CYCLE COST WITH MASS SAVE INCENTIVES

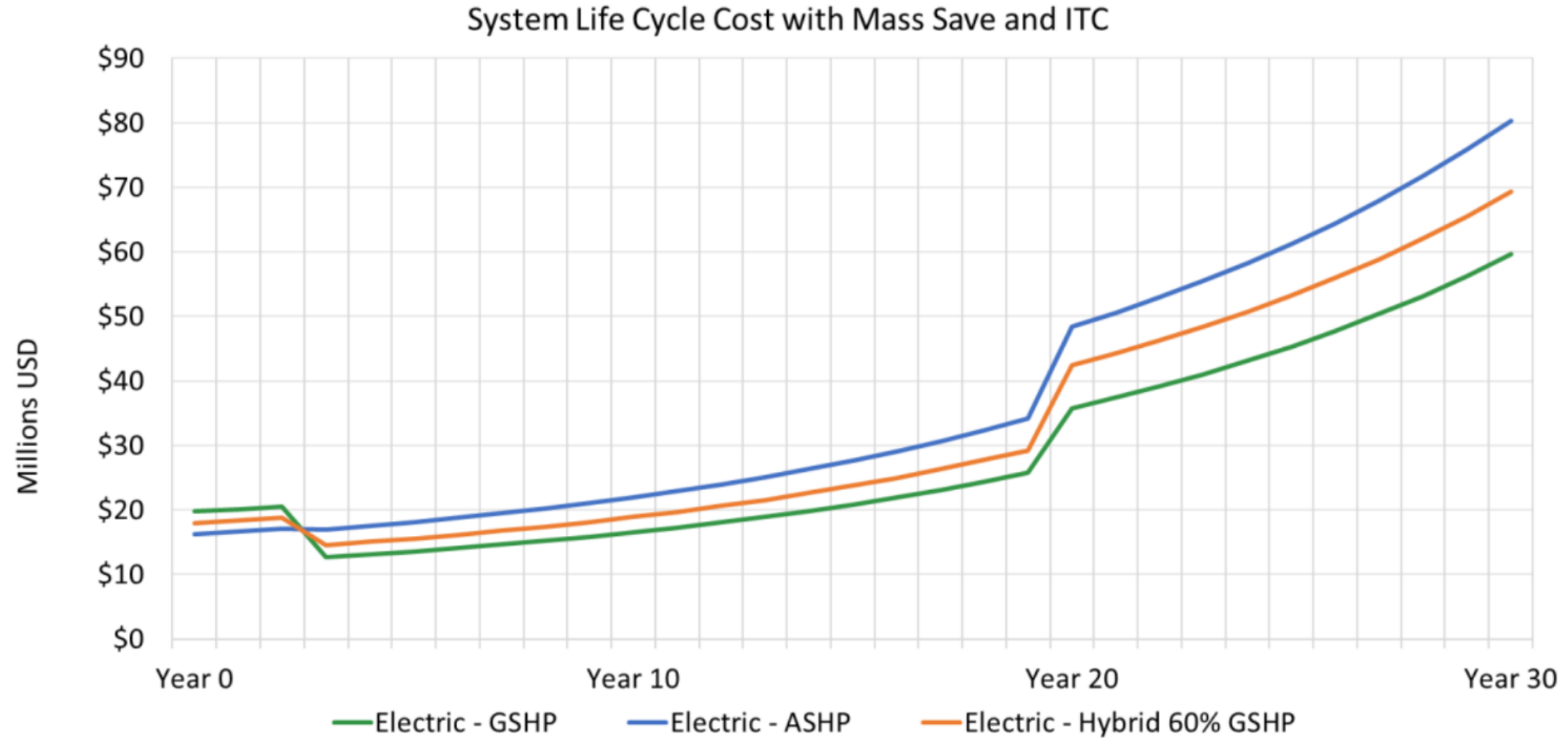
Based on the 30 year LCCA without incentives, geothermal is \$13.2 million less expensive than ASHP option



LIFE CYCLE COST ANALYSIS

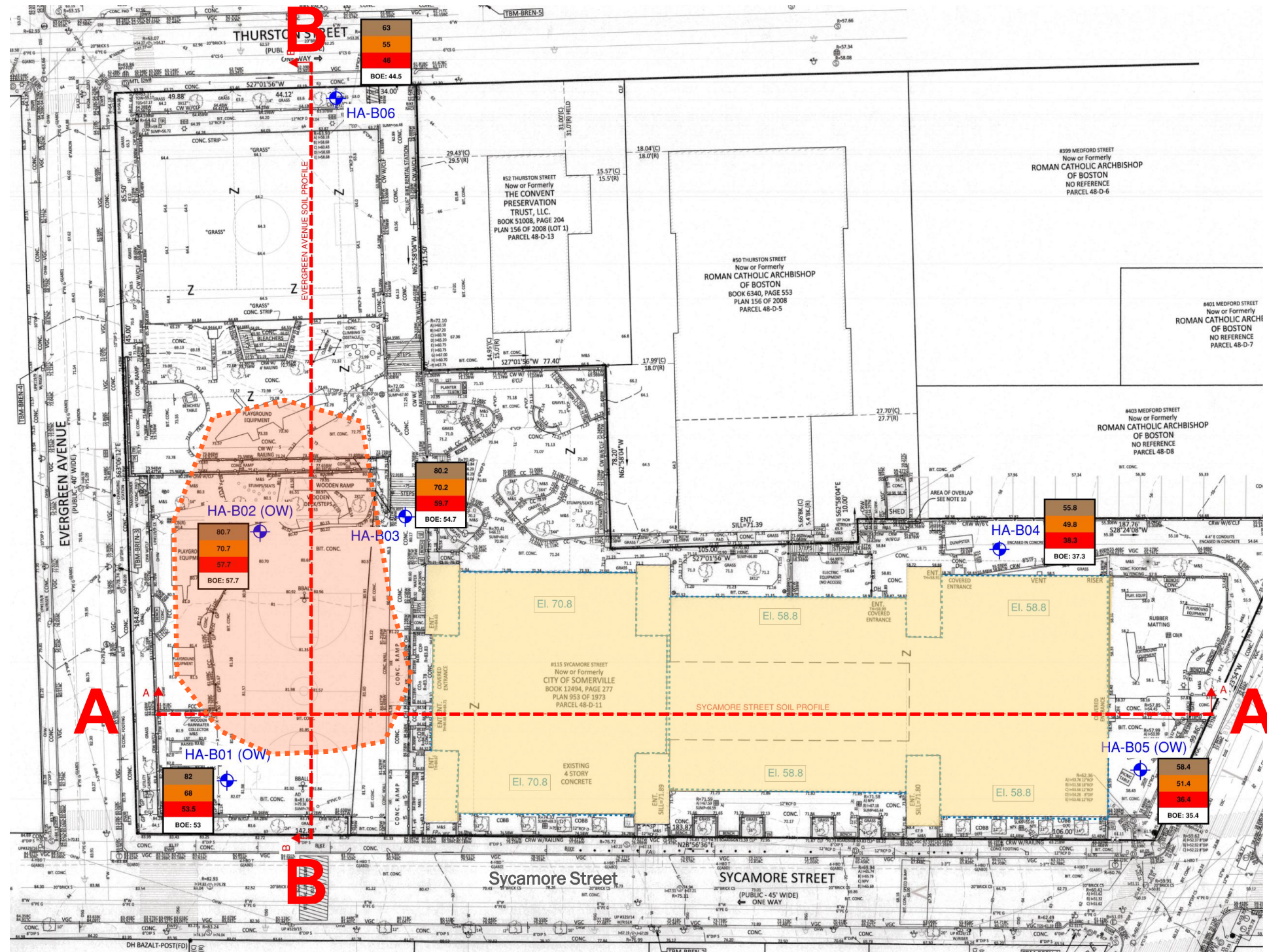
SYSTEM LIVE CYCLE COST WITH MASS SAVE AND ITC

Based on the 30 year LCCA with incentives, geothermal is \$20.8 million less expensive than ASHP option



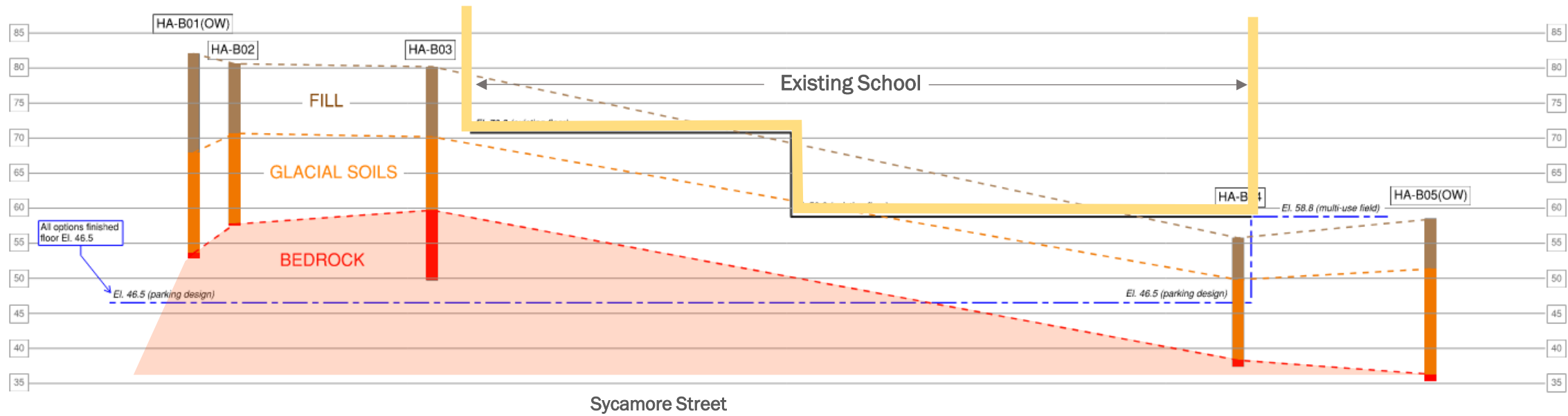
GEOTECH FINDINGS

EXPLORATION BORING LOCATIONS



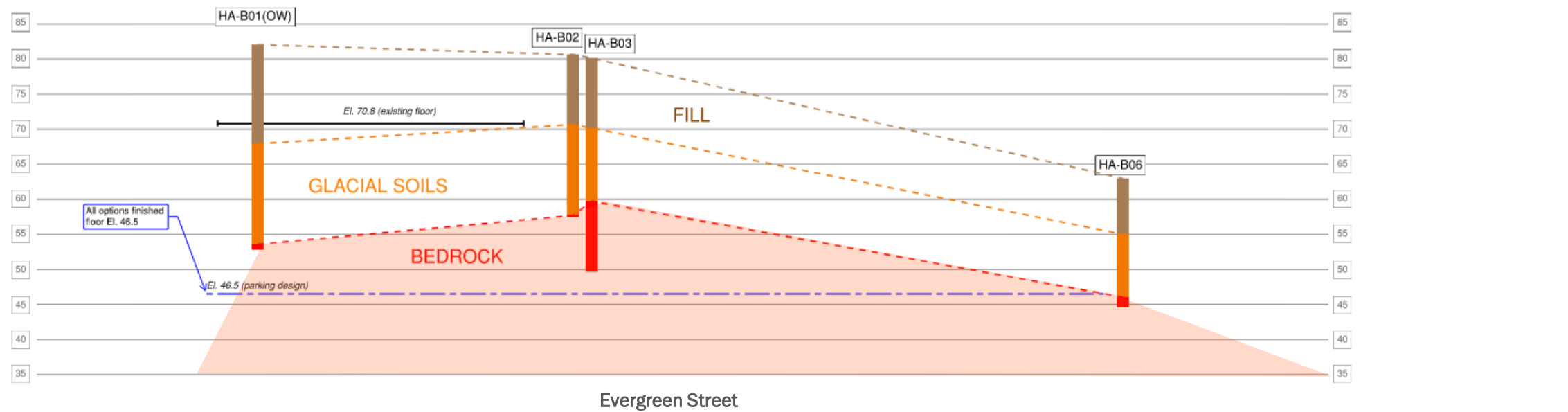
BORING SOIL PROFILES

SYCAMORE STREET (North to South) - SECTION A-A



Proposed Main Level →
 Proposed Lower Level →
 Proposed Parking Garage →
A

EVERGREEN AVENUE (West to East) - SECTION B-B



B

OPTIONS DEVELOPMENT

PSR OPTIONS

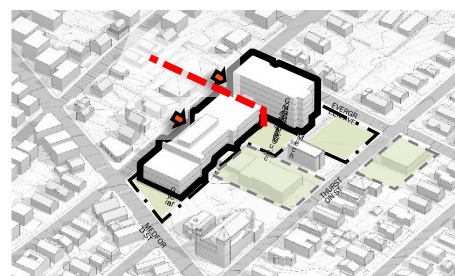
BR

BASE REPAIR
115 Sycamore St.



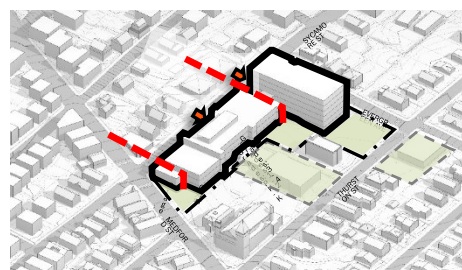
1A

ADDITION/RENOVATION
115 Sycamore St. 690 Student



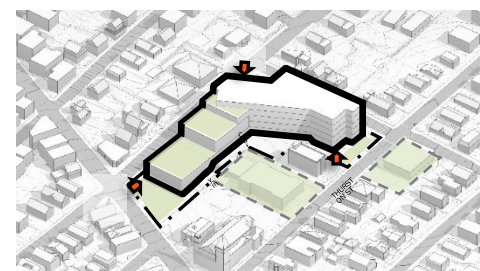
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ADDITION/RENOVATION
115 Sycamore St. 925 Student



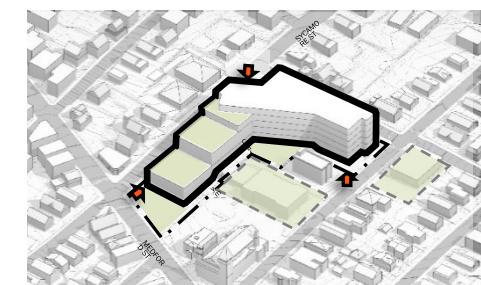
2A

NEW CONSTRUCTION
115 Sycamore St. 690 Student



2B

NEW CONSTRUCTION
115 Sycamore St. 925 Student



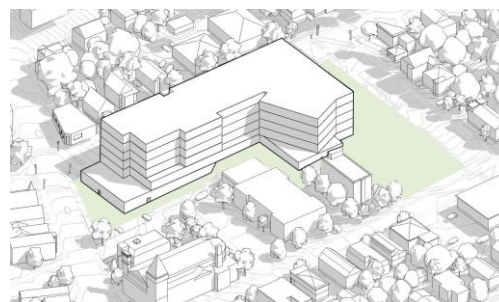
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NEW CONSTRUCTION
115 Sycamore St. 925 Student



4.1

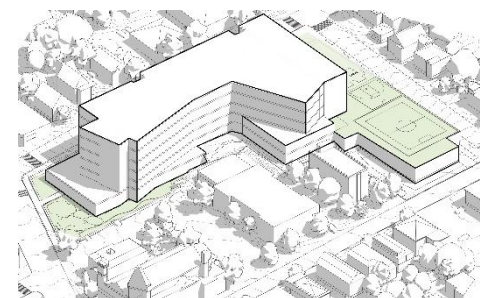
NEW CONSTRUCTION
115 Sycamore St. 925 Student



Reduced Building Footprint

4.2

NEW CONSTRUCTION
115 Sycamore St. 925 Student



Cafeteria below Field on Thurston St.

6A

BASE REPAIR
201 Willow Ave.



6B

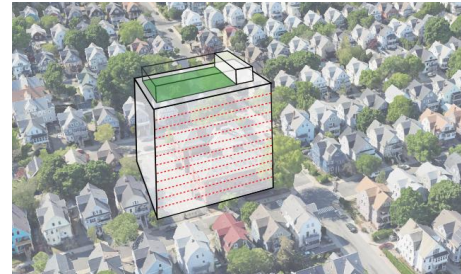
ADDITION/RENOVATION
201 Willow Ave. 925 Student



20 Stories with Rooftop Play Space

6E

NEW CONSTRUCTION
201 Willow Ave. 925 Student

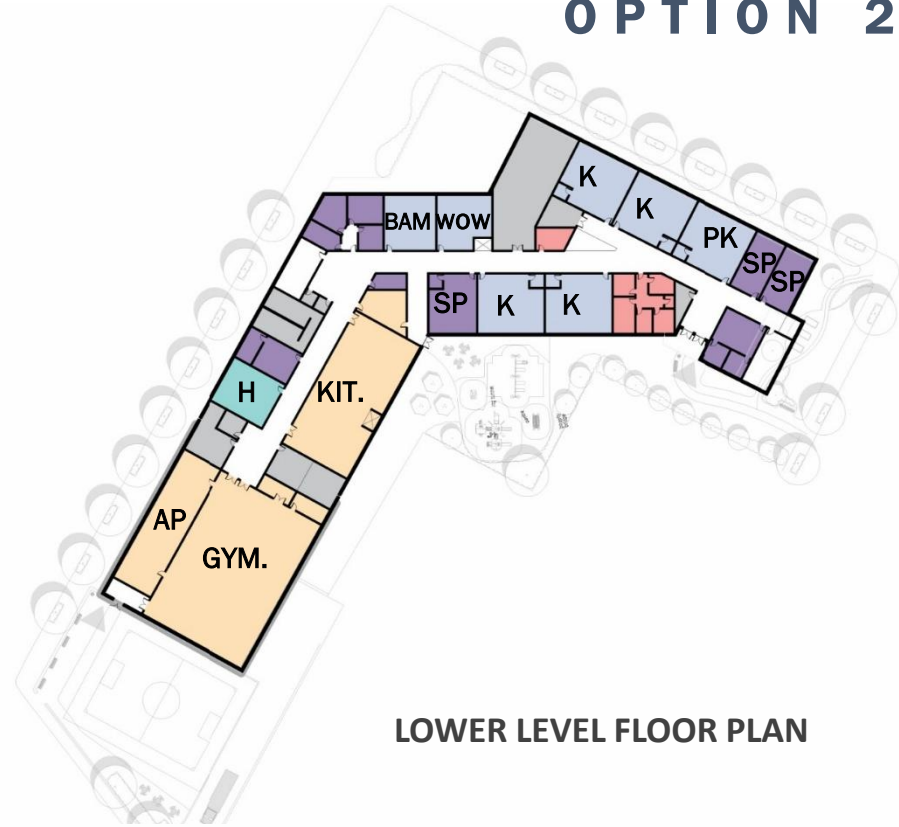


12 Stories with Rooftop Play Space

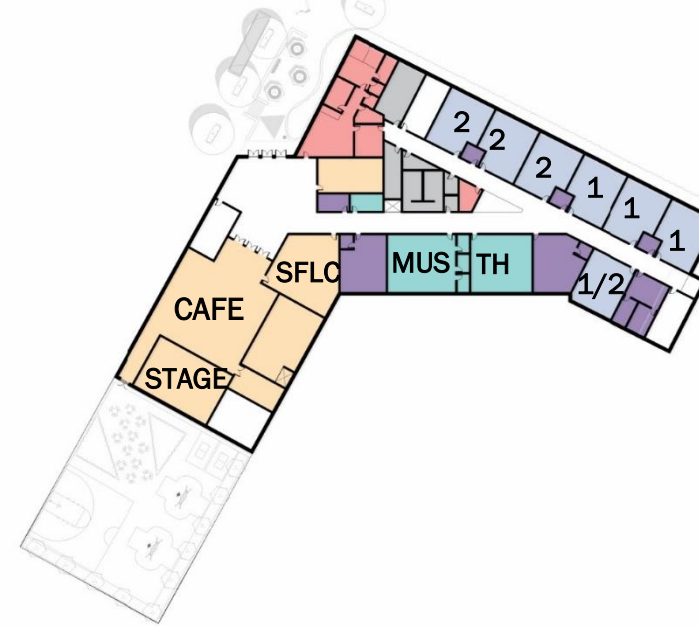
NEW SCHOOL AT 115 SYCAMORE ST

OPTION 2A - 690 STUDENTS

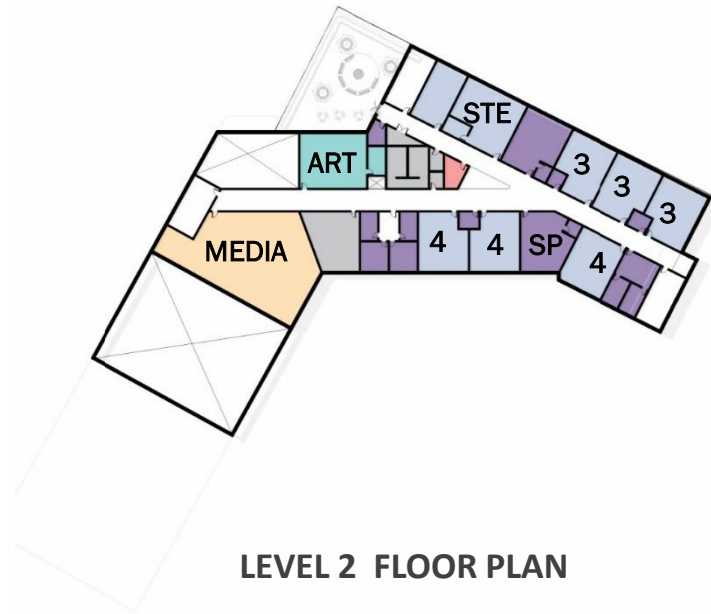
- ADMIN / GUIDANCE / NURSE
- ART / MUSIC / STE
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- SPECIAL EDUCATION
- STOR / CUST / TLT



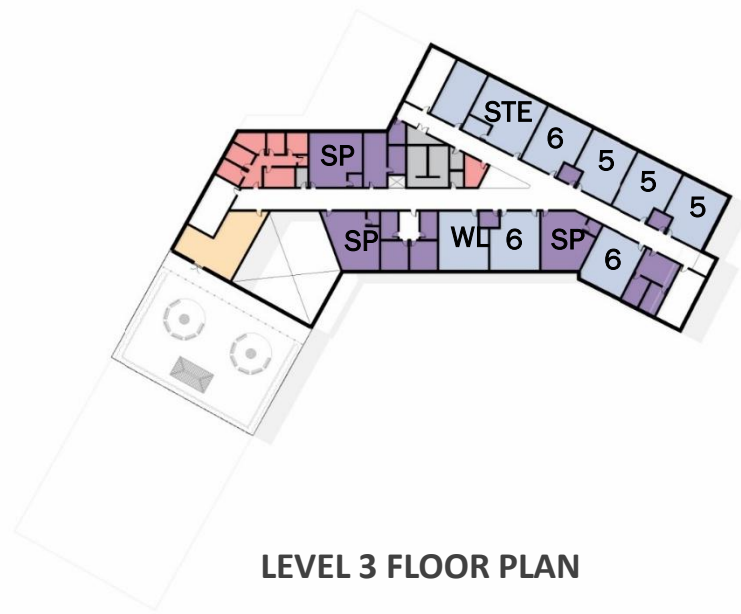
LOWER LEVEL FLOOR PLAN



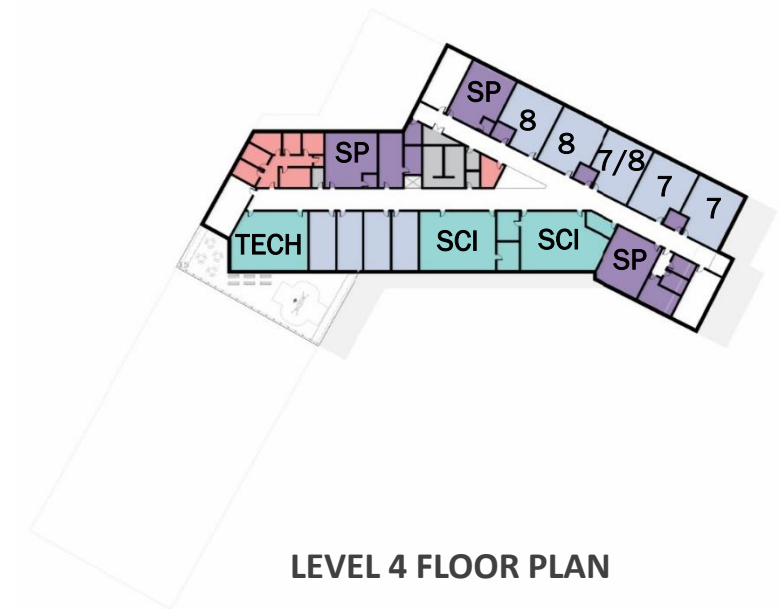
LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

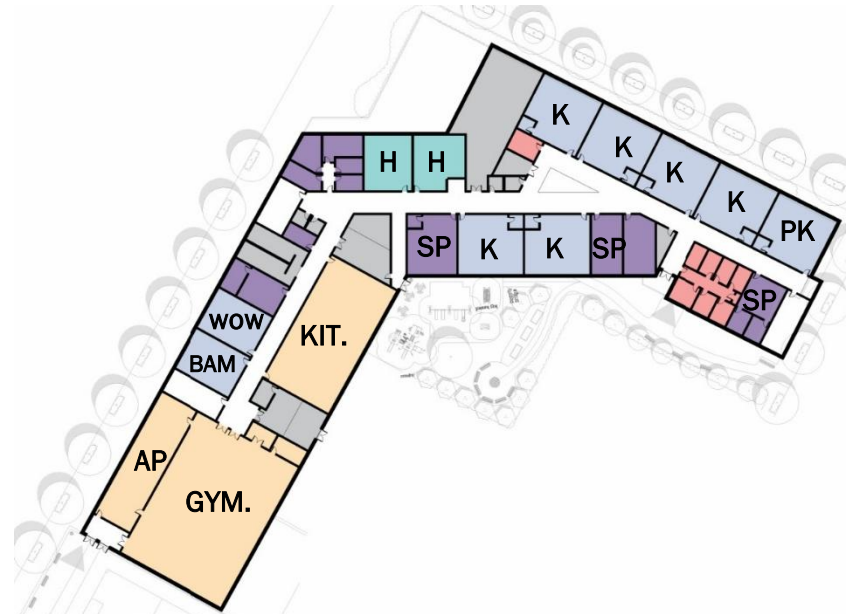


LEVEL 4 FLOOR PLAN

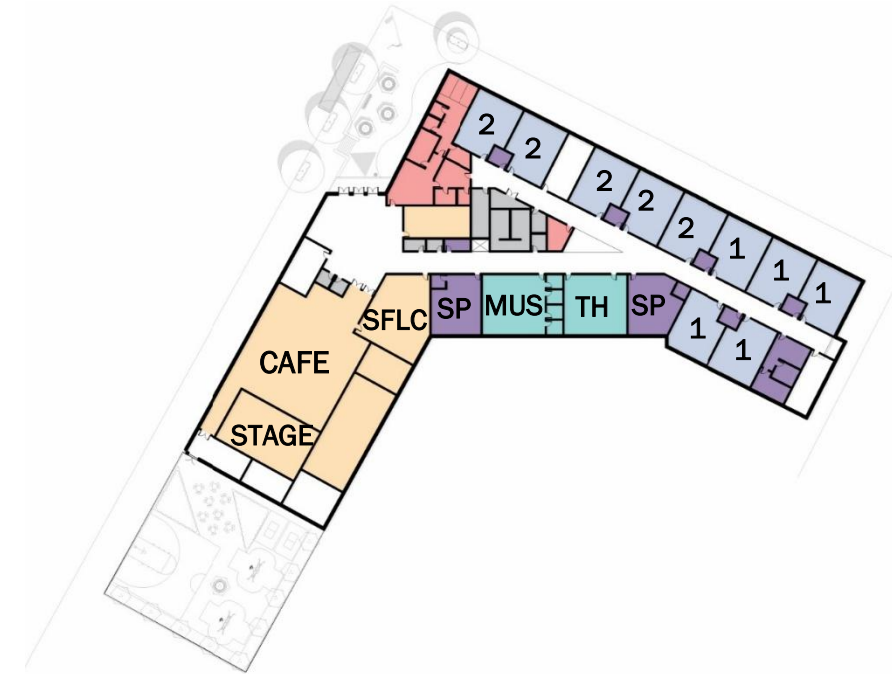
NEW SCHOOL AT 115 SYCAMORE ST

OPTION 2B - 925 STUDENTS

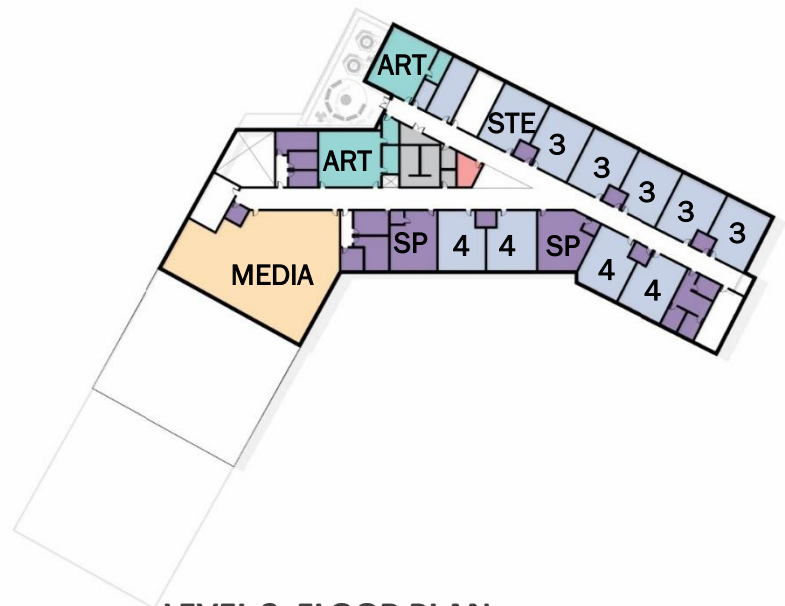
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- ART / MUSIC / STE
- CLASSROOM
- CAFE / GYM / MEDIA
- SPECIAL EDUCATION
- STOR / CUST / TLT



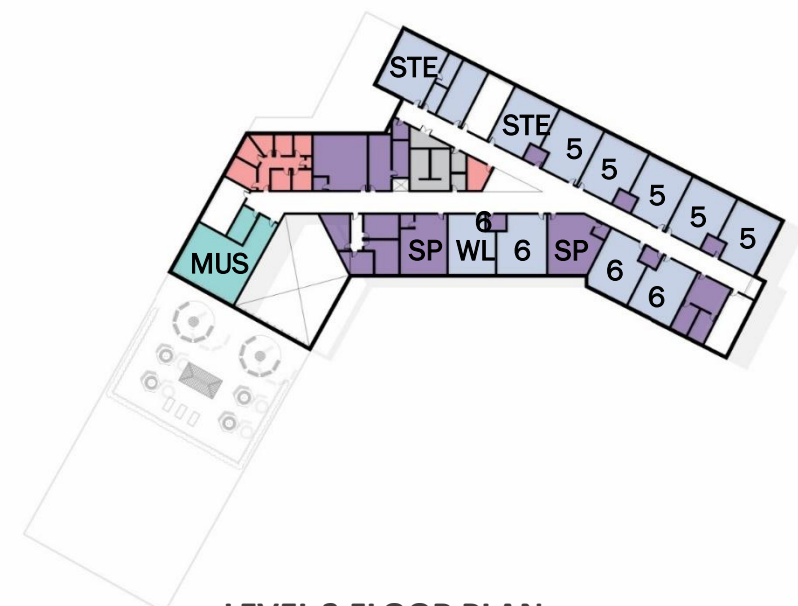
LOWER LEVEL FLOOR PLAN



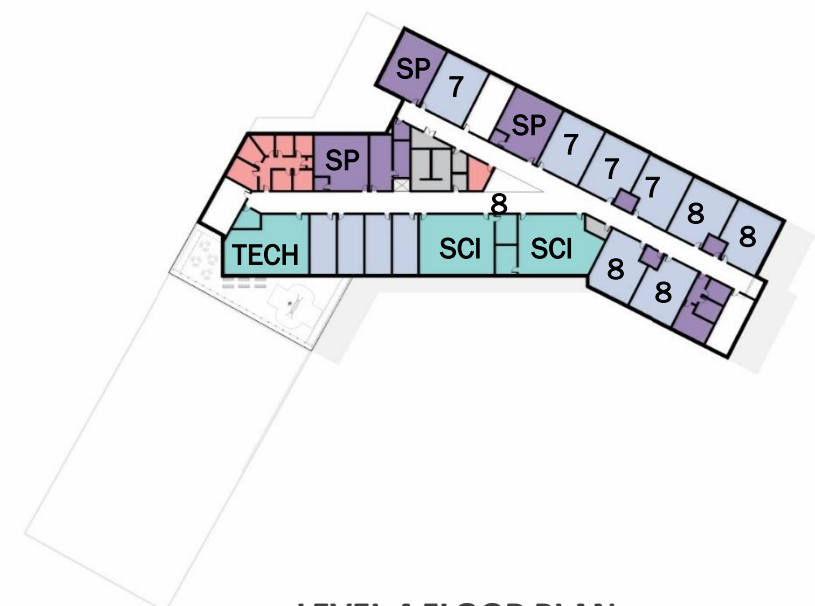
LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN



LEVEL 4 FLOOR PLAN

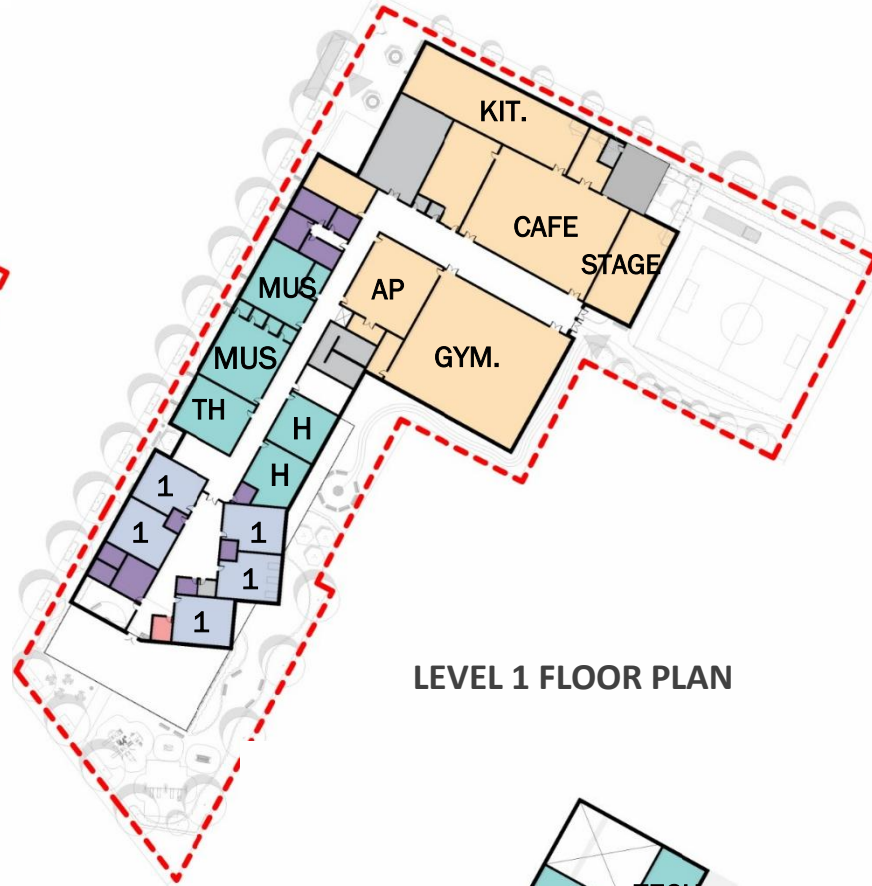
NEW SCHOOL AT 115 SYCAMORE ST

OPTION 4 - 925 STUDENTS

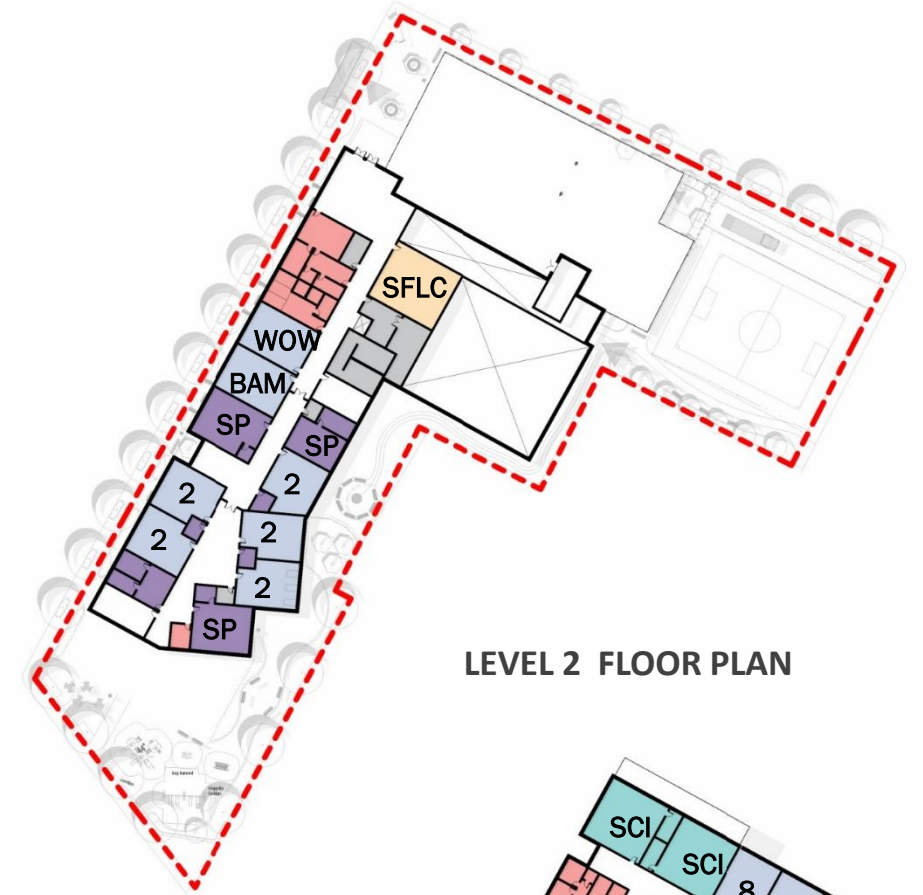
- ADMIN / GUIDANCE / NURSE
- ART / MUSIC / STE
- CLASSROOM
- CAFE / GYM / MEDIA
- SPECIAL EDUCATION
- STOR / CUST / TLT



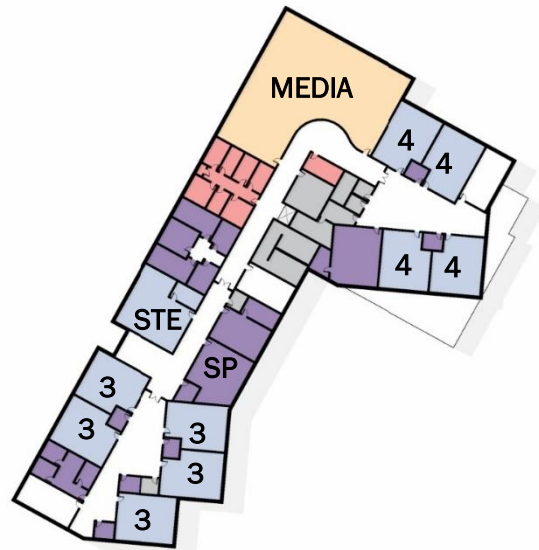
LOWER LEVEL FLOOR PLAN



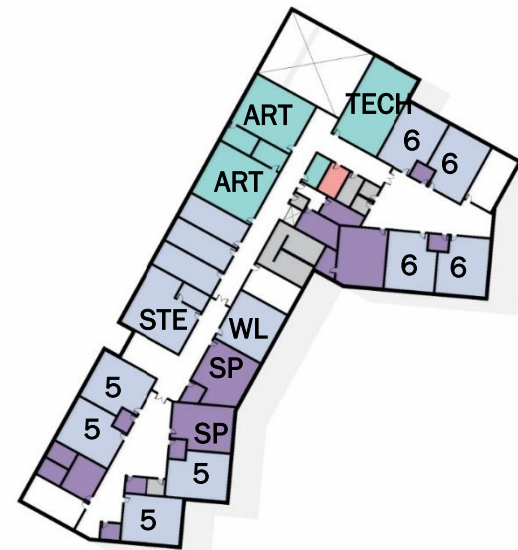
LEVEL 1 FLOOR PLAN



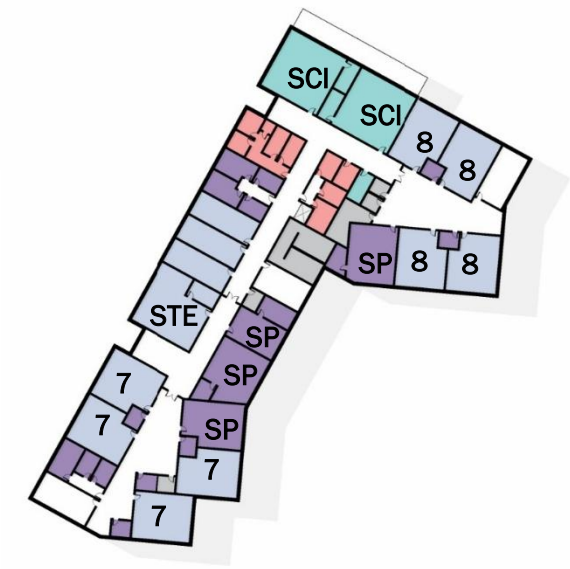
LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

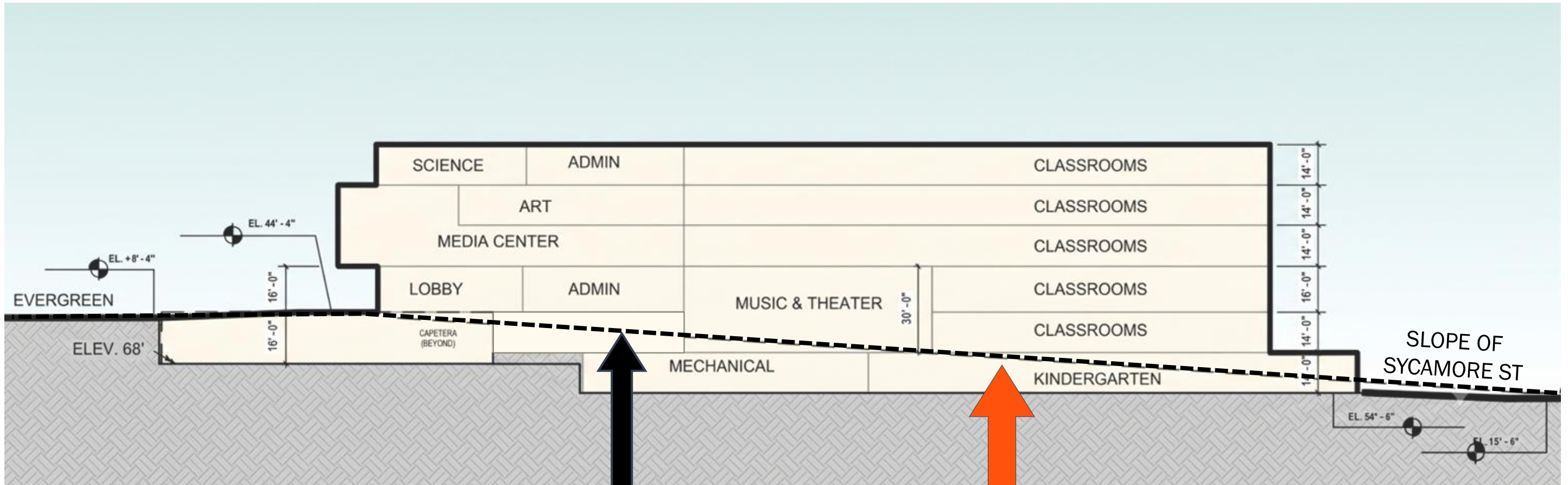


LEVEL 4 FLOOR PLAN



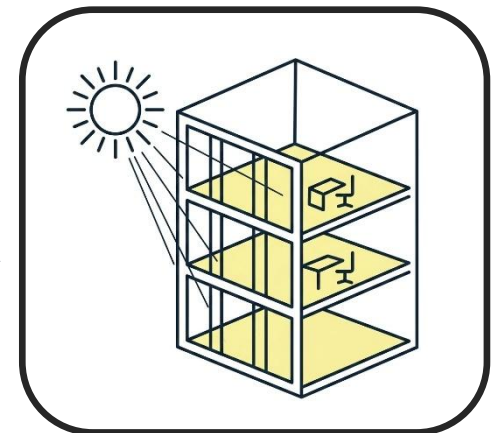
LEVEL 5 FLOOR PLAN

DAYLIGHT CHALLENGE AT LOWER LEVEL LEARNING SPACES



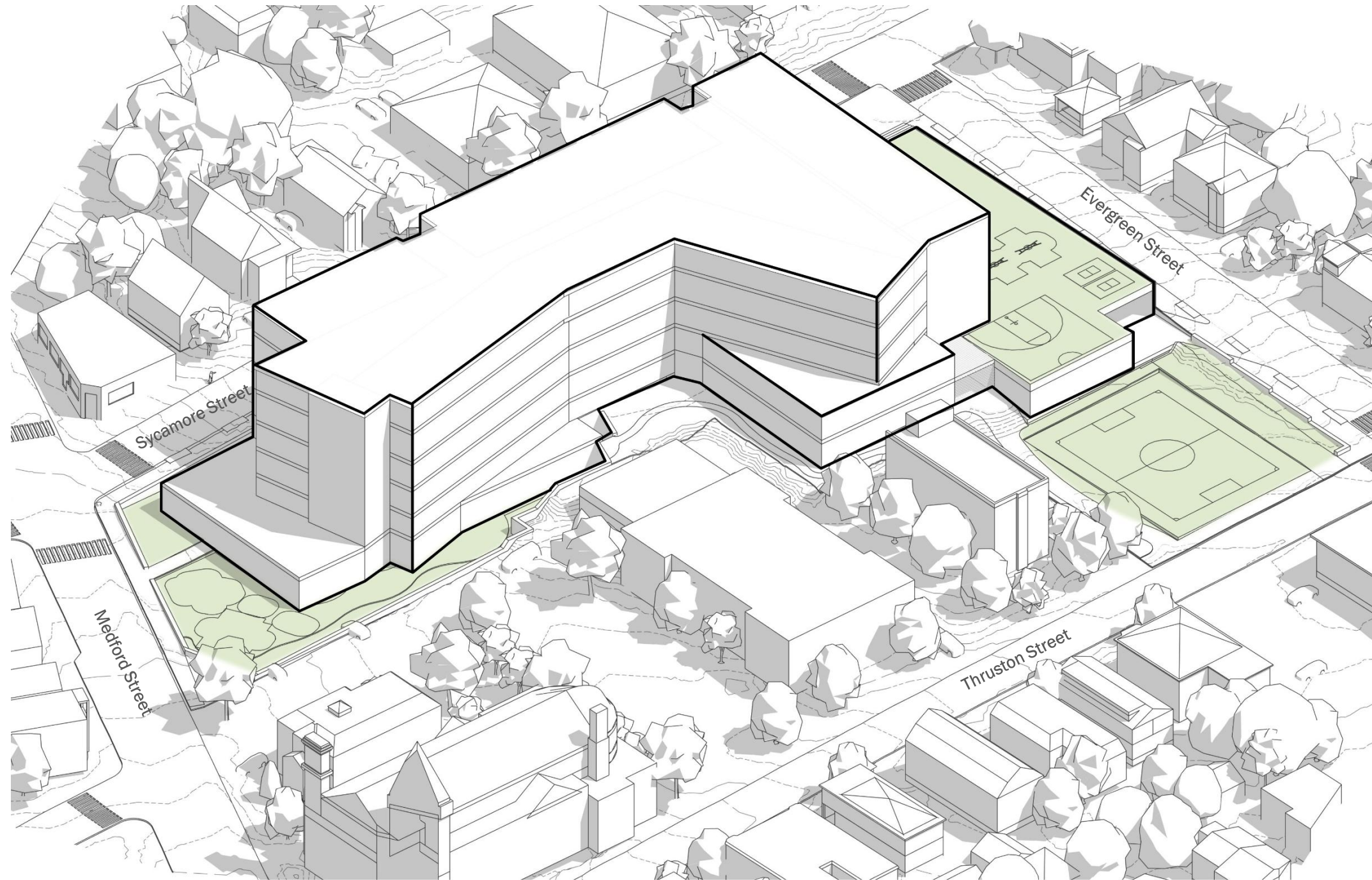
SLOPE OF EXISTING SYCAMORE STREET

CHALLENGE FOR DAYLIGHTING SPACES AT LOWER LEVEL



NEW SCHOOL AT 115 SYCAMORE ST

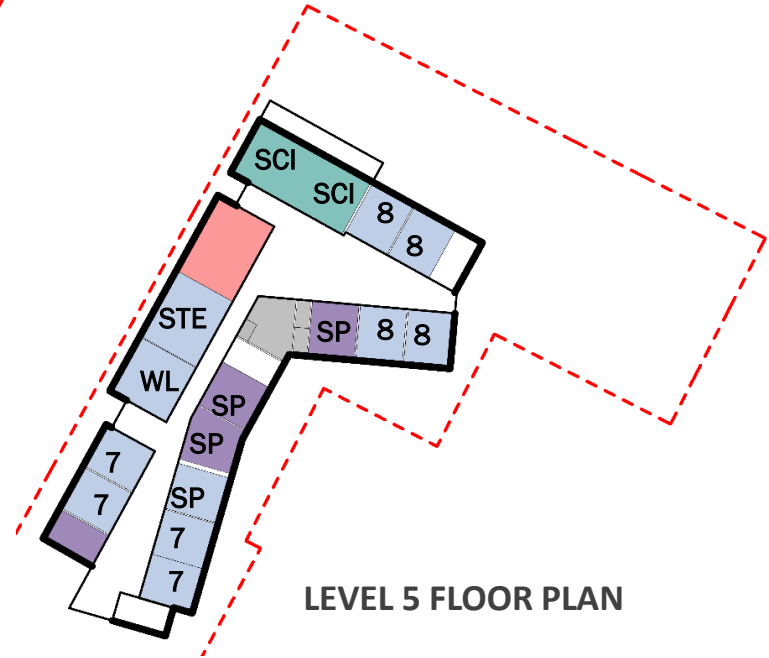
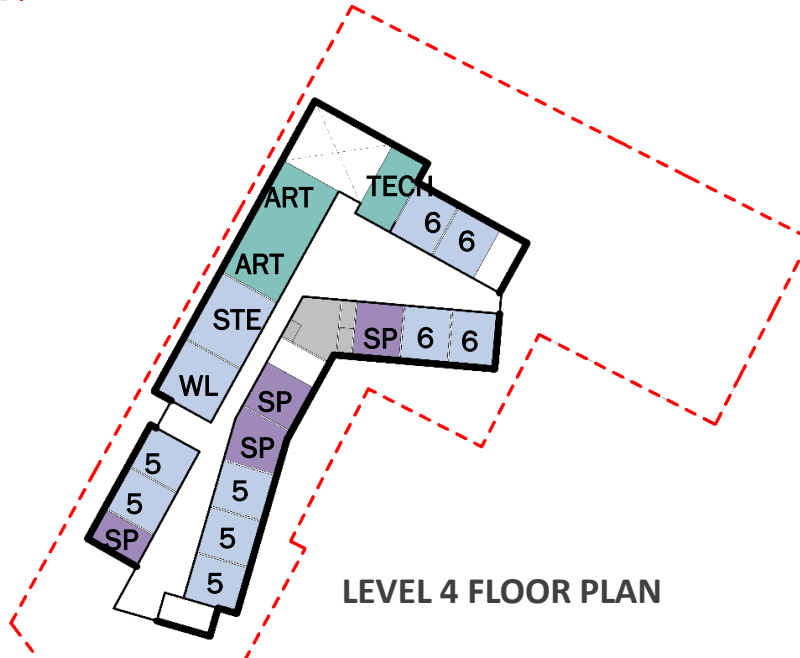
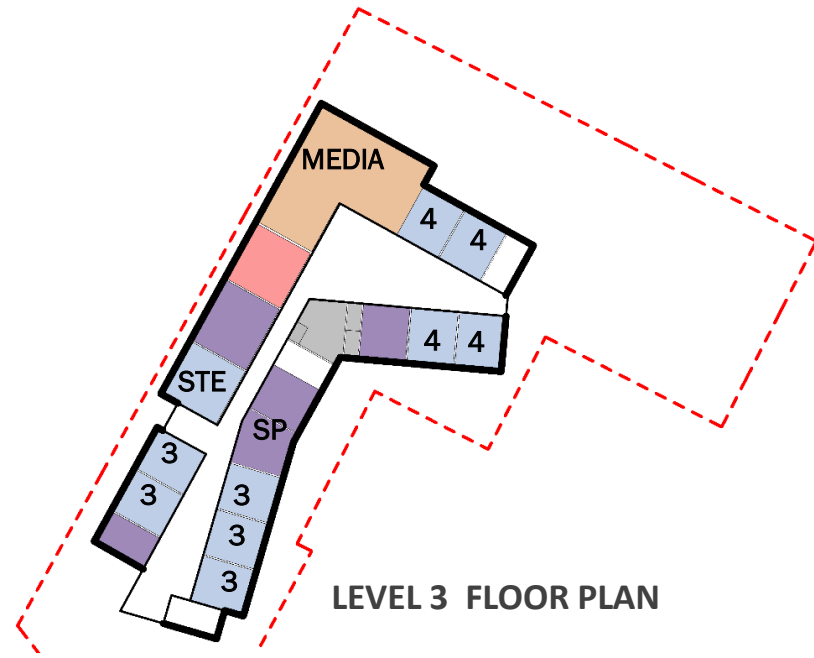
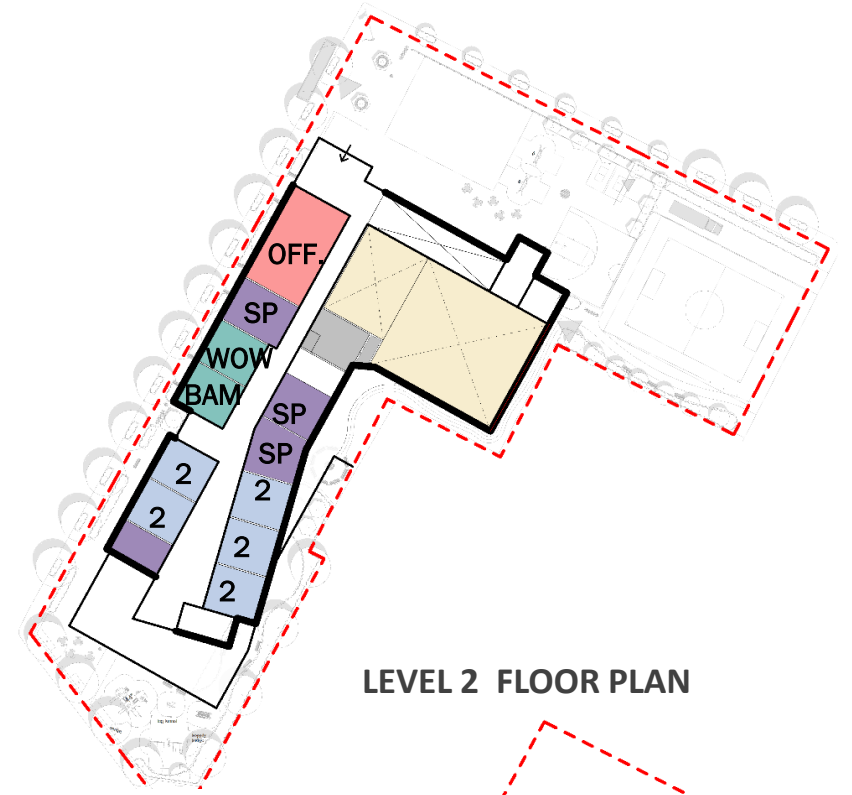
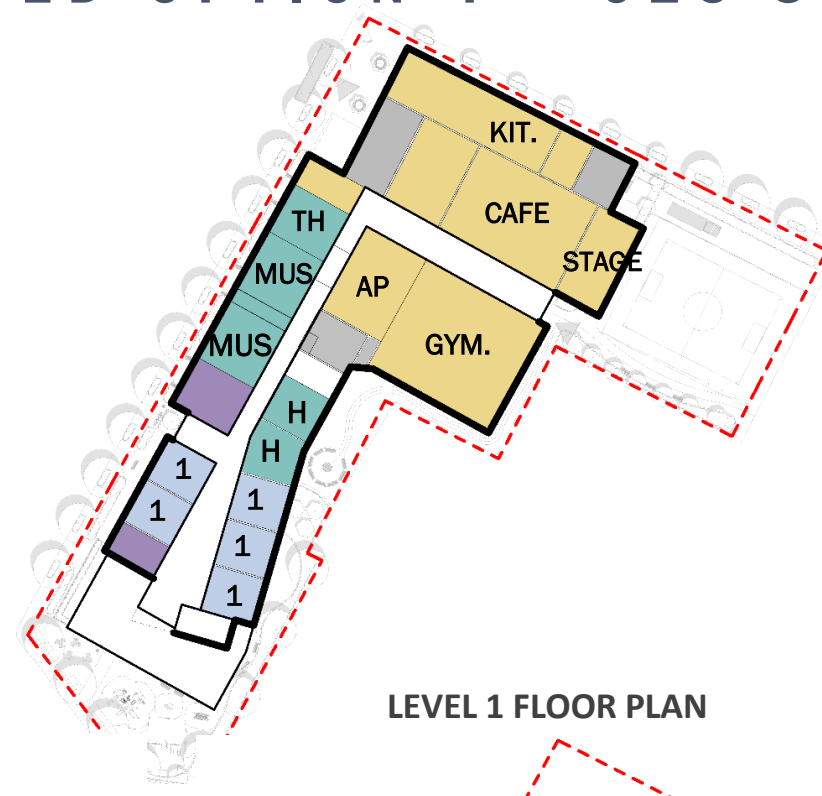
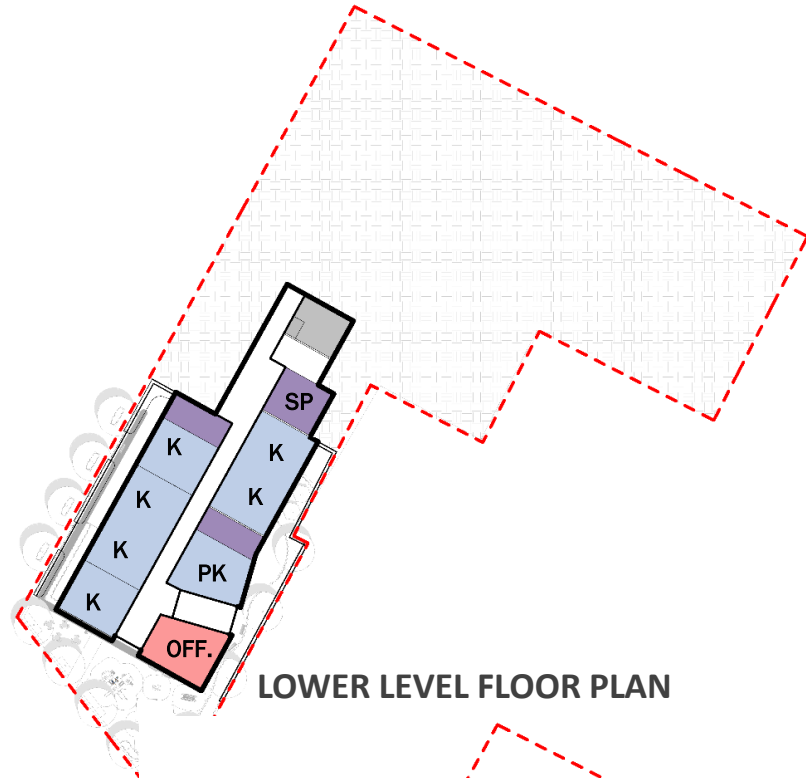
OPTION 4 - 925 STUDENTS



NEW SCHOOL AT 115 SYCAMORE ST

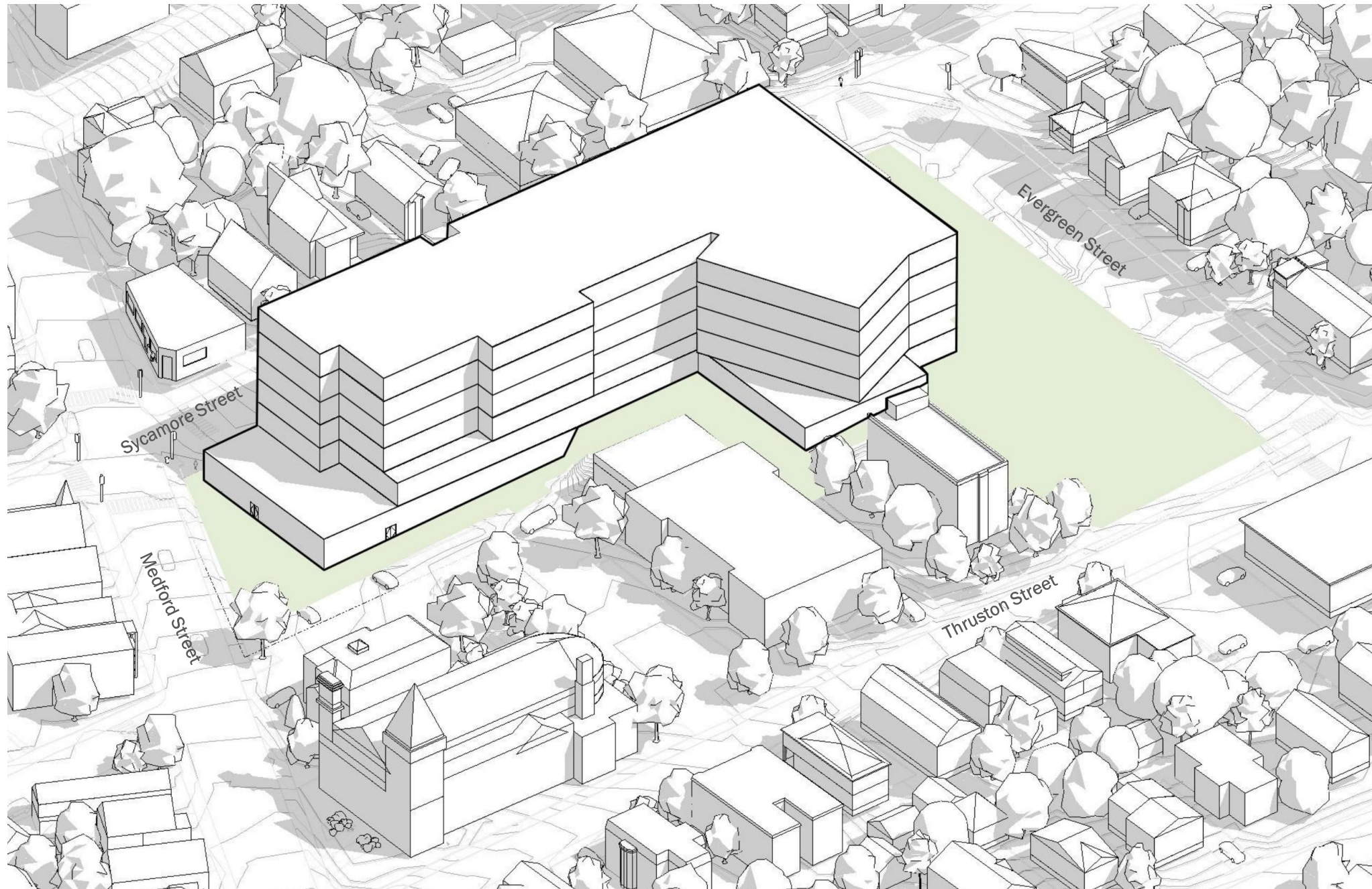
UPDATED OPTION 4 - 925 STUDENTS

- ADMIN / GUIDANC
- ART / MUSIC / STI
- CLASSROOM
- CAFE / GYM / MEI
- SPECIAL EDUCAT
- STOR / CUST / TL



NEW SCHOOL AT 115 SYCAMORE ST

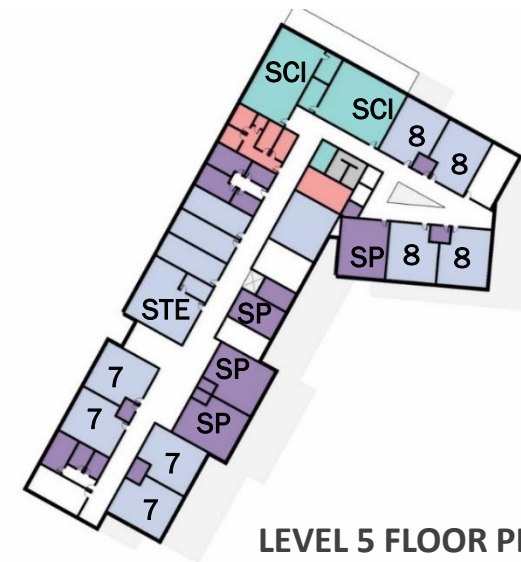
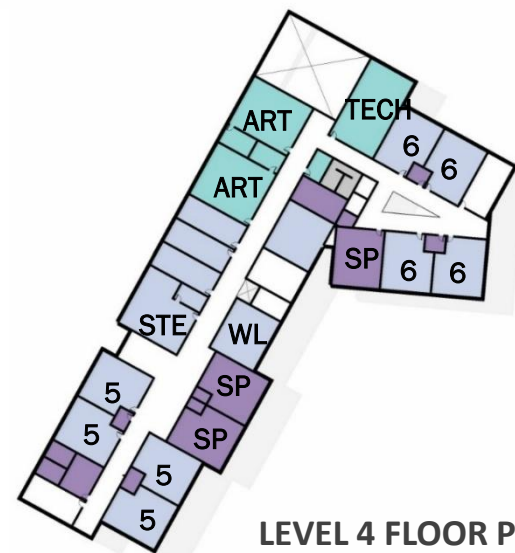
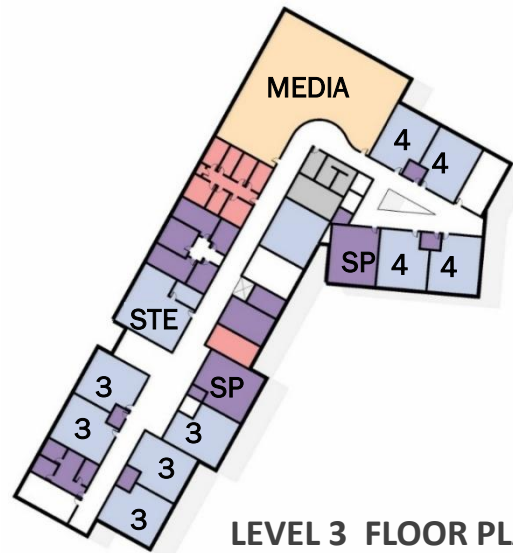
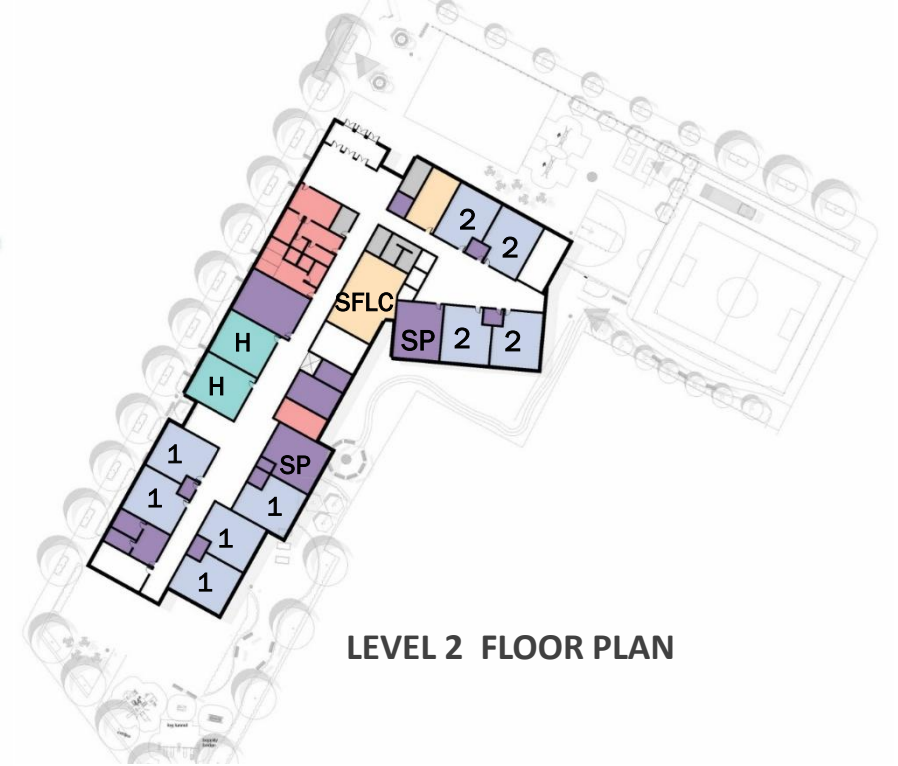
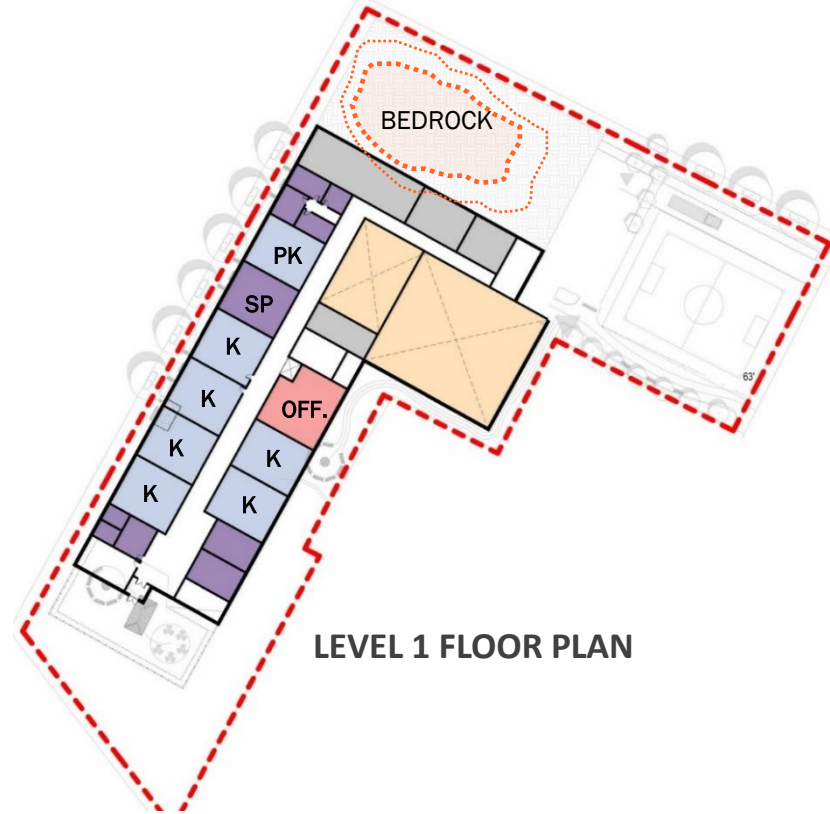
OPTION 4.1 (REDUCED FOOTPRINT) - 925 STUDENTS



NEW SCHOOL AT 115 SYCAMORE ST

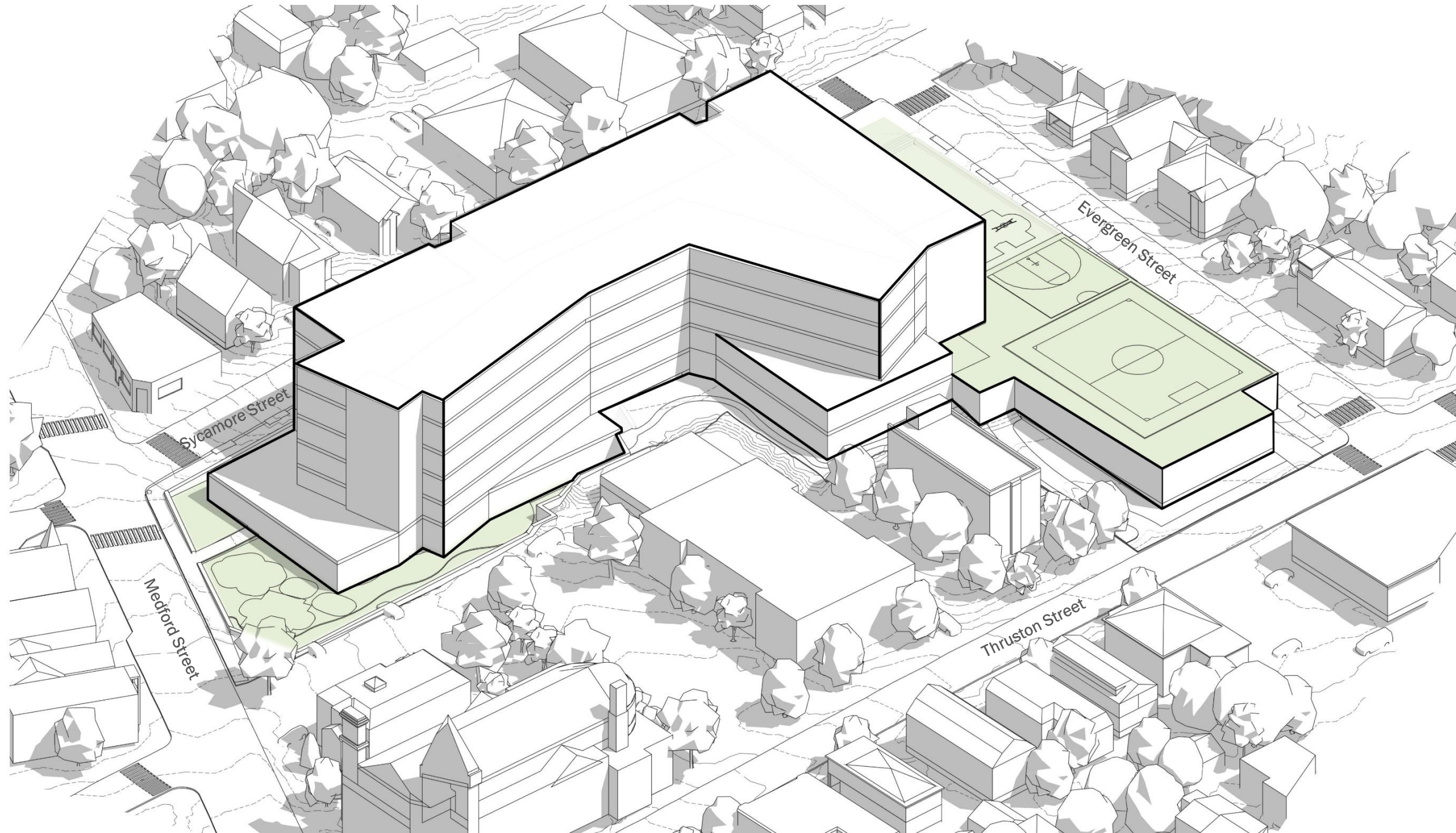
OPTION 4.1 (REDUCED FOOTPRINT) - 925 STUDENTS

- ADMIN / GUIDANCE / NURSE
- ART / MUSIC / STE
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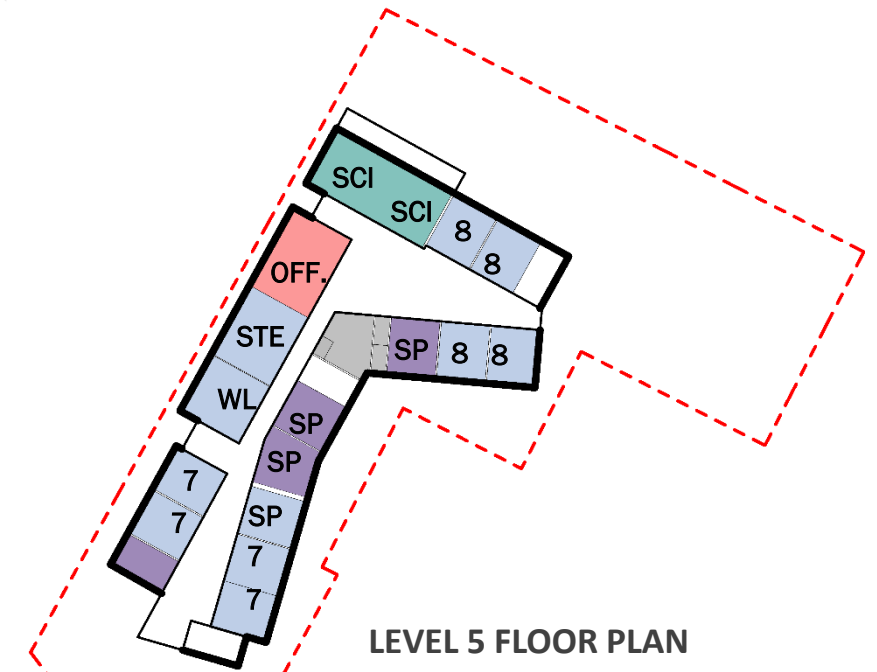
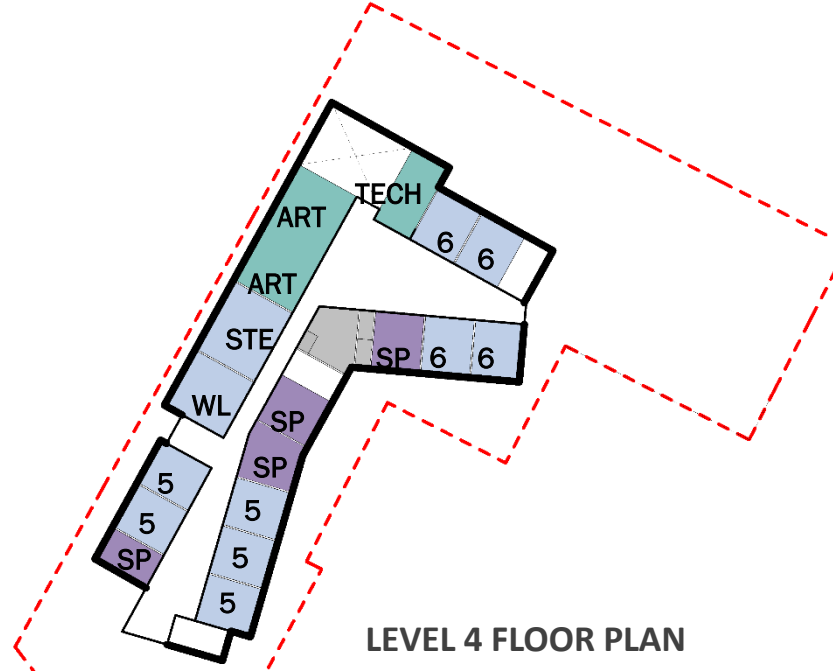
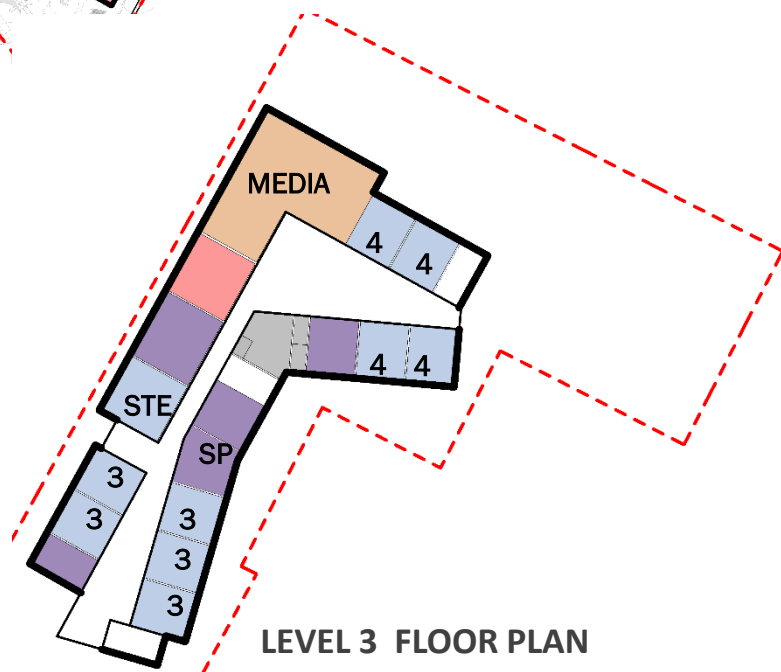
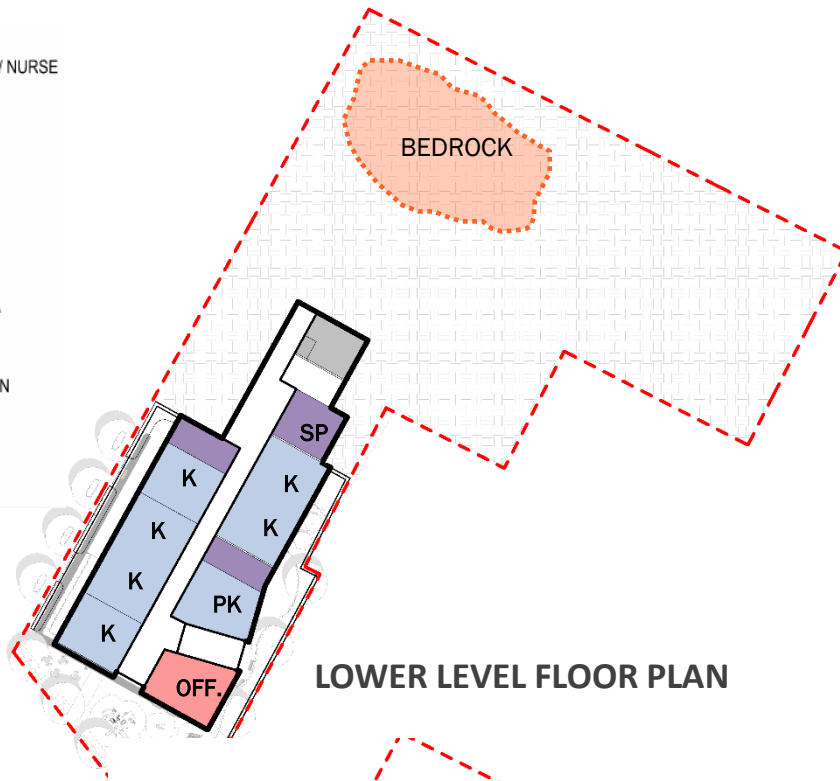
OPTION 4.2 (CAFETERIA BELOW FIELD) - 925 STUDENTS



NEW SCHOOL AT 115 SYCAMORE ST

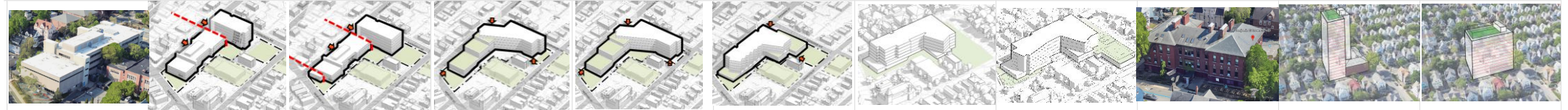
OPTION 4.2 (CAFETERIA BELOW FIELD) - 925 STUDENTS

- ADMIN / GUIDANCE / NURSE
- ART / MUSIC / STE
- CLASSROOM
- CAFE / GYM / MEDIA
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EVALUATION CRITERIA

1. Least Advantageous
2. Less Advantageous
3. Neutral
4. Advantageous
5. Most Advantageous



		Existing	Addition and Renovation		New School at 115 Sycamore Street					Existing Brown School 201 Willow Ave	Addition / Renovation 201 Willow Ave	New School 201 Willow Ave
115 Sycamore Street - New School Building	Criteria Priority	Base Repair	Additon/Renovation 690	Additon/Renovation 925	115 Sycamore 690	115 Sycamore 925	115 Sycamore 925	115 Sycamore 925	115 Sycamore 925	Base Repair	Additon/Renovation 925	115 Sycamore 925
Evaluation Criteria	Select: Low, Medium or High	Option BR	Option 1A	Option 1B	Option 2A	Option 2B	Option 4	Option 4.1	Option 4.2	Option 6A	Option 6C	Option 4.1
Stakeholders												
Cost												
Walkshed												
Green Space												
Neighborhood												
Educational												
Health & Safety												
Future Expansion												
Swing Space												
Timeline												
Disruption												
Environmental												
Orientation												
O&M												
Traffic												
Permitting												

EVALUATION CRITERIA

PRICING ALTERNATES

- a. Hybrid ASHP and Geothermal
- b. Geothermal
- c. Mass Timber *
- d. Parking garage
- e. PV Canopy structure
- f. Phius / Building Envelop Commissioning *
- g. GC and CM delivery



Thank you!