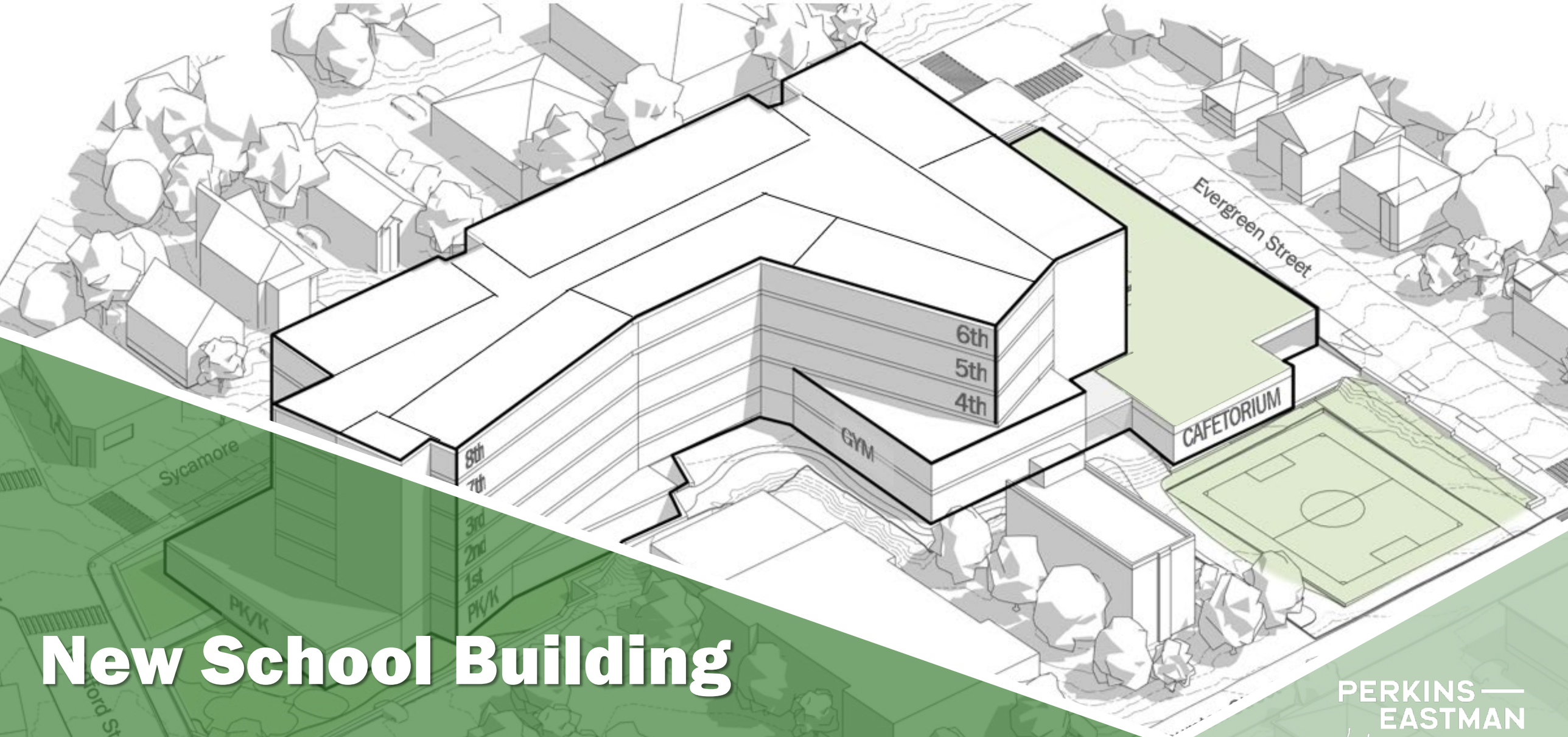


New School Building
115 Sycamore Street

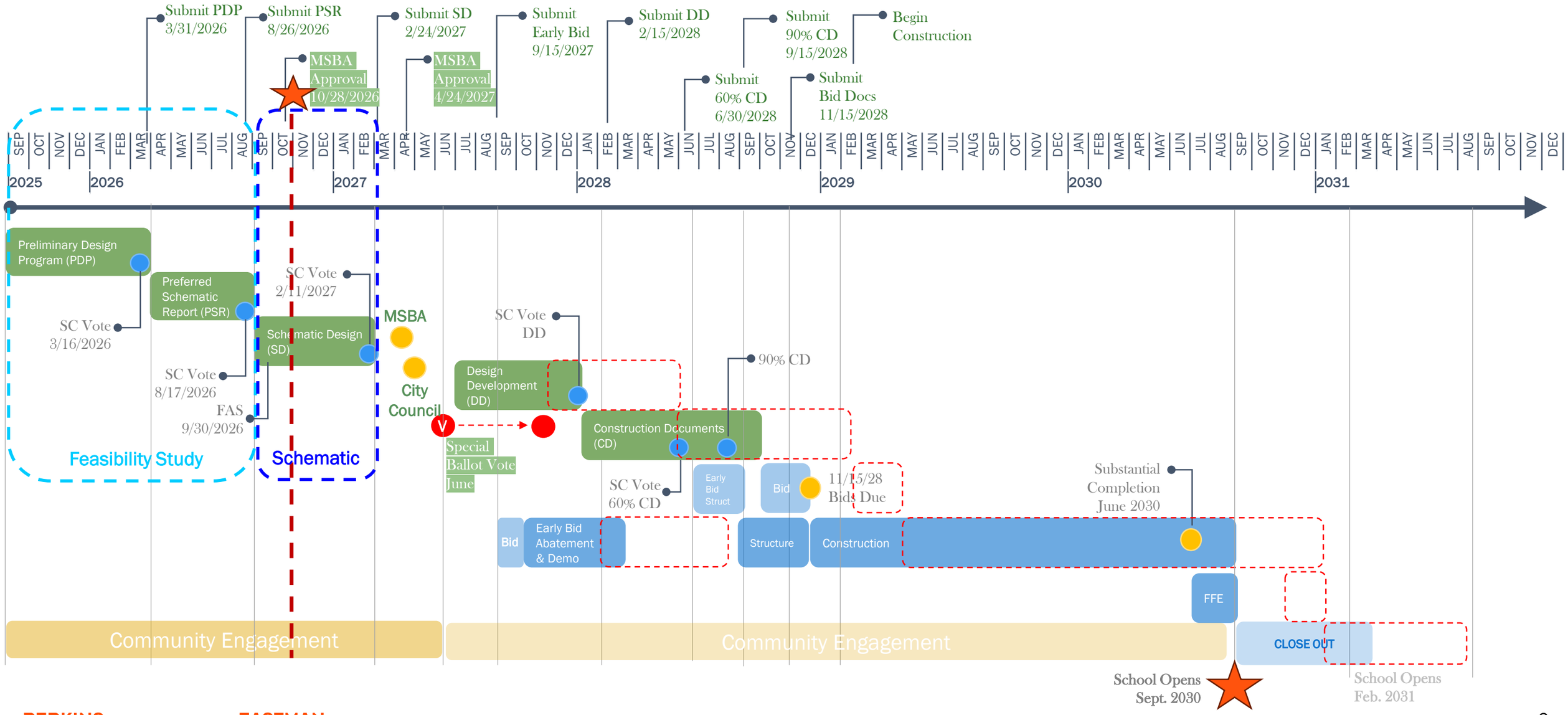
Schematic Design November 2, 2026

PERKINS — EASTMAN
Human by Design

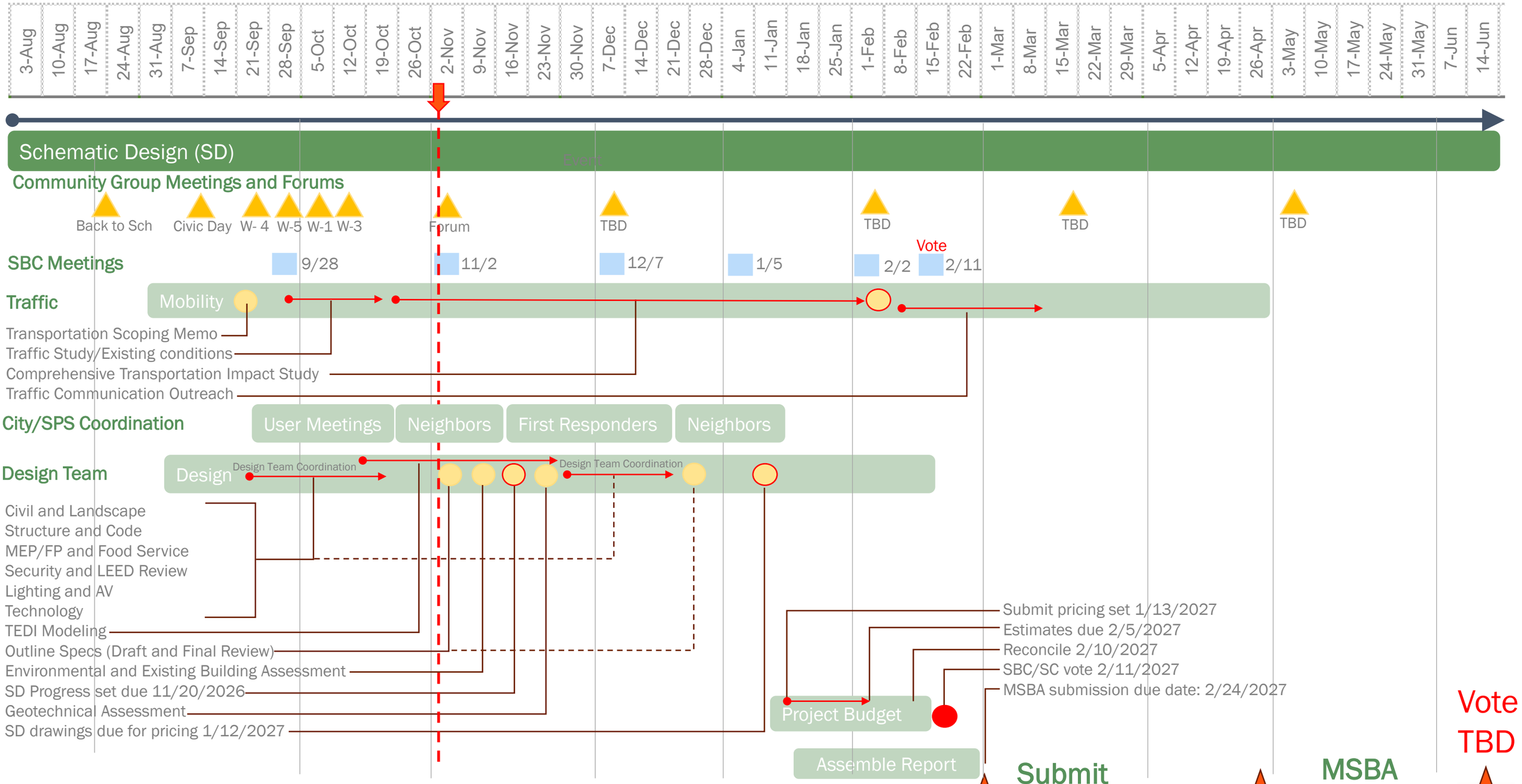
AGENDA

- Workplan and Community Engagement Update
- FAS Meeting Summary
- Review Preliminary Façade Design
- Review Preliminary Exterior Materials
- Site Design

PROJECT TIMELINE



SD WORKPLAN


3-Aug
10-Aug
17-Aug
24-Aug
31-Aug
7-Sep
14-Sep
21-Sep
28-Sep
5-Oct
12-Oct
19-Oct
26-Oct
2-Nov
9-Nov
16-Nov
23-Nov
30-Nov
7-Dec
14-Dec
21-Dec
28-Dec
4-Jan
11-Jan
18-Jan
25-Jan
1-Feb
8-Feb
15-Feb
22-Feb
1-Mar
8-Mar
15-Mar
22-Mar
29-Mar
5-Apr
12-Apr
19-Apr
26-Apr
3-May
10-May
17-May
24-May
31-May
7-Jun
14-Jun
Schematic Design (SD)
Event
Community Group Meetings and Forums
Back to Sch
Civic Day
W- 4
W-5
W-1
W-3
Forum
TBD
TBD
TBD
SBC Meetings
9/28
11/2
12/7
1/5
2/2
Vote
2/11
Traffic
Mobility
Transportation Scoping Memo
Traffic Study/Existing conditions
Comprehensive Transportation Impact Study
Traffic Communication Outreach
City/SPS Coordination
User Meetings
Neighbors
First Responders
Neighbors
Design Team
Design
Design Team Coordination
Design Team Coordination
Civil and Landscape
Structure and Code
MEP/FP and Food Service
Security and LEED Review
Lighting and AV
Technology
TEDI Modeling
Outline Specs (Draft and Final Review)
Environmental and Existing Building Assessment
SD Progress set due 11/20/2026
Geotechnical Assessment
SD drawings due for pricing 1/12/2027
Submit pricing set 1/13/2027
Estimates due 2/5/2027
Reconcile 2/10/2027
SBC/SC vote 2/11/2027
MSBA submission due date: 2/24/2027
Project Budget
Assemble Report
Submit SD
MSBA Board Mtg
Vote TBD

COMMUNITY ENGAGEMENT OVERVIEW

PERKINS EASTMAN
Human by Design

COMMUNITY ENGAGEMENT

Back-to School Fair	8/25/2026 at 4:00pm
Civic Day	9/10/2026 at 5:30pm
Neighborhood Meeting Ward 4 at Healey School	9/23/2026 at 6:00pm
Neighborhood Meeting Ward 5 at Kennedy School	9/29/2026 at 6:00pm
Neighborhood Meeting Ward 3 at SHS	10/7/2026 at 6:00pm
Neighborhood Meeting Ward 6 at Community Baptist Church	10/15/2026 at 6:00pm
Community Forum 2 – Project update and Sustainability/LEED	November 10th at 6:00pm
Neighborhood Meeting	Week of 11/16 TBD

FAS MEETING SUMMARY

PERKINS EASTMAN
Human by Design

FAS MEETING COMMENTS



Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

- Appreciation of the thoroughness of the District's Educational Program especially the diversity in programming to meet the needs of various learners
- Scheduling considerations, specifically the complexity of offerings;
- The distribution of Special Education spaces
- Opportunities for after school programs and accessibility for all families
- Clarity on the various entry points throughout the building;
- Site constraints and topography and associated massing and elevation considerations;
- The importance of plans for the maintenance of the rooftop and outdoor spaces;
- Ongoing cost considerations
- Appreciation for the focus on incorporating daylight throughout the building as the design progresses.

DESIGN UPDATE

PERKINS EASTMAN
Human by Design

Exploring Design Concepts

CIVIC STRATA

A school inspired by the land, built on the city's heritage, and designed for the community is serves.

LEARNING CANVAS

A school shaped by the neighborhood and designed to be a canvas for the community it serves.

Inspiration from the Neighborhood Fabric













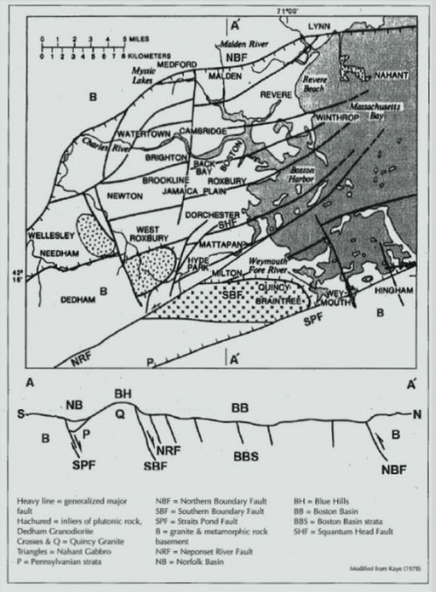


Inspiration from the land, and city heritage.

glacial landscape



Glacial formations



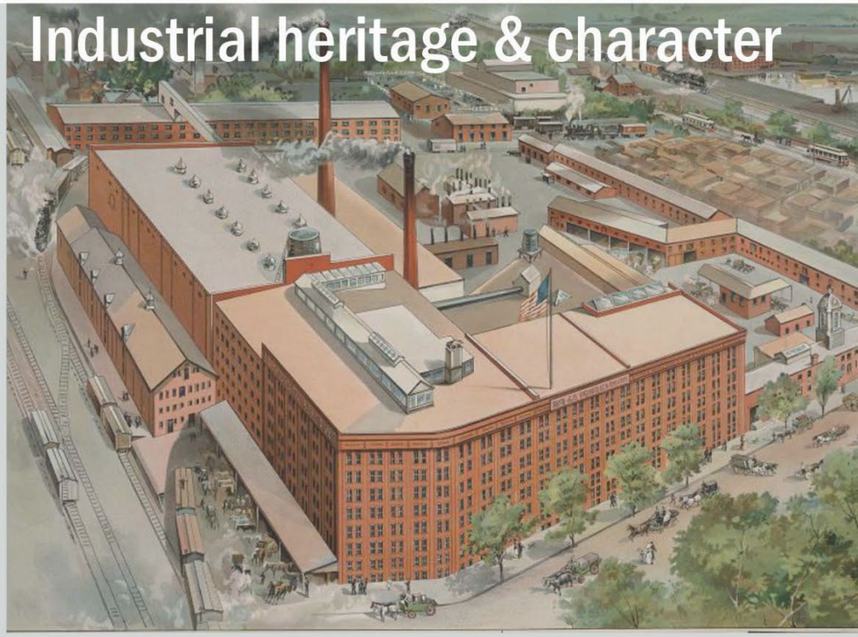
Local Geology



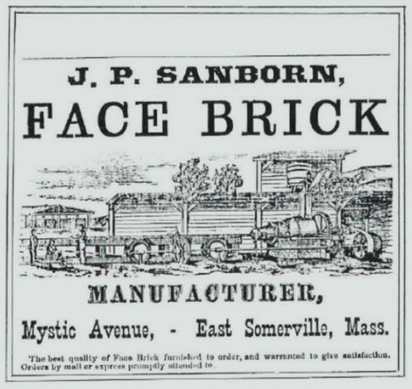
Local Brick



Industrial heritage & character



Local brickmaking



Wood craft industry





Derby Desk Factory, Vernon Street.



Industrial Facade Expression



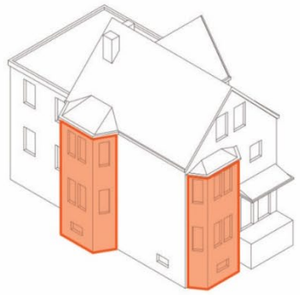
Exterior Design Concepts

CONTEXT - BAY WINDOWS

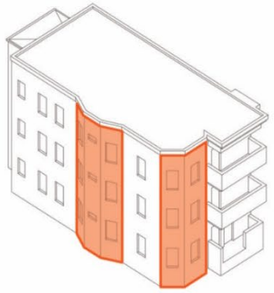




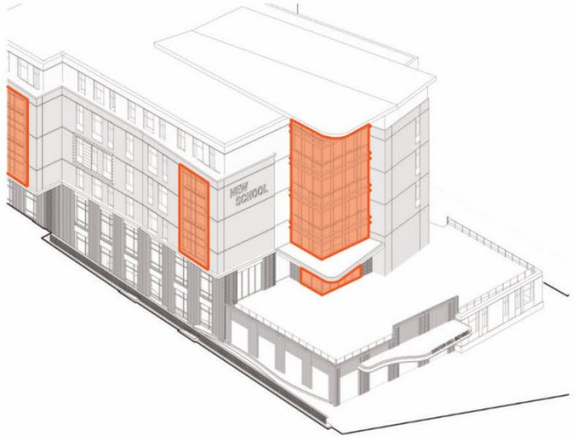


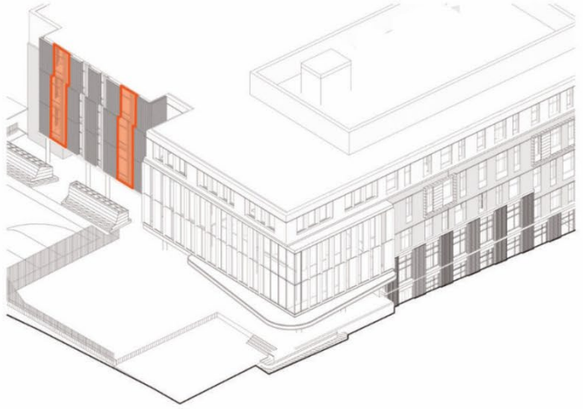




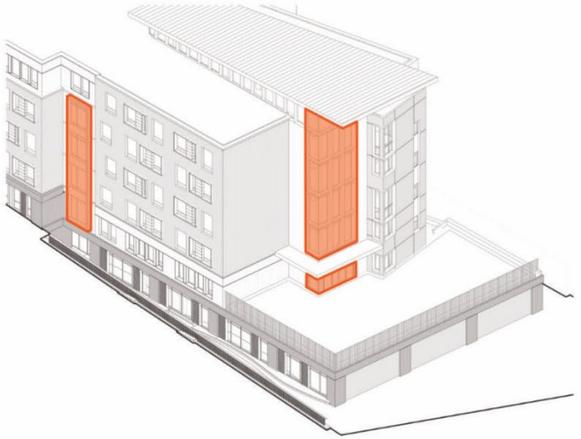


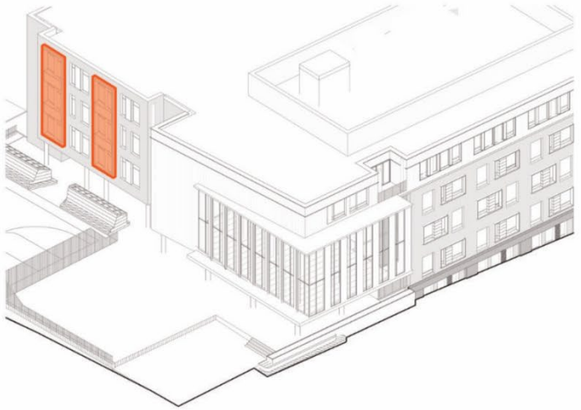
CIVIC STRATA





LEARNING CANVAS

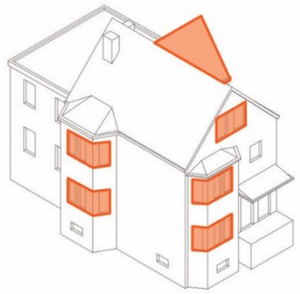




Exterior Design Concepts

CONTEXT - WINDOW ARTICULATIONS







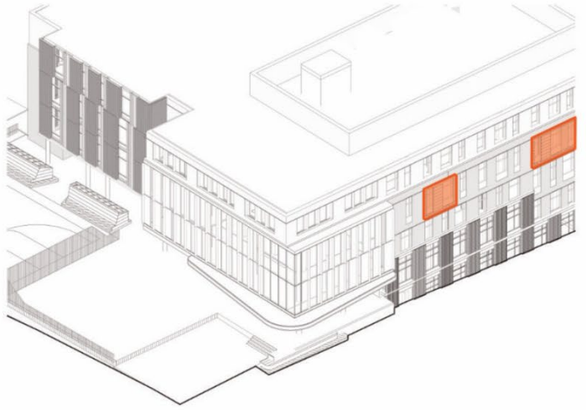




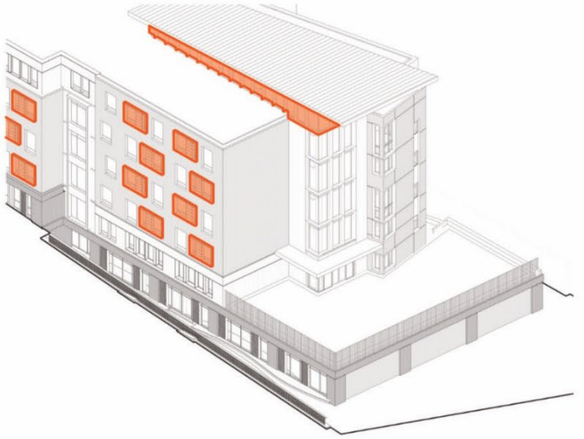


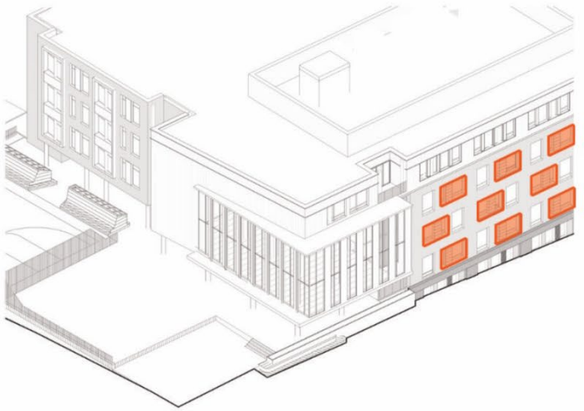
CIVIC STRATA





LEARNING CANVAS

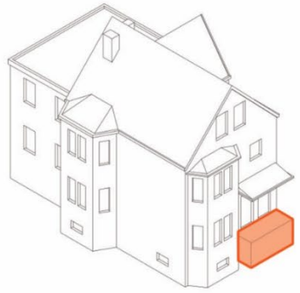




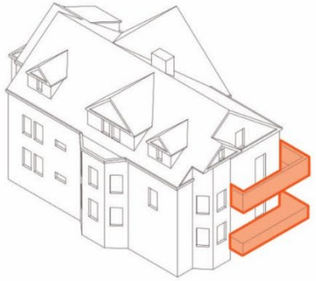
Exterior Design Concepts

CONTEXT - BALCONIES

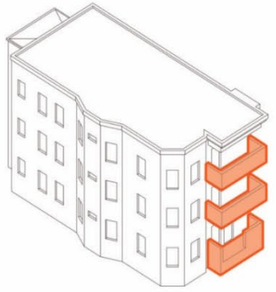






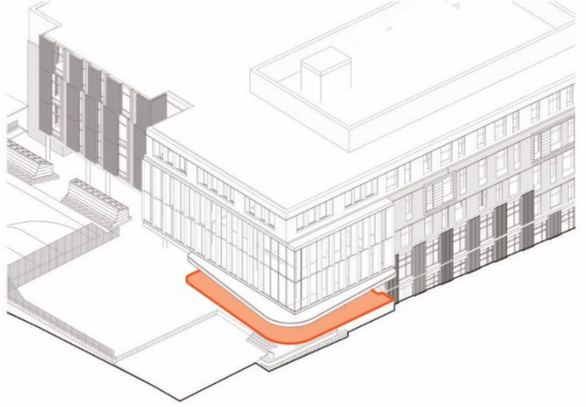




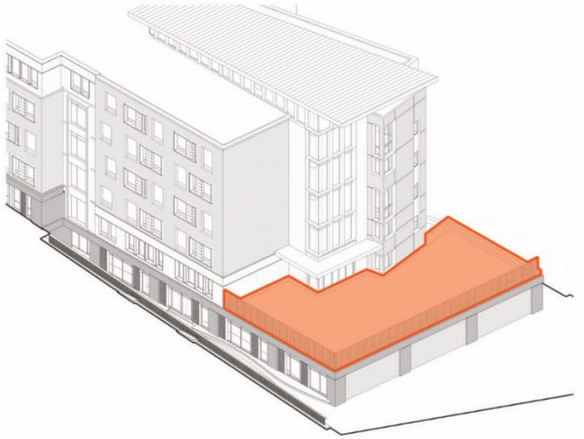


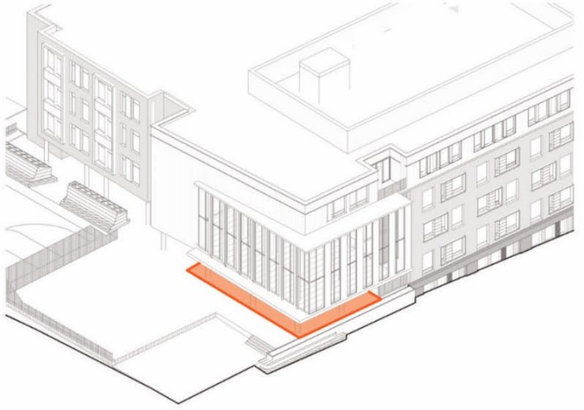
CIVIC STRATA





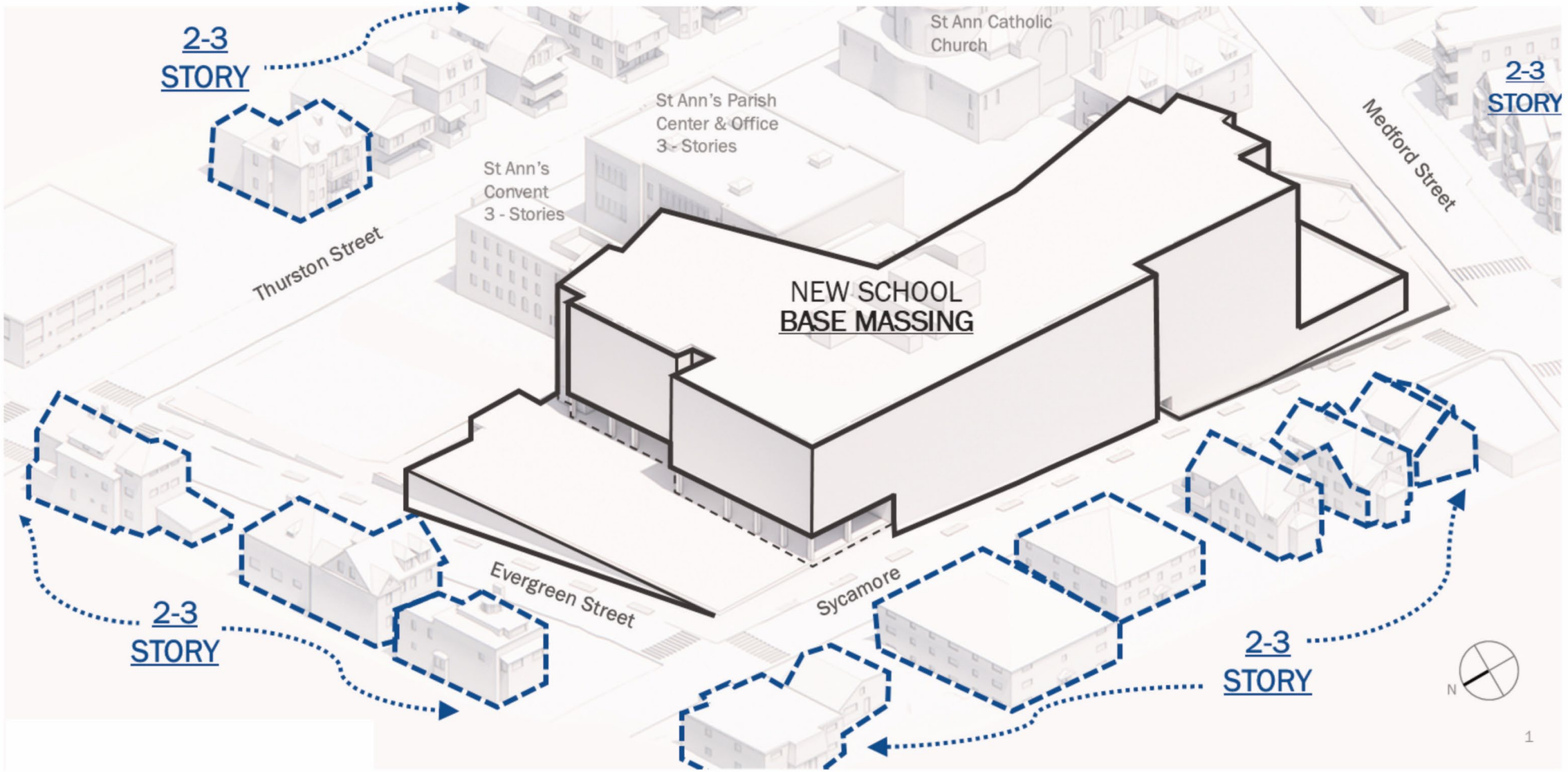
LEARNING CANVAS





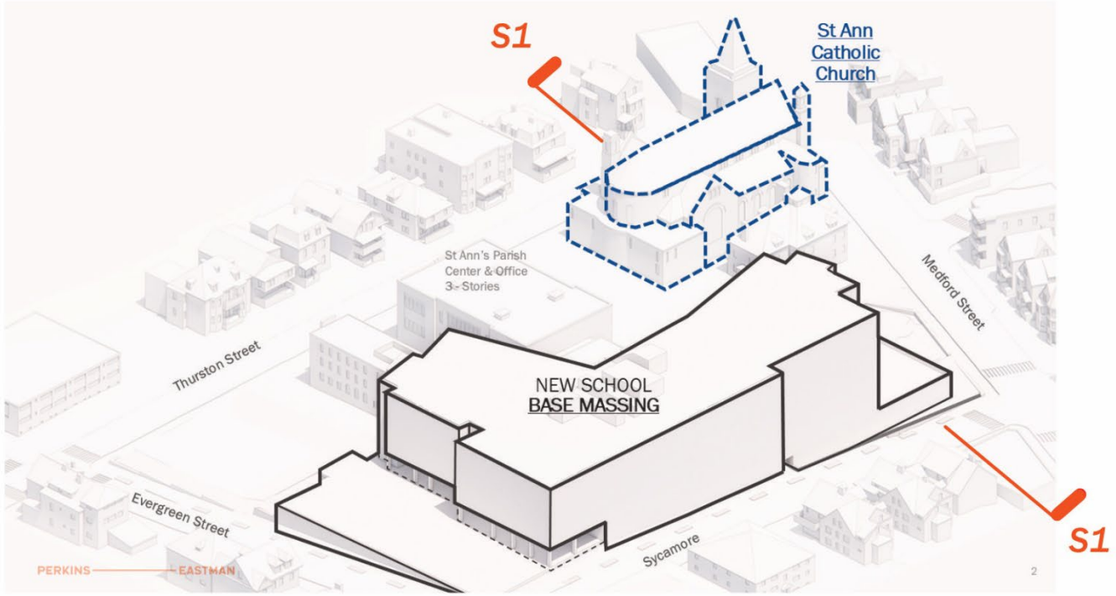
Neighborhood Scale

UNDERSTANDING THE CONTEXT



Civic Scale

UNDERSTANDING THE CONTEXT

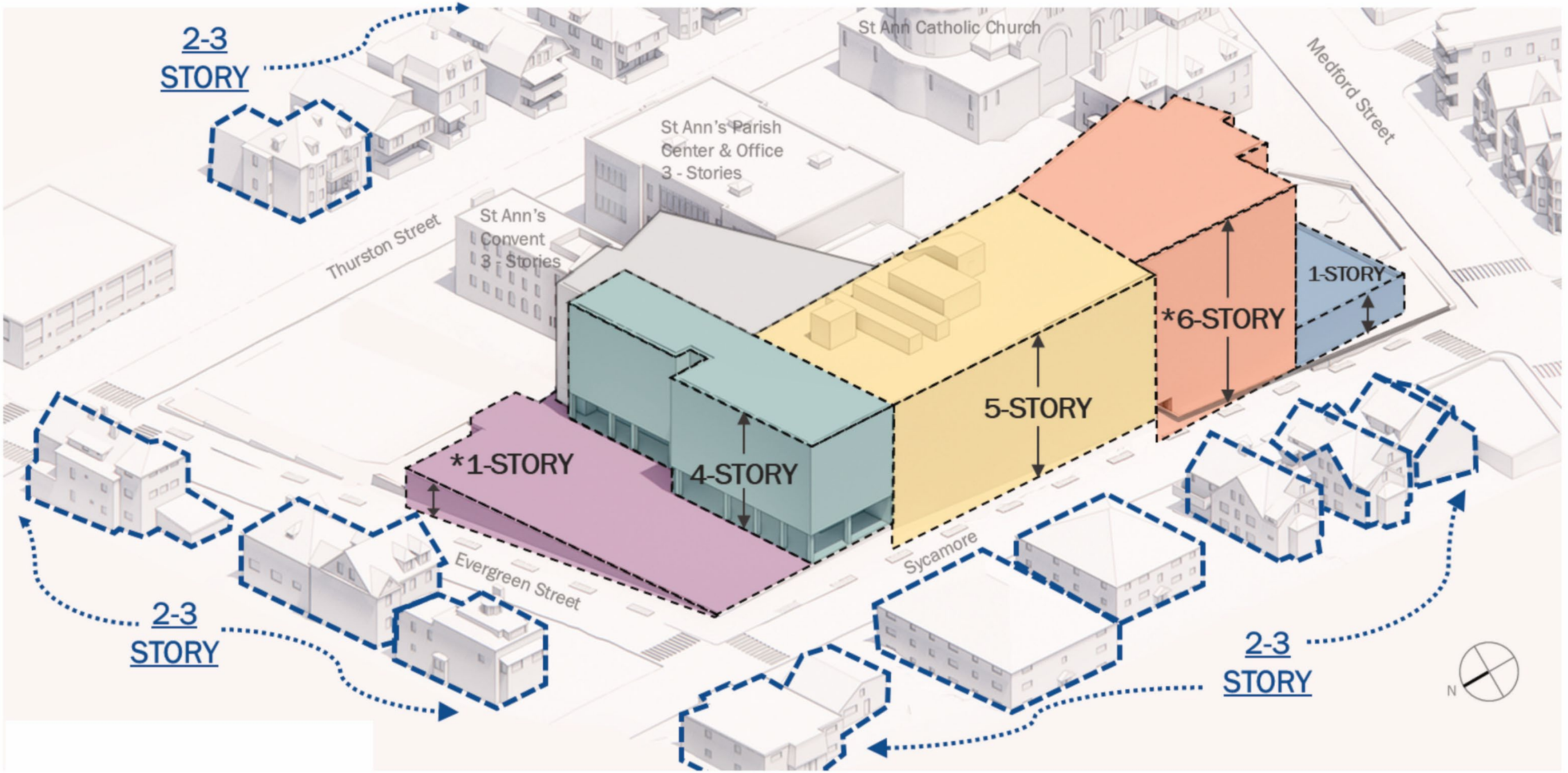




S1 EAST / WEST SITE SECTION

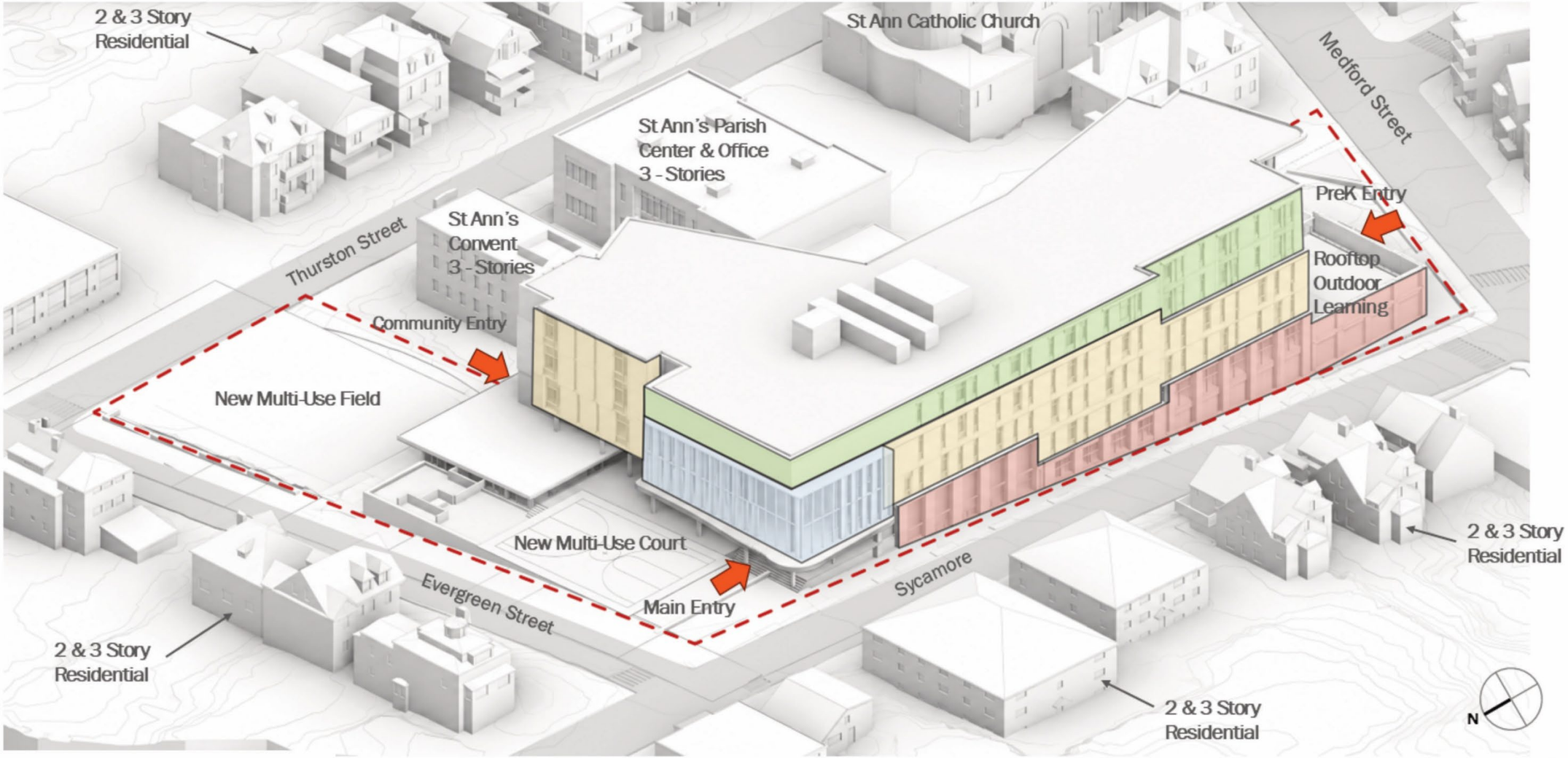
Base Massing

MASSING AND SCALE



Massing Approach

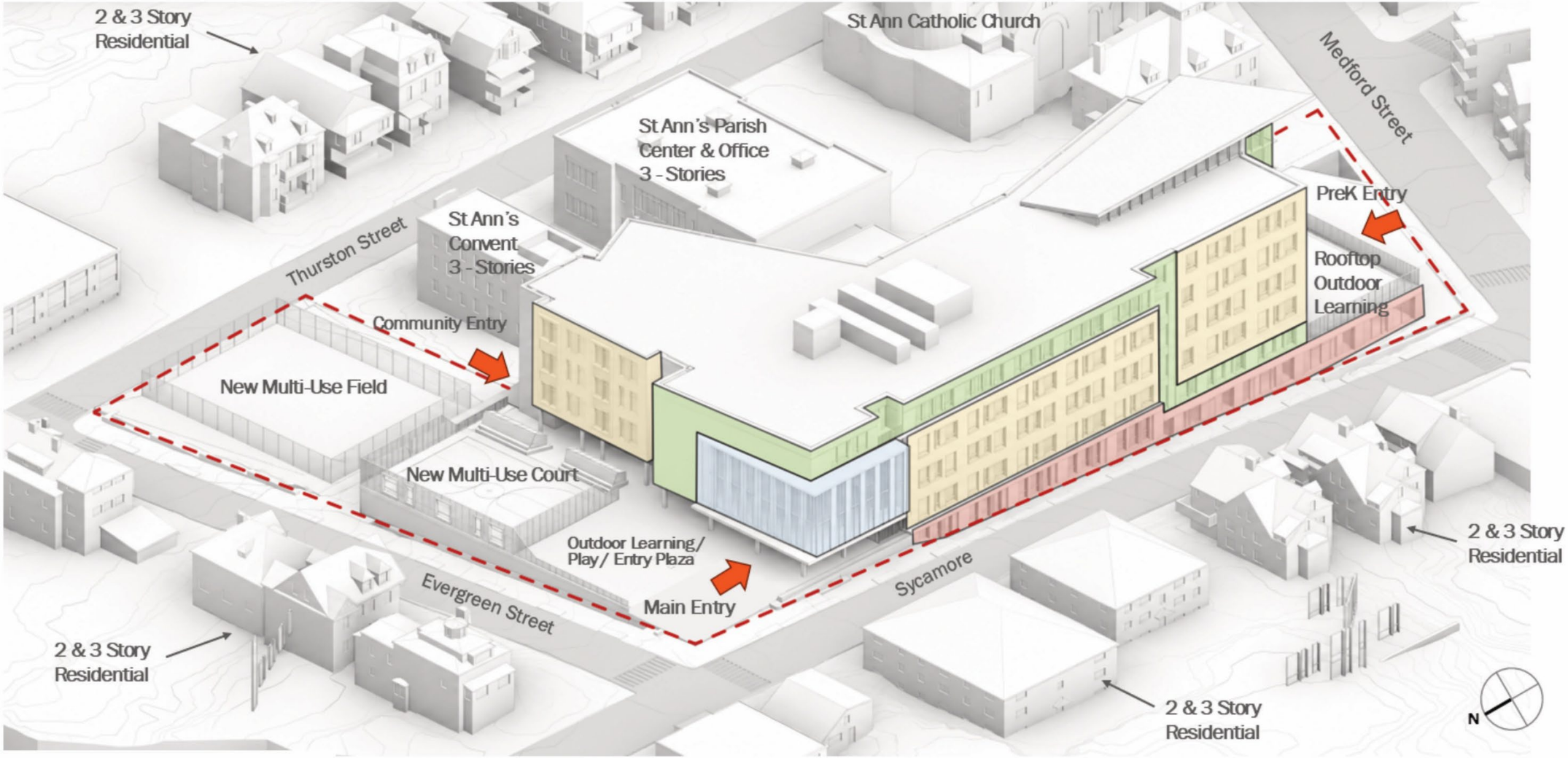
BREAKING DOWN THE SCALE **CIVIC STRATA**



3

Massing Approach

BREAKING DOWN THE SCALE **LEARNING CANVAS**



4

Exterior Design Concepts

DEVELOPING A FACADE EXPRESSION **CIVIC STRATA**



West Elevation along Sycamore



North Elevation along Evergreen

This content was developed and curated by Perkins Eastman with the use of AI tools

Exterior Design Concepts

INITIAL FACADE COLORS & MATERIAL IDEAS **CIVIC STRATA**

Textured Concrete Base | Podium Base Brick | Field Brick Primary | Copper Tone Metal Panels | Warm Accent | Copper Metal Trim | Clear Vision Glass



West Elevation along Sycamore

This content was developed and curated by Perkins Eastman with the use of AI tools

Look and Feel Concepts

CIVIC STRATA

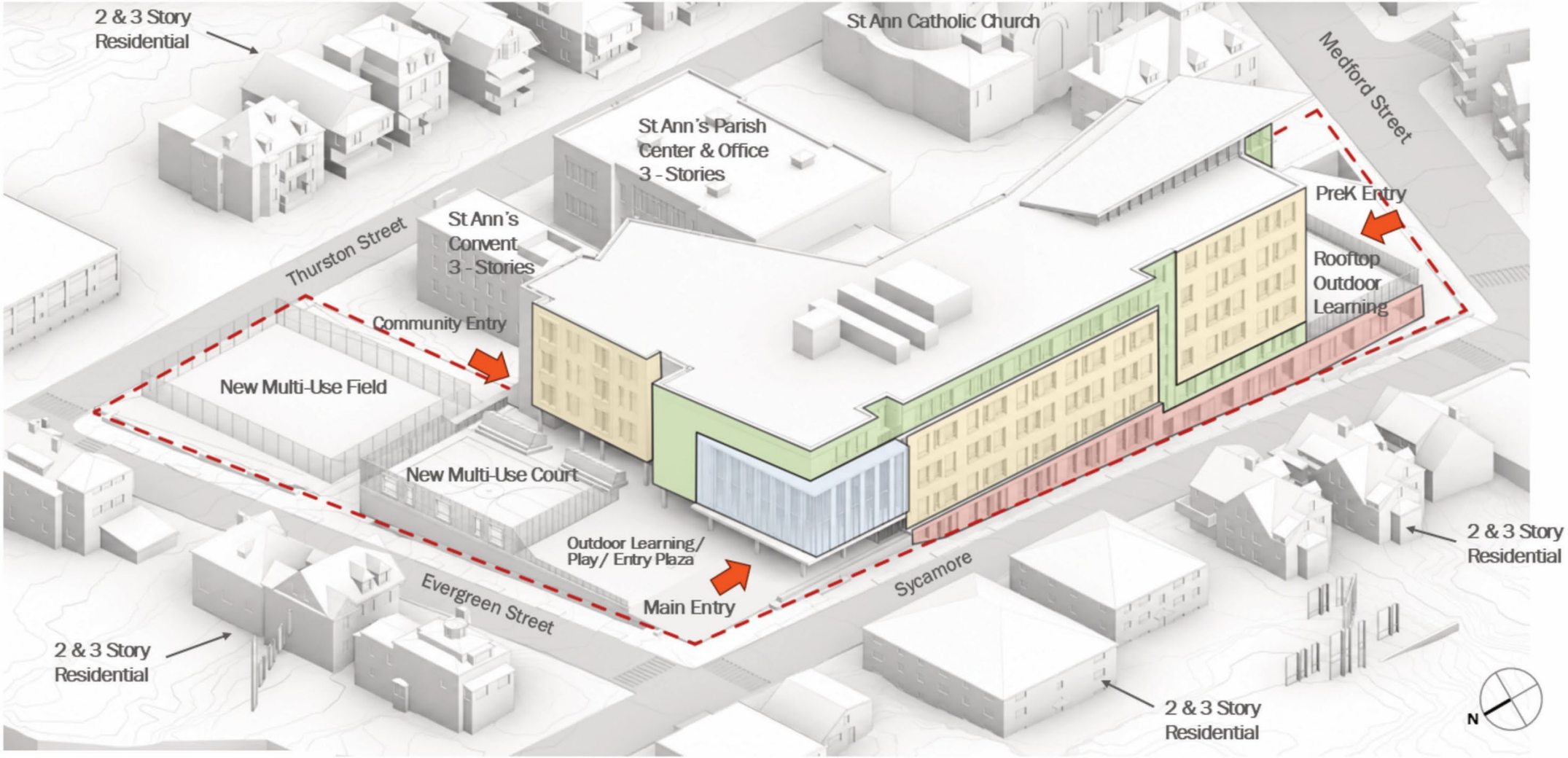






Massing Approach

BREAKING DOWN THE SCALE **LEARNING CANVAS**



4

Exterior Design Concepts

DEVELOPING A FACADE EXPRESSION **LEARNING CANVAS**



West Elevation along Sycamore



North Elevation along Evergreen

This content was developed and curated by Perkins Eastman with the use of AI tools

Exterior Design Concepts

INITIAL FACADE COLORS & MATERIAL IDEAS **LEARNING CANVAS**

Field Brick Primary



***Alt Block Veneer**



Block Veneer Base



Muted Green Metal Panels



Warm Accent



Off-White Metal



Gray Metal



Clear Vision Glass





West Elevation along Sycamore

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Look and Feel Concepts

LEARNING CANVAS







SITE DESIGN

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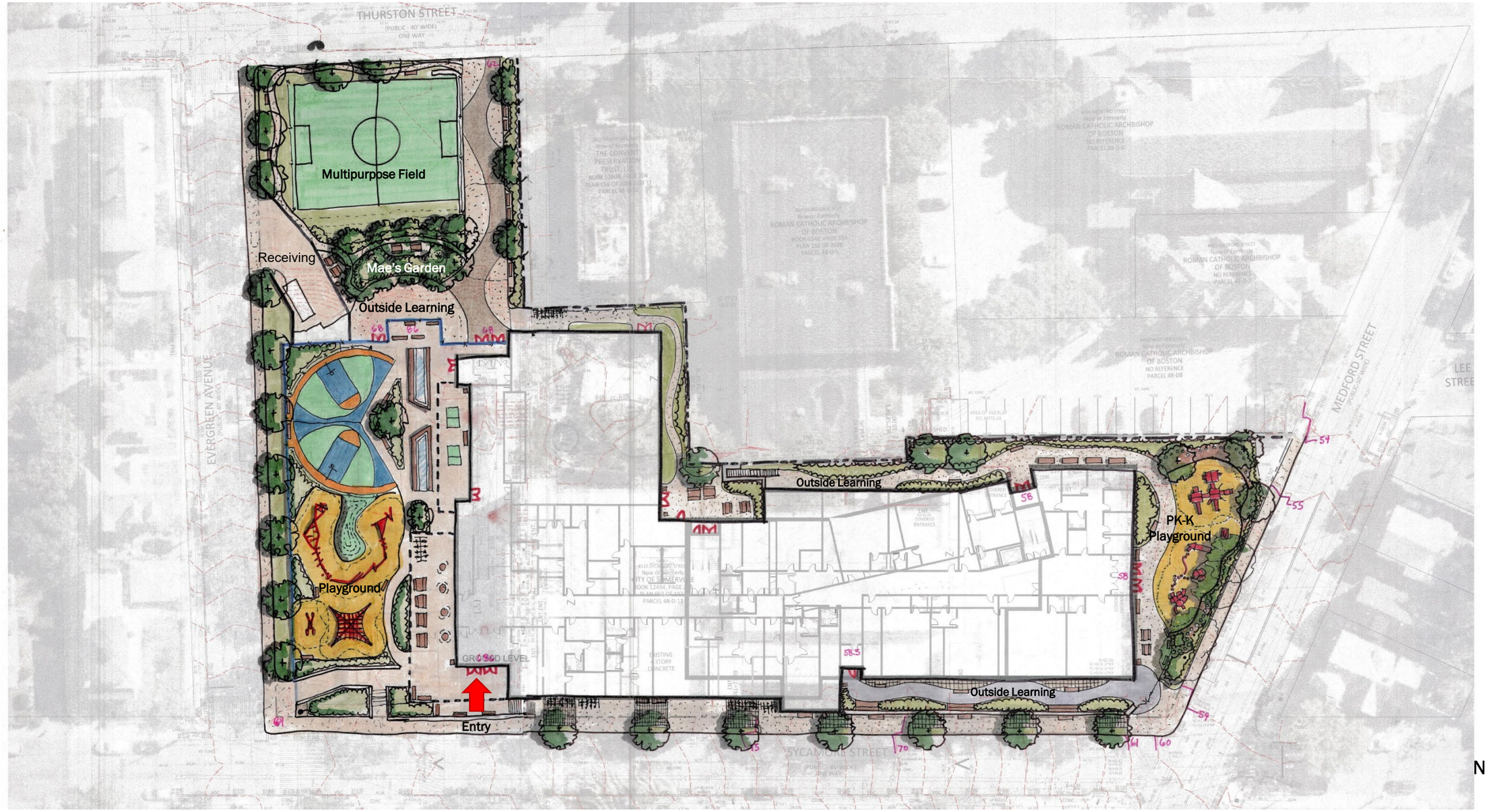
ROOFTOP – SOUTH SIDE



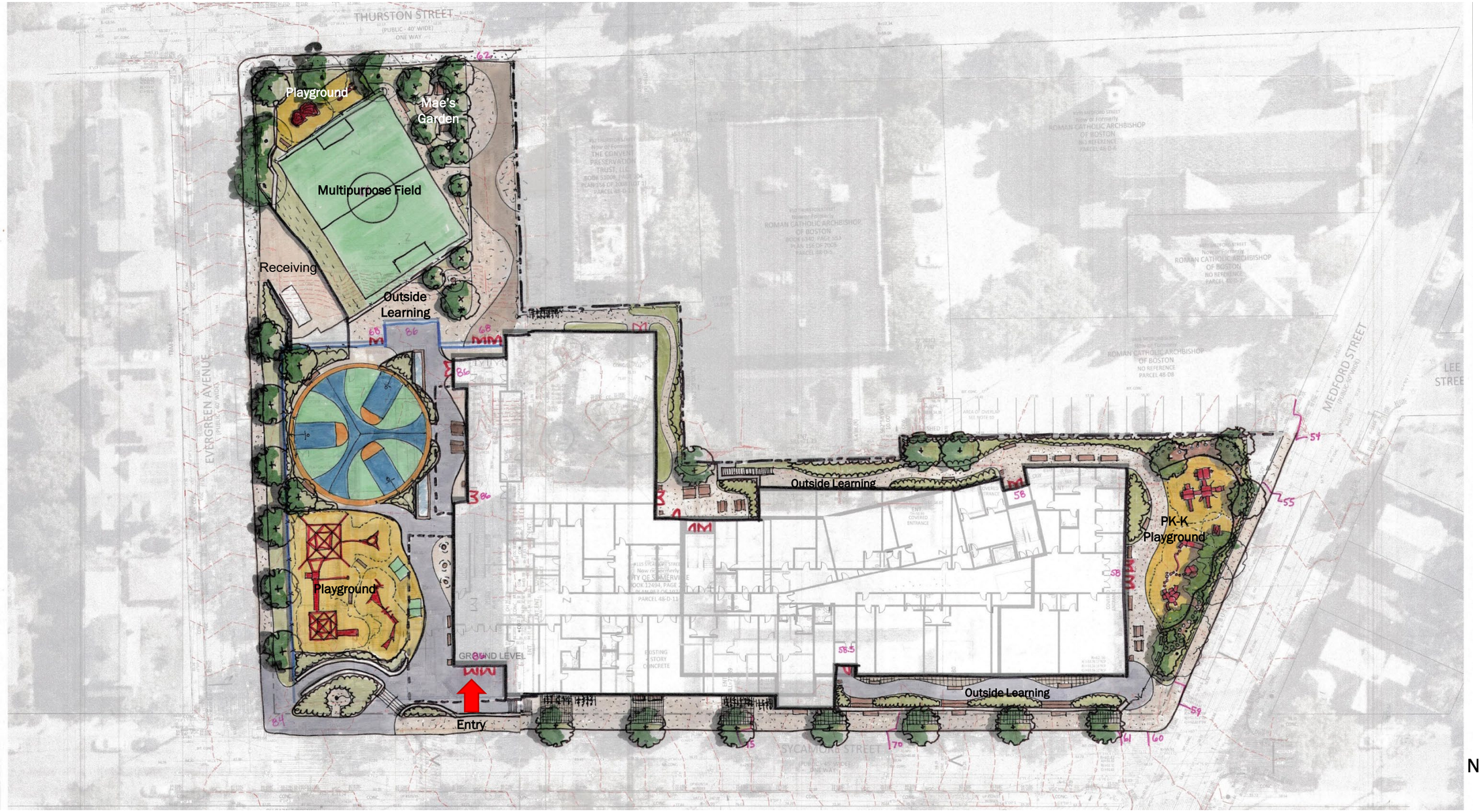
ROOFTOP OVER GYM



SITE PLAN – OPTION A

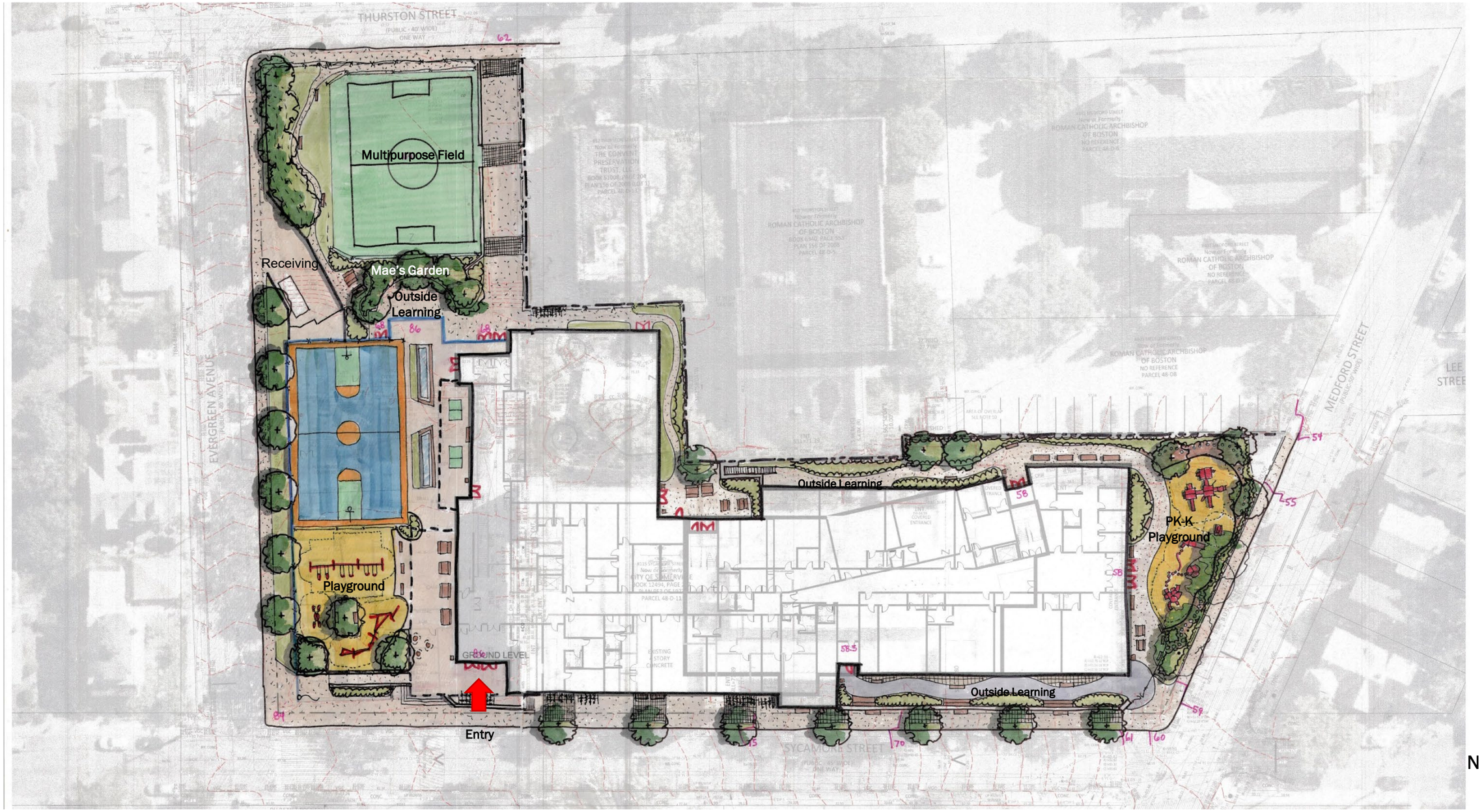


SITE PLAN – OPTION B

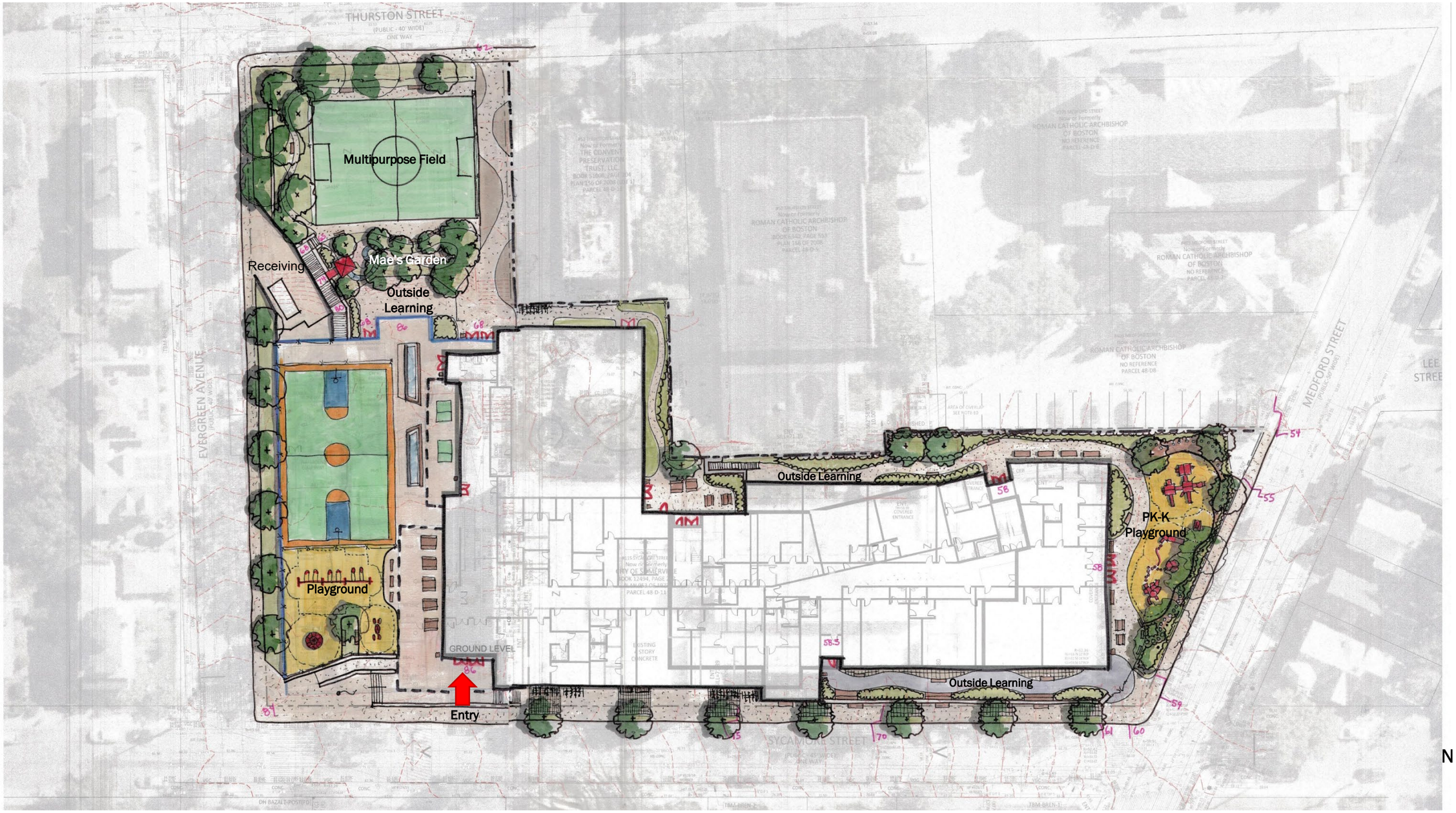


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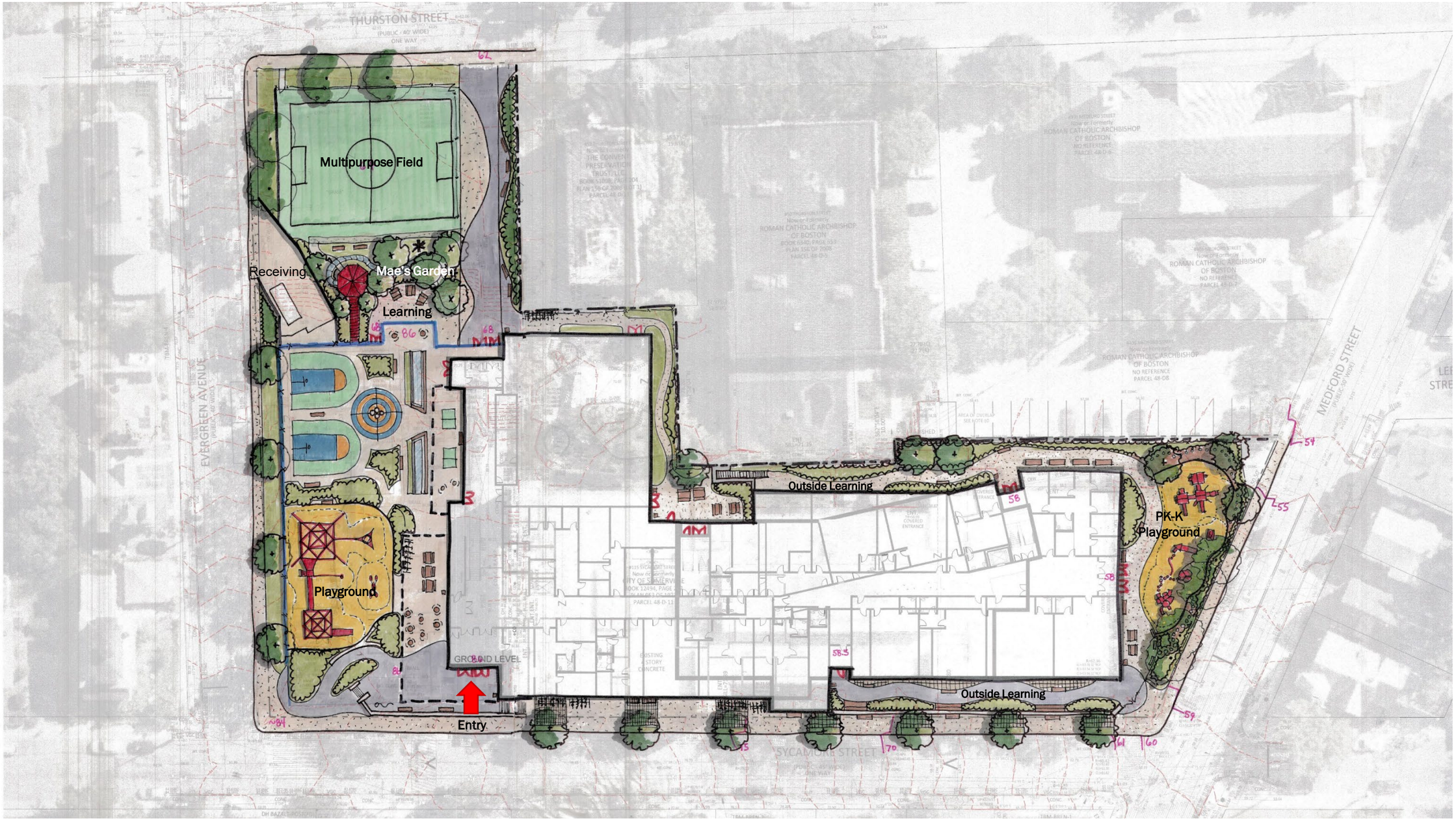
SITE PLAN - OPTION C



SITE PLAN - OPTION D



SITE PLAN - OPTION E



NEXT STEPS

- Present User Meeting Input
- Present Floor Plans and Interior Design
  - Classroom
  - Breakout Space
- Present Building Systems
- Sustainability Update



Thank you!