



# Re-Imagine Maury High School



Phase II  
Modernization versus Replacement  
Feasibility Study

Community Engagement  
and Draft Recommendations

School Board Briefing

November 2, 2022



# Re-Imagine Maury High School



## Where we have been and what has been accomplished?

- Phase I - Educational Specifications Process (completed by HBA, June 2018)
- Phase II - Modernization versus Replacement Feasibility Study
  - Information Gathering Phase
  - Conceptual Design Phase
  - Educational Specifications Program Accommodation Analysis
  - Construction Phasing & Schedule Impact Analysis
  - Preliminary Project Budget Estimates & Life Cycle Cost Analysis
  - Summary Analysis
  - 1<sup>st</sup> NPS School Board Briefing (August 3, 2022)
  - Community Engagement (September 28 and October 12, 2022)

## Where do we go from here?

- **NPS School Board Briefing to Review Community Feedback and Draft Recommendations**
- Finalize Feasibility Study and Recommendations

# School Board Briefing

November 2, 2022



# Design Principles for Learning Environments *(from Educational Specifications)*

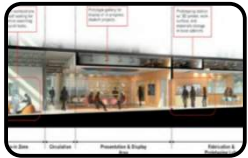
Each of the four conceptual design options were measured against the Design Principles for Learning Environments by a team of educational architects. NPS leadership also rated their overall preference for each of the four conceptual design options .



Build on **tradition**



Be **safe & secure**



Be **timeless**; focus on the future



Be **sustainable**



Provide **learning communities**



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



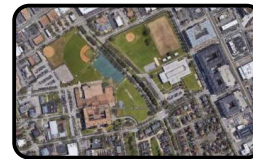
Be **adaptable & flexible**



Parking, pedestrian **safety**, traffic



Facilitate **anywhere/anytime learning**



Respect community **context**



# Options Comparisons by Design Principles for Learning Environments



Modernization  
Option A1  
Least change,  
most portables



Modernization  
Option A5  
Additions, no  
portables



Replacement  
Option B2  
4-story design



Replacement  
Option C1  
6-story design

Rankings (1=best, 4=worst)

Design Criteria: What's best for students & the community at large?	Modernization Options		Replacement Options	
	A1 (least change)	A5 (no portables)	B2 (4-story)	C1 (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 of # 1 rankings	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 modernization 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.



# Community Engagement

Two Community Engagement Workshops were conducted to solicit feedback and preferences on the 2 Modernization Conceptual Design Options and the 2 Replacement Conceptual Design Options. Dates and locations of the meetings were:

September 28, 2022 – Maury HS Cafeteria (39 participants)

October 12, 2022 – St. Helena ES Cafeteria (11 participants)

October 25, 2022 – Faith-based Meeting (virtual - 3 participants)

The consolidated results of community feedback received during these meetings are presented on the following pages.



# Modernization Option A1 :: Learning Communities Infill



## Additional Comments:

regular/ongoing building maintenance in every school facility must be prioritized and funded; no more deferred repairs; history of school - use of historical markers for a gallery/small exhibit of Maury's history in Norfolk; are 5 high schools still needed for the City of Norfolk?; cost savings of consolidation; repurpose building into commercial or residential - educational planning shouldn't be fragmented; can get building listed and use historic tax credits; get rid of the steps

## Pros:

- saves historic building exterior (8)
- lowest first cost (3)
- least change; saves trees

## Cons:

- 2/3rds of student population in portable classrooms for at least 2 full school years (11)
- ongoing maintenance/repair costs associated with moisture infiltration through exterior brick walls of 1911/1929 buildings (4)
- construction noise and safety concerns (3)
- accessibility concerns (2)
- longer construction time for renovations (2)
- inflexibility of internal spaces (2)
- "Frankenstein" creation - mish-mash of buildings since original; least change; could encounter massive issues when opening walls (like Blair MS Renovation) thereby increasing cost every minute; toxic materials mitigation; might be band-aid on improvements needed; floods now

(#) indicates number of similar small group responses



# Modernization Option A5 :: Learning Communities Addition



## Pros:

- saves most of historic building exterior (6)
- larger building to support other community needs (3)
- students and teachers remain in the existing building during construction (2)
- increased indoor athletic space; saves trees; better than Modernization Option A1

## Cons:

- too much space for declining student population / extra cost to operate and maintain (5)
- construction noise and safety concerns(4)
- ongoing maintenance/repair costs associated with moisture infiltration through exterior brick walls of 1911/1929 buildings (2)
- questions about the full capability of the renovated historic building - accretion hasn't worked in the past; rooms not flexible; floods now; not much practical benefit; students will not have increased/ enhanced athletic space

### Additional Comments:

regular/ongoing building maintenance in every school facility must be prioritized and funded; no more deferred repairs; history of school - use of historical markers for a gallery/small exhibit of Maury's history in Norfolk; move Ghent Elementary into extra building area; can get building listed and use historic tax credits; get rid of the steps

(#) indicates number of similar small group responses

# Replacement Option B2 :: 4-Story Learning Communities



## Pros:

- students and teachers remain in the existing building during construction (9)
- provides modernized space and technology - looking toward future (8)
- "green", sustainable, healthier environment (3)
- large flexible classrooms (2)
- attract local students back to Maury with new building (2)
- improved outdoor athletic facilities (2)
- more cost-effective new building; fields (facing neighborhood) - more aesthetics; no life-cycle costs whereas renovations do; learning continuity w/ reduced noise disruption due to construction work; bus loop; feels more manageable (with 4-story); good investment for the children; preserves the pool (all options do)

## Cons:

- loss of historic structure (3)
- loss of trees along Shirley and DeBree; track would not be regulation size; student parking; baseball and softball fields not accessible during construction

### Additional Comments:

incorporate elements from old building; hopefully pay homage to the style of the original building; provide new trees; we love this one!; can we keep history?; community input on appropriate architectural design is critical; ex: use of preserved and repurposed architectural components/materials; use the "brick wall, castle strong" mindset when designing foundation; create (museum entrance); keep the same aesthetic feel; keep the white columns; move terra cotta from old Maury to new building; use other lot across the street for other sports along with tennis; address flood plain rules and height

(#) indicates number of similar small group responses





# Replacement Option C1 :: 6-Story Learning Communities



## Additional Comments:

still could retain parts of the façade; building can still be magnificent and beautiful; community input on appropriate architectural design is critical; ex: use of preserved and repurposed architectural components/materials

## Pros:

- most on-site parking of all options (5)
- students and teachers remain in the existing building during construction (4)
- provides modernized space and technology - looking toward future (4)
- smallest building footprint of all options - more site opportunities (2)
- open green space along Shirley Ave.(2)
- learning continuity w/ reduced noise disruption due to construction work; seamless, cohesive structure; new materials; green building; no life-cycle fees (costs); better than renovation design; pool (all options have)

## Cons:

- 6-Story Building not desirable for many reasons (14)
- piling (foundations) more expensive and create construction noise (2)
- loss of historic structure (2)
- highest cost (2)
- loss of trees and beauty; fire concerns

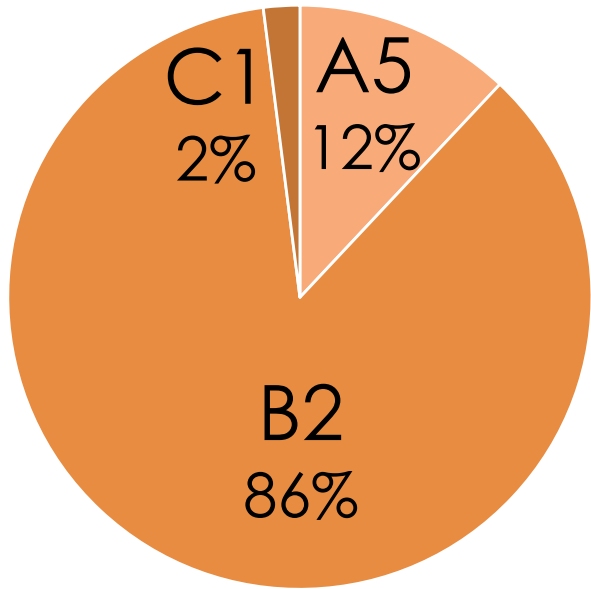
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# Individual Polling Preferences

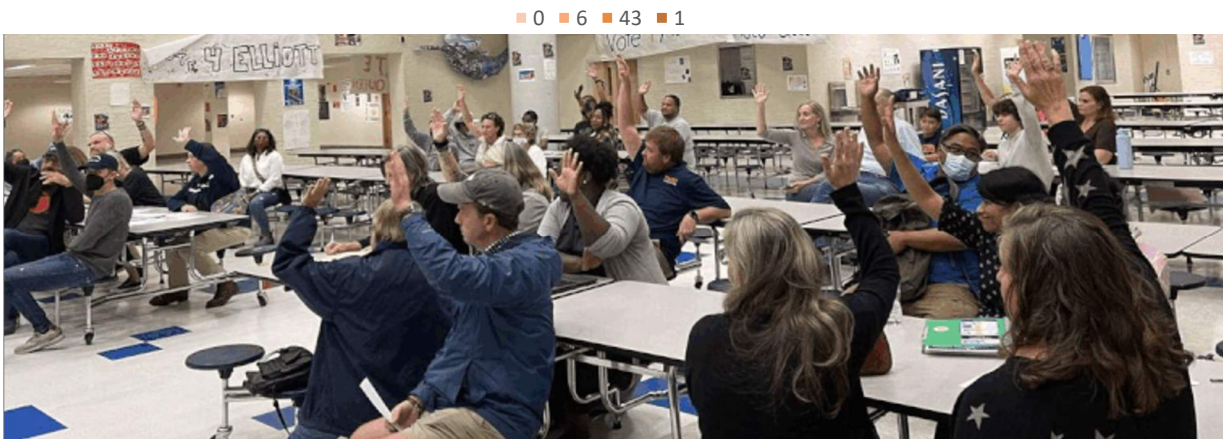
“Based upon the original intent of the **Design Principles for Learning Environments** developed as part of the **Educational Specifications Process**, rank the four options in your order of preference based on what you believe is best for the students of Maury HS, now and in the future”

## Modernization Options



1<sup>st</sup> Place Rankings

## Replacement Options



# Draft Recommendations:

1. Based on the study team's internal analysis, and also on the results of community engagement, proceed with replacing Maury High School on its current site in a 3- to 4-Story configuration (Option B2).
2. Design and construct the new school building behind and to the north of the existing Maury HS building while continuing to use the existing building as a school facility until the new building is completed and ready for occupancy.
3. Relocate outdoor athletics offsite during the entire construction period.
4. After occupying the new school building, demolish the existing building and construct the replacement athletic facilities.
5. Provide appropriate separation and scheduling of school and construction activities to maximize safety and security, and to minimize disruptions to student learning activities.
6. Plan and design the new Maury High School in accordance with the Design Principles for Learning Environments as developed in the Educational Specifications Process.
7. Plan and design the new Maury High School in collaboration with community stakeholders in a robust engagement process.
8. Incorporate design features into the new Maury High School that both respect and tell the story of the Maury High School legacy in Norfolk, VA.



# Proposed Next Step:

The Norfolk Public Schools' administration recommends that the City of Norfolk School Board vote to accept the recommendation presented to construct a new Maury High School during the School Board business meeting on November 16, 2022.





# *Questions?*

## School Board Briefing

November 2, 2022

