



OLD COLONY
PLANNING COUNCIL

CEDS

COMPREHENSIVE ECONOMIC
DEVELOPMENT STRATEGY

COMMITTEE

Building a More Competitive Regional Economy



WEDNESDAY, FEBRUARY 7, 2024

Old Colony Planning Council Office, Brockton, MA



Wednesday, February 7, 2024



1. **CALL TO ORDER**
2. **ROUND OF INTRODUCTIONS**
3. **ACCEPTANCE OF CHAIR**
4. **PRESENTATION: Massasoit Community College - \$50ML Renovation**
 - Bill Mitchell, Chief Financial Officer (MCC)
 - Marc Perras, Associate Principal (Jones Architects)
5. **ONGOING & PROPOSED EDA PROJECTS - REVISED**
 - East Bridgewater, Route 18 Sewer Construction (\$10ML) - EDA \$3ML, *Underway*
 - Regional Water Study (\$1 ML) EDA \$470K, *Underway* (COM Smith contracted)
 - Brockton Fairgrounds, Redevelopment Planning (\$4-500K), *Pending Site Acquisition*
 - Avon Sewer Ext. Design (\$2ML) \$1 ML EDA, Proposed- *Late May*
 - Rte 27 Crescent/Quincy Streets Intersection Imp. (\$8ML) EDA \$4ML, *Proposed*
 - Massasoit Community College, Capital Equipment Acquisition (\$3-5ML), *Proposed*
 - Regional Commercial/Industrial Park Site Inventory Study, (\$150K) *Proposed Feb*

OTHER ECONOMIC DEVELOPMENT PROJECTS

 - EPA Brownfields Assessment Grant (\$500,000), *Underway* (Proposals submitted)
 - Hanson Master Plan ED element- *Underway*
 - East Bridgewater Master Plan ED element - *Underway*
 - Regional Agricultural Innovation Center/Food Hub - *Proposed, Early-Stage Planning*
6. **CONFIRM 2024 MEETING SCHEDULE**
7. **MEMBER UPDATES**
8. **OTHER BUSINESS**
9. **ADJOURN**



Renovations for Science, Nursing & Respiratory Programs



OCPC Presentation Agenda

01

**MCC
Financial Plan**

02

**Project
Foundation**

03

**Study Phase
Recap**

04

**Schematic
Design Recap**

MCC Financial Plan

01

02

03

04

Project Financial Plan

Financing for the Science, Nursing & Allied Health Major Capital Project	Funding Source	Balance
Total Project Cost		\$ 49,100,000
State Capital Funding (DCAMM)	\$ 38,000,000	\$ 11,100,000
MSCBA <i>MA State College Building Authority</i>	\$ 5,000,000	\$ 6,100,000
MCC CDs	\$ 1,000,000	\$ 5,100,000
Philanthropic	\$ 2,000,000	\$ 3,100,000
MCC Cash	\$ 3,100,000	\$ -
20 years at 5% annual debt payment of:		\$ (401,213)

Project Foundation

01

02

03

04

1. **Mission Statement**
2. **Milestone Schedule**

PROJECT FOUNDATION

MISSION STATEMENT

Design an inclusive space for the Respiratory+Nursing and Science+Math programs that is forward-thinking, highly flexible, and unique to Massasoit Community College.



PROJECT FOUNDATION

CONSTRUCTION SEQUENCING

STEP 1

1. Summer 2024

Existing Liberal Arts program is relocated to temporary space across campus by MCC.

2. Summer 2025-Summer 2026

Existing Liberal Arts Building gets a full gut demolition, abatement and envelope improvements.
Renovate to accommodate the SCIENCE PROGRAM.

3. Summer 2026

Relocate the SCIENCE PROGRAM to the new Science Building (existing Liberal Arts Building).

STEP 2

4. Summer 2026-Summer 2027

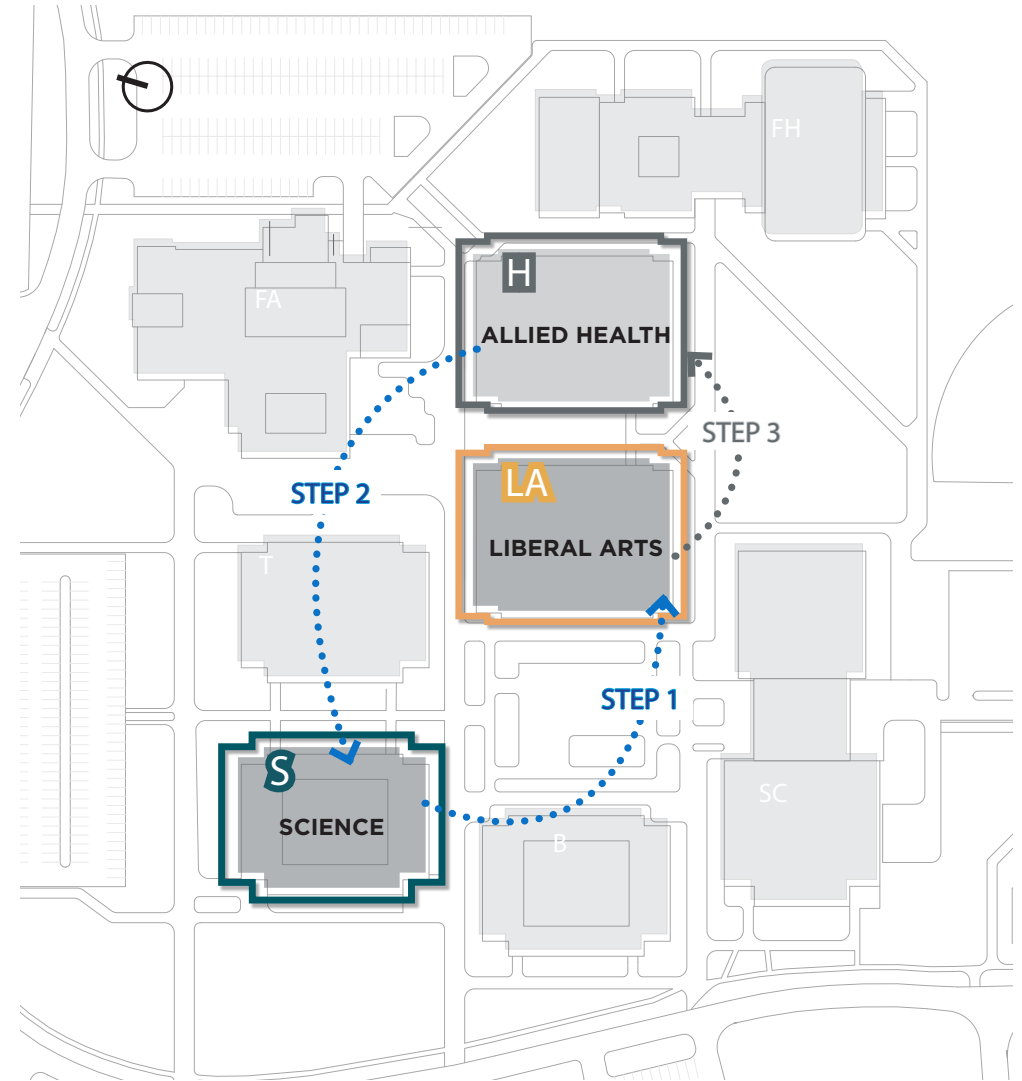
Existing Science Building gets a full gut demolition, abatement and envelope improvements.
Renovate to accommodate the ALLIED HEALTH PROGRAM.

6. Summer 2027

MCC to relocate the ALLIED HEALTH PROGRAM to the new Allied Health Building (existing Science Building).

STEP 3

7. Future TBD, renovation by MCC.



PROJECT FOUNDATION

EXISTING BUILDINGS

Existing **LIBERAL ARTS BUILDING**

Constructed 1978.

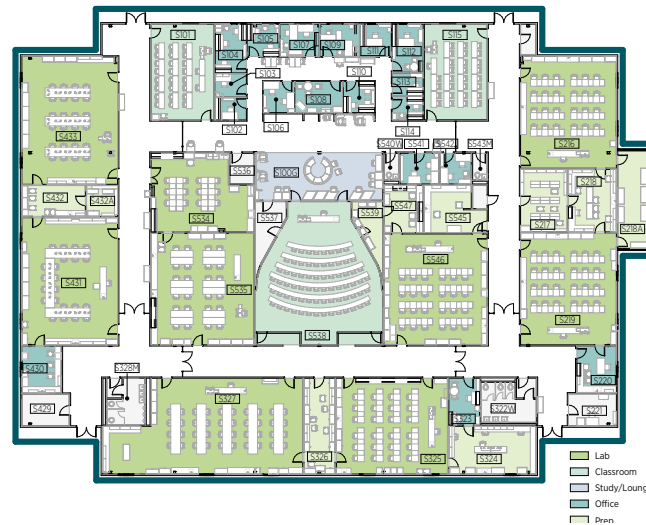
Full gut demolition, abatement, envelope improvements., and building systems. Renovate interior to accommodate SCIENCE PROGRAM.



Existing **SCIENCE BUILDING**

Constructed 1972.

Full gut demolition, abatement, envelope improvements, and new building systems. Renovate interior to new accommodate ALLIED HEALTH PROGRAM.



PROJECT FOUNDATION

STUDY & DESIGN SCHEDULE

October 2022 - November 2024

STUDY PHASE

Define the problem; understand existing conditions and programmatic requirements; identify solutions

SCHEMATIC DESIGN

Preliminary design and drawing set developed;
Construction Manager joins team

DESIGN DEVELOPMENT

Design is further defined;
detail added;
specifications added

CONSTRUCTION DOCUMENTS

Complete drawing set for construction and bids

OCT. 2022 - AUG 2023

AUG. 2023 - JAN 2024

MAR - JUNE 2024

AUG. - NOV. 2024

2022

2025

SCHEMATIC DESIGN
KICK-OFF AUG.
2023

DCAMM STUDY
CERTIFICATION
FEB. 2024

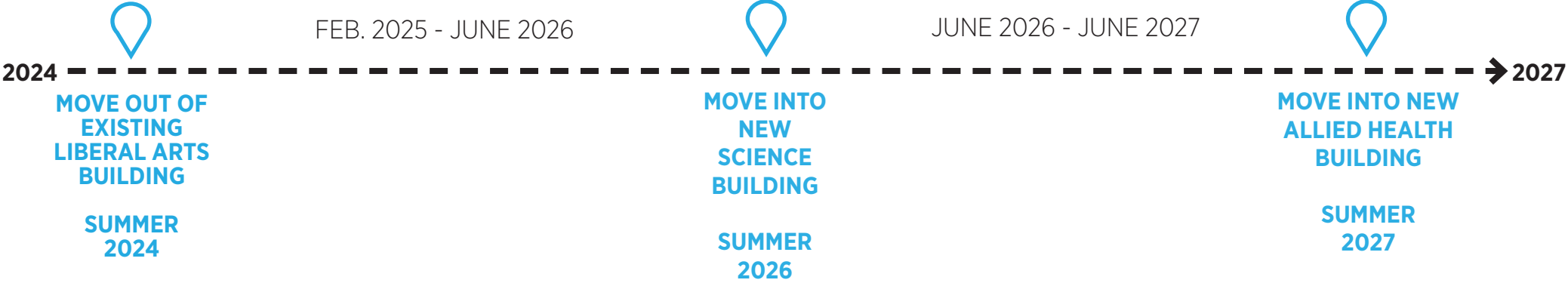
CONSTRUCTION BEGINS
FEBRUARY 2025 (PENDING
CONFIRMATION)

PROJECT FOUNDATION

MILESTONE CONSTRUCTION SCHEDULE **June 2024 - August 2027**

CONSTRUCTION PHASE 1
Existing Liberal Arts becomes
new SCIENCE Building

CONSTRUCTION PHASE 2
Existing Science becomes
new ALLIED HEALTH Building



STUDY PHASE RECAP

01

02

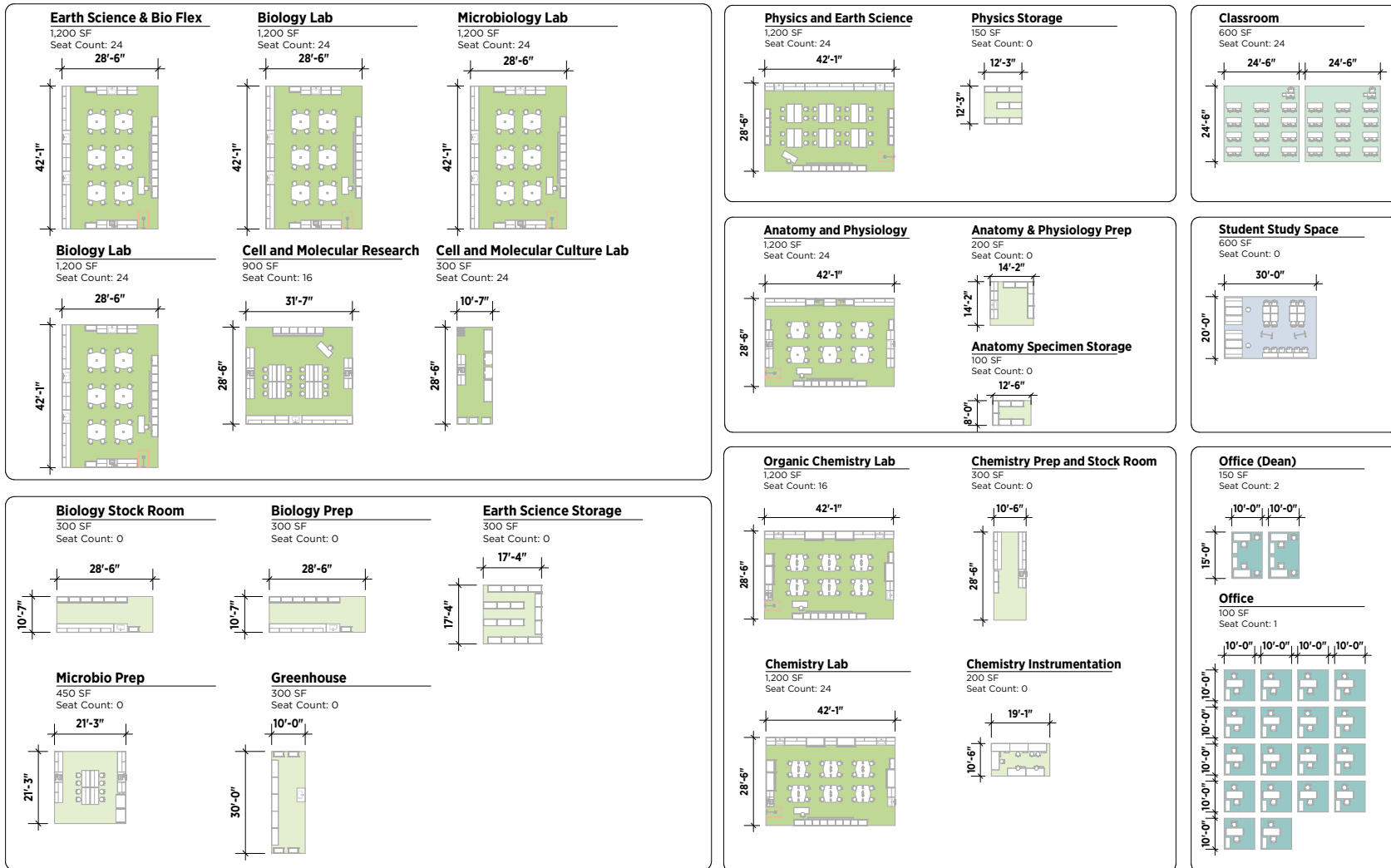
03

04

1. Programming
2. Adjacencies
3. Planning

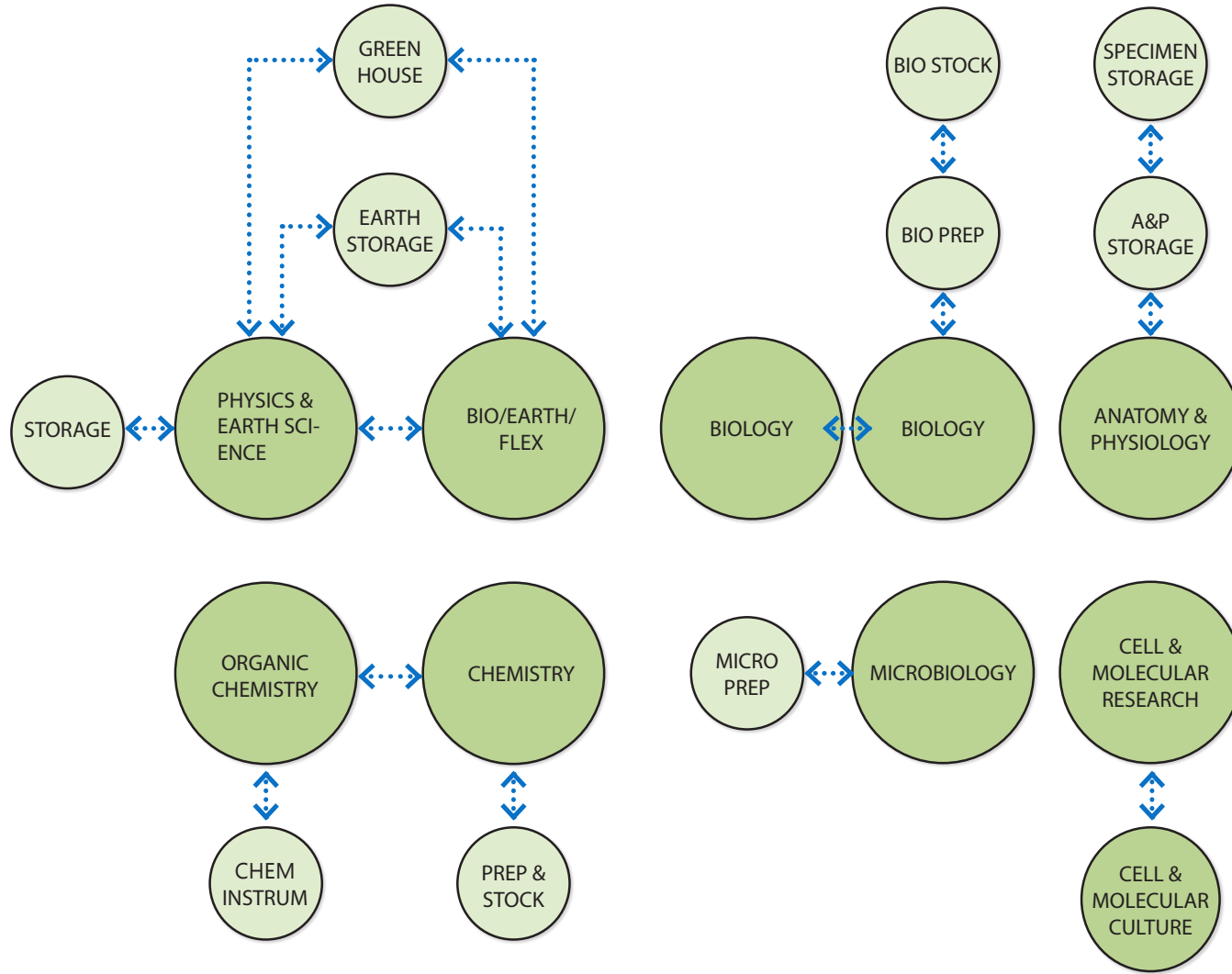
STUDY PHASE RECAP

SCIENCE AND MATH RIGHT SIZED PROGRAM



STUDY PHASE RECAP

SCIENCE AND MATH ADJACENCY DIAGRAM



STUDY PHASE RECAP

NEW SCIENCE PLAN

This planning strategy was based on three factors:

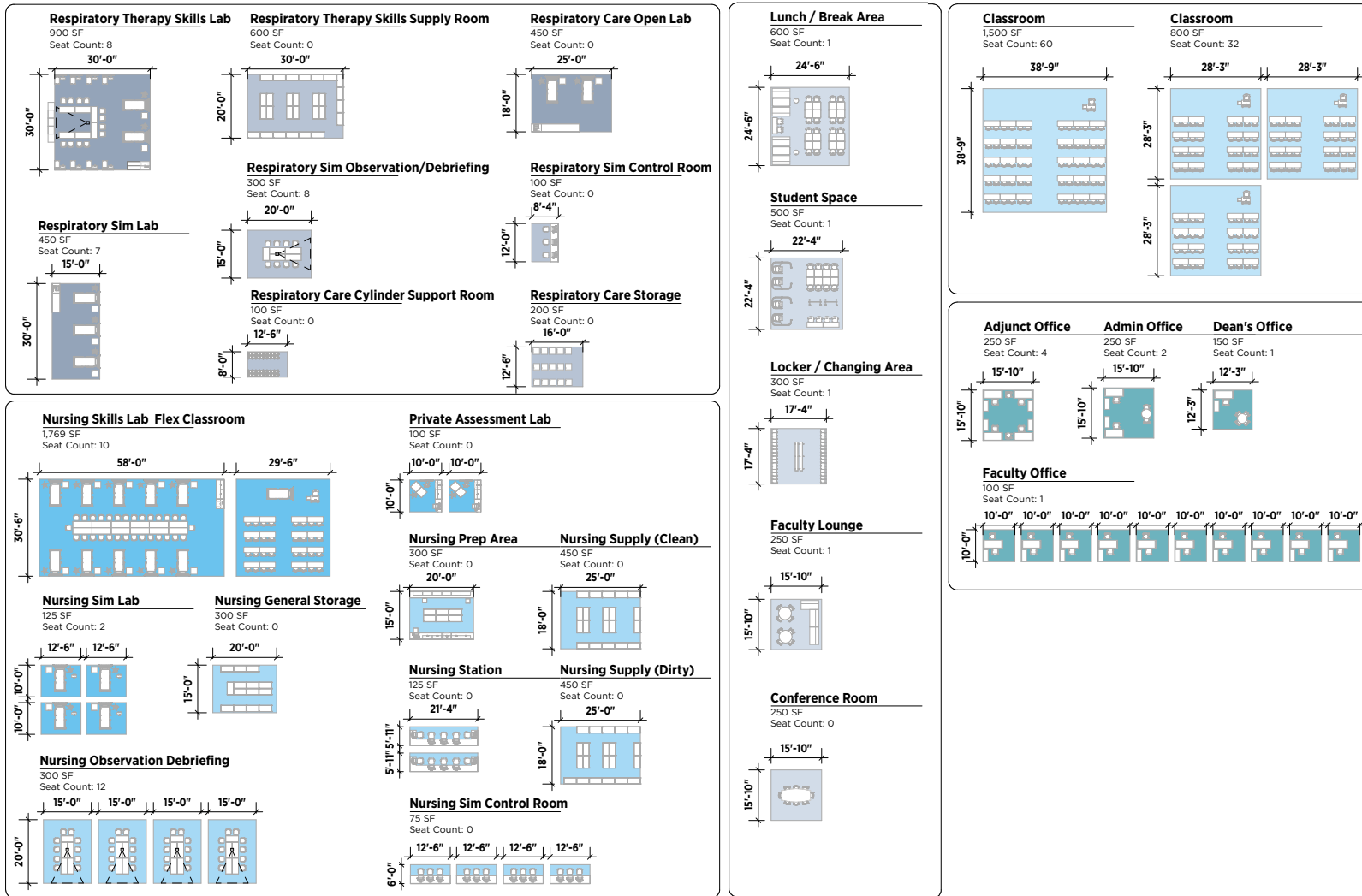
1. Programming Meetings
2. Precedent site visits
3. Design by Lab Specialist Page Southerland Page.

- Lab
- Classroom
- Study/Lounge
- Office
- Prep
- Building Support



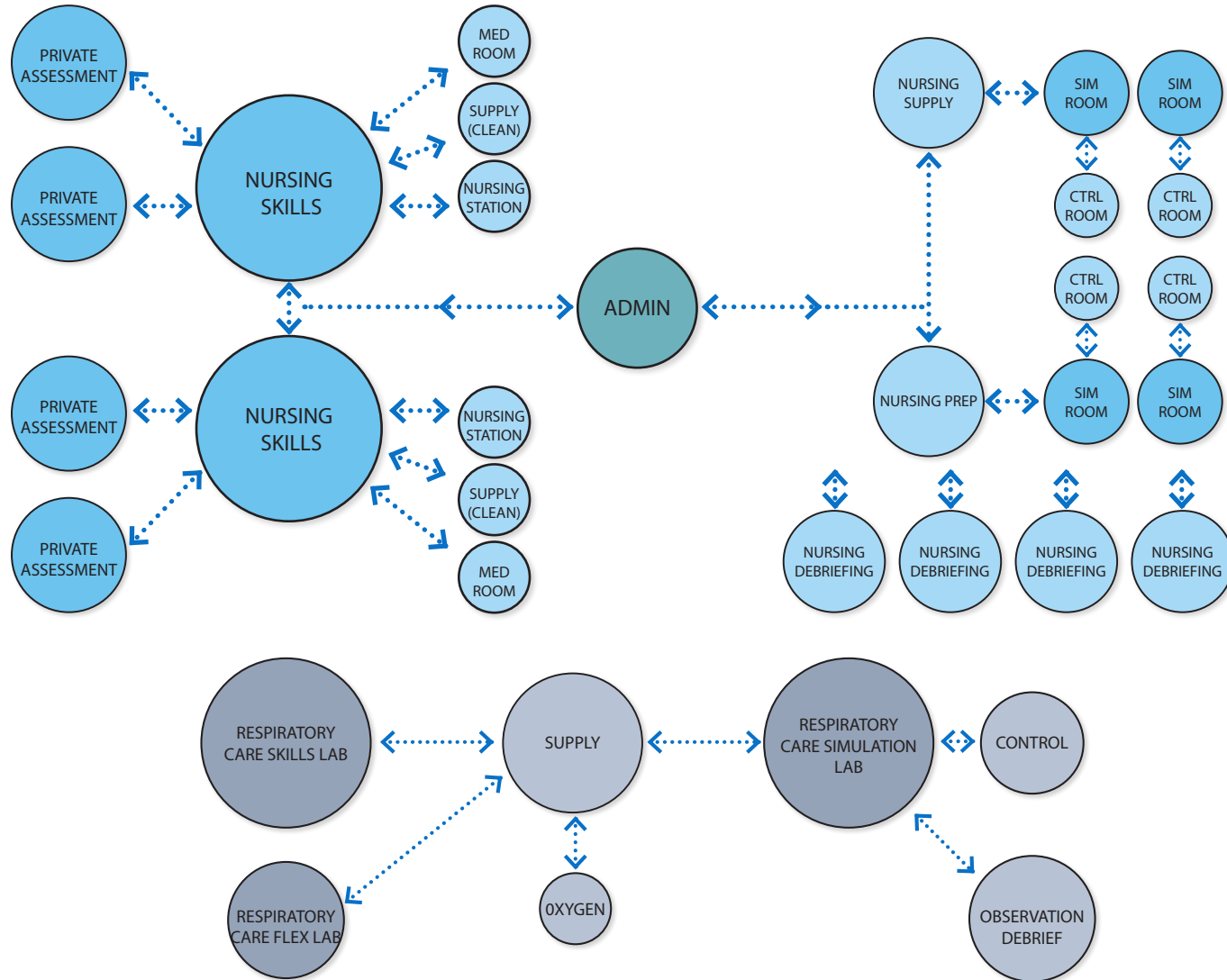
STUDY PHASE RECAP

NURSING AND RESPIRATORY RIGHT SIZED PROGRAM



STUDY PHASE RECAP

NURSING AND RESPIRATORY ADJACENCY DIAGRAMS



STUDY PHASE RECAP

NEW ALLIED HEALTH BUILDING PLAN

This planning strategy was based on three factors:

1. Programming Meetings
2. Precedent site visits
3. Design by Lab Specialist Page Southerland Page.

- Nursing Lab
- Nursing Support
- Respiratory Lab
- Respiratory Support
- Classroom
- Office
- Study/Lounge
- Not in Scope



SCHEMATIC DESIGN RECAP

01

02

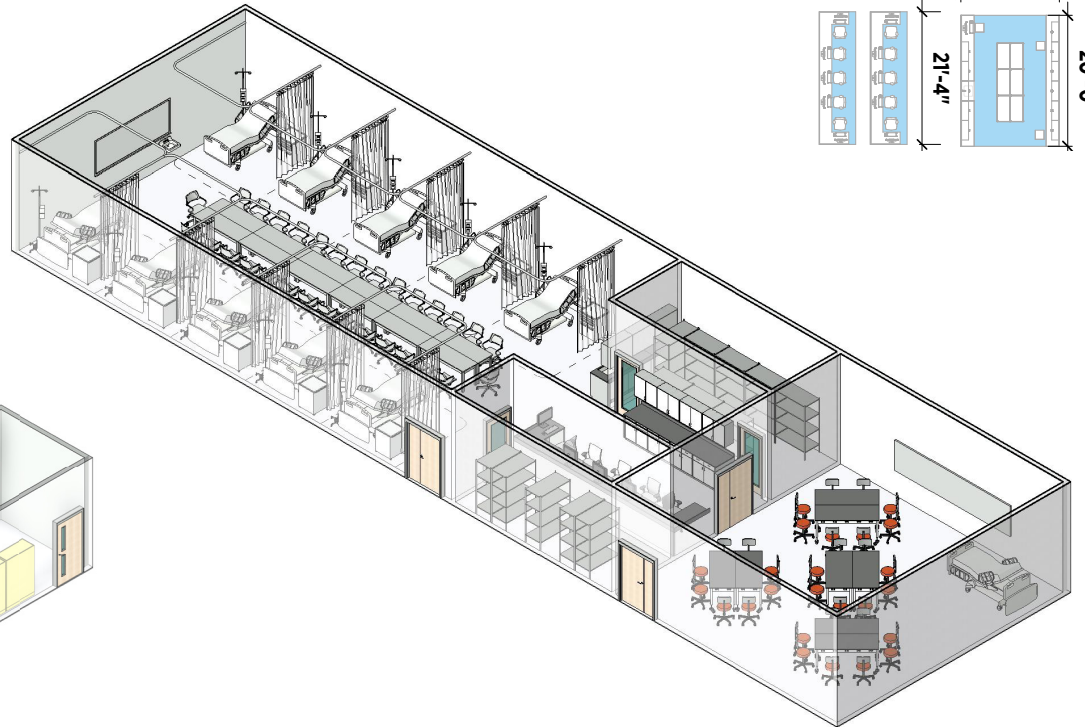
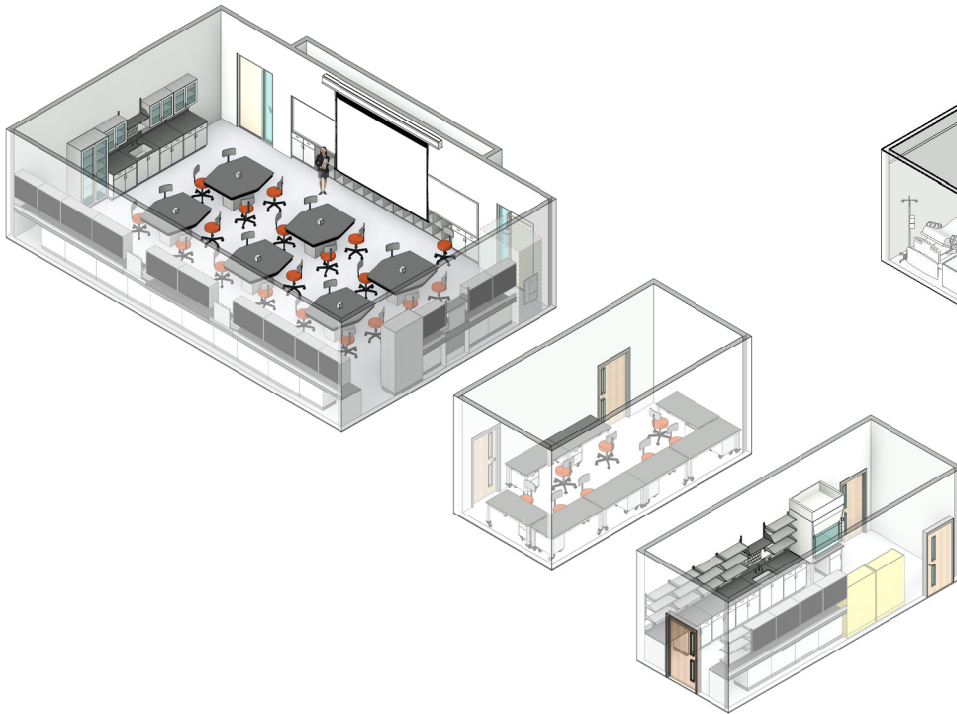
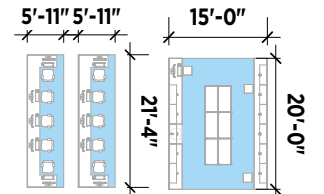
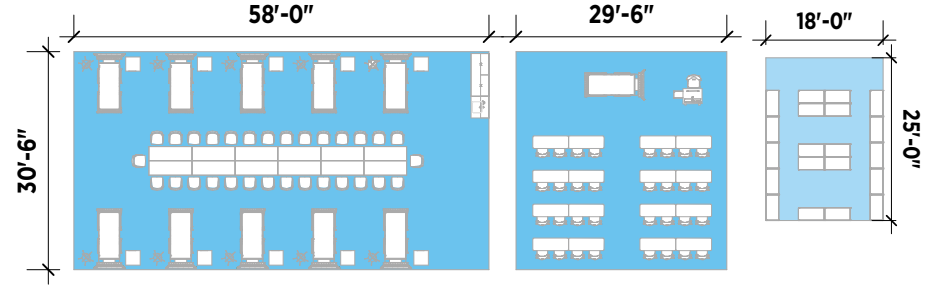
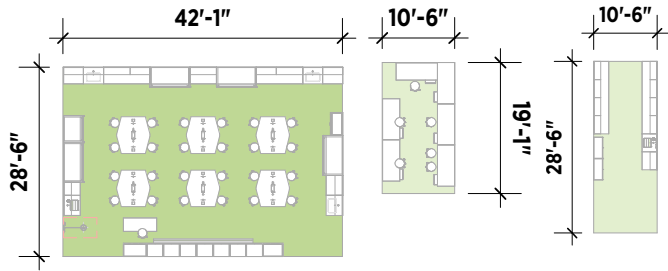
03

04

1. Lab Detailing
2. Community Engagement
3. Universal Design

SCHEMATIC DESIGN RECAP

DETAILING LABS - ORGANIC CHEMISTRY, NURSING SKILLS



SCHEMATIC DESIGN RECAP

COMMUNITY ENGAGEMENT WORKSHOP



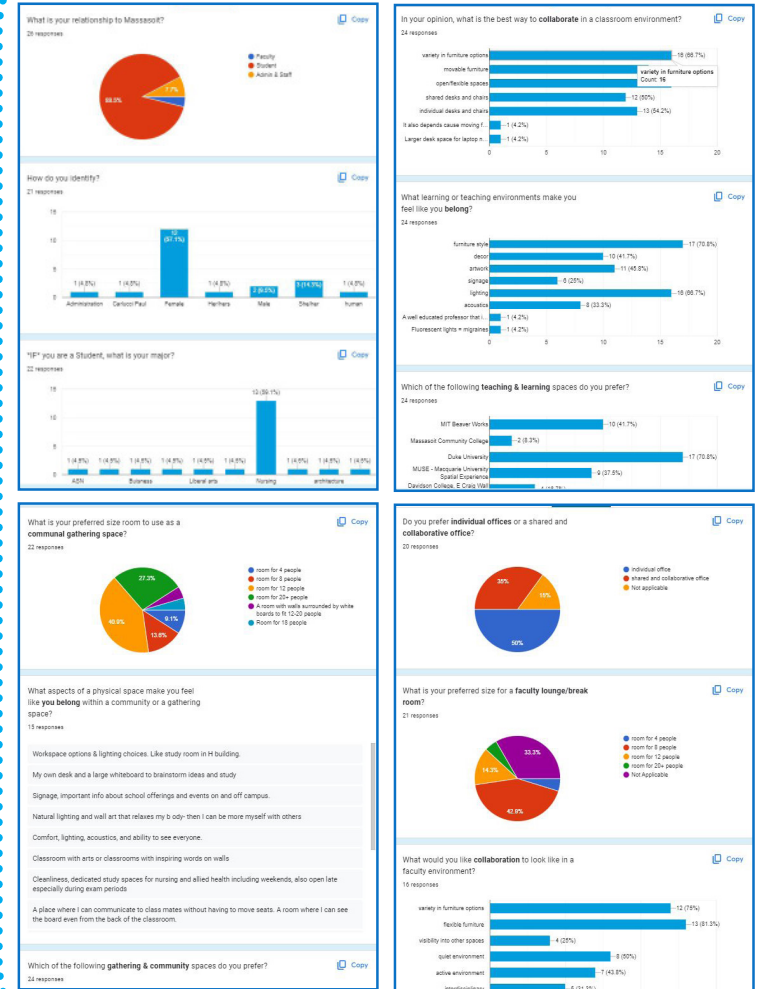
SCHEMATIC DESIGN RECAP

COMMUNITY ENGAGEMENT RESPONSES

IN-PERSON AT THE EVENT



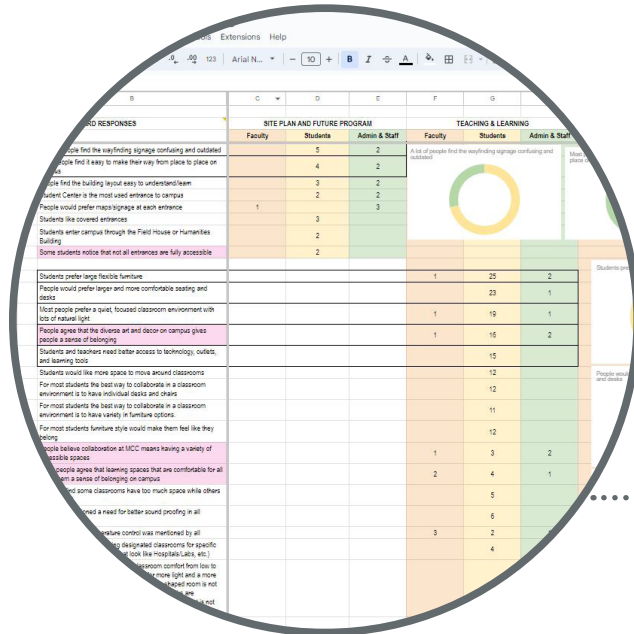
ONLINE SURVEY



SCHEMATIC DESIGN RECAP

COMMUNITY ENGAGEMENT ORGANIZATION

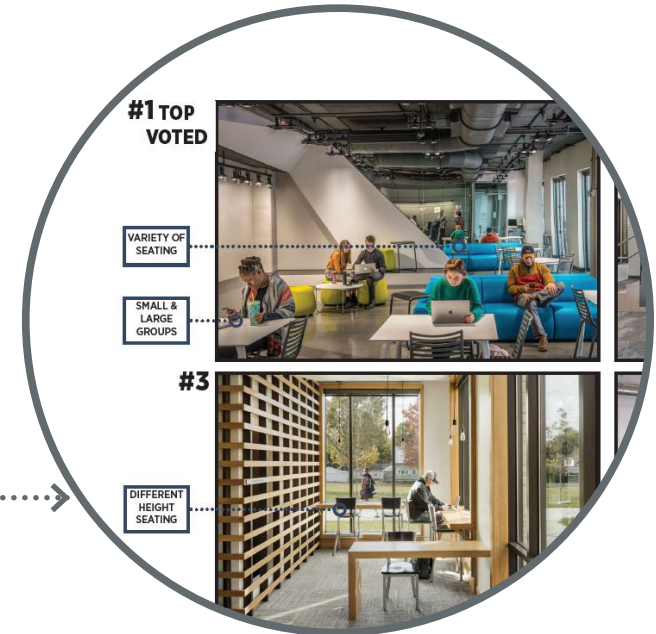
- ADMIN & STAFF
- FACULTY
- STUDENTS



ORGANIZE RESULTS



PRESENT RESULTS



SCHEMATIC DESIGN RECAP

COMMUNITY ENGAGEMENT SHARING

SURVEY RESULTS!

Do you want to see what the **Students, Faculty, and Staff** had to say about the upcoming building projects at Massasoit?

WE, The Design Team came to talk to you about our **Transformation through Renovation** project at Massasoit Community College where we are updating both the Liberal Arts and Science Buildings into modern teaching, learning, and gathering spaces.

The Workshop Event held on March 8th & 9th in the Student Center was such a success, and it's all because of **YOU**



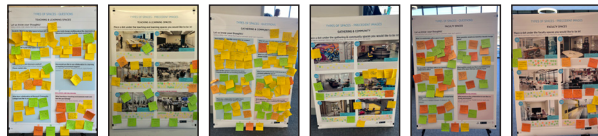
WE ASKED YOU ABOUT 3 TYPES OF SPACES:

TEACHING + LEARNING

COMMUNITY + GATHERING

FACULTY

AND YOU RESPONDED...



HERE WERE SOME COMMON RESPONSES THAT WE FOUND:

PEOPLE LIKE...

QUIET CLASSROOMS WITH A LOT OF NATURAL LIGHT

PEOPLE LIKE...

COMMUNAL GATHERING SPACES THAT FIT 12+ PEOPLE

PEOPLE LIKE...

OFFICES THAT ALLOW COLLABORATION WITH STUDENTS

WE ASKED... WHAT MAKES YOU FEEL LIKE YOU **BELONG** ?

"THE DIVERSE ART AND DECOR AROUND CAMPUS"

"FLEXIBLE AND COMFORTABLE FURNITURE"

"A VARIETY OF ACCESSIBLE SPACES"

WE ASKED How we could improve the experience of those using the existing spaces at Massasoit by having you vote on your favorite example images of those spaces.

HERE ARE THE TOP LIKED IMAGES:



HERE'S WHY...

"EXTERIOR VIEWS"

"MOVABLE WORKTABLES"

"VARIETY OF SEATING"

"LARGE & SMALL GROUPS"

"A LOT OF STORAGE"

"PRIVACY"

SCHEMATIC DESIGN RECAP

UNIVERSAL DESIGN

Universal Design aims to **design for everyone**, regardless of ability, neurodiversity, age, gender, sexuality, race and ethnicity.

For Massasoit Community College, the design of public spaces aims to center these principles:

1. ACCESSIBILITY
2. EQUITY
3. COMFORT + SAFETY
4. SPECIFICITY + FLEXIBILITY

#2

INCREASED PUBLIC SPACES



#5

RESPONSIVE MATERIALS



#3

GENDER INCLUSIVE RESTROOMS



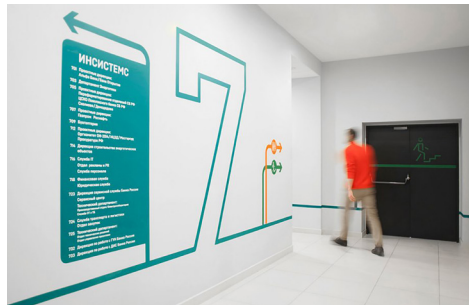
#6

SOCIAL INTEGRATION



#1

WAYFINDING AND SIGNAGE



#4

NATURAL LIGHT AND VIEWS



#7

COMMUNITY REPRESENTATION

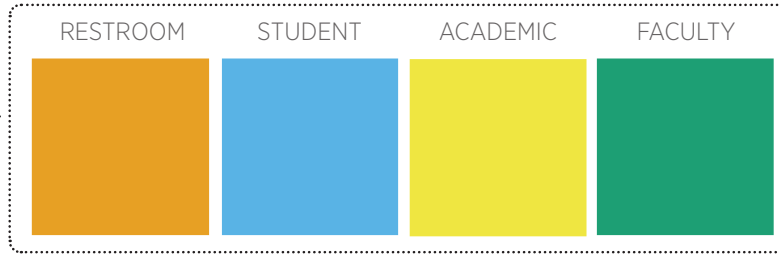


SCHEMATIC DESIGN RECAP

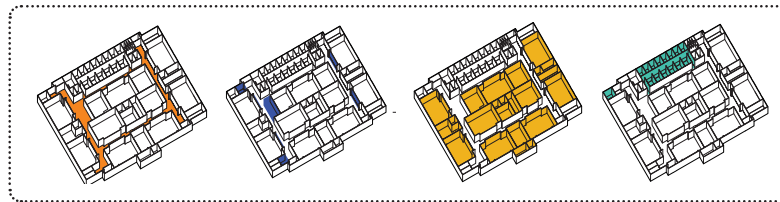
UNIVERSAL DESIGN WAYFINDING AND SIGNAGE



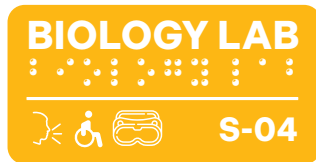
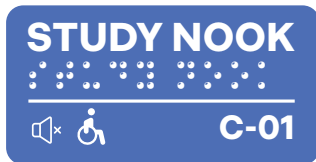
PALETTE BASED ON COLOR BLINDNESS STUDIES



PROGRAM SPECIFIC COLOR SELECTIONS



REINFORCED WITH SIGNAGE



TRANSLATING PALETTE TO ARCHITECTURAL ACCENTS

QUESTIONS?

01

02

03

04