

# Science, Nursing, and Allied Health Renovations



# Startup Workshop Agenda

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**Massasoit  
Opening  
Remarks**

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**Massasoit  
Team Intro**

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**DCAMM  
Team Intro**

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**Design Team  
Intro**

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**Project  
Delivery  
Process**

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**Next Steps**

# Massasoit Opening Remarks

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**Ray DiPasquale, President**

# Massasoit Team Introductions

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**Bill Mitchell, VP for Administration/CFO**

- 1. Steering Committee**
- 2. Programming Team**
- 3. Logistics Team**
- 4. IT Team**
- 5. Communications Team**
- 6. Advancement Team**

# MASSASOIT TEAM INTRODUCTIONS

## COMMITTEES

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### MCC Steering Committee

Ray DiPasquale	President
Bill Mitchell	VP for Administration/CFO
Margaret Hess	VP for Human Resources

### MCC Programming Team

David Auperin	Biology Lab Technician
Michael Bankson	STEM Coordinator
Kathleen Berry	Instructional Technology Specialist
Doreen Callaghan	Nursing Faculty/Simulation Director
Susan Clover	Associate Dean of Nursing
Ana Estabrooks	Lab Technician
Rachel Franciosi	Administrative Assistant II, Math & Science
Richard Hadley	Project Executive, Capital Planning
William Hanna	Professor, Math & Science
Eve Jankey	Instructor, Allied Health
David Johanson	Emergent Technologies Lab Technician
Denise Logan	Clinical Director of Respiratory Care
Marie McDonnell	Director, Academic Resource Center
Melany McFadden	Associate Professor, Math & Science
Andrew Oguma	Assistant Professor, Math & Science
Bill O'Neill	Exec. Dir. of Budgeting & Fiscal Reporting
Catherine Powers-Ozyurt	Dean of Allied Health & Nursing
Jesse Schreier	Coordinator, Instructional Technology
Kendra Twomey	Professor, Math & Science
Amee Synnott	Title IX and Compliance Officer

### MCC Logistics Team

TBD	VP for Academic Affairs
Lydia Camara	Chief of Staff
Richard Hadley	Project Executive, Capital Planning
Christofer Volz	Director of Facilities
Katherine Walo	Registrar

### MCC IT Team

Bill Morrison	CIO
Jackie Barrett	Deputy CIO
Patrick Mauretti	Senior Network Administrator
Frank Hughes	Director of Client Services

### MCC Communications Team

Virginia DePina	Director of Marketing
Jennifer Holbrook	Staff Associate
Amity Kelley	Director of Enterprise Applications
Lloyd King	Sr. Web Developer
Bill Morrison	CIO
Alex Villanueva	Exec. Dir. of Comm. & Marketing

### MCC Advancement Team

Michelle Badger	VP for Institutional Advancement
Erica Wells	Asc. Dir. of Dev. & Alumni Relations

# DCAMM Team Introductions

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## 1. PLANNING

Elayne Campos, Director

Altaf Mulla, Senior Project Manager

Chris Becker, Accessibility Coordinator

Karen Kim, Accessibility Planner

## 2. DESIGN AND CONSTRUCTION

Steven O'Connor, Deputy Director, Office of Design and Construction

Orville Henry, Senior Project Manager, Office of Design and Construction

Robert Anderson, Project Engineer, Office of Design and Construction

## 3. ENERGY TEAM

Brian Willmer, Energy Team Advisor

# Design Team Introductions

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1. Design Team Breakdown
2. Roles and Responsibilities
3. Relationship between Jones Arch and Studio Luz
4. Firm Introductions

# DESIGN TEAM INTRODUCTIONS

## DESIGN TEAM BREAKDOWN

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### MASSASOIT COMMUNITY COLLEGE

DCAMM

**Jones Architecture**  
Prime Architect

**Studio Luz**  
Collaborating  
Architect (MWBE)

**Code Red  
Consultants**  
Code, Life-Safety,  
Accessibility

**BVH Integrated  
Services**  
M/E Engineer

**Page/SST Planners**  
Lab Planning &  
Design Consultant

**RSE Associates**  
Structural  
Engineer  
(MBE)

**AKAL**  
P/FP Engineer  
(MBE)

**Kalin Associates**  
Specifications

**Trophy Point**  
Cost Estimating  
(SVDOSB)

**Crowley Cottrell**  
Landscape  
Architect  
(WBE)

**Samiotes  
Consultants**  
Civil Engineer  
(WBE)

**PEER Consultants**  
Haz Mat Consultant  
(MWBE)

## DESIGN TEAM INTRODUCTIONS

### TEAM MEMBERS IN ATTENDANCE



**RICK JONES, AIA, LEED AP**

Jones Architecture, Inc.  
Principal in Charge



**MARC PERRAS, AIA**

Jones Architecture, Inc.  
Project Manager



**SARAH TARBET, AIA**

Jones Architecture, Inc.  
Project Architect



**HANSY BETTER BARRAZA, AIA, LEED AP**

Studio Luz Architects, Ltd.  
Principal in Charge



**LEENA ISMAIL**

Studio Luz Architects, Ltd.  
Project Manager



**NURIA GAMBIN**

Studio Luz Architects, Ltd.  
Project Designer



**DAVID MCCOLLUGH, AIA, PE**

Page Southerland Page, Inc.  
Project Manager - Lab Design



**Michael Palleschi, PE, LEED AP**

BVH Integrated Services  
Project Manager - HVAC, Elec Engineering

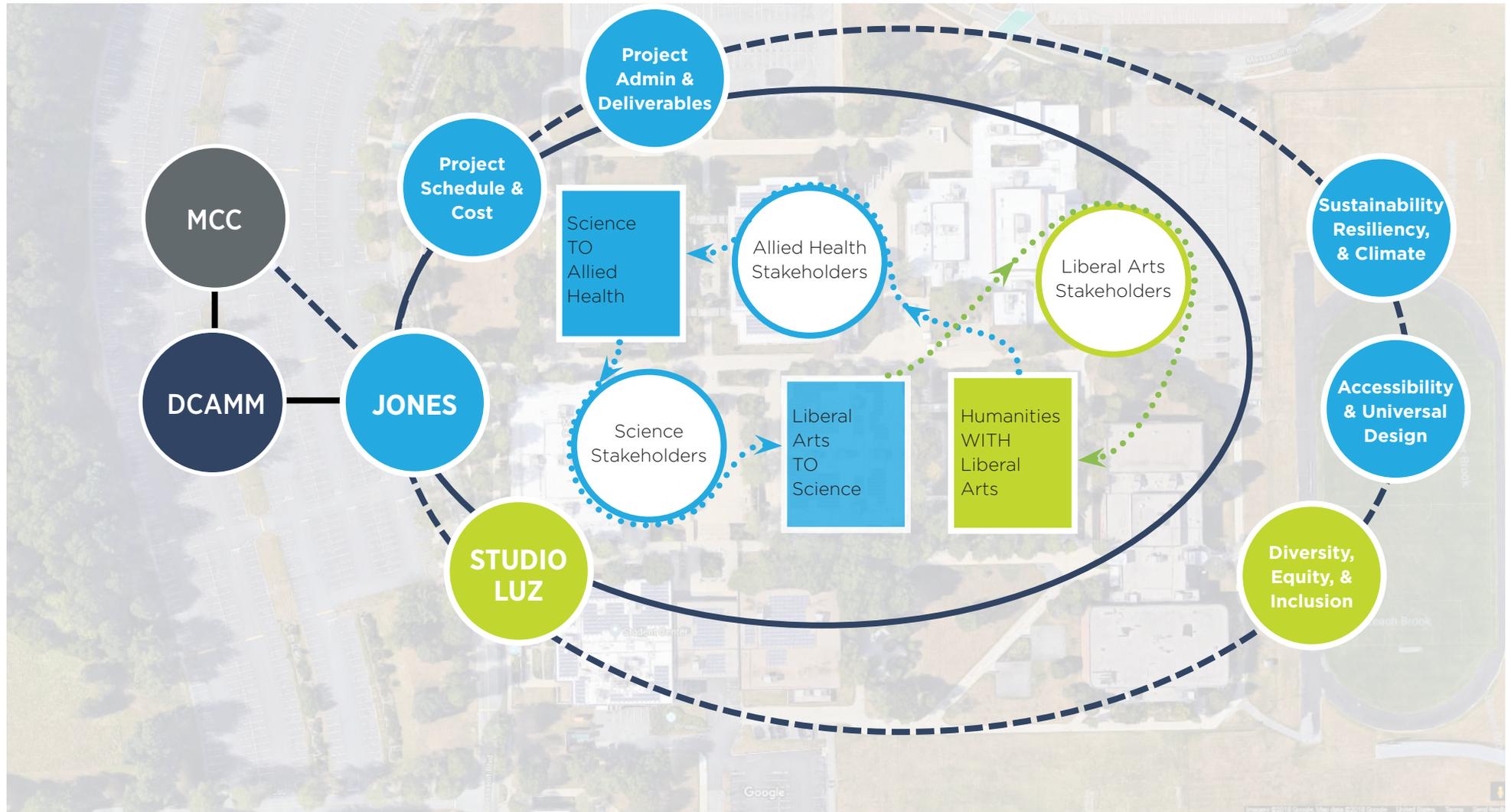
# DESIGN TEAM INTRODUCTIONS

## ROLES AND RESPONSIBILITIES



# DESIGN TEAM INTRODUCTIONS

RELATIONSHIP BETWEEN JONES ARCHITECTURE AND STUDIO LUZ



# DESIGN TEAM INTRODUCTIONS

FIRM INTRODUCTIONS - JONES ARCHITECTURE



Jones Arch in Salem 2021



Norwich University Mack Hall 2018



Quisigamond Community College QUEST Building 2016 - while at Perry Dean Rogers



# DESIGN TEAM INTRODUCTIONS

## FIRM INTRODUCTIONS - STUDIO LUZ



Studio Luz Office, Key Team Members



**Sociedad Latina - 6457 GSF full building renovation including feasibility study, participatory design process** of organization headquarters into multi-use space.



**Northeastern University - participatory design process and workshops** for interior design and programming of **17000 sf** ground floor mixed use academic + residential building



**Wellesley College Acorns House** - 3375 SF renovation including **feasibility assessment, community review process, and historic preservation** of modernist structure for Asian Latina and LGBTQ+ Advising within the Office of Intercultural Education (OIEC).



**IRCB Florida State University and MIT.nano:** Leena Ismail - completed while at HGA. 18 years of experience including Lab

# DESIGN TEAM INTRODUCTIONS

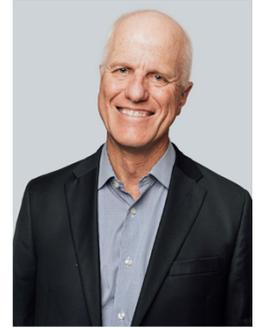
FIRM INTRODUCTIONS - PAGE SOUTHERLAND PAGE



Collin College STEM and Allied Health



Wentworth Institute of Technology Science and Engineering



**David McCullough**  
Principal and  
Senior Lab Planner



Virginia Tech Biology



Gallaudet STEM



Virginia Wesleyan Environmental Sci

# DESIGN TEAM INTRODUCTIONS

## FIRM INTRODUCTIONS - BVH's



### DCAMM, Massasoit Community College

#### Current:

1. Built in 1970's as All-Electric campus but since then converted to natural gas
2. Major initiative 12-14 years ago to add solar panels but nearing end of useful life
3. No current comprehensive de-carbonization plan for campus

#### Future:

1. Catalyst opportunity to go back to low/no carbon fuel sources with newest climate change resiliency standards
2. High Efficiency electric heat pumps with de-coupled ventilation
3. Reduce vulnerability and dependence on single fuel source



### University of Connecticut, Storrs Hall

#### Home of UConn's Nursing Program:

1. 35,000 GSF **renovation** for School of Nursing
2. Includes exam rooms, clinical **simulation labs**, case study lecture hall
3. Equipped with high-tech **broadcast capabilities** enabling students to observe and critique their peers.
4. Achieved **LEED Silver** Certification



### SUSTAINABILITY FEATURES OF THIS BUILDING

**44%** The sustainable design elements used in this building result in a 44% reduction in energy usage over standard construction and building systems.

**ACCESS FLOOR**  
ASSISTING FUTURE FLEXIBILITY  
A floor with a raised access panel allows for easy reconfiguration of the building's interior space. This feature is essential for the building's future adaptability.

**COVERED TERRACE**  
CONNECTS INS TO THE EXTERIOR.  
The building's covered terrace provides a space for outdoor activities and social interaction. It also serves as a transition space between the interior and exterior environments.

**TIMBER STRUCTURE**  
INCORPORATING NATURAL MATERIALS.  
The use of cross-laminated timber (CLT) and other natural materials is a key feature of the building's design. This approach reduces the building's carbon footprint and provides a warm, natural aesthetic.

**BENEFITS OF USING TIMBER STRUCTURE OVER STEEL AND CONCRETE FOR THIS BUILDING**

REDUCES CARBON FOOTPRINT	362 METRIC TONS
SAVES 101 TONS OF CO <sub>2</sub>	
SAVES 261 TONS OF CO <sub>2</sub>	
SAVES 333 TONS OF CO <sub>2</sub>	
SAVES 60 TONS OF CO <sub>2</sub>	
SAVES 77 TONS OF CO <sub>2</sub>	
SAVES 38 TONS OF CO <sub>2</sub>	

**44% REDUCING SOLAR GAIN AND GLAZE.**  
The building's design incorporates a high-performance glazing system that reduces solar heat gain while maintaining excellent views. This system is a key component of the building's energy efficiency strategy.

**DAYLIGHTING IMPROVING OCCUPANT EXPERIENCE.**  
The building's design maximizes natural light penetration throughout the interior spaces. This approach improves occupant comfort and productivity while reducing the need for artificial lighting.

**PHOTOVOLTAICS CONTRIBUTING TO SUSTAINABILITY.**  
The building is equipped with a photovoltaic system that generates clean, renewable energy. This system helps offset the building's energy consumption and reduces its overall carbon footprint.

**CHILLED BEAMS IMPROVING OCCUPANT COMFORT.**  
The building's chilled beam system provides efficient and quiet cooling for the interior spaces. This system is a key component of the building's energy efficiency strategy.

### DCAMM, Department of Unemployment Assistance, Brockton

#### Gerald C. Lucey Building:

1. Rooftop PV, Facade, Extensive Daylighting, CLT Structure, Chilled Beams
2. Achieved **44% better than ASHRAE Baseline Building**, LEED Gold



# DESIGN TEAM INTRODUCTIONS

FIRM INTRODUCTIONS - EXPERIENCE AT MASSASOIT - JA, BVHis, Page



MCC Brockton Campus  
Dining Hall Renovation 2019



MCC Downtown Brockton at C. Gerald Lucey Bldg  
Flexible Teaching Spaces 2022



MCC Canton Campus  
Vet Tech Lab 2016



MCC Brockton Campus  
Student Central 2018



MCC Brockton Campus  
Accessibility Upgrades 2019



MCC Canton Campus  
Materials Testing Lab 2017

# Overview of Project Delivery Process



- 1. Project Goals - Objectives**
- 2. Design Principles**
- 3. Project Phases and Design Team Engagement**
- 4. Overall Project Schedule**
- 5. Study Phase Milestones and Massasoit Engagement**

## DESIGN GOALS - OBJECTIVES

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The design team will strive to build on our current understanding of Massasoit Community College's mission of providing an environment for a dynamic, diverse learning community that supports all students in their education, leading to a career, transfer to four-year institutions, and the pursuit of lifelong learning and productive membership in a global society.

The foundation of this institution of higher education is embodied in the following core values:

**Commitment to Student Success**

**Commitment to Access and Affordability**

**Commitment to Diversity and Inclusion**

**Commitment to Excellence**

**Commitment to the Community, Civic Engagement,  
and Regional Economic Development**

**Commitment to Sustainability**

Our understanding grows with time spent on campus, getting to know the buildings and the people who make up this community, both in its current state and what it inspires to be for future generations. Combining this research with a deep knowledge of trends in higher education and construction leads to a design that is cutting edge, flexible, and most importantly **unique to Massasoit Community College.**



## DESIGN PRINCIPLES

### INCLUSIONARY DESIGN

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#### J.E.D.I.

**Justice:** Dismantling barriers to resources and opportunities in society so that all individuals & communities can live a full & dignified life. These barriers are essentially the “isms” in society: racism, classism, sexism, etc.

**Equity:** Allocating resources to ensure everyone has access to the same opportunities. Equity recognizes that advantages and barriers—the ‘isms’—exist. Equity is the approach & equality is the outcome.

**Diversity:** The differences between us based on which we experience systemic advantages or encounter systemic barriers to opportunities.

**Inclusion:** Fostering a sense of belonging by centering, valuing, & amplifying the voices, perspectives & styles of those who experience more barriers based on their identities.

**Sustainability:** Fulfilling the needs of current generations without compromising the needs of future generations, while ensuring a balance between economic growth, environmental care and social well-being. Embedded in most definitions of sustainability area also concerns for social equity and economic development. **Special attention paid to EO 549.**

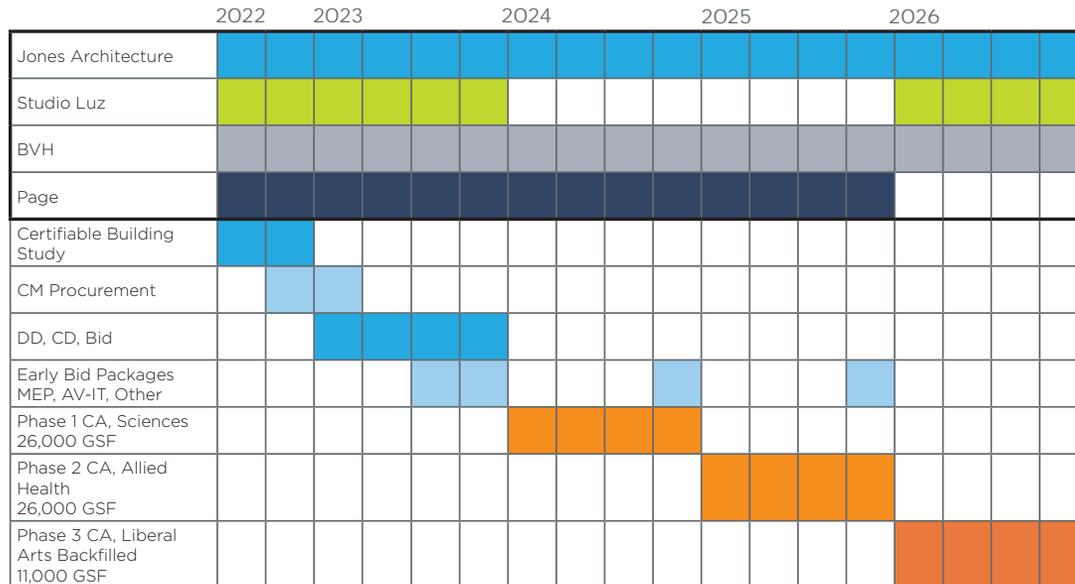
**Resiliency:** The ability to endure. In green building, resilient building means designing for increased longevity with the use of sustainable materials, withstanding extreme weather brought on by climate change, and having a more positive impact on the environment.

**Accessibility:** The needs of people with disabilities are specifically considered, and products, services, and facilities are built or modified so that they can be used by people of all abilities.

# PROJECT PHASES

## TEAM ENGAGEMENT BY PHASE

<b>CERTIFIABLE BUILDING STUDY</b>	<b>6 months</b>	<b>OCT 2022 - APR 2023</b>
<b>SCHEMATIC DESIGN</b>	<b>3 months</b>	<b>MAY 2023 - JUL 2023</b>
<b>DESIGN DEVELOPMENT</b>	<b>5 months</b>	<b>SEP 2023 - JAN 2024</b>
<b>CONSTRUCTION DOCUMENTS</b>	<b>4 months</b>	<b>MAR 2024 - JUN 2024</b>
<b>BIDDING AND MOBILIZATION</b>	<b>2 months</b>	<b>JUL 2024 - AUG 2024</b>
<b>CONSTRUCTION - Liberal Arts to Science</b>	<b>10 months (min)</b>	<b>SEP 2024 - JUL 2025</b>
<b>CONSTRUCTION - Science to Allied Health</b>	<b>14 months(window)</b>	<b>JUN 2025 - JUL 2026</b>
<b>CONSTRUCTION - Humanities to Liberal Arts</b>	<b>14 months(window)</b>	<b>JUN 2026 - JUL 2027</b>





# DETAILED SCHEDULE

## STUDY PHASE - MASSASOIT ENGAGEMENT

			STUDY and SCHEMATIC SCHEDULE -Week																				
MAS2202 Science, Nursing and Allied Health Renovations			10/6/2022	TG					winter break	WB	2023												
			September	October	November	December	January	February	March	April													
Phase	Duration	Date																					
ST	<b>STUDY</b>	24 weeks	10/15 - 4/15																				
Task 1	Project Startup and Workplan	3 weeks																					
	Administrative Conference - DCAMM, JA, SL	9/15/2022																					
	Design Team Site Visit, Building Walkthrough	10/18, 10/19																					
	Exiting Documents Meeting - MCC, JA	10/18, 10/19																					
	Startup Workshop - MCC, DCAMM, JA, SL, Page, BVH	10/25/2022																					
	Workplan completion																						
Task 2	Project Development and Existing Conditions Analysis	6 weeks																					
	Workshop - revisiting the Readiness Plan MCC, DCAMM, DT	2 hours																					
	Workshop - setting the expectations for inclusive design	2 hours																					
	Initial Interviews - Faculty and Staff - Science, Nursing, Allied Health, LA	2 hours ea.																					
PR	Programming Effort	4 weeks																					
	Programming Meeting - Faculty and Staff (second interview)	2 hours ea.																					
	Design Team Workshops on campus																						
	Workshop - Sustainability led by JA, BVHIS - MCC faculty, staff, students	2 hours																					
	Workshop - Accessibility led by JA, DCAMM - MCC faculty, staff, students	2 hours																					
	Existing Conditions Report																						
	Program Document																						
	Sustainability, and Accessibility workshop results																						
	DCAMM, MCC Review of Task 2 Documents	2 weeks																					
Task 3	Alternative Design Concepts	8 weeks	begins Jan 1																				
	Site Visit - Comparable Science and Allied Health facilities with MCC, DCAMM	6 hours																					
	Workshop - Programming and Alt Planning Strategies with MCC, DCAMM	2 hours ea.																					
	Global Workshop - Architectural, Sustainability, Accessibility, Inclusive Design	3 hours																					
	Alternative Strategies document including plans and narratives																						
	Alternative Strategies cost estimate																						
	DCAMM, MCC Review of Task 3 Documents	2 weeks																					
Task 4	Preferred Design Concept	4 weeks																					
	Workshop - Program finalization with MCC Faculty and Staff	2 hours																					
	Workshop - Preferred Planning and Building Systems with MCC, DCAMM	2 hours																					
	Preferred Design document including plans and narratives																						
	Sustainability and Resiliency document																						
	Cost Estimate document																						
Task 5	Draft Study Report Outline	2 weeks																					
	Outline Submission																						
	DCAMM, MCC Review of Task 4 and 5 documents																						

# Next Steps

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- 1. Existing Conditions and Programming**
- 2. Expanded Topic Workshops**
- 3. Site Visits**
- 4. Global Workshop**
- 5. Programming and Planning Verification**

## NEXT STEPS

ENGAGEMENT WITH MASSASOIT - STUDY FALL 2022

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OCTOBER 18, 19

**Design Team Site Visit** - at MCC, two days

Design team walk through Liberal Arts, Science, and Humanities Buildings.  
Approximately three hours per building.  
Some consultants may continue existing conditions walkthroughs Day 2.

Existing documentation meeting.

MCC, JA meet to discuss missing components of existing conditions documentation.  
Obtain all necessary documents from Plan Room to digitize.

OCTOBER 25

**Startup Workshop** - at MCC. 3 hours

DCAMM, MCC, JA, Studio Luz, Page, BVH  
Introduction of teams and process

NOVEMBER  
second week

**Readiness Plan Meeting** - virtual. 2 hours

DCAMM, MCC, JA, Studio Luz, Page, BVH.

Revisiting the 2019 Study with to understand what priorities and assumptions have changed.  
Of special consideration are changes that have resulted from Covid-19.

**Inclusive Design Meeting** - virtual. 2 hours.

DCAMM, MCC, JA, Studio Luz

Setting the expectations with MCC as to campus community involvement in this project.  
Topic include Diversity, Equity, Inclusion and Justice, Accessibility, and Sustainability.

## NEXT STEPS

ENGAGEMENT WITH MASSASOIT - STUDY FALL 2022

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NOVEMBER  
third week  
(prior to TG)

**Initial Programming Workshop** - 1 day at MCC.  
Initial interviews with Faculty and Staff.  
DCAMM, MCC, JA, Studio Luz, and Page meet with faculty and staff.  
Science, Allied Health, Nursing, and Liberal Arts programs interviewed concurrently.  
2 hours each, running concurrently, followed by site walks with faculty/staff.

DECEMBER  
(post TG)

Series of Workshops at MCC

**Programming Progress Workshop**

DCAMM, MCC, JA, Studio Luz, and Page meet with faculty and staff.  
Second interview with Science, Allied Health, Nursing, and Liberal Arts programs.  
2 hours each, running concurrently.

**Sustainability Workshop**

Led by Studio JA and BVHis to include Faculty, Staff and Students as MCC sees fit.  
Understand goals and aspirations from DCAMM and MCC for sustainable design.  
2 hours.

**Accessibility Workshop**

Led by JA and DCAMM Accessibility Group to include Faculty, Staff and Students as MCC sees fit.  
Understand challenges unique to this campus and the buildings being renovated.  
2 hours.

## NEXT STEPS

ENGAGEMENT WITH MASSASOIT - STUDY WINTER 2023

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JANUARY  
first week

### **Site Visits to relevant facilities**

MCC Staff and Faculty join JA, Studio Luz at similar and aspirational examples of Science and Allied Health Facilities, recommend three site visits to these or other destinations.

Public Institutions:

**Framingham State University Science Building Addition and Renovation**

**Frank and Maureen Wilkens Science and Engineering Center at Cape Cod Community College**

**Dr. Ibrahim El-Hefni Allied Health & Technology Center at N. Essex Community College in Lawrence.**

**Bristol Community College Health & Science Building**

Private Institutions:

**Northeastern University ISEC**

**Center for Engineering, Innovation and Sciences at Wentworth Institute of Technology**

Is there value in visiting research labs in the private sector?

## NEXT STEPS

ENGAGEMENT WITH MASSASOIT - STUDY WINTER/SPRING 2023

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JANUARY  
fourth week

**Programming and Planning Workshop** - at MCC  
DCAMM, MCC, JA, Studio Luz, and Page meet with faculty and staff.  
Programming verification and alternate planning strategies reviewed.  
2 hours for each program group.

FEBRUARY  
second week

**Global Workshop** - at DCAMM  
Design team present all materials generated to this point to DCAMM and MCC.  
In addition to architectural and lab design topics to include sustainability, DEI, and accessibility.  
3 hours.

MARCH  
second week

Workshops at MCC

**Program Finalization Workshop**  
DCAMM, MCC, JA, Studio Luz - Programming verification.  
2 hours.

**Planning Finalization Workshop**  
DCAMM, MCC, JA, Studio Luz - Preferred planning strategy verification.  
2 hours.