



NEW MAURY HIGH SCHOOL
Norfolk School Board Presentation
July 8, 2025



AGENDA & GOALS

1. Project Recap
2. Guaranteed Maximum Price (GMP)
3. Schedule & Phasing

GOALS

1. Approval to move to Comprehensive Agreement
2. Open the New Maury High School Fall of 2028

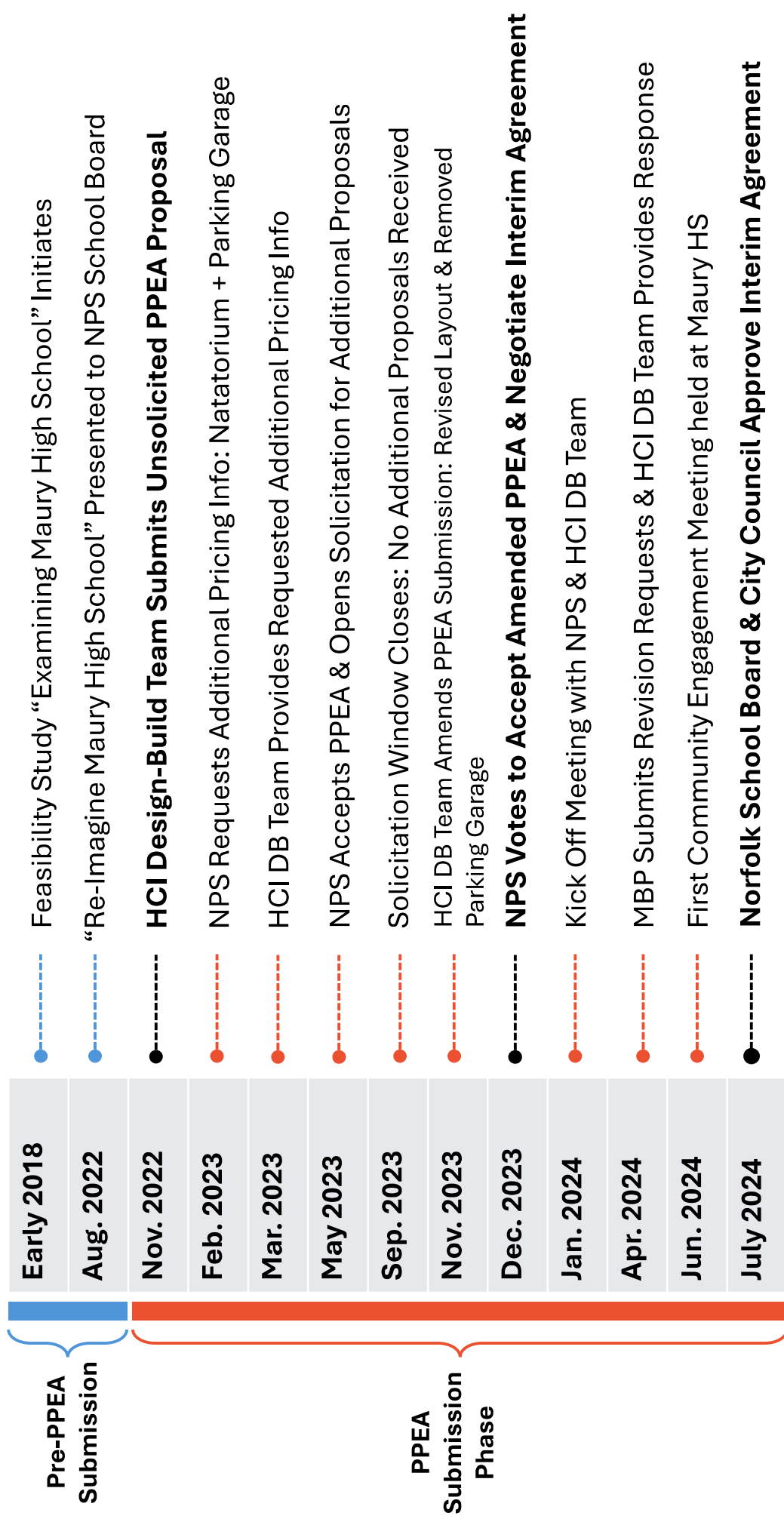
Section 01: Project Recap



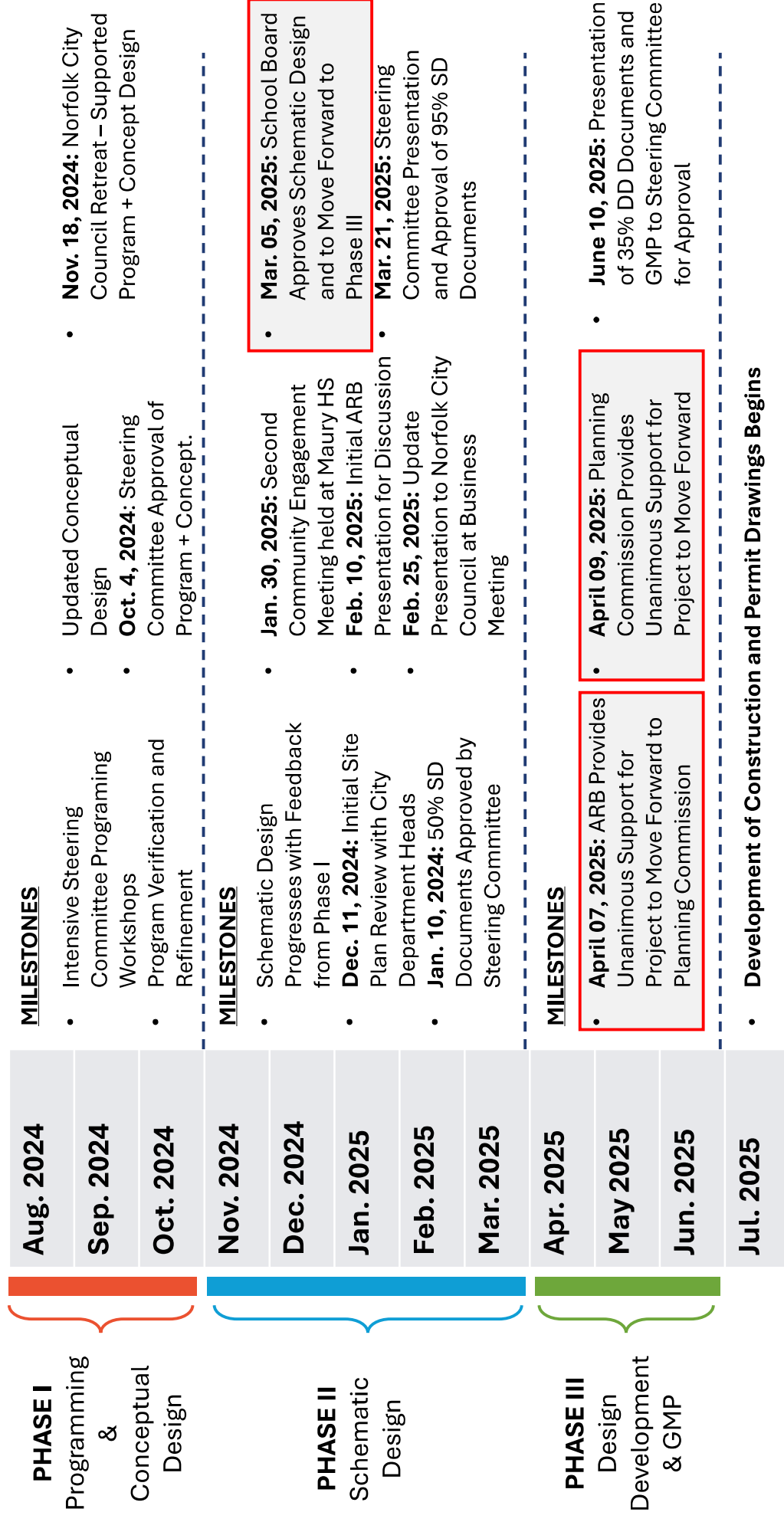
**HEARTLAND
CONSTRUCTION**



MAURY HS – TIMELINE REVIEW



MAURY HS – TIMELINE – INTERIM AGREEMENT



BUILDING PROGRAM

MHS EDUCATIONAL SPECIFICATIONS PROGRAM	MHS ADJUSTED PROGRAM	DELTA	MHS PROVIDED PROGRAM	DELTA
CORE ACADEMICS 110,690	CORE ACADEMICS 98,690	-12,000	CORE ACADEMICS 98,622	-68
Learning Communities 72,300	Learning Communities 78,300	6,000	Learning Communities 79,937	1,637
Support Communities 17,100	Support Communities 16,600	-500	Support Communities (x6) 16,420	-180
Special Needs Community 3,590	Special Needs Community 3,790	200	Special Needs Community 2,265	-1,525
CAREER + TECHNOLOGY EDUCATION 5,100	CAREER & TECHNOLOGY EDUCATION 4,000	-1,100	CAREER & TECHNOLOGY EDUCATION 2,672	-1,328
Career + Technology Education 5,100	Career + Technology Education 4,000	-1,100	Career + Technology Education 2,672	-1,328
ARTS 30,500	ARTS 24,050	-6,450	ARTS 23,976	-74
Visual Arts 5,650	Visual Arts 5,600	-50	Visual Arts 5,823	223
Music / Performing Arts 24,850	Music / Performing Arts 18,450	-6,400	Music / Performing Arts 18,153	-297
PHYSICAL EDUCATION + ATHLETICS 45,750	PHYSICAL EDUCATION + ATHLETICS 39,400	-6,350	PHYSICAL EDUCATION + ATHLETICS 42,446	3,046
Physical Education 45,750	Physical Education 39,400	-6,350	Physical Education 42,446	3,046
AUXILIARY (media, dining, food service) 20,350	AUXILIARY (media, dining, food service) 22,280	1,930	AUXILIARY (media, dining, food service) 24,099	1,819
Library Media Center 5,050	Library Media Center 9,050	4,000	Library Media Center 8,536	-514
Food Service / Dining 15,300	Food Service / Dining 13,230	-2,070	Food Service / Dining 15,563	2,333
WELCOME CENTER / ADMINISTRATION 6,405	WELCOME CENTER / ADMINISTRATION 6,845	440	WELCOME CENTER / ADMINISTRATION 8,039	1,194
Administration 4,215	Administration 3,565	-650	Administration 4,279	714
Guidance 2,190	Guidance 2,430	240	Guidance 3,144	714
Decentralized 0	Decentralized 850	850	Decentralized 616	-234
BUILDING SUPPORT 3,350	BUILDING SUPPORT 3,350	0	BUILDING SUPPORT 2,838	-512
NET SF TOTAL 222,145	NET SF TOTAL 198,615	-23,530	NET SF TOTAL 202,692	4,077
CIRC, WALLS, HVAC (38% FACTOR) 84,415	CIRC, WALLS, HVAC (56% factor) 109,599		CIRC, WALLS, HVAC (48% factor) 106,224	
GROSS TOTAL 306,560	GROSS TOTAL 308,214	1,654	GROSS TOTAL 308,916	702
MAX CAPACITY (100% UTILIZATION) 2,232	MAX CAPACITY (100% UTILIZATION) 2,064		MAX CAPACITY (100% UTILIZATION) 2,064	
ACTUAL CAPACITY (80% UTILIZATION) 1,897	ACTUAL CAPACITY (80% UTILIZATION) 1,754		ACTUAL CAPACITY (80% UTILIZATION) 1,754	
AREA PER STUDENT 162	AREA PER STUDENT 176		AREA PER STUDENT 176	

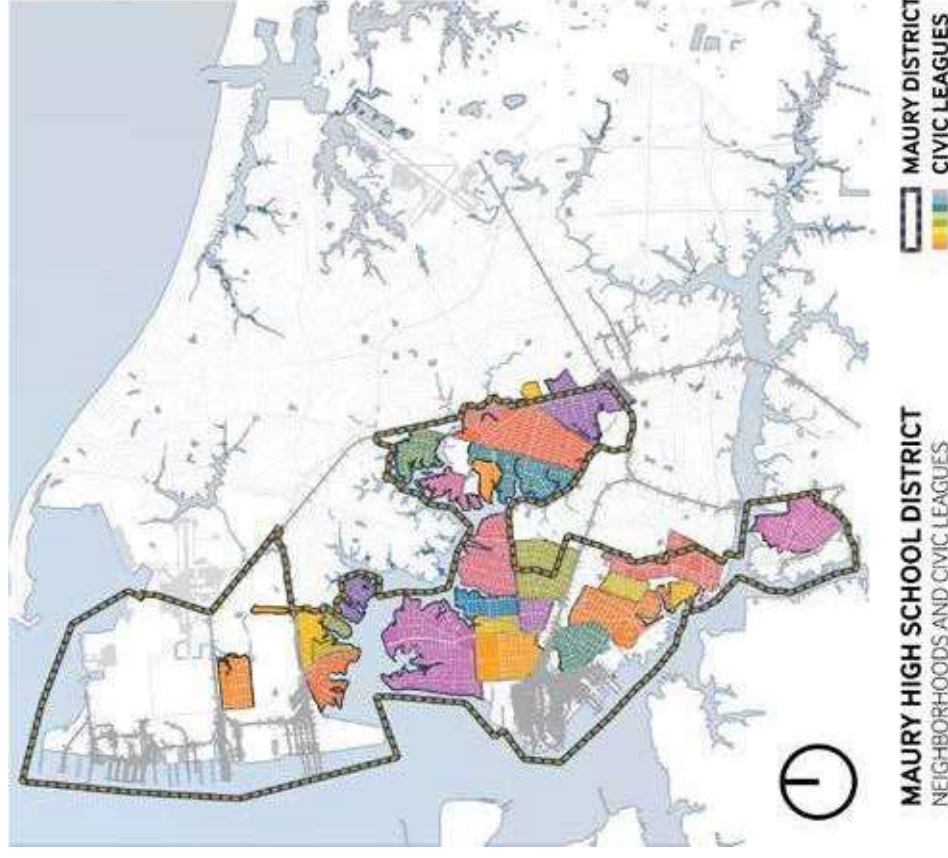
COMMUNITY ENGAGEMENT RECAP

OBJECTIVES:

- CONNECT with the community
- UNDERSTAND their needs
- Provide a platform for their VOICE to be heard & INPUT received
- ANALYZE & INCORPORATE their feedback
- PLAN & DESIGN for their future

OUR TEAM'S GOAL:

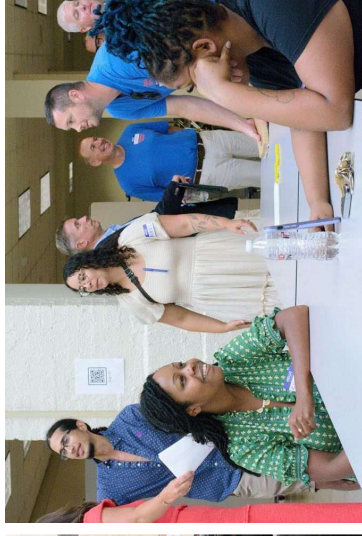
DESIGN the new MAURY HIGH SCHOOL to MEET the NEEDS of the COMMUNITY and EXCEED their EXPECTATIONS.



MAURY HS – COMMUNITY ENGAGEMENT

Before
PPEA Team

2/28/2018	-----●-----	Stakeholder Planning Lab (NPS)
03/01/2018	-----●-----	Community Meeting #1(NPS)
04/12/2018	-----●-----	Community Meeting #2(NPS)
08/03/2022	-----●-----	School Board Briefing (NPS)
09/28/2022	-----●-----	Community Meeting #3 (NPS)
10/12/2022	-----●-----	Community Meeting #4 (NPS)
12/07/2022	-----●-----	School Board Briefing (NPS)
05/17/2023	-----●-----	School Board Briefing (NPS)



With
PPEA Team

6/27/2024	-----●-----	Community Meeting #1
11/18/2024	-----●-----	Norfolk City Council Retreat
01/15/2025	-----●-----	Ghent Neighborhood League
01/21/2025	-----●-----	Ghent Business Association
01/30/2025	-----●-----	Community Meeting #2
02/10/2025	-----●-----	ARB (Discussion Only)
02/10/2025	-----●-----	GNL Project Review Committee
03/15/2025	-----●-----	Ghent Task Force

03/20/2025	-----●-----	Howard Hannah
04/01/2025	-----●-----	West Ghent Civic League
04/07/2025	-----●-----	ARB (Vote: Unanimous Approval)
04/10/2025	-----●-----	Planning Commission
04/24/2025	-----●-----	PC (Vote: Unanimous Approval)
05/28/2025	-----●-----	Ghent School PTA

MEETING NFK2050 PILLARS, GOALS, AND ACTIONS

By 2050, Norfolk will be...

- an Equitable city, where residents of all ages and backgrounds can find opportunity.
- a Resilient city, able to withstand future social, environmental, and economic shifts.
- a city leading its Region, collaboratively charting a clear course for neighboring communities.
- a city for Families, where households of all sizes and types can envision taking root.
- a city leading Quality of Life, where residents embrace nature and community while meeting their daily needs.



PILLARS	GOAL 1	GOAL 2	GOAL 3	GOAL 4	GOAL 5
CELEBRATING OUR COMMUNITY	Goal 1: Celebrate and Preserve Neighborhood Identity, Character, and Histories	•			
	Goal 2: Support Complete and Healthy Neighborhoods	•			
	Goal 3: Support Safe and Vibrant Places		•		
	Goal 4: Support and Strengthen Community Facilities and Services			•	
GROWING EQUITABLY	Goal 1: Support a Housing Market that Meets the Needs of All Residents				
	Goal 2: Increase Housing Production and Adapt Housing Options for a Changing Population				
	Goal 3: Grow And Diversify Norfolk's Economy				
	Goal 4: Support Local Workforce Development and Build Strategic Pipelines			•	
EMBRACING NATURE	Goal 1: Preserve and Enhance Natural Systems	•			
	Goal 2: Build and Maintain a Network of Green and Blue Infrastructure	•			
	Goal 3: Protect and Adapt Communities from Flooding and Other Risks		•		
	Goal 4: Enhance and Protect Transportation and Utility Infrastructure			•	
CONNECTING THE CITY	Goal 5: Support a Comprehensive and Coordinated Approach to Building Resilience				•
	Goal 1: Build, Expand, and Enhance Multi-Modal Transportation throughout the City	•			
	Goal 2: Improve Safety and Reliability along Corridors	•			
	Goal 3: Improve Intracity Travel and Connections				
	Goal 4: Integrate Resilience and Sustainability in Capital and Infrastructure Planning			•	
	Goal 5: Enhance Regional, National, and International Connections				

SUSTAINABILITY AND RESILIENCE

MAURY will:

- Obtain both LEED Certification + Resilience Quotient
- Be a High Performance Building + Resilient Site
- Achieve High Indoor Air Quality for student performance

LEEDv4 BD+C Schools
New Maury High School
April 25, 2025



RESILIENCE QUOTIENT

Project Name: Maury High School Natatorium

Compliance with Resilience Quotient Standards (5.12.4)		Reviewed & Addressed	
Generality			
1	Reducing risk from flooding		☒
2	Managing stormwater		☒
3	Providing energy resilience including the use of alternative energy		☒
4	Caring for water resources and protecting water quality		☒
5	Supporting the health and safety of the community with availability and livability		☒
6	Supporting a more resilient, equitable, healthy and safe environment and livability		☒
7	Providing inclusively dwelling lives within mid-income, residential or mixed-use developments		☒
Non-Residential Development (5.12.7)			
1	The lowest habitable floor and all significant electrical and mechanical equipment shall be elevated at least 18 inches above the highest adjacent grade unless a greater elevation is required by the provisions of the FPC+O district.	☒	
2	100% of the drainage from impervious surfaces on the site shall be captured and retained on site with sufficient storage to keep the first 1.26 inches of rainwater from an individual rain event on site without discharging onto neighboring properties or rights-of-way	☒	
>>	Unless a regional stormwater management system is available to the development and the Specific Use has been and is to have been approved by the Director or Public Works	☐	
Documentation Required			
Documentation of techniques that will be utilized to satisfy the requirements of this section			
1	DOCUMENT LINK		☒
2	DOCUMENT LINK		☒
3	DOCUMENT LINK		☒
4	DOCUMENT LINK		☒
5	DOCUMENT LINK		☒
6	DOCUMENT LINK		☒
7	DOCUMENT LINK		☒
Items that may not be visually verified may be provided in the form of invoices, receipts, or delivery confirmation			
1	DOCUMENT LINK		☒
2	DOCUMENT LINK		☒
3	DOCUMENT LINK		☒
4	DOCUMENT LINK		☒
5	DOCUMENT LINK		☒
6	DOCUMENT LINK		☒
7	DOCUMENT LINK		☒
Installation and Maintenance of Resilience Quotient Development Activities Required			
All Resilient Development Activities approved as a part of a development shall be installed, maintained and perpetuated.			
Determination of Compliance			
The ZA shall determine whether the Resilient Development Activities proposed meet the requirements of this Ordinance. In carrying out this responsibility, the ZA may seek advice and counsel from other City staff and outside subject matter experts prior to issuing a determination. To the extent practicable, all determinations shall be rendered in writing following the reasons listed below.			

SUSTAINABILITY AND RESILIENCE

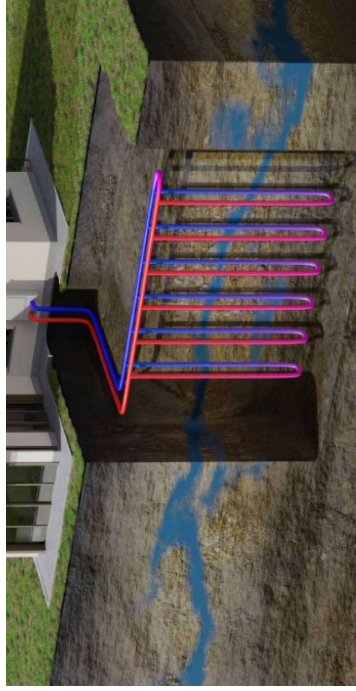
SUSTAINABLE & RESILIENT SITE FEATURES

- Resilience Park with community walking trails and educational signage
- Underground stormwater storage
- Infrastructure for EV charging
- Native and salt-tolerant plants (outdoor water use reduction)

SUSTAINABILITY AND RESILIENCE

BUILDING FEATURES:

- Geothermal HVAC System
- Enhanced Indoor Air Quality
- PV Ready roof Enhanced indoor air quality
- Increased daylighting
- LED lighting to reduce energy usage
- Plumbing fixtures that reduce water consumption



Save Money & Improve Air Quality

enVerid offers a complete range of HVAC efficiency and IAQ solutions for schools seeking to:

- ✓ Reduce the cost of HVAC systems
- ✓ Lower operating expenses
- ✓ Increase energy efficiency
- ✓ Improve learning outcomes



SAVE CAPITAL
EXPENSES



REDUCE OPERATING
EXPENSES



INCREASE ENERGY
EFFICIENCY



IMPROVE LEARNING
OUTCOMES



SWaM OUTREACH

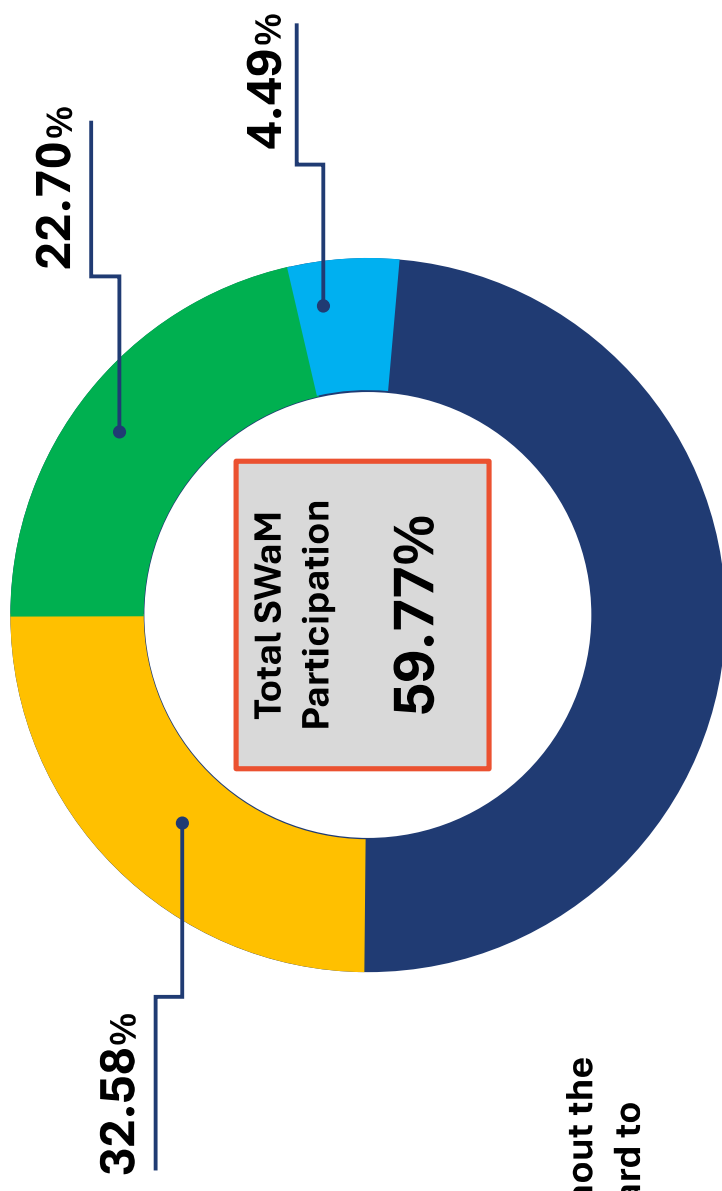
- SWaM Trade Partner Outreach Event was held on **April 10, 2025**
- Solicited through multiple media outlets and coordinated with Norfolk Public Schools
- Attended by multiple interested SWaM certified businesses
- Provided project overview and discussed strategies for participation
- Utilized some of these relationships in developing the Maury's Guaranteed-Maximum-Price (GMP)
- Additional outreach and trade partner interest events will be conducted during project buy-out for scopes that are applicable



SWaM PARTICIPATION

CURRENT SWaM PROJECTED PARTICIPATION

- SMALL BUSINESSES: 32.58%
- WOMEN-OWNED: 22.70%
- MINORITY-OWNED: 4.49%

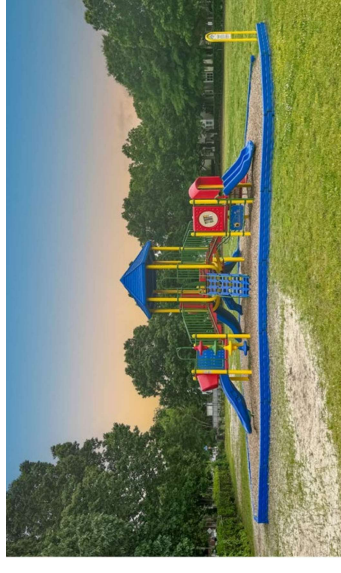
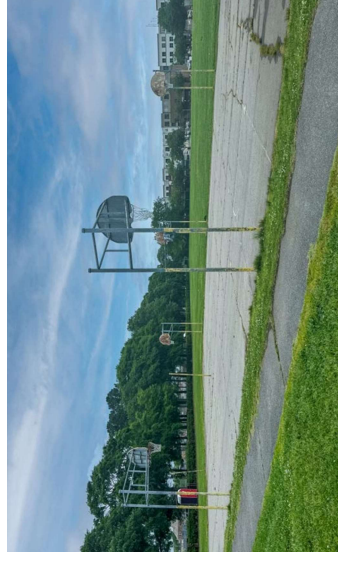


Outreach efforts will continue throughout the project with the goal of increasing award to minority-owned companies.

GHENT SCHOOL – CONCERNS & COORDINATION

CONCERNS WE HEARD:

- Need for separate upper and lower school playgrounds
- Would prefer these to be on opposite sides of the building so that it is easier to access
- Do not want any fencing separating the multipurpose playing field from the school
- Need to ensure appropriate access for fire drills and emergencies
- Need to be careful keeping Ghent School and after school students separate from Maury baseball and track and field athletes after school hours



GHENT SCHOOL – ACTION PLAN

FIRST STEP:

- Our team modified the construction phasing plan that keeps the Ghent School playgrounds, basketball courts, and learning cottages in place until **Summer of 2028**. Allowing more time to thoroughly coordinate with the Ghent School, NPS and Stakeholders
- Confirmed Ghent School's use of new practice field during school day
- Coordinated timing of HS afterschool athletic use to not interfere with Ghent School's use of field facilities

SECOND STEP:

- Coordinated a meeting with **Ghent PTA** on **5/8/2025**
- Attended by NPS, City of Norfolk, MBP, WPA, & HCI
- Discussed current plans and held open discussions about their concerns and needs
- Feedback gathered, concerns noted, minutes provided

NEXT STEPS:

- **Engaged design consultants to develop alternate space planning**
- Developing strategies to address security, outdoor play and separation concerns noted by PTA
- Preparing alternate approaches to present and discuss with stakeholders during next stage of design



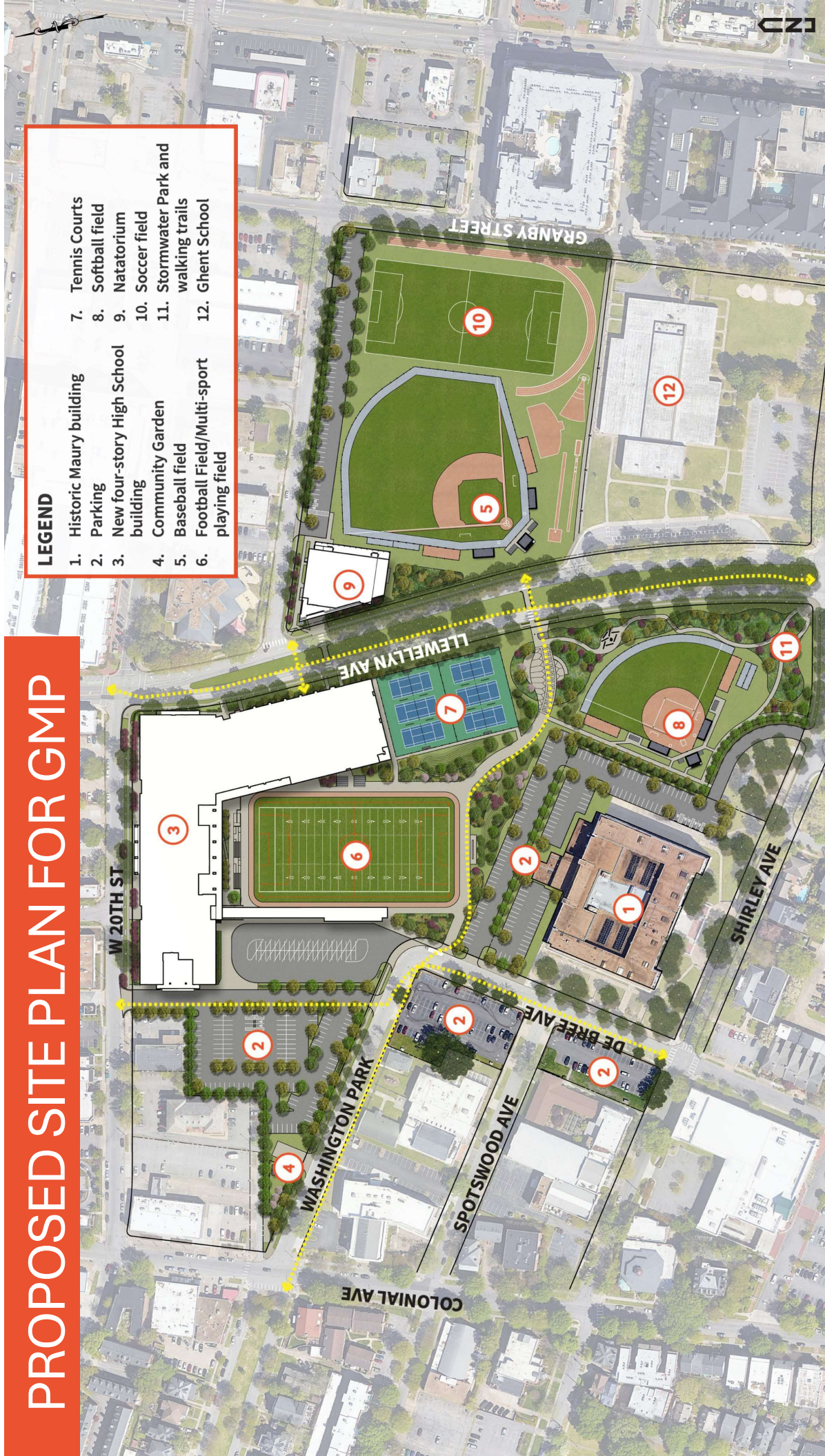
EXISTING SITE



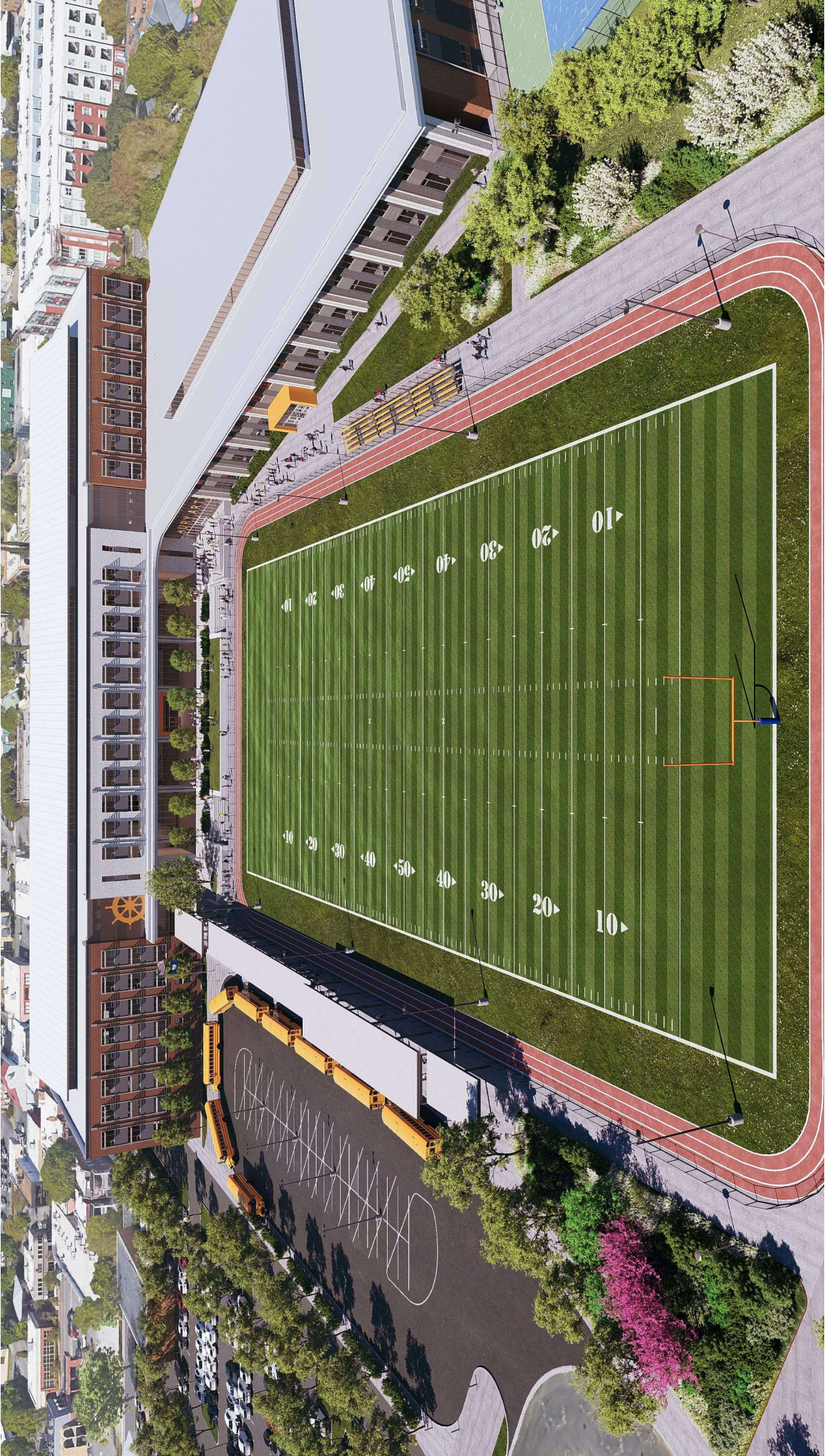
PROPOSED SITE PLAN FOR GMP

LEGEND

- | | |
|---|--|
| 1. Historic Maury building | 7. Tennis Courts |
| 2. Parking | 8. Softball field |
| 3. New four-story High School building | 9. Natatorium |
| 4. Community Garden | 10. Soccer field |
| 5. Baseball field | 11. Stormwater Park and walking trails |
| 6. Football Field/Multi-sport playing field | 12. Ghent School |

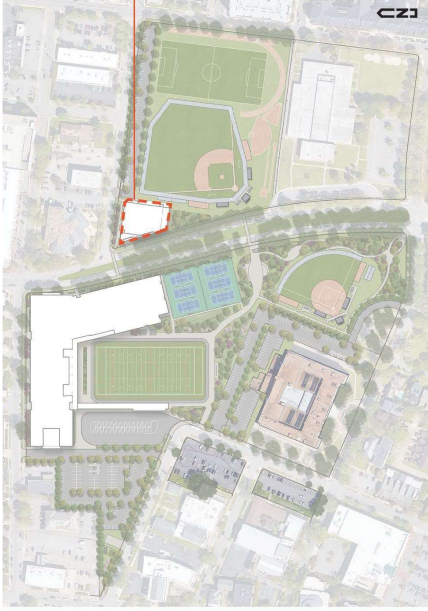




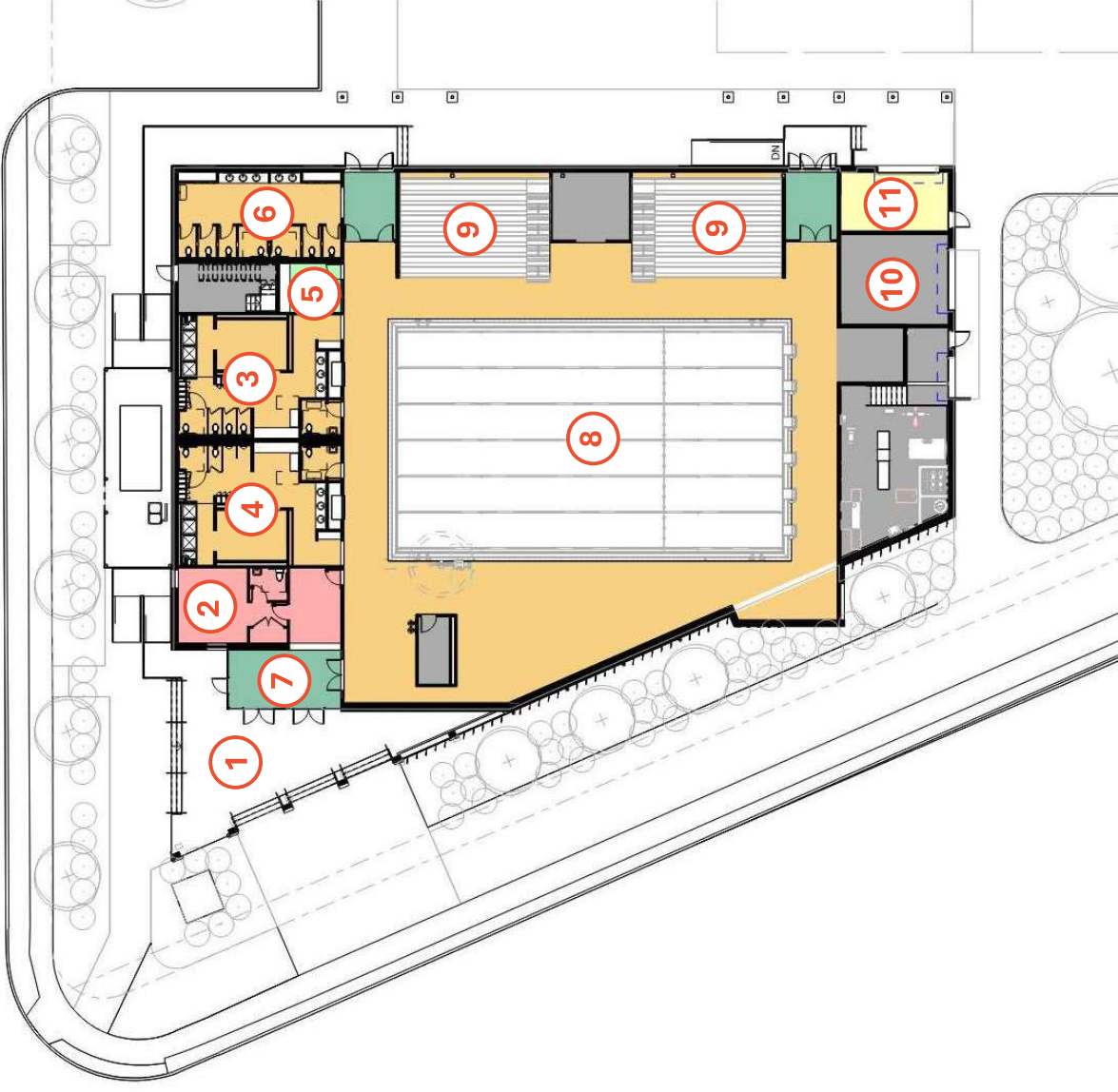








Site context of Natatorium



LEGEND

1. Main Entry
2. Admin
3. Women's Lockers
4. Men's Lockers
5. Team Room
6. Field Toilets
7. Lobby
8. Pool (25 yards x 6 lanes)
9. Spectator Seating for 200
10. Storage
11. Concessions



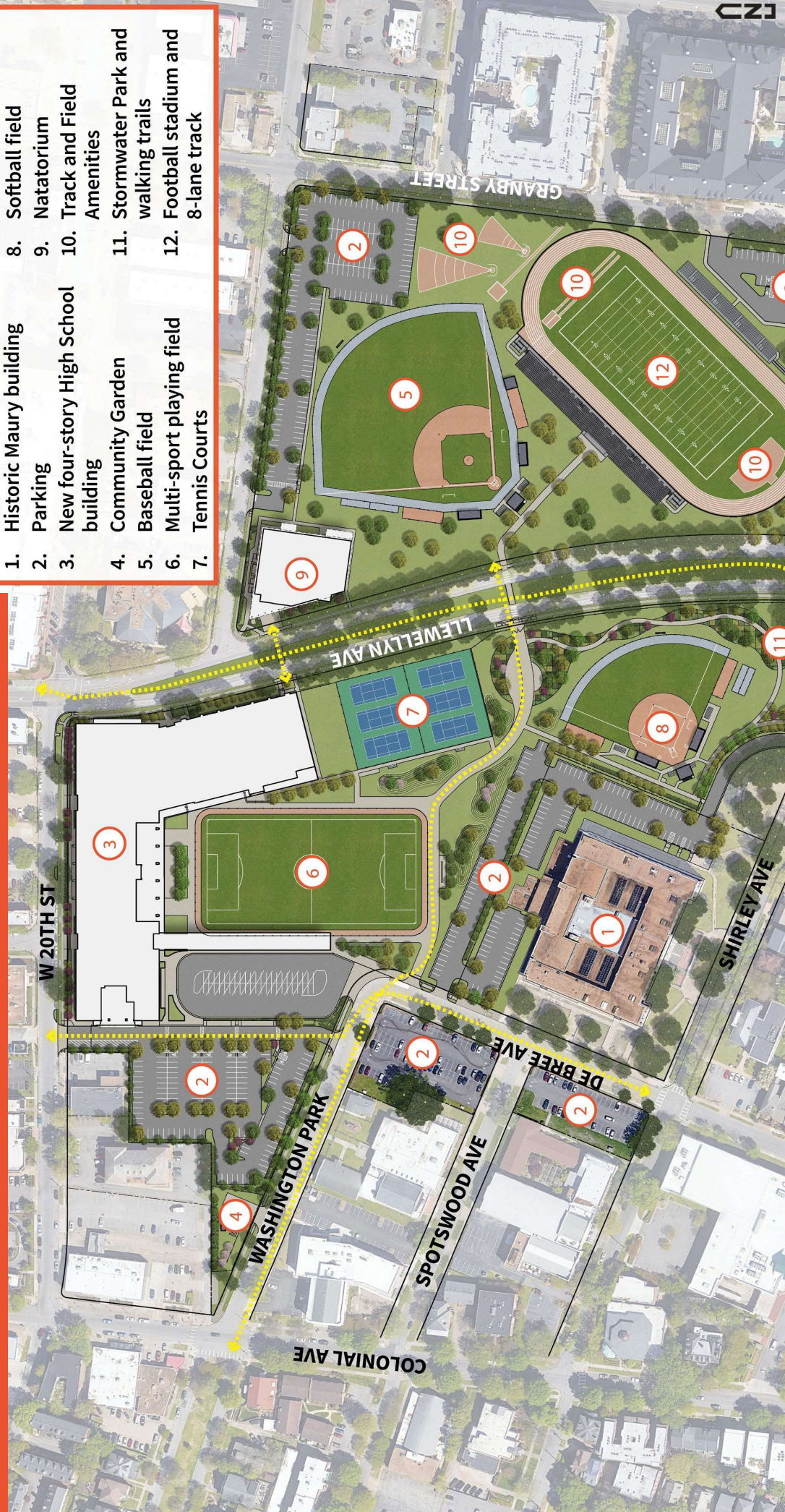




REQUESTED ALTERNATE SITE PLAN

LEGEND

- | | |
|--|--|
| 1. Historic Maury building | 8. Softball field |
| 2. Parking | 9. Natatorium |
| 3. New four-story High School building | 10. Track and Field Amenities |
| 4. Community Garden | 11. Stormwater Park and walking trails |
| 5. Baseball field | 12. Football stadium and 8-lane track |
| 6. Multi-sport playing field | |
| 7. Tennis Courts | |



Section 2: GMP Presentation

RECOMMENDED SCOPE FOR GMP

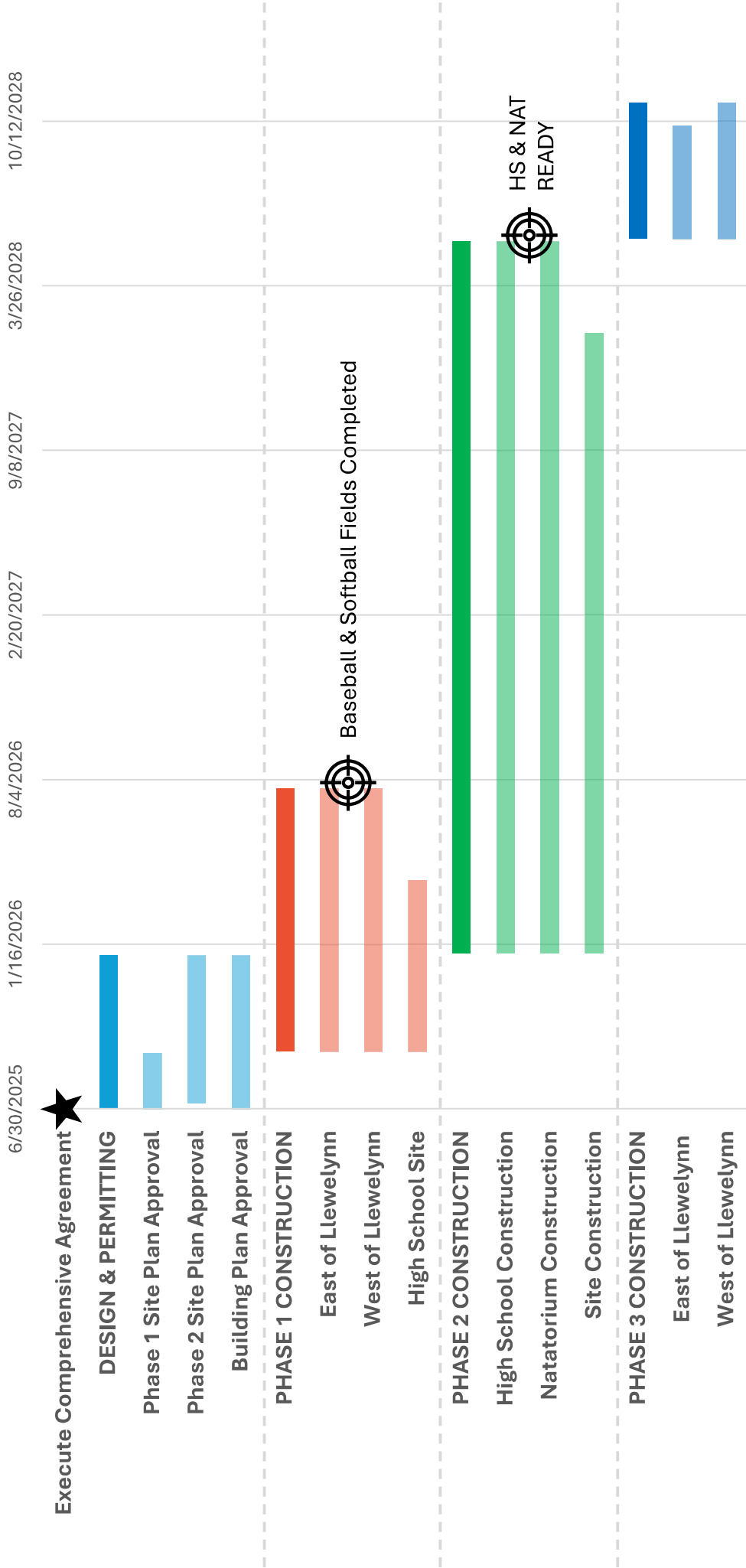
BID ITEM DESCRIPTION	VALUE
Base Bid – New Maury High School	\$229,685,796.03
Alternate – Gym Scope Reduction Savings	(\$4,515,795.28)
Alternate – Hybrid Geothermal System Savings	(\$450,838.33)
Alternate – Prefabricated Press Boxes Savings	(\$330,670.85)
Alternate – Reduced Terrazzo Scope Savings	(\$390,535.06)
Alternate – Bus Canopy Removal Savings	(\$773,019.10)
GMP SUBTOTAL:	\$223,224,939.00

NOTES:

1. The GMP Subtotal Above Contains the Value of the Interim Agreement (\$6,129,900.00)
2. The Steering Committee has elected to add 5 operable partitions for approximately \$460,000
3. Add for Natatorium or 4,000 seat Football Stadium is approximately \$11,000,000

Section 3: Schedule & Phasing

PRELIMINARY SCHEDULE

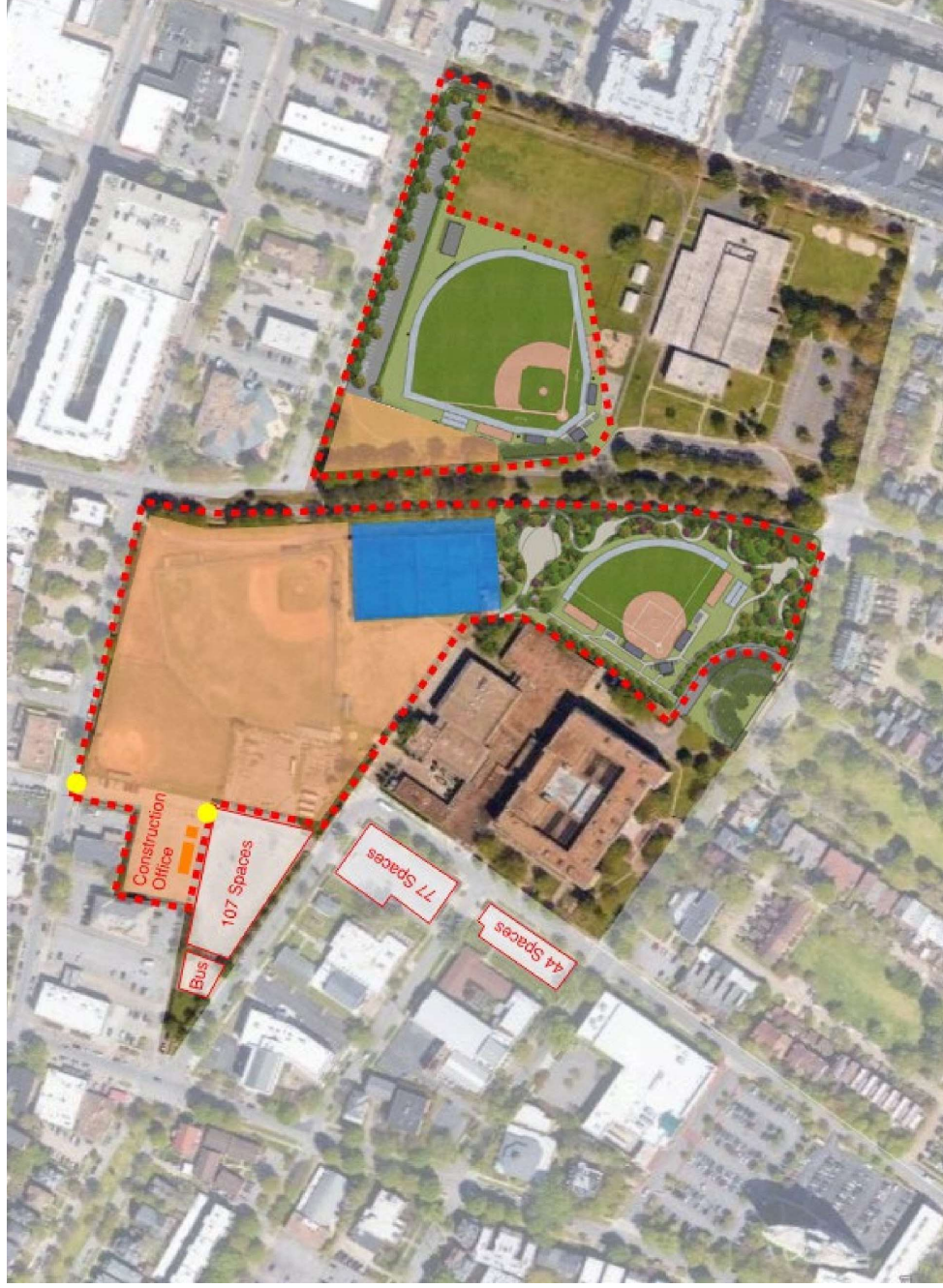


EXISTING CONDITIONS



Existing Conditions: Summer 2025

PHASE 1

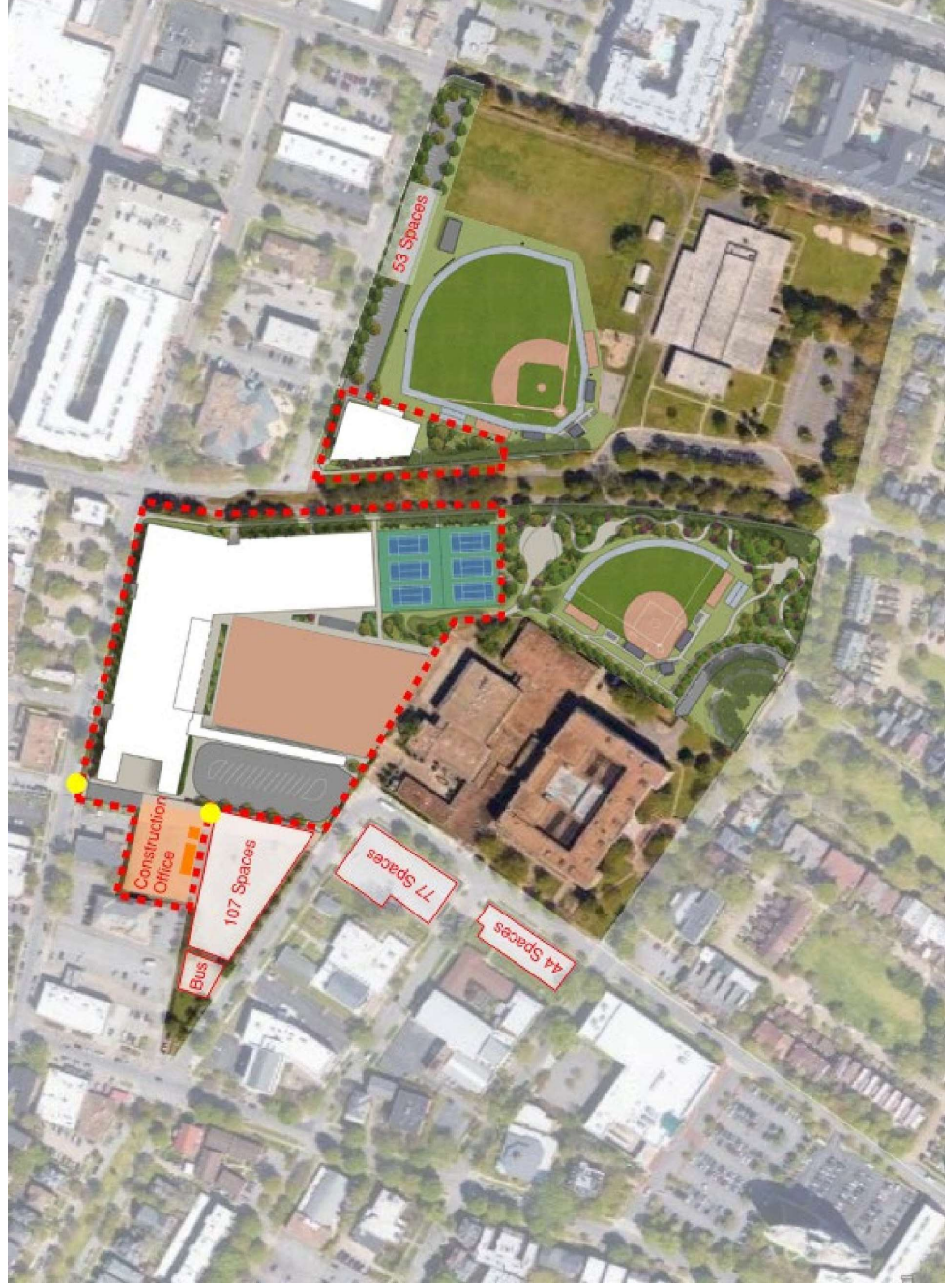


Phase 1: Fall 2025- Summer 2026

- Construction fence around project boundaries
- Restriping of Temporary Parking Lot
- Construct New:
 - Baseball and Softball and Fields
 - Stormwater Management Facilities
 - Stormwater Parks & Walking Paths to limits shown
 - New Parking on East Side of Llewellyn Ave
 - Begin Earthwork, Soil Improvements and Foundations for New HS & Natatorium

Objective: New Baseball and Softball Fields Completed for Fall 2026 School Year

PHASE 2



Phase 2: Summer 2026 – Summer 2028

- Adjust Construction Fence to New HS and Natatorium Boundaries
- Construct:
 - New HS & New Natatorium
 - New Tennis Courts
 - Site Improvements within Boundary

Objective: New HS & Natatorium Completed for Fall 2028 School Year

PHASE 3

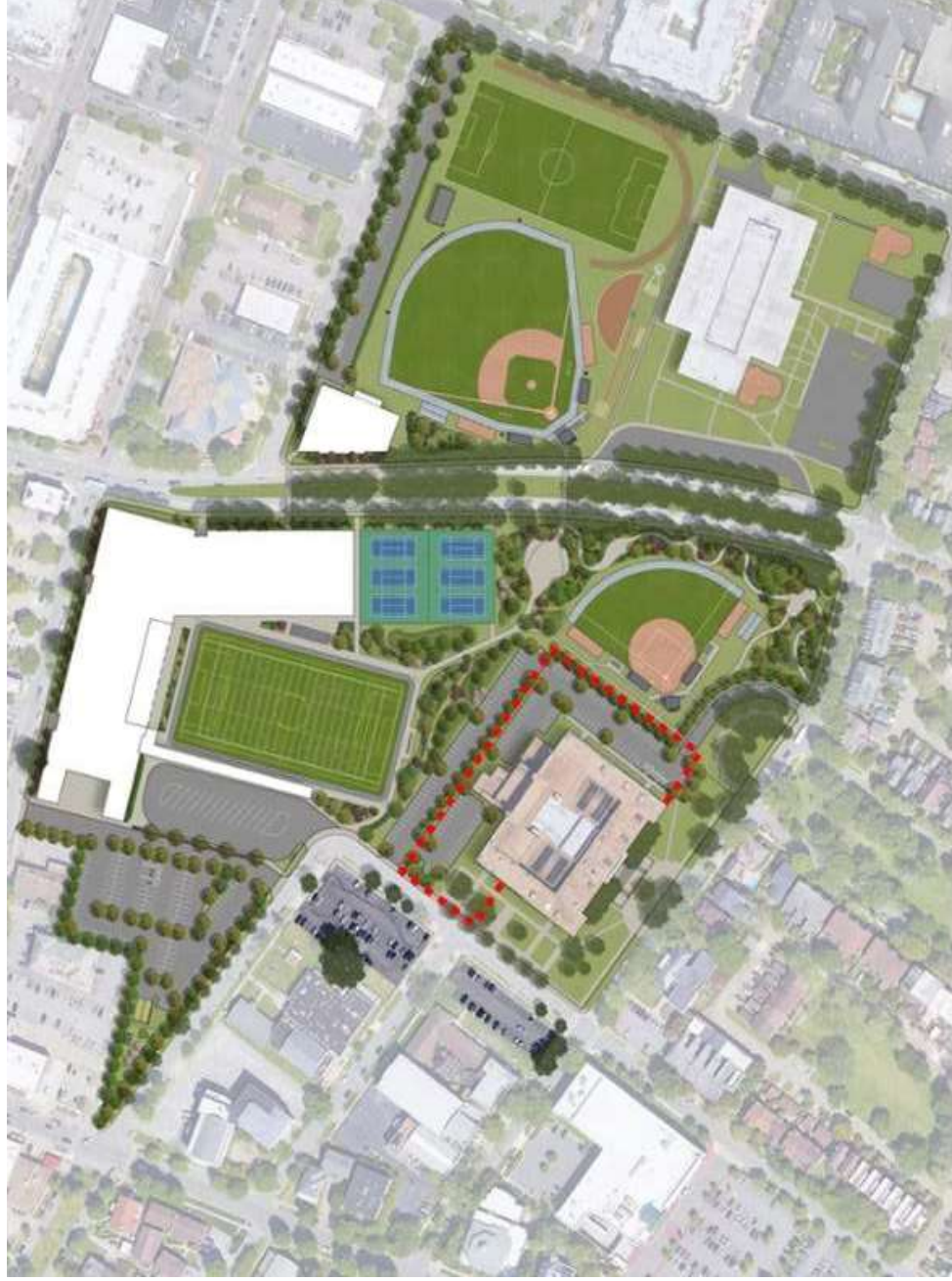


Phase 3: Summer 2028 – Winter 2029

- Construction fence around existing Maury HS and remaining site work
- Construct:
 - Selective Demolition of Non-Historic Maury HS
 - Construct Multi-Purpose Field, Track and Field, and Practice Field Area
 - Complete Construction of Remaining Site and Parking Facilities

**Objective: Complete Sport Fields
and Site Improvements**

PHASE 4



Phase 4: Winter 2029 - ?

- Adjust Construction Fence to Boundary of Historic Maury
- Historic Maury Improvements - TBD

SUMMARY & NEXT STEPS

WHAT THIS PPEA IS DELIVERING:

- **The Design and Construction of a New Maury High School that:**
 - Meets & Exceeds the Educational Specifications established per the 2018 study and further refined during this Programming/Design Phase
 - Addresses the Needs and Expectations of the community resulting from a robust Community Engagement Process
 - Provides a Secure and State-of-the-Art Learning Environment for decades to come
 - Stands as a Sustainable and Resilient Educational Facility for the City of Norfolk
 - Maintains a Historic Landmark with strong ties to the community
- **A Construction Phasing Plan that:**
 - Maintains a fully operational Maury HS during construction
 - Provides adequate parking for students and staff during construction
 - Establish secure boundaries between construction activities and school operations
 - Minimizes the impact of construction activities to the adjacent school and surrounding communities

- **A Guaranteed Maximum Price (GMP)** to complete the Design and Construction of this Facility, where our team is assuming all Risk
- **A Construction Schedule** that completes the new Maury High School for the **Fall 2028 School Year**



Norfolk
Public
Schools



THE CITY OF
NORFOLK

SUMMARY & NEXT STEPS

NEXT STEPS:

- Execute the Comprehensive Agreement
- Submit Phase 1 Site Plans for City Plan Review & Permitting
- Engage our Design Team to Complete Design Development and Transition to Construction Documents
- Decision for alternate site plan east of Llewellyn must be made by September 1, 2025 to have all phases complete by fall of 2028.

THANK YOU