Memorial Elementary School Building Project

School Building Committee | October 15, 2026



Agenda

Item 1	Welcome and Team Introductions
Item 2	Who is Ai3 and Why are We Unique
Item 3	Our Past Experience in Natick
Item 4	Ai3 Public School Design Experience
Item 5	Elementary School Design Experience
Item 6	Sustainability: Recent Success
Item 7	Next Steps: Building a Shared Foundation

https://www.natickps.org/page/memorial-school-building-project/

Ai3 ARCHITECTS

LiRo-Hill GISI Consulting Group Company

TEAM INTRODUCTIONS

Ai3 team leadership



James Jordan
Founding Partner



Justin Thibeault
Principal
Project Manager



Kris Kendall
Senior Associate
Project Architect

Ai3 School Design Experience

27+
years collaborating with Natick Public Schools

35+
projects with elementary and early education programming

74%
projects completed for repeat clients

93%
projects are LEED or CHPS certified



100% Focus on Education!

AN INTGRATED APPROACH
design team continuity

25+
years collaborating with trusted consultants

100+
school projects completed together

12M+
GSF in shared educational construction

45+
districts served together







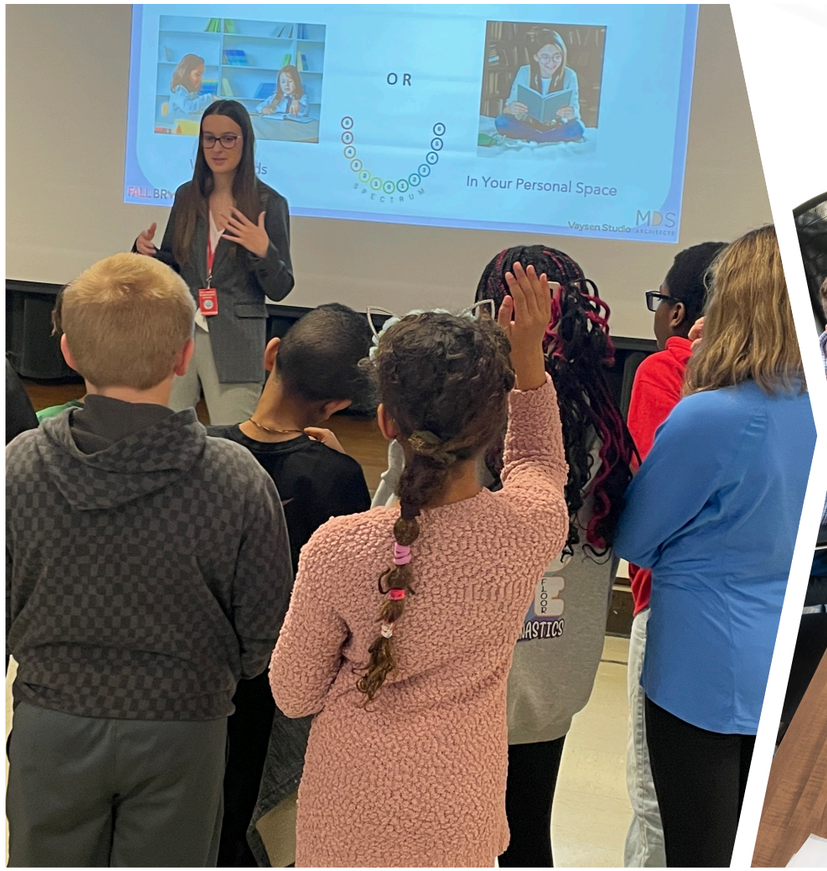
Ai3 ARCHITECTS

TRAVERSE landscape architects

G&V CONSULTING ENGINEERS

AN INTGRATED APPROACH
collaboration throughout

VISIONING



DESIGN



IMPLEMENTATION



A LONGSTANDING NATICK PARTNERSHIP

Natick was the first home for Ai3



A LONGSTANDING NATICK PARTNERSHIP

decades of experience in Natick

2001



Bennett-Hemenway Elementary School

2003



Wilson Middle School

2012



Natick High School

2020



Kennedy Middle School

Natick Memorial School Building Committee

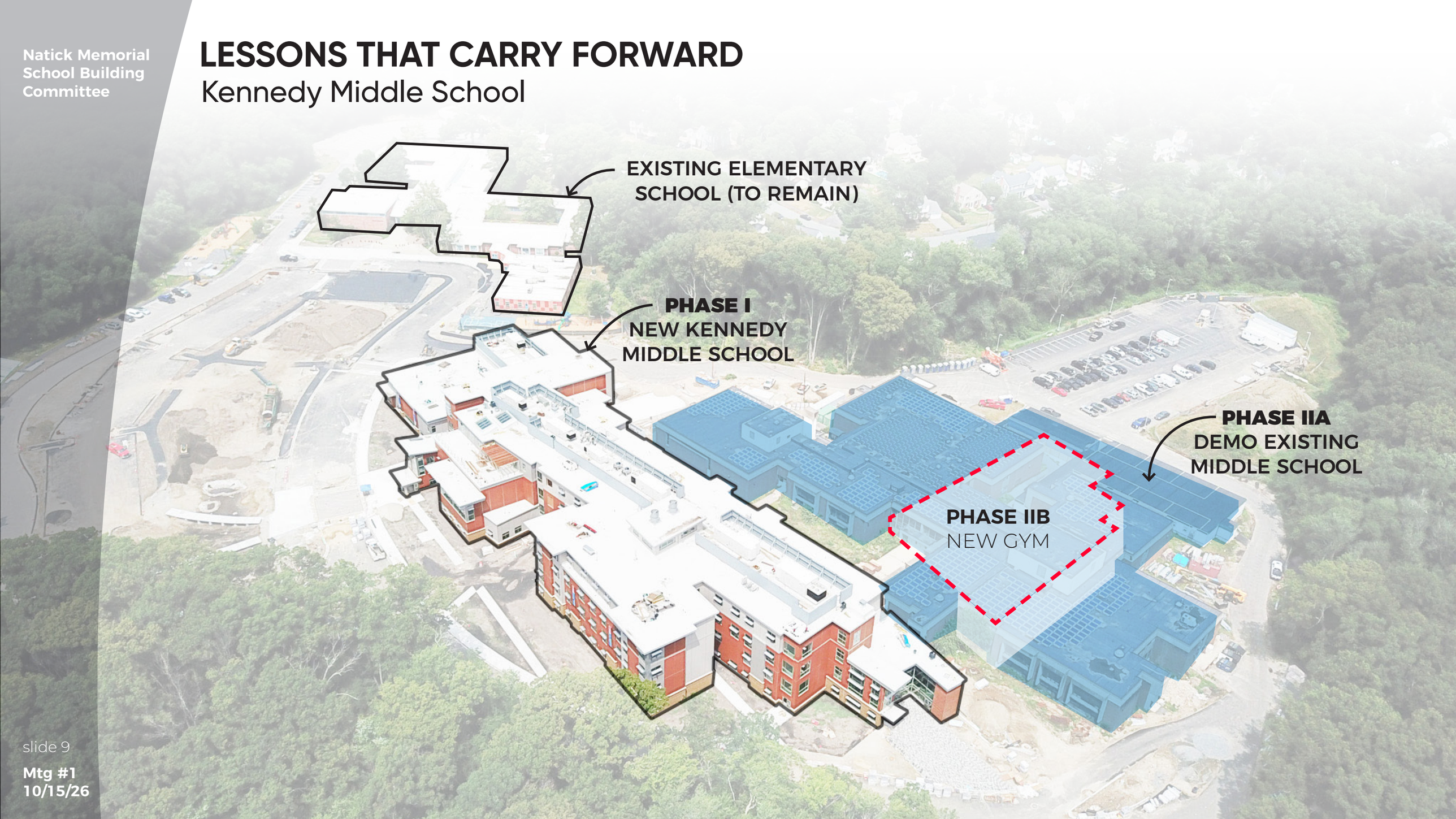
LESSONS THAT CARRY FORWARD

Kennedy Middle School



LESSONS THAT CARRY FORWARD

Kennedy Middle School



Natick Memorial School Building Committee

PK-12 PERSPECTIVE AND MSBA KNOWLEDGE



















Mtg #1
10/15/26

LISTEN, EVALUATE, AND IMPROVE

experience matters



Operational Input

cleanability
access for maintenance
adaptable infrastructure
intuitive systems



Durability

building finishes
FF&E selections
technology options



Flexibility

utility infrastructure
adaptable furniture
multiuse spaces



Comfort Matters

acoustics
lighting controls
temperature controls
furniture selections

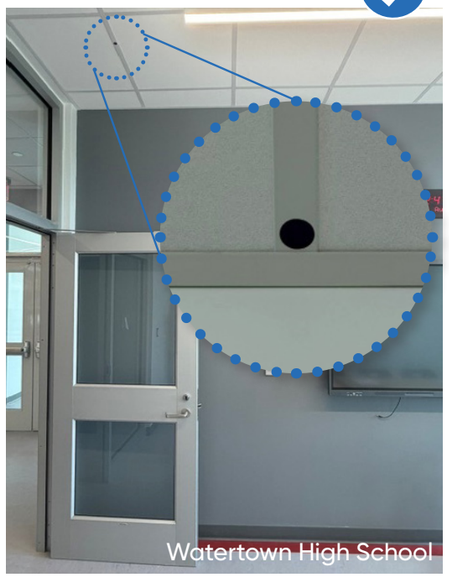


Mock-ups

test spaces
user feedback
reduce surprises

LISTEN, EVALUATE, AND IMPROVE

experience matters



FIND IT

identifying lighting controls above ceilings for ease of maintenance



REACH IT

Strategically located cleanout / access panels



SERVICE IT

accessible hydration station components



REPLACE IT

equipment positioned for easy servicing and replacement



MAINTAIN IT SAFELY

roof equipment with safe access for proper service clearances

Natick Memorial School Building Committee

BEGIN WITH THE YOUNGER LEARNER

Hosmer Elementary School



AI3 ARCHITECTS

Natick Memorial
School Building
Committee

BEGIN WITH THE YOUNGER LEARNER

Cunniff Elementary School



Mtg #1
10/15/26

Ai3 ARCHITECTS

Natick Memorial School Building Committee

BEGIN WITH THE YOUNGER LEARNER

Lowell Elementary School



Natick Memorial
School Building
Committee

PROVEN SCHOOLS, TAILORED TO NATICK

Hosmer Elementary School



Ai3 ARCHITECTS

PROVEN SCHOOLS, TAILORED TO NATICK

Hosmer Elementary School



Ai3 ARCHITECTS

MEASURED RESULTS
recent Ai3 projects



Hosmer Elementary School

- Occupied Spring 2022
- LEED v4 Gold Certified
- Net Energy Positive
- EUI of 22.3
- 808 KW DC Solar/PV System



Watertown High School

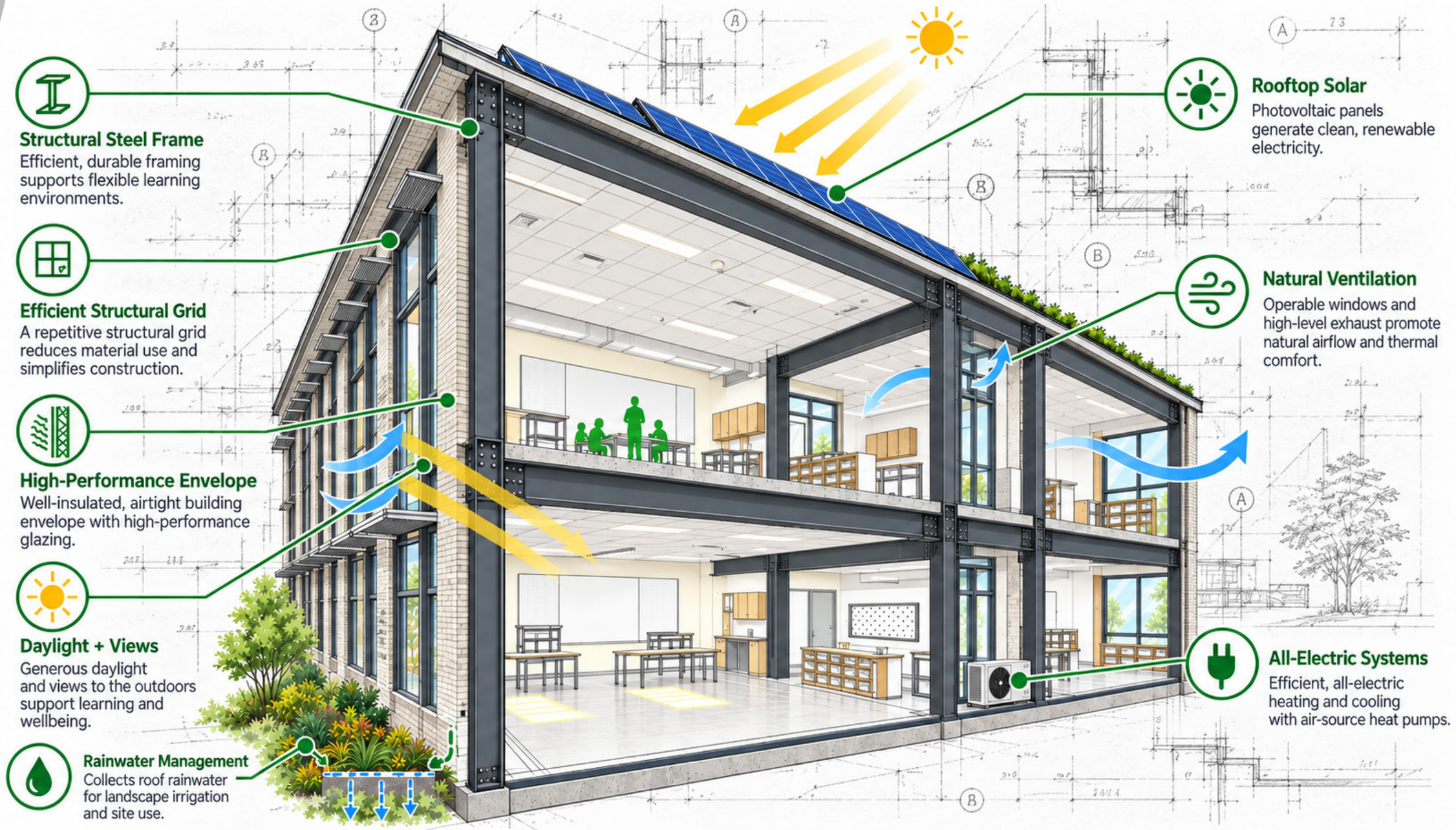
- Occupied Fall 2026
- LEED v4 Platinum (anticipated)
- LEED Zero Energy Certified (anticipated)
- EUI of 23.9
- Ground Source Heat Pump system



Galvin Middle School

- Occupied Fall 2030 (target)
- LEED v4 Gold (anticipated)
- Net Zero Energy (anticipated)
- Ground Source Heat Pump system
- 1,570 KW DC Solar/PV system

A LEARNING TOOL AND LONG-TERM ASSET



Structural Steel Frame
Efficient, durable framing supports flexible learning environments.

Efficient Structural Grid
A repetitive structural grid reduces material use and simplifies construction.

High-Performance Envelope
Well-insulated, airtight building envelope with high-performance glazing.

Daylight + Views
Generous daylight and views to the outdoors support learning and wellbeing.

Rainwater Management
Collects roof rainwater for landscape irrigation and site use.

Rooftop Solar
Photovoltaic panels generate clean, renewable electricity.

Natural Ventilation
Operable windows and high-level exhaust promote natural airflow and thermal comfort.

All-Electric Systems
Efficient, all-electric heating and cooling with air-source heat pumps.

Natick Memorial
School Building
Committee

A LEARNING TOOL AND LONG-TERM ASSET



A LEARNING TOOL AND LONG-TERM ASSET



START TOGETHER | TOURS
suggested attendees & locations

Watertown High School

District Leadership

Superintendent

Deputy/Assistant Superintendents

(Chief Academic Chair, Finance, Student Services)

Memorial Elementary School Principal

Director of Facilities/ Facilities

SBC Members

Hosmer / Cunniff / Lowell Elementary Schools

SBC Members

Visioning Attendees



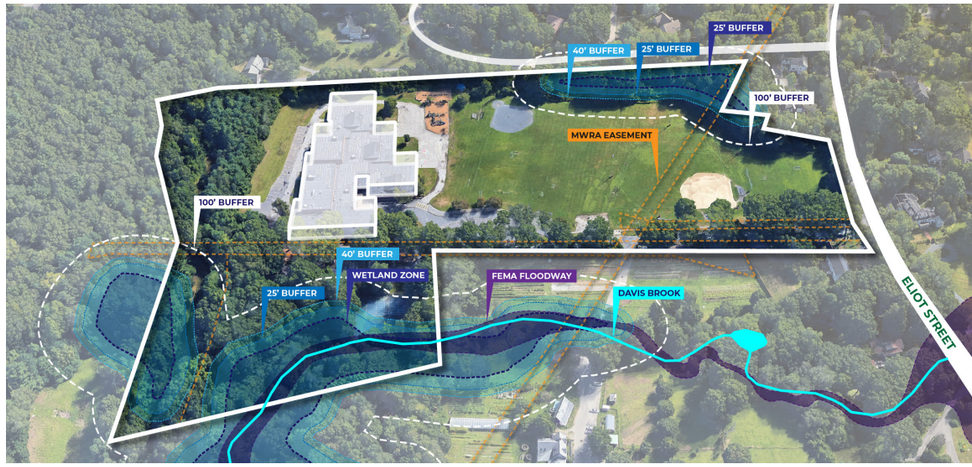
Hosmer Elementary School

START TOGETHER | INVESTIGATIONS
site and existing building

Existing Building Assessment
Structure
Envelope
Mechanical
Electrical Systems
Plumbing
Accessibility
Educational Suitability
Interior Finishes
Daylight
Site Infrastructure

Existing Site Assessments (Memorial & West Street)
Wetlands
Site Survey
Soil Characterization
Geotech Borings
Geothermal Test Wells







START TOGETHER | DOCUMENTATION

Owner's Project Requirements (OPR)

Natick Public Schools

District Leadership

Superintendent

Deputy/Assistant Superintendents

(Chief Academic Chair, Finance, Student Services)

Memorial Elementary School Principal

Director of Facilities/ Facilities

SBC Chair & Vice Chair

School Resource Officer (SRO)

Town of Natick

Net Zero Natick Committee Representative

Natick's Director of Sustainability

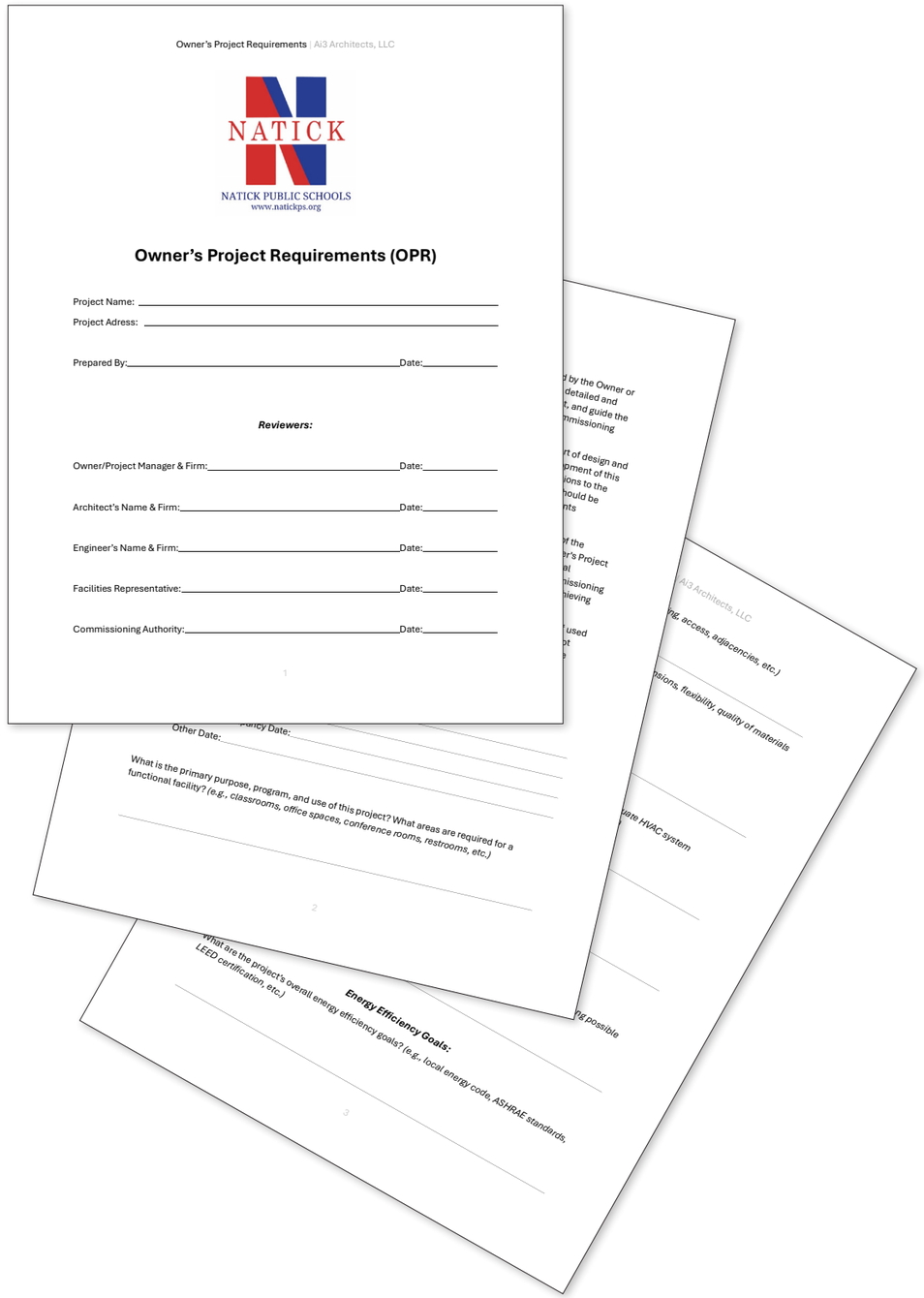
Department of Public Works

Conservation Commission

Phase I ESA

Traffic Report

Hydrant Flow Testing



START TOGETHER | VISIONING
suggested attendees

Natick Public Schools

District Leadership

Superintendent

Deputy/Assistant Superintendents

(Chief Academic Chair, Finance, Student Services)

Memorial Elementary School Principal
Director of Facilities/ Facilities
SBC Chair & Vice Chair
School Resource Officer (SRO)
Team Chairs
Teacher/Staff Representatives
Student Representatives

Current Memorial Elementary students

Former Memorial Elementary students (current MS or HS students)

Town of Natick

Net Zero Natick Committee Representative
Natick's Director of Sustainability
Community Members



NEXT STEPS
summary matrix

	School Tours	Existing Investigations	OPR/ Documentation	Educational Visioning	Working Group
WHY	Precedent school tours to inspire educational visioning and inform the Owner's Project Requirements.	Existing site and building investigations to document current conditions that will inform design options	Documentation to define the Basis of Design to guide the design and construction.	Educational visioning with representative focus groups to define project priorities and space program needs.	Small group of decision makers to help move the project forward in between building committee meetings
WHO	**Natick Public Schools** Superintendent Deputy/Assistant Superintendents Memorial ES Principal Director of Facilities/Facilities SBC Chair & Vice Chair Team Chairs Teacher/Staff Representatives	**Professional Team** Architect MEPFP Engineers Landscape Architects Civil Engineers Structural Engineers HazMat Consultants Geotech Consultants Geothermal Test Well Consultants	**Natick Public Schools** Superintendent Deputy/Assistant Superintendents Memorial ES Principal Director of Facilities/Facilities SBC Chair & Vice Chair School Resource Officer (SRO) **Town of Natick** Net Zero Natick Committee Rep. Natick's Director of Sustainability Department of Public Works Conservation Commission	**Natick Public Schools** Superintendent Deputy/Assistant Superintendents Memorial ES Principal Director of Facilities/Facilities SBC Chair & Vice Chair School Resource Officer (SRO) Team Chairs Teacher/Staff Representatives Student Representatives **Town of Natick** Net Zero Natick Committee Rep. Natick's Director of Sustainability Community Members	**Natick Public Schools** Superintendent Deputy/Assistant Superintendents Memorial ES Principal Director of Facilities/Facilities SBC Chair & Vice Chair **Town of Natick** Select Members of the SBC
WHEN	November - December	October - November	Late October - to - Early November	October - November	weekly - to - biweekly depending on project phase