



ARROWSTREET

DALE STREET SCHOOL

SCHOOL BUILDING COMMITTEE

MEDFIELD, MA
26 FEBRUARY 2020

PREPARED FOR



MEDFIELD PUBLIC SCHOOLS



AGENDA /

1 MSBA PROCESS & GOALS

- » Project Goals
- » Project Team
- » Overall Schedule

2 SITE SELECTION

- » Dale and Memorial Schools Site
- » Wheelock School Site
- » Hospital Hill/Sledding Hill Site
- » McCarthy Park Site
- » Red Gate Farm Site
- » Hospital Campus Site

3 EXISTING SCHOOL CONDITIONS

4 EDUCATIONAL PROGRAMMING

- » Educational Visioning
- » Grade Configuration

5 SPACE SUMMARY

6 NEXT STEPS

- » Feasibility Study Schedule

MSBA PROCESS & GOALS

MSBA PROCESS & GOALS
PROJECT TEAM

MEDFIELD PUBLIC SCHOOLS

Jeffrey Marsden
Superintendent of Schools

Michael LaFrancesca
Director of Finance and Operations

Stephen Grenham
Dale Street School Principal

SCHOOL BUILDING COMMITTEE

Mike Quinlan
Chair of School Building Committee
Chair of Permanent Planning and Building Committee

Tim Bonfatti
Permanent Planning and Buidling Committee Member

Leo Brehm
School Committee Legislative Secretary

Anna Mae O’Shea Brooke
School Committee Chairperson

Amy Colleran
Director of Facilities Maintenance

Tom Erb
Permanent Planning and Building Committee Member

Stephen Grenham
Dale Street School Principal

Michael LaFrancesca
Director of Finance and Operations

Walter Kincaid
Permanent Planning and Buidling Committee Member

Michael Marcucci
Board of Selectman

Jeffrey Marsden
Superintendent of Schools

Sharon Tatro
Warrant Committee Member

Kristine Trierweiler
Town Administrator

Michael Weber
Permanent Building Committee Member

SCHOOL COMMITTEE

Anna Mae O’Shea Brooke
School Committee Chairperson

Jessica Reilly
School Committee Vice Chairperson

Timothy Knight
School Committee Recording Secretary

Meghan Glenn
School Committee Financial Secretary

Leo Brehm
School Committee Legislative Secretary

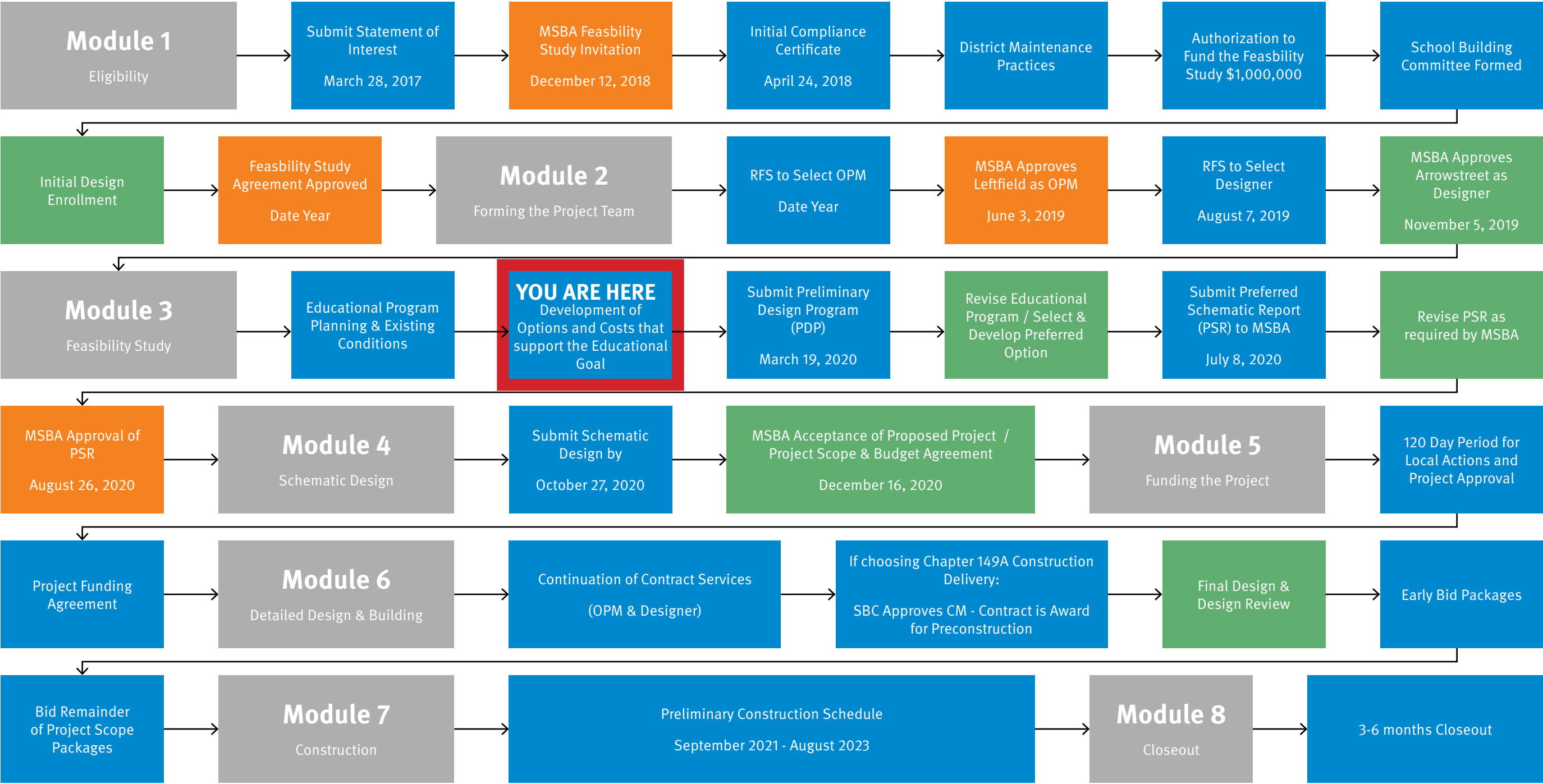
OWNERS PROJECT MANAGER

Leftfield

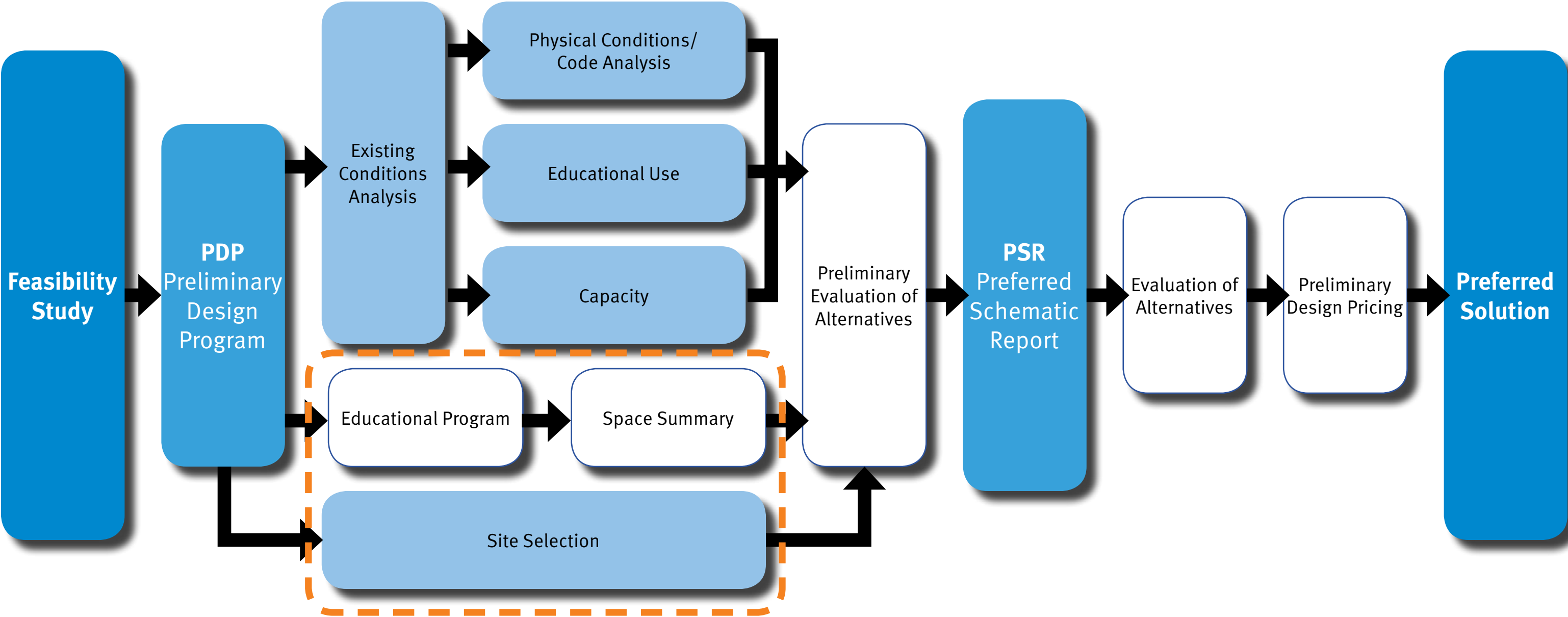
DESIGNER

Arrowstreet Inc.

MSBA PROCESS & GOALS
PROJECT TIMELINE

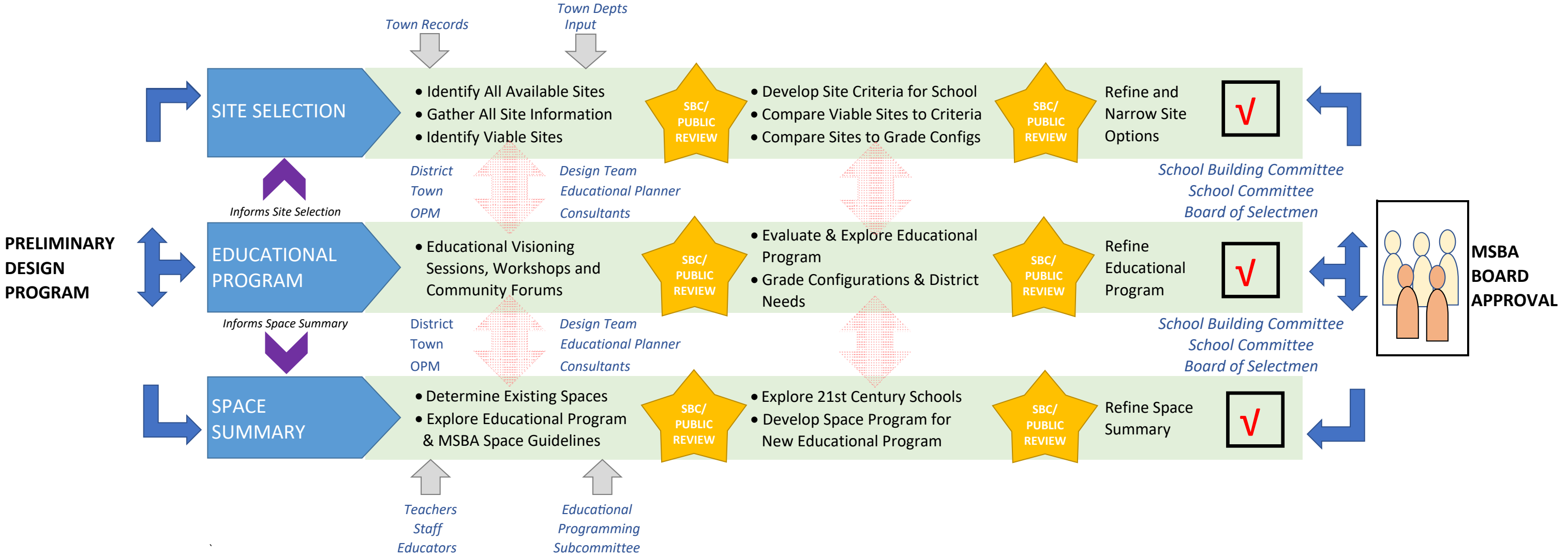


MSBA PROCESS & GOALS
FEASIBILITY STUDY FLOW CHART



MSBA PROCESS & GOALS

PDP DECISION MAKING PROCESS



SITE SELECTION

SITE SELECTION

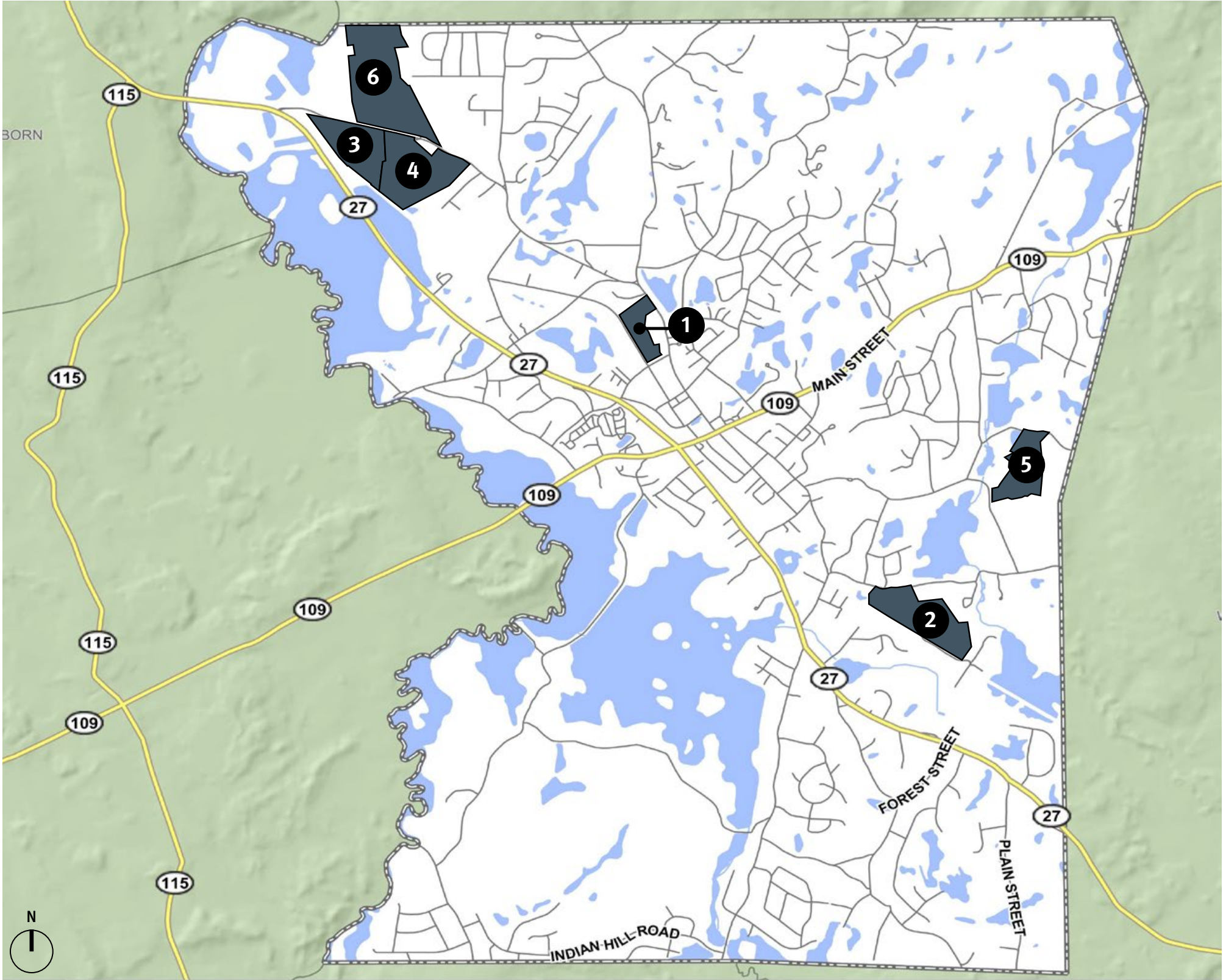
SITE IDENTIFICATION CRITERIA

INITIAL CRITERIA

- **Town Owned Properties**
 - Resulted in 199 potential properties
- **Minimum of 10 acres**
 - Resulted in 50 potential properties
- **Must not be covered in active wetlands** (indicated by low property value relative to acreage)
 - Resulted in 6 potential properties

SITE SELECTION

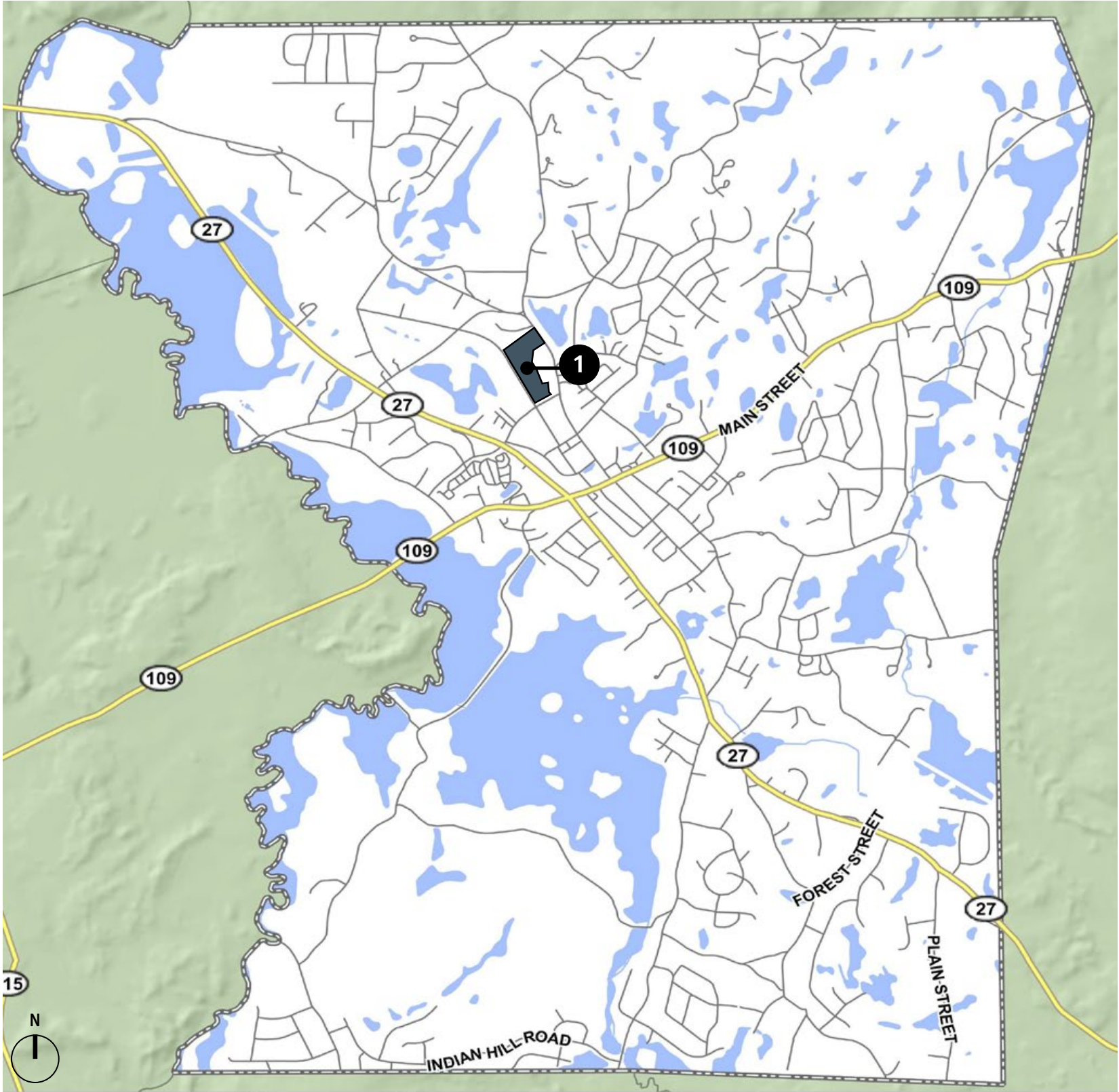
SITE IDENTIFICATION



PRELIMINARY SITES IDENTIFIED

- 1. Dale and Memorial Schools Site.** Existing school site of the Memorial and Dale Street Elementary Schools.
- 2. Wheelock School Site.** Existing school site of the Wheelock Elementary School.
- 3. Hospital Hill/Sledding Hill Site.** Undeveloped site acquired as part of the Land Disposition Agreement with DCAMM.
- 4. McCarthy Park Site.** Recreational site developed with sports amenities.
- 5. Red Gate Farm Site.** Undeveloped land acquired to preserve Open Space.
- 6. Hospital Campus Site.** Main campus of the former Medfield State Hospital, acquired as part of the Land Disposition Agreement with DCAMM.

SITE SELECTION
DALE AND MEMORIAL SCHOOL SITE

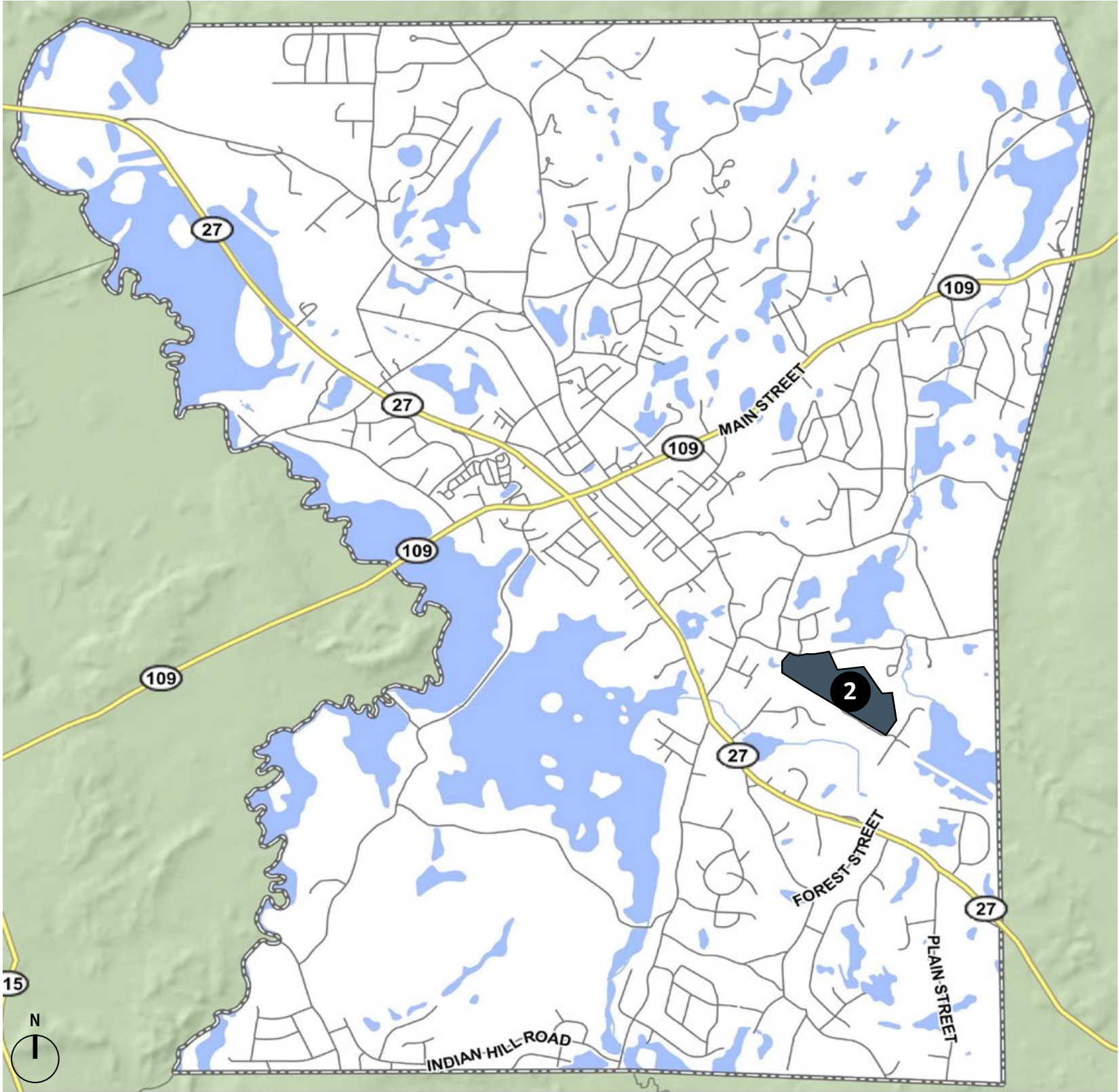


DALE AND MEMORIAL SCHOOL SITE

- 17 Acres
- Creates Educational Campus
- No major restrictions identified



SITE SELECTION
WHEELLOCK SCHOOL SITE

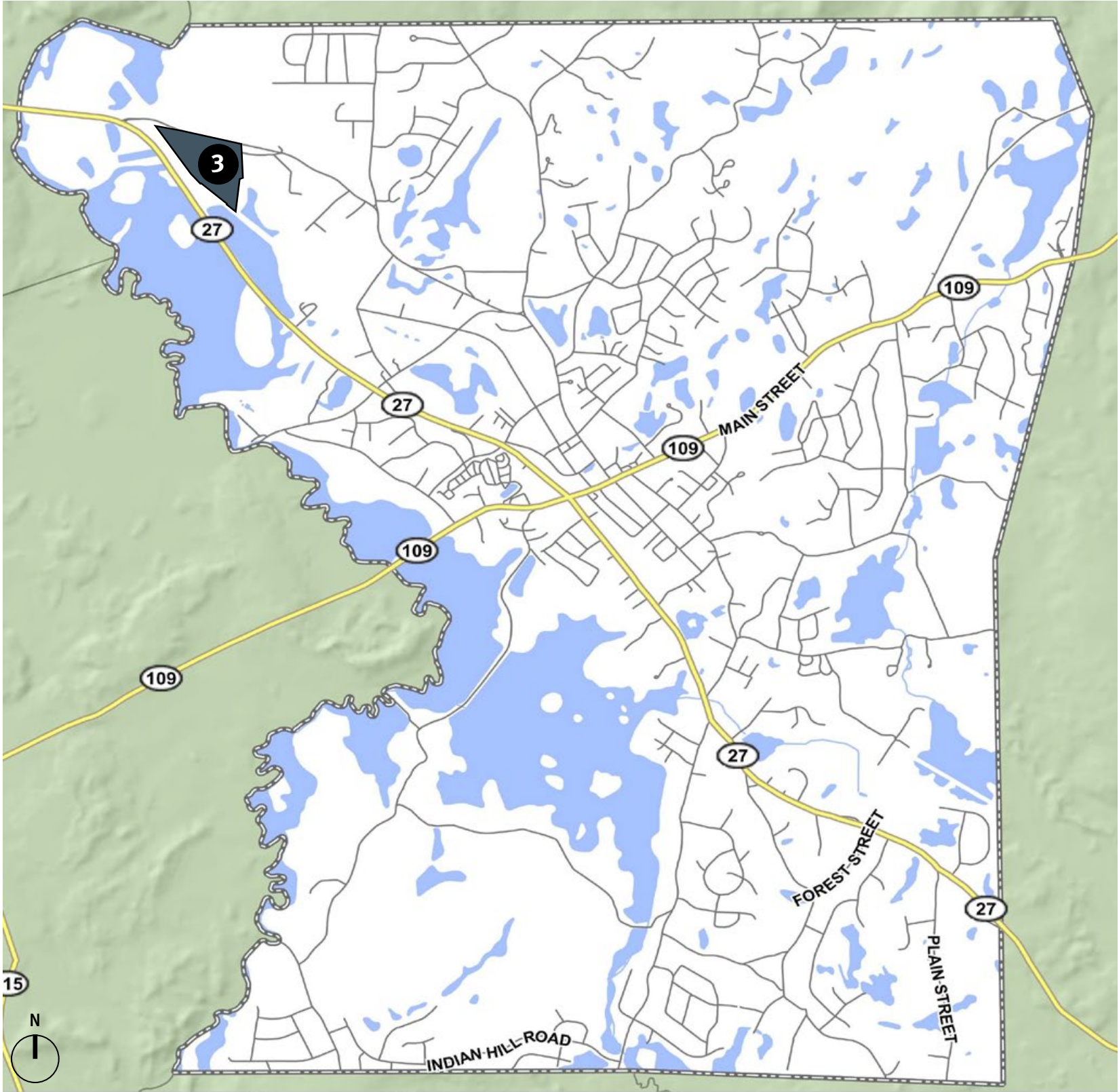


WHEELLOCK SCHOOL SITE

- 44 Acres
- Creates Educational Campus
- Portion of site within Zone 1 Wellhead Protection - Does not restrict building
- No major restrictions identified
- Desire to maintain 5 soccer fields in back



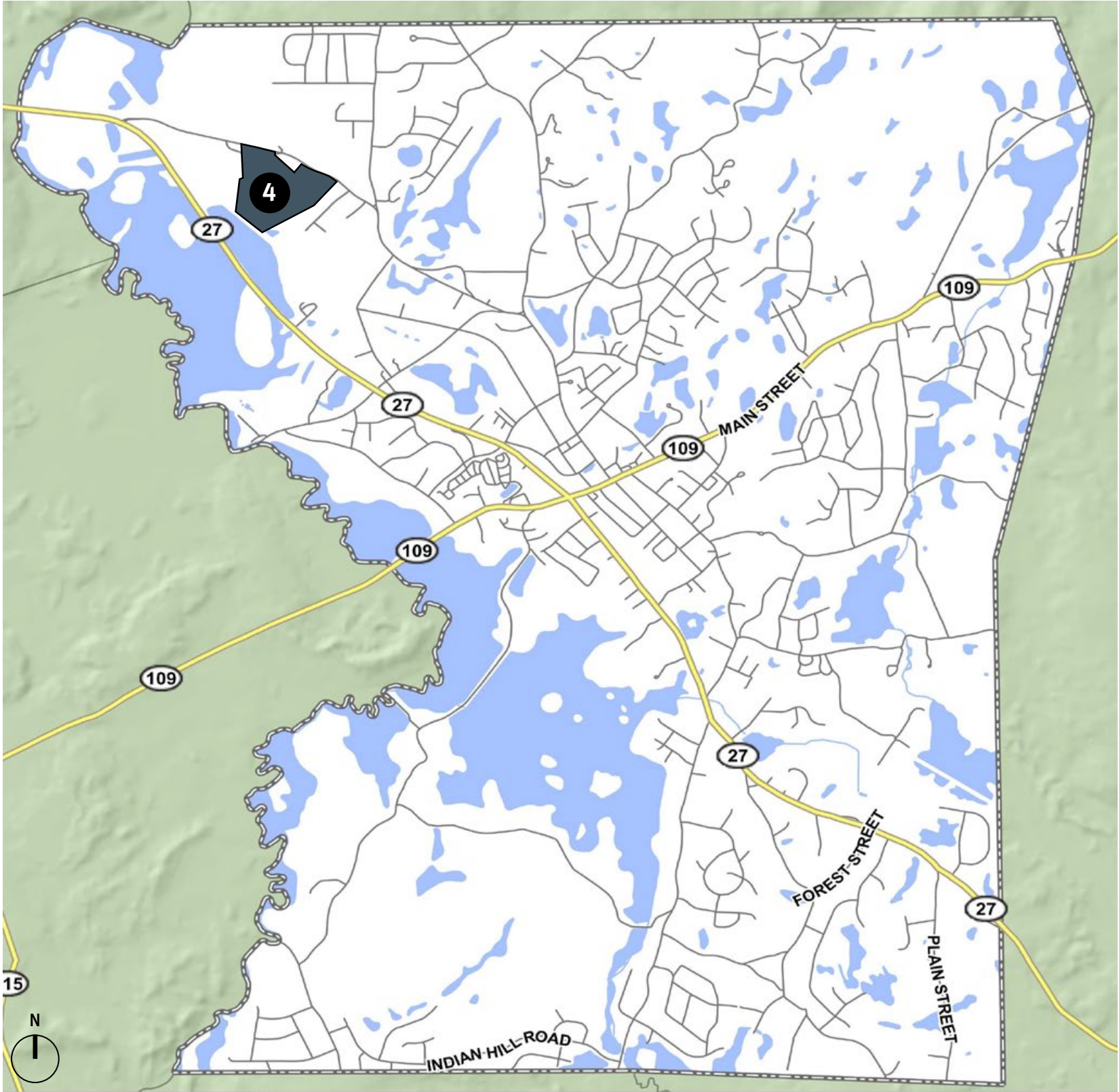
SITE SELECTION
HOSPITAL HILL/SLEDDING HILL SITE



HOSPITAL HILL/ SLEDDING HILL SITE

- 40 Acres
- Subject to Land Disposition Agreement with DCAMM, which restricts development to 12 acres
- 2017 Open Space and Recreation Plan and the 2018 Medfield State Hospital Strategic Reuse Master Plan envisions this area as maintained for recreation
- Remoteness to main population will increase busing and operational costs
- No utilities, increase in capital cost to develop

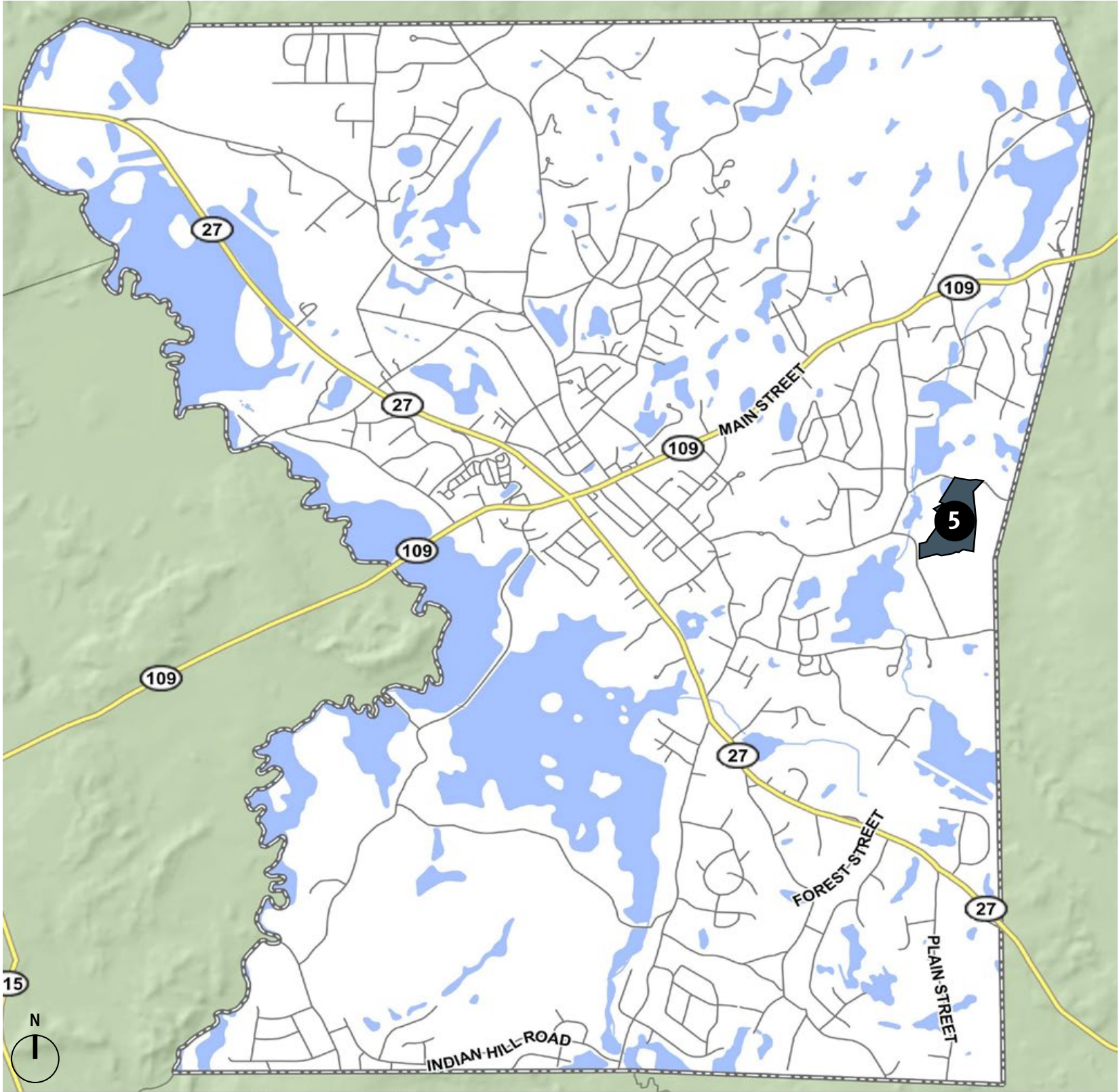
SITE SELECTION
MCCARTHY PARK SITE



MCCARTHY PARK SITE

- 48 Acres
- Developed with multiple recreational resources that are heavily used, managed by Parks and Recreation Department
- Partially covered in wetlands
- 2017 Open Space and Recreation Plan and the 2018 Medfield State Hospital Strategic Reuse Master Plan envisions this area as maintained for recreation
- Remoteness to main population will increase busing and operational costs
- Use as a public park

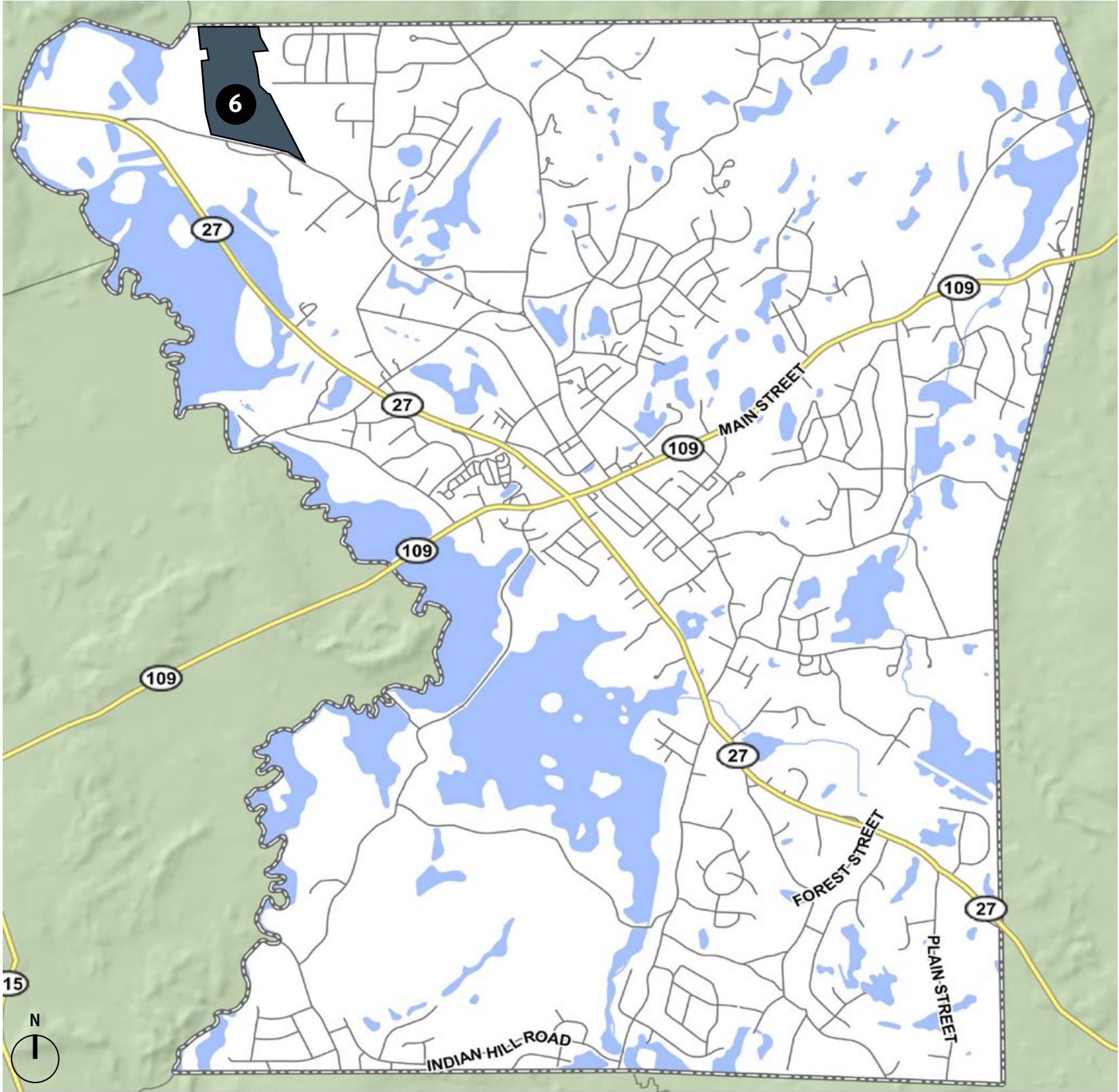
SITE SELECTION
RED GATE FARM SITE



RED GATE FARM SITE

- 30 Acres
- Purchased in 2013 to preserve open space which was included as a deed restriction to prohibit development, managed by the Conservation Commission
- 2017 Open Space and Recreation Plan notes this area as forestland and envisions this area as maintained for passive recreation
- Partially covered in wetlands
- Access issues with narrow bridge and potential need for wetlands crossings
- No utilities, increase in capital cost to develop



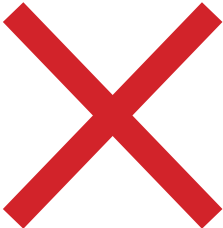
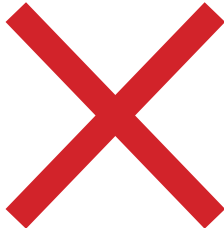
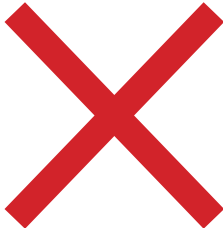
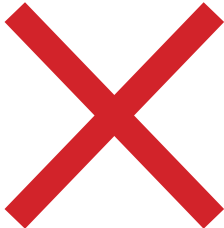
SITE SELECTION
HOSPITAL CAMPUS SITE



HOSPITAL CAMPUS SITE

- 87 Acres
- Subject to Land Disposition Agreement with DCAMM
- 2018 Medfield State Hospital Strategic Reuse Master Plan envisions this area as a mix of commercial, arts and cultural resources, a housing
- Rezoned in November 2019 to support the goals of the Master Plan, which does not anticipate educational use
- Historic Building restrictions by MHC
- Remoteness to main population will increase busing and operational costs

SITE SELECTION
SITE EVALUATION

<div>DALE AND MEMORIAL SCHOOLS SITE</div> <div><ul style="list-style-type: none">No preliminary legal or community use issues</div> <div></div>	<div>WHEELOCK SCHOOL SITE</div> <div><ul style="list-style-type: none">No preliminary legal or community use issues</div> <div></div>	<div>HOSPITAL HILL/ SLEDDING HIL SITE</div> <div><ul style="list-style-type: none">DCAMM agreement dictates only 12 acres as developableCommunity desire to retain usable recreational area, with a potential for future recreation center on portion of site that is developableNo utilities and remote location will increase capital and operational costs</div> <div></div>	<div>MCCARTHY PARK SITE</div> <div><ul style="list-style-type: none">Parks and Recreation has control of siteHeavily used for school and community athletics, community desire to retain recreational areaRecreation land</div> <div></div>	<div>RED GATE FARM SITE</div> <div><ul style="list-style-type: none">Potential traffic and access issues related to narrow access roads and potential for wetlands crossingsAcquired in 2013 to preserve open space, deed restriction to passive recreation onlyConservation Commission landLikely no sewer access</div> <div></div>	<div>HOSPITAL CAMPUS SITE</div> <div><ul style="list-style-type: none">Newly approved zoning and master plan does not accommodate a school in this locationHistoric Buildings restrictionsRemote location will increase operational costs</div> <div></div>
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SITE SELECTION

SITE EVALUATION BETWEEN DALE AND MEMORIAL SCHOOLS SITE AND WHEELLOCK SCHOOL SITE

Site Criteria Note: This is the average score from all participants		Existing Dale Street Property			Wheelock Property	
		Addition/ Renovation	New Construction Grade 4-5	New Construction Grade 3-5	New Construction Grade 4-5	New Construction Grade 3-5
General, Building and Site Facts						
1	Projected Student Enrollment					
2	Classroom Count					
3	Targeted Educational program (Total Building Gross Floor Area)					
4	Approximate Gross Square Feet (from Assessor's Database)					
5	Approximate Size of Site (from Assessor's Database)					
6	Buildable Area (excluding Setbacks and No-Build Zones)					
7	Programed Parking Spaces					
Site						
1	Layout of Site Maximizes Efficient Use of Site					
2	Provides Safe Pedestrian Circulation and Access; Promotes Walkability					
3	Town-Owned Land					
4	Land Restrictions (Zoning, Conservation, Development Restrictions)					
5	Allows for Outdoor Learning Space/Playground					
6	Safety and Efficiency of the Arrival/Dismissal Process; Queuing; Separation of Bus/Van and Automobile Circulation					
7	No Demand for On-Street Parking; Provides Sufficient Parking for Teachers, Staff, Visitors and 21 Buses on Site					
8	Minimizes Off-Site Traffic Impacts					
9	Avoids Wetlands, Environmental Conditions, Identified HazMats					
10	Proximity to Center of Town; Centrally-Located					
11	Access to Site (Roadways - Capacity, Conditons, Widths)					
12	Utility Infrastructure to Site					
13	No Historical Designation (MHC Process)					
14	No Parkland Designation (Article 97 Process)					
Educational						
1	Meets Educational Program for all Students; Supports Design Enrollment					
2	Provides Flexibility for Future Building Growth					
3	Allows for Optimal Building Configuration and Adjacency of Teaching Spaces					
4	Promotes Flexibility for Evolution of the Educatonal Program					
5	Promotes Connectivity to the Rest of the Elementary School Population					
6	Optimal for Grade Configuration 4-5					
7	Optimal for Grade Configuration 3-5					
Community						
1	Provides Space and Separate Access for Community Use					
2	Accommodates Extended Day Programs					
3	Ability to Promote Revenue-Generation for Sports & Other Events Usage					
4	Ability to Minimize Disruptions to Schools/Neighbors during Construction					
5	Adequate On-Site Parking for Community Events					
Building Considerations						
1	Building Systems (New or Existing Use and Conditions)					
2	Building Envelope (New or Existing Use and Conditions)					
3	ADA Compliance of Building and Site					
4	Code Compliance of Building					
5	Requires Minimal Interior Renovations to Meet Educational Program					
6	Requires Minimal Interior Renovations to Meet Educational Program					

Site Criteria Note: This is the average score from all participants		Existing Dale Street Property			Wheelock Property	
		Addition/ Renovation	New Construction Grade 4-5	New Construction Grade 3-5	New Construction Grade 4-5	New Construction Grade 3-5
Cost and Schedule						
1	Grade Configuration Impact on Cost and Schedule					
2	Maintains Long Range Capital Improvement Plan (Other Town Projects)					
3	Avoids Investment in Temp or Additional Facilities, Swing Space					
4	Avoids Extending Project Schedule (Phasing, Zoning, Permitting Issues)					
5	Maintains District's Long Range Educational Program Goal District-Wide					
Sustainable/Building Performance Goals						
1	Optimizes Energy Performance					
2	Reduces Water Usage					
3	Minimizes Demolition/Waste Reduction					
4	Maximizes Re-Use of Building					
5	Optimizes Daylighting and Views					
6	Ability to Meet Town Energy Goals (Net Zero or Ready, Fossil Fuel Free)					
Construction/ Phasing						
1	Requires Use of Off-Site Swing Space or On-Site Temp Modular Classrooms					
2	Requires Temporary Off-Site Parking or Drop-Off/Pick-Up					
3	Requires Phased Construction					
4	Construction on Occupied Site					
5	Ease of Segregation of Construction					

EXISTING SCHOOL CONDITIONS

EXISTING SCHOOL CONDITIONS

REPORT CARD

Legend	
●	Good
●	Repair/ Update
●	Replace/ Needed/ Address
n/a	Not applicable

Site and Civil		
Observations		
Parking Spaces (Dale Street Elementary Only)	69	
Existing play structures		●
Existing pavement		●
ADA accessible site		●
Separation of vehicles, busses, and pedestrians		●
Hazardous soils	Unknown	
Wetlands buffer zone		●
Site Utilities		●

Architecture and Code	1941	1969
Observations		
Exterior windows	●	●
Exterior masonry	●	●
Exterior wall insulation	●	●
Roof condition	●	●
Interior finishes	●	●
Fire protection system	●	●
ADA accessibility throughout	●	●
Bathroom handicap accessibility	●	●
Exit/ egress	●	●
Stairs & Elevator	●	●



EXISTING SCHOOL CONDITIONS

REPORT CARD

Legend	
●	Good
●	Repair/ Update
●	Replace/ Needed/ Address
n/a	Not applicable

Structural	1941	1969
Observations		
Structural performance	●	●
Foundation settlement	●	●
Cracks in the interior and exterior masonry walls	●	●
Concrete spalling	●	●
Noticeable floor deflection	●	●

Plumbing and Fire Protection	1941	1969
Observations		
Fire suppression system per current code		●
Dedicated fire service from site to building		●
Hot/ cold water piping	●	●
Storm piping system	●	●
Waste/ vent system	●	●
Egress stair standpipes	●	n/a
Plumbing fixture quality	●	●
Plumbing fixture quantity/ distribution		●
Gas Piping	●	●



EXISTING SCHOOL CONDITIONS

REPORT CARD

Legend	
●	Good
●	Repair/ Update
●	Replace/ Needed/ Address
n/a	Not applicable

Heating, Ventilation, and Air Conditioning (HVAC)	1941	1969
Observations		
Chiller	None	
Boiler		●
HVAC equipment	●	●
Low pressure steam piping and insulation	●	●
Exhaust ductwork system	●	●
Exhaust air fans	●	●
Pneumatic control system	●	●

Electrical	1941	1969
Observations		
Life safety lighting		●
Backup generator		●
Fire alarm system		●
Lighting systems		●
Lightning protection system		●
Tel/Com and IT Systems		●
Building communication system		●
Main switchboard		●
Branch circuit panels		●
Receptacle quantity and quality (GFCI)		●
Security system		●



EDUCATIONAL PROGRAMMING

EDUCATIONAL PROGRAMMING
EDUCATIONAL VISIONING WORKSHOPS COMPLETED

COMMUNITY VISIONING — DECEMBER 9, 2019

EDUCATIONAL VISIONING WORKSHOP — JANUARY 7, 2020

- Educational Working Group

EDUCATIONAL VISIONING WORKSHOP — JANUARY 28, 2020

- Educational Working Group

EDUCATIONAL VISIONING WORKSHOP — FEBRUARY 4, 2020

- Educational Working Group

COMMUNITY VISIONING — FEBRUARY 4, 2020



EDUCATIONAL PLAN




HIGHLIGHTS

Grade	Policy Recommended Class Size	Current Average Class Size	Target Class Size
Kindergarten	20	21	18-20
Grades 1-2	20-23	21.2	19-21
Grades 3-5	23-24	22	20-23



ELA	450 minutes week/ 90 minutes per day
Math	400 minutes week/ 80 minutes per day
Social Studies	90 minutes week/ 30 minutes/ 3 days a week
Science	135 minutes week/ 45 minutes/ 3 days a week
Art	45 minutes/ 1 day a week
Health	45 minutes/ 1 day a week
Physical Educa- tio	45 minutes/ 2 days a week
Word Language	45 minutes/ 2 days a week
Music	105 minutes/ 2 days a week

GRADE CONFIGURATION
 GRADE CONFIGURATION OPTIONS

	CURRENT CONFIGURATION	4-5 CONFIGURATION	3-5 CONFIGURATION
<div>  <div>Memorial Elementary School</div> </div>	PRE- KINDERGARTEN, KINDERGARTEN, AND GRADE 1	PRE- KINDERGARTEN, KINDERGARTEN, AND GRADE 1	PRE- KINDERGARTEN AND KINDERGARTEN
<div>  <div>Wheelock Elementary School</div> </div>	GRADE 2 AND GRADE 3	GRADE 2 AND GRADE 3	GRADE 1 AND GRADE 2
<div>  <div>Dale Street Elementary School</div> </div>	GRADE 4 AND GRADE 5	TBD	TBD
<div> PROPOSED PROJECT </div>	X	GRADE 4 AND GRADE 5	GRADE 3, GRADE 4, AND GRADE 5

GRADE CONFIGURATION

SURVEY RESULTS FROM PARENT AND COMMUNITY THOUGHTEXCHANGE



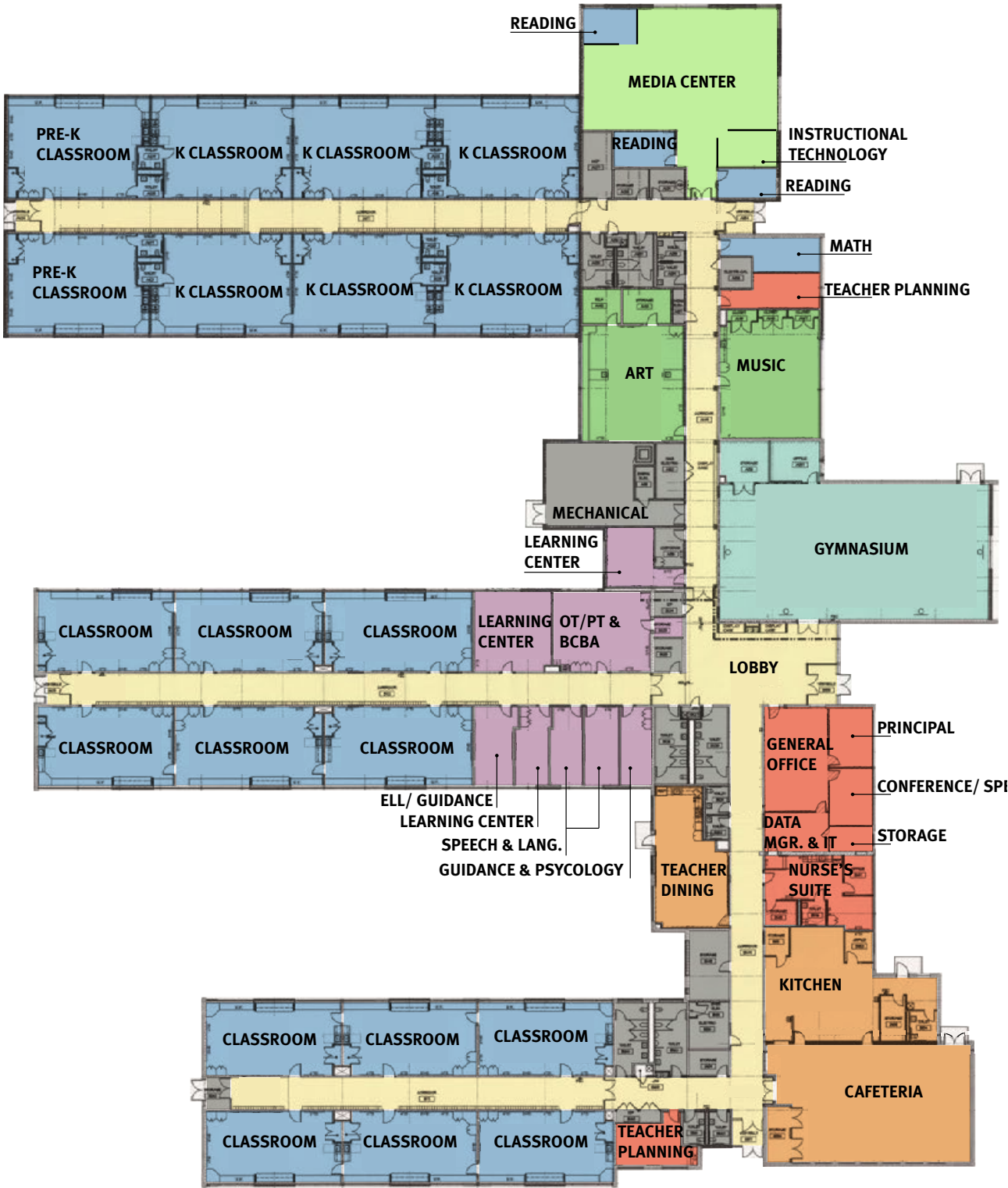
GRADE CONFIGURATION

SURVEY RESULTS FROM TEACHER THOUGHTEXCHANGE



GRADE CONFIGURATION

RECONFIGURATION IMPACT ON MEMORIAL ELEMENTARY SCHOOL



CURRENT CONFIGURATION OF MEMORIAL

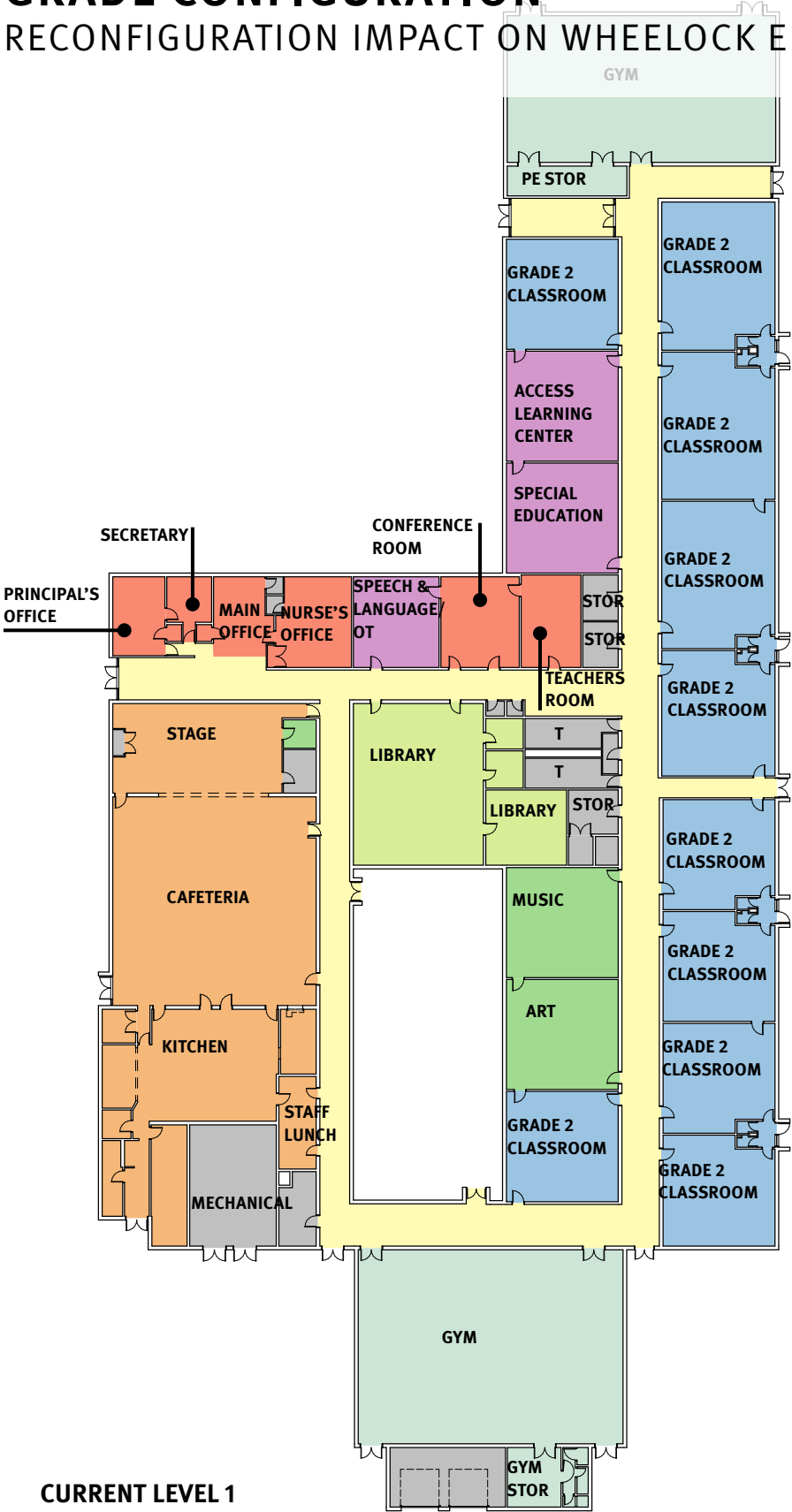


MEMORIAL AS A PRE-K/K IN SCHOOL YEAR 23-24

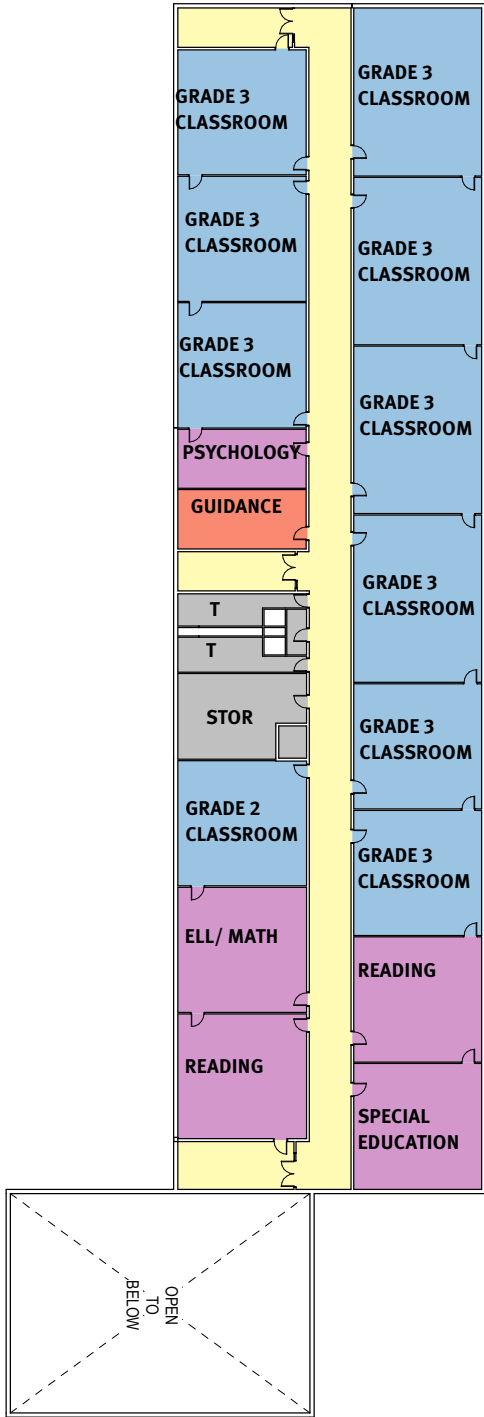


GRADE CONFIGURATION

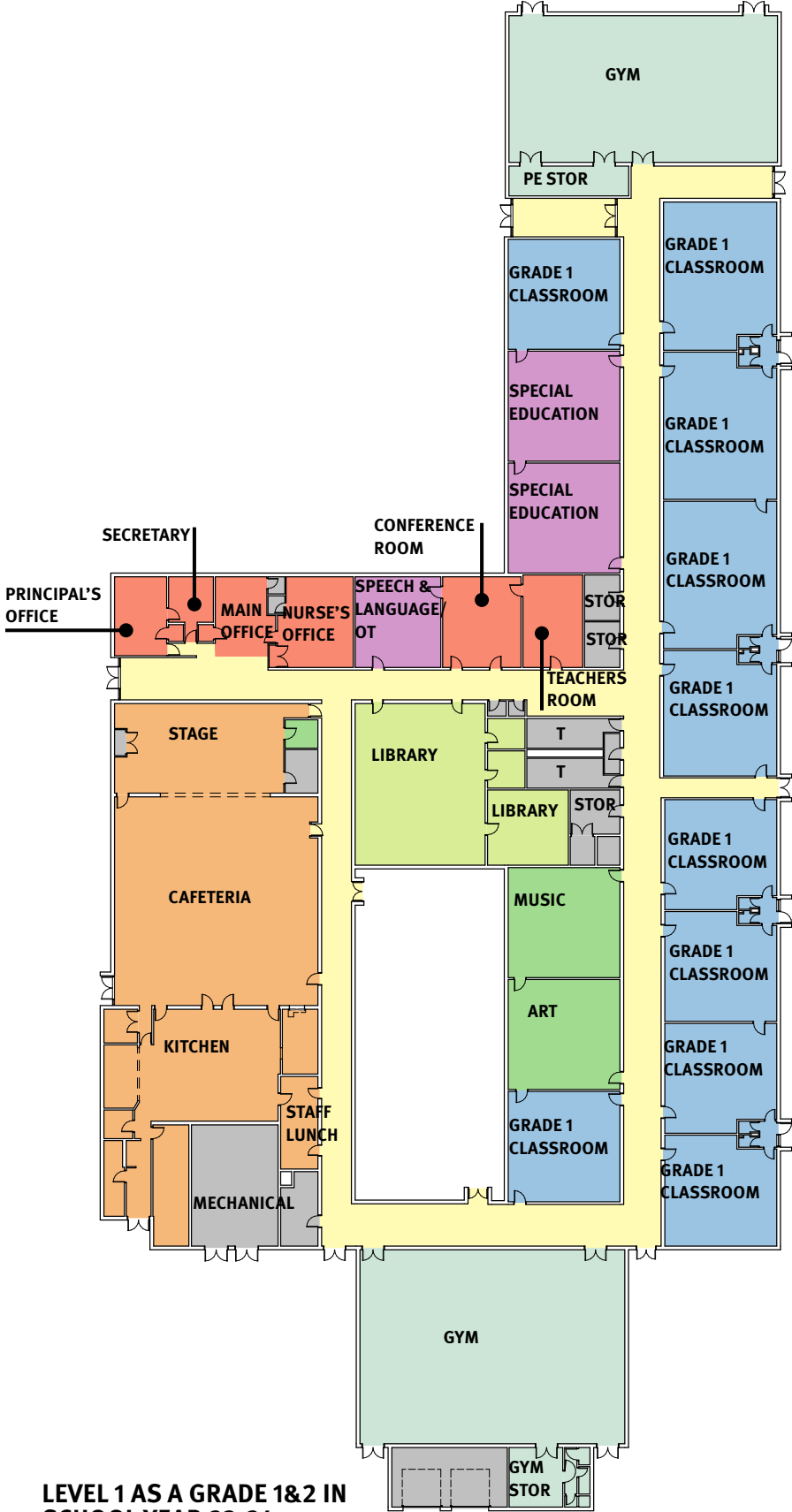
RECONFIGURATION IMPACT ON WHEELLOCK ELEMENTARY SCHOOL



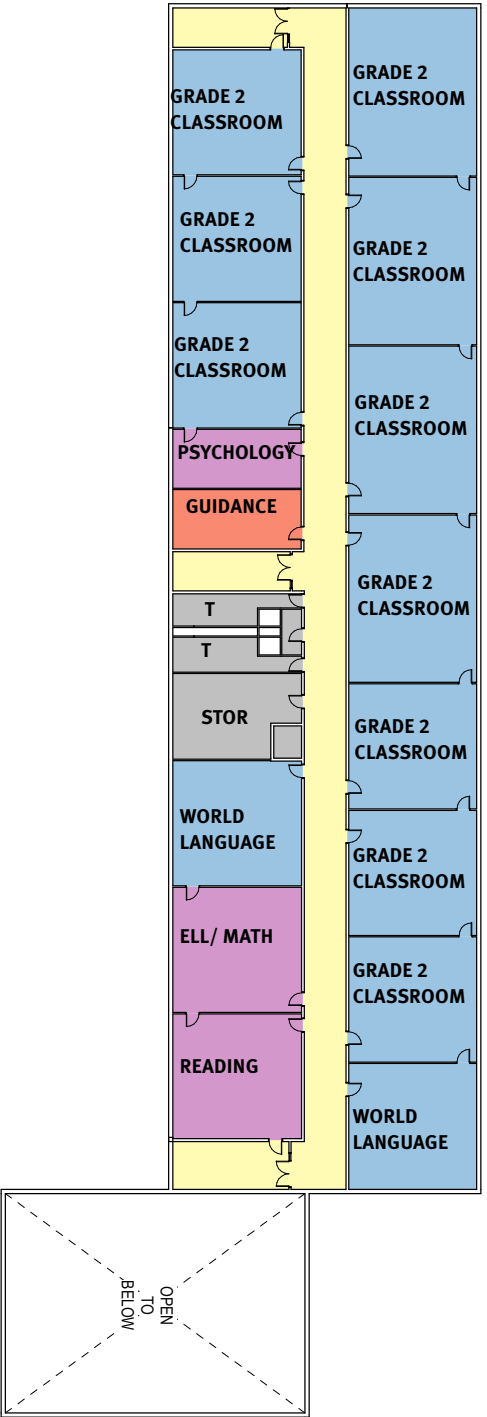
CURRENT LEVEL 1



CURRENT LEVEL 2



LEVEL 1 AS A GRADE 1&2 IN SCHOOL YEAR 23-24



LEVEL 2 AS A GRADE 1&2 IN SCHOOL YEAR 23-24

SPACE SUMMARY

DRAFT SPACE SUMMARY

GRADE CONFIGURATION POTENTIAL CONSIDERATIONS

GRADES 3-5

EXISTING				PROPOSED						MSBA GUIDELINES			
CORE ACADEMIC SPACES			16,533			45,375			45,375		43	38,750	
(List classrooms of different sizes separately)													
Pre-Kindergarten w/ toilet										1,200		-	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet										1,200	0	-	1,100 SF min - 1,300 SF max; 2 sinks min. req
General Classrooms - Grade 3-5	762	20	15,234	925	39	36,075	925	39	36,075	950	37	35,150	900 SF min - 1,000 SF max; 2 sinks min. req
Breakout Rooms				100	20	2,000	100	20	2,000				
STE Room- Grade 3-6	854	1	854	1,080	3	3,240	1,080	3	3,240	1,080	3	3,240	Grade configurations focused on 3-6 greater than 345
STE Storage				120	3	360	120	3	360	120	3	360	Grade configurations focused on 3-6 greater than 345
World Language	445	1	445	925	3	2,775	925	3	2,775				
Health Classroom				925	1	925	925	1	925				

GRADES 4-5

EXISTING				PROPOSED						MSBA GUIDELINES			
CORE ACADEMIC SPACES			16,533			31,450			31,450		29	26,150	
(List classrooms of different sizes separately)													
Pre-Kindergarten w/ toilet										1,200		-	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet										1,200	0	-	1,100 SF min - 1,300 SF max; 2 sinks min. req
General Classrooms - Grade 3-5	762	20	15,234	925	26	24,050	925	26	24,050	950	25	23,750	900 SF min - 1,000 SF max; 2 sinks min. req
Breakout Rooms				100	13	1,300	100	13	1,300				
STE Room- Grade 3-6	854	1	854	1,080	2	2,160	1,080	2	2,160	1,080	2	2,160	Grade configurations focused on 3-6 greater than 345
STE Storage				120	2	240	120	2	240	120	2	240	Grade configurations focused on 3-6 greater than 345
World Language (Currently in old locker room)	445	1	445	925	3	2,775	925	3	2,775				
Health Classroom				925	1	925	925	1	925				

DRAFT SPACE SUMMARY

GRADE CONFIGURATION POTENTIAL CONSIDERATIONS

GRADES 3-5

EXISTING				PROPOSED						MSBA GUIDELINES			
SPECIAL EDUCATION			3,277			12,315			12,315			9,060	
(List rooms of different sizes separately)													
Self-Contained SPED	615	1	615	950	3	2,850	950	3	2,850	950	6	5,700	900-1,300 SF equal to surrounding classrooms
Self-Contained SPED - toilet				60	2	120	60	2	120	60	6	360	
Self-Contained SPED Collaborative				950	2	1,900	950	2	1,900				
Self-Contained SPED - toilet Collaborative				60	2	120	60	2	120				
Learning Center	872	1	872	575	3	1,725	575	3	1,725	500	4	2,000	1/2 size Genl. Clrm.
OT/PT	115	1	115	1,200	1	1,200	1,200	1	1,200				
Speech Pathology	210	1	250	300	2	600	300	2	600				
Small Group Room / Reading	800	1	800	300	3	900	300	3	900	500	2	1,000	1/2 size Genl. Clrm.
Small Group Room / Math				300	1	300	300	1	300				
Small Group Room / ELL	400	1	400	300	1	300	300	1	300				
Psychology	225	1	225	300	2	600	300	2	600				
Sensory Rooms				75	6	450	75	6	450				
Professional Work Room				450	1	450	450	1	450				
IEP Team Chair				150	1	150	150	1	150				
SPED Conference Room				300	1	300	300	1	300				
BCBA				350	1	350	350	1	350				

GRADES 4-5

EXISTING				PROPOSED						MSBA GUIDELINES			
SPECIAL EDUCATION			3,277			8,670			8,670			6,040	
(List rooms of different sizes separately)													
Self-Contained SPED	615	1	615	950	2	1,900	950	2	1,900	950	4	3,800	900-1,300 SF equal to surrounding classrooms
Self-Contained SPED - toilet				60	1	60	60	1	60	60	4	240	
Self-Contained SPED Collaborative				950	1	950	950	1	950				
Self-Contained SPED - toilet Collaborative				60	1	60	60	1	60				
Learning Center	872	1	872	575	2	1,150	575	2	1,150	500	3	1,500	1/2 size Genl. Clrm.
OT/PT	115	1	115	1,200	1	1,200	1,200	1	1,200				
Speech Pathology	210	1	250	300	1	300	300	1	300				
Small Group Room / Reading	800	1	800	300	2	600	300	2	600	500	1	500	1/2 size Genl. Clrm.
Small Group Room / Math				300	1	300	300	1	300				
Small Group Room / ELL	400	1	400	300	1	300	300	1	300				
Psychology	225	1	225	300	1	300	300	1	300				
Sensory Rooms				75	4	300	75	4	300				
Professional Work Room				450	1	450	450	1	450				
IEP Team Chair				150	1	150	150	1	150				
SPED Conference Room				300	1	300	300	1	300				
BCBA				350	1	350	350	1	350				

DRAFT SPACE SUMMARY

GRADE CONFIGURATION POTENTIAL CONSIDERATIONS

GRADES 3-5

EXISTING				PROPOSED						MSBA GUIDELINES			
ART & MUSIC			1,924			7,150			7,150			5,150	
Art Classroom - 25 seats	775	1	775	1,000	2	2,000	1,000	2	2,000	1,000	2	2,000	assumed schedule 2 times / week / student
Art Workroom w/ Storage & kiln				150	2	300	150	2	300	150	2	300	
Music Classroom / General Music	513	1	513	1,200	2	2,400	1,200	2	2,400	1,200	2	2,400	assumed schedule 2 times / week / student
Music Classroom / Large Group - Band	414	1	414	2,000	1	2,000	2,000	1	2,000				
Music Practice / Lessons	122	2	122	150	3	450	150	3	450	75	6	450	
Music & Instrument Storage	100	1	100										
HEALTH & PHYSICAL EDUCATION			5,216			9,300			9,300			6,300	Excess PE Spaces Policy
Gymnasium	3,360	1	3,360	6,000	1	6,000	6,000	1	6,000	6,000	1	6,000	6000 SF Min. Size
Gymnasium				3,000	1	3,000	3,000	1	3,000				
Gym Storeroom	130	2	260	150	1	150	150	1	150	150	1	150	
Health Instructor's Office w/ Shower & Toilet	445	1	254	150	1	150	150	1	150	150	1	150	
Tiered Seating Area	1,342	1	1,342										

GRADES 4-5

EXISTING				PROPOSED						MSBA GUIDELINES			
ART & MUSIC			1,924			5,800			5,800			5,000	
Art Classroom - 25 seats	775	1	775	1,000	2	2,000	1,000	2	2,000	1,000	2	2,000	assumed schedule 2 times / week / student
Art Workroom w/ Storage & kiln				150	2	300	150	2	300	150	2	300	
Music Classroom / General Music	513	1	513	1,200	1	1,200	1,200	1	1,200	1,200	2	2,400	assumed schedule 2 times / week / student
Music Classroom / Large Group - Band	414	1	414	2,000	1	2,000	2,000	1	2,000				
Music Practice / Lessons	122	2	122	150	2	300	150	2	300	75	4	300	
Music & Instrument Storage	100	1	100										
HEALTH & PHYSICAL EDUCATION			5,216			6,300			6,300			6,300	Excess PE Spaces Policy
Gymnasium	3,360	1	3,360	6,000	1	6,000	6,000	1	6,000	6,000	1	6,000	6000 SF Min. Size
Gym Storeroom	130	2	260	150	1	150	150	1	150	150	1	150	
Health Instructor's Office w/ Shower & Toilet	445	1	254	150	1	150	150	1	150	150	1	150	
Tiered Seating Area	1,342	1	1,342										

DRAFT SPACE SUMMARY

GRADE CONFIGURATION POTENTIAL CONSIDERATIONS

GRADES 3-5

EXISTING				PROPOSED						MSBA GUIDELINES			
MEDIA CENTER			1,165			4,540				4,540			
Media Center / Reading Room	1,165	1	1,165	4,390	1	4,390	4,390	1	4,390	4,540	1	4,540	
Office				150	1	150	150	1	150				
DINING & FOOD SERVICE			5,570			10,911				10,411			
Cafeteria / Dining	3,300	1	3,300	5,750	1	5,750	5,750	1	5,750	6,450	1	6,450	2 seatings - 15SF per seat
Cafeteria Breakouts				350	2	700	350	2	700				
Stage	970	1	970	1,500	1	1,500	1,500	1	1,500	1,000	1	1,000	
Chair / Table / Equipment Storage				486	1	486	486	1	486	486	1	486	
Kitchen	1,300	1	1,300	2,160	1	2,160	2,160	1	2,160	2,160	1	2,160	1600 SF for first 300 + 1 SF/student Add'l
Staff Lunch Room				315	1	315	315	1	315	315	1	315	20 SF/Occupant
MEDICAL			271			710				710			
Medical Suite Toilet	35	1	35	60	1	60	60	1	60	60	1	60	
Nurses' Office / Waiting Room	236	1	236	250	1	250	250	1	250	250	1	250	
Examination Room / Resting				100	4	400	100	4	400	100	4	400	

GRADES 4-5

EXISTING				PROPOSED						MSBA GUIDELINES			
MEDIA CENTER			1,165			3,258				3,258			
Media Center / Reading Room	1,165	1	1,165	3,108	1	3,108	3,108	1	3,108	3,258	1	3,258	
Office				150	1	150	150	1	150				
DINING & FOOD SERVICE			5,570			8,324				7,823			
Cafeteria / Dining	3,300	1	3,300	3,613	1	3,613	3,613	1	3,613	4,313	1	4,313	2 seatings - 15SF per seat
Cafeteria Breakouts				350	2	700	350	2	700				
Stage	970	1	970	1,500	1	1,500	1,500	1	1,500	1,000	1	1,000	
Chair / Table / Equipment Storage				392	1	392	392	1	392	392	1	392	
Kitchen	1,300	1	1,300	1,875	1	1,875	1,875	1	1,875	1,875	1	1,875	1600 SF for first 300 + 1 SF/student Add'l
Staff Lunch Room				244	1	244	244	1	244	244	1	244	20 SF/Occupant
MEDICAL			271			610				610			
Medical Suite Toilet	35	1	35	60	1	60	60	1	60	60	1	60	
Nurses' Office / Waiting Room	236	1	236	250	1	250	250	1	250	250	1	250	
Examination Room / Resting				100	3	300	100	3	300	100	3	300	

DRAFT SPACE SUMMARY

GRADE CONFIGURATION POTENTIAL CONSIDERATIONS

GRADES 3-5

EXISTING				PROPOSED						MSBA GUIDELINES			
ADMINISTRATION & GUIDANCE			1,480	2,995					2,995			2,995	
General Office / Waiting Room / Toilet	270	1	270	580	1	580	580	1	580	580	1	580	
Teachers' Mail and Time Room				100	1	100	100	1	100	100	1	100	
Duplicating Room				150	1	150	150	1	150	150	1	150	
Records Room				110	1	110	110	1	110	110	1	110	
Principal's Office w/ Conference Area	215	1	215	375	1	375	375	1	375	375	1	375	
Principal's Secretary / Waiting				125	1	125	125	1	125	125	1	125	
Assistant Principal's Office				120	1	120	120	1	120	120	1	120	
Supervisory / Spare Office				120	1	120	120	1	120	120	1	120	
Conference Room				250	1	250	250	1	250	250	1	250	
Guidance Office	215	1	215	150	3	450	150	3	450	150	3	450	
Guidance Storeroom				35	1	35	35	1	35	35	1	35	
Teachers' Work Room	780	1	780	580	1	580	580	1	580	580	1	580	

GRADES 4-5

EXISTING				PROPOSED						MSBA GUIDELINES			
ADMINISTRATION & GUIDANCE			1,480	2,441					2,441			2,440	
General Office / Waiting Room / Toilet	270	1	270	438	1	438	438	1	438	438	1	438	
Teachers' Mail and Time Room				100	1	100	100	1	100	100	1	100	
Duplicating Room				150	1	150	150	1	150	150	1	150	
Records Room				110	1	110	110	1	110	110	1	110	
Principal's Office w/ Conference Area	215	1	215	375	1	375	375	1	375	375	1	375	
Principal's Secretary / Waiting				125	1	125	125	1	125	125	1	125	
Assistant Principal's Office													
Supervisory / Spare Office				120	1	120	120	1	120	120	1	120	
Conference Room				250	1	250	250	1	250	250	1	250	
Guidance Office	215	1	215	150	2	300	150	2	300	150	2	300	
Guidance Storeroom				35	1	35	35	1	35	35	1	35	
Teachers' Work Room	780	1	780	438	1	438	438	1	438	438	1	438	

DRAFT SPACE SUMMARY

GRADE CONFIGURATION POTENTIAL CONSIDERATIONS

GRADES 3-5

EXISTING				PROPOSED						MSBA GUIDELINES			
CUSTODIAL & MAINTENANCE			1,033			2,460			2,460			2,460	
Custodian's Office				150	1	150	150	1	150	150	1	150	
Custodian's Workshop	538	1	538	375	1	375	375	1	375	375	1	375	
Custodian's Storage	95	1	95	375	1	375	375	1	375	375	1	375	
Recycling Room / Trash				400	1	400	400	1	400	400	1	400	
Receiving and General Supply				386	1	386	386	1	386	386	1	386	
Storeroom	200	2	400	574	1	574	574	1	574	574	1	574	
Network / Telecom Room				200	1	200	200	1	200	200	1	200	
OTHER			0			2,000			2,000			0	
Staff Daycare				2,000	1	2,000	2,000	1	2,000				

GRADES 4-5

EXISTING				PROPOSED						MSBA GUIDELINES			
CUSTODIAL & MAINTENANCE			1,033			2,175			2,175			2,175	
Custodian's Office				150	1	150	150	1	150	150	1	150	
Custodian's Workshop	538	1	538	375	1	375	375	1	375	375	1	375	
Custodian's Storage	95	1	95	375	1	375	375	1	375	375	1	375	
Recycling Room / Trash				400	1	400	400	1	400	400	1	400	
Receiving and General Supply				292	1	292	292	1	292	292	1	292	
Storeroom	200	2	400	383	1	383	383	1	383	383	1	383	
Network / Telecom Room				200	1	200	200	1	200	200	1	200	
OTHER			0			2,000			2,000			0	
Staff Daycare				2,000	1	2,000	2,000	1	2,000				Min. 35SF activity space per child (12 children)

NEXT STEPS

FEASIBILITY STUDY/SCHEMATIC DESIGN PROJECT SCHEDULE

2019												2020												2021											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	
						OPM Contract Execution - June 3, 2019 OPM Panel Approval																													
						Designer Selection Process (MSBA DSP Meeting - October 15; Interviews - November 5, 2019)																													
																		Preliminary Design Program (MSBA PDP Submission - March 19, 2019)																	
																				Development of Options & Preferred Schematic Report															
																				Preferred Schematic Report (MSBA PSR Submission - July 8, 2019) - PREFERRED OPTION															
																				Facilities Assessment Subcommittee Mtg.															
																				August 26, 2020 MSBA Board of Directors Approval															
																				Develop Schematic Design															
																				Estimating/Development of Total Project Budget & Approval															
																				Schematic Design Submission to the MSBA - January 2021															
																				Finalize Project Scope & Budget with MSBA															
																				February 2021 MSBA Bord of Directors Approval															
																				Execute Project Scope & Budget Agreement															
																				Secure Funding (120 days)															
																				Execute PFA with MSBA															