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# School Building Committee

West Elementary

April 16, 2020

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# PDP Comments

# Space Summary Review

## **Core Academic:**

Pre-K Cr. – No exceptions

K Cr. – Confirm 8 classrooms versus 9 (MSBA)

Gen Cr. – Allowing 2 additional rooms

STE – Allowing 2 STE rooms

Commons – No exceptions

ELL Cr. - Allowing 2 additional rooms

Literacy Suite – Need more info

Academic Office - Need more info

Flexitorium – Need more info, Not reimbursable

## **Special Ed:**

Many spaces not reimbursed for PreK

## **Health & PE:**

Accepted add'l stations, 400 NSF not reimbursable

## **Dining & Food service :**

Elimination of platform

## **Medical:**

6 resting stations in lieu of 4 and medical storage room not reimbursable – 260 NSF

## **Admin & Guidance:**

Many spaces not reimbursed – Psych., Title 1, ELL offices, Social Worker offices, Larger teacher workroom – 3,003 NSF not reimbursable

## **Other:**

Community welcome center– 500 NSF not reimbursable

\*Mechanical Penthouse – 8,000 NSF not reimbursable

\*Outdoor heated storage – 600 NSF not reimbursable

# Ineligible Square Footage

Department	Ineligible Net Square Foot	GSF Multiplier	\$/SQFT
Special Education	TBD by DESE	TBD	TBD
Pre-K within SPED	6,800	10,200	\$ 6,477,000
Health / Physical Education	400	600	\$ 381,000
Flexitorium	6,100	9,150	\$ 5,810,250
Mechanical Penthouse & Storage	8,600	8,600	\$ 5,461,000
Medical	260	390	\$ 247,650
Administration / Guidance	3,003	4,505	\$ 2,860,358
Other (Welcome Center)	500	750	\$ 476,250
	<b>25,663</b>	<b>34,195</b>	<b>\$ 21,713,508</b>

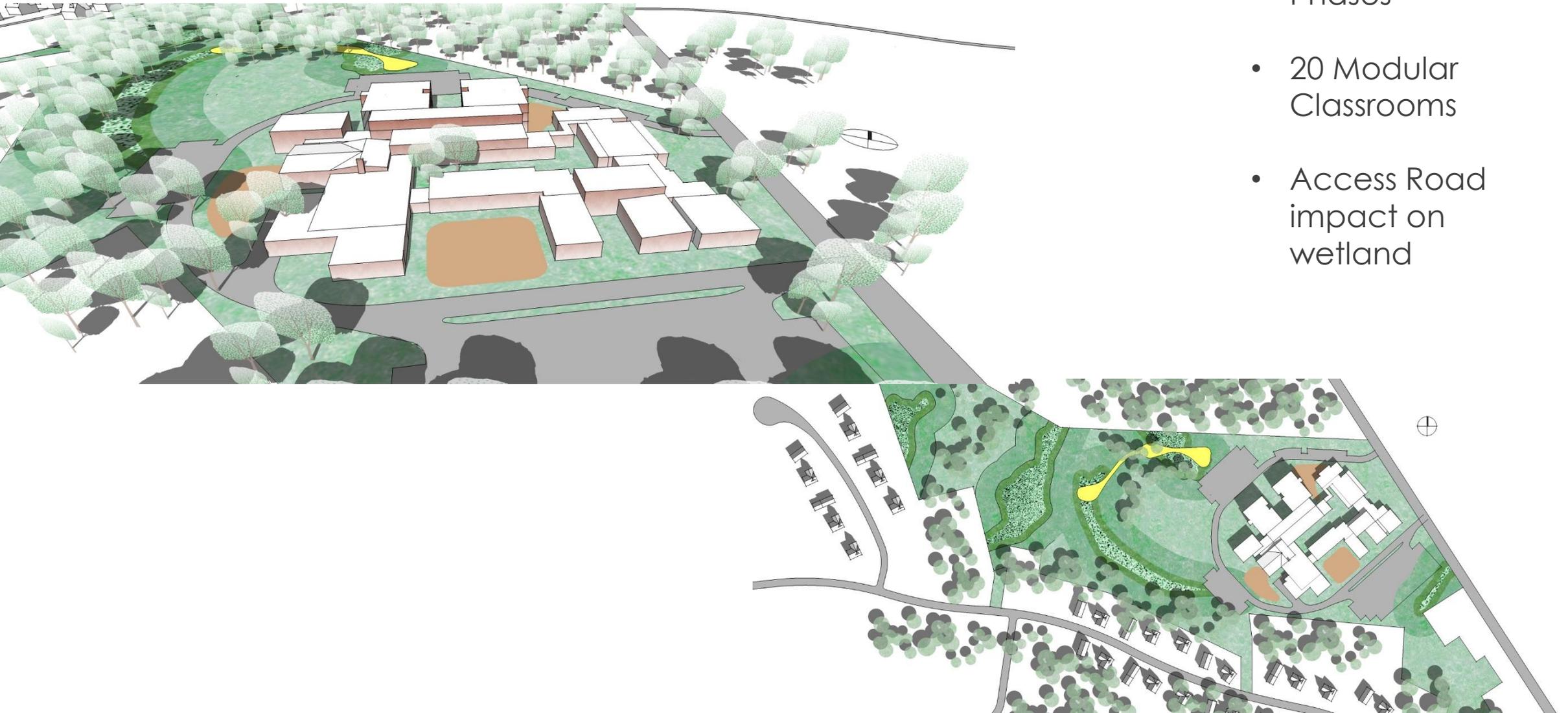
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# Pod configurations

Concept Development

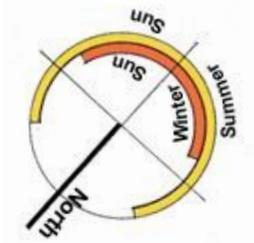
# Alternate 2 - Addition Renovation

- 4 Construction Phases
- 20 Modular Classrooms
- Access Road impact on wetland



# Alternate 2 - Addition Renovation

- 3 Stories
- Reno: 65,629 gsf
- Add: 143,971 gsf
- 20 Modular Classrooms
- Phased Construction



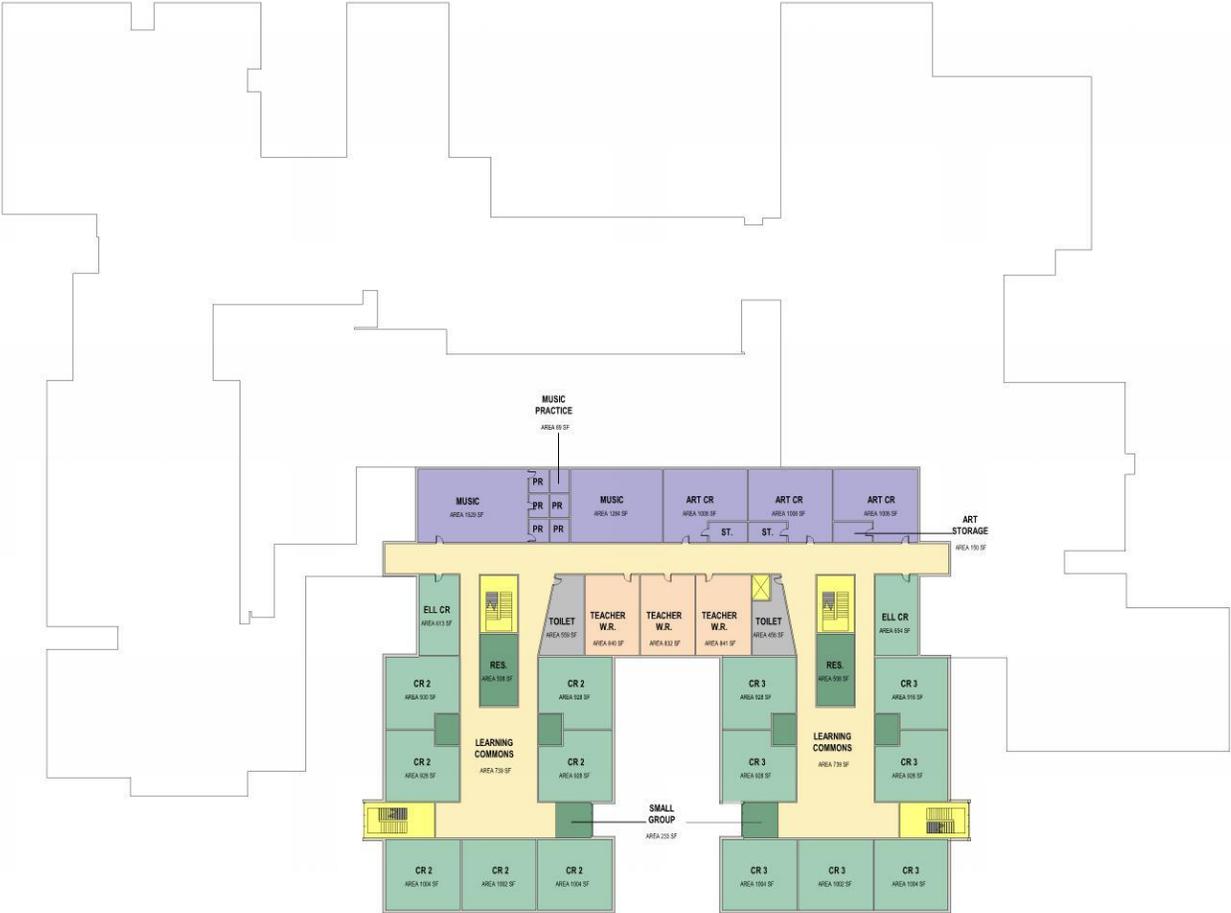
First Floor

## MSBA Program Plan

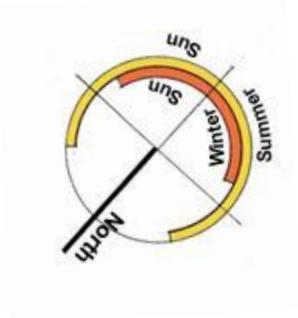
- Administration & Guidance
- Auditorium
- Circulation
- Core Academic Spaces
- Custodial & Maintenance
- Dining
- Food Service
- Health and Physical Education
- Media Center
- Medical
- Other
- Special Education
- Vertical Circulation

# Alternate 2 - Addition Renovation

- 3 Stories
- Reno: 65,629 gsf
- Add: 143,971 gsf
- 20 Modular Classrooms
- Phased Construction



Second Floor

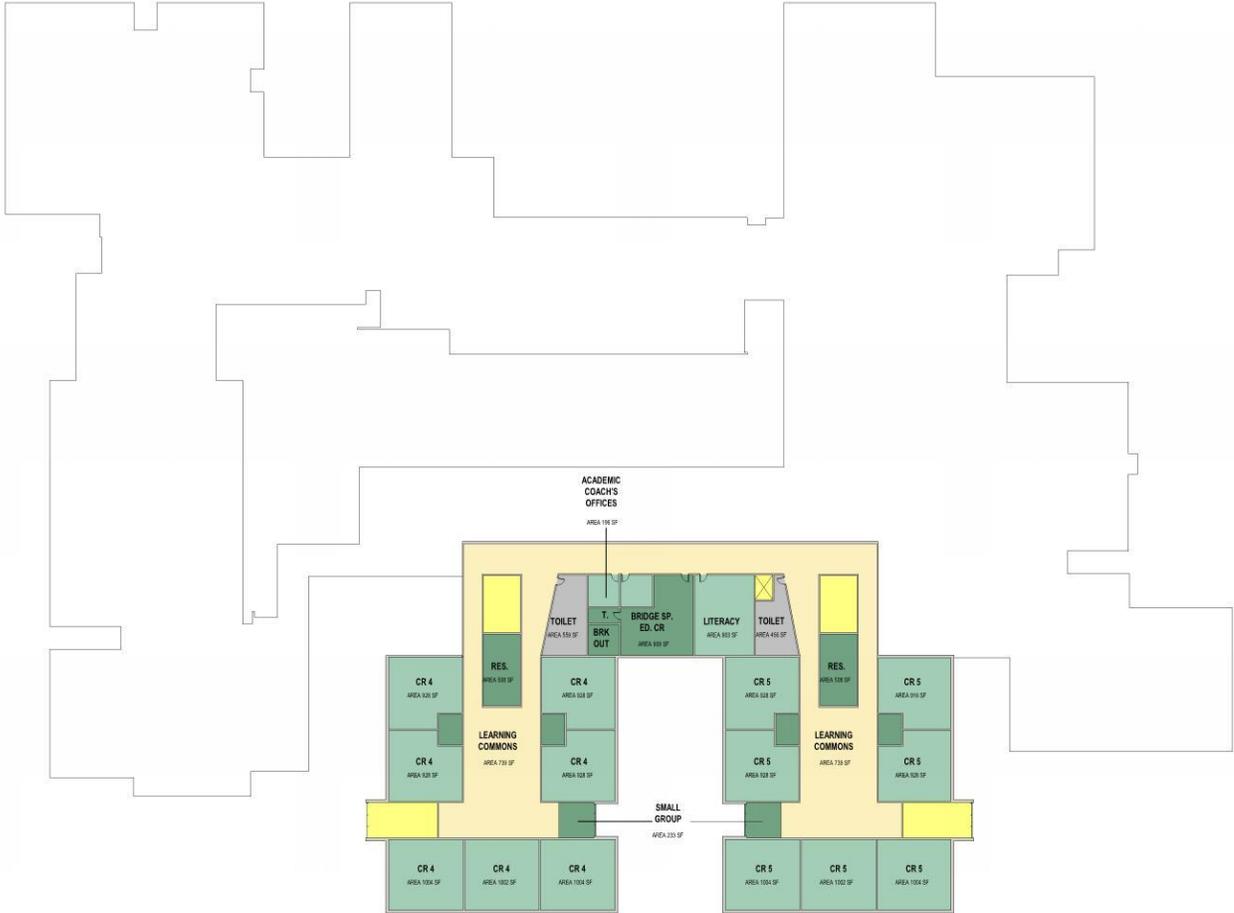


## MSBA Program Plan

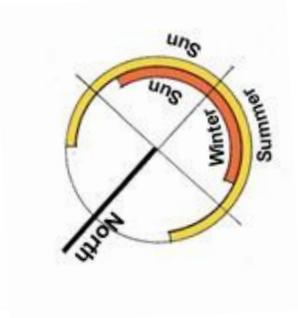
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# Alternate 2 - Addition Renovation

- 3 Stories
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- 20 Modular Classrooms
- Phased Construction



Third Floor

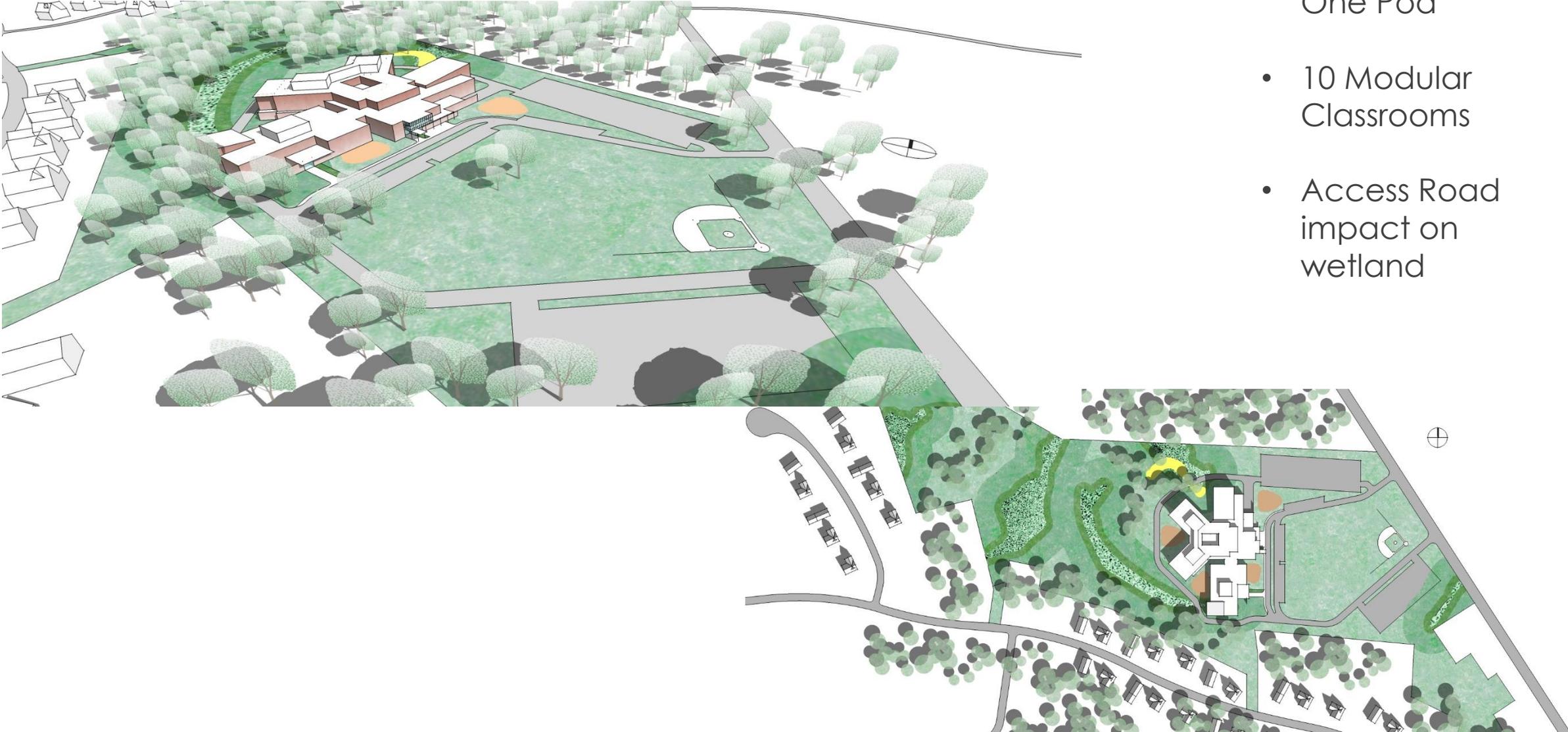


## MSBA Program Plan

- Administration & Guidance
- Auditorium
- Circulation
- Core Academic Spaces
- Custodial & Maintenance
- Dining
- Food Service
- Health and Physical Education
- Media Center
- Medical
- Other
- Special Education
- Vertical Circulation

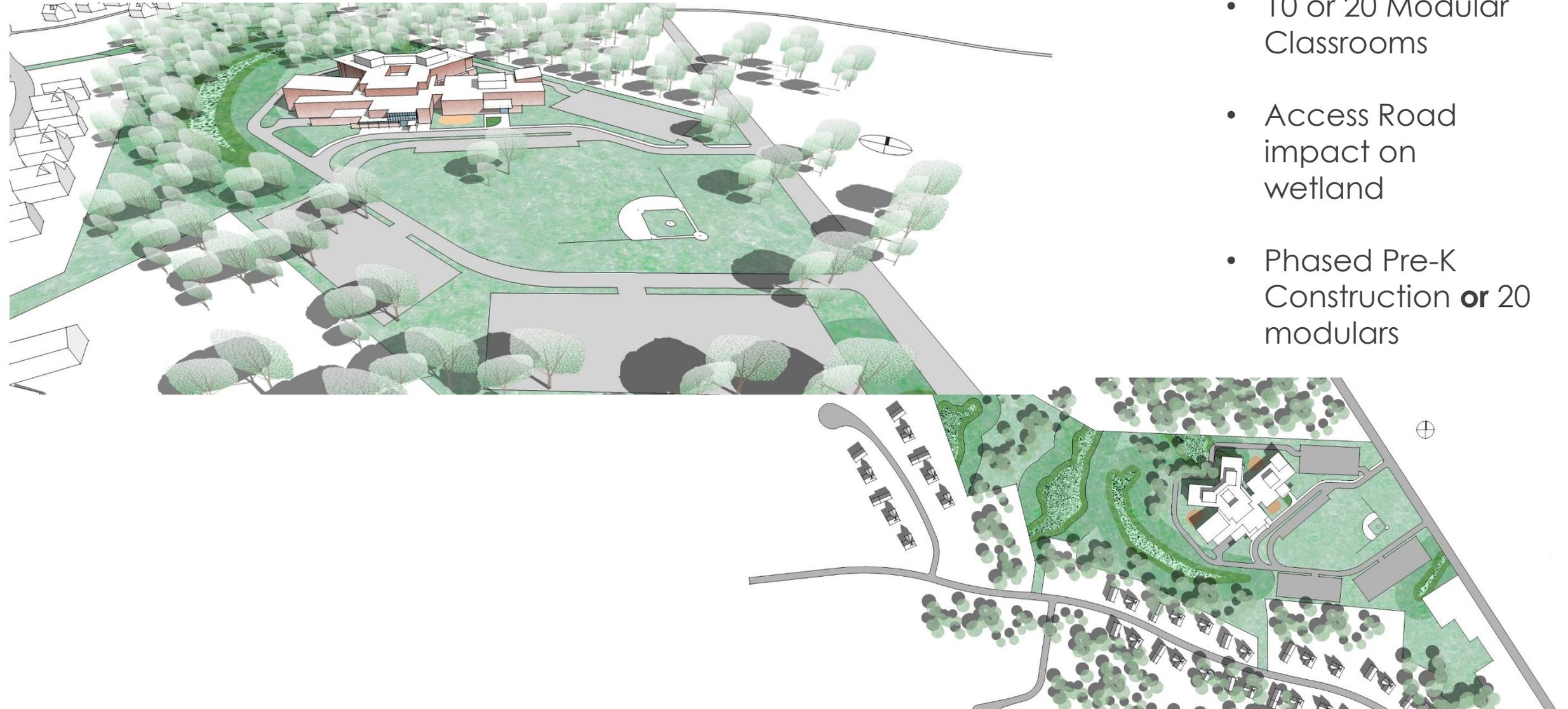
# Alternate 3

- Early Demo of One Pod
- 10 Modular Classrooms
- Access Road impact on wetland





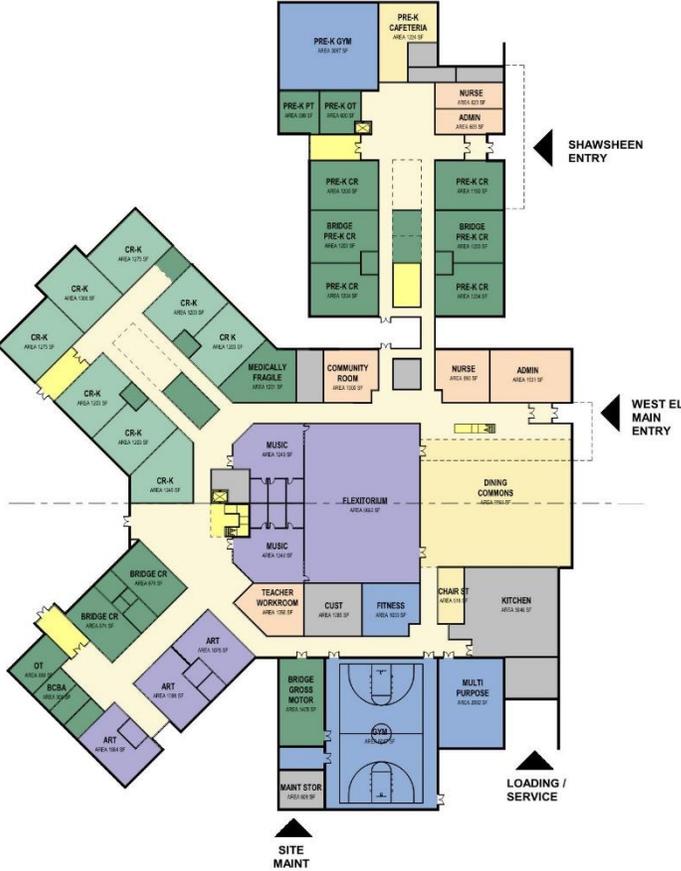
# Alternate 3b



- Early Demo of One or Two Pods
- 10 or 20 Modular Classrooms
- Access Road impact on wetland
- Phased Pre-K Construction **or** 20 modulars

# Alternate 3b - New Construction

- 3 Stories
- New: 215,303 gsf
- 10 Modular Classrooms
- Phased Construction
- Preschool attached



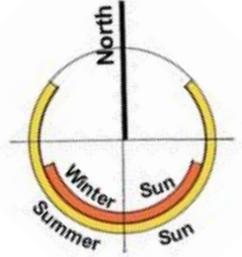
First Floor



Second Floor



Third Floor



## MSBA Program Plan

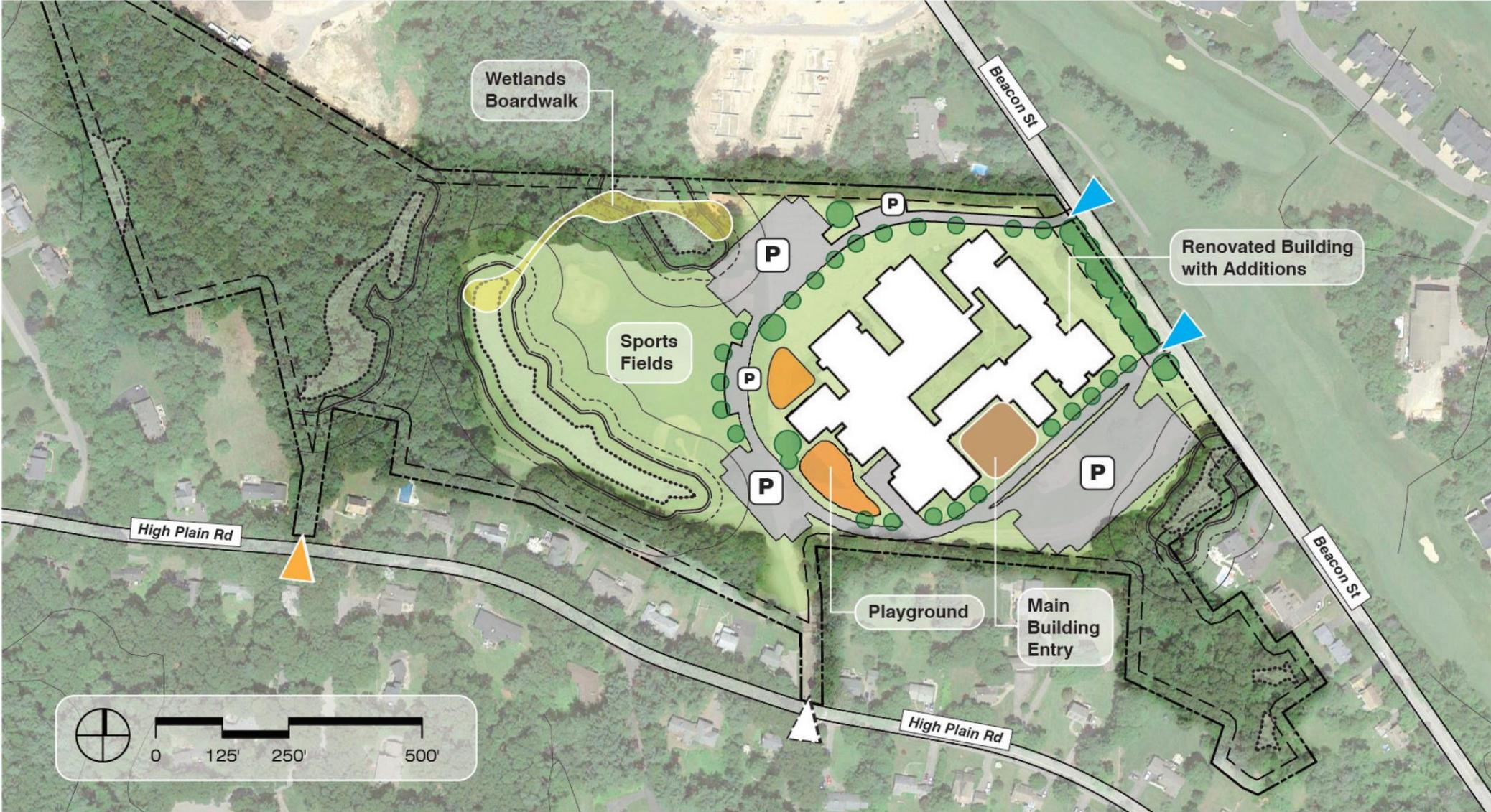
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# Field and Play areas

Concept Development

# Alternate 2 – Field & Playground Options



- KEY**
- Property Line
  - 25' Zoning Setback
  - P** Parking
  - ▲ Site Vehicular Access
  - ▲ Site Pedestrian Access
  - △ Inactive Access
  - Wetlands
  - 25' Buffer Zone
  - 30' Buffer Zone (Driveway)
  - 50' Buffer Zone (Parking & Building)
  - 100' Buffer Zone
  - Bldg Service Entrance
  - ▼ Bldg Student Entrance
  - ↔ Pedestrian Circulation
  - ← Vehicular Circulation
  - Construction Staging Area
  - New Tree

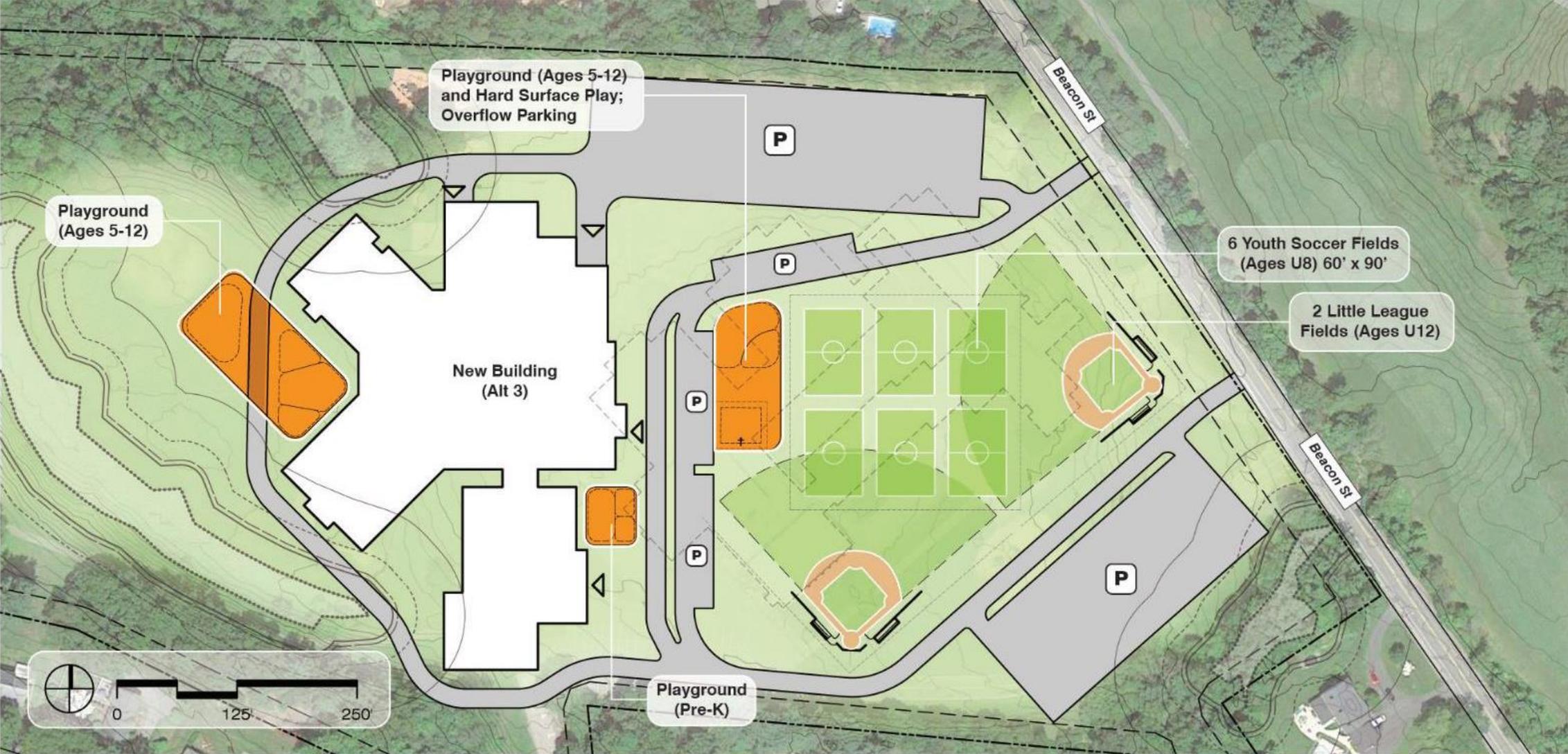
# Alternate 3 – Field & Playground Option a



# Alternate 3 – Field & Playground Option b



# Alternate 3 – Field & Playground Option c



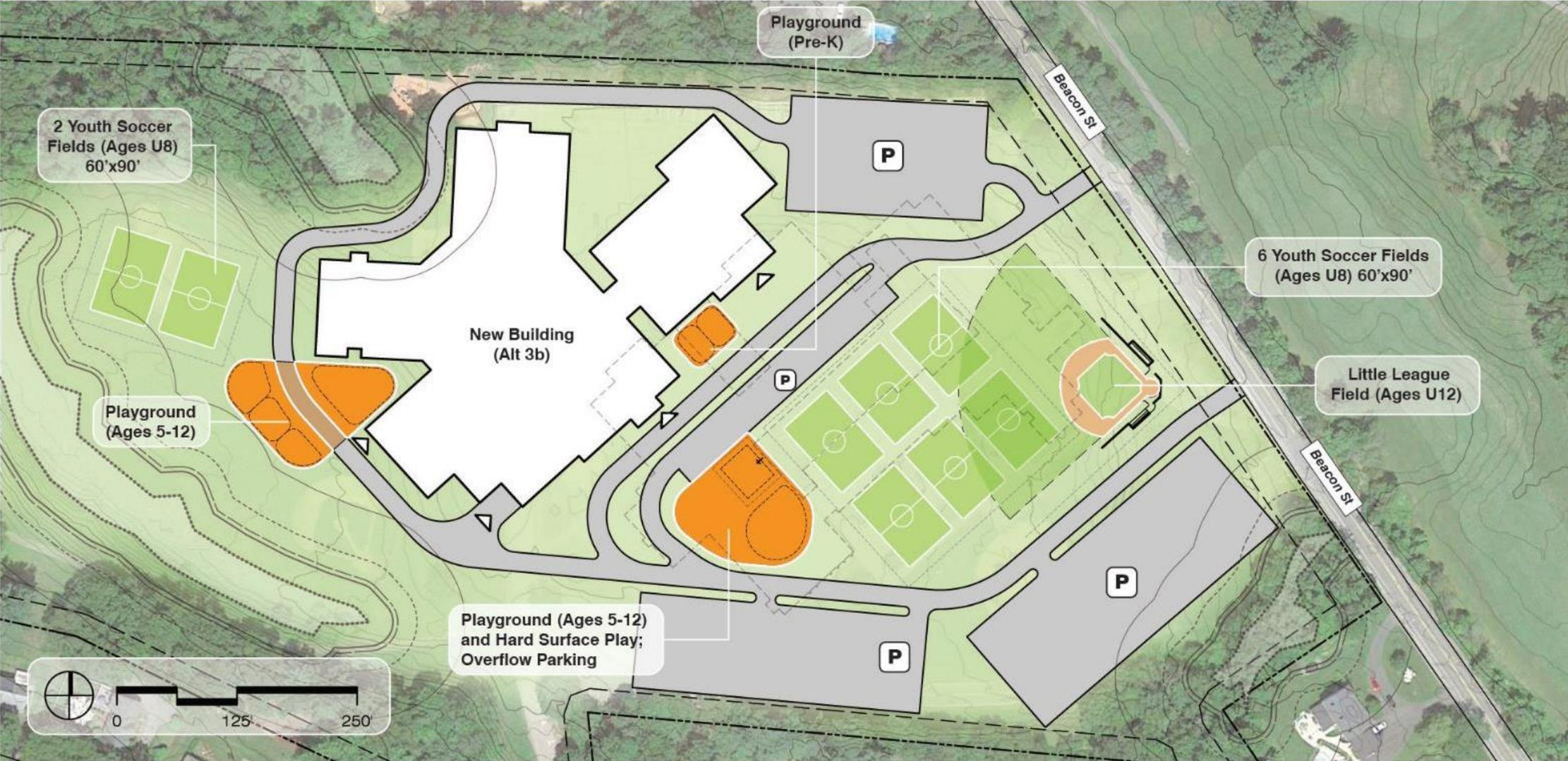
# Alternate 3b – Field & Playground Option a



# Alternate 3b – Field & Playground Option b



# Alternate 3b – Field & Playground Option c



# OPTIONS ASSESSMENT

## WEST ELEMENTARY SCHOOL PROJECT

### WEST ELEMENTARY SCHOOL PROJECT OPTIONS

#### OPTION 1: CODE REPAIR



**\$35M Const/\$47M Total**

- **Existing Footprint** – Not Optimal
- **Drop off / Pick up** – Not Optimal
- **Student Play Access** - Would remain the same
- **Wetlands Impact** - None
- **Fire Access** – Fully Accessible
- **Long Term Location** - NA
- **Orientation** - NA
- **Fields** – Most Optimal; Protected from Traffic
- **Parking** – Additional Parking will be needed
- **Building Configuration** - NA
- **Internal Programming and Adjacencies** – Does not meet District Needs
- **Groundwater/Ledge Elevations** - NA

#### OPTION 2: ADD/RENO



**\$132M Const/\$163M Total**

- **Existing Footprint** – Would Grow; Travel Distance would Increase
- **Drop off / Pick up** – Not Optimal
- **Student Play Access** - Direct to Building
- **Wetlands Impact** - None
- **Fire Access** – Fully Accessible
- **Long Term Location** - NA
- **Orientation** - NA
- **Fields** – Student route exposed to traffic
- **Parking** – Increased to meet School needs
- **Building Configuration** – Not Efficient
- **Internal Programming and Adjacencies** – Improved; Not Optimal
- **Groundwater/Ledge Elevations** – Minimal If Any

#### OPTION 3: NEW CONSTRUCTION



**\$137M Const/\$167M\* Total**

- **Existing Footprint** – New
- **Drop off / Pick up** – Segregated
- **Student Play Access** - Some protected play area; other areas exposed to traffic
- **Wetlands Impact** – Most Impacted; Fire Lane would encroach; Possible Flood Plain Encroachment
- **Fire Access** – Fully Accessible
- **Long Term Location** - NA
- **Orientation** –Balanced Distribution of good daylight for the CR's, Compromised for rest
- **Fields** – Efficient Design; Direct Access to Parking
- **Parking** – Increased to meet School needs
- **Building Configuration** – Pre-K segregated from Building
- **Internal Programming and Adjacencies** – Most Optimal
- **Groundwater/Ledge Elevations** – Most potential for Ledge

\*Cost Information subject to change as Sitework becomes more defined

#### OPTION 3B: NEW CONSTRUCTION



**\$137M Const/\$167M\* Total**

- **Existing Footprint** – New
- **Drop off / Pick up** – Segregated
- **Student Play Access** - Some protected play areas; other areas exposed to traffic
- **Wetlands Impact** – 2<sup>nd</sup> Most Impacted; Possible Flood Plain Encroachment
- **Fire Access** – Fully Accessible
- **Long Term Location** - NA
- **Orientation** –Varied distribution of daylight for the CR's, some Ideal, Some compromised for rest.
- **Fields** – Separated between front and back of Building
- **Parking** – Increased to meet School needs
- **Building Configuration** – Pre-K segregated from Building
- **Internal Programming and Adjacencies** – Most Optimal
- **Groundwater/Ledge Elevations** – Second most potential for Ledge

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# Review

Schedule Moving Forward

# Upcoming Schedule

Thurs 16 <sup>th</sup> 7.30-9.00am	SBC Meeting  Review field and play area options  Review alternate pod layouts  Review MSBA PDP Comments  Select Preferred Option	SBC	School Admin Conf Room
Thurs 30 <sup>th</sup> 7.30-9.00am	SBC Meeting  Approve PSR for MSBA	SBC	School Admin Conf Room
May	Topic	Hosted by	Location
Wed 6 <sup>th</sup>	Issue PSR to MSBA	OPM	MSBA

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Thank you

