



# 21<sup>st</sup> Century School Buildings Plan

SCHOOL Montebello Elementary/Middle School

COMMUNITY MEETING 95% Feasibility Study | December 19, 2017



## Introductions

### **Nicole Price**

Community & Public Relations Director  
21<sup>st</sup> Century School Buildings Program  
City Schools

### **Cheri Vincent**

Interim Executive Director  
21<sup>st</sup> Century School Buildings Program  
City Schools Partners

### **Michael Blake**

Architects  
Marks, Thomas Architects

## Agenda

- Overview & Vision
- Planning & Key Terminology
- Existing Conditions
- Option 1: Site Layout and Floor Plans
- Option 2: Site Layout and Floor Plans
- Comparison of Options

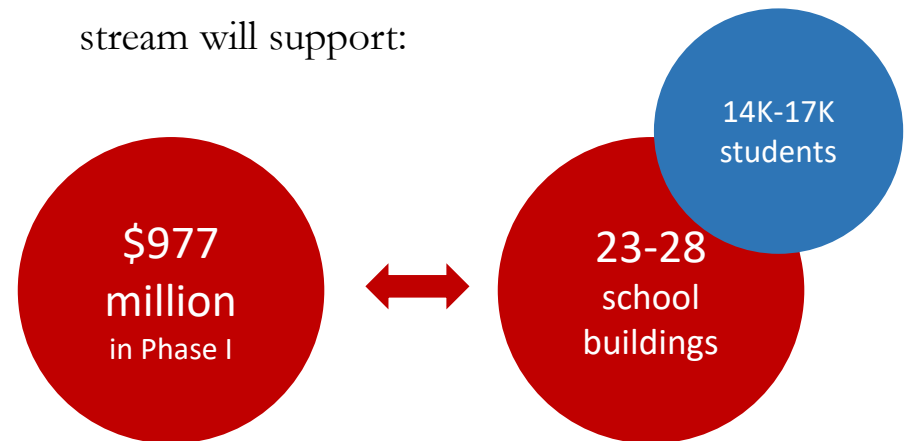
# 21<sup>st</sup> Century School Buildings Program Update

The Baltimore City Public School System (City Schools) Construction and Revitalization Act of 2013 resulted in a partnership between:

- The State of Maryland
- Baltimore City
- City Schools

*Each contribute \$20 million* annually towards the plan.

Current estimates suggest the funding stream will support:



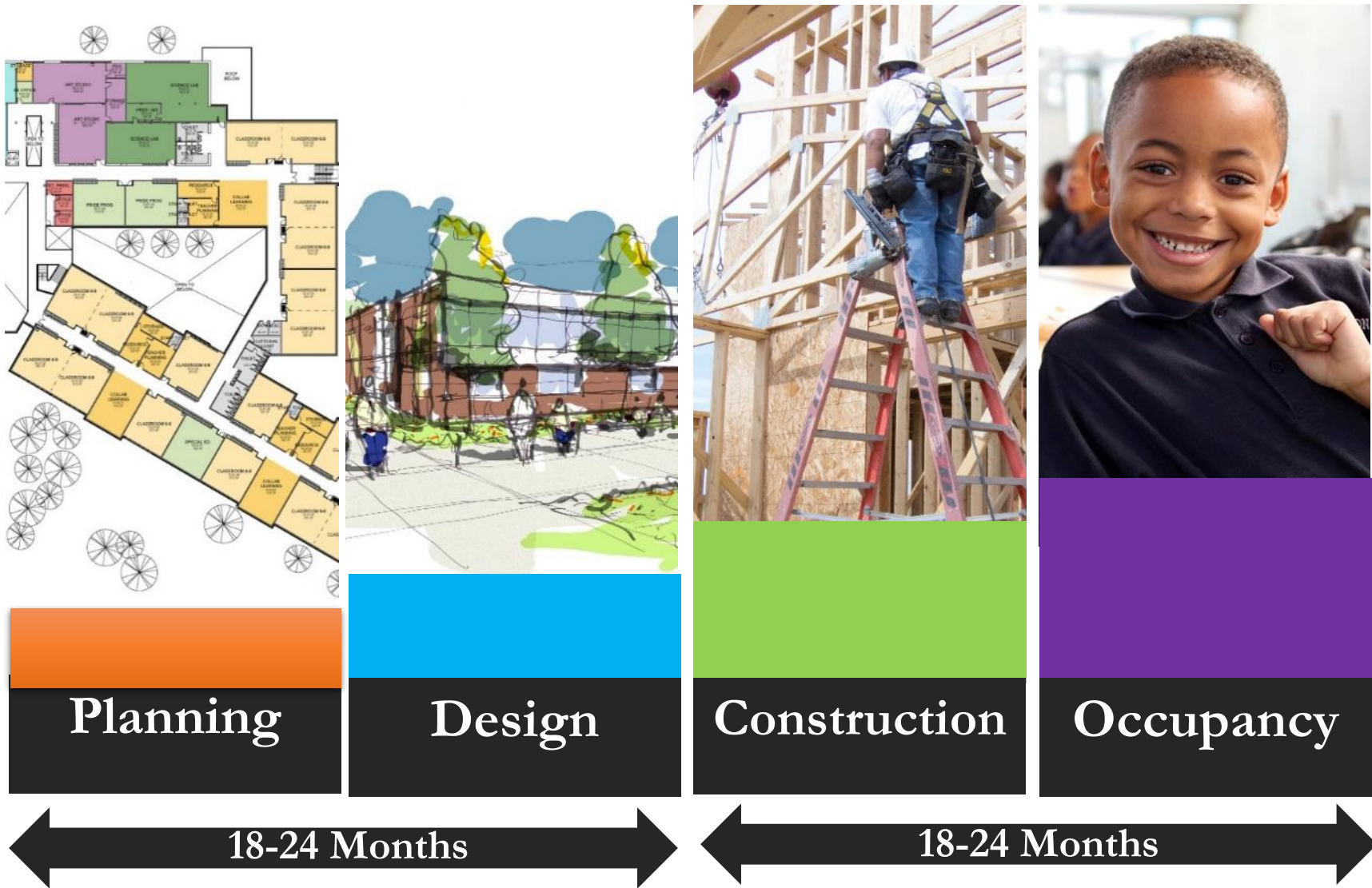
City Schools' Plan is one of the largest public works project in Baltimore City to date.

# Investment in buildings, students and communities

**Overall school revitalization project has three goals:**

- (1) to transform student opportunities and achievement;
- (2) improve engagement and wellbeing of communities;
- (3) help revitalize neighborhoods and communities.

# Summary of Activities: *Timeframe*



# Feasibility Study

A **Feasibility Study** is an analysis of the existing condition of site and building components to include systems, elevations, other planning and design considerations.

The study will produce a solutions that address:

Educational Specifications, determine building deficiencies or ability to accomplish goals of the project

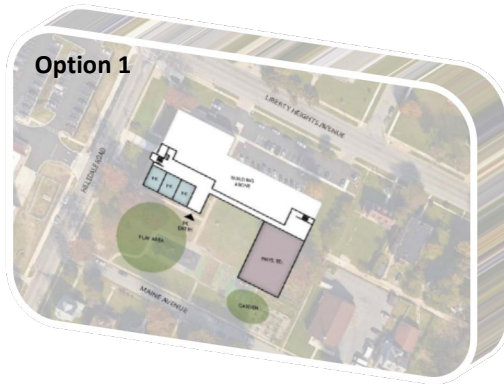
Budgets, including Forty-Year Life Cycle, and schedule for all options

Pre-Design Test Fit

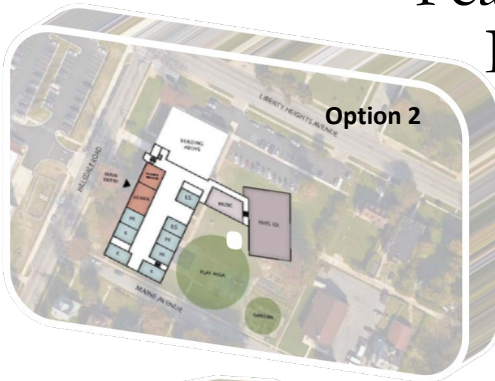


Planning : 6-8 months

Pre-Design: 2-4 months



## Feasibility Review



- School stakeholders provide feedback on building recommendation, February\*
- City Schools staff review stakeholder recommendation and other criteria
- 21<sup>st</sup> Century staff work with MOU partners to finalize recommendation



## Selection

- Board of School Commissioners Approval, March\*
- Notification to Maryland Stadium Authority
- Interagency on School Construction Approval
- Design Architect/Engineer Request for Proposal
- Award A/E and construction managers

# Design

Planning : 6-8 months

Pre-Design: 2-4 months  
18-24 months

Design: 10-12 months



Summer 2018

Design: 10-12 Months

## Meeting #5 Concept



## Meeting #6 Schematic



## Meeting #7 Design Development



## Meeting #8 Final Drawings





# Montebello Enrollment Projections

<b>Current Grades</b>	PK-8
<b>Current Capacity</b>	602
<b>Enrollment (SY1415)</b>	603
<b>Enrollment (SY1516)</b>	541
<b>Enrollment (SY1617)</b>	526

<b>Design Grades</b>	Pre K-8 Original plan	Pre K-8 Updated plan
<b>Design Capacity</b>	692	602
<b>Design Enrollment</b>	623	542
<b>Design Utilization</b>	90%	90%

Enrollment Projections			
	SY 20-21		SY 20-21
<b>PK</b>	39	<b>PK</b>	47
<b>K</b>	64	<b>K</b>	53
<b>1<sup>st</sup></b>	54	<b>1<sup>st</sup></b>	41
<b>2<sup>nd</sup></b>	50	<b>2<sup>nd</sup></b>	37
<b>3<sup>rd</sup></b>	40	<b>3<sup>rd</sup></b>	31
<b>4<sup>th</sup></b>	33	<b>4<sup>th</sup></b>	29
<b>5<sup>th</sup></b>	31	<b>5<sup>th</sup></b>	21
<b>6<sup>th</sup></b>	29	<b>6<sup>th</sup></b>	26
<b>7<sup>th</sup></b>	25	<b>7<sup>th</sup></b>	29
<b>8<sup>th</sup></b>	30	<b>8<sup>th</sup></b>	34

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## Existing Conditions Exterior



- BUILDING STRUCTURE IS GENERALLY SOUND - SOME AREAS NEED REPOINTING AND REPAIR
- EXTERIOR HARDSCAPE ELEVATED TERRACE ACCESSIBLE TO PRE-K AND KINDERGARTEN CLASSROOMS
- AMPLE PARKING IS AVAILABLE FOR STAFF AND VISITORS BUT NOT NEAR MAIN ENTRANCE
- UNSIGHTLY LOADING DOCK AREA IS HIGHLY VISIBLE FROM CURRAN DRIVE – OPTIONS FOR RELOCATION SHOULD BE CONSIDERED



## Existing Conditions Interior



- ALL MAJOR BUILDING SYSTEMS REQUIRE REPLACEMENT
- AIR CONDITIONING IS PROVIDED IN LIMITED AREAS OF THE BUILDING
- UPGRADES NECESSARY TO BUILDING ELEMENTS TO COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS
- DINING SPACE IMPROVEMENTS SHOULD BE CONSIDERED TO PROVIDE BETTER NATURAL LIGHT



# Existing: Site Plan











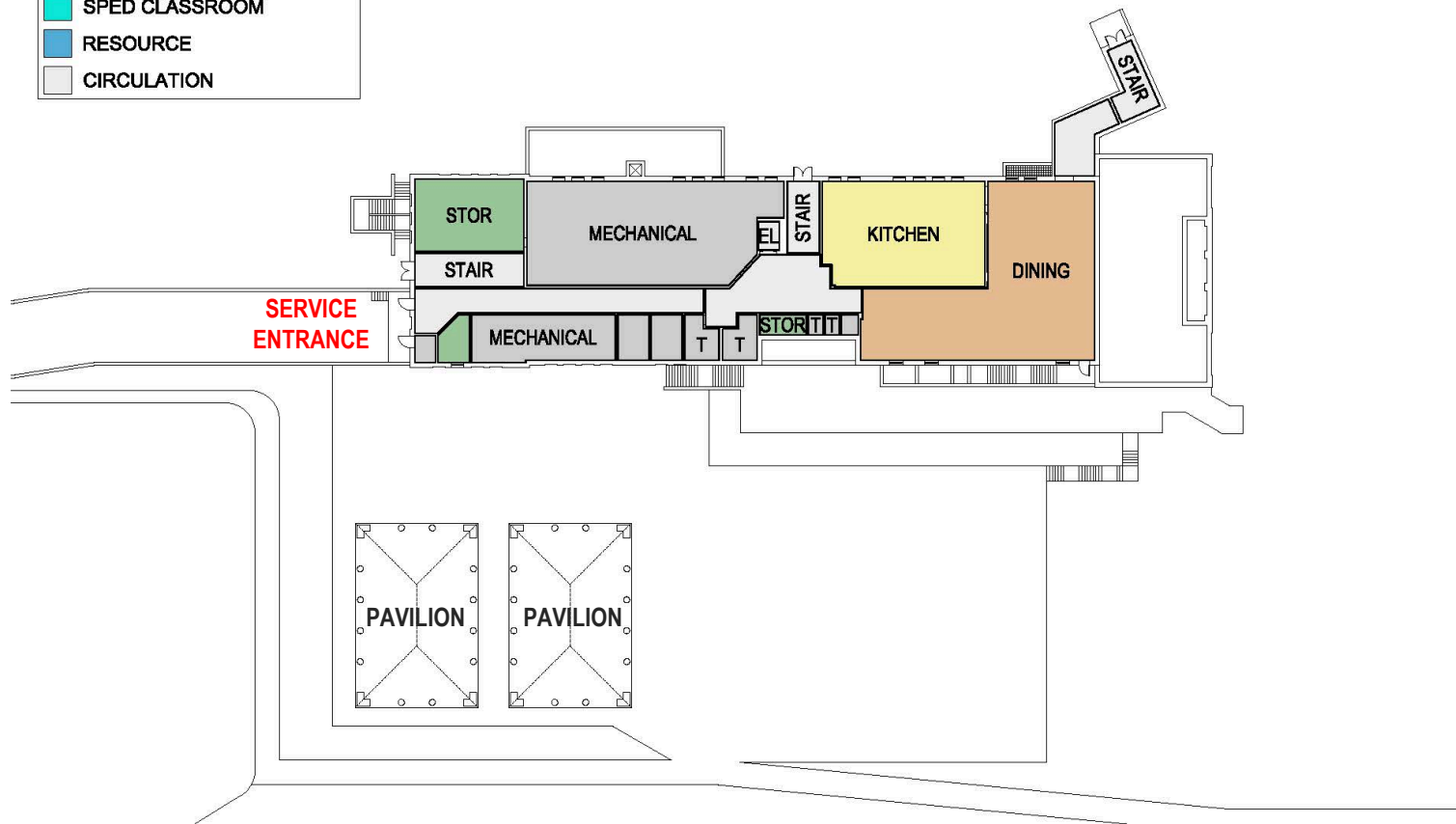
## Montebello Current Classrooms and Spaces

Classrooms	'Big Box' Spaces
(2) Classrooms for PreK	Gym - 4,628 square feet
(2) Classrooms for K	Café – 2,988 square feet
(3) Classrooms for grades 1	Administrative Office – 1,672 square feet
(1) Classroom for grade 2	Psychology Office – 344 square feet
(2) Flex classrooms 1 <sup>st</sup> – 4 <sup>th</sup>	Guidance Office – 626 square feet
(2) Classrooms for grades 3	IEP office – 255 square feet
(2) Classrooms for grade 4	Health office – 459 square feet
(2) Classrooms for grade 5	Library – 2,040 square feet
(3) Classrooms for grades 6	Faculty Lounge – 355 square feet
(2) Classrooms for grade 7	Work Room – 516 square feet
(2) Classrooms for grade 8	
(2) Flex classrooms 7 and 8	
(1) Classroom for 7 and 8 science	
(1) Classroom for Spanish	
(1) Special Ed Classroom	
(1) Technology Lab	
(1) Art Room (981 square feet)	
(1) Music Room (982 square feet)	31 classrooms including resource (26 classrooms)

# Existing: Lower Level Plan



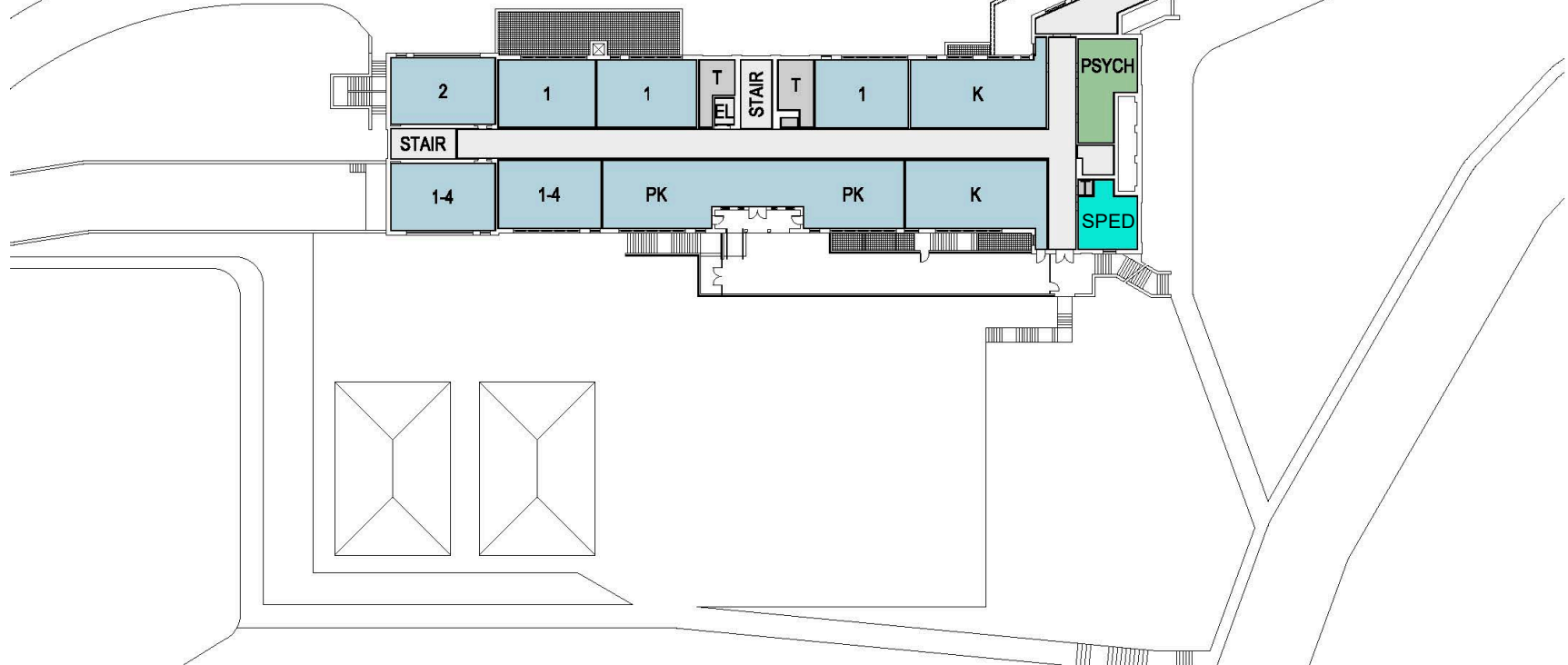
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<span style="color: orange;">■</span>	SPECIALS CLASSROOMS
<span style="color: yellow;">■</span>	KITCHEN
<span style="color: grey;">■</span>	MECHANICAL & TOILET ROOMS
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# Existing: Ground Floor Plan

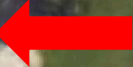


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<span style="color: #cccccc;">■</span>	MECHANICAL & TOILET ROOMS
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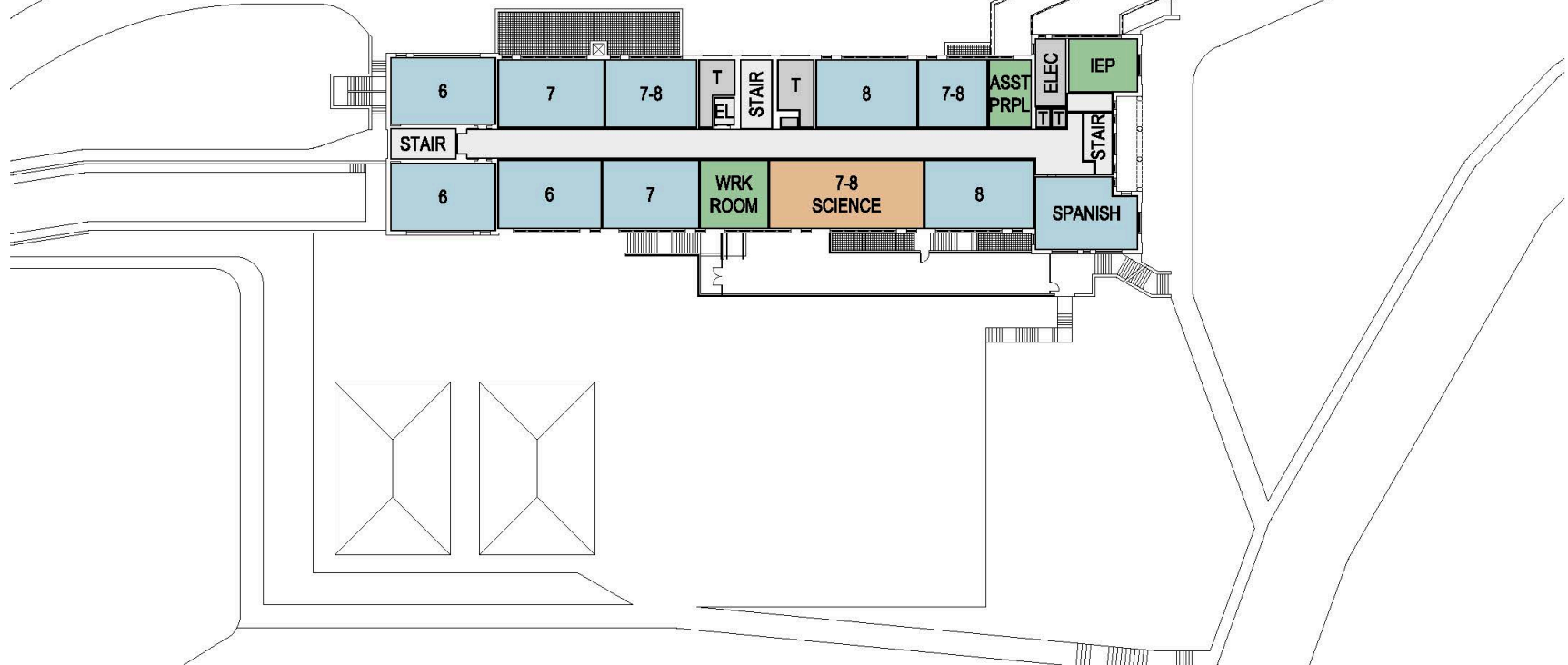
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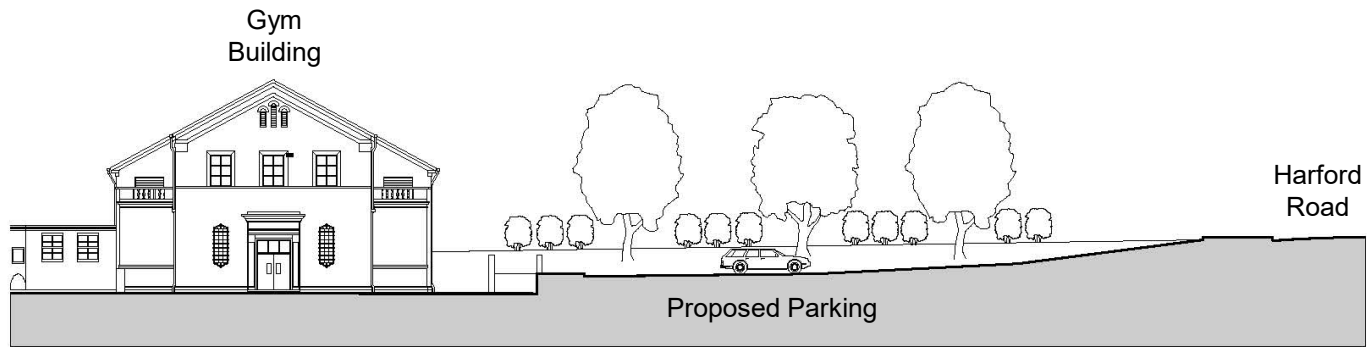
# Existing: Second Floor Plan



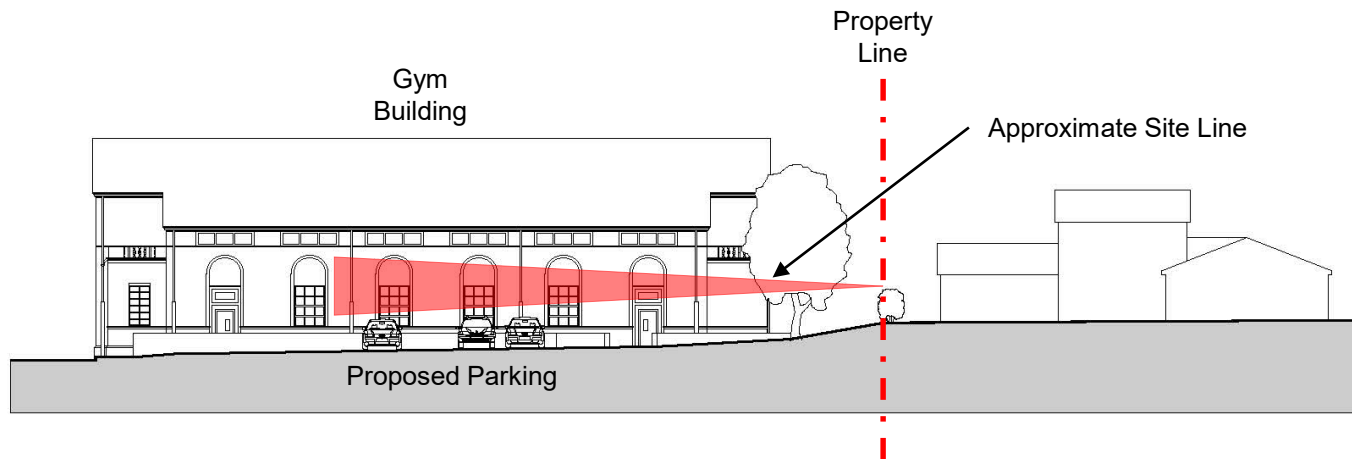
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<span style="color: #0099cc;">■</span>	RESOURCE
<span style="color: #cccccc;">■</span>	CIRCULATION



# Proposed Site Plan Site Sections



A-A East-West Section Looking North



B-B North-South Section Looking East



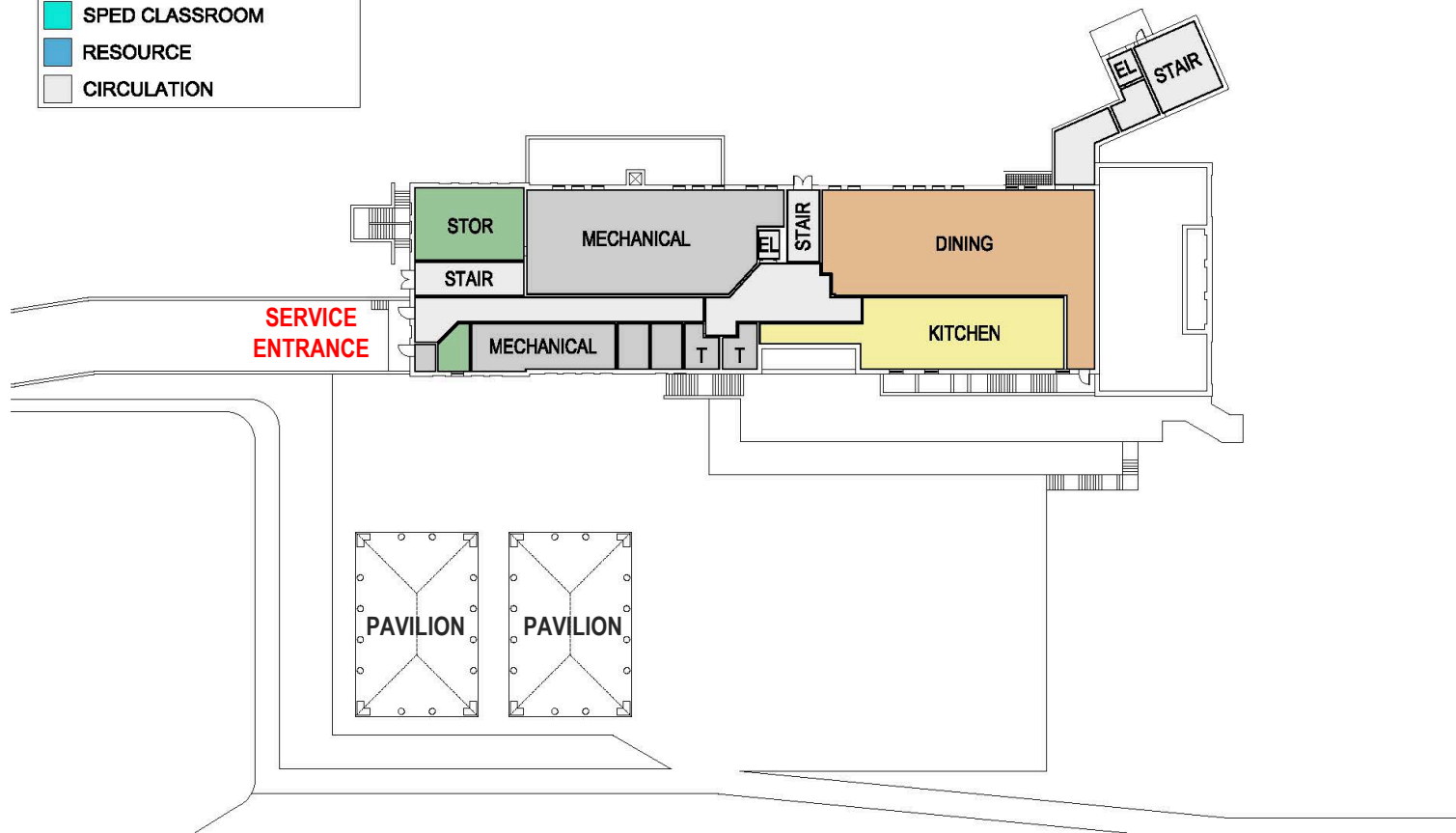
# Option 1: Site Plan



# Option 1: Lower Level Plan



PROGRAM KEY	
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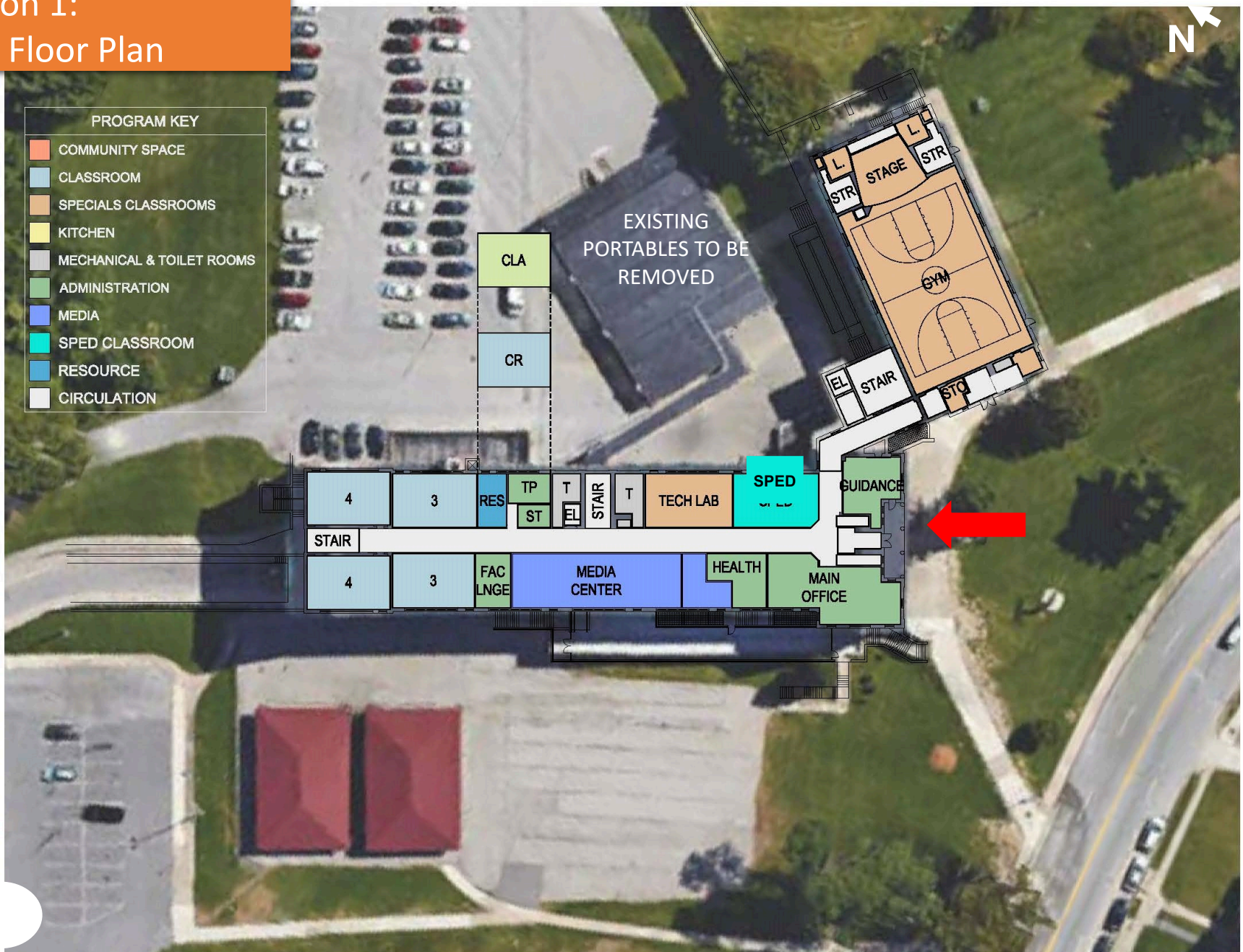




# Option 1: Ground Floor Plan



# Option 1: First Floor Plan



# Option 1: Second Floor Plan





## Montebello Proposed Classrooms and Spaces

Classrooms	'Big Box' Spaces	Current Big Box Space Sq Ft	Proposed Big Box Space Sq Ft	Difference in Proposed Big Box Space Sq Ft
(2) Classrooms for PreK	✓ Gym	4,628 sq ft	4,628 sq ft	0
(2) Classrooms for grades K	✓ Administrative Office	1,672 sq ft	1,275 sq ft	-397
(2) Classroom for grade 1				
(2) Classrooms for grade 2				
(2) Classrooms for grade 3	✓ IEP office	225 sq ft	433 sq ft	+208
(2) Classrooms for grade 4	✓ Health office	459 sq ft	490 sq ft	+31
(2) Classrooms for grade 5	○ Media Center	2,040 sq ft	2,122 sq ft	+82
(2) Classrooms for grade 6	❖ Student Services			
(2) Classrooms for grade 7	✓ Dining	2,988 sq ft	3,160 sq ft	+172
(2) Classrooms for grade 8	Kitchen			
(1) Flex Classroom	❖ Community Space			
(3) Special Ed Classrooms	✓ Guidance office	626 sq ft	589 sq ft	-37
(1) Technology Lab	○ Teacher Planning		708 sq ft	+708
(1) Middle School Science Lab	✓ Faculty Lounge	355 sq ft	362 sq ft	+7
(1) Art Room	❖ 3 Resource (pull out) rooms		1,359 sq ft	+1,359
(1) Music Room				

## Option 1: Pros & Cons

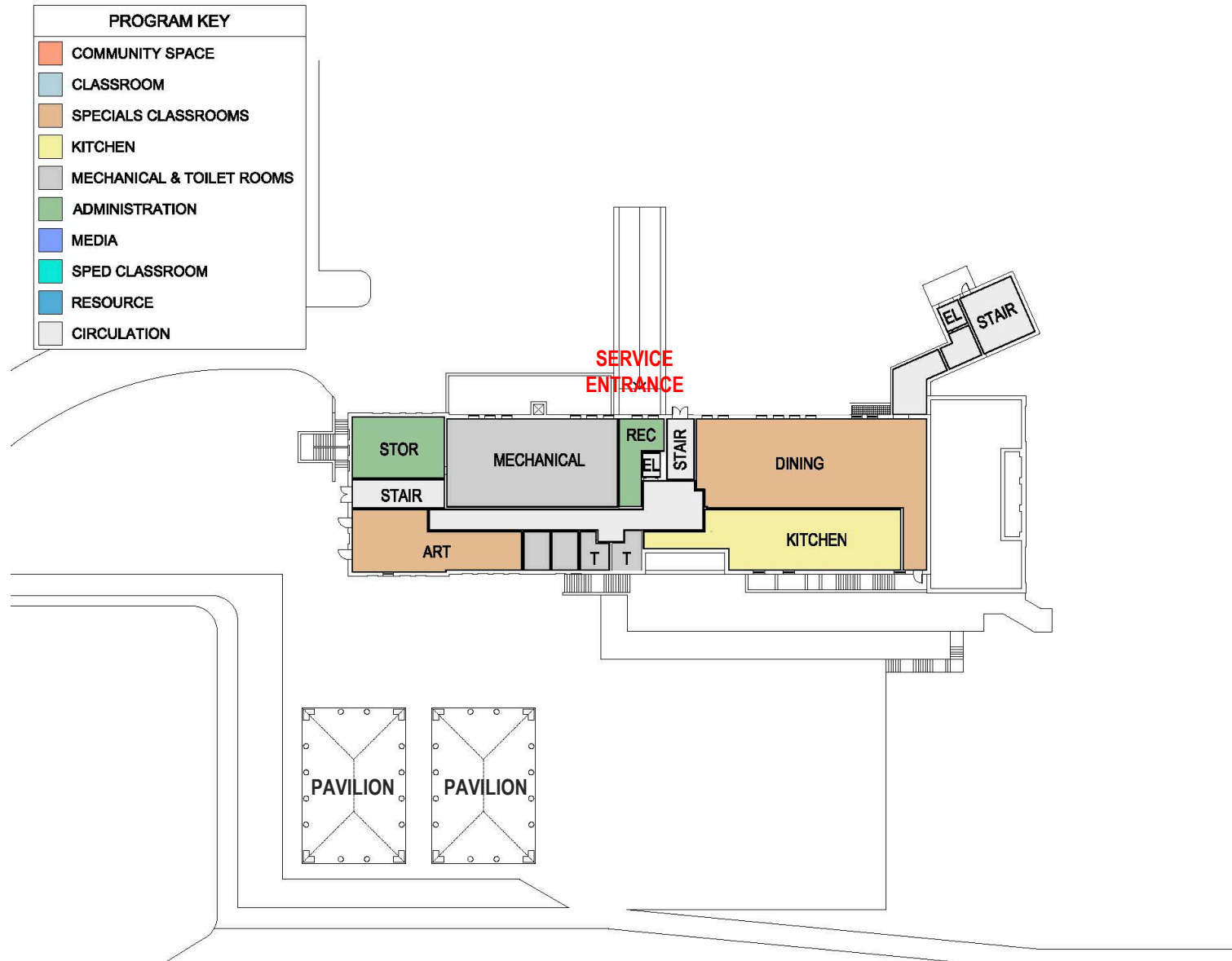
ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> <li>• REUSES MUCH OF THE EXISTING STRUCTURE AND LAYOUT</li> <li>• FULL UPGRADES TO MECHANICAL AND ELECTRICAL SYSTEMS</li> <li>• UPGRADES TO INTERIOR FINISHES AND EXTERIOR ENVELOPE OF THE BUILDING</li> <li>• COMPLIANCE WITH CURRENT BUILDING CODES AND ACCESSIBILITY IS IMPROVED</li> <li>• RECONFIGURED KITCHEN AND DINING WITH IMPROVED NATURAL LIGHT</li> <li>• IMPROVED STAFF ENTRY/ STAIR FROM THE NE PARKING LOT W/ HANDICAPPED ACCESS RAMP</li> <li>• PROVIDES NEW VISITOR PARKING</li> </ul>	<ul style="list-style-type: none"> <li>• EXISTING GYM IS SHORTER THAN STANDARD MIDDLE SCHOOL LENGTH</li> <li>• STAGE IS NEXT TO GYM RATHER THAN DINING</li> <li>• NON-SPECIFIED COMMUNITY SPACE PER THE ED SPEC IS NOT PROVIDED</li> <li>• DOES NOT PROVIDE ALL THE REQUIRED COLLABORATIVE LEARNING AND PLANNING AREAS</li> <li>• SOME OF THE CLASSROOMS ARE SMALLER THAN ED SPEC REQUIREMENTS</li> </ul>
<ul style="list-style-type: none"> <li>• NEW EXTERIOR HANDICAPPED ACCESS RAMP TO PLAY AREAS</li> </ul>	



# Option 2: Site Plan



# Option 2: Lower Level Plan

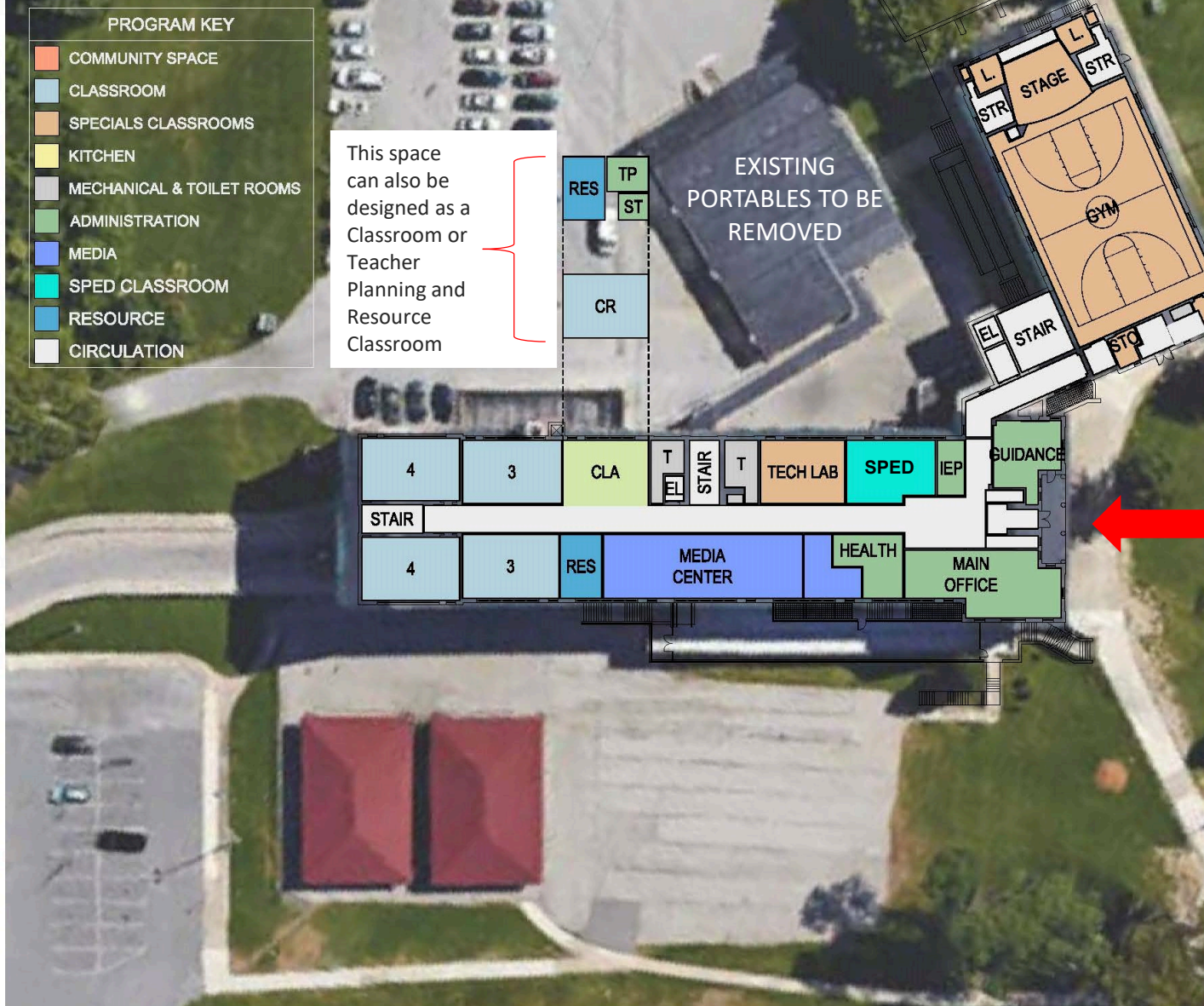


# Option 2: Ground Floor Plan





# Option 2: First Floor Plan

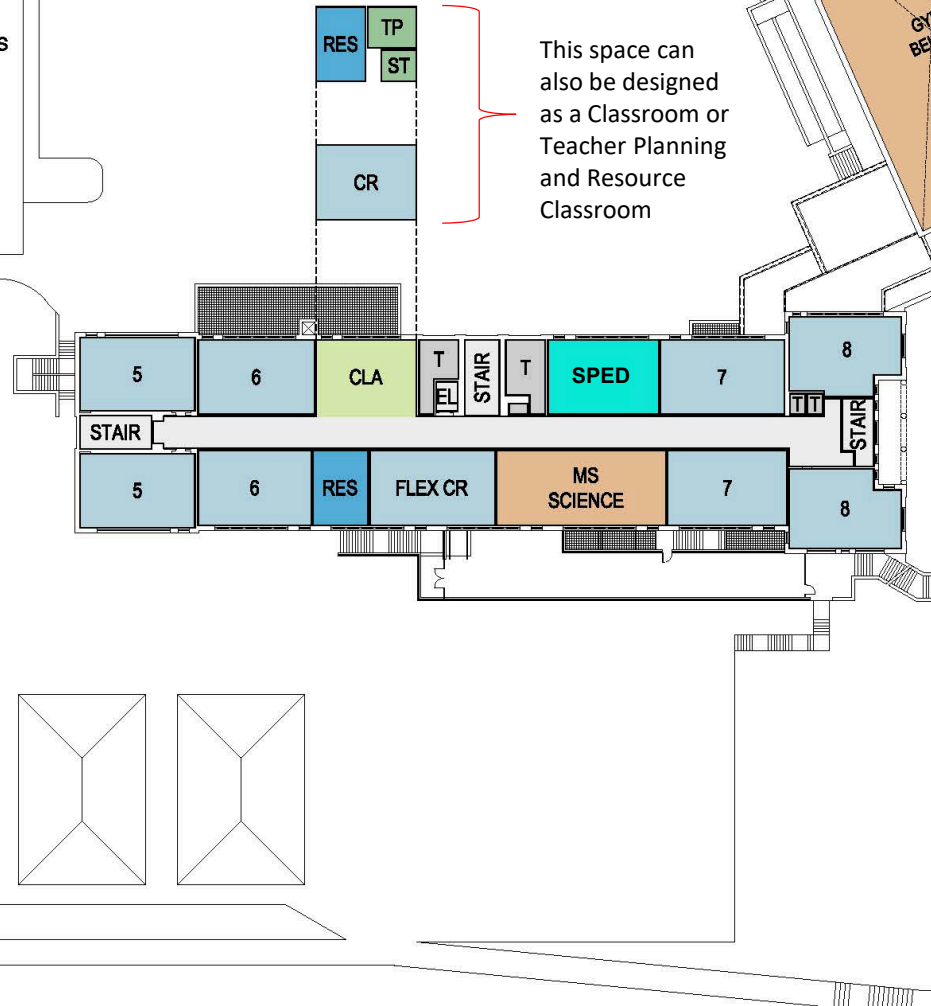




## Option 2: Second Floor Plan



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<span style="color: #66b3ff;">■</span>	MEDIA
<span style="color: #00b0f0;">■</span>	SPED CLASSROOM
<span style="color: #4682b4;">■</span>	RESOURCE
<span style="color: #d3d3d3;">■</span>	CIRCULATION



## Montebello Space Comparisons

Rooms	Current	Proposed	Difference
Classrooms for PreK	2	2	0
Classrooms for K	2	2	0
Classrooms for grades 1	3	2	-1
Classroom for grade 2	1	2	+1
Flex classrooms 1 <sup>st</sup> – 4 <sup>th</sup>	2		
Classrooms for grades 3	2	2	0
Classrooms for grade 4	2	2	0
Classrooms for grade 5	2	2	0
Classrooms for grades 6	3	2	0
Classrooms for grade 7	2	2	0
Classrooms for grade 8	2	2	0
Flex classrooms 7 and 8	2	1	-1
Classroom for 7 and 8 science	1	1	0
Classroom for Spanish	1		
Special Ed Classroom	1	3	+2
Technology Lab	1	1	0
Art Room – 981 square feet	1	1	0
Music Room – 982 square feet	1	1	0
			35

## Montebello Space Comparisons

<b>'Big Box' Spaces</b>	<b>Current 'Big Box' Space Sq Ft</b>	<b>Proposed 'Big Box' Space Sq Ft</b>	<b>Difference</b>
Gym	4,628 sq ft	4,628 sq ft	0
Café	2,988 sq ft	3,160 sq ft	+172
Administrative Office	1,672 sq ft	1,275 sq ft	-397
(3) Collab Learning Areas		1,548 sq ft	+1,548
IEP Office	225 sq ft	324 sq ft	+99
Health Office	459 sq ft	490 sq ft	+31
Library/Media Center	2,040 sq ft	2,138 sq ft	-2
Faculty Lounge	355 sq ft	444 sq ft	+89
Psychology Office	344 sq ft	595 sq ft	+255
Guidance Office	626 sq ft	624 sq ft	-2
(3) Resource Rooms		1,055 sq ft	
Work Room/Teacher Planning	516 sq ft	245 sq ft	-271
Community Space		1,000 sq ft	

## Option 2: Pros & Cons

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> <li>• SOME RECONFIGURATION OF EXISTING STRUCTURE TO INCORPORATE MORE OF THE EDUCATIONAL SPECIFICATION REQUIREMENTS</li> <li>• FULL UPGRADES TO BUILDING SYSTEMS, INTERIOR FINISHES AND EXTERIOR ENVELOPE</li> <li>• COMPLIANCE WITH CURRENT BUILDING CODES AND ACCESSIBILITY IS IMPROVED</li> <li>• RECONFIGURED KITCHEN AND DINING WITH IMPROVED NATURAL LIGHT</li> <li>• IMPROVED STAFF ENTRY/ STAIR FROM THE NE PARKING LOT W/ HANDICAPPED ACCESS RAMP</li> <li>• NEW VISITOR PARKING</li> <li>• RELOCATED SERVICE AREA/ REMOVAL OF EXISTING SERVICE RAMP</li> <li>• NEW EXTERIOR HANDICAPPED ACCESS RAMP TO PLAY AREAS</li> </ul>	<ul style="list-style-type: none"> <li>• EXISTING GYM IS SHORTER THAN STANDARD MIDDLE SCHOOL LENGTH</li> <li>• FULL STAGE IS NEXT TO GYM RATHER THAN DINING</li> <li>• DOES NOT PROVIDE ALL THE REQUIRED COLLABORATIVE LEARNING AND PLANNING AREAS</li> <li>• SOME OF THE CLASSROOMS ARE SMALLER THAN EDUCATION SPECIFICATION REQUIREMENTS</li> </ul>



## Option 1 & 2 Comparison

Option 1	Option 2
<ul style="list-style-type: none"> <li>• REUSES MUCH OF THE EXISTING STRUCTURE AND CLASSROOM LAYOUT</li> <li>• INCREASES EDUCATIONAL ADEQUACY AND COMPLIANCE WITH 21<sup>ST</sup> CENTURY ED SPECS ALTHOUGH NOT ALL SITE-SPECIFIC REQUIREMENTS ARE ACHIEVED</li> <li>• FULL UPGRADES TO MECHANICAL &amp; ELECTRICAL SYSTEMS</li> <li>• UPGRADES TO INTERIOR FINISHES AND EXTERIOR ENVELOPE OF THE BUILDING</li> <li>• COMPLIANCE WITH CURRENT BUILDING CODES AND ACCESSIBILITY IS IMPROVED</li> <li>• RECONFIGURED KITCHEN AND DINING WITH IMPROVED NATURAL LIGHT</li> <li>• IMPROVED STAFF ENTRY/ STAIR</li> <li>• NEW VISITOR PARKING</li> <li>• HANDICAPPED ACCESS RAMP TO PLAY AREAS</li> </ul>	<ul style="list-style-type: none"> <li>• SOME RECONFIGURATION OF EXISTING STRUCTURE TO INCORPORATE MORE ED SPEC REQUIREMENTS THAN OPTION 1</li> <li>• INCREASES EDUCATIONAL ADEQUACY AND COMPLIANCE WITH 21<sup>ST</sup> CENTURY ED SPECS ALTHOUGH NOT ALL SITE-SPECIFIC REQUIREMENTS ARE ACHIEVED</li> <li>• FULL UPGRADES TO BUILDING SYSTEMS, INTERIOR FINISHES AND EXTERIOR ENVELOPE</li> <li>• COMPLIANCE WITH CURRENT BUILDING CODES AND ACCESSIBILITY IS IMPROVED</li> <li>• RECONFIGURED KITCHEN AND DINING WITH IMPROVED NATURAL LIGHT</li> <li>• IMPROVED STAFF ENTRY/ STAIR AND LOADING/ RECEIVING AREA</li> <li>• NEW VISITOR PARKING</li> <li>• HANDICAPPED ACCESS RAMP TO PLAY AREAS</li> </ul>

## Option 1 & 2

### 'Big Box' Space Sq Ft Comparison

'Big Box' Spaces	Proposed <u>Option 1</u> 'Big Box' Space Sq Ft	Proposed <u>Option 2</u> 'Big Box' Space Sq Ft
Gym	4,628 sq ft	4,628 sq ft
Café	3,160 sq ft	3,160 sq ft
Administrative Office	1,275 sq ft	1,275 sq ft
(3) Collab Learning Areas		1,548 sq ft
Art Room	981 sq ft	1,230 sq ft
Music Room	982 sq ft	982 sq ft
IEP Office	433 sq ft	324 sq ft
Health Office	490 sq ft	490 sq ft
Library/Media Center	2,122 sq ft	2,138 sq ft
Faculty Lounge	362 sq ft	444 sq ft
Psychology Office		595 sq ft
Guidance Office	589 sq ft	624 sq ft
(3) Resource Rooms	1,359 sq ft	1,055 sq ft
Work Room/Teacher Planning	708 sq ft	245 sq ft
Community Space		1,000 sq ft

## Planning: Program Space Summary

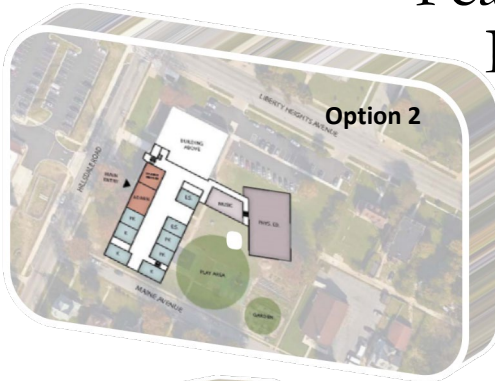
Shared Space	Current square footage	Proposed square footage (option 1)	Proposed square footage (option 2)
Gym	4628	4628	4628
Cafeteria	2988	3160	3160
Administration Office	1672	1275	1275
3 Collaborative Learning Areas	0	0	1548
Art Room	981	981	1230
Music Room	982	982	982
IEP office	225	433	324
Health office	459	490	490
Library/Media Center	2040	2122	2138
Faculty Lounge	355	364	444
Psychology office	344	595	595
Guidance office	626	589	624
3 Resource (pull out) rooms	0	1359	1055
Work Room/Teacher Planning	516	708	245
Community Space	0	0	1000

Planning : 6-8 months

Pre-Design: 2-4 months



## Feasibility Review



- School stakeholders provide feedback on building recommendation, February\*
- City Schools staff review stakeholder recommendation and other criteria
- 21<sup>st</sup> Century staff work with MOU partners to finalize recommendation



## Selection

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# Design

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18-24 months

Design: 10-12 months



Summer 2018

Design: 10-12 Months

## Meeting #5 Concept



## Meeting #6 Schematic



## Meeting #7 Design Development



## Meeting #8 Final Drawings



# Questions?

## CONTACTS

**Nicole Price**

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**Emily Sherman**

[esherman@bcps.k12.md.us](mailto:esherman@bcps.k12.md.us)

**21<sup>st</sup> Century School Buildings**

**Program Office**

**(443) 642-4600**

**[www.baltimore21stcenturyschools.org](http://www.baltimore21stcenturyschools.org)**



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**@21stCenturySchoolBuildingsProgram**

Thank You!



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