



21st Century School Buildings Plan

SCHOOL Bay-Brook Elementary/Middle School

COMMUNITY MEETING 95% Feasibility Study | January 26, 2017



Introductions

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Agenda

- **Program Overview**
- **Timeline**
- **Enrollment Projections**
- **Feasibility Study**

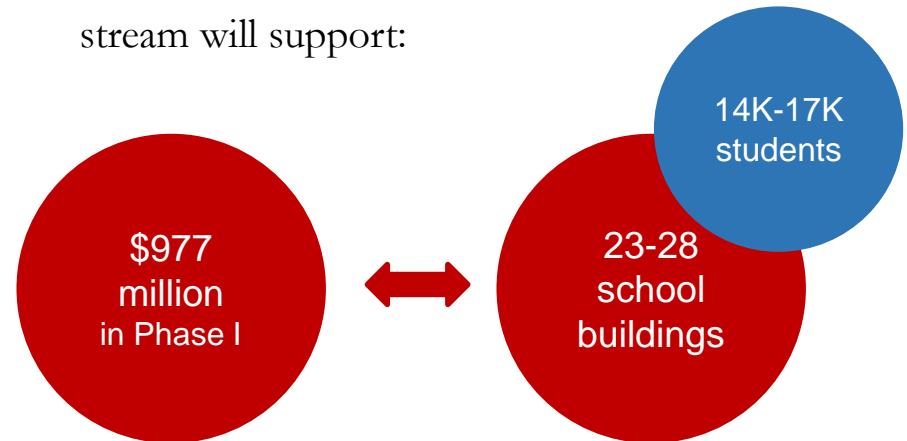
21st Century School Buildings Program Update

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.

Summary of Activities: *Timeframe*



Planning



Design



Construction



Occupancy



18-24 Months



18-24 Months



Planning: 6-8 Months December 2015 – February 2017

Dates subject to change

Meeting #1 Orientation

1. Review process
2. Learn key terms
3. Interactive activity

Jan 14, 2014

Meeting #2 Essential Elements

1. Explore essential elements of design

Feb 2, 2016

Meeting #3 50% Feasibility Study

1. Review site & building options
2. Provide feedback

March 2016

Meeting #4 Feasibility Review

1. Make recommendation on building option

January 26, 2017

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 minimum of three possible solutions (renovation & replacement options) 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

Bay Brook Classrooms and Spaces

6 Pre K and Kindergarten classes	1 technical education classroom
6 classrooms for grades 1 and 2	2 music rooms
9 classrooms for grades 3, 4, and 5	1 art room
12 classrooms for grades 6, 7, and 8	Media/Library, Video Studio
7 collaborative learning areas	Cafeteria
2 Head Start classrooms	Gymnasium
3 special education classrooms	Administrative, Health Suite
1 Life Skills classrooms	Student Services
2 MD PRIDE Classrooms	Community Space
1 elementary science room	
1 middle school science room	

Context Aerial



Existing Site: Conditions



Panorama of site looking south



Panorama of site looking north

Accessibility

Parking

Public Transportation

Service



View from north end of site at 10th Street



Looking east from entrance to building #124A

Existing Site: Conditions



Athletic fields and courts located adjacent to site



Site access drive

Existing: Site Aerial



Existing: Site Plan

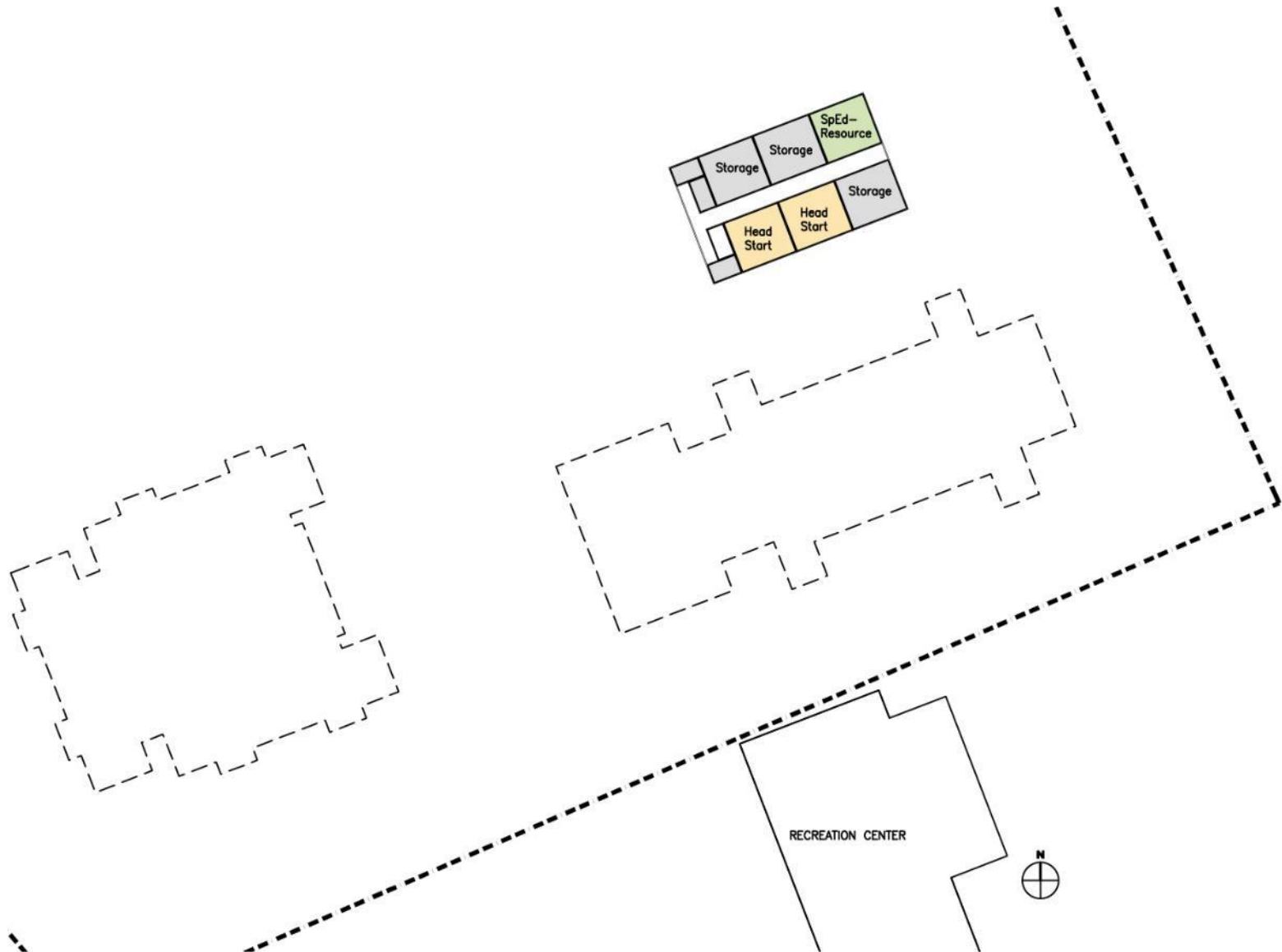




Circulation and Orientation



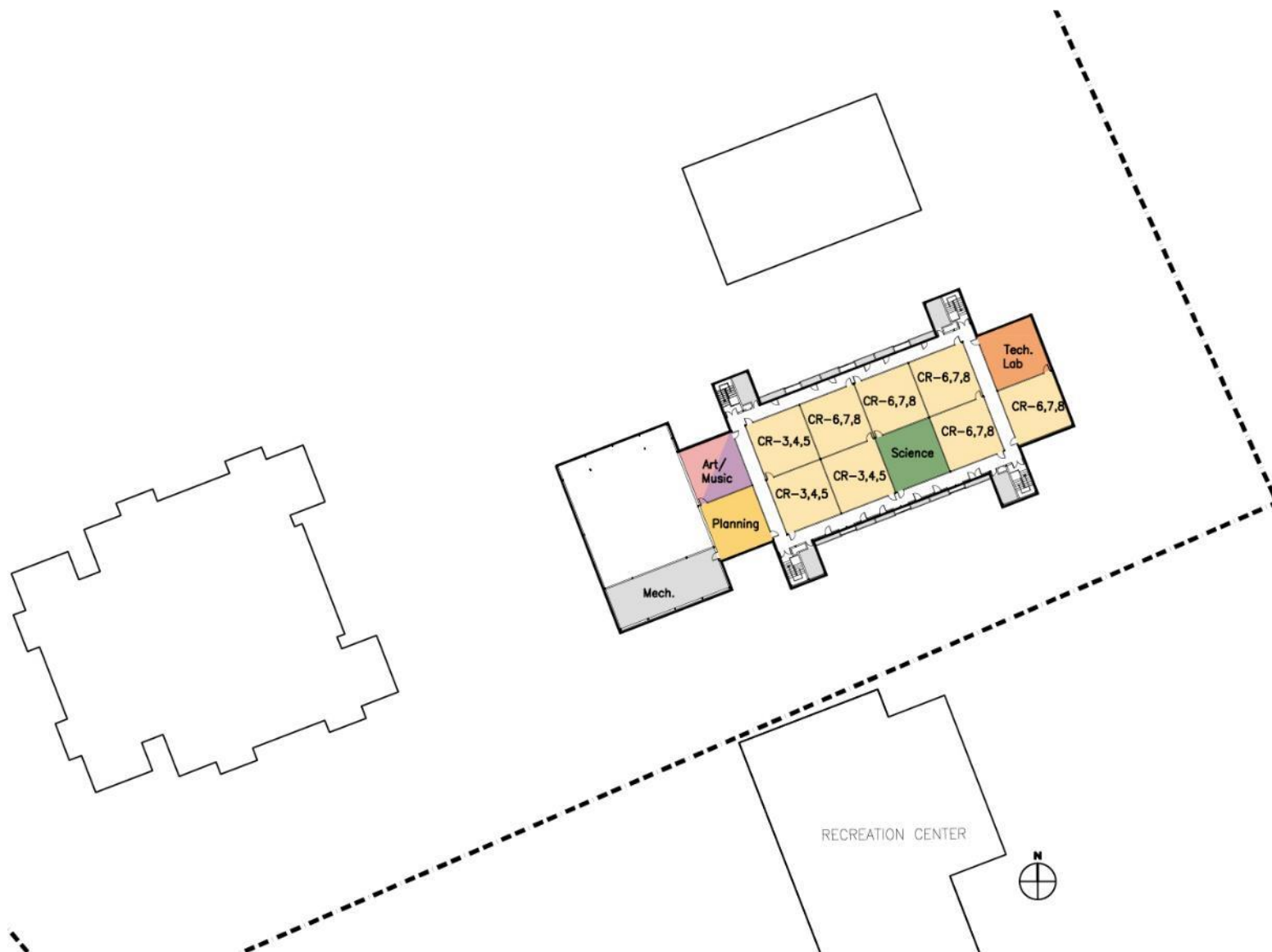




Existing: First Floor



Existing: Second Floor



Comparison Summary Options



Option 1: Renovation



Option 2: Replacement



Option 3: Replacement

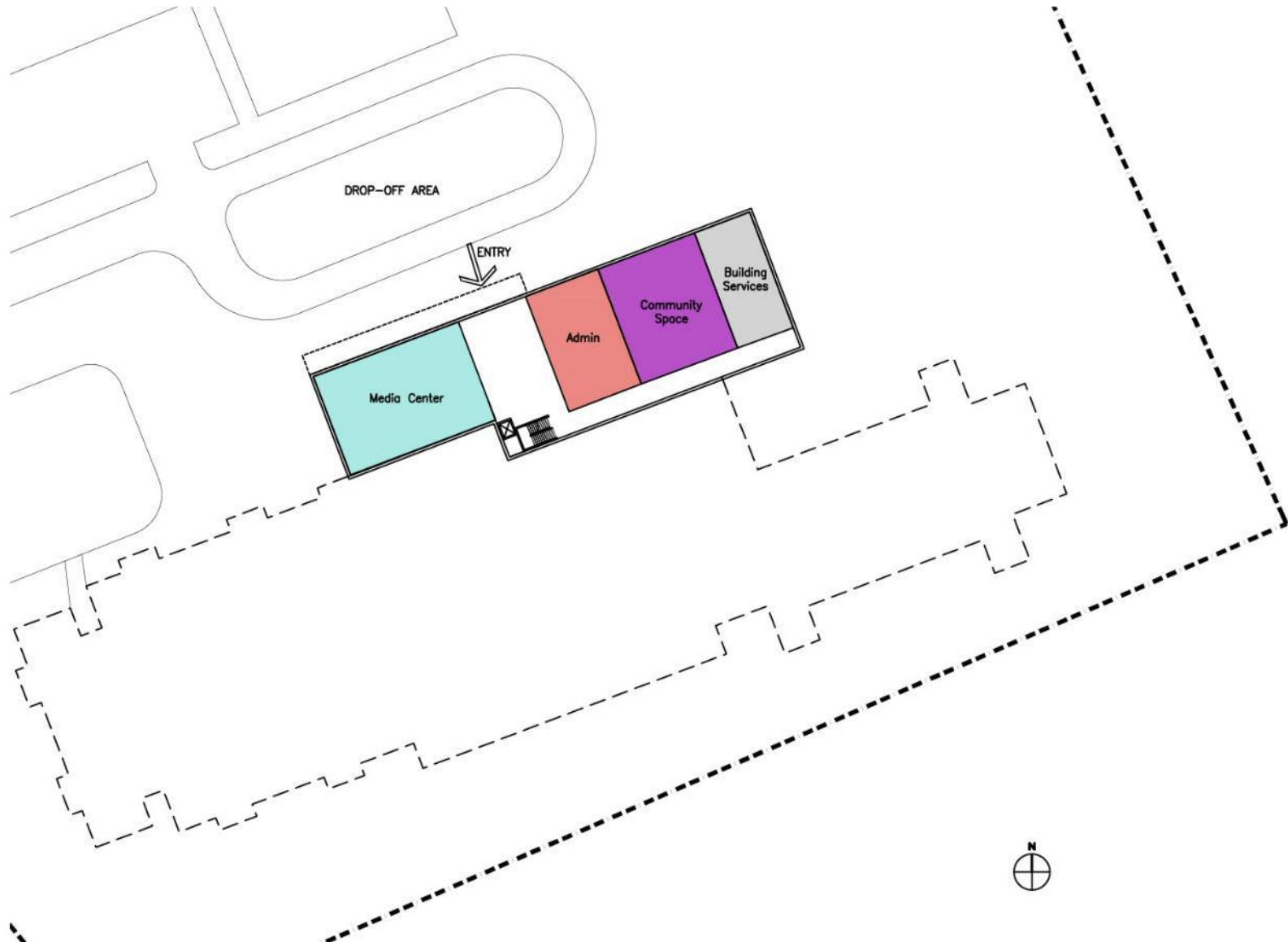


Option 4: Replacement

Option 1: Site Plan



Option 1: First Floor



Option 1: Second Floor



Option 1: Third Floor



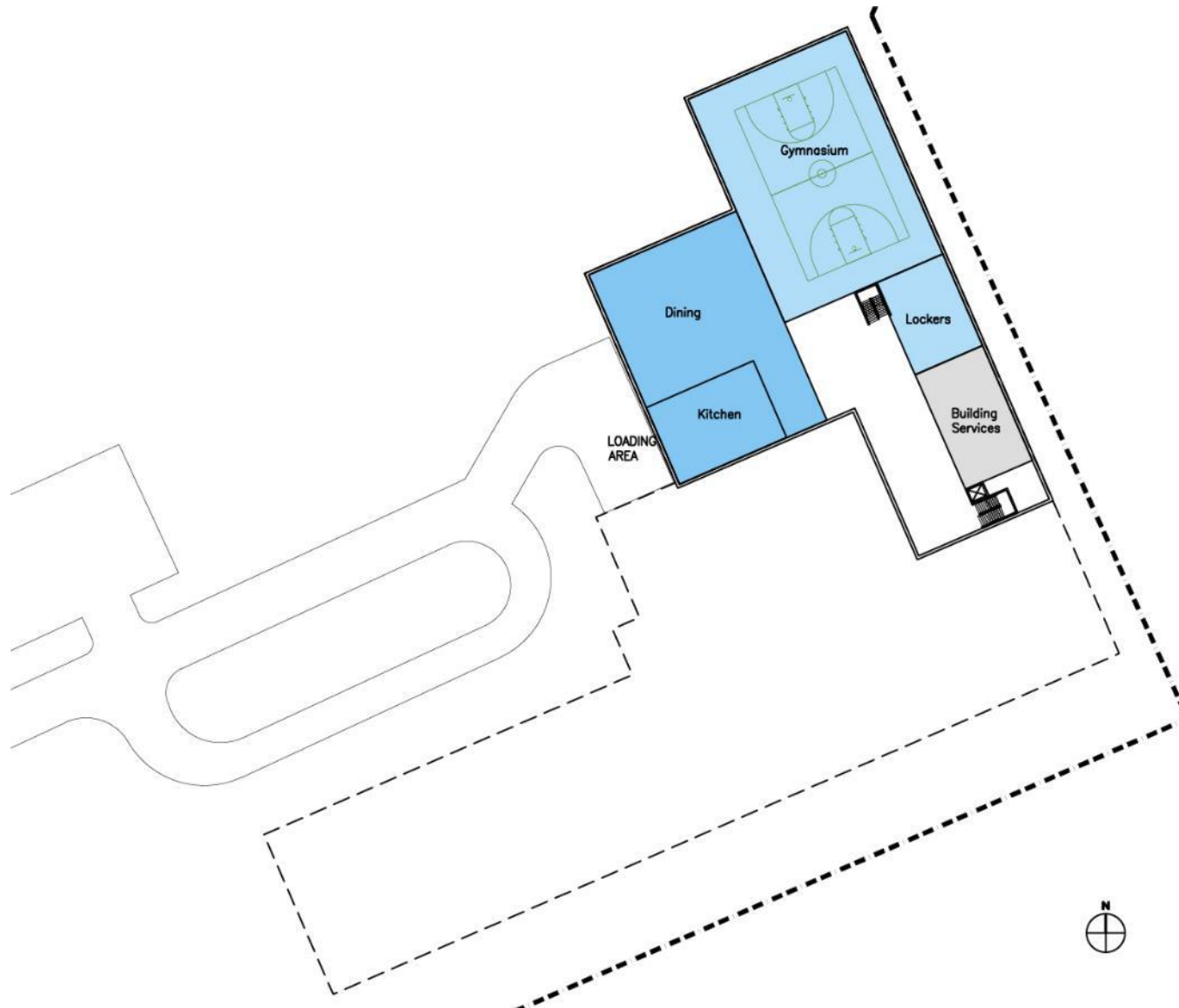
Option 1:
Pros & Cons

PROS	CONS
<ol style="list-style-type: none">1. Re-use of existing building2. Clear separation of buses from parking3. Clear consolidation of grade level groupings by wing4. Central location for gym, cafeteria, and specials	<ol style="list-style-type: none">1. Space for new construction is very tight2. Multi-purpose play fields require some cut and fill to be level3. Administration, media, and community space isolated on the lower level entry floor4. Re-use of existing building will result in lower ceilings and difficult circulation

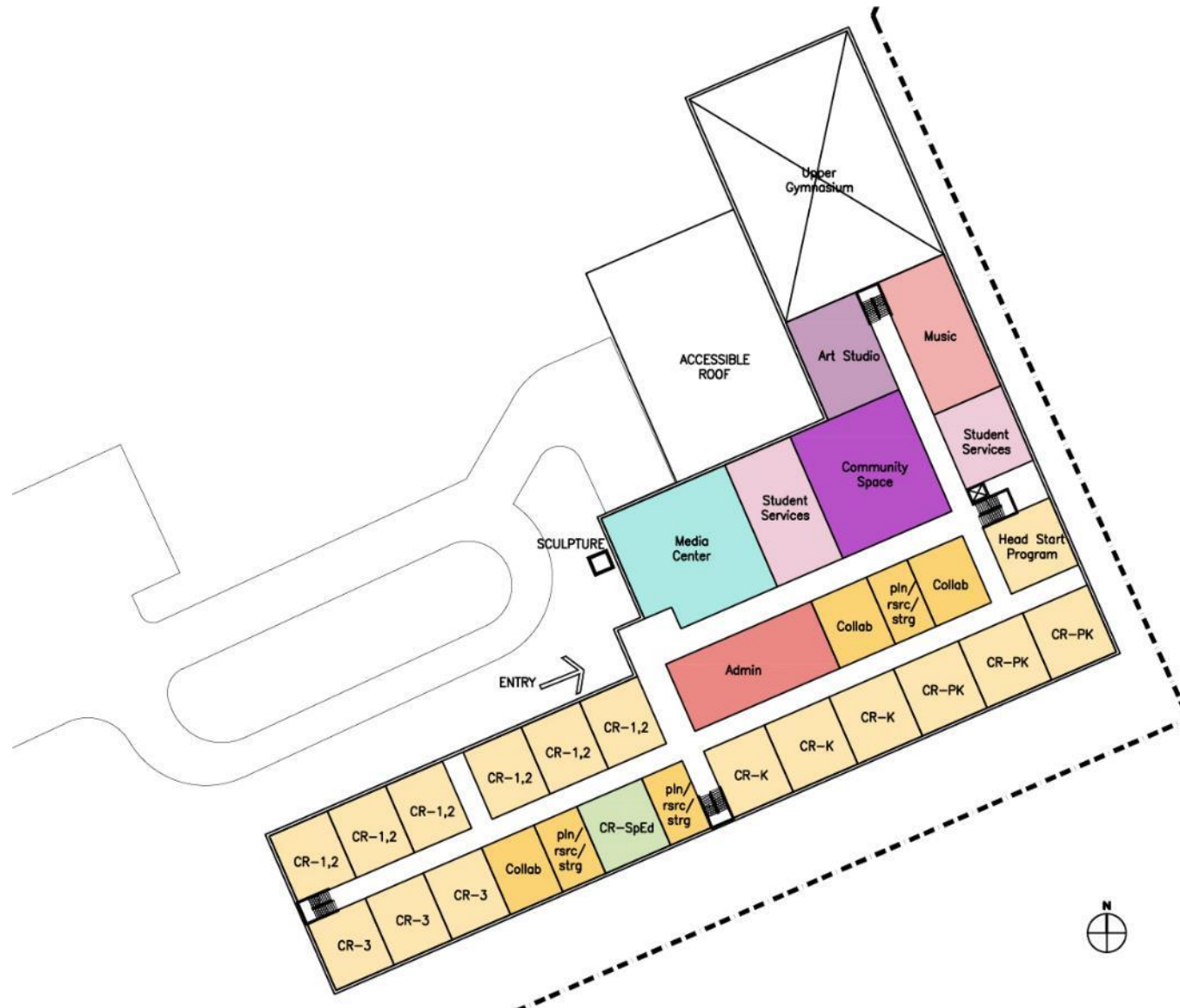
Option 2: Site Plan



Option 2: First Floor



Option 2: Second Floor



Option 2:
Third Floor



Option 2:
Pros & Cons

PROS	CONS
<ol style="list-style-type: none">1. Utilizes existing level part of site; requires less grading2. Clear separation of buses from parking3. Maximizes possible open space on site	<ol style="list-style-type: none">1. Vehicular circulation interrupts pedestrian access to some play areas from school2. Loading area close to entry3. Some play areas close to road4. Multi-purpose play fields require some cut and fill to be level5. No access to natural light for some office and collaboration spaces6. Circulation from main entry to gym and dining is lengthy

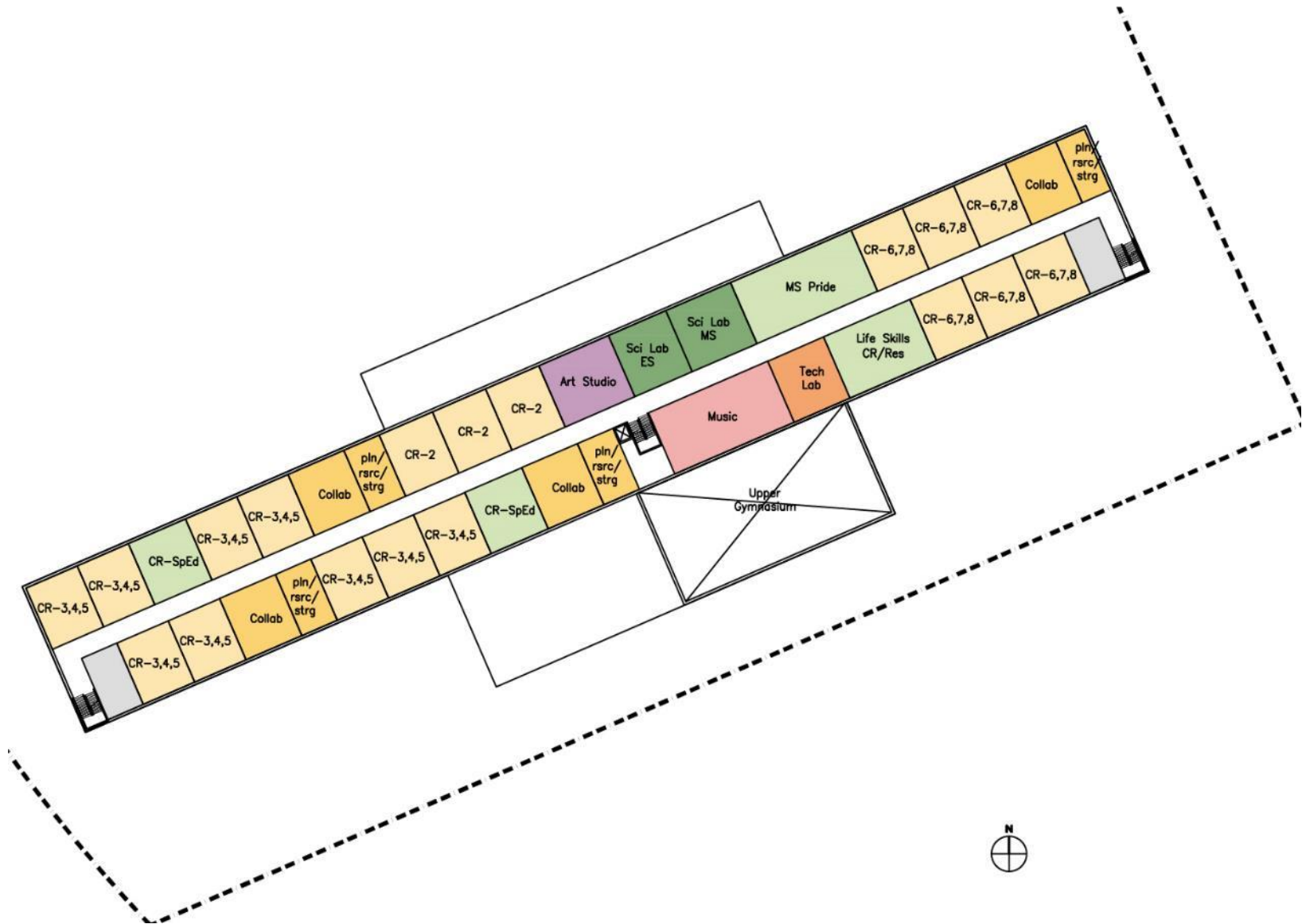
Option 3: Site Plan



Option 3: First Floor



Option 3: Second Floor



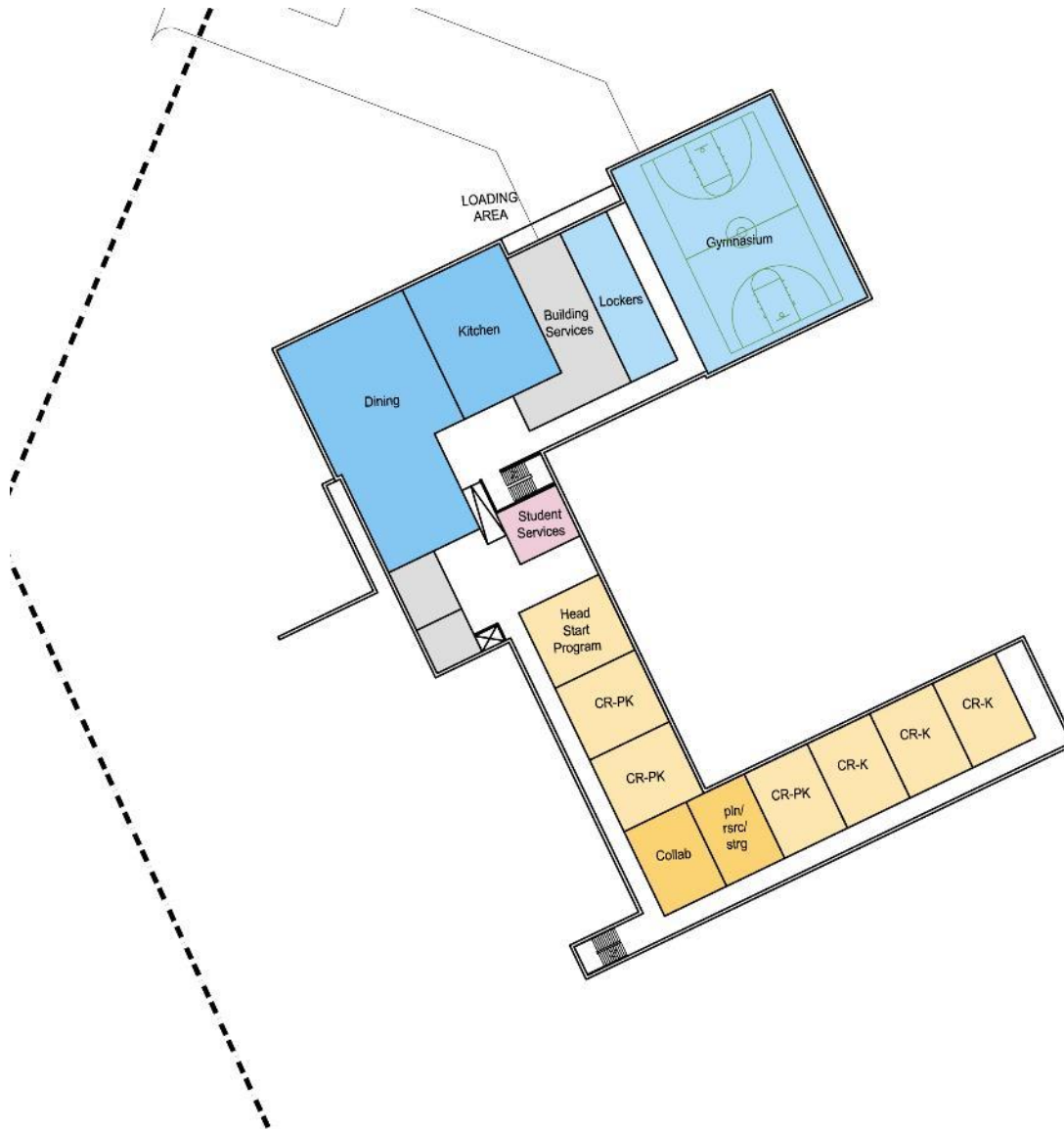
Option 3: Pros & Cons

PROS	CONS
<ol style="list-style-type: none">1. Utilizes existing level part of site; requires less grading2. Maximizes possible open space on site3. Clear consolidation of grade level groupings by wing and by level with distributed collaboration space4. Central location for offices, media center, community space, gymnasium, and dining5. Access to outdoor light for all rooms	<ol style="list-style-type: none">1. Multi-purpose play fields require some cut and fill to be level2. Single corridor could be monotonous and increase travel distances

Option 4: Site Plan



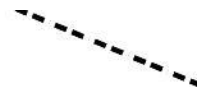
Option 4: First Floor



Option 4: Second Floor



Option 4:
Third Floor



Option 4:
Pros & Cons

PROS	CONS
<ol style="list-style-type: none">1. Clear separation of loading from public areas and buses from parking2. Vehicular circulation leaves more accessible outdoor space around building3. More level land for multi-purpose play fields4. Clear consolidation of grade level groupings distributed collaboration space5. Central location for offices, media center, community space, and other shared functions6. Access to outdoor light for all student and faculty rooms	<ol style="list-style-type: none">1. Location requires more cut and fill to accommodate building and entry2. Gymnasium and Cafeteria separated from main entry by one level.

Option 1



Pros

- Re-use of existing building
- Clear separation of buses from parking
- Clear consolidation of grade level groupings by wing
- Central location for gym, cafeteria, and specials

Cons

- Space for new construction is very tight
- Multipurpose play fields require some cut and fill to be level
- Administration, media, and community space isolated on the lower level entry floor
- Re-use of existing building will result in lower ceilings and difficult circulation

Option 2



Pros

- Utilizes existing level part of site, requires less grading
- Clear separation of buses from parking
- Maximizes possible open space on site

Cons

- Vehicular circulation interrupts pedestrian access to some play areas from school
- Loading area close to entry
- Some play areas close to road
- Multipurpose play fields require some cut and fill to be level
- No access to natural light for some office and collaboration space
- Circulation from main entry to gym and dining is lengthy

Option 3



Pros

- Utilizes existing level part of site, requires less grading
- Maximizes possible open space on site
- Clear consolidation of grade level groupings by wing and by level with distributed collaboration space
- Central location for offices, media center, community space, gymnasium, and dining
- Access to outdoor light for all rooms

Cons

- Multipurpose play fields require some cut and fill to be level
- Single corridor could be monotonous and increase travel distances

Option 4



Pros

- Clear separation of loading from public areas and buses from parking
- Vehicular circulation leaves more accessible outdoor space around building
- More level land for multi-purpose play fields
- Clear consolidation of grade level groupings distributed collaboration space
- Central location for offices, media center, community space, and other shared functions
- Access to outdoor light for all student and faculty rooms

Cons

- Location requires more cut and fill to accommodate building and entry
- Gymnasium and Cafeteria separated from main entry by one level.



Option 1



Option 2



Option 3

Feasibility Review

Selection

Planning : 6-8 months

Pre-Design: 2-4 months

(8-12 months) Winter 2017

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

- Board of School Commissioners Approval, February 2017
- Notification to Maryland Stadium Authority
- Interagency on School Construction Approval
- Design Architect/Engineer Request for Proposal
- Award A/E and construction managers

Next Steps Design

Dates subject to change*

Planning : 6-8 months

Pre-Design: 2-4 months
Spring/Summer 2017

Design: 10-12 months
Summer/Fall 2017



Winter 2016

Design: 10-12 Months

Meeting #5 Concept



Meeting #6 Schematic



Meeting #7 Design Development



Meeting #8 Final Drawings



Thank You!

Questions?

This presentation is brought to you by the
21st Century School Buildings Program and JRS.



www.baltimore21stcenturyschools.org

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