



21st Century School Buildings Plan

SCHOOL Calvin Rodwell School

COMMUNITY MEETING 95% Feasibility Study | February 17, 2016



Introductions

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21st Century School Buildings Program

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Architect
Design Collective

Agenda

Timeline

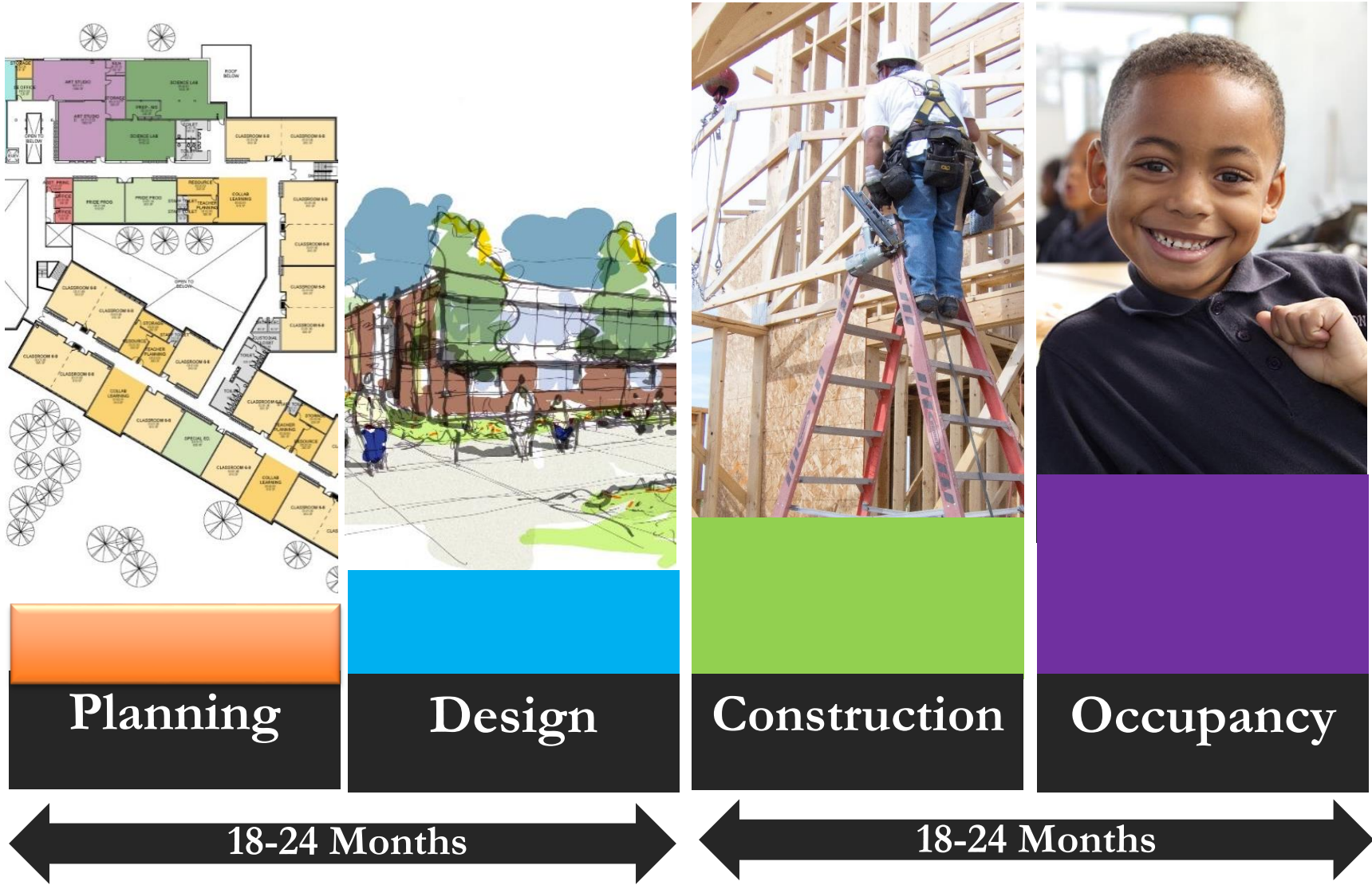
Previous Meeting Summary

Review Feasibility Discussion

- Changes from 50% submission
- Pros/Cons

Next Steps

Summary of Activities: *Timeframe*



Educational Specification & Feasibility Study



Planning: 6-8 Months

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

June 15 & Oct. 1, 2015

Meeting #3

50% Feasibility

1. Review site & building options
2. Provide feedback

November 10, 2015

Meeting #4

Feasibility Review

1. Make recommendation on building option

Calvin Rodwell Classrooms and Spaces

6 Pre K and kindergarten classes	2 music rooms
6 classes for grades 1 and 2	1 art room
9 classes for grades 3, 4, and 5	1 culinary arts classroom
9 classes for grades 6, 7, and 8	Media center/video studio
5 collaborative learning areas	Cafeteria
3 special education classrooms	Gymnasium/Fitness Room
1 elementary science room	Administrative, Health Suites
1 middle school science room	Student services
1 technical education room	Community Space

Feasibility Study

1. Review existing conditions:

- Is the building structurally sound?
- What is the condition of the mechanical, electrical and plumbing systems? Does the building meeting current building and ADA codes?
- Do the educational spaces serve the programmatic needs of the students?

2. Provide design options to comply with the site specific educational specification

3. Analyze options for compliance with educational specification and construction phasing and logistics

Existing Conditions

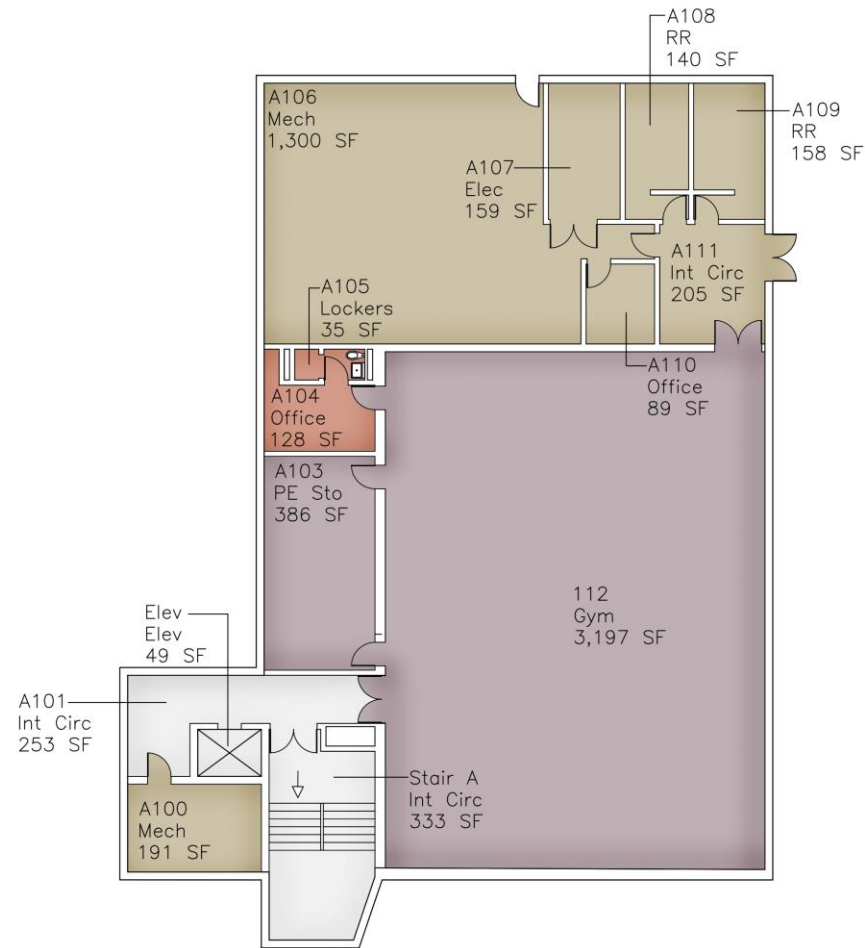
- Original Building Constructed in 1978
- Existing square footage is 41,932 SF (ed spec square footage deficient)
- 2-story masonry building with a partial lower level
- Not ADA compliant
- ‘Open space plan’ classroom configuration on upper level



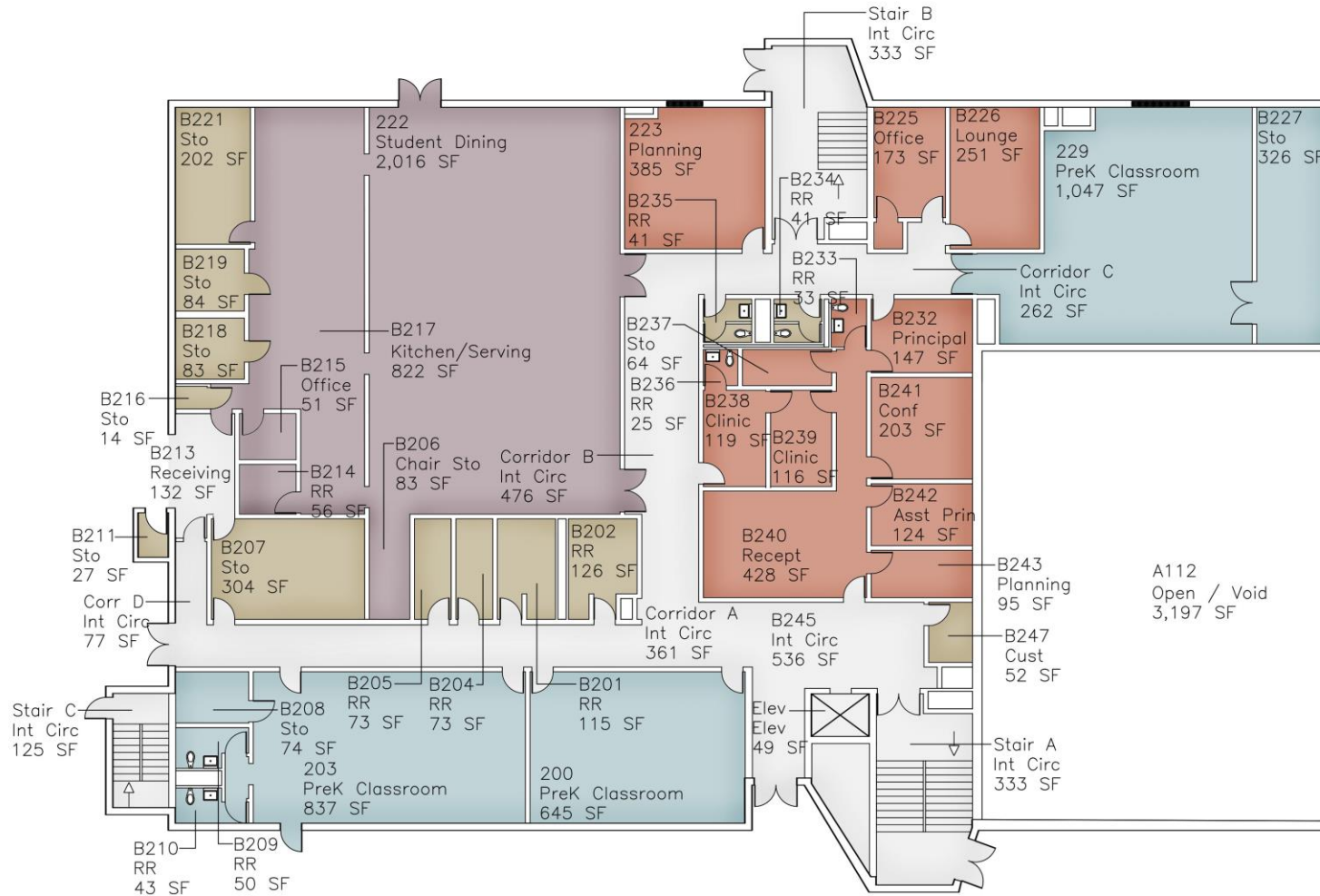




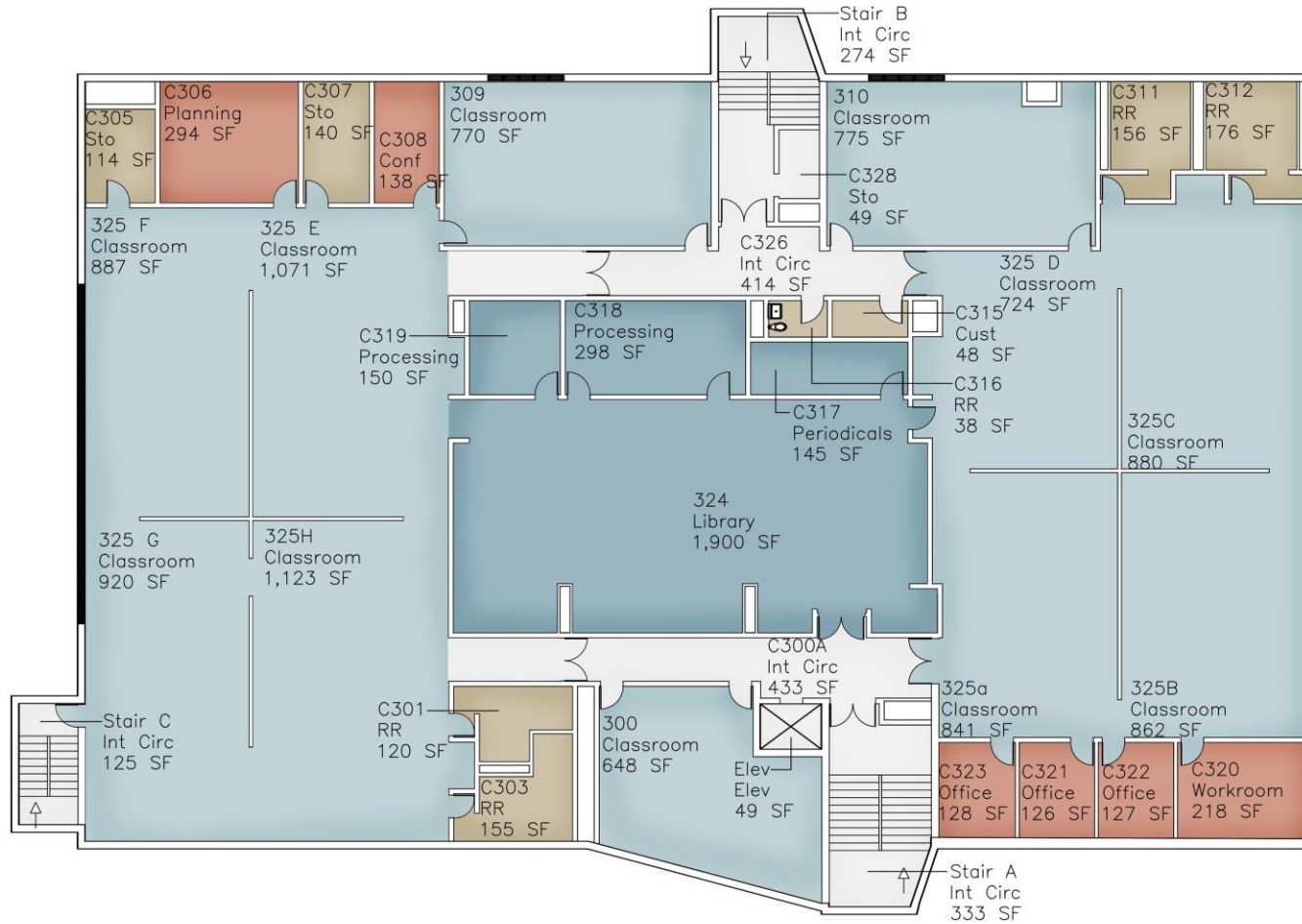
Option 1: Ground Floor Plan



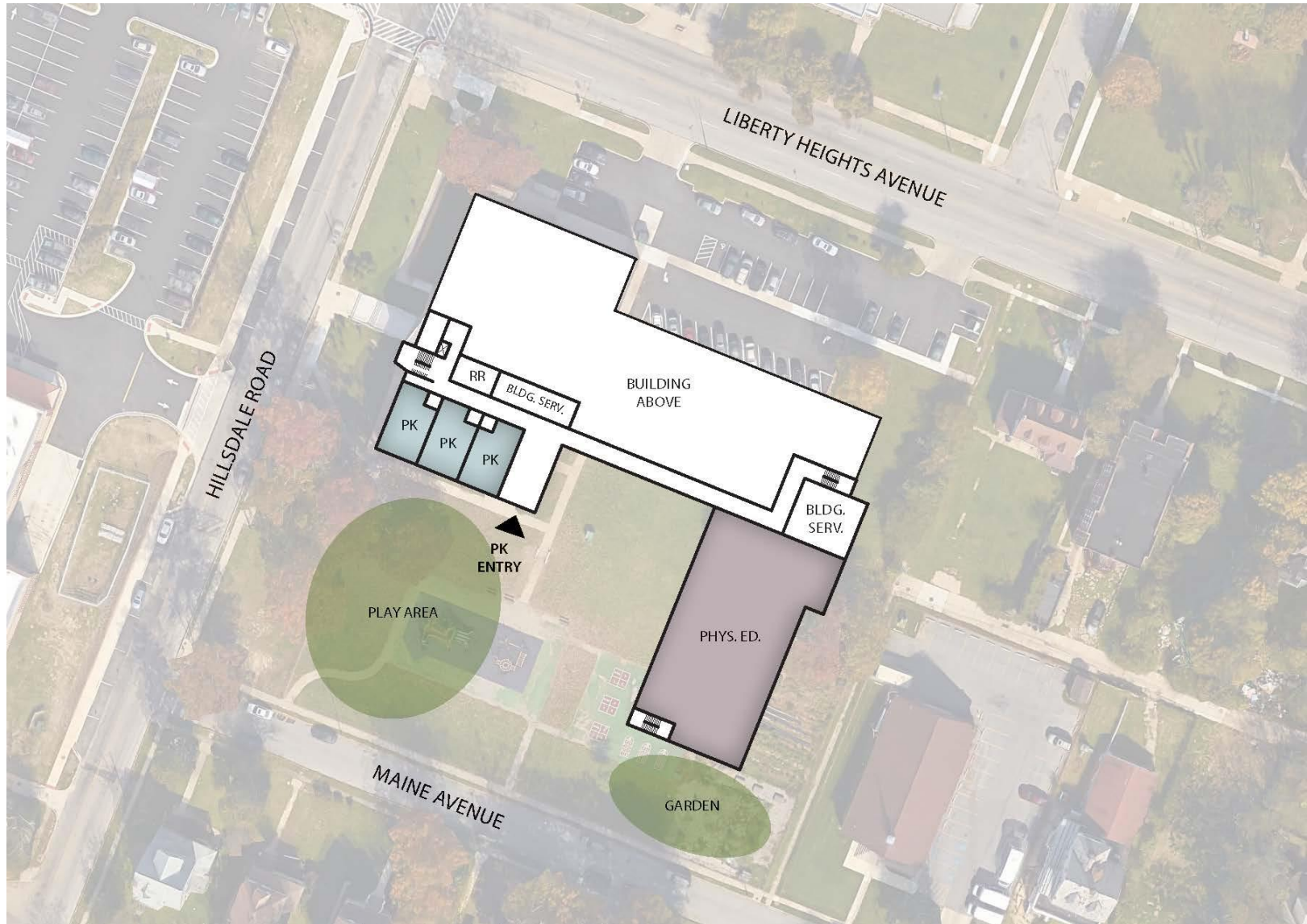
Option 1: First Floor Plan



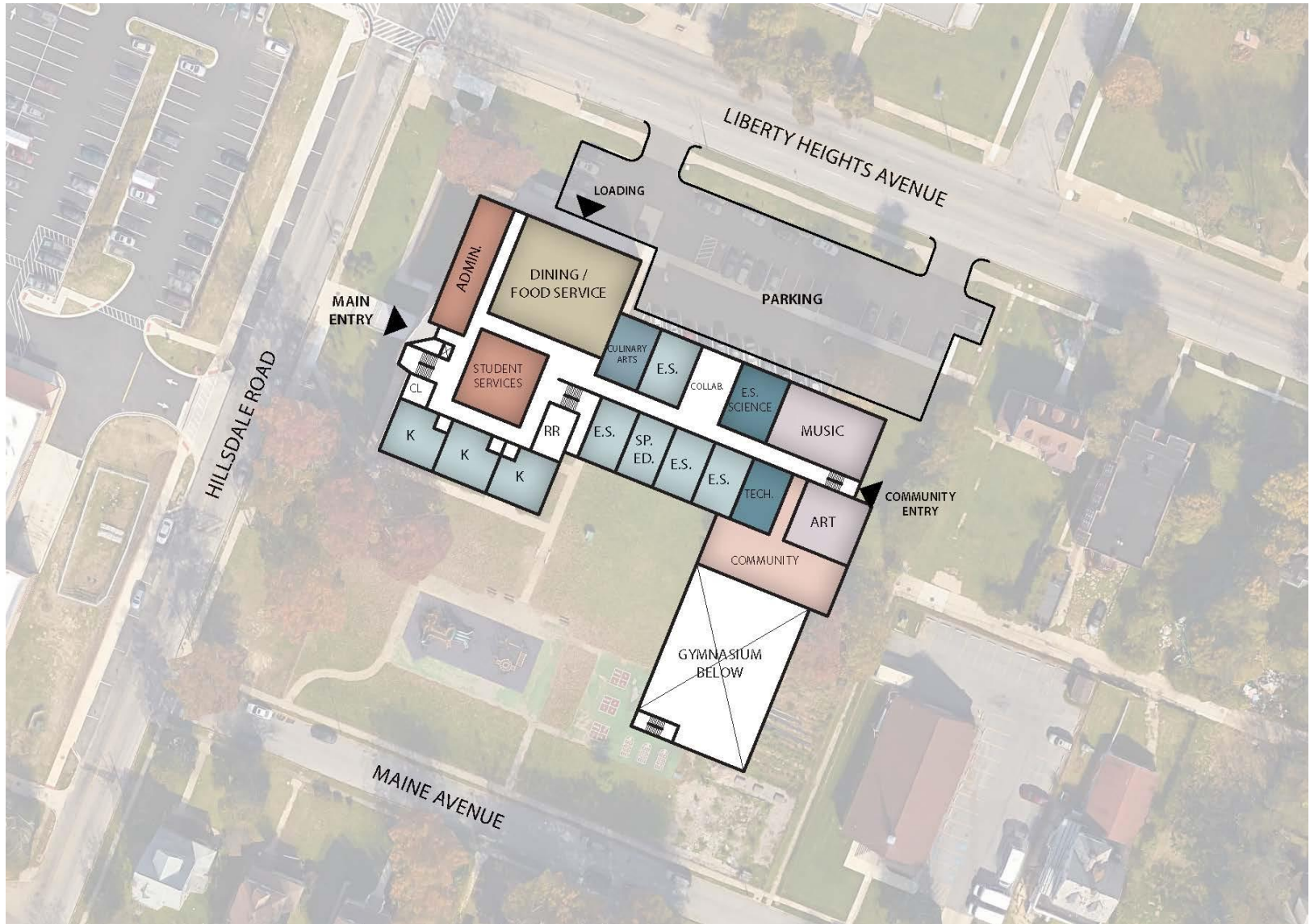
Option 1: Second Floor Plan



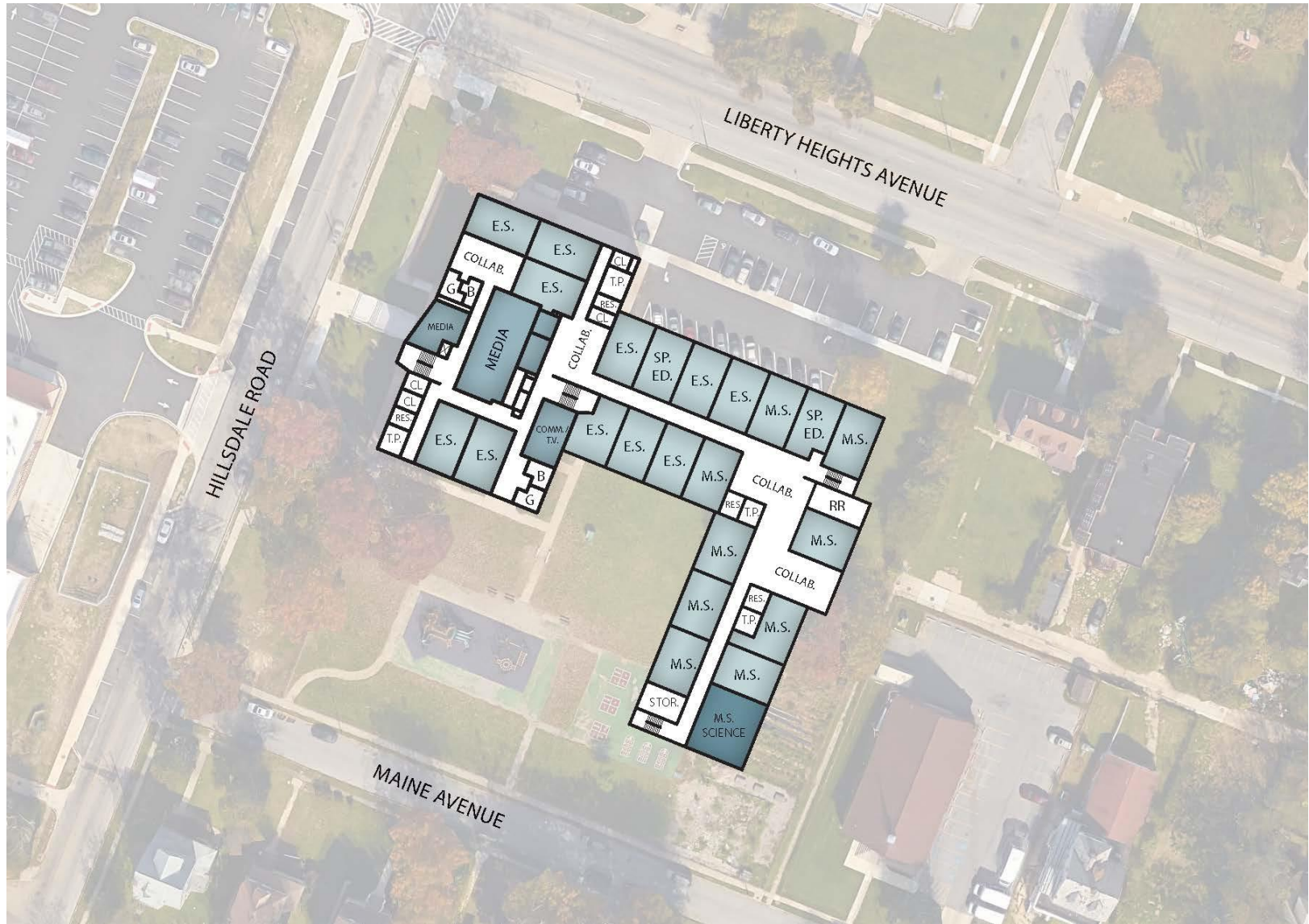
Option 1: Ground Floor Plan



Option 1: First Floor Plan

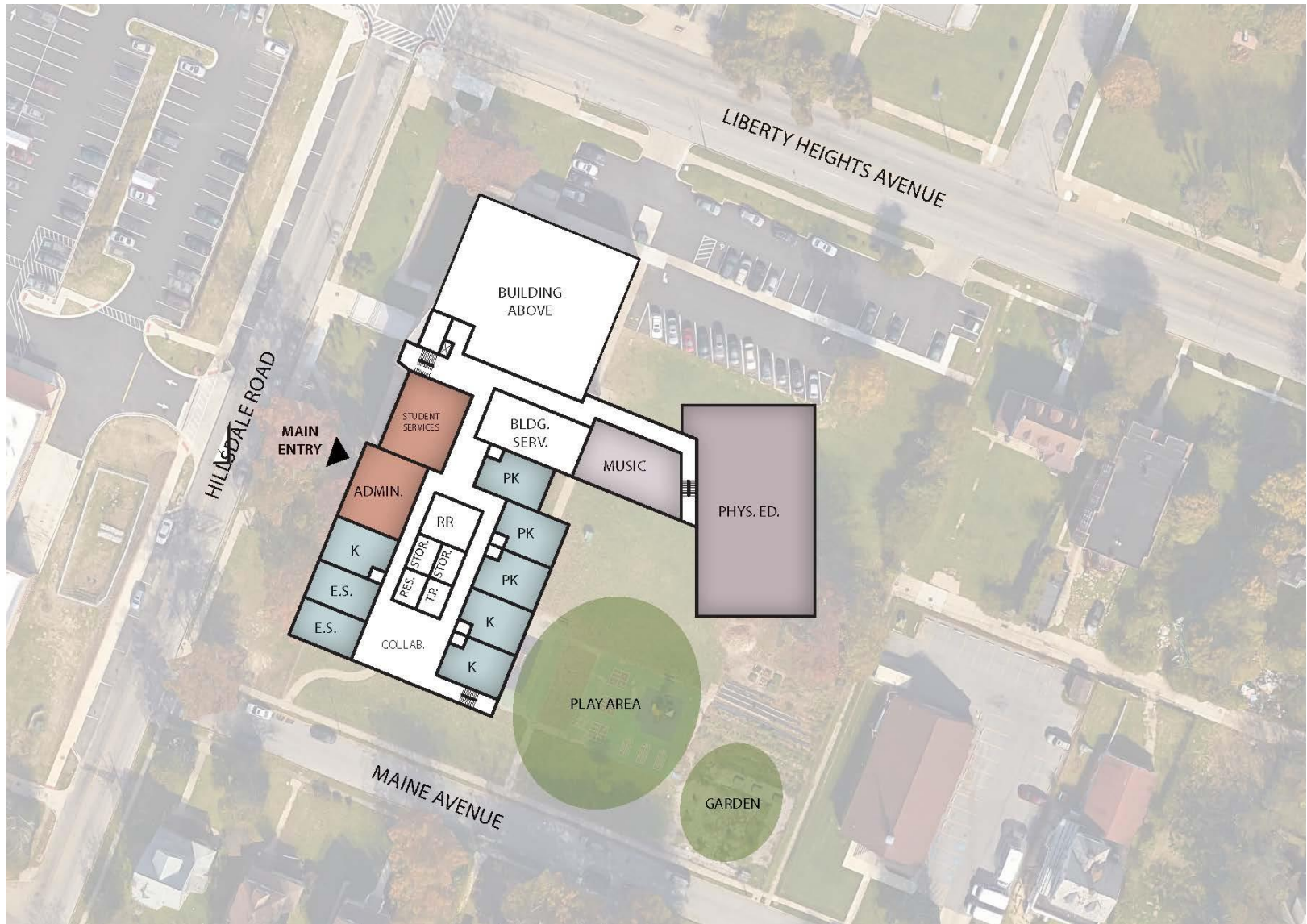


Option 1: Second Floor Plan

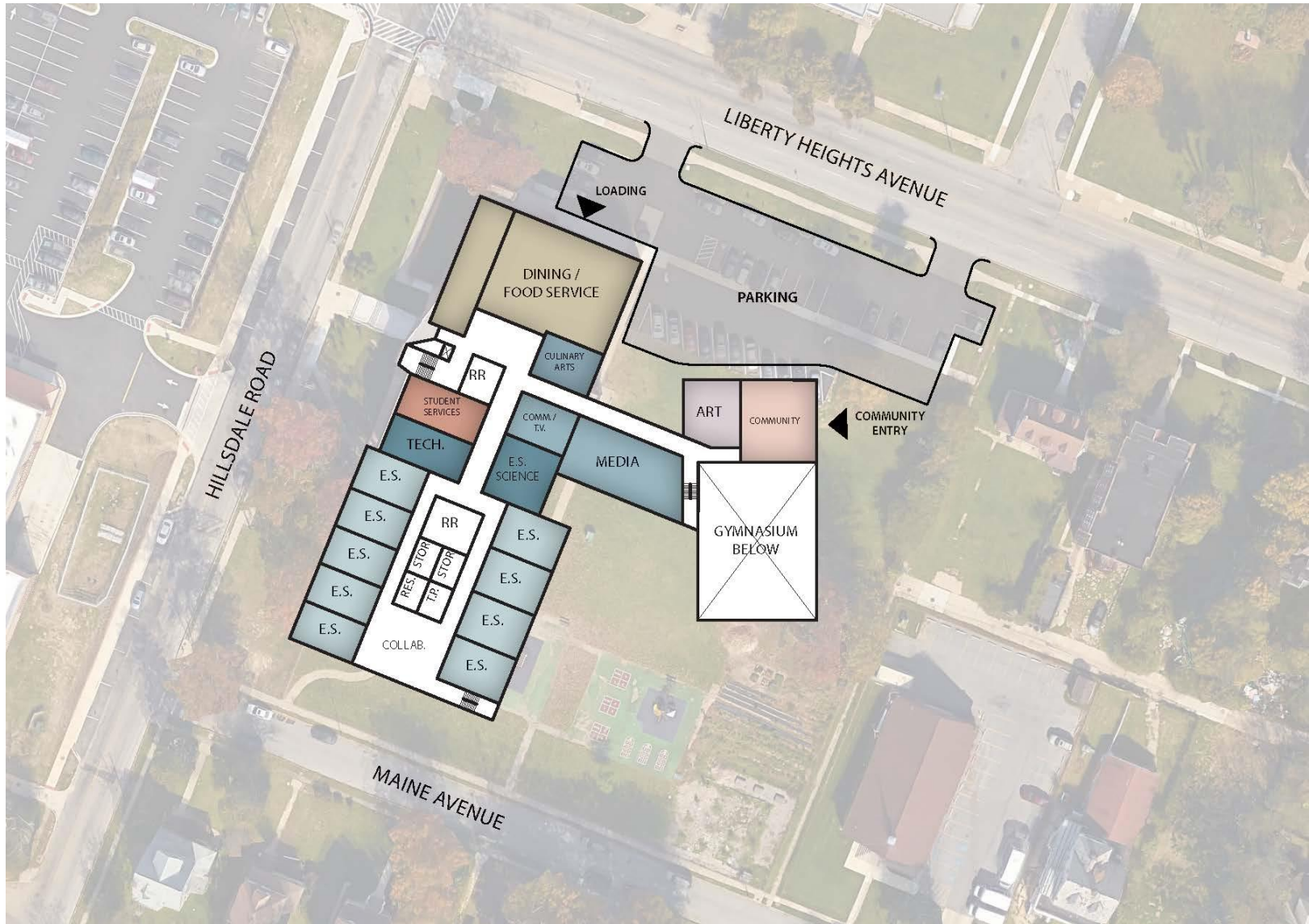


PROS	CONS
<ul style="list-style-type: none">● Preserves the existing building● Creates many new classrooms clustered around individual Collaborative Learning and flexible areas● Provides dedicated art, music, science and technology classrooms● Works well with existing grades● Leaves room on the flatter portions of the site for SWM.● Provides a centralized, secured entrance to the school	<ul style="list-style-type: none">● Provides minimal separation of the middle school and elementary school populations● Would require a lengthy phased and occupied renovation and addition project, if a swing space is not available● Parking lot would not increase in size● Cafeteria would remain undersized● Second floor layout in existing building is inefficient due to existing building dimensions● Requires relocation of sanitary connection, fuel tanks and electrical transformer● Does not meet all of the goals of the Ed. Spec.

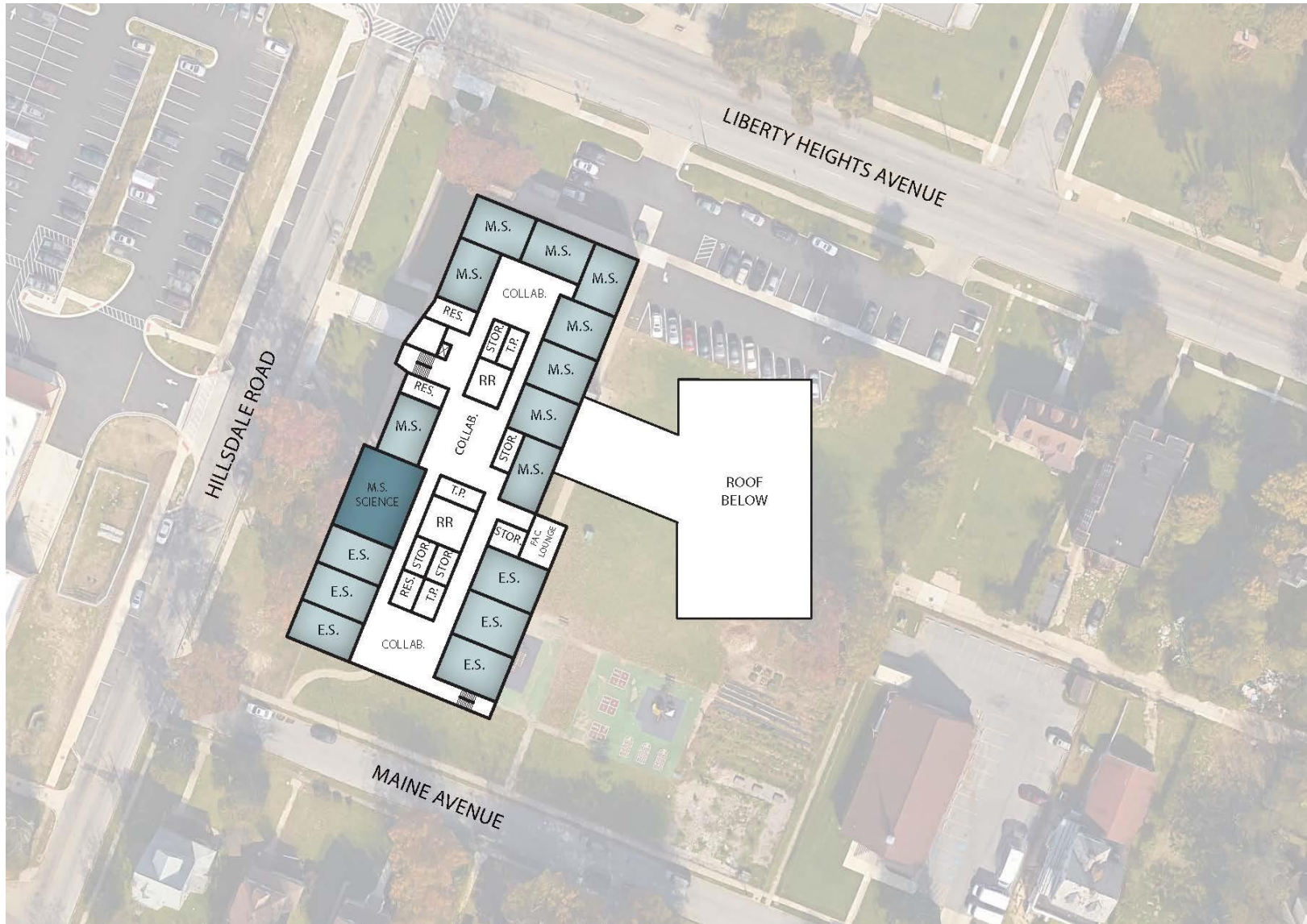
Option 2: Ground Floor Plan



Option 2: First Floor Plan

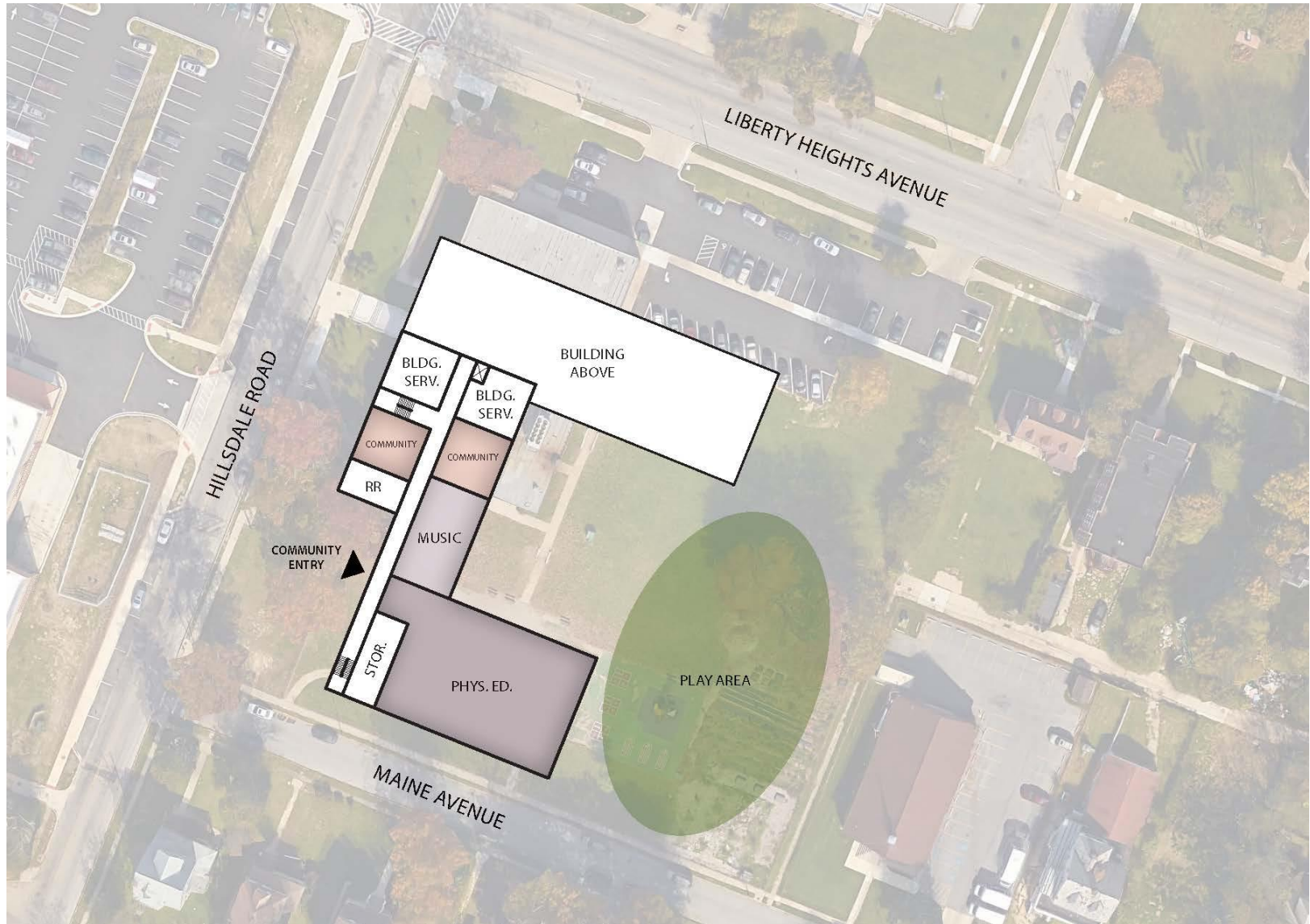


Option 2: Second Floor Plan

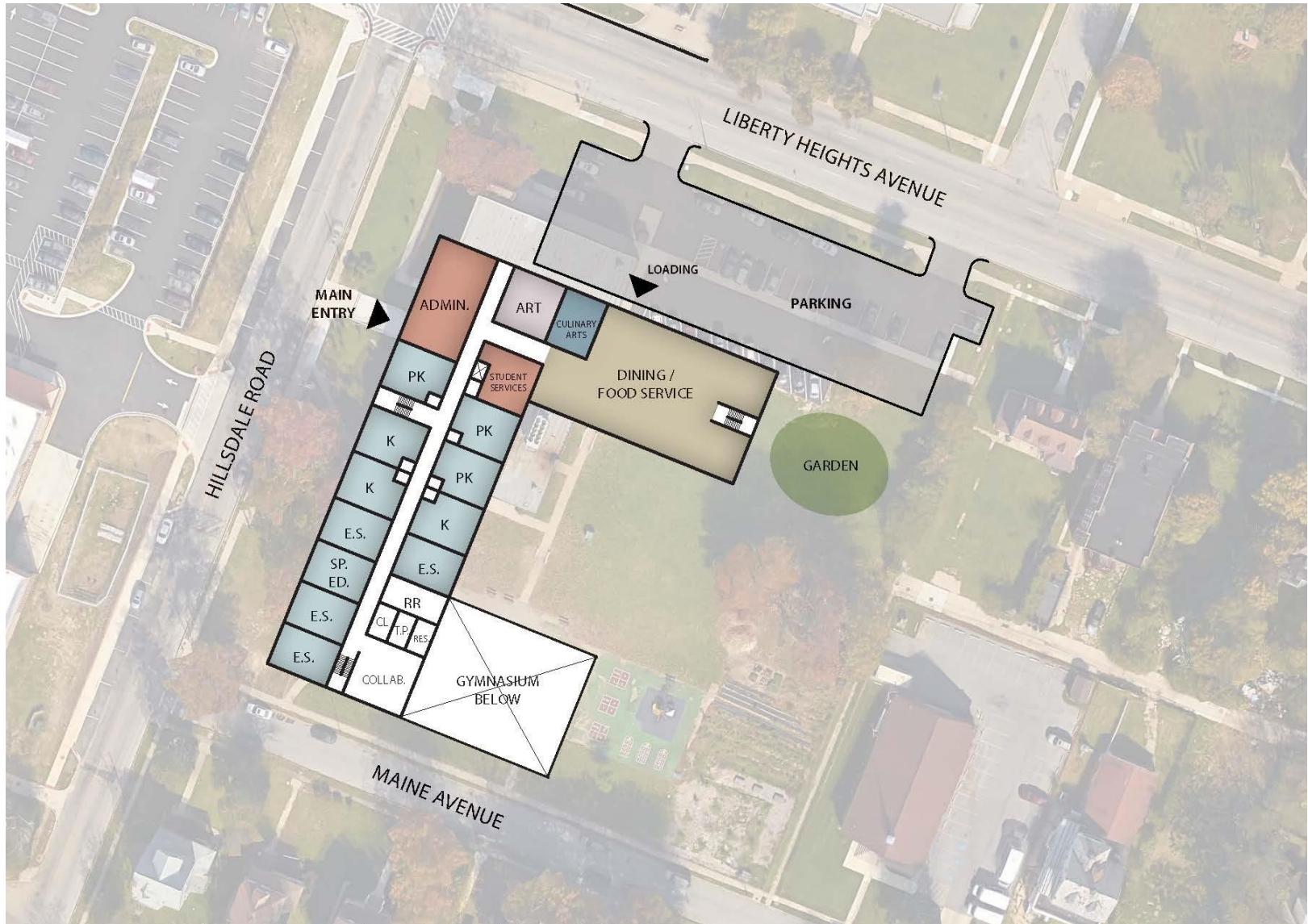


PROS	CONS
<ul style="list-style-type: none"> ● Preserves the existing building ● Creates many new classrooms clustered around individual Collaborative Learning and flexible areas ● Dedicated art, music, science and technology classrooms ● Expanded cafeteria/kitchen ● Provides a centralized, secured entrance to the school ● New entrance is more ADA friendly ● Works well with existing grades ● Leaves room on the flatter portions of the site for SWM. ● Would allow for better after-hours separation of core areas from classroom areas 	<ul style="list-style-type: none"> ● Provides minimal separation of the middle school and elementary school populations ● Would require a lengthy phased and occupied renovation and addition project, if a swing space is not available ● Parking lot would not increase in size ● Requires relocation of sanitary connection and fuel tanks ● Loss of mature trees on site ● Building is close to east property line and existing church building ● Second floor layout in existing building is inefficient due to existing building dimensions

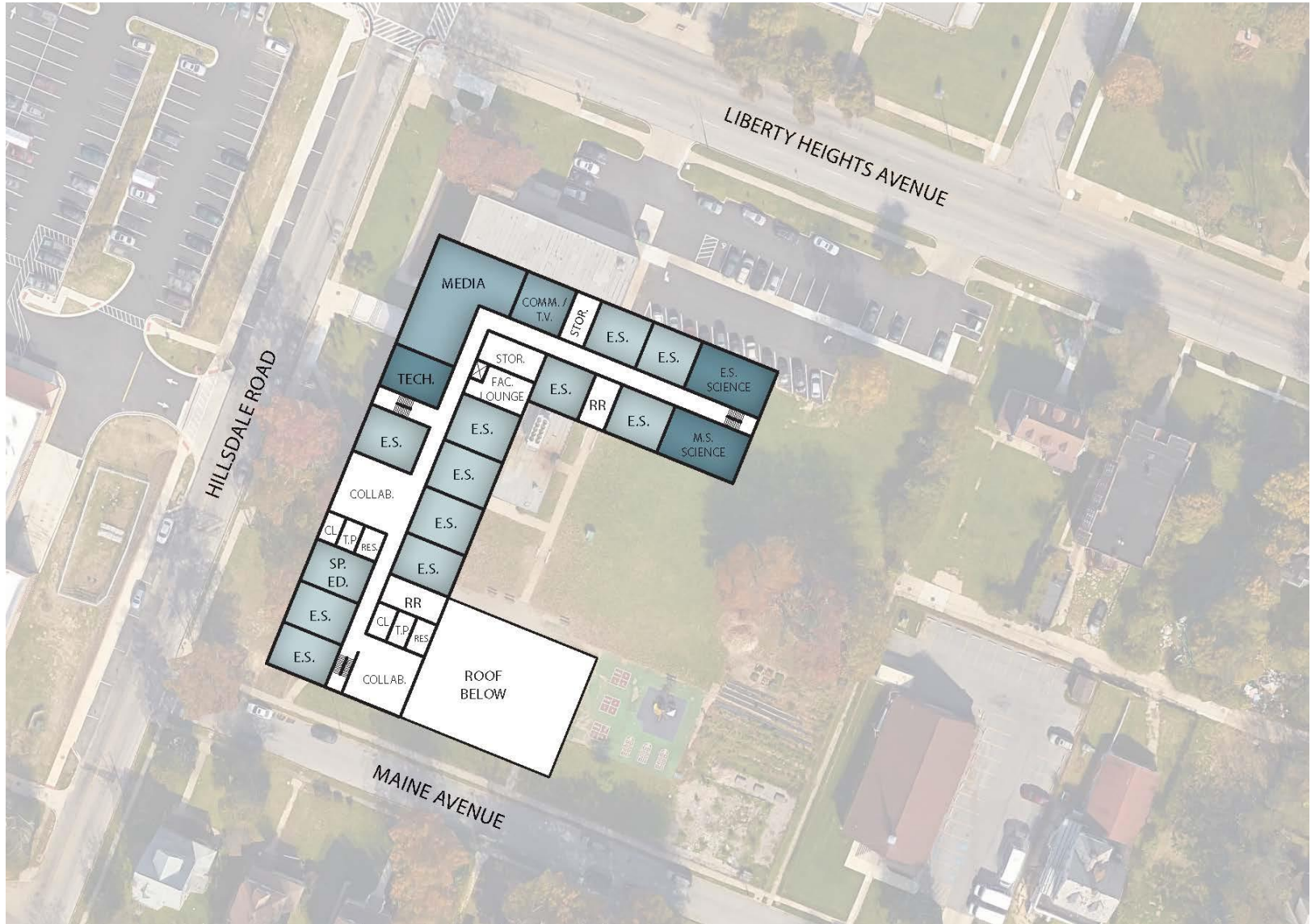
Option 3: Ground Floor Plan



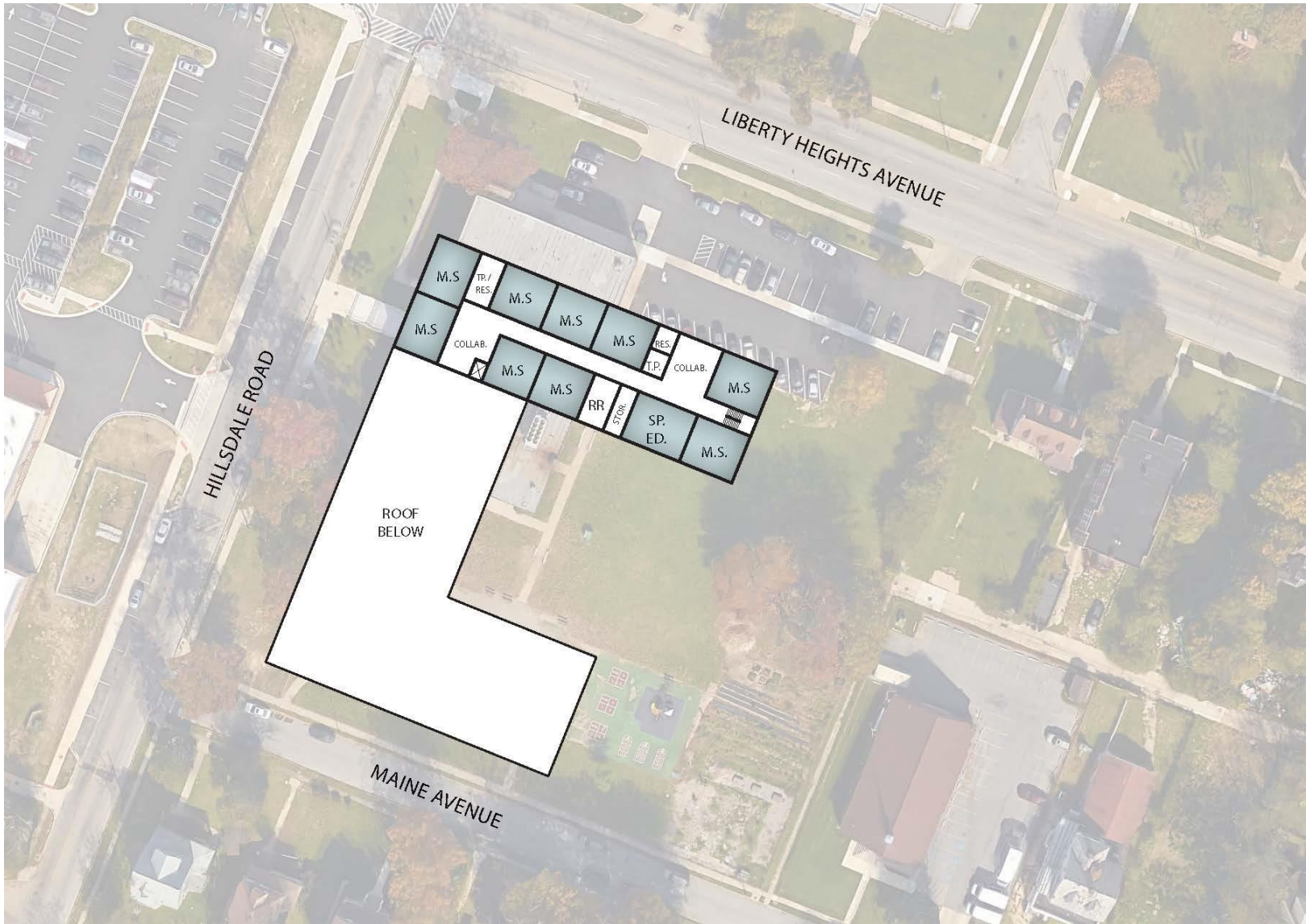
Option 3: First Floor Plan



Option 3: Second Floor Plan

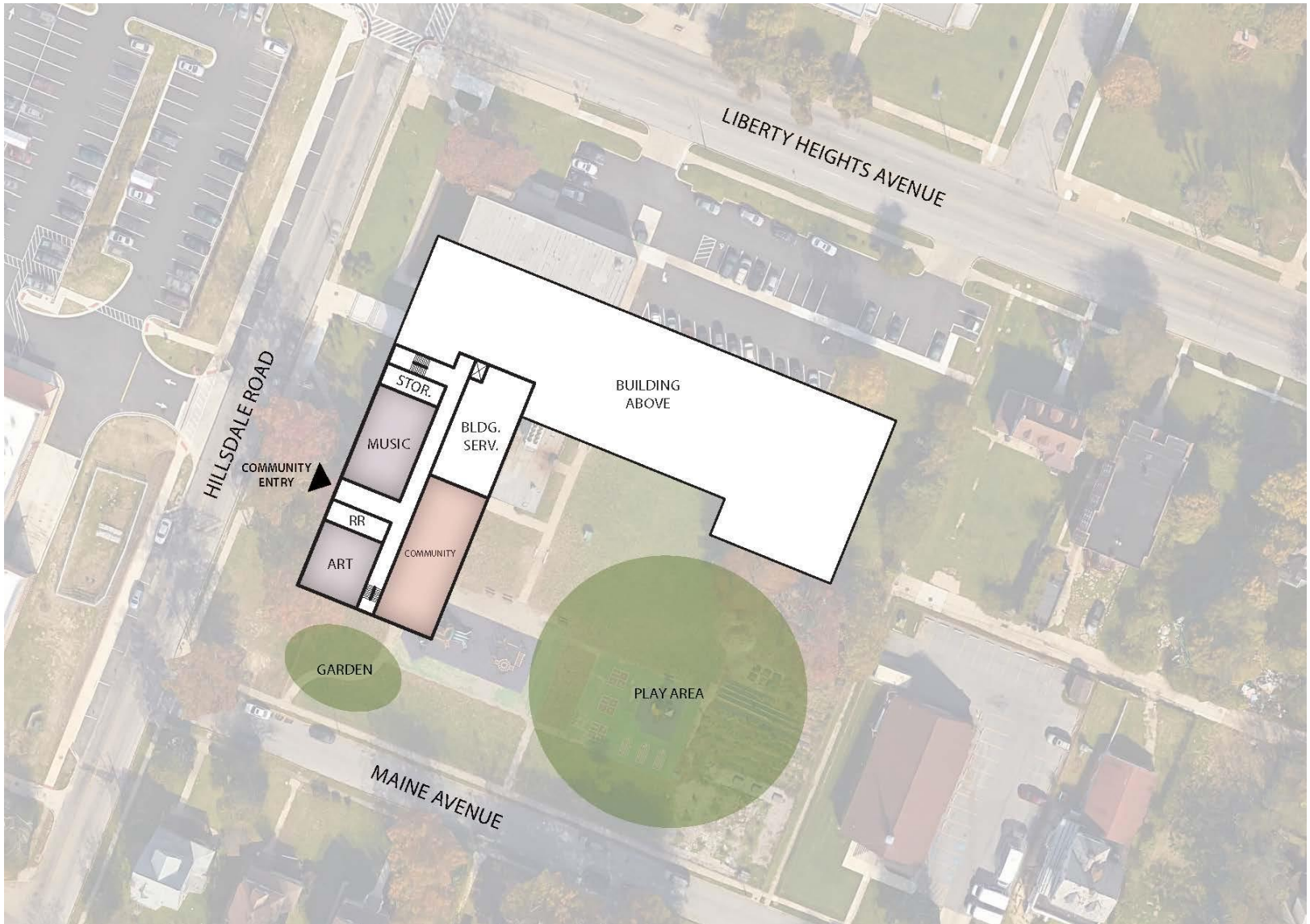


Option 3: Third Floor Plan

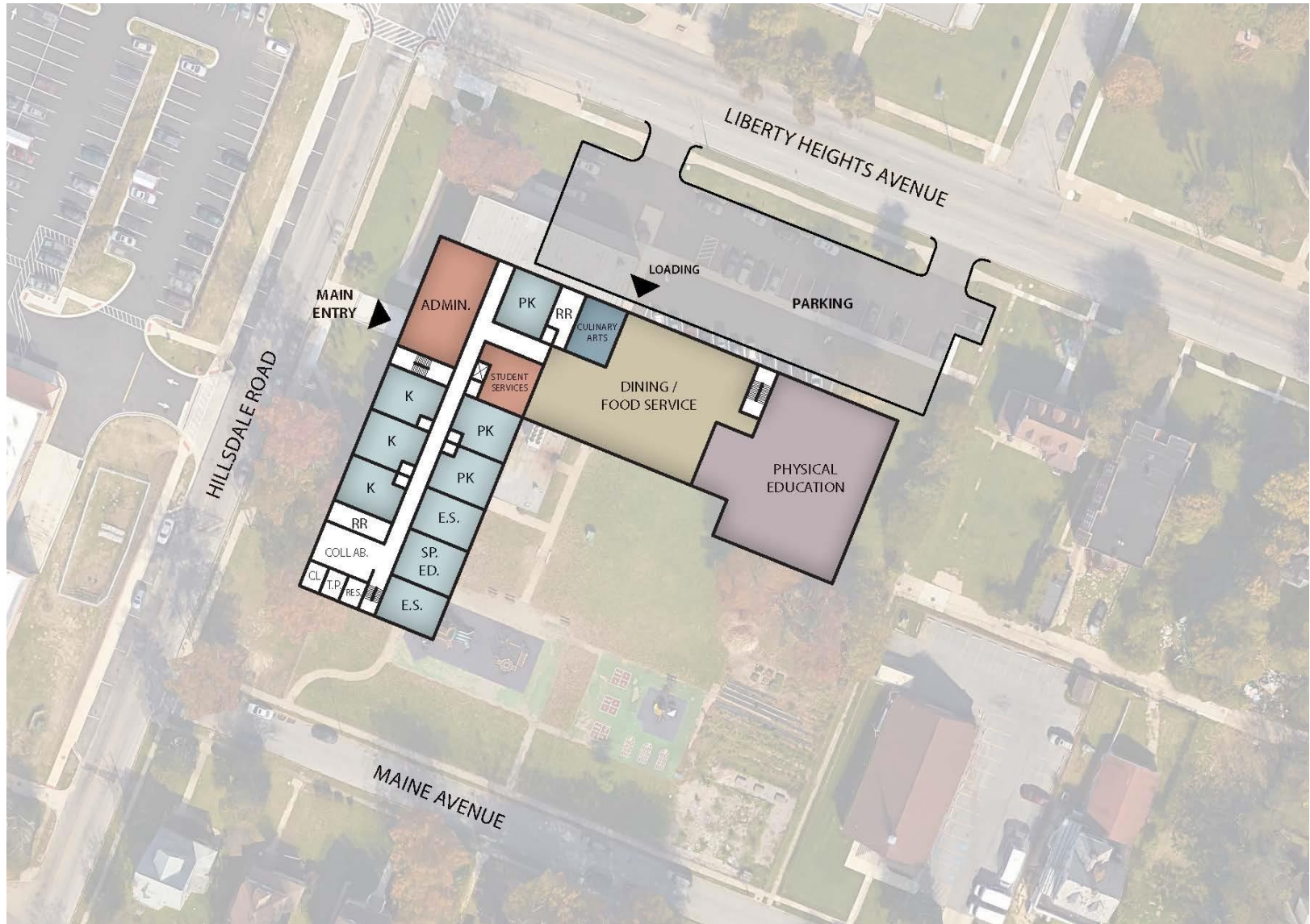


PROS	CONS
<ul style="list-style-type: none">● PreK/K classrooms are on the ground level with direct access to play area● Dedicate art, music, science and technology classrooms● Provides separation of the middle school and elementary school populations by floor● Provides new core areas within easy access of all grade levels.● Works well with existing grades● Leaves room on the flatter portions of the site for SWM● Keeps 3-story portion of building along Liberty Heights Avenue● Provides a centralized, secured entrance to the school	<ul style="list-style-type: none">● Would require the use of a swing space to relocate the entire school during construction● Loss of mature trees on site● Relocation of electrical transformer and fuel tanks● Gymnasium is not located near parking● Security concern due to configuration of the building

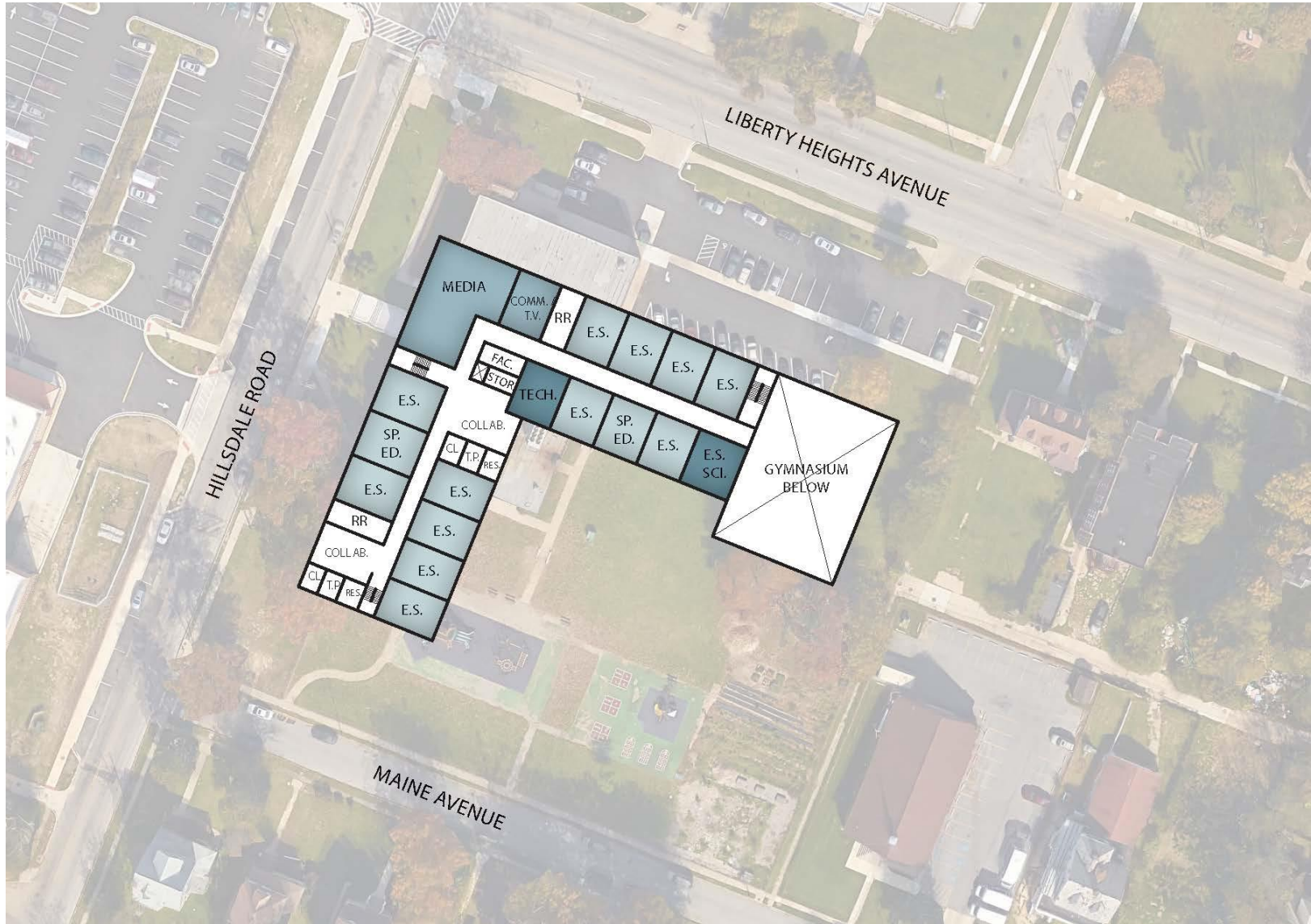
Option 3B: Ground Floor Plan



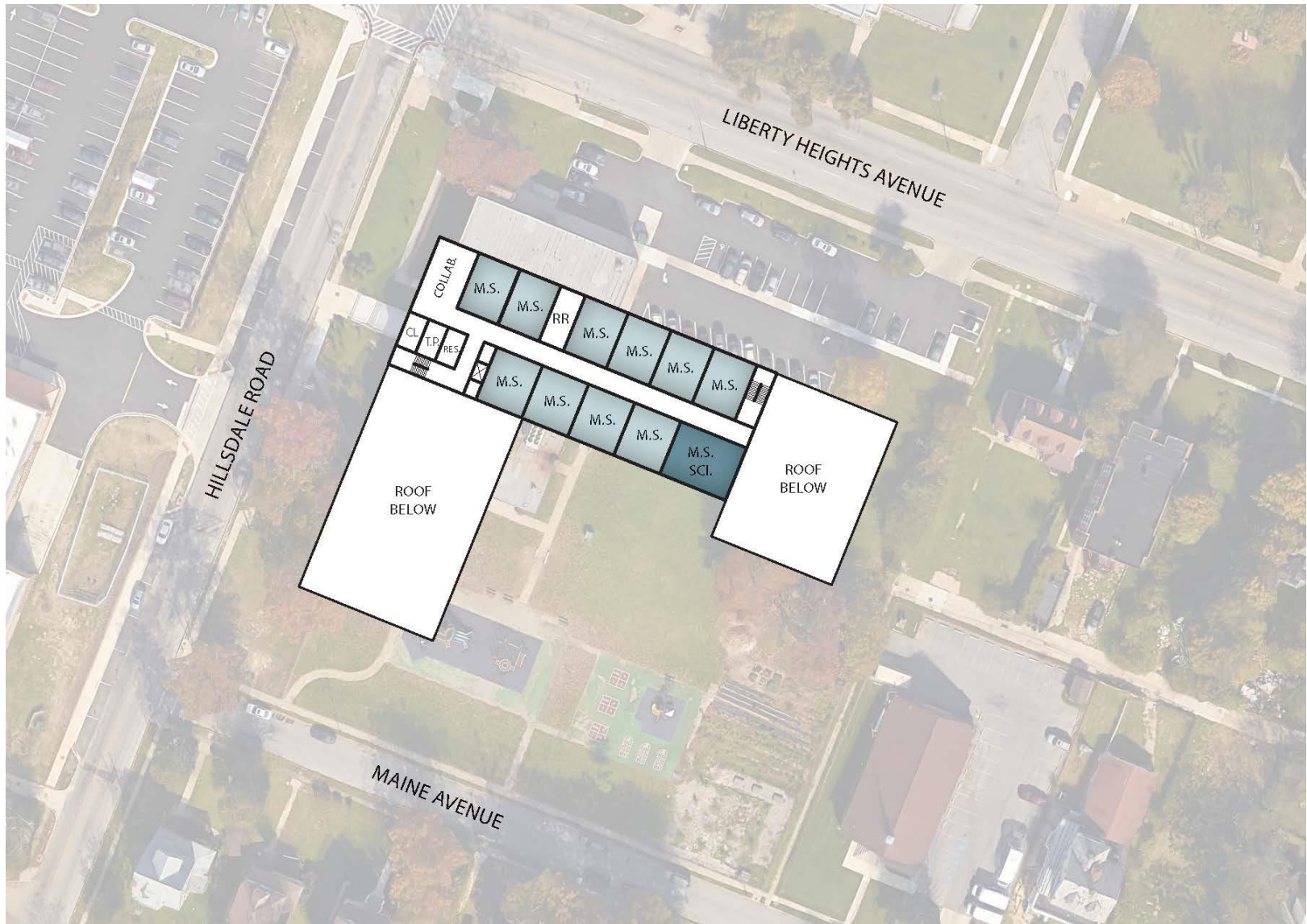
Option 3B: First Floor Plan



Option 3B: Second Floor Plan



Option 3B: Third Floor Plan



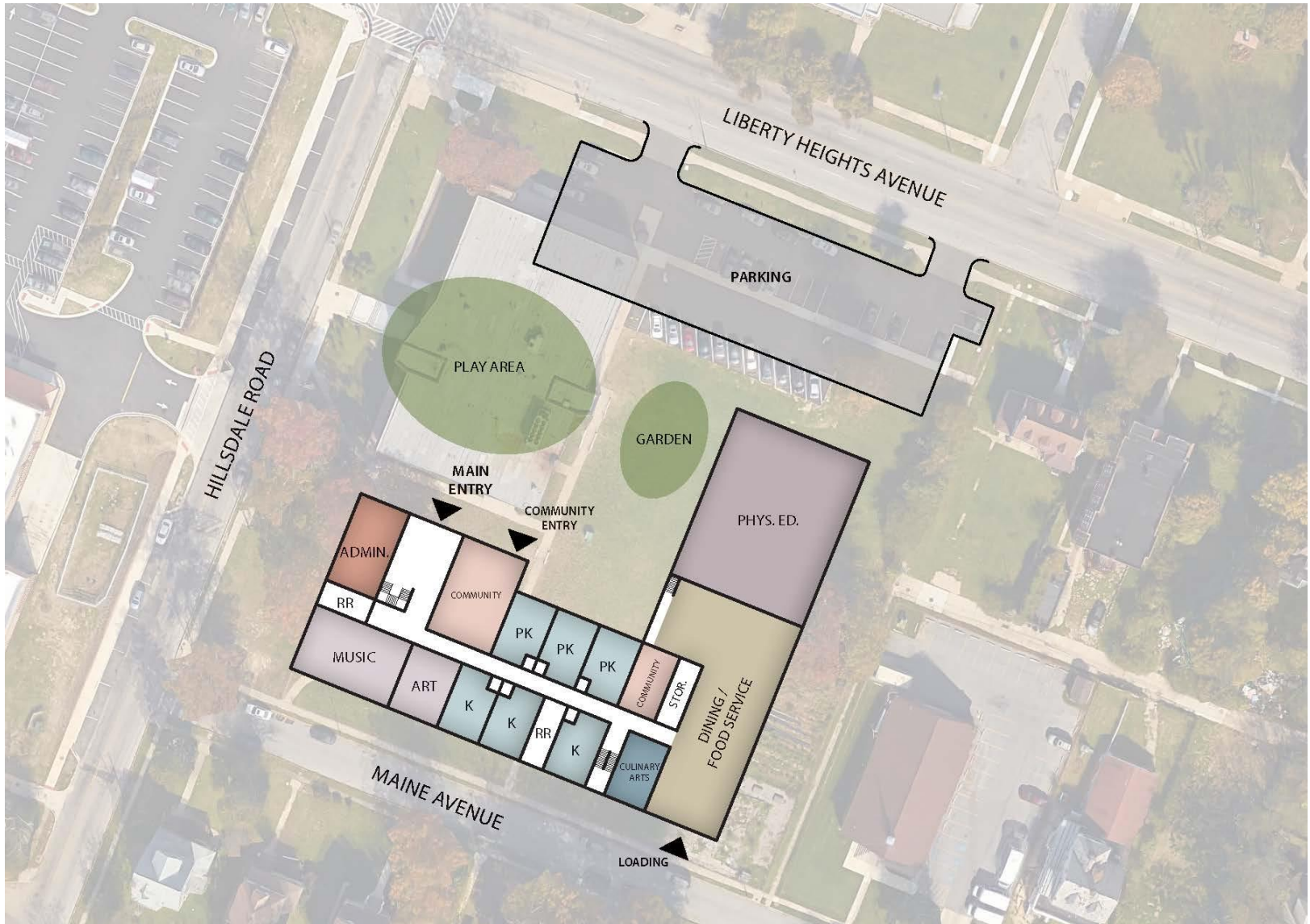
PROS

- Dedicate art, music, science and technology classrooms
- Provides separation of the middle school and elementary school populations by floor
- Provides new core areas within easy access of all grade levels.
- Works well with existing grades
- Leaves room on the flatter portions of the site for SWM
- Keeps 3-story portion of building along Liberty Heights Avenue
- Provides a centralized, secured entrance to the school

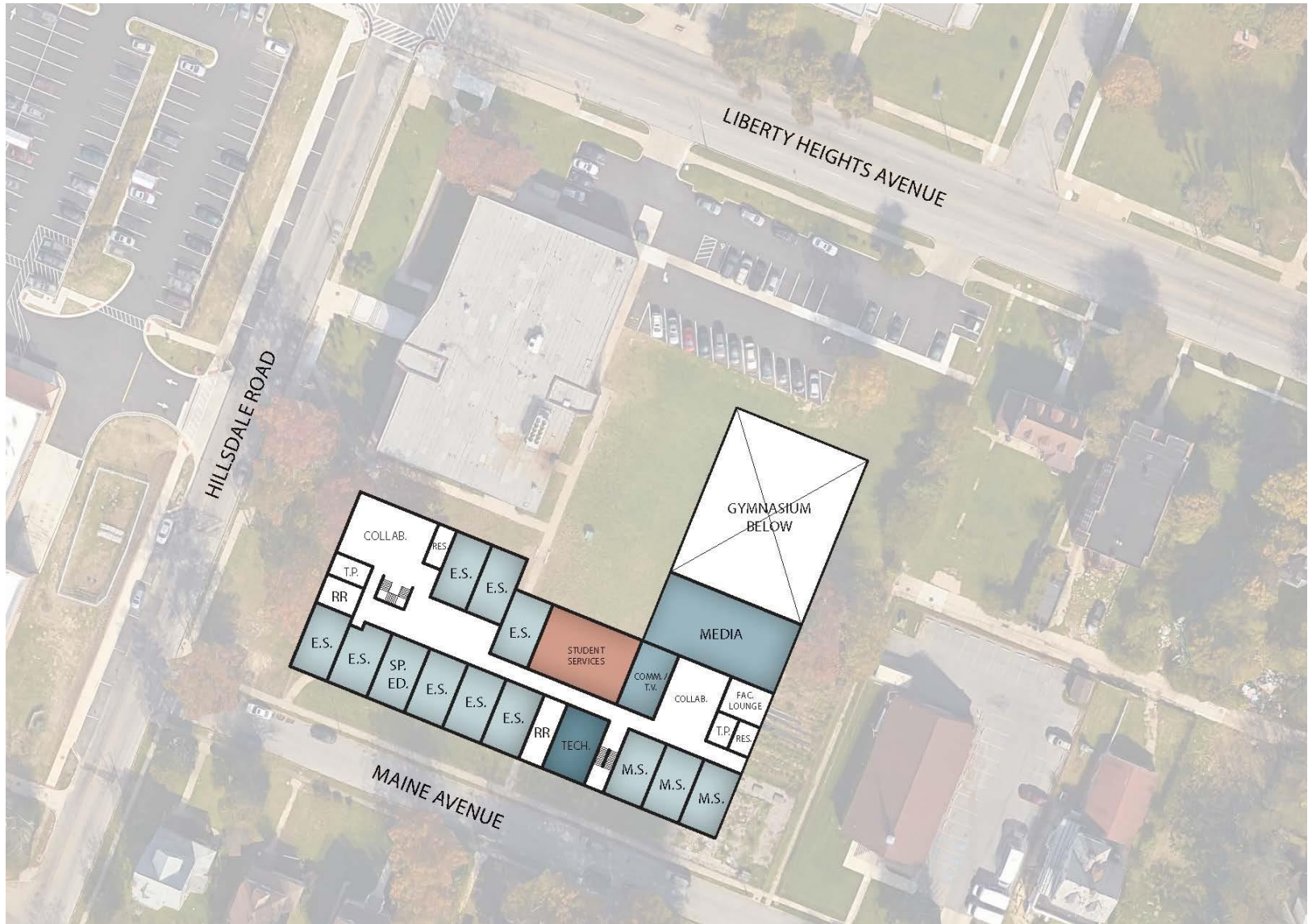
CONS

- Would require the use of a swing space to relocate the entire school during construction
- Loss of mature trees on site
- Interfere with existing parking lot and does not provide addition area for parking
- Relocation of electrical transformer and fuel tanks
- Gymnasium is segregated from the other activity programs
- Circulation to gymnasium is too long
- Gymnasium is not at the grade with the exterior play area
- Security concern due to configuration of the building
- Building addition is very close to property line

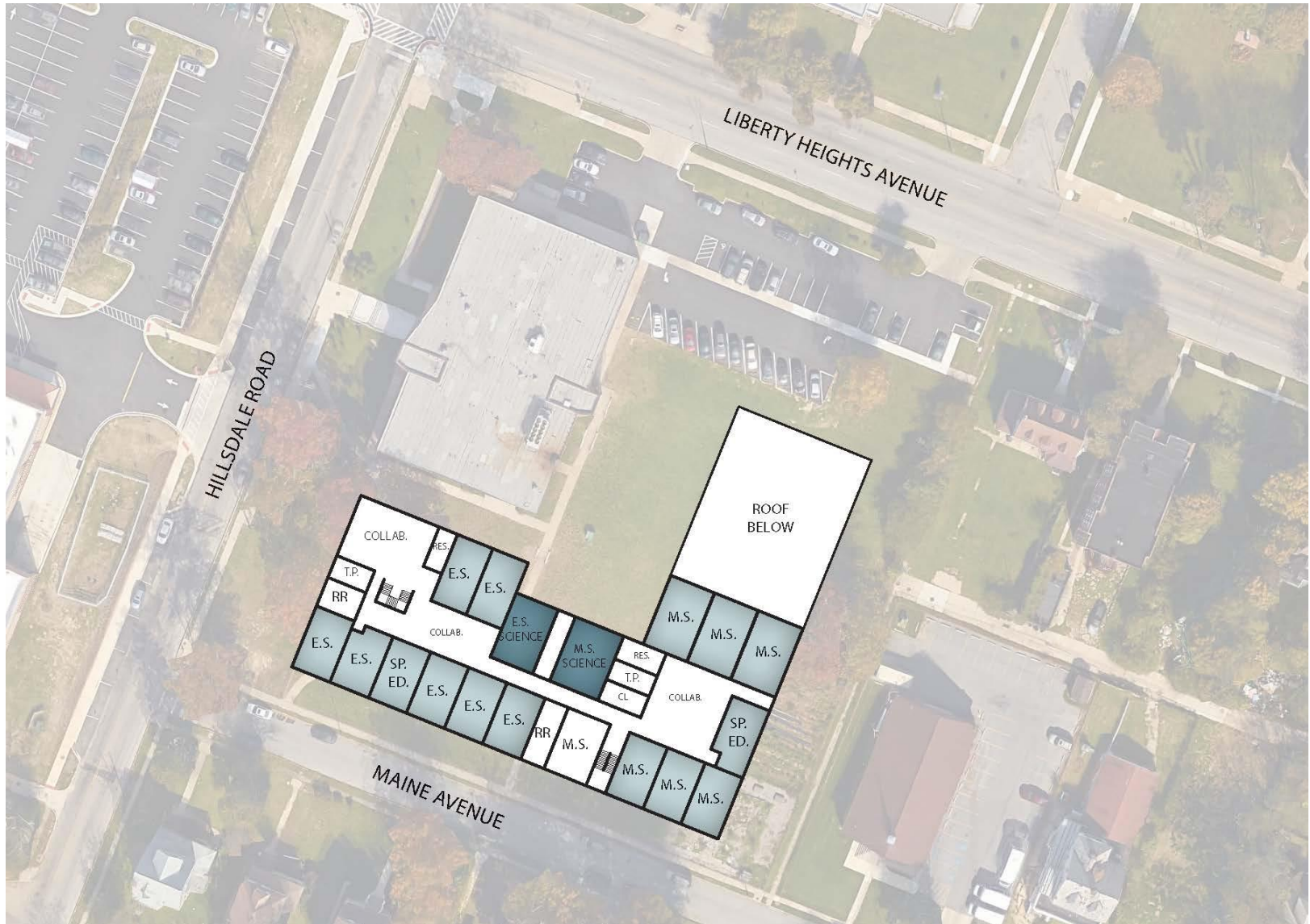
Option 4: First Floor Plan



Option 4: Second Floor Plan



Option 4: Third Floor Plan



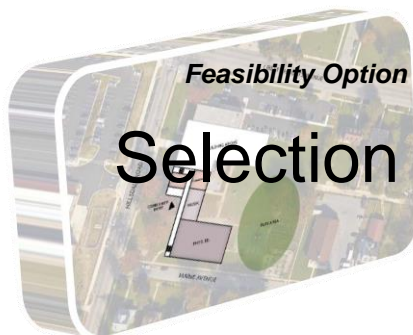
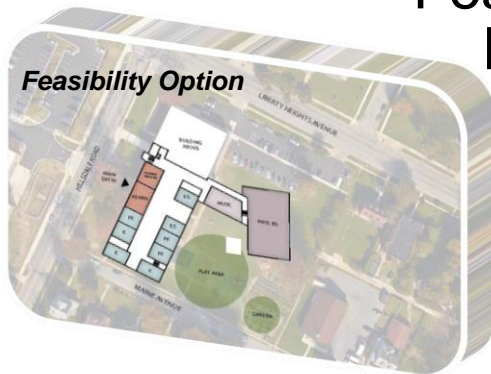
PROS	CONS
<ul style="list-style-type: none">● Creates a completely new building that could meet most, if not all, of the goals of the Ed. Spec.● Creates new classrooms clustered around individual Collaborative Learning and flexible areas● Provides new core areas within easy access of all grade levels● Provides a centralized, secured entrance to the school● Would allow for better after-hours separation of core areas from classroom areas● Allows for expanded parking area● Works well with existing grades● Leaves room on the flatter portions of the site for SWM● Would allow for the school, to remain in operation during most of the construction period	<ul style="list-style-type: none">● Creates a very “suburban” site plan, with the school building far removed from the main street in the community, and the play fields as a front lawn● Although the school could theoretically remain on-site during construction, access, noise and disruption would be unavoidable● No clear separation of elementary and middle school● Parking is far from main entry● Play areas are situation along higher traffic roads● Relocation of utilities including sanitary connection, fuel tanks and electric transformer● Service along a residential street

Next Steps: Pre-Design



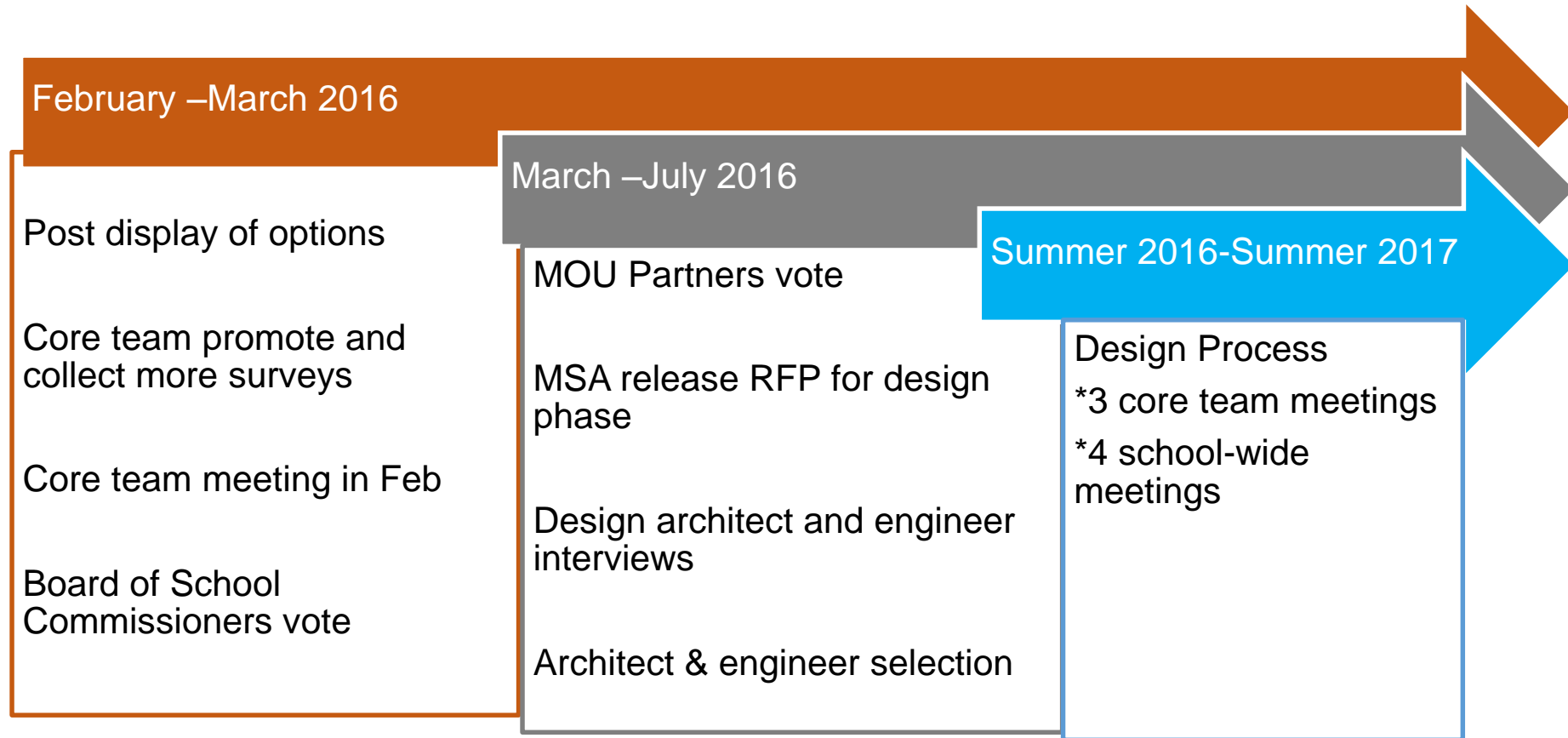
Feasibility Review

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



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

Timeline: Next Steps



Thank You!



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

www.baltimore21stcenturyschools.org

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