



21st Century School Buildings Plan

SCHOOL Robert W. Coleman Elementary

COMMUNITY MEETING 50% Feasibility Study | December 20, 2017



Introductions

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City Schools

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Transition Support Coordinator,
Community & Public Relations
City Schools

Cheri Vincent

Project Manager, Year 2 Feasibility Study
City Schools Partners

Greg Lukmire

Alison Pignatoro

Architects
RRMM Lukmire Architects

Agenda

- Overview & Vision
- Planning & Key Terminology
- Existing Conditions
- Options for Consideration
- Comparison of Options

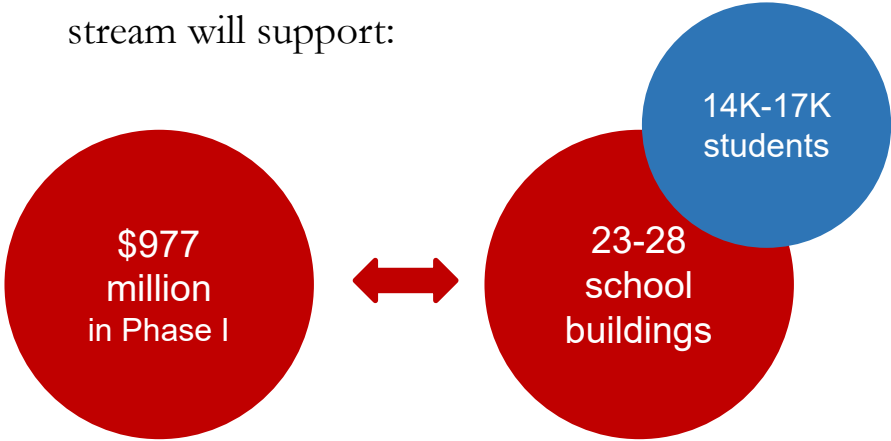
21st Century School Buildings Program Update

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.

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*



Planning

Design

Construction

Occupancy



What is an Educational Specification?

Educational Specification “Ed Spec”

- include the **essential elements of design** or required learning environment features, characteristics and overall design goal for **21st Century schools**.
- general guidelines, options and considerations that will guide each school-level planning process.

The site specific Ed Specs take into consideration:

- Decisions regarding the number of classrooms by grade, for certain subjects, the relationship of one space to another, special built-in equipment, and a host of physical features.

Robert W. Coleman Elementary Spaces

4 Pre K and Kindergarten Classrooms	1 Music Classroom
4 Classrooms for Grades 1 and 2	1 Art Classroom
6 Classrooms for Grades 3, 4, and 5	Administrative Suite
1 Science Classroom	Media Center
2 Special Education Classrooms	Gymnasium
Community Space	Cafeteria
Mindfulness Room	

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

Educational Specification & Feasibility Study



Planning: 6-8 Months
Oct. 2017 – Feb. 2018
Dates subject to change



Meeting #1
Orientation

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

Oct 25, 2017

Meeting #2
Essential Elements

- 1. Explore essential elements of design

Nov 8, 2017

Meeting #3
50% Feasibility Study

- 1. Review site & building options
- 2. Provide feedback

Dec 20, 2017

Meeting #4
Feasibility Review

- 1. Make recommendation on building option

Jan 22, 2018

Existing Conditions:
School Location



Existing Conditions:
School Site

N WARWICK AVE

267

Community
Entrance

EXISTING
BASKETBALL
COURT



Parking

Service
Entrance



2-story elementary
school

FIRST FLOOR ELEVATION 281

(45,600 GSF)

EXISTING
K PLAY

Parking

280

EXISTING
K PLAY

EXISTING BUS
DROP - OFF



Main
Entrance

EXISTING
GARDEN

270



Entry to
school site

WINDSOR AVE

Existing Conditions:
Surrounding Neighborhood



Hillside down to Warwick Ave



School Entry - Windsor Ave

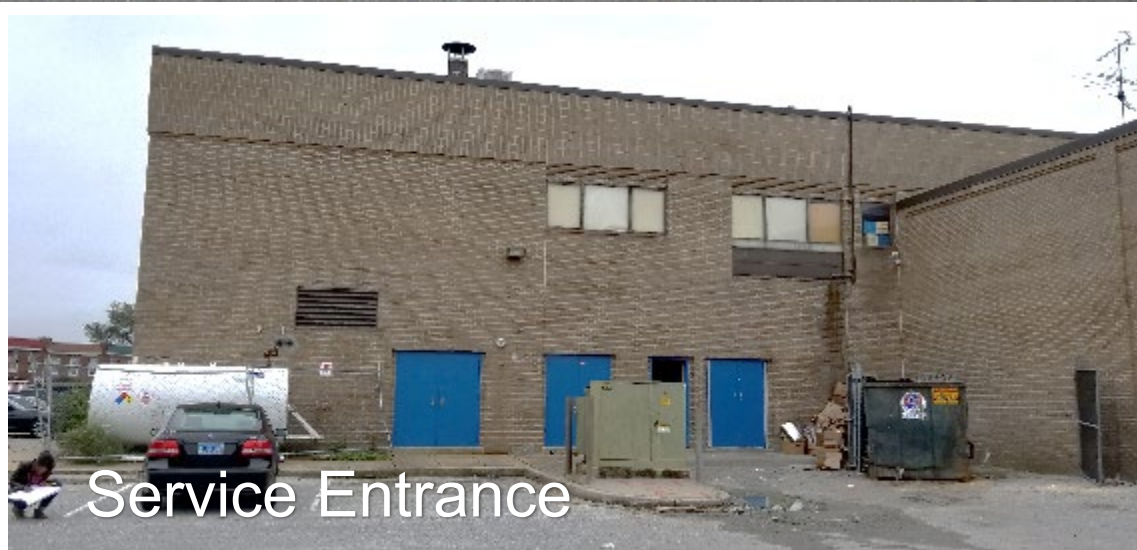
Existing Conditions:
School Exterior



Main Entrance



Outdoor Play



Service Entrance

Existing Conditions: School Interior



Media Center



Open Space Classrooms



Dining Room



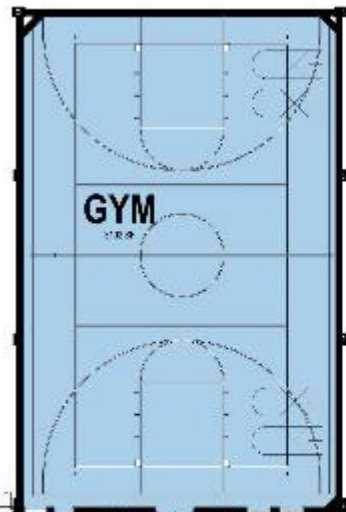
Mindfulness Room

Existing Conditions: 1st Floor Plan



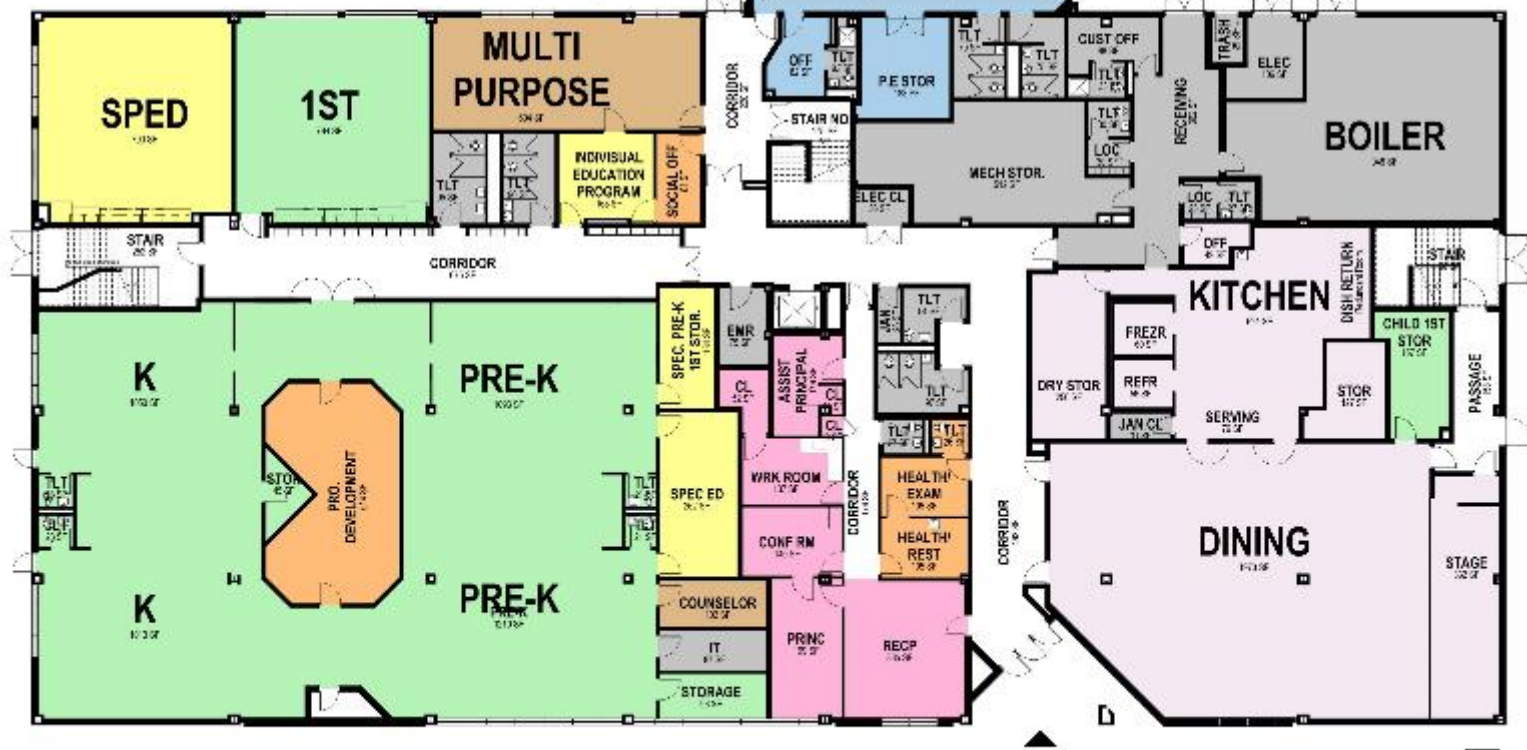
- Department Legend
- 01 ADMINISTRATION
 - 02 STUDENT SERVICES
 - 03 TEACHING AND LEARNING
 - 04 SPECIAL EDUCATION
 - 09 PHYSICAL EDUCATION
 - 11 FOOD SERVICES
 - 12 BUILDING SERVICES
 - 13 COMMUNITY SPACE

1st Floor

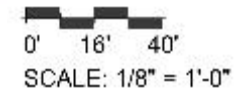


COMMUNITY
ENTRANCE

SERVICE
ENTRANCE



MAIN ENTRANCE



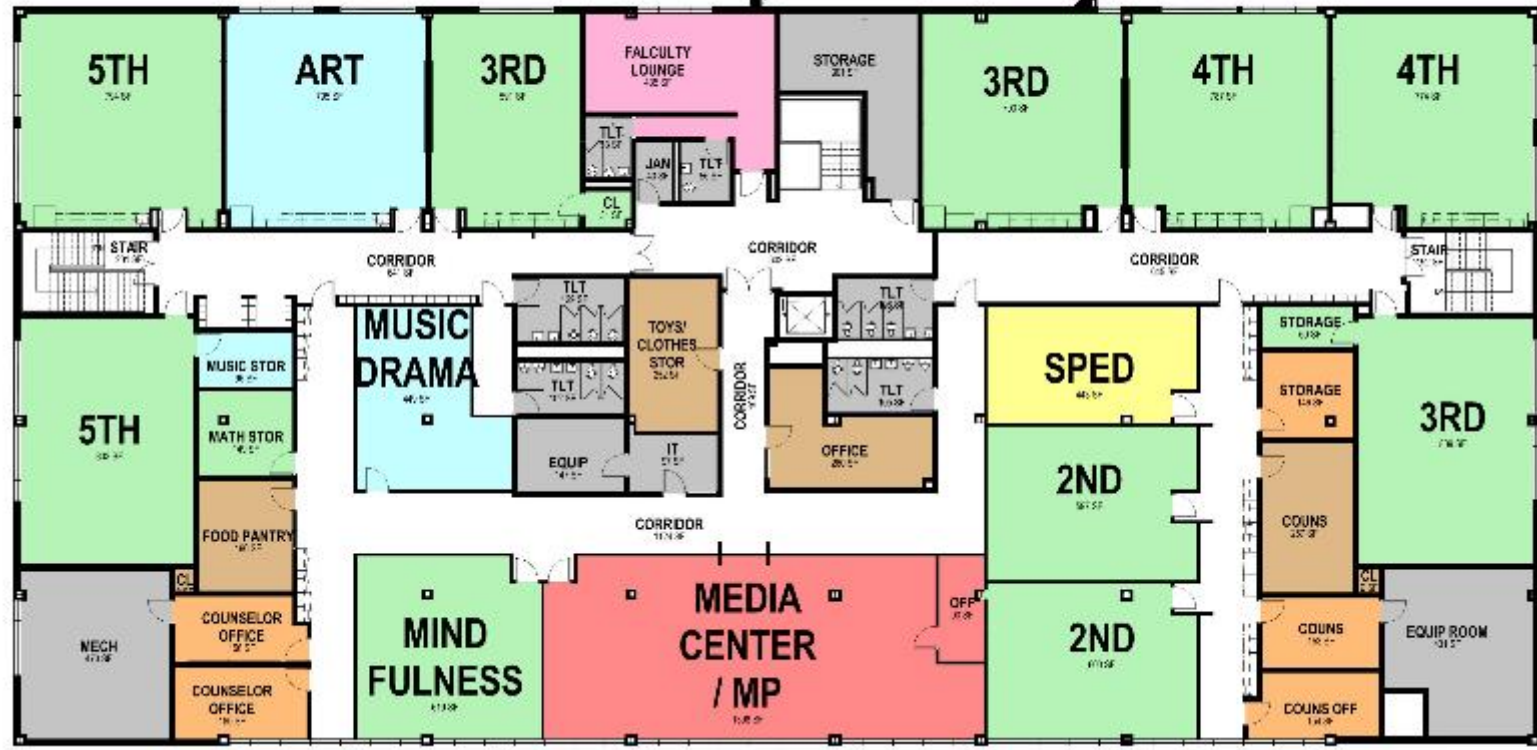
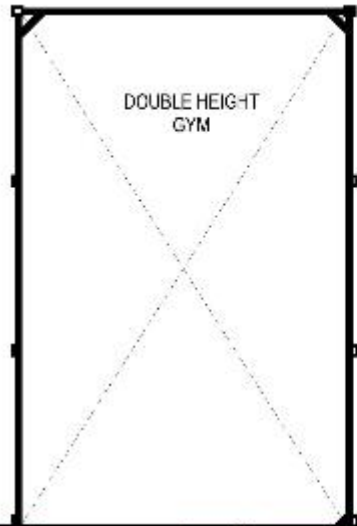
Existing Conditions: 2nd Floor Plan



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2nd Floor



Planning: Goals

- Welcome and Inviting Space for Children, Families and Community
- Incorporate Technology throughout the school
- Maximize Natural Lighting
- Create a more Effective Space Layout
- Enclose “Open Space” Classrooms
- Create a special Mindfulness space
- Create a welcoming and inviting main entrance



Planning: Challenges

- Site size impacts the ability to provide sufficient parking and to separate bus loop from parent drop-off
- Existing school size is too small to accommodate all Ed Spec Program elements
- The existing structural column layout has an impact on room layouts
- Pre-K and Kindergartens should remain on the lower level and be enclosed classrooms
- Additional space is needed in dining, administrative space, and community space



2nd Floor



1st Floor

Option 1:
Site Plan



N WARWICK AVE

260

EXISTING BASKETBALL COURT

EXISTING SERVICE

FIRST FLOOR ELEVATION 281

NEW PARENT DROP - OFF

NEW PARKING (28)

280

EXISTING K PLAY

NEW CANOPY

EXISTING BUS DROP - OFF

NEW K PLAY

EXISTING GARDEN

270

WINDSOR AVE

Original Building

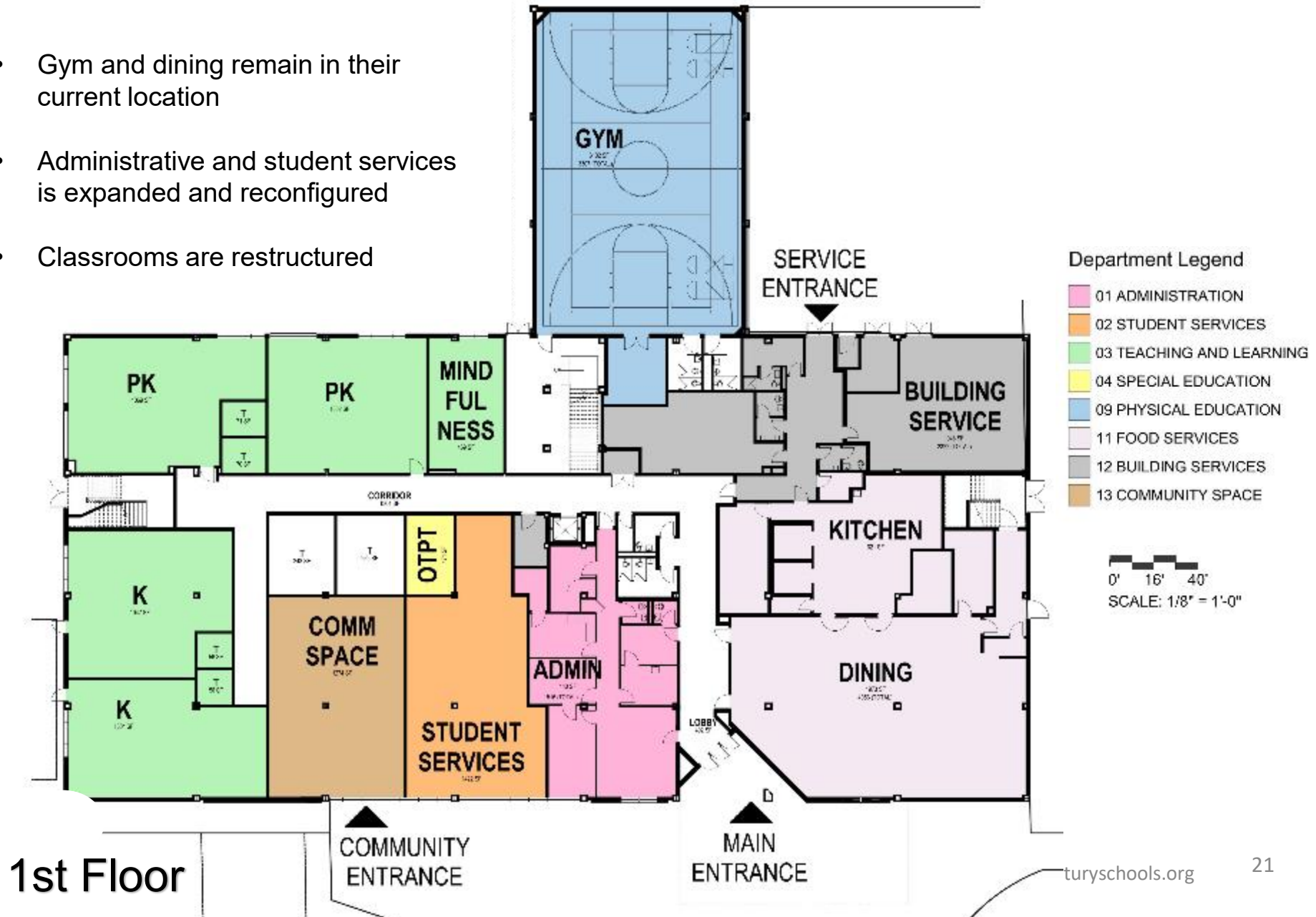
New Addition



Option 1: 1st Floor Plan



- Gym and dining remain in their current location
- Administrative and student services is expanded and reconfigured
- Classrooms are restructured



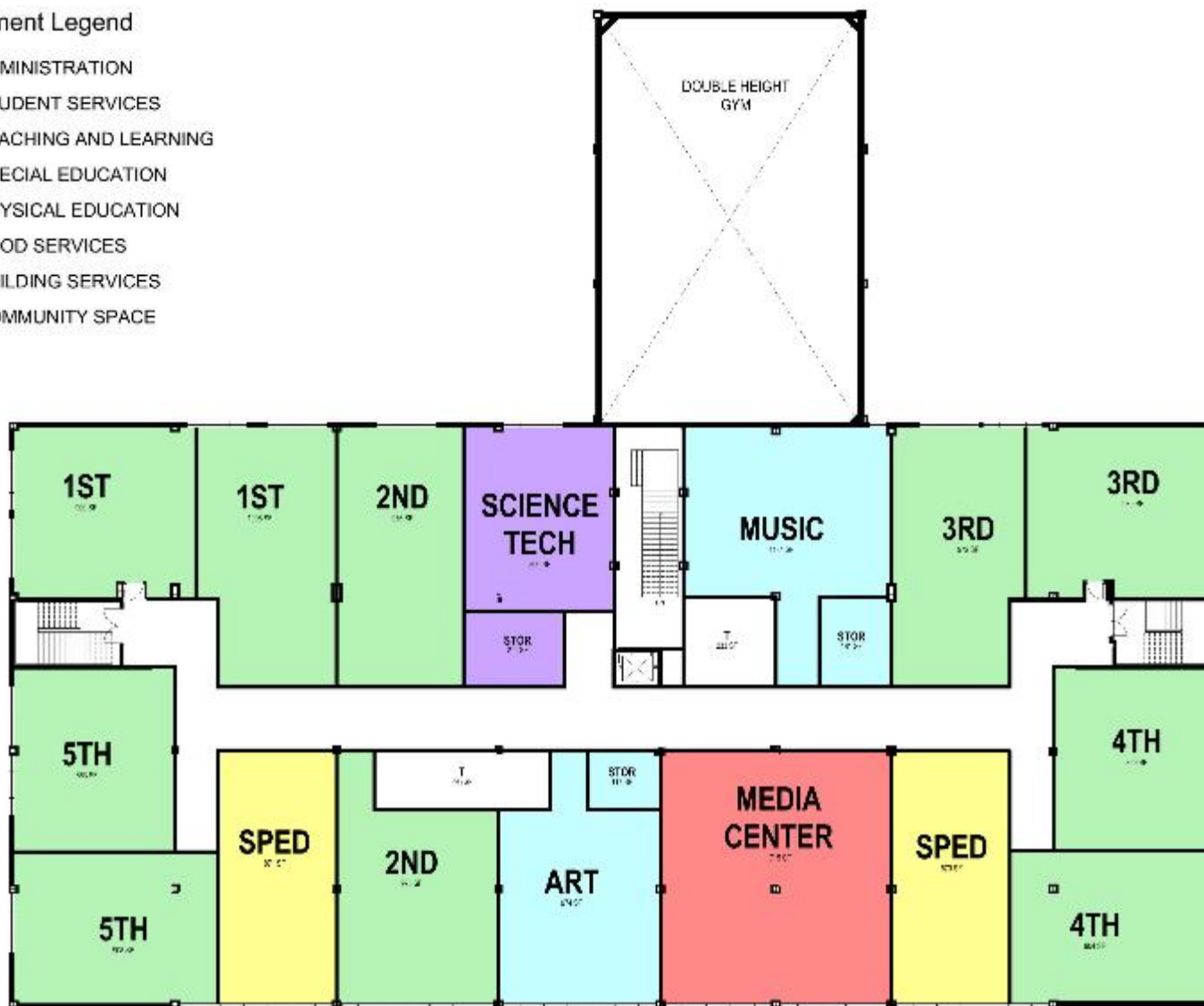
1st Floor

Option 1: 2nd Floor Plan



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0' 16' 40'
SCALE: 1/8" = 1'-0"

Pros

- All classrooms have windows
- Expanded Student Services and Administration Space
- Mindfulness Room is centrally located
- Dedicated Media Center
- School has a new Entry Canopy
- Community space has its own entrance in the front of the school
- Mechanical & Electrical Systems are Replaced
- Dedicated Student Drop-off
- School is compliant with Current Codes

Cons

- Not all spaces meet Ed Spec target size or proportion
- No alteration made to Bus Loop
- No expansion to Gym or Dining

Option 2:
Site Plan

N WARWICK

260

EXISTING BASKETBALL COURT

EXISTING SERVICE

NEW PLAY 20X30

NEW PLAY 20X30

FIRST FLOOR ELEVATION 281

NEW COMMUNITY GARDEN 70X30

NEW ADDITION

NEW CANOPY

NEW ADDITION

NEW BUS DROP OFF

NEW PARENT DROP OFF

NEW PARKING (20)

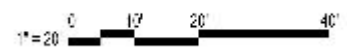
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270

WINDSOR AVE



Original Building
New Addition



Option 2: 1st Floor Plan

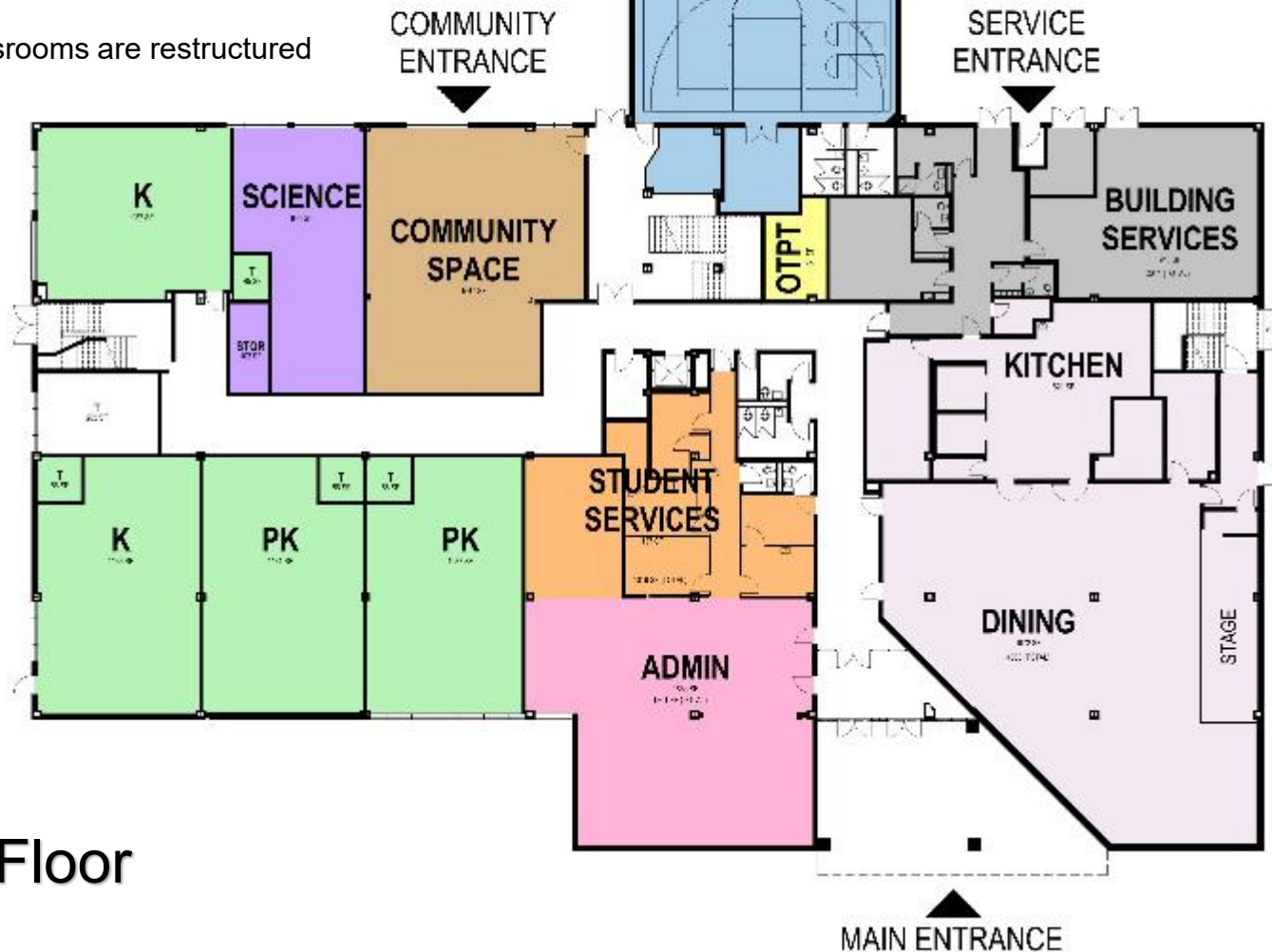
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- Dining remains in current location but is expanded
- Administrative and student services are expanded and reconfigured
- Classrooms are restructured



Existing Plan

Department Legend

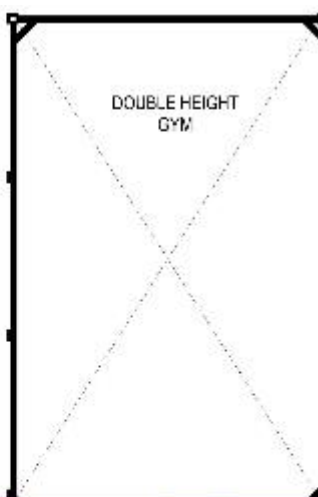
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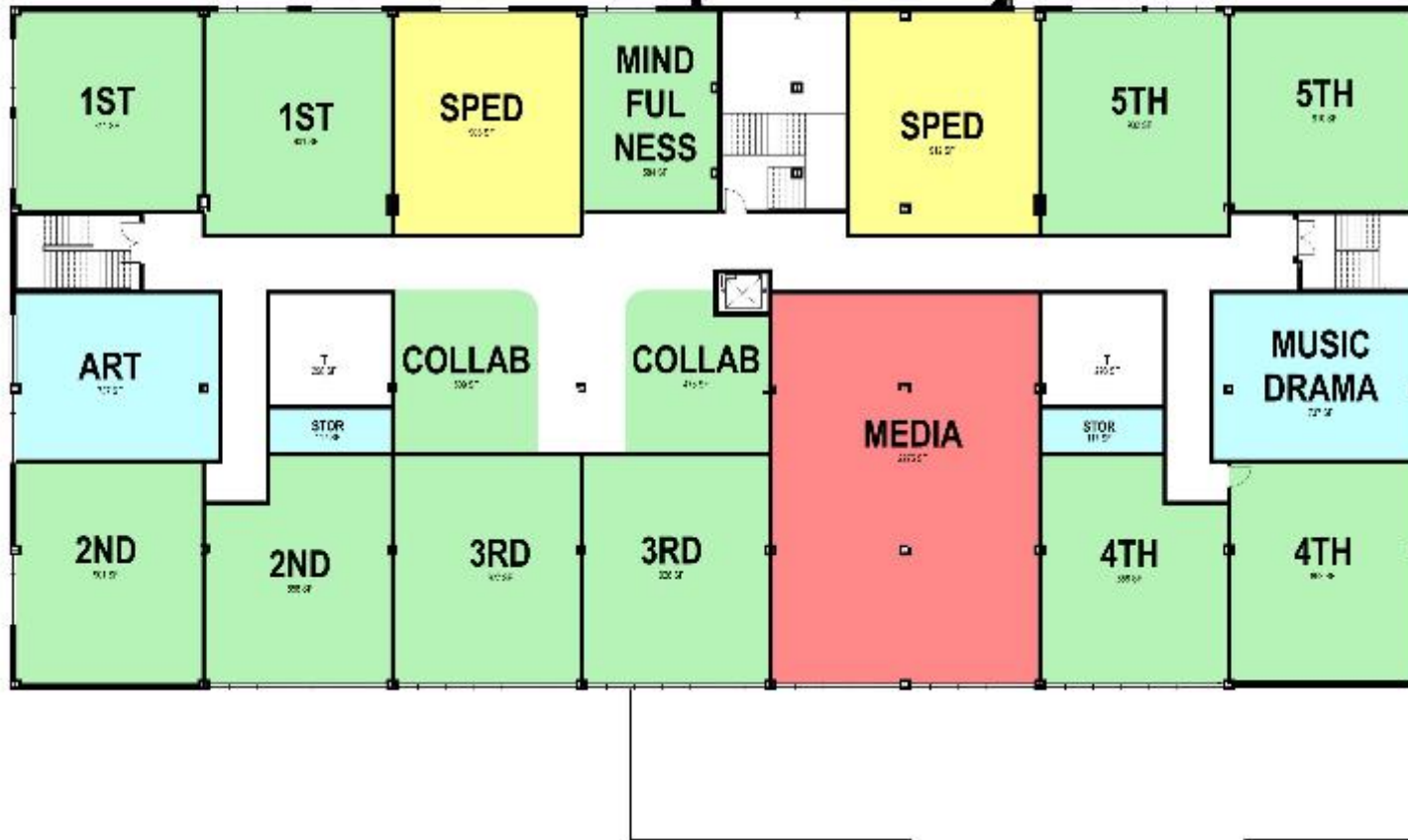
1st Floor

C

Option 2: 2nd Floor Plan



Existing Plan



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SCALE: 1/8" = 1'-0"

2nd Floor

Pros

- Exterior Appearance Improved with expanded Dining & Administration
- All classrooms have windows
- Added Collaboration Spaces on 2nd Floor
- Mindfulness Room is centrally located
- Dedicated Media Center
- Mechanical & Electrical Systems are Replaced
- Dedicated Student Drop-off & Expanded Bus Loop
- School is compliant with Current Codes

Cons

- Not all spaces (music & art) meet the Ed Spec target size
- More Sitework is Required due to Expanded Footprint
- Community space entrance is at the rear of the school

Option 3:
Site Plan



N WARWICK

260

EXISTING
BASKETBALL
COURT

EXISTING
SERVICE

NEW
PLAY
20X30

NEW
PLAY
20X30

FIRST FLOOR ELEVATION 281

NEW BUS DROP OFF

280

NEW COMMUNITY
GARDEN
70X30

NEW
CANOPY

NEW ADDITION

NEW PARENT DROP OFF

NEW PARKING (20)

270

WINDSOR AVE

Original
Building

New
Addition



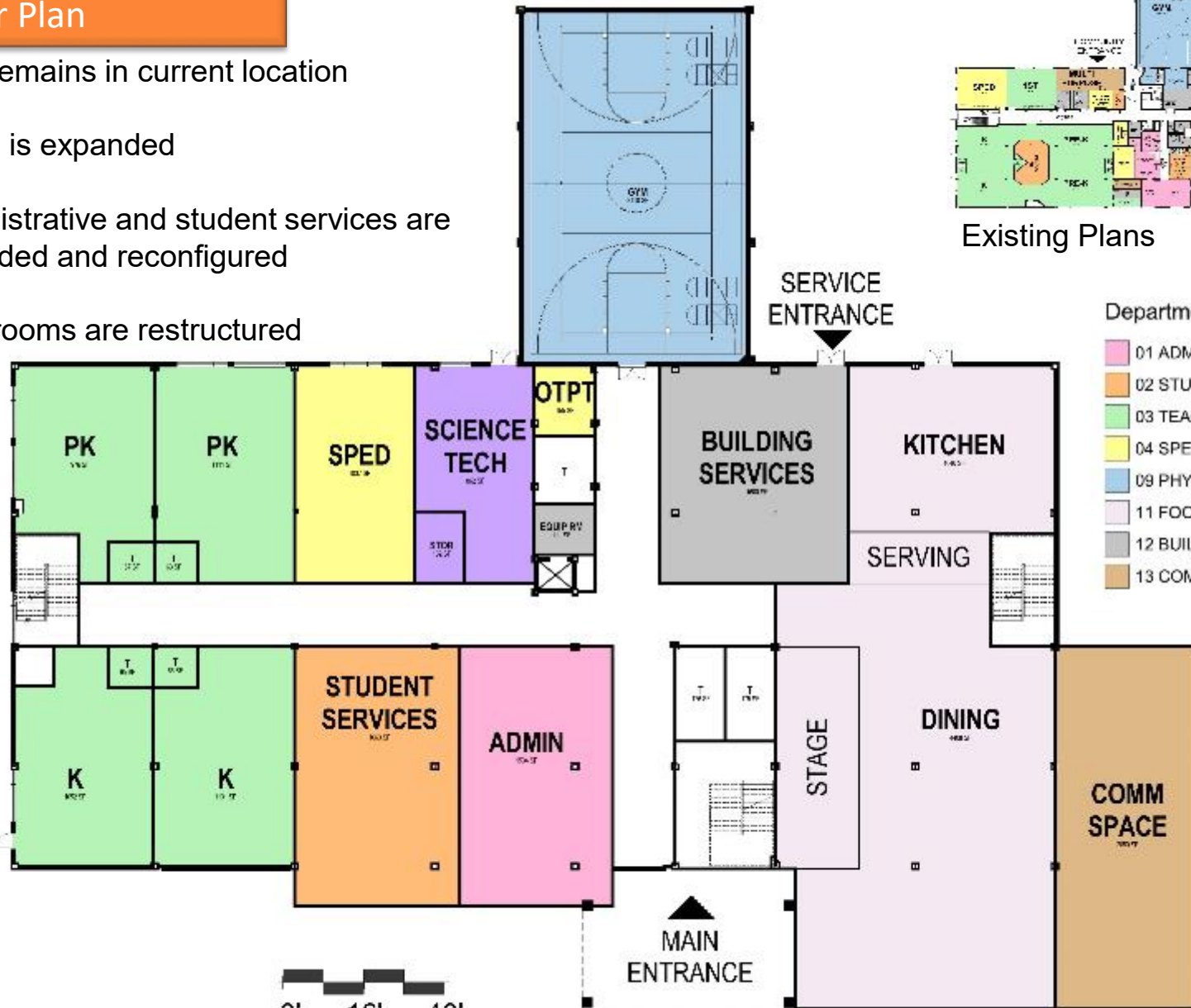
Option 3: 1st Floor Plan

- Gym remains in current location
- Dining is expanded
- Administrative and student services are expanded and reconfigured
- Classrooms are restructured



Existing Plans

N



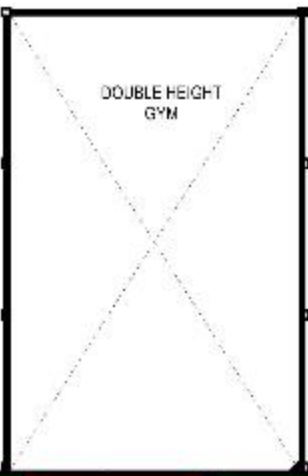
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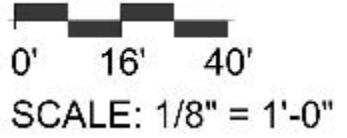
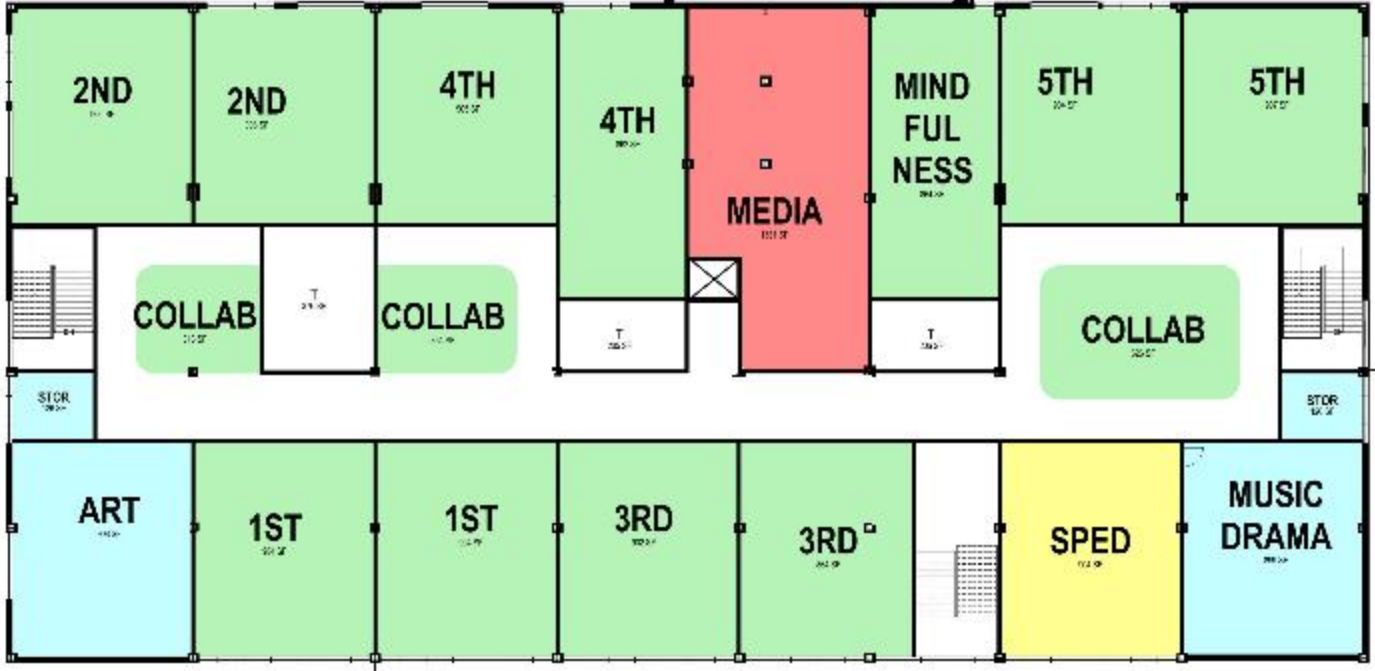
1st Floor

**Option 3:
2nd Floor Plan**



Existing Plans

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2nd Floor

Pros

- All spaces have been rearranged to enhance functional adjacencies
- Added Community Space at Front of School
- All Classrooms have Windows
- Redesigned & Expanded Student Services and Administration Space
- Adds Collaboration spaces on the 2nd floor
- Expanded Dining & Kitchen
- Mechanical & Electrical Systems are Replaced
- Relocated and Expanded Student Drop-off & Bus Loop
- School is compliant with Current Codes

Cons

- Some classrooms do not meet the Ed Spec target size
- Requires extensive Reconstruction and added Site Work

Option 1



Option 2



Option 3

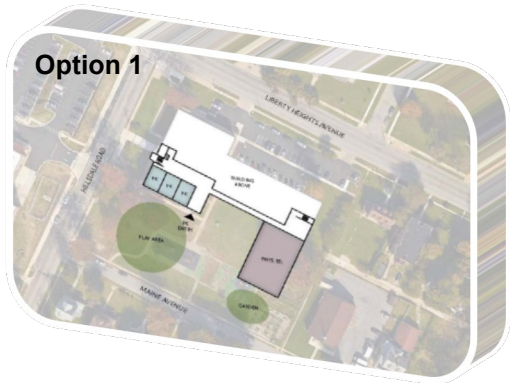
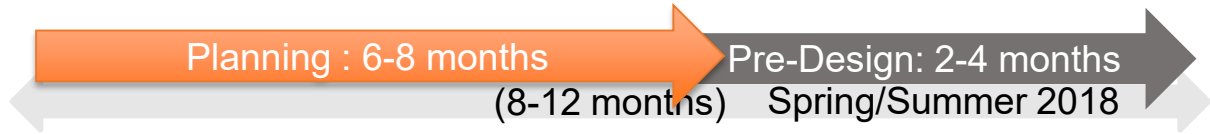


- New Parking and drop-off
- No changes to Bus loop
- Community space has its own entrance at the front of the school
- Spaces are Rearranged for more functional layout
- Most classrooms meet Ed Spec target size
- New Mechanical and Electrical Systems

- New Parking and drop-off
- Expanded Bus loop
- Spaces are Rearranged for more functional layout
- Small expansion of school for dining and administration
- Community space has its own entrance at the rear of the school
- Most classrooms meet Ed Spec target size

- Parking and drop off at front of school & bus loop at side of school
- School is reconfigured to enhance functional adjacencies and circulation
- Small Expansion of school for dining and administration
- Community space has its own entrance in the front of the school
- Most spaces meet Ed Spec target size
- Collaboration spaces on the 2nd floor

Pre Design



Feasibility Review



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



Selection

- Board of School Commissioners Approval, February*
- 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
Spring/Summer 2017



Spring/Summer 2018

Design: 10-12 Months

Meeting #5
Concept



Meeting #6
Schematic



Meeting #7
Design Development



Meeting #8
Final Drawings



Questions?

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Thank You!



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BALTIMORE CITY
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