



21st Century School Buildings Plan

SCHOOL Mary E. Rodman Elementary School
COMMUNITY MEETING 50% Feasibility Study | March 23, 2017



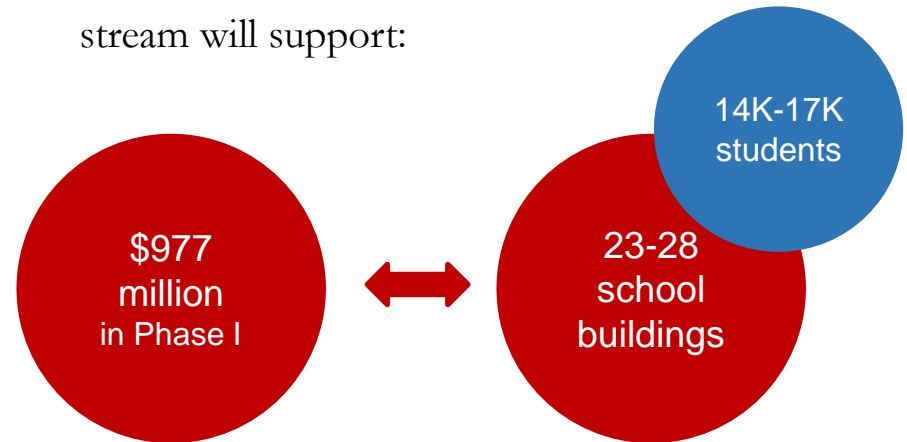
21st Century School Buildings Program Update

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

18-24 Months

18-24 Months

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.

Mary E. Rodman - Classrooms and Spaces

3 Pre-Kindergarten and 3 Kindergarten Classrooms	1 Technology Education Lab
6 Grades 1 and 2 Classrooms	1 Gymnasium
9 Grades 3, 4, and 5 Classrooms	1 Media Room
4 Collaborative Learning Areas	1 Dining Area
2 Special Education Classrooms	Health Suite
1 Elementary Science Classroom	Administration
1 Visual Arts Studio	Student Services
2 Music Rehearsal Rooms	Community Spaces

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



Dates subject to change

Planning: 6-8 Months
December 2016 – July 2016

Dates subject to change

Meeting #1 Orientation

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

1/14/2014

Meeting #2 Essential Elements

1. Explore essential elements of design

10/5/2016

Meeting #3 50% Feasibility Study

1. Review site & building options
2. Provide feedback

3/23/2017

Meeting #4 Feasibility Review

1. Make recommendation on building option

May

Mary E. Rodman Elementary School: Existing Building + Site



South façade and main entry

Planning: Existing Conditions

ACCESSIBILITY 1 First floor

- No elevator
- Stairs at main entry
- Typical classroom door
- Exterior exits



Planning: Existing Conditions

BUILDING ENVELOPE: Roof + Wall



Existing built-up roof

- Replaced in 1991
- Warranty



Missing stone panels
from main entry



Cracks and movement in
exterior brick façade

Planning: Existing Conditions

INTERIOR: Media Center



2011 Renovation

- New finishes
- Air conditioned

Storytelling steps



Casework

Observations

- ADA and egress concerns
- No fire suppression system
- Asbestos in finishes
- Low floor-to-floor height
- Constrained site for expansion
- Building systems in need of replacement
- Ed spec does not fit in current building footprint



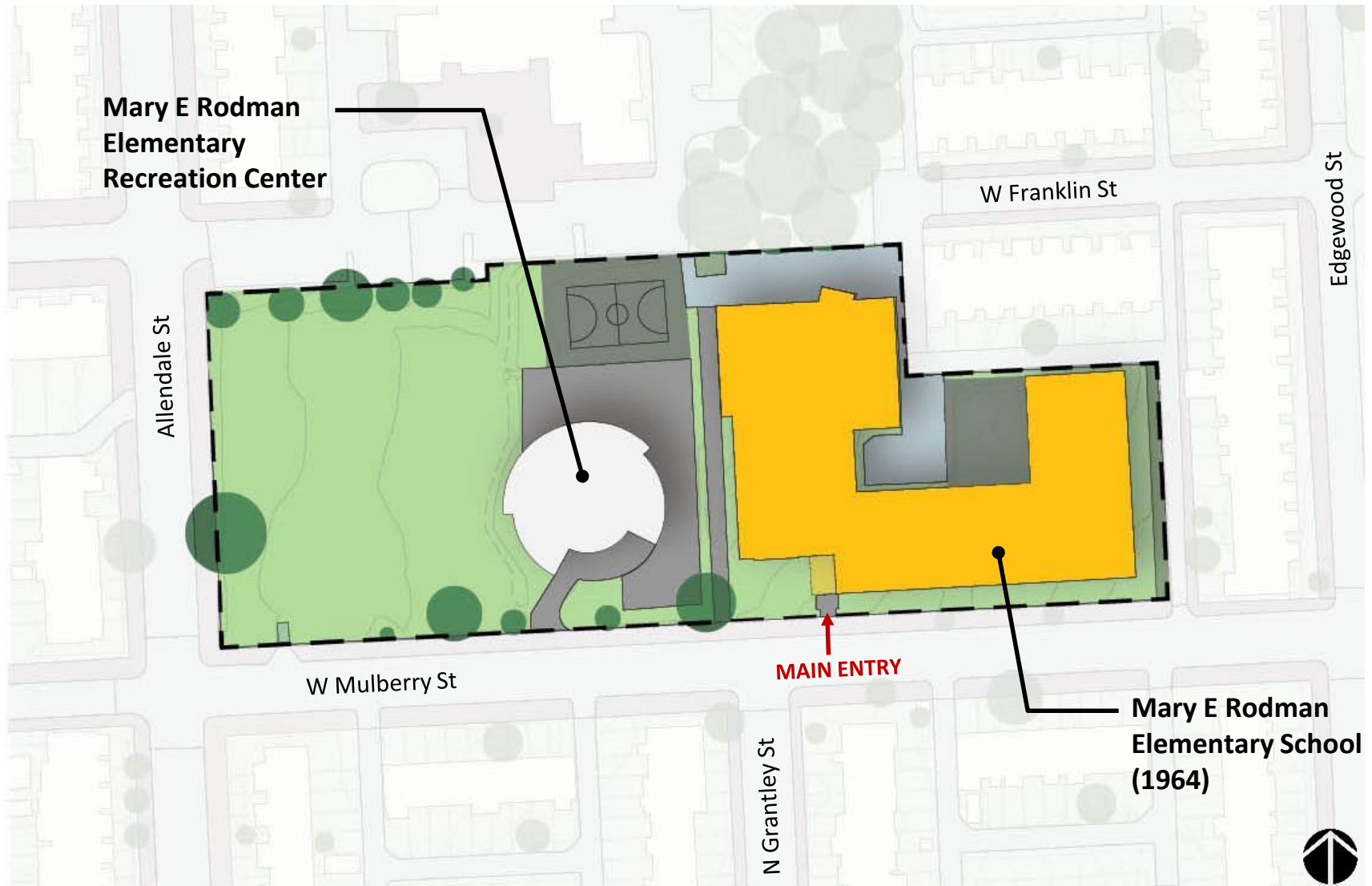
Opportunities

- Adequate classroom sizes
- Durable structure and materials
- Current window replacement
- Adequate big box spaces
- Flexibility of interior walls
- Daylighting

Planning: Location Map



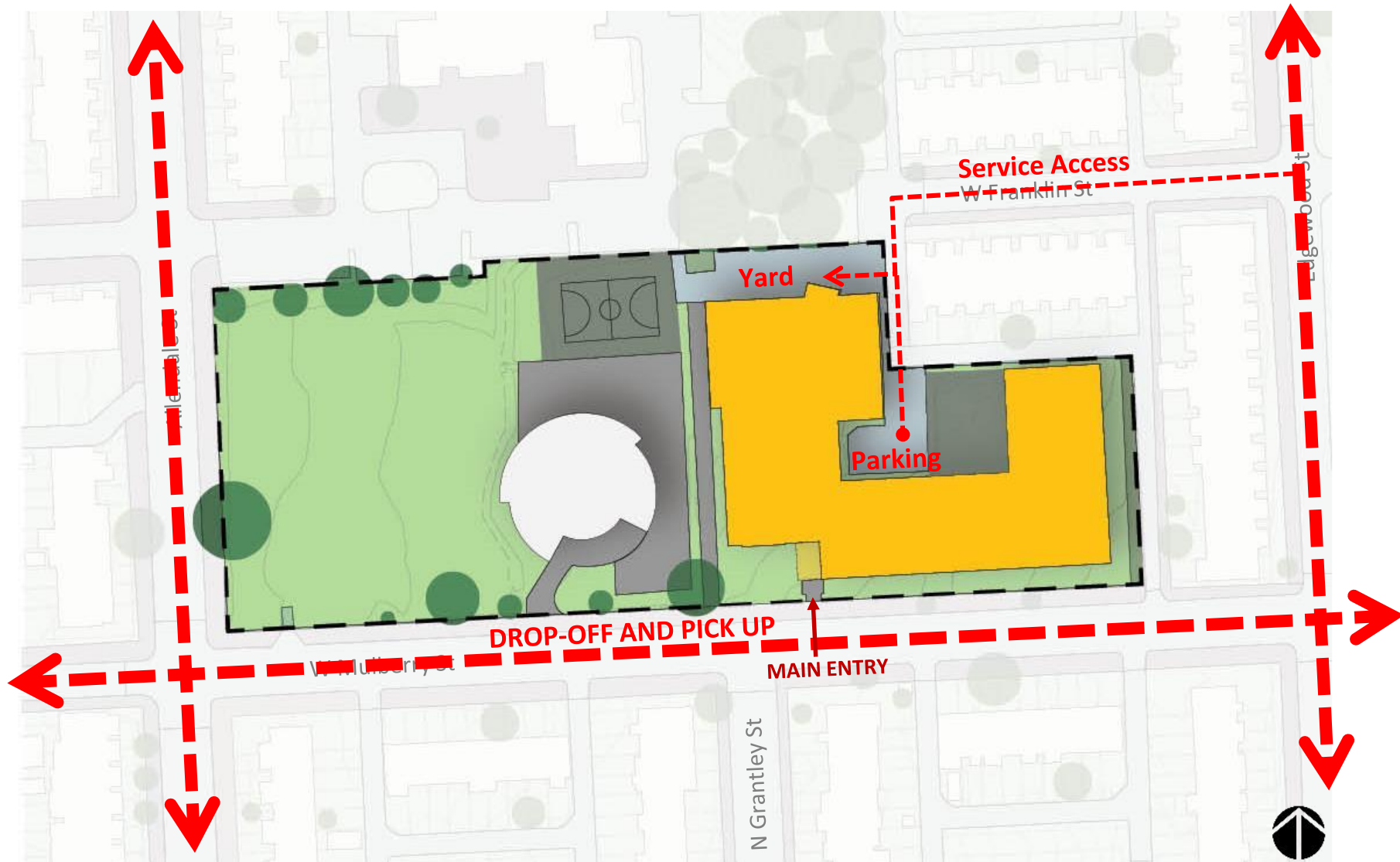
Planning: Existing Site Plan



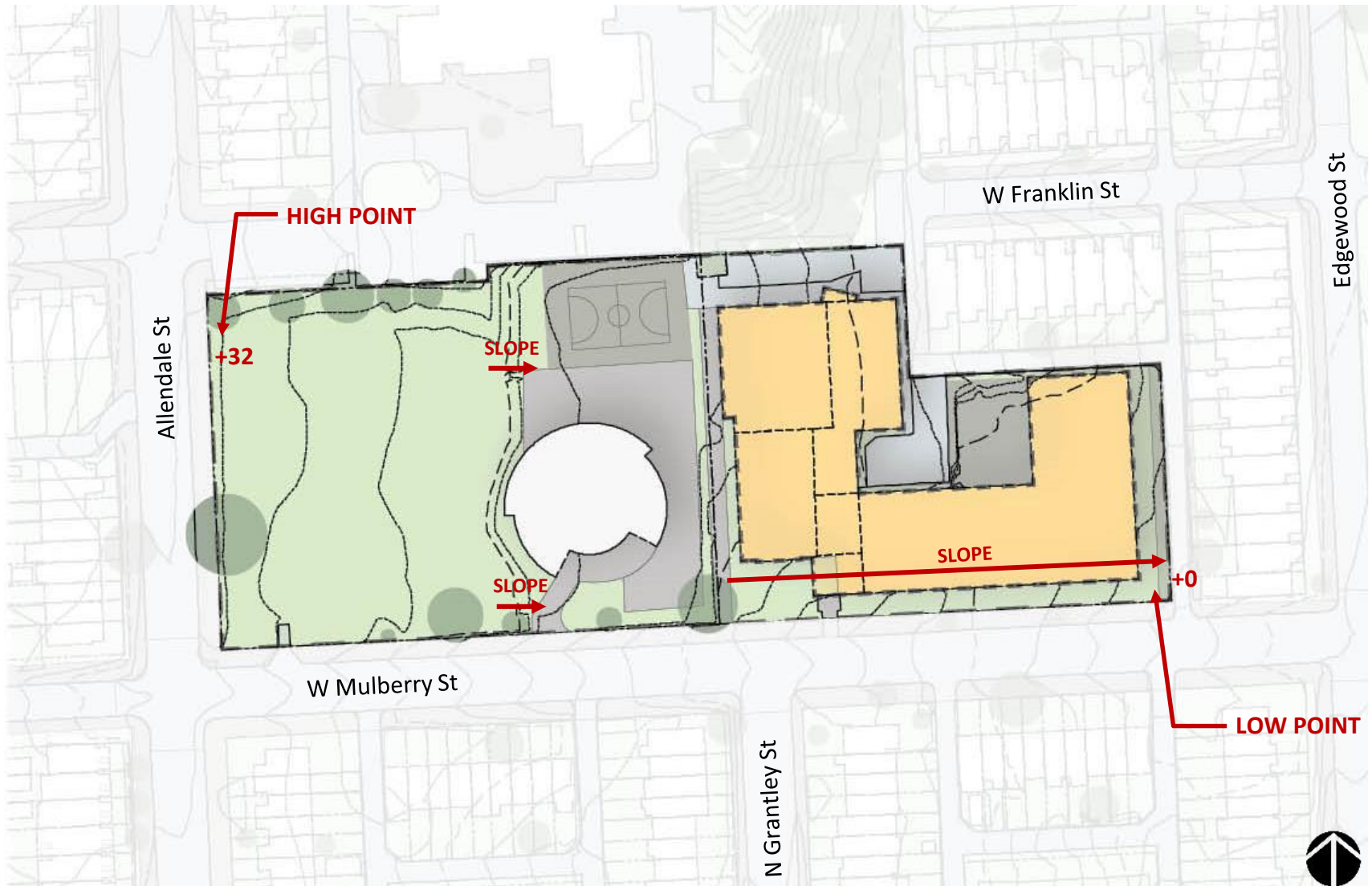
Planning: Pedestrian Circulation



Planning: Vehicular Circulation



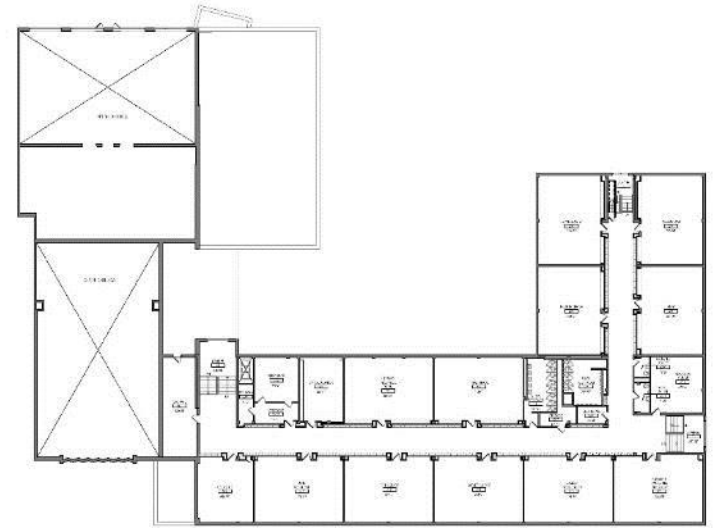
Planning: Site Topography



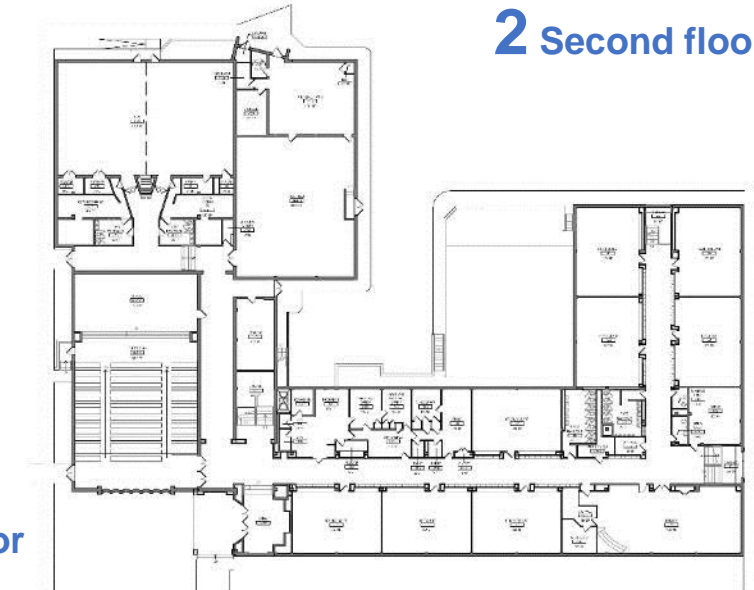
Planning: Existing Plans



0 Ground floor



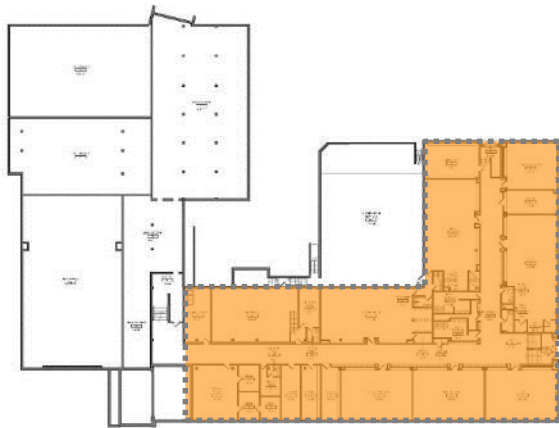
2 Second floor



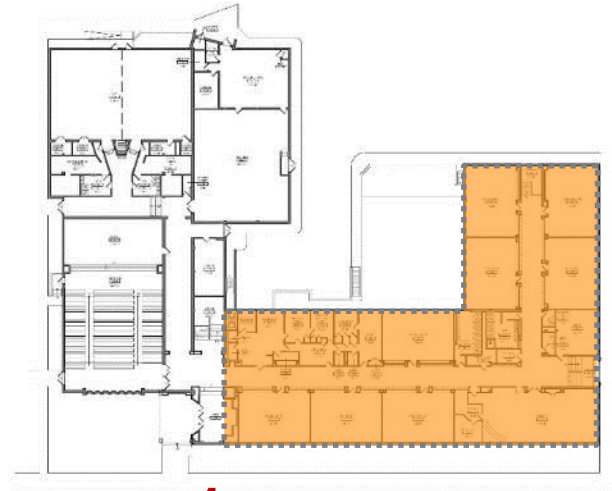
1 First floor

Planning: Renovation Approach

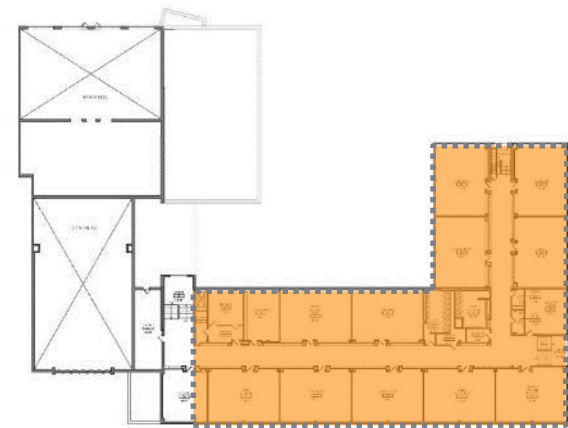
Re-thinking the “L” existing vs. proposed



0 Ground floor



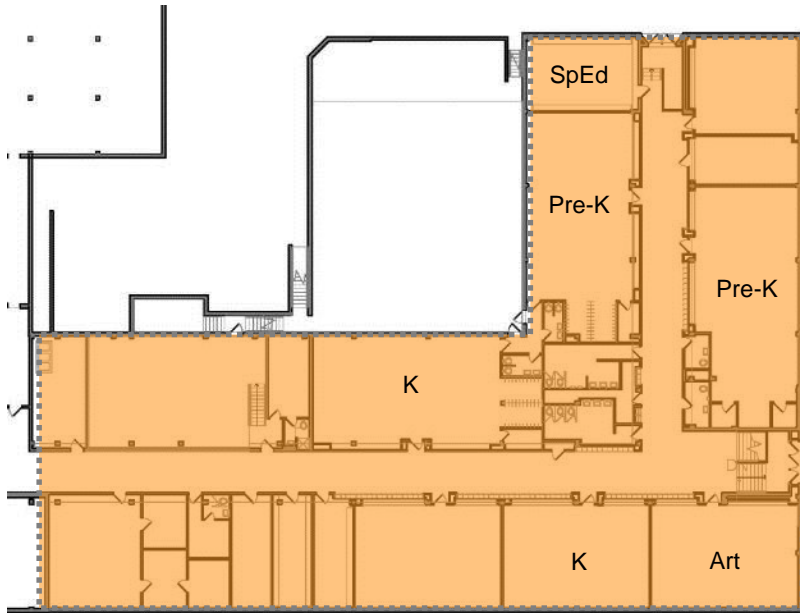
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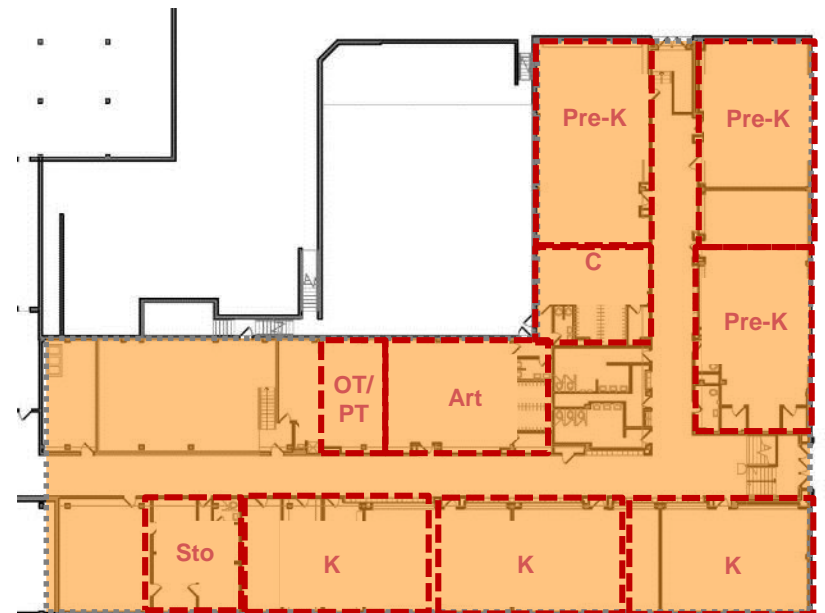
2 Second floor

Planning: Existing Condition

EXISTING



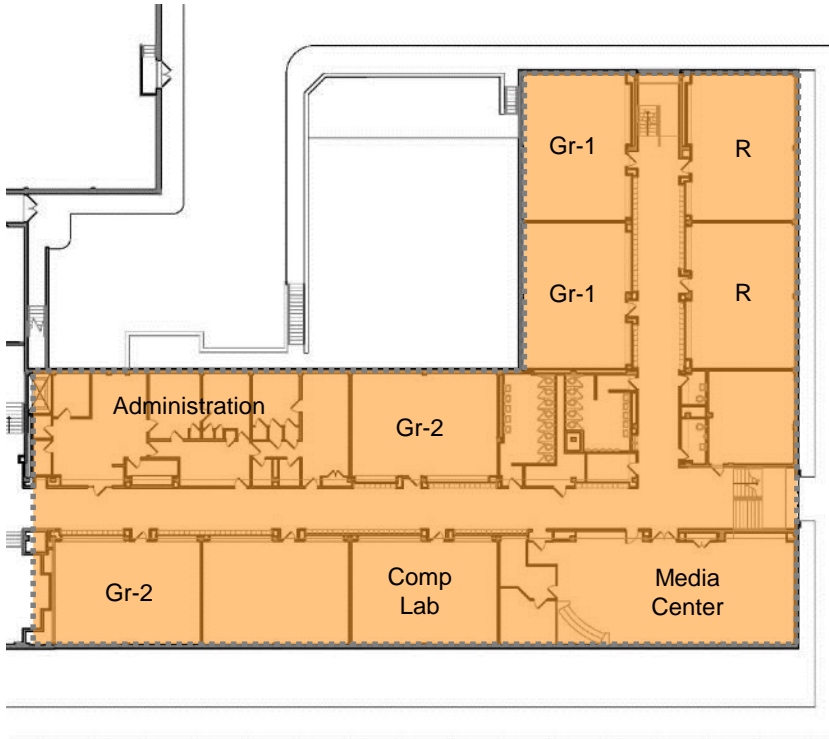
PROPOSED



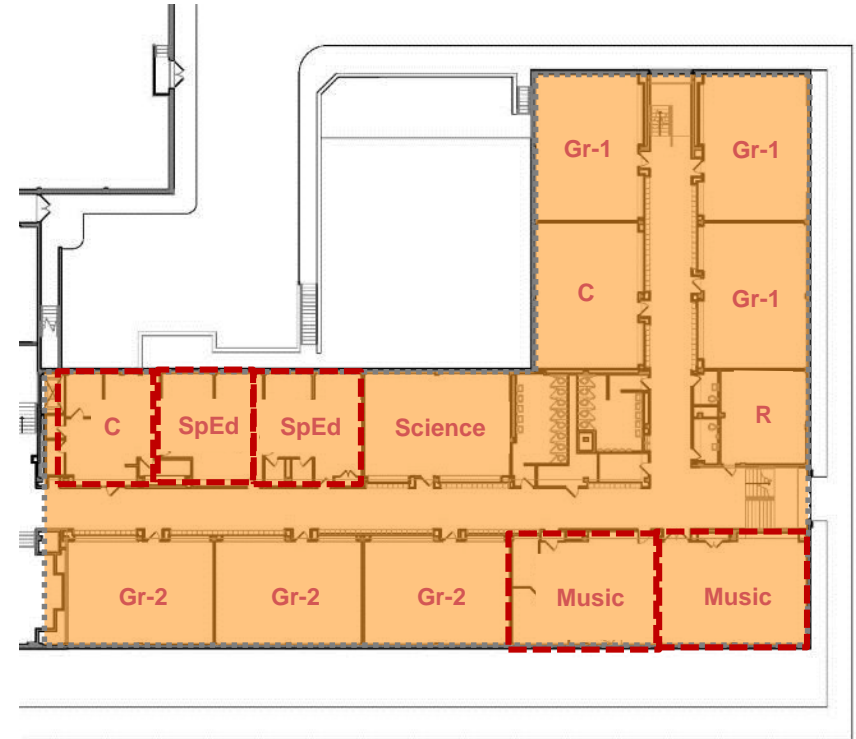
0 Ground floor

Planning: Existing Condition

EXISTING



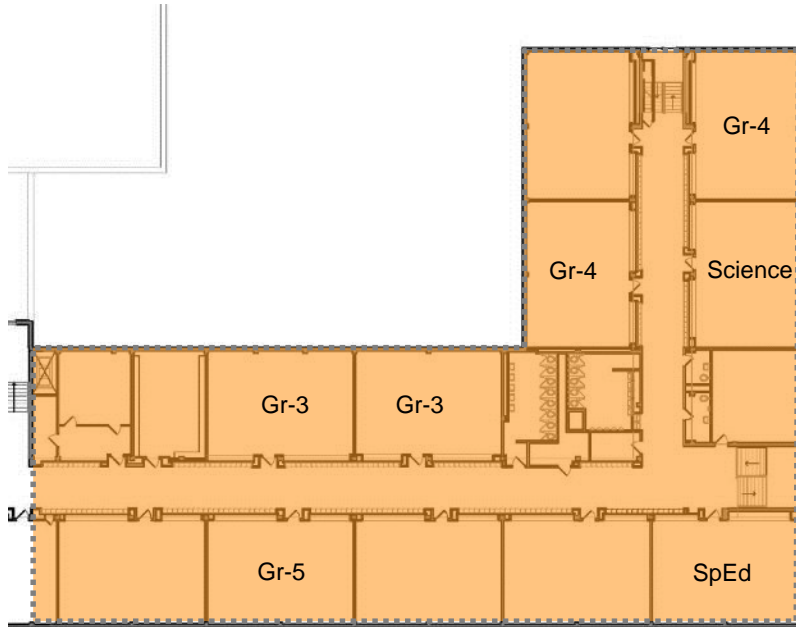
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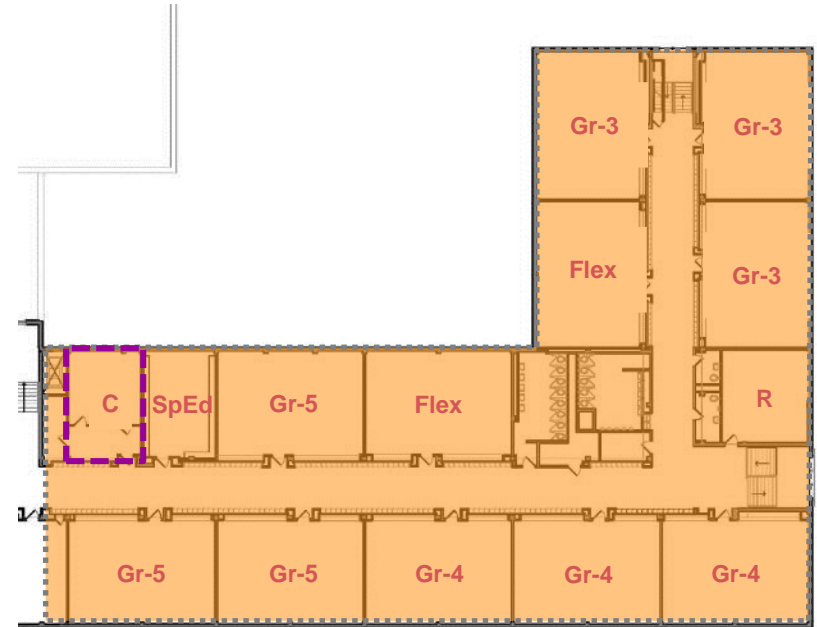
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Planning: Existing Condition

EXISTING

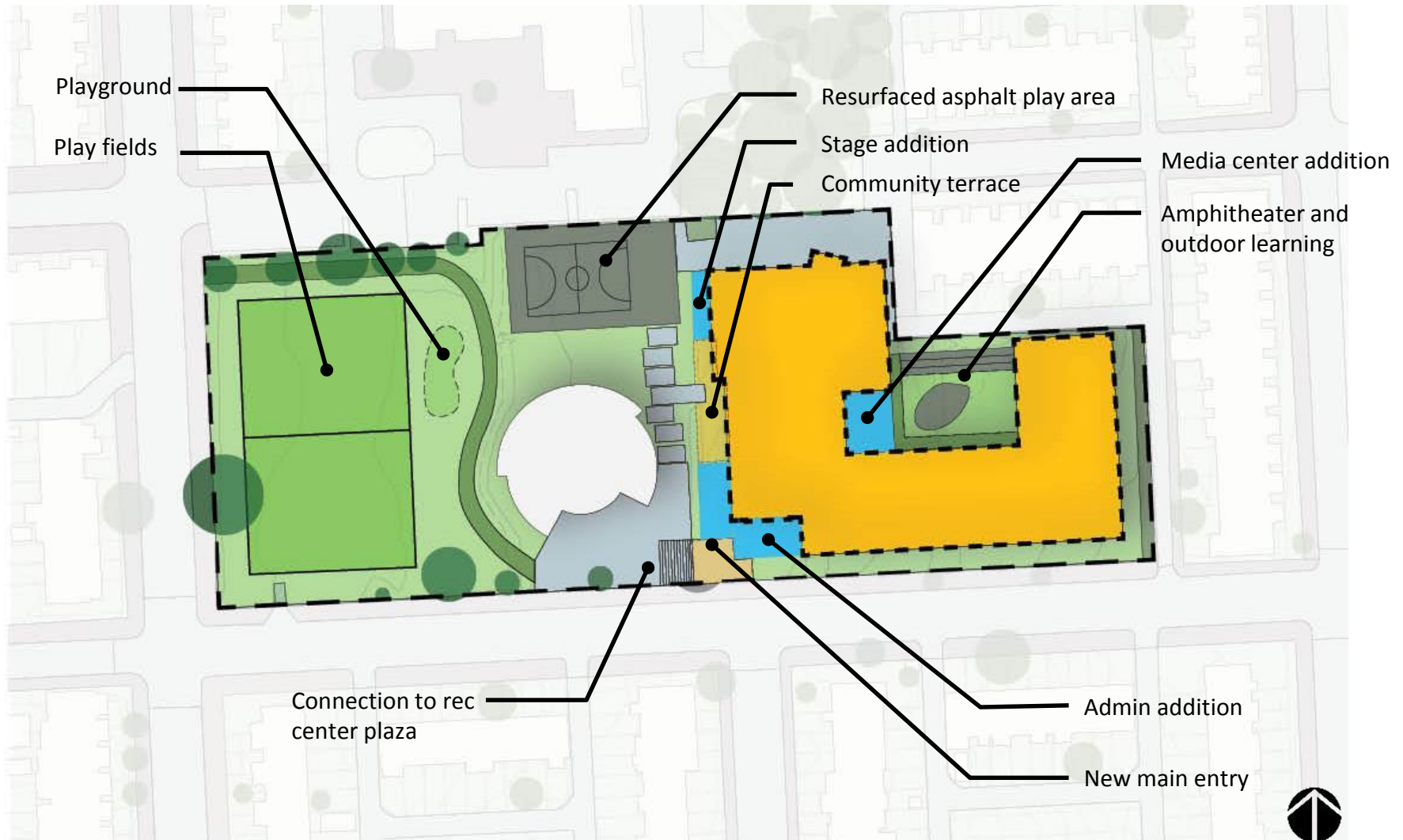


PROPOSED



2 Second floor

Option 1:



Option 1: Ground Floor

- | | | |
|--------------------------|-------------------------|----------------------|
| 01 Administration | 06 Fine Arts | 11 Food Services |
| 02 Student Services | 07 (not used per BCPS) | 12 Building Services |
| 03 Teaching and Learning | 08 Technology Education | 13 Community Space |
| 04 Special Education | 09 Physical Education | |
| 05 Sciences | 10 Media | |



Option 1:
First Floor

- 11 Food Services
- 12 Building Services
- 13 Community Space



Option 1: Second Floor

- 01 Administration
- 02 Student Services
- 03 Teaching and Learning
- 04 Special Education
- 05 Sciences

- 06 Fine Arts
- 07 (not used per BCPS)
- 08 Technology Education
- 09 Physical Education
- 10 Media

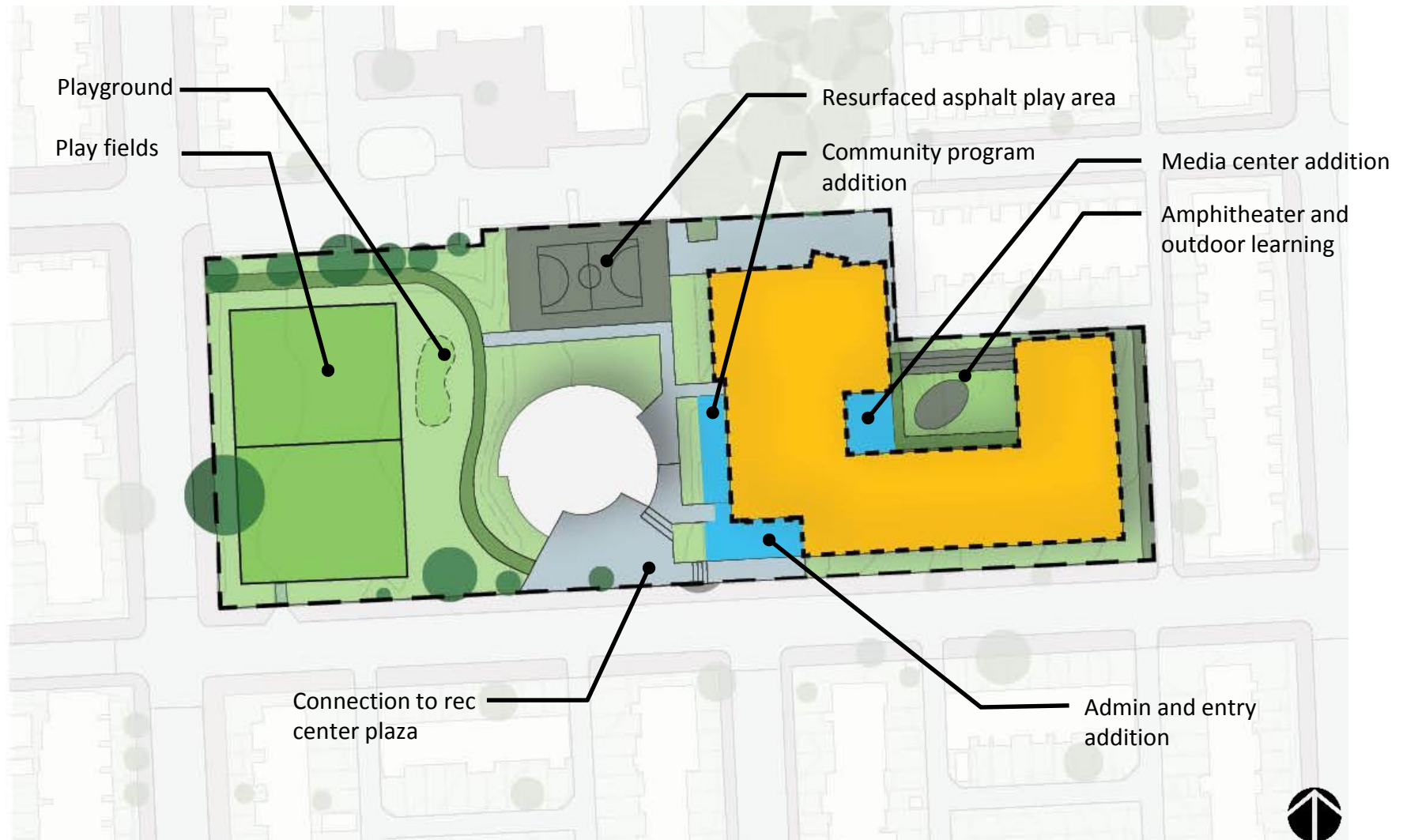
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Option 1: Pros and Cons

PROS	CONS
<ul style="list-style-type: none">• Reuses much of the existing structure and classrooms• Maintains original character of the building on the inside• Increases educational adequacy and compliance with site-specific Ed Spec• Compliance with current building codes and accessibility is improved• Mechanical and electrical systems to be replaced• Minimal alteration to the site required	<ul style="list-style-type: none">• Minimal discrepancies with the Ed Spec• Minimal flexibility for growth• Limited floor-to-floor heights• Loss of traditional auditorium space

Option 2:



Option 2: Ground Floor

- 01 Administration
- 02 Student Services
- 03 Teaching and Learning
- 04 Special Education
- 05 Sciences

- 06 Fine Arts
- 07 (not used per BCPS)
- 08 Technology Education
- 09 Physical Education
- 10 Media

- 11 Food Services
- 12 Building Services
- 13 Community Space

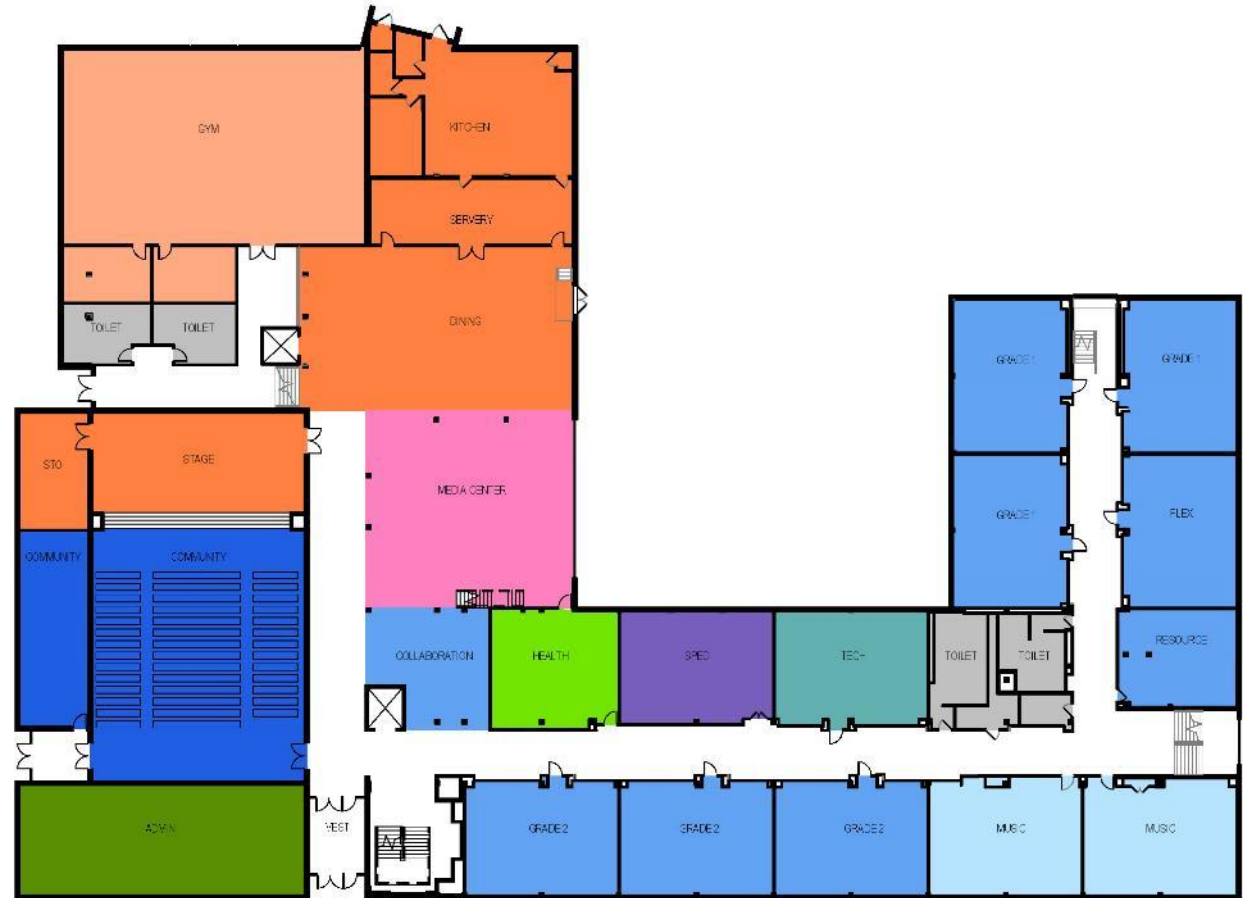


Option 2: First Floor

- 01 Administration
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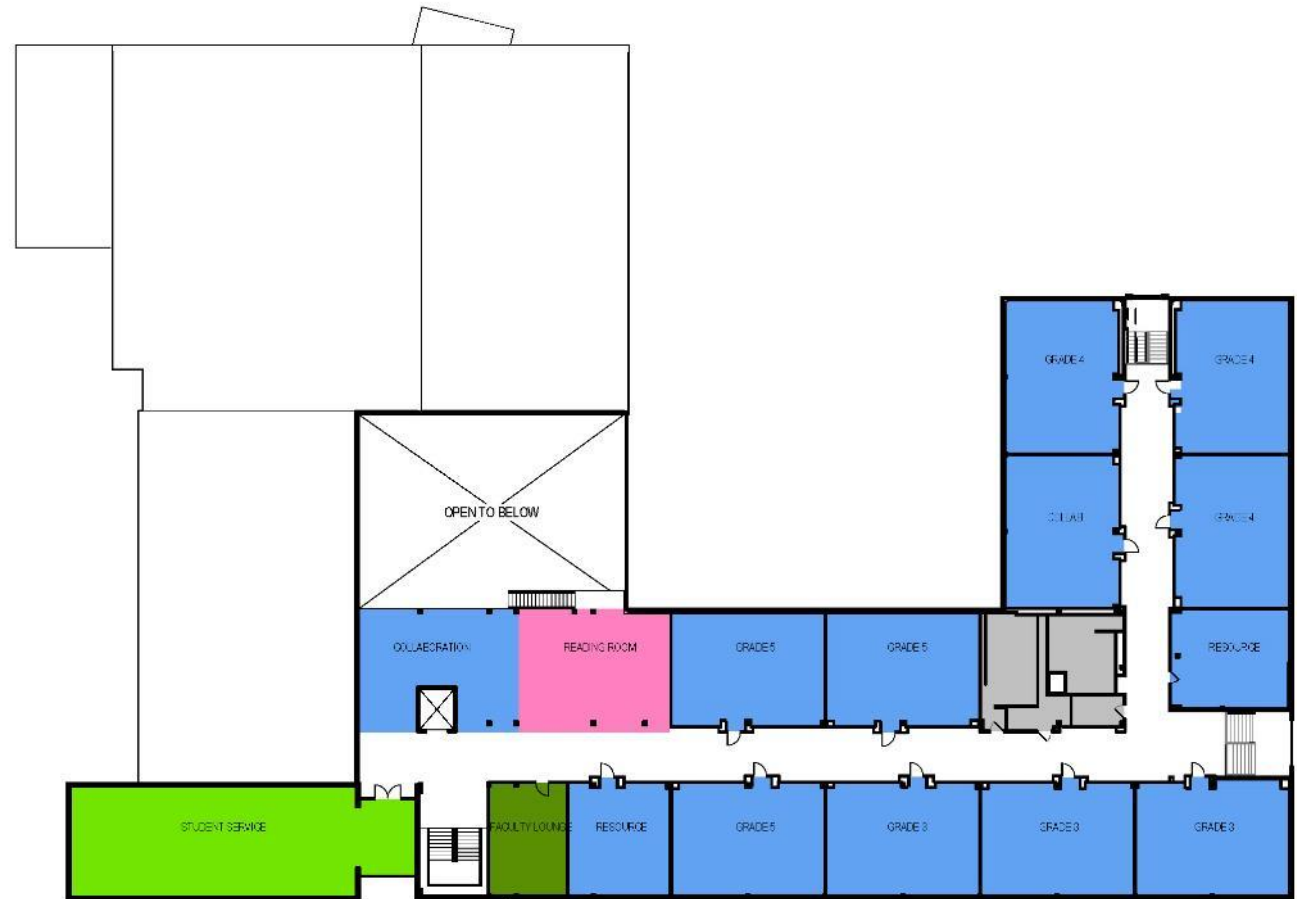


Option 2: Second Floor

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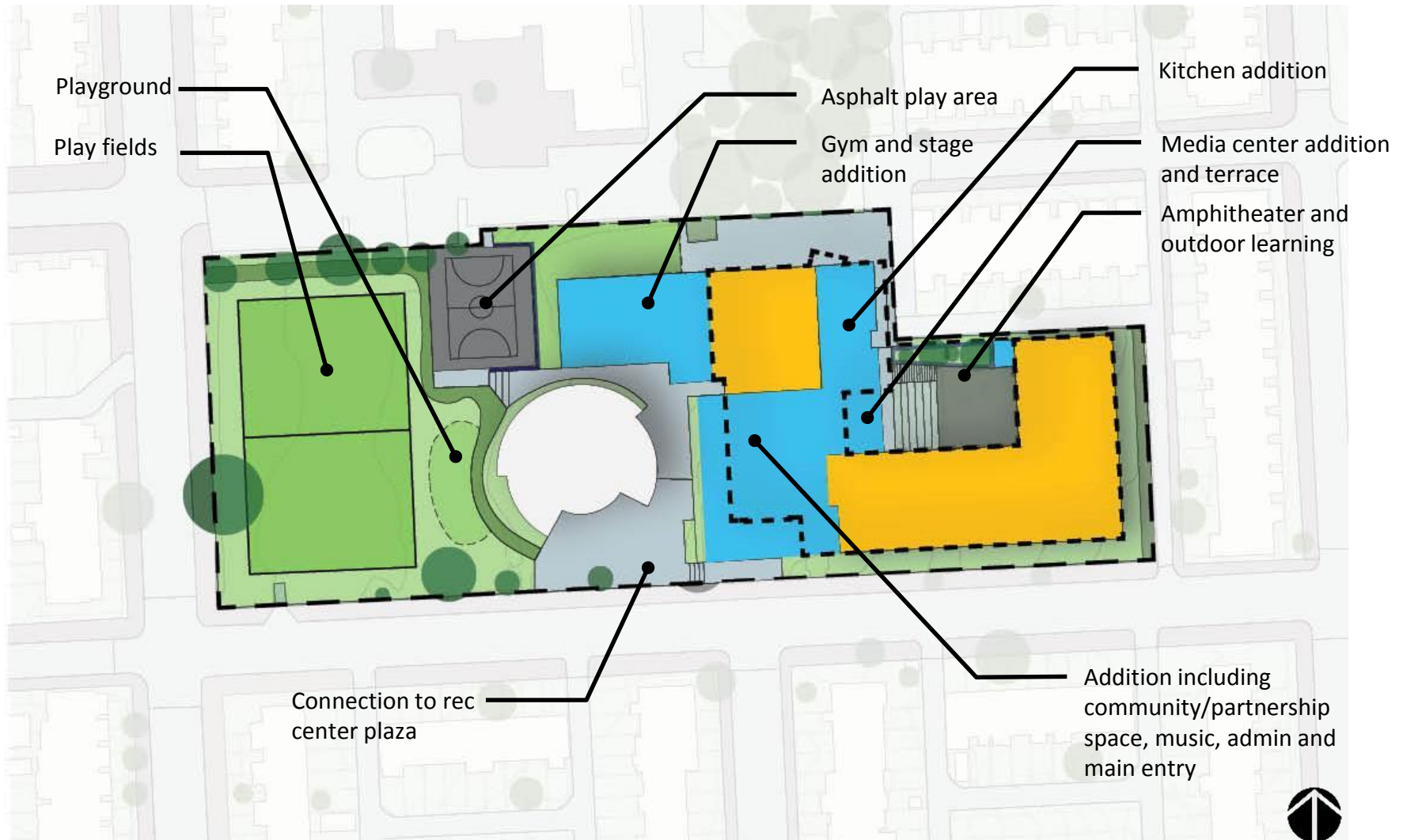
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Option 2: Pros and Cons

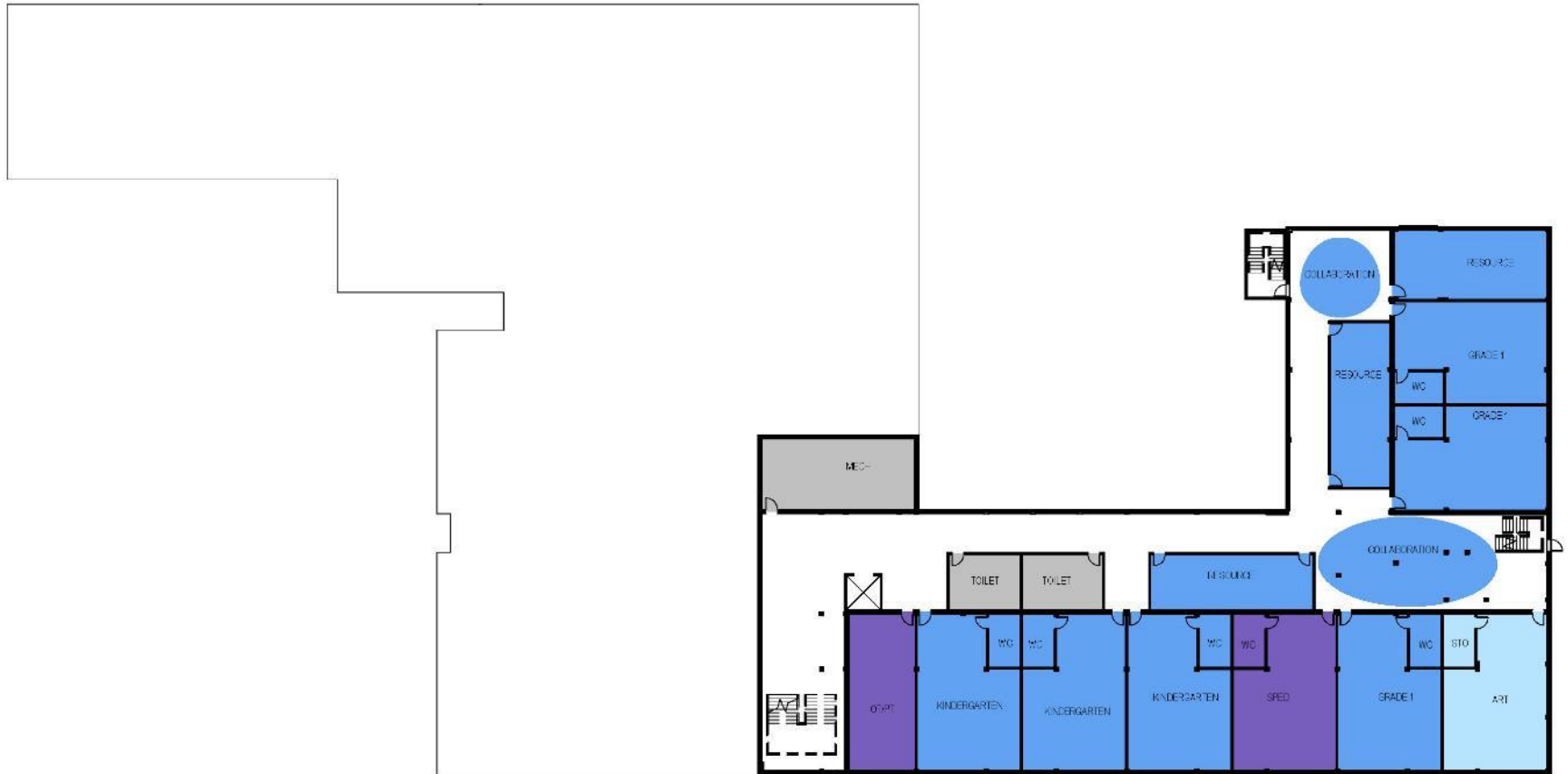
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Option 3:



Option 3:
Ground Floor

- 11 Food Services
- 12 Building Services
- 13 Community Space



Option 3: First Floor

- 01 Administration
- 02 Student Services
- 03 Teaching and Learning
- 04 Special Education
- 05 Sciences

- 06 Fine Arts
- 07 (not used per BCPS)
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- 10 Media

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- 13 Community Space



Option 2: Second Floor

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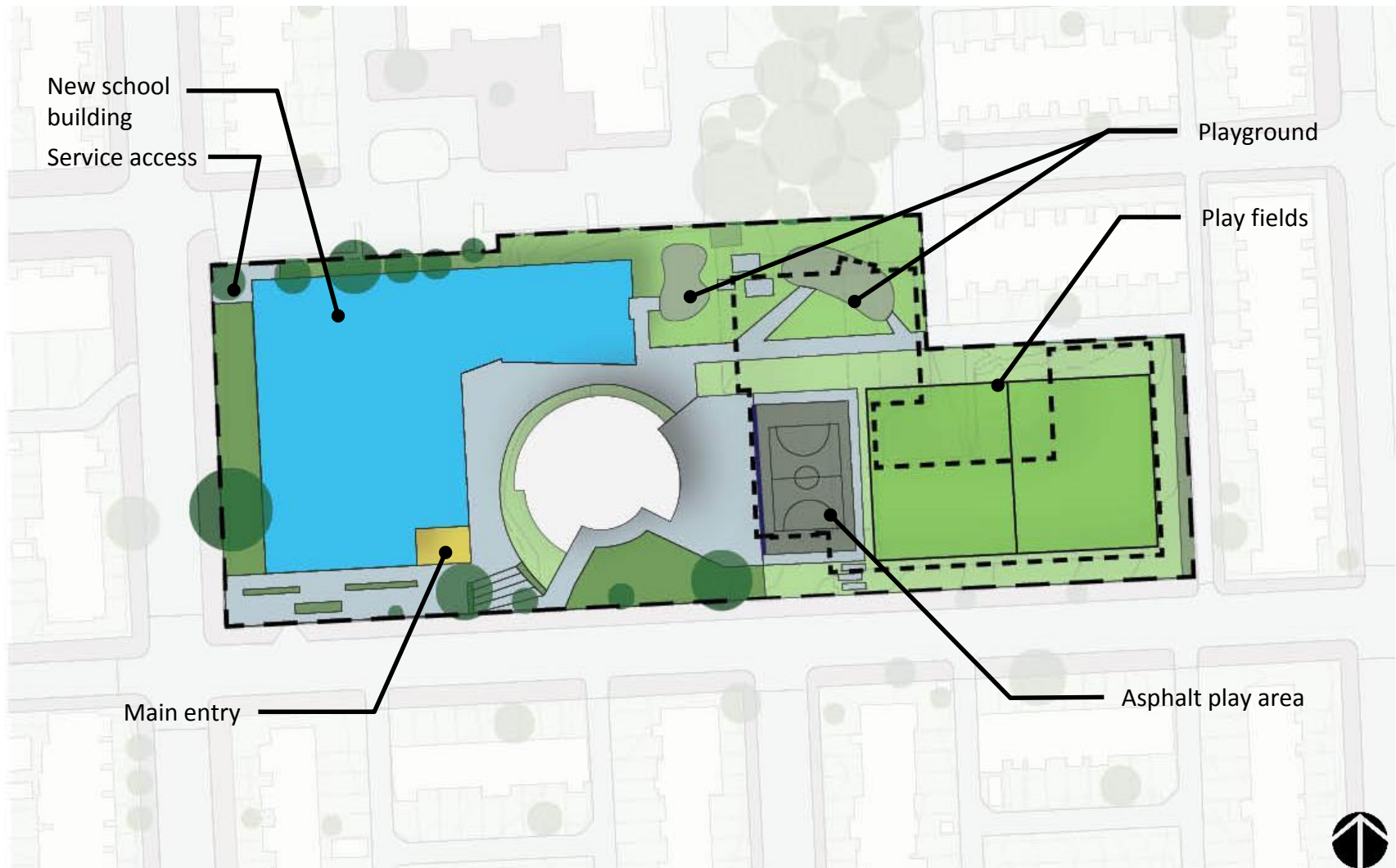
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Option 3: Pros and Cons

PROS	CONS
<ul style="list-style-type: none">• Complete transformation of existing Academic Wing• Open collaboration spaces located throughout and closer to more classrooms• Increases educational adequacy and compliance with site-specific Ed Spec• Compliance with current building codes and accessibility is improved• Mechanical and electrical systems to be replaced	<ul style="list-style-type: none">• Extensive demolition required and increased renovation scope• Original character of building is lost• Minimal discrepancies with the Ed Spec• Minimal flexibility for growth• Limited floor-to-floor heights• More sitework required for the expanded footprint• Potential inefficiencies in circulation spaces

Option 4:



Option 4: Ground Floor

01 Administration
02 Student Services
03 Teaching and Learning
04 Special Education
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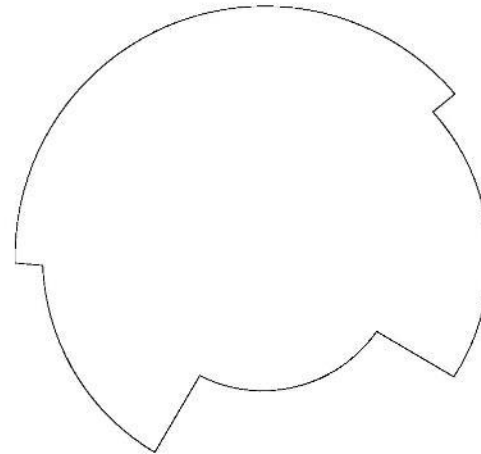


Option 4: First Floor

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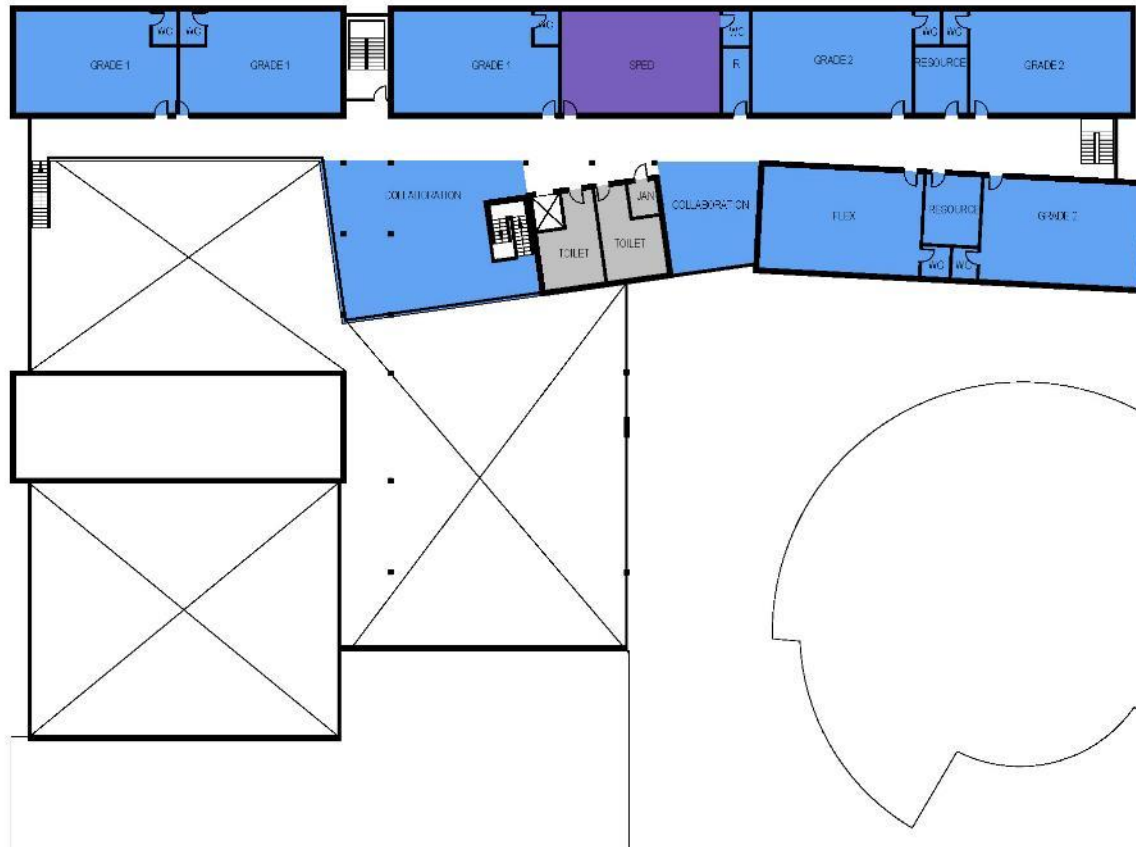


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- 01 Administration
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- 03 Teaching and Learning
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- 05 Sciences

- 06 Fine Arts
- 07 (not used per BCPS)
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- 09 Physical Education
- 10 Media

- 11 Food Services
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- 13 Community Space



Option 4: Third Floor

- 01 Administration
- 02 Student Services
- 03 Teaching and Learning
- 04 Special Education
- 05 Sciences

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- 10 Media

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Option 4: Pros and Cons

PROS	CONS
<ul style="list-style-type: none">• Meets site-specific Ed Spec requirements• High performance, energy-efficient building• Spaces comply with current code and accessibility requirements• School is located at the high point of the site and creates a stronger street front on Allendale St• Creates dramatic new identity for the school	<ul style="list-style-type: none">• Loss of original building• More site remediation and development

Option 1

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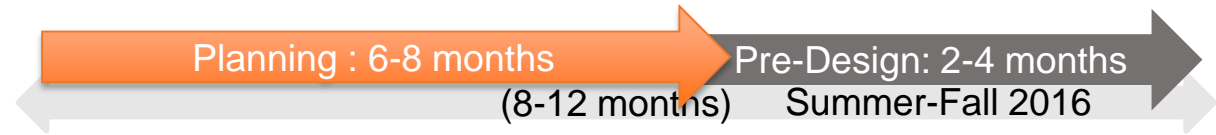
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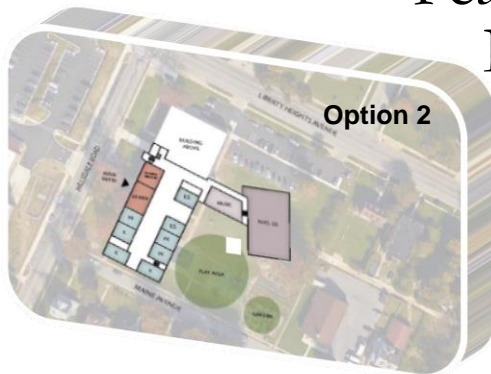
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Feasibility Review



- School stakeholders provide feedback on building recommendation, May
- 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, July
- Notification to Maryland Stadium Authority
- Interagency on School Construction Approval
- Design Architect/Engineer Request for Proposal
- Award A/E and construction managers

Questions?

www.baltimore21stcenturyschools.org

21st Century School Buildings Program

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