

# BALTIMORE CITY PUBLIC SCHOOLS EDUCATIONAL SPECIFICATIONS

## PART 3: SITE SPECIFIC EDUCATIONAL SPECIFICATIONS

MONTEBELLO EM #44

2018



PREPARED BY: CITY SCHOOLS STAFF

# BALTIMORE CITY ACKNOWLEDGEMENTS

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# BALTIMORE CITY PUBLIC SCHOOLS DISTRICT OFFICE

Office of Engagement

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Office of New Initiatives

21st Century School Buildings

## BALTIMORE CITY SCHOOL COMMUNITY

- *Principal and Staff of Montebello EM*
- *Community and Partners of Montebello EM*
- *Parents and Students of Montebello EM*

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# PART 3

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- B. City Schools' Mission
- C. City Schools' Portfolio
- D. School Safety and Security
- E. Community Use Guidelines
- F. Sustainability
- G. Instructional Technology
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- I. Building Design Criteria
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- K. Project Specific Educational Specifications
- L. Additional Educational Specification Content

### Part 2: Prototype Specific Requirements (under separate cover)

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Volume II      PK to 8 Prototype

Volume III      6 to 12 Prototype

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### Part 3: Site Specific Educational Specifications (General Requirements)

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\*Sections not included are provided in the school specific feasibility study.

## A. PROJECT SUMMARY

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# A. PROJECT SUMMARY

## A.1 Project Justification:

Montebello EM #44 has a Facility Conditions Index (FCI) of 80.6% and Educational Adequacy Score (EAS) of 58.1 based on the previously completed 2011 Jacobs building assessment report. This FCI suggests that it is more cost effective to replace this building than to renovate it, however due to decreasing enrollment both at this site and district-wide, expanding capacity will not be considered. Therefore, only options that looked at maintaining the same number of classrooms were considered, and for the most part this project will be considered a renovation only. At the onset of the 10-Year Plan, the building was over-utilized and it was anticipated that the population would continue to grow at a similar rate. In SY 2021-22, the anticipated state rated capacity of the building will be 529 (maintaining the current SRC), and its target utilization rate will be 90%.

## A.2 Project Description:

Montebello EM was originally built in 1921 at 82,970 sf; there were further additions in 1968 and 1993 (12,064 sf and 1,183 sf) and a renovation in 1993 (82,907). This is a renovation-only project so no educational specifications were created. For the opening year, the projected enrollment is currently slated to be 458 (87%).

Section A.5 shows adjacent school zones; due to natural and man-made barriers, Gardenville and Sinclair Lane Elementary zones are not being included.

## A.3 Proposed Schedule

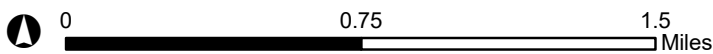
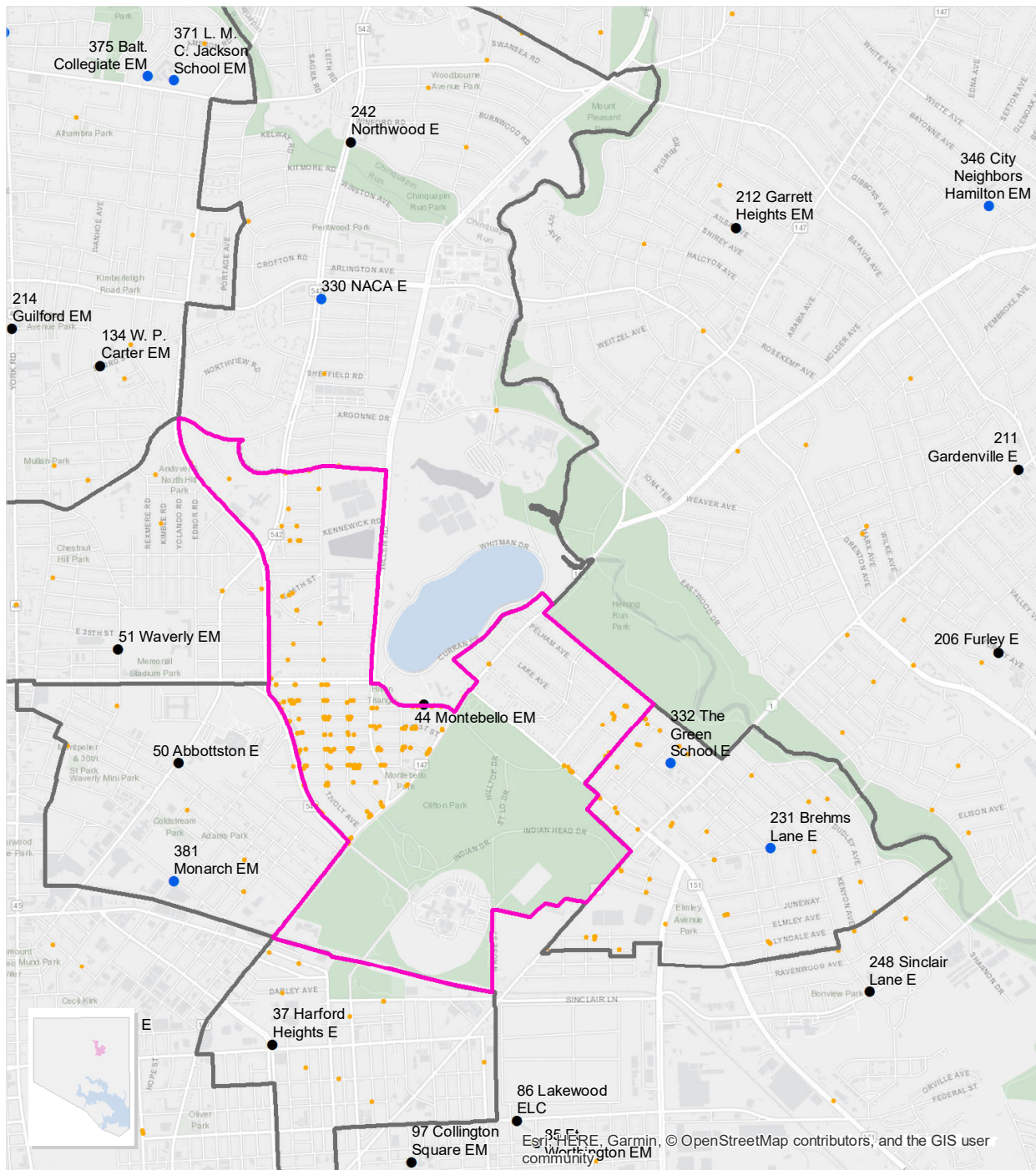
Schedule		
Task	Start	Complete
Educational Specifications	August 2015	June 2018
Feasibility Study	March 2016	July 2018
Approvals & AE/CM Selection	August 2018	March 2019
Design	April 2019	March 2020
Finalize GMP Approvals	May 2020	
Construction	June 2020	November 2021
Occupancy	December 2021	

## A.4 Facility Summary

Facility Summary		
	Current	2021-22 Projected
State Rated Capacity	529	529
Full Time Enrollment	537 (102%)	458 (87%)
Relocatables	1	none
Gross Square Footage	84,153 sf	84,153 sf



# #44 Montebello EM



- Montebello Zone
- Adjacent Zones
- Charter
- Non-Charter/Traditional
- SY1718 Montebello students

## **B. PROJECT BACKGROUND**

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# B. PROJECT BACKGROUND

## B.1 Community Description and History:

The Montebello Building is located in the Coldspring Montebello Homestead area, which is in the Northeast geographic area of Baltimore City. It is located in Community Statistical Group Area (CSA) #2: Chinquapin Park/ Belvedere, Loch Raven and Northwood. Most of the housing in this area is classified as D, near the City average in sales prices but with markedly higher foreclosure. Smaller segments of the housing are classified as F. These markets experience sales prices below the city average.

The neighborhoods in these markets are near the City average in sales prices but with markedly higher foreclosure activity compared to “A”, “B”, and “C” markets. The highest level of owner occupancy, low subsidized rental, and low residential density are represented by market “D”. These markets combined represent 25% of all households, including 31% of all owner occupied households in the City. Interventions are geared toward aggressive code enforcement, which in turn supports existing homeowners.

The neighborhoods in F, G and H typology markets experience sales prices ~30-50% below the city average, while keeping foreclosure activity similar to markets “D” and “E”. Markets “F” and “H” have significant levels of owner occupancy, while market “G” represents the lowest level of owner occupancy and the highest level of subsidized housing units (19%). These markets combined represent 27% of all households, including 27% of all owner occupied households in the region. Intervention strategies aim to support homeowners who may be facing economic hardships due to the national economy. These communities often have under-appreciated assets, such as historic housing stock.

Current plans for this area include:

- GEDCO mixed use development 100-120 senior apartments
- There is a plan for redevelopment of the Tivoly area, but not funding has been assigned yet, and the project has not recieved an approval permit.

## B.2 School Description and History:

Total 84,153 sf

1921 (Orig) - 82,970 sf

1968 (Addition) - 12,064 sf

1993 (Addition) - 1,183 sf

1993 (Renovation) - 82,970 sf

### 44 Montebello Demographics

Hispanic: 1%

Non-Hispanic African American: 97%

Non-Hispanic American Indian: 0%

Non-Hispanic Asian: 0%

Non-Hispanic Native Hawaiian/ Pacific Islander: 0%

Non-Hispanic White: 1%

## B.3 Existing Site Plans, Floor Plans, and Photographs:

Existing Site and Floor Plans are located in the Appendix.





Cafeteria



Hallway



Typical classroom



Typical classroom



Gym

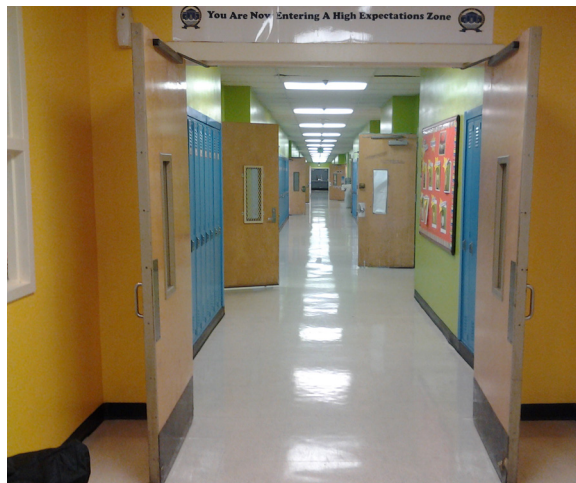


Loading dock





Building facade



Hallway



Hallway near kindergarten classrooms



Main entry



Boys' bathroom



Science classroom

#### **B.4 Summary of Recent Feasibility Studies or Assessments:**

Results of the Jacob's building assessment report (2011):

The Facility Condition Index (FCI) is an indicator of the basic condition of the building. It compares the cost of renovating an existing building to the cost of constructing a new building of the same size; in general, an FCI greater than 75 percent indicates that constructing a new building should be considered. Estimated costs are lower to renovate the Montebello building than to replace it, giving an FCI of 80.6 percent. This FCI suggests that renovation or replacement should both be considered, and that replacement may be the more cost-effective option.

The target Educational Adequacy Score is 80 for district buildings in which instruction occurs. The Montebello building has an Educational Adequacy Score of 58.1, indicating that it does not meet the standard for supporting excellent teaching and learning.

The acceptable utilization rate for City Schools buildings is 65 to 100 percent. With a 2011-12 functional capacity of 709 and a projected 2016 enrollment of 747, the Montebello building is on track to be utilized at a rate of 105.4 percent. This utilization rate suggests that the program requires a larger building, either through an addition as part of renovation of the existing building or construction of a building with higher capacity.

NOTE- the enrollment at this building has dramatically changed since the Jacob's assessment (in addition to the fact that this is a historic building and can not be replaced), and a renovation is the only option being considered.

## **C. PROPOSED EDUCATIONAL PROGRAMS AND SERVICES**

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## C. PROPOSED EDUCATIONAL PROGRAMS AND SERVICES

### C.1 School Grade Organization:

Montebello is a traditional elementary/middle school with grades Pre-K to 8.

In general, the proposed renovated school will maintain a separation between the lower and upper grades. Pre-K and K grades would be grouped near each other and situated to provide direct access to the exterior for egress and to common areas. Grades 3, 4 and 5 will be grouped near each other to promote the social interaction and growth of the older elementary students. Middle school spaces will be grouped together, and avoid cross-circulation with younger students.

### C.2 Proposed Curriculum:

This program is a traditional elementary/middle school.

### C.3 Proposed Staff:

Proposed Staff	
Position	Quantity
Principal	1
Assistant Principal	2
Teacher - General Educators	22
Teacher - Special Education	3
Teacher - Physical Education	1
Teacher - Technology	1
Teacher - Music	1
Teacher - Art	1
Teacher - Staff Developer	1
Paraeducator	2
Paraeducator - Pre K	2
Paraeducator - Special Education	3
Assistant - Non-Instructional/10mth	1
Staff Associate/10mth	3
Educational Associate/10mth	1
Librarian	1
Secretary I - School	1
Speech Pathologist	1
Social Worker	2
Psychologist	2
Nurse	1
Occupational Therapist	1
Manager I - Cafeteria	1
Food Services Worker I/3.5 hrs	2
Food Services Worker I/6 hrs	1
Custodial Worker I/12 mth	2

See section F.3 for parking requirements.

### C.4 Enrollment Projections:

Enrollment projections are based on historic trends using the GPR (grade progression ratio), which uses historical enrollment in conjunction with the number of students who progress on to the following year. While these values are the basis for the design capacity at a school, a number of other factors are taken into consideration, including recent developments, population growths, and general community trends.

*Note - **Bold** indicates opening year.*



44 Montebello EM (Proposed SRC is 529)											
Grade		Current	Projected								
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
PK	46	45	39	41	40	40	41	40	40	40	40
K	45	62	43	42	40	39	37	36	35	34	33
1	54	51	43	43	40	39	38	37	36	36	35
2	47	50	46	47	48	45	44	43	42	42	42
3	51	44	54	41	42	44	41	41	41	40	41
4	52	57	43	56	42	44	46	44	43	44	44
5	52	52	46	40	51	39	41	42	41	41	42
6	61	77	55	55	46	57	43	46	49	47	49
7	61	60	63	57	56	48	60	45	49	52	52
8	68	65	56	58	53	52	45	57	44	48	52
TOTAL	537	563	488	480	458	447	436	431	420	424	430
	102%	106%	92%	91%	87%	84%	82%	81%	79%	80%	81%

## C.5 Future Programs and Services:

### Community Partner

Out of School Time Support and the Community Services Suite are all components of the Community Space. The Community Services Suite includes a pantry, personal care space with shower, and laundry space.

Additional program and service options which may be located within the Community Space include; an after school program for students, day care services, social services facilities, counseling facilities, offices, conference rooms, recreational spaces and multi-purpose use spaces.

Baltimore City Schools General Education Specification calls for 21st Century School Buildings to become hubs of the community. Creating schools as hubs includes incorporating programs and services for students, parents, and community members within the school building. It also includes providing an opportunity for them to determine which programs and services should be included in the 3000 square feet of community space.

The planning process includes the identification of a community base organization to work with each Year 1 and Year 2 school to form a school base core team to complete a community needs assessment, gap analysis, survey stakeholders, host community forums and use available data to determine program and service needs to be included in the community space.

### INSPIRE:

To leverage the 21st Century Schools Initiative and to enhance the connection between the schools and the surrounding neighborhoods, the Baltimore City Planning Department launched a new program called INSPIRE. INSPIRE stands for Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence. This planning program focuses on the neighborhoods immediately surrounding each of the new or renovated schools that are a part of the 21st Century program, specifically the 1/4-mile surrounding each school. Once the Board of School Commissioners approves a feasibility study preferred school design option, the site-specific kickoff of the INSPIRE community engagement and planning process for the surrounding neighborhoods starts.

To engage stakeholders in the program, service needs and design of the community space, City Schools worked with the Mayors Office and the Family League of Baltimore to incorporate the Community Schools Planning process used at more than 40 City Schools.

## **F. PROPOSED SITE REQUIREMENTS**

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# F. PROPOSED SITE REQUIREMENTS

## F. Proposed Site Requirements:

### F.1 Parking - bus, car, delivery, staff, visitor:

The main parking lot that serves the Montebello facility is located just northeast of the building. There is a secondary lot which serves lake visitors and pavillion users. Curran Drive (which circles the lake) provides access to the main staff parking, the secondary parking, and the service drive. The service Drive comes off of Curran and runs slightly parallel to the staff access drive before feeding into the north end of the school. Right now the entrance for visitors who drive is very awkward as people come in mid-way between the basement and ground level before traveling unsupervised up 1.5 stories to check in at the main office. Since this is a renovation only, the amount of resources/work to address this is limited, but it should be considered as design proceeds.

### F.2 Service access:

The access drive is off of Curran Drive.

### F.3 Vehicle and pedestrian access:

Vehicular drop-off does currently occur on 32nd Street though it is not ideal. Ideally busses and parent drop off have greater separation between traffic and drop-offs. It should be noted that this school is actually just north of the zone it serves, and though there is a large out of zone population, the students it is intended to serve should primarily be coming from the southwest and west, with some coming from the northwest (refer to map on page 3). The zone itself covers a large area but the southeast portion is Clifton Park.

### F.4 Playing fields/courts/yards:

There are no fields at this school currently, in part due to the sloping nature of the site. Should the portables be demolished, there would be a flat area available for play on the east side fo the site. The only playground on site is off of the secondary parking lot. Improvements should be made to the play areas as part of the project. Thi includes making them more accessible, particularly to the younger students.

### F.5 Natural environmental areas:

There is a large elevation change between front of the building (32nd Street and Harford Rd) and the rear (Curran Drive/Lake Montebello). There is a difference of several stories which not only limits what can be done on the site, but also limits the types of storm water management interventions. The lot to the west has a grove of trees but that lot is owned by Rec and Parks.

### F.6 Utilities:

The feasibility study should be used to establish existing and proposed utilities. Any watermain and associated easements should be respected/addressed.

### F.7 Other:

Stormwater management requirements will need to be addressed for all new construction. The stormwater management design techniques could be incorporated as an environmental literacy learning tool for the school. One option would include harvesting the rainwater from the impervious surfaces in above ground tanks or in an underground cistern, and the harvested rain water could then be used to irrigate the school garden, landscaping, and grass fields, or could also be used in a gray water system for toilet water in the school. Other options include installing bio retention facilities or rain garden facilities around the site to capture and treat runoff from impervious surface. This facility could be landscaped and could also serve as an environmental literacy learning tool. Permeable pavement material for the auxiliary parking lot could also be explored as a stormwater management technique if the existing soils showed to have adequate infiltration capabilities.

# **I. GENERAL SCHOOL DESIGN CRITERIA**

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# I. GENERAL SCHOOL DESIGN CRITERIA

## I.7 Special or Unique Program Requirements:

Educational Specifications were not used for this project since it is a renovation only, and will not include 21st Century spaces such as collaboration areas, or classroom square footages of 900 sf since the number of classrooms should not decrease. Direction was given to examine current uses and strategically see where efficiencies could be made.

Additional instructions included:

Current spaces that could be upgraded/changed:

- 200 - 8th grade speech class
- 111 - computer lab (if we went mobile with laptops)/ensured there were sufficient ports in library
- 10 - special education pullout (current elementary Special Education class is undersized, but middle has 2 special education classrooms which seems a bit much)

Spaces that could be added

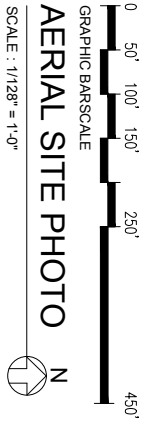
- Tech lab
- Elementary science lab
- Collaborative areas OR flex classrooms (projections will be examined once design commences)

NOTE- feasibility study will determine whether these spaces could be accommodated with a strategic renovation project.

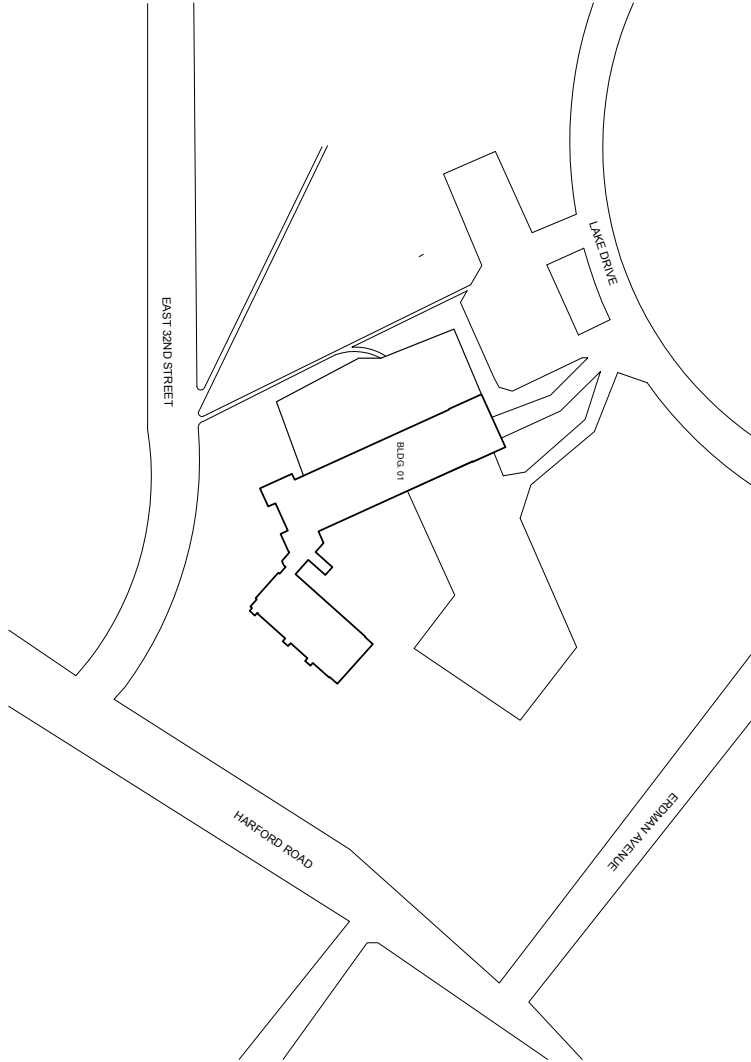
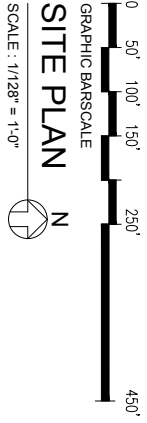
Since this is a renovation only project, no educational specifications were created, therefore there is no section J or K.

# M. APPENDIX

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1 of 5		BOPS No. 044	Montebello PK-8 2040 East 32nd Street Baltimore, Maryland 21218	Baltimore City Public Schools 200 E. North Ave. Baltimore, MD 21202	ATTACHED CITY SHEET SYSTEM	UPDATES				
SHEET No.										



2 of 5

SHEET No.

044

BOPS No.

Montebello PK-8  
2040 East 32nd Street  
Baltimore, Maryland 21218

ATTENTION: CHAIR  
RETRACTOR

Baltimore City Public Schools  
200 E. North Ave.  
Baltimore, MD 21202

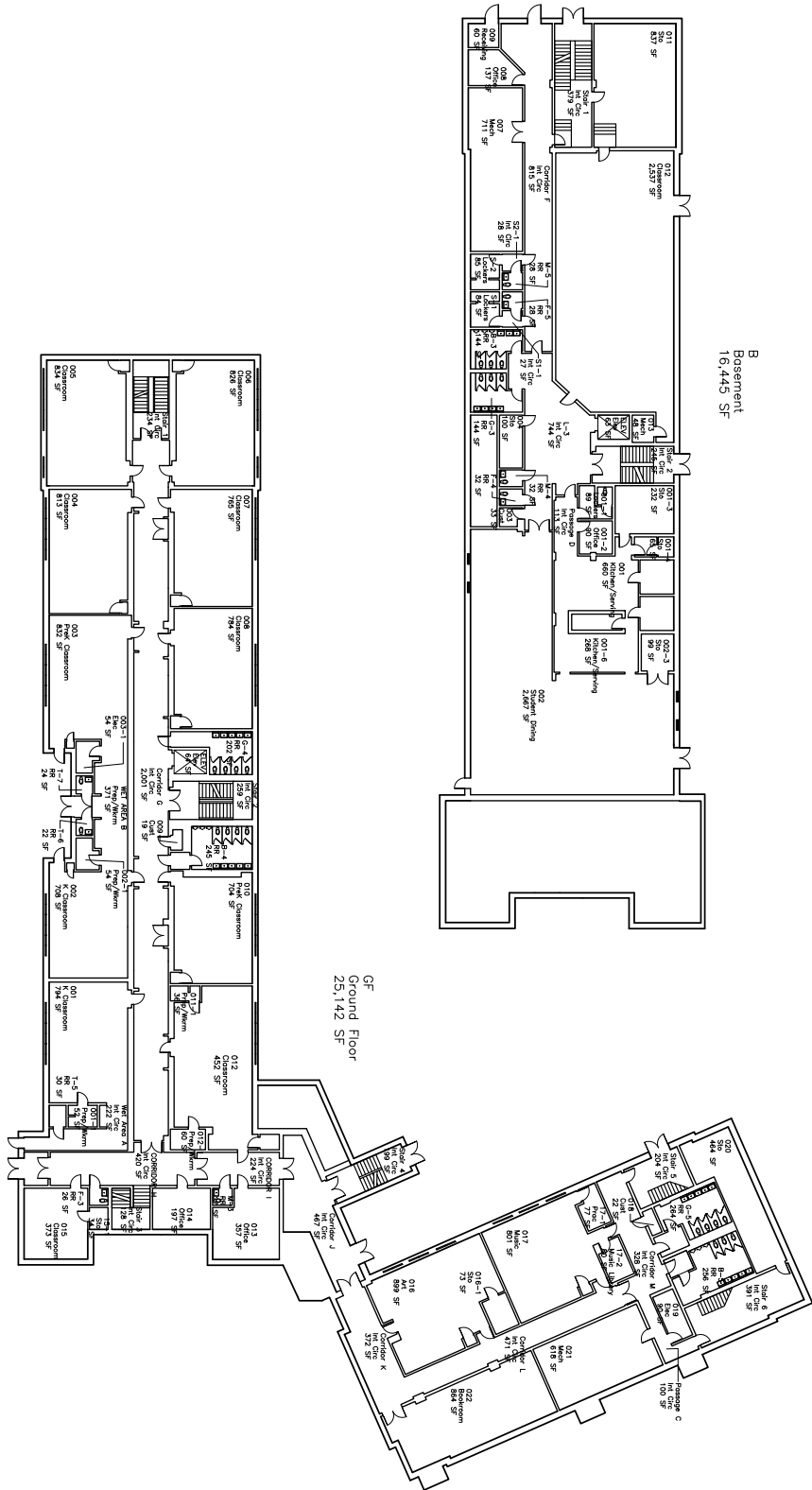
UPDATES



SCALE : 1/32" = 1'-0"

GRAPHIC BARSCALE

BUILDING 01 - BASEMENT & GROUND FLOORS

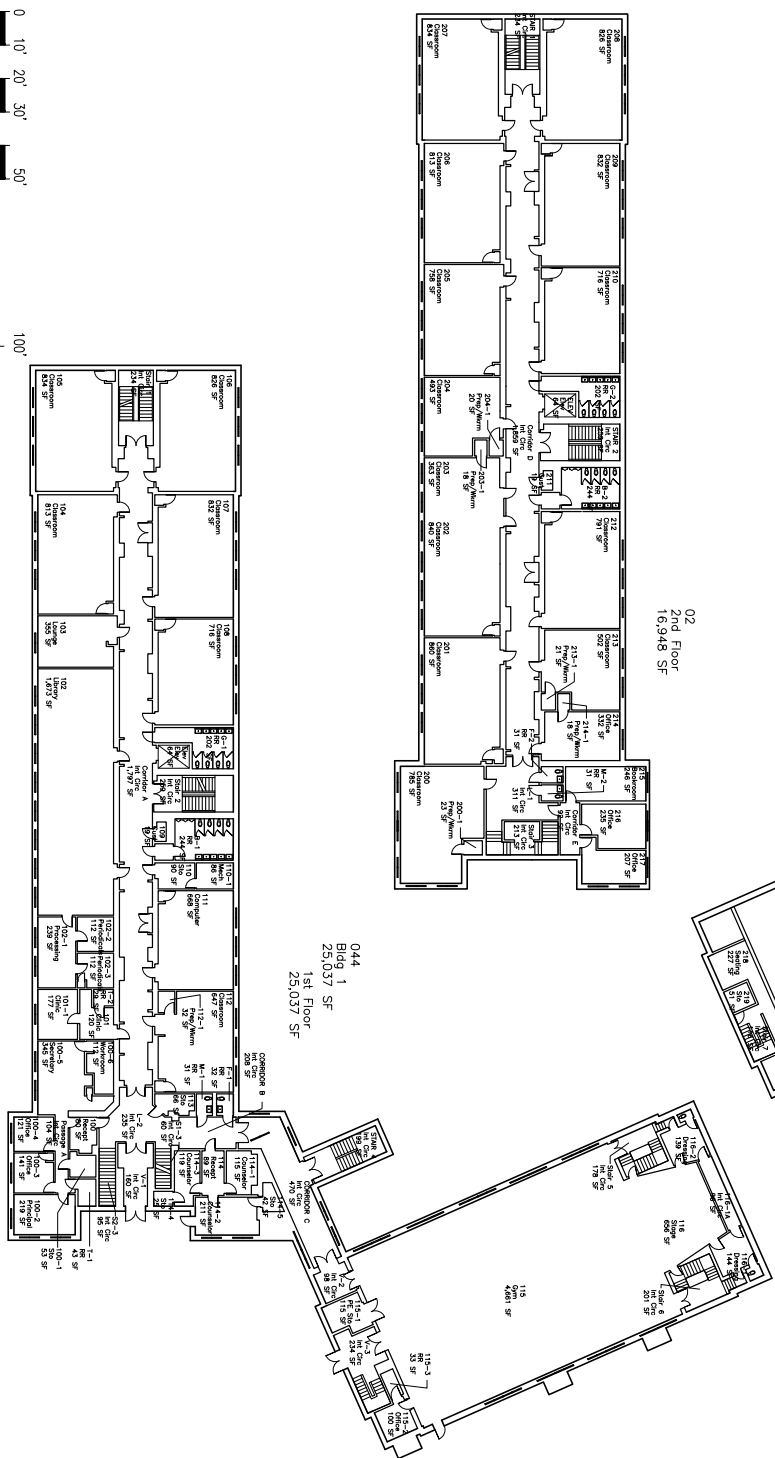


UPDATES		Baltimore City Public Schools 200 E. North Ave. Baltimore, MD 21202	MONTABELLO PK-8 2040 East 32nd Street Baltimore, Maryland 21218	BCPS No. 044	SHEET No. 3 of 5

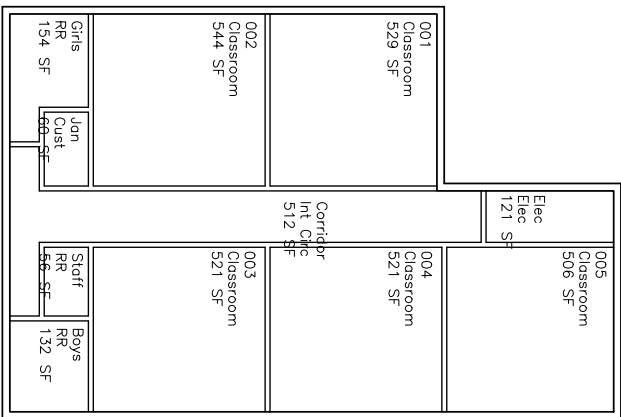
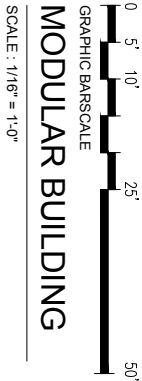
SCALE: 1/32" = 1'-0"

BUILDING 01 - FIRST & SECOND FLOORS

GRAPHIC BARSCALE



Montebello PK-8 2040 East 32nd Street Baltimore, Maryland 21218		Baltimore City Public Schools 200 E. North Ave. Baltimore, MD 21202		REVISED	
BCPS No.	044				
SHEET No.	4 of 5				



Modular 01  
Modular 01  
4,128 SF

First Floor  
4,128 SF

UPDATES

Baltimore City Public Schools  
200 E. North Ave.  
Baltimore, MD 21202

Montebello PK-8  
2040 East 32nd Street  
Baltimore, Maryland 21218

BOPS No.  
044

SHEET No.

5 of 5