



21st Century School Buildings Plan

SCHOOL Northwood Elementary

COMMUNITY MEETING 50% Feasibility Study | December 6, 2017



Introductions

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City Schools

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City Schools

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City Schools Partners

Greg Lukmire**Alison Pignatoro**

Architects
RRMM Lukmire Architects

Agenda

- Overview & Vision
- Planning & Key Terminology
- Existing Conditions
- Option 1: Site and Floor plans
- Option 2: Site and Floor plans
- Option 3: Site and Floor plans
- Comparison of Options

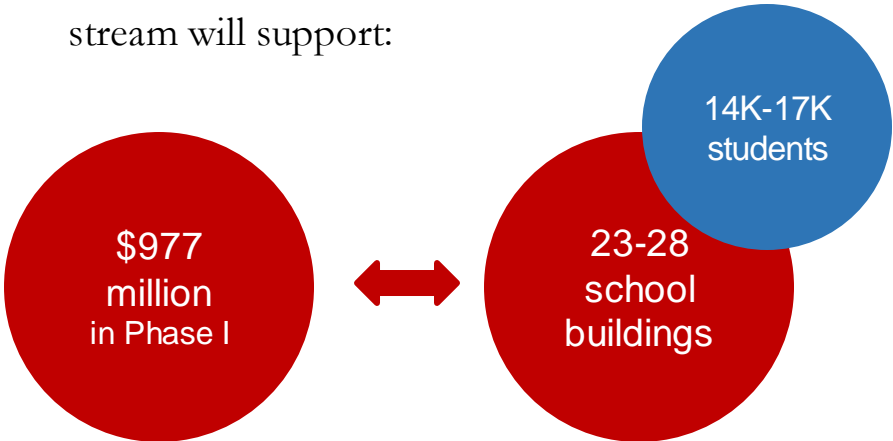
21st Century School Buildings Program Update

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:



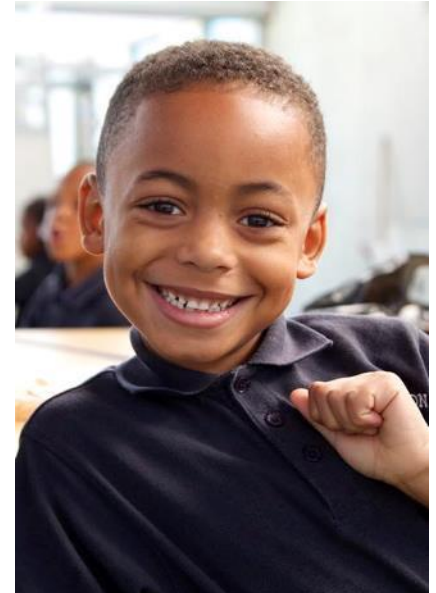
City Schools' Plan is one of the largest public works project in Baltimore City to date.

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*



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.

Northwood Elementary Spaces

8 Pre K and Kindergarten Classrooms	2 Music Classrooms
8 Classrooms for Grades 1 and 2	1 Art Classroom
12 Classrooms for Grades 3, 4, and 5	1 Technology Lab
1 Elementary Science Classroom	Media Center
5 Collaborative Learning Areas	Gymnasium
3 Special Education Classrooms	Cafeteria/ Auditorium (Cafetorium)
Community Space	Administrative, Health Suite

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
Sept. 2017 – Feb. 2018

Dates subject to change

Meeting #1
Orientation

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

January 2014

Meeting #2
Essential Elements

1. Explore essential elements of design

Sept. 28, 2017

Meeting #3
50% Feasibility Study

1. Review site & building options
2. Provide feedback

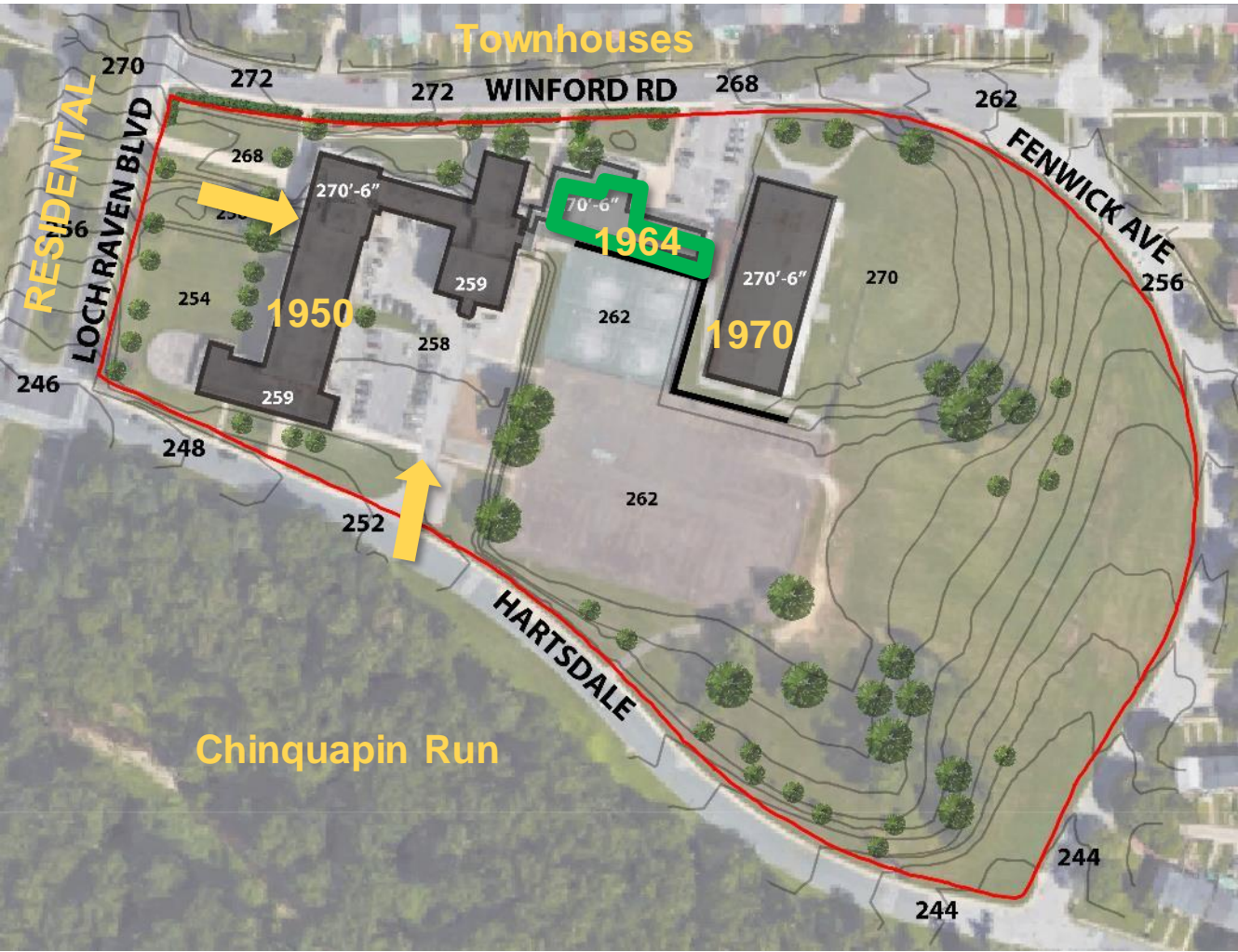
Dec 6, 2017

Meeting #4
Feasibility Review

1. Make recommendation on building option

Winter 2018

Overall Site Analysis



5201 LOCH RAVEN
BLVD, BALTIMORE

14 ACRE PARCEL

APPROX 30 FOOT
GRADE CHANGE
NW TO SE

2-BLDG SCHOOL
BISECTED BY A REC
CENTER

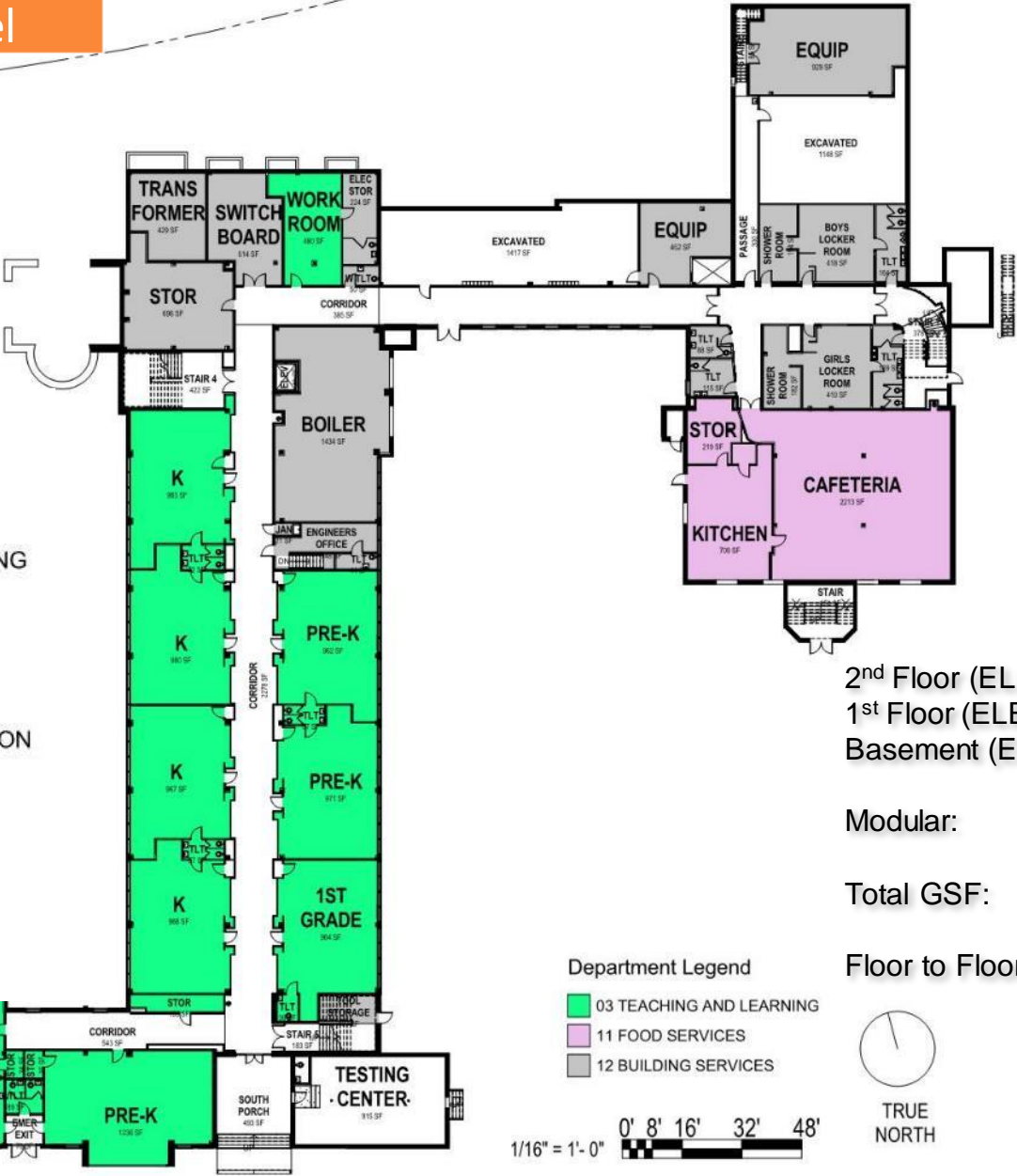
Site Photos



Planning: Existing Entrances



Planning: Existing Lower Level



2 nd Floor (ELEV 282):	15,310 GSF
1 st Floor (ELEV 270'-6"):	28,328 GSF
Basement (ELEV 259):	32,352 GSF
Modular:	15,200 GSF
Total GSF:	91,190 GSF

Floor to Floor Height: 11.5 feet

268

266

264

256

256

254

1/16" = 1'-0"

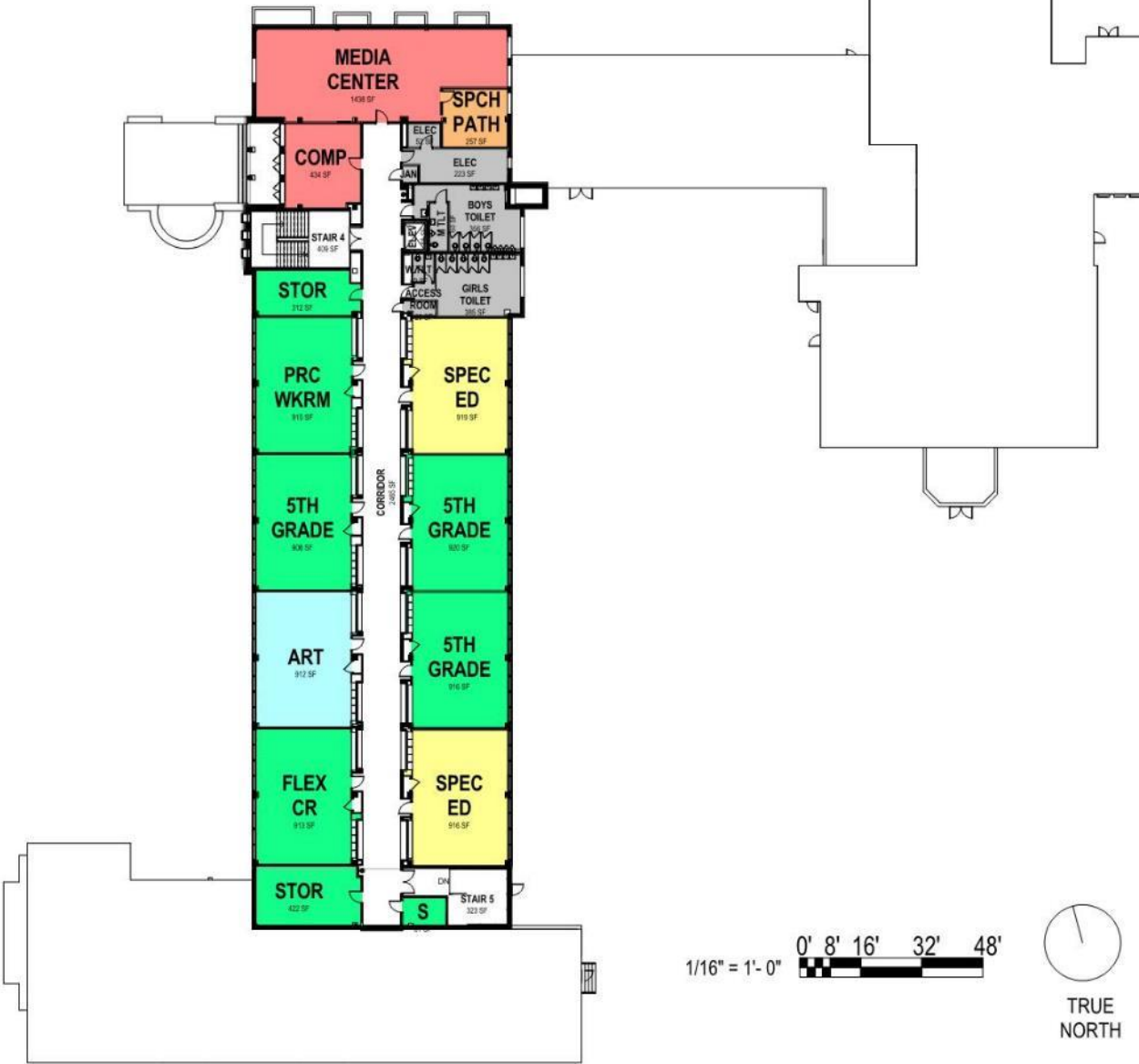


TRUE
NORTH

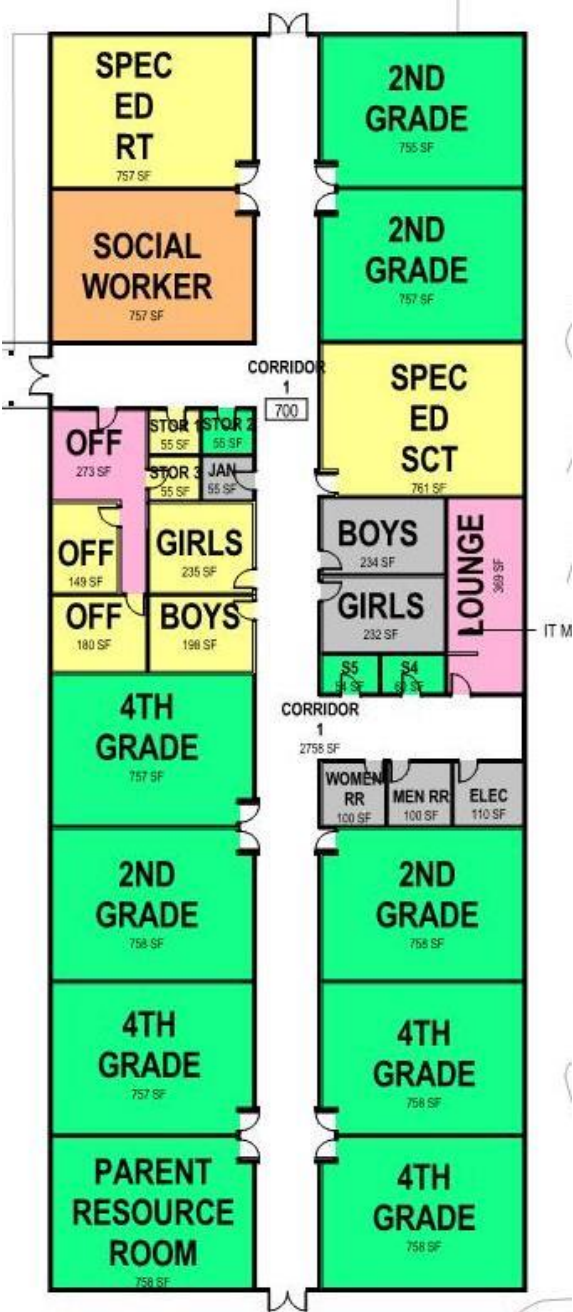
Planning:
Existing 2nd Floor

Department Legend

- 01 ADMINISTRATION
- 02 STUDENT SERVICES
- 03 TEACHING AND LEARNING
- 04 SPECIAL EDUCATION
- 05 SCIENCES
- 06 FINE ARTS
- 08 TECHNOLOGY EDUCATION
- 09 PHYSICAL EDUCATION
- 10 MEDIA
- 11 FOOD SERVICES
- 12 BUILDING SERVICES
- 13 COMMUNITY SPACE



Planning:
Existing Modular



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Observations

- Classroom wing has appropriate sizing and works well
- Site drains properly
- Only minor repairs needed to structure
- Abundance of mechanical space to upgrade the system
- Light fixtures in corridors and classrooms are in average condition
- Kitchen sinks in good condition
- IT installation in 1990s, in need of conditioning
- Floor to Floor height is only 11' 6"



Opportunities

- Undersized shared spaces
- ADA upgrades needed
- No insulation in exterior walls or roof
- Insufficient on site parking
- Stormwater management
- No Central AC
- Mechanical, plumbing and electrical systems are not fully code compliant
- No community space

Comparison Summary Options



Option 1

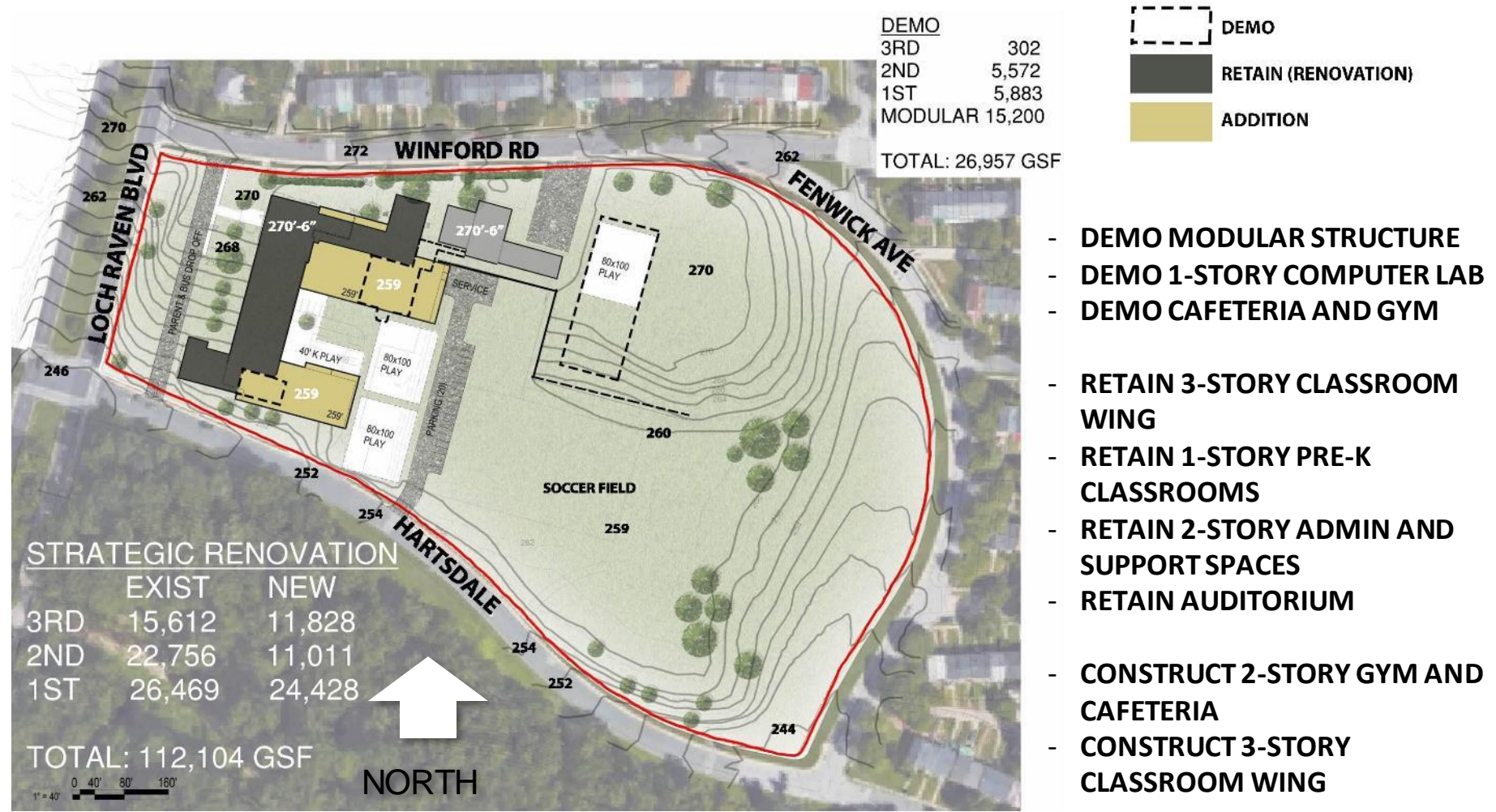


Option 2

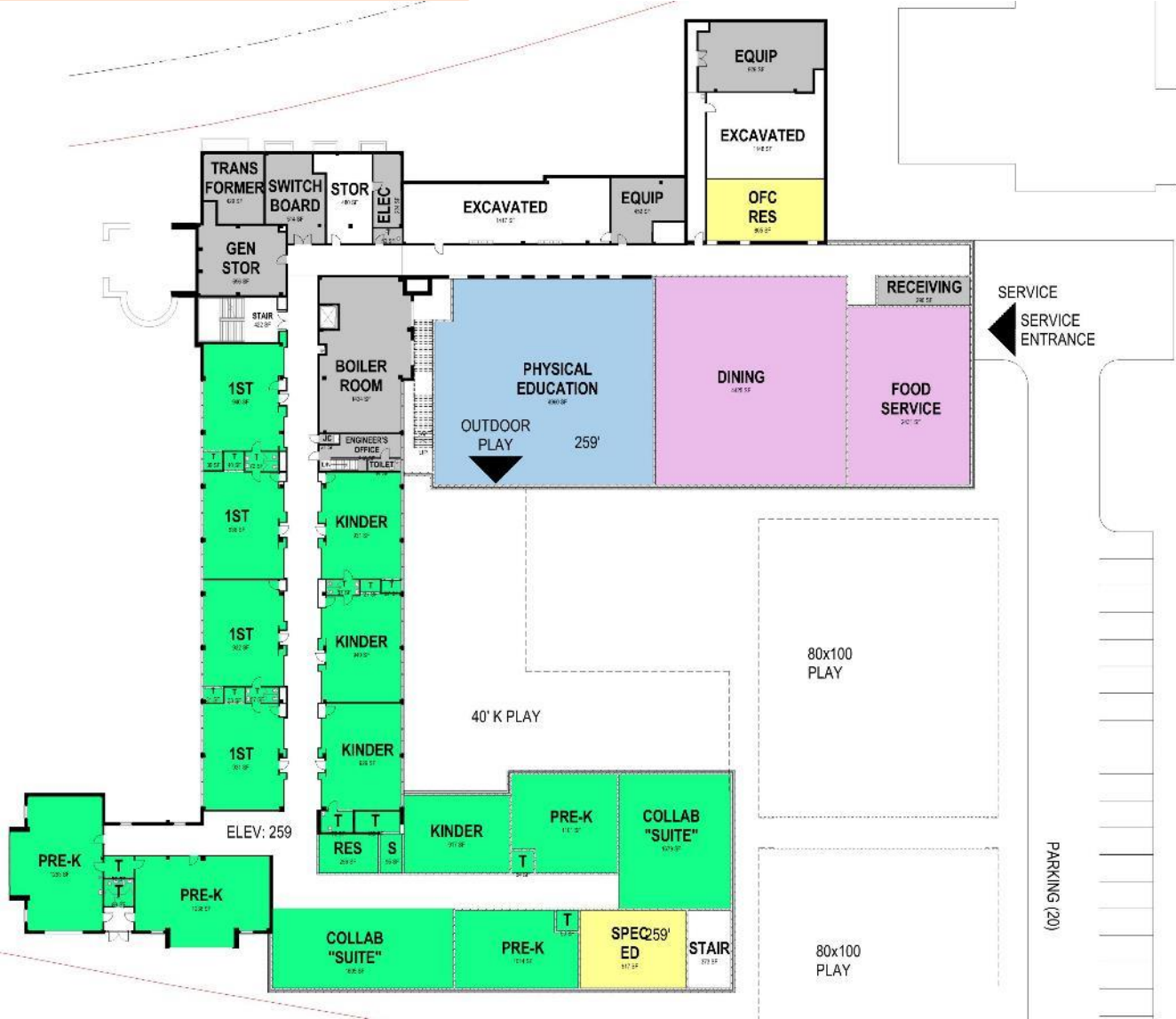


Option 3

Option 1: Site Plan



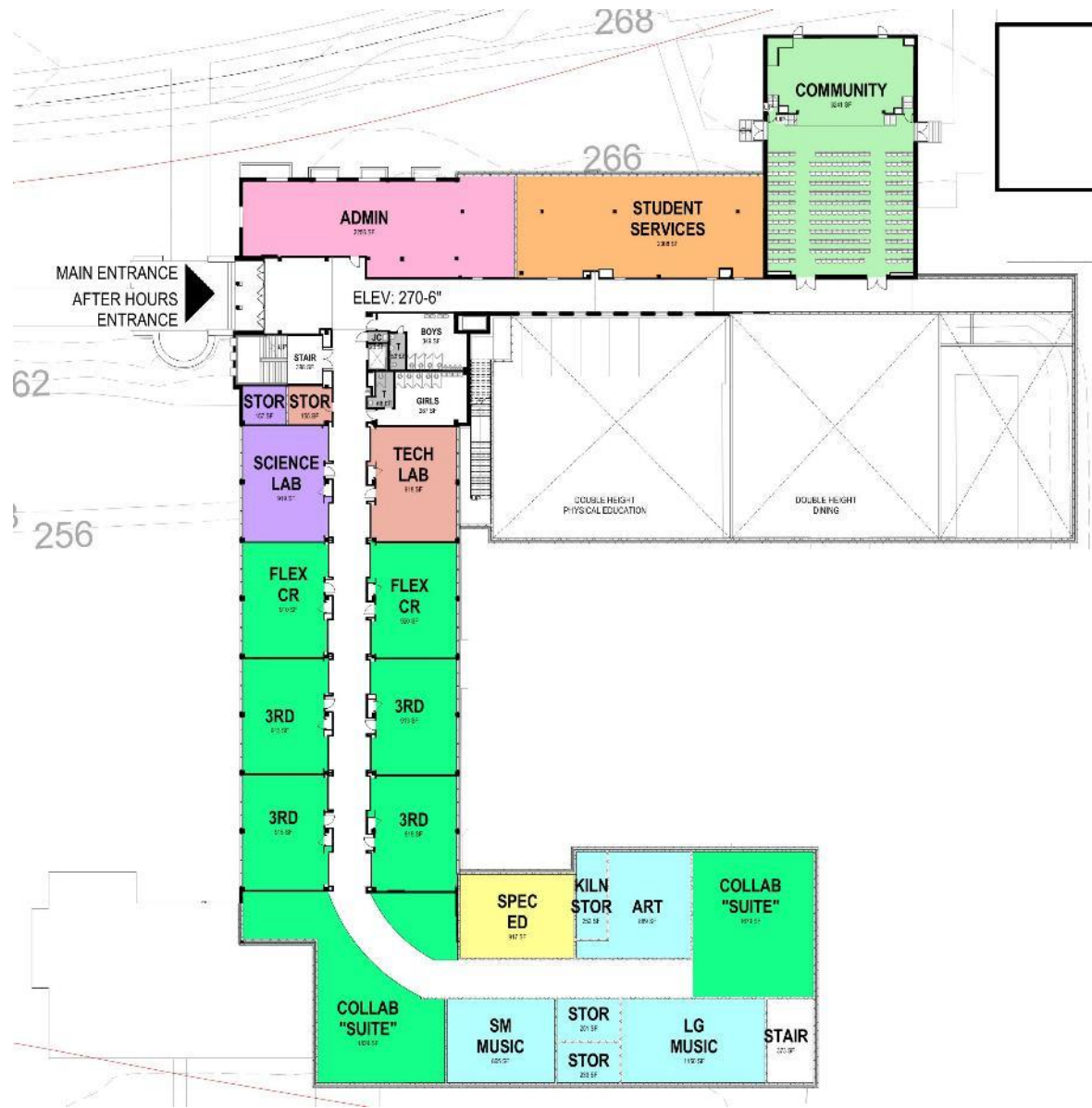
Option 1: Lower Level



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1st Floor

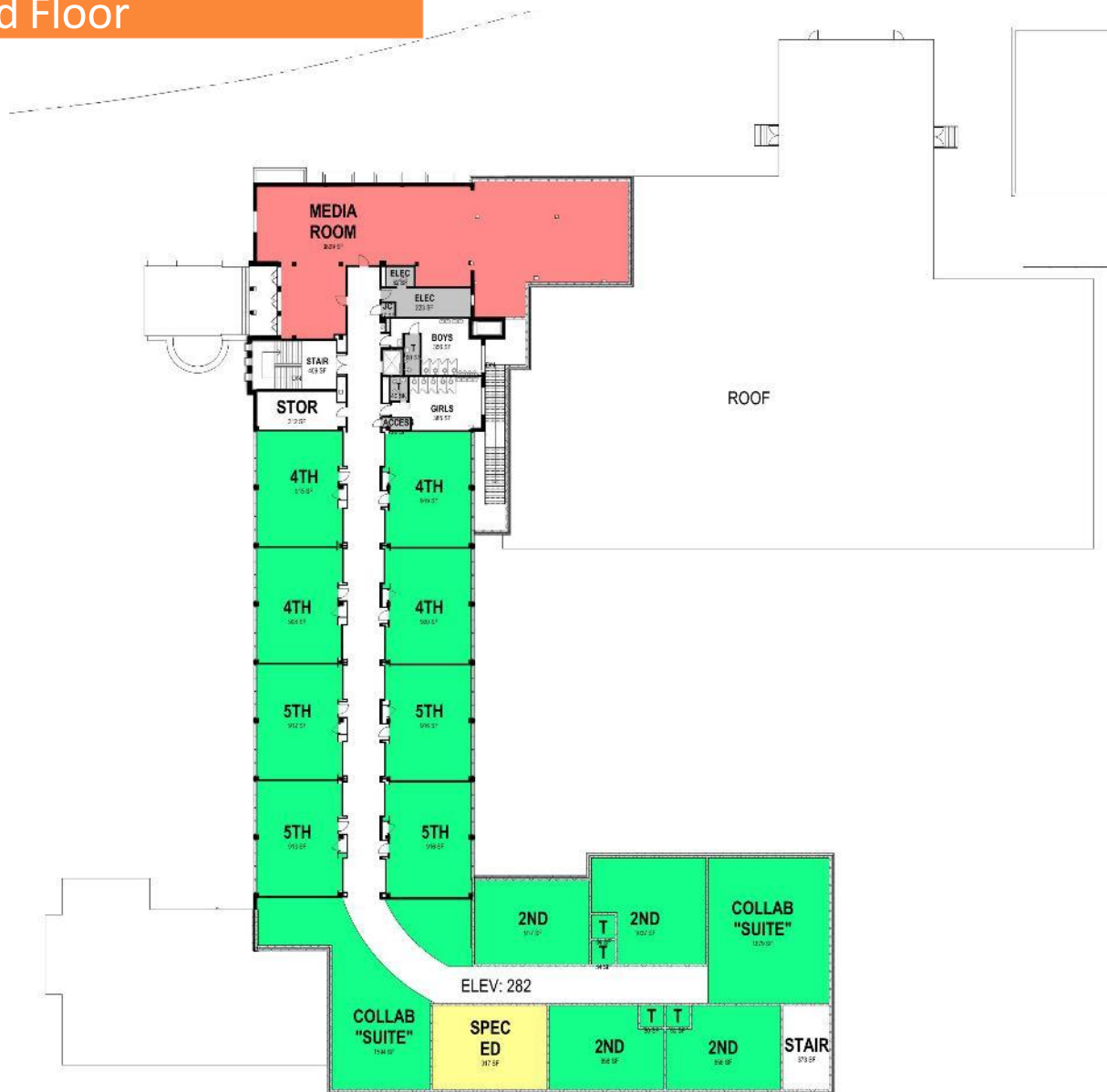


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Option 1: 2nd Floor



Department Legend

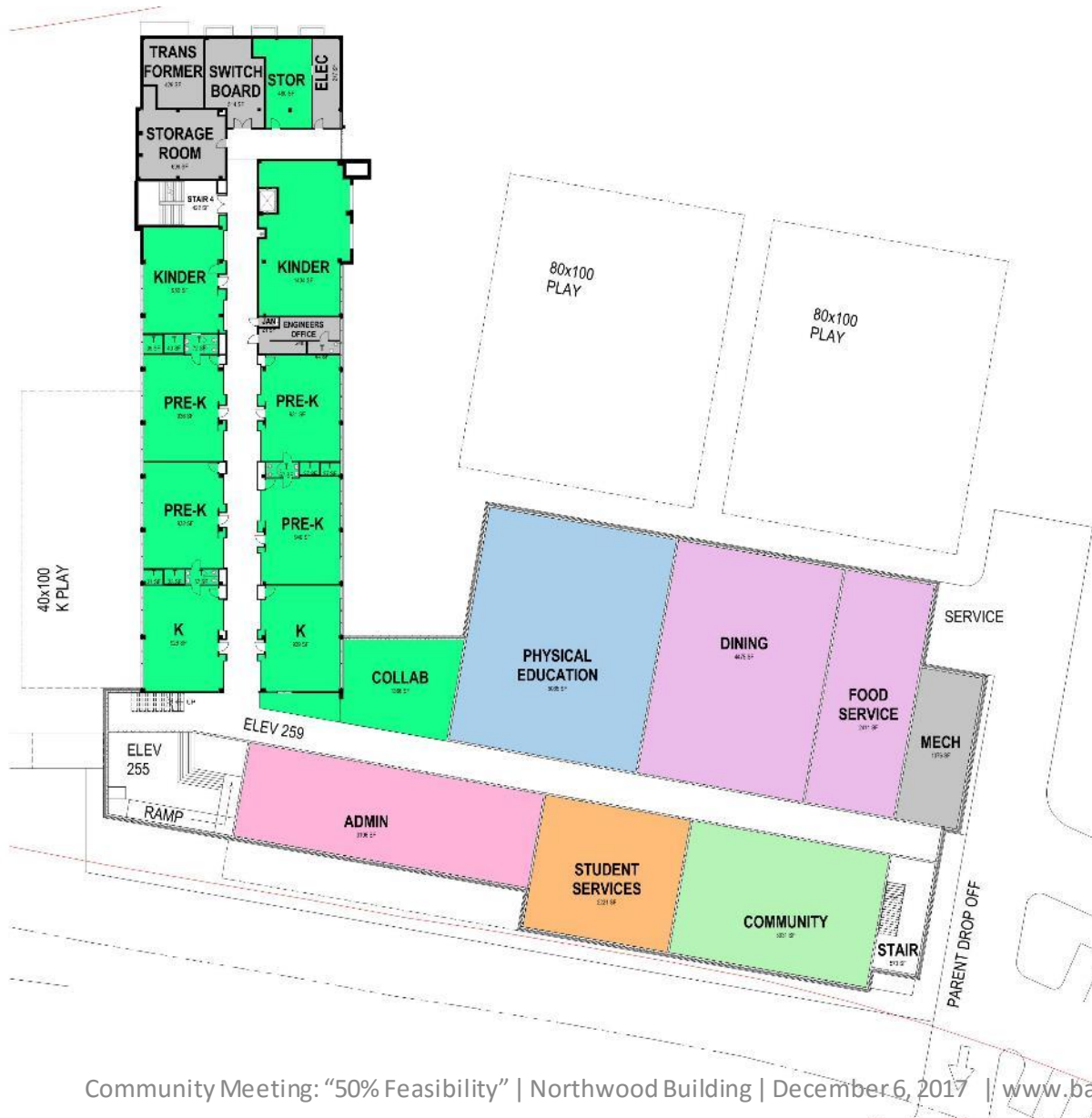
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Option 2: Site Plan



Option 2: Lower Level

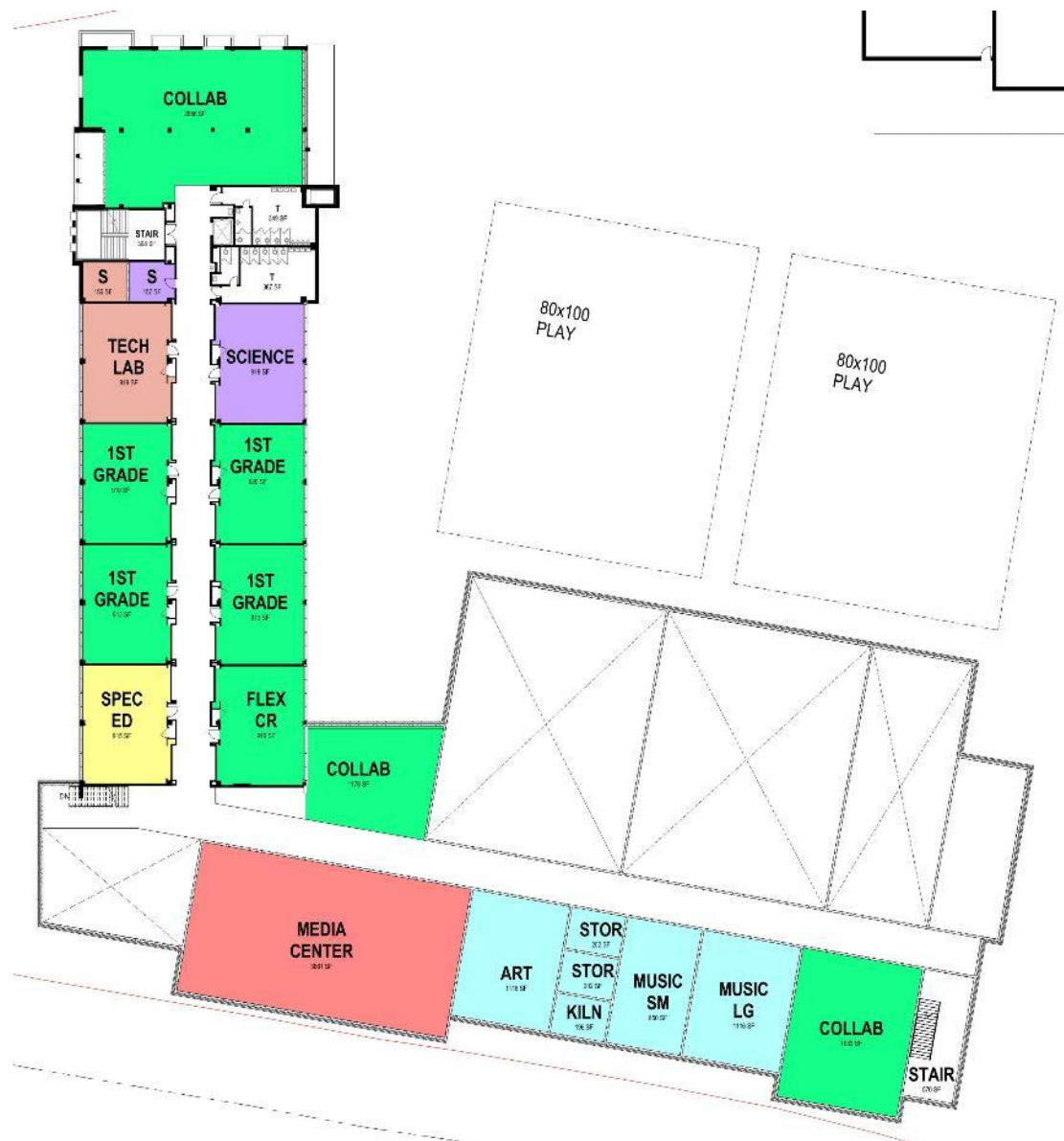


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Option 1: 1st Floor



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Option 1: 2nd Floor

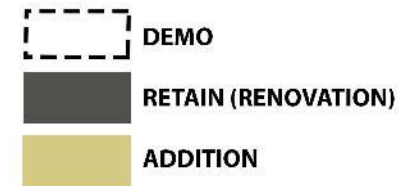


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Option 3: Site Plan

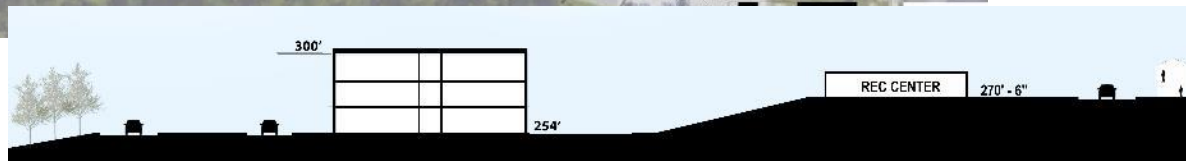


- DEMO MODULAR STRUCTURE
- DEMO EXISTING SCHOOL
- CONSTRUCT 3-STORY CLASSROOM WING
- CONSTRUCT 2-STORY CAFETERIA, GYM, ADMIN, COMMUNITY WING

REPLACEMENT

3RD	24,115 GSF
2ND	34,905 GSF
1ST	54,669 GSF

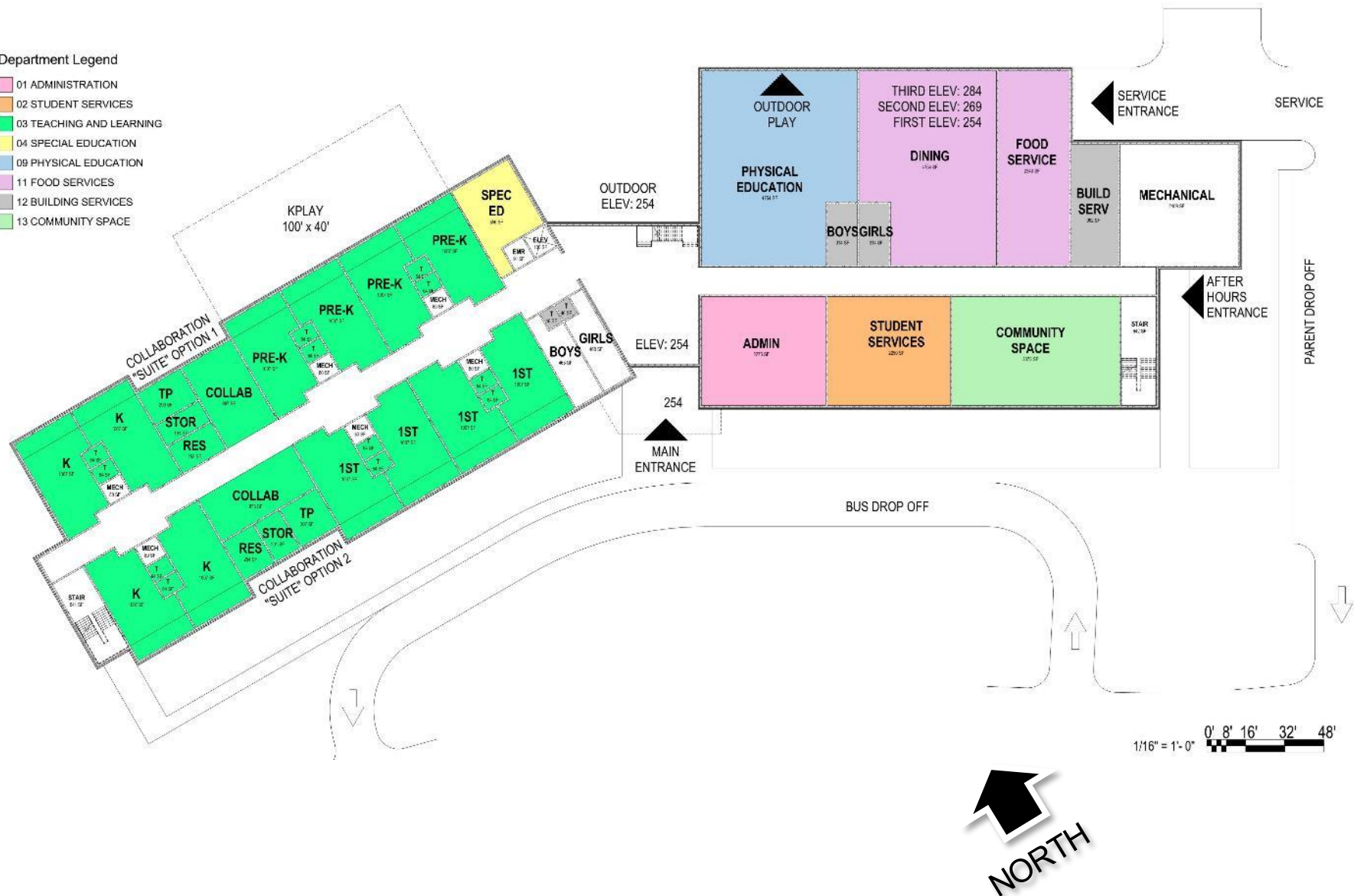
TOTAL: 113,689 GSF



Option 3: 1st Floor

Department Legend

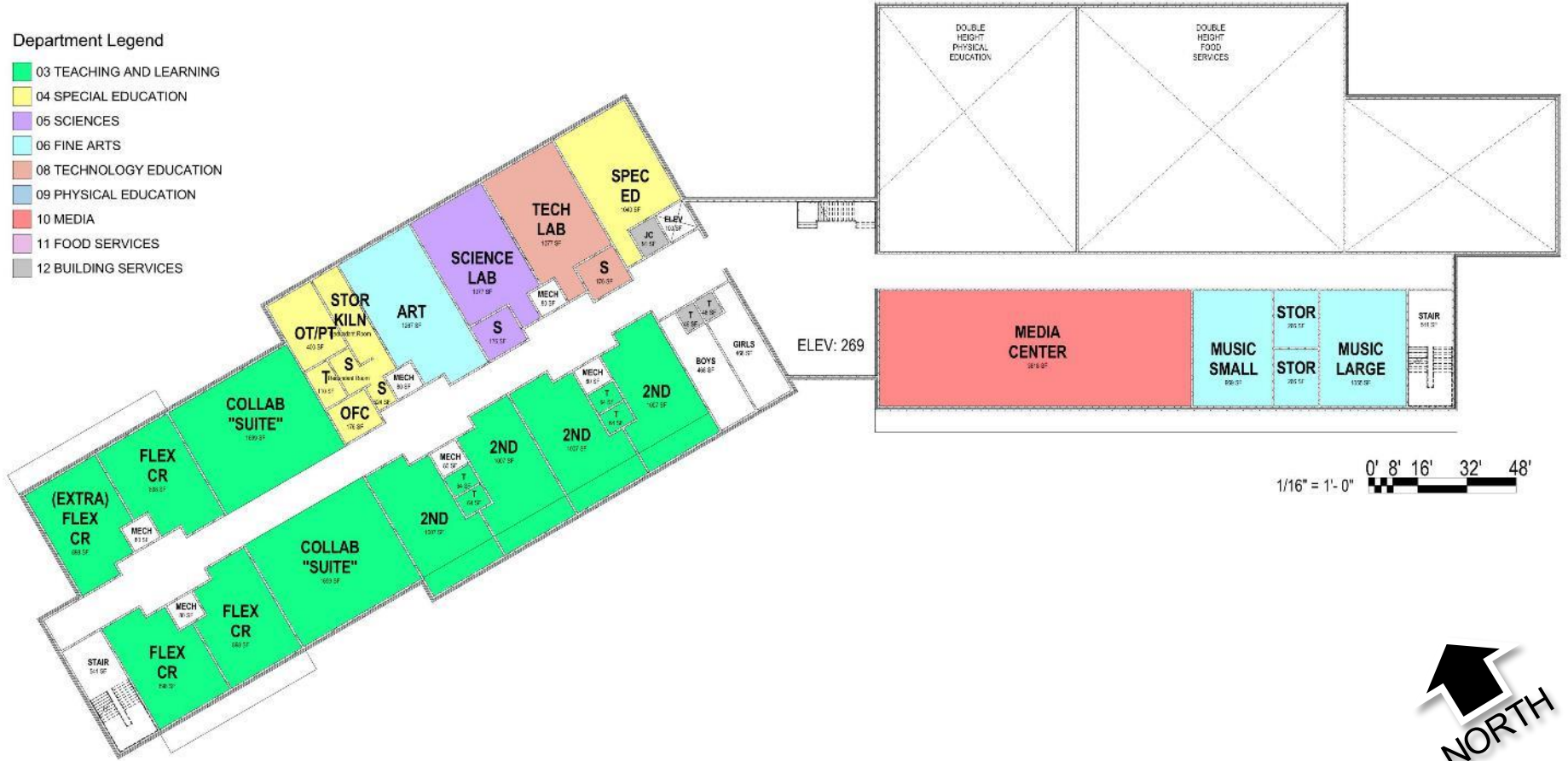
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Option 3: 2nd Floor

Department Legend

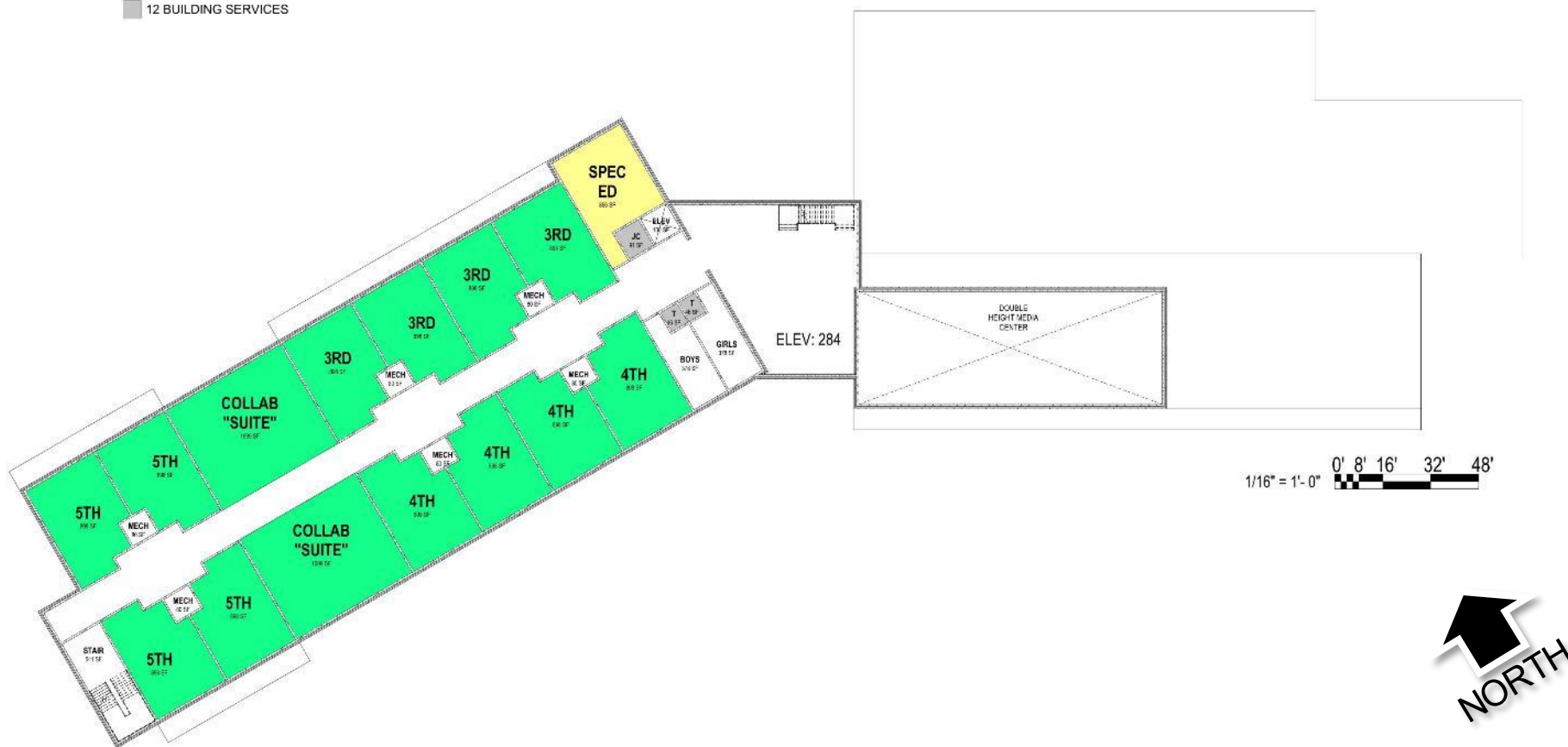
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Option 3: 3rd Floor

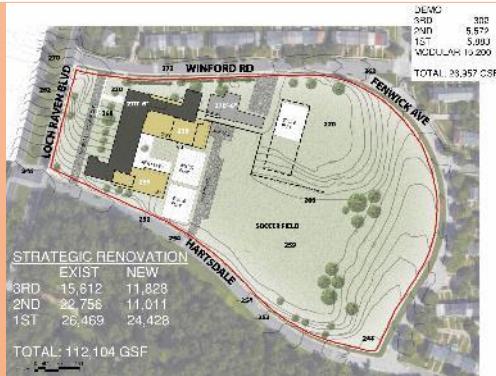
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Option 1



Option 2



Option 3



- Access off of Loch Raven Blvd: image of the school stays the same.
- ADA accessibility is challenging given the existing building conditions
- Service Entry off of Hartsdale Road
- Minimal impact on neighbors
- More open space on one residential street to the East
- Two entrances provide after hours access, integrated with school
- Very close proximity to Rec Center
- Some compromises on HVAC and energy efficiency.

- Access off of Loch Raven Blvd: new front door
- ADA accessibility is challenging given the existing building conditions
- Service Entry off of Hartsdale Road
- Minimal impact on neighbors, there will be a new addition along Hartsdale
- More open space on two residential streets to the East and North
- One entrance provides after hours access, integrated with school
- Close proximity to Rec Center
- Some compromises on HVAC and energy efficiency.

- Access off of Hartsdale Road to a new, safer front door
- Building will be fully code compliant for ADA accessibility
- Service Entry off of Hartsdale Road
- Minimal impact on neighbors; new building on Hartsdale Road
- More open space on all three residential streets
- Separate and secure after hours access
- Separated from the Rec Center on the same campus
- Brand new building will be fully code compliant and energy efficient

Option 1



Demolition: 27,000 GSF
Retain: 64,000 GSF
New: 48,000 GSF

Total: 112,000 GSF

Footprint: 51,000 GSF

Option 2



Demolition: 46,000 GSF
Retain: 45,000 GSF
New: 61,000 GSF

Total: 106,000 GSF

Footprint: 45,000 GSF

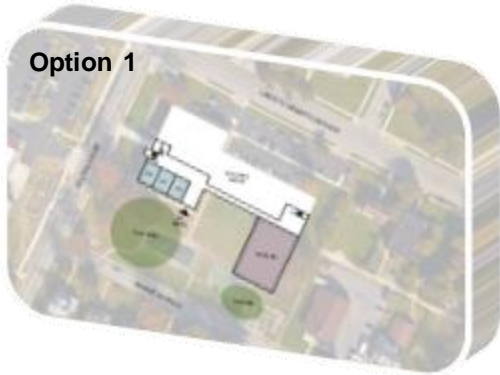
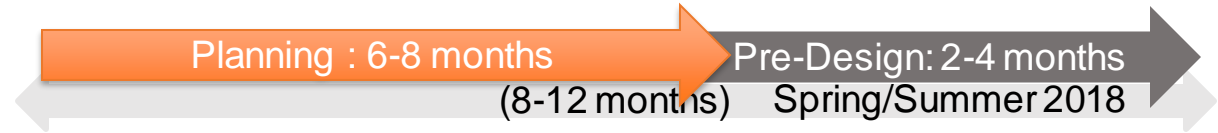
Option 3



Demolition: 91,190 GSF
Retain: 0 GSF
New: 113,000 GSF

Total: 113,000 GSF

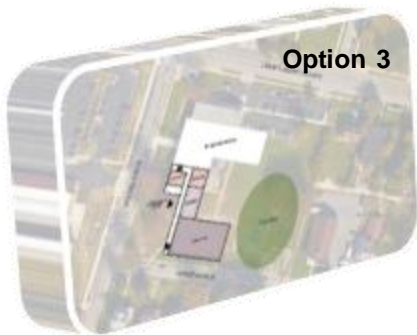
Footprint: 55,000 GSF



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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