



21st Century School Buildings Plan

SCHOOL Govans

COMMUNITY MEETING 95% Feasibility Study | June 2, 2016



Introductions

Nicole Price

Director, Public Relations
21st Century School Buildings Program

Alice Burley

Project Manager, Feasibility Study
21st Century School Buildings Program

Larry Levato, RA, REFP

Architect
Crabtree Rohrbaugh & Associates
Architects

Agenda

1. **Enrollment**
2. **Program Overview**
3. **Feasibility Study Components**
4. **Existing Conditions**
5. **Site Analysis**
6. **Options for Consideration**

What is a Community School?

- A community school is both a place and a set of partnerships between the school and other community resources.
- It is an integrated focus on academics, health, social services, youth and community development and community engagement.
- The integrated focus leads to improved student learning, stronger families and healthier communities.
- The School becomes the center (hub) of the community and is open to everyone, all day, everyday, evenings and weekends.

- *Coalition for Community Schools*

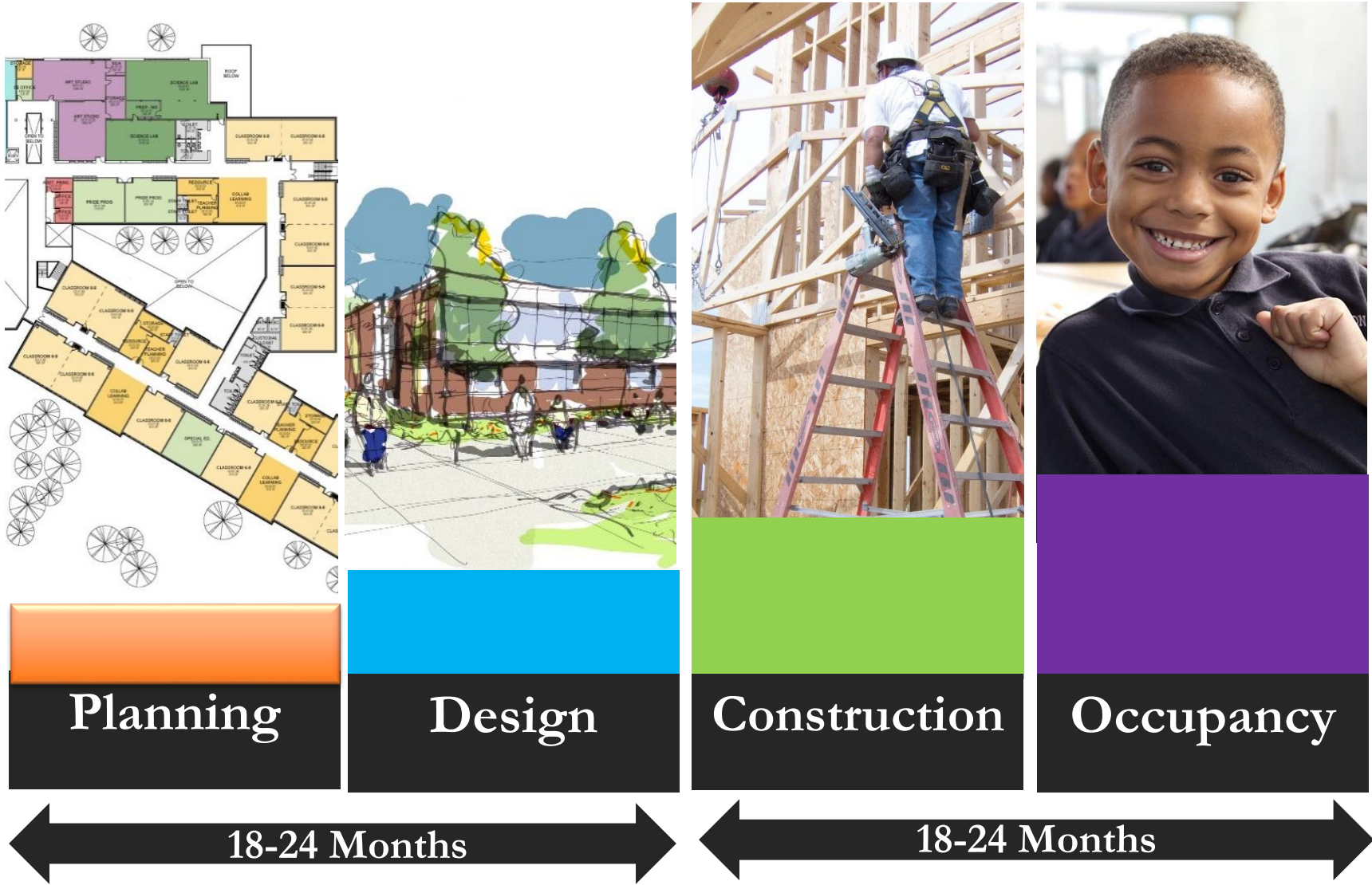
Baltimore Community Schools Definition

- A Community School is a place and a set of strategic partnerships among the school and other community resources that promote student achievement, positive conditions for learning and the well-being of families and communities
- Maintains a core focus on children, while recognizing that children grow up in families, and that families are integral parts of communities
- Builds an integrated strategy that enhances academics, enrichment, health and social supports, family engagement, youth and community development that improves student well-being
- Is anchored by the role of a site coordinator and expanded hours. This integrated strategy will lead to student success, strong families and healthy communities.

Planning Process: Facilities Phase

- Building the Planning Team
- Data Review and Planning
- Surveying Stakeholders
- Community Forums
- Review Priority Areas

Summary of Activities: Timeframe



Educational Specification & Feasibility Study

Dates subject to change*



January -August 2016*

Planning: 6-8 Months

Meeting #1

Orientation

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

Feb 19, 2014

Meeting #2

Essential Elements

1. Explore essential elements of design

Oct. 10, 2015

Meeting #3

50% Feasibility

1. Review site & building options
2. Provide feedback

April 7, 2016

Meeting #4

Feasibility Review

1. Make recommendation on building option

June 2, 2016*

Design

Planning : 6-8 months

Pre-Design: 2-4 months
18-24 months

Design: 10-12 months
Winter 2016



Winter 2016

Design: 10-12 Months

Meeting #5 Concept



Meeting #6 Schematic



Meeting #7 Design Development



Meeting #8 Final Drawings



Govans Enrollment Numbers

Current Grades	Pre K- 5
Current capacity	296
SY Enrollment	398 (SY14)
Current Utilization	134%

Design Grades	Pre K- 5
Design capacity	590
Design Enrollment	531
Design Utilization	90%

Enrollment Projections	
	<i>SY 20-21</i>
PK	40
K	72
1 st	66
2 nd	65
3 rd	58
4 th	59
5 th	61

Govans Elementary Classroom and Spaces

6 Pre K and kindergarten classrooms	2 music rooms
6 classrooms for grades 1 and 2	1 art room
9 classrooms for grades 3, 4, and 5	1 technical education classroom (maker space)
3 flex classrooms	Media Center/video studio
5 collaborative learning areas (clusters)	Gymnasium
2 special education classrooms	Cafeteria/ Auditorium (Cafetorium)
3 PRIDE classrooms	Administrative, Health Suite
1 Elementary science classroom	Community Space

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
 - Construction phasing and logistics
4. Make final recommendation based on all factors for state funding request.

1. Zoning requirements
2. Historic significance (registered or potential application):
 - Maryland Historical Trust – Maryland Inventory of Historic Properties (MIHP) Submission
3. Basic environment and site conditions
4. All public art work:
 - Both commissioned or non-commissioned
 - Both located inside and outside the building

Exterior Art Work



Sculpture at Main Entry Plaza



Sculpture in Park Area

Other Considerations

Miscellaneous Interior Art Work

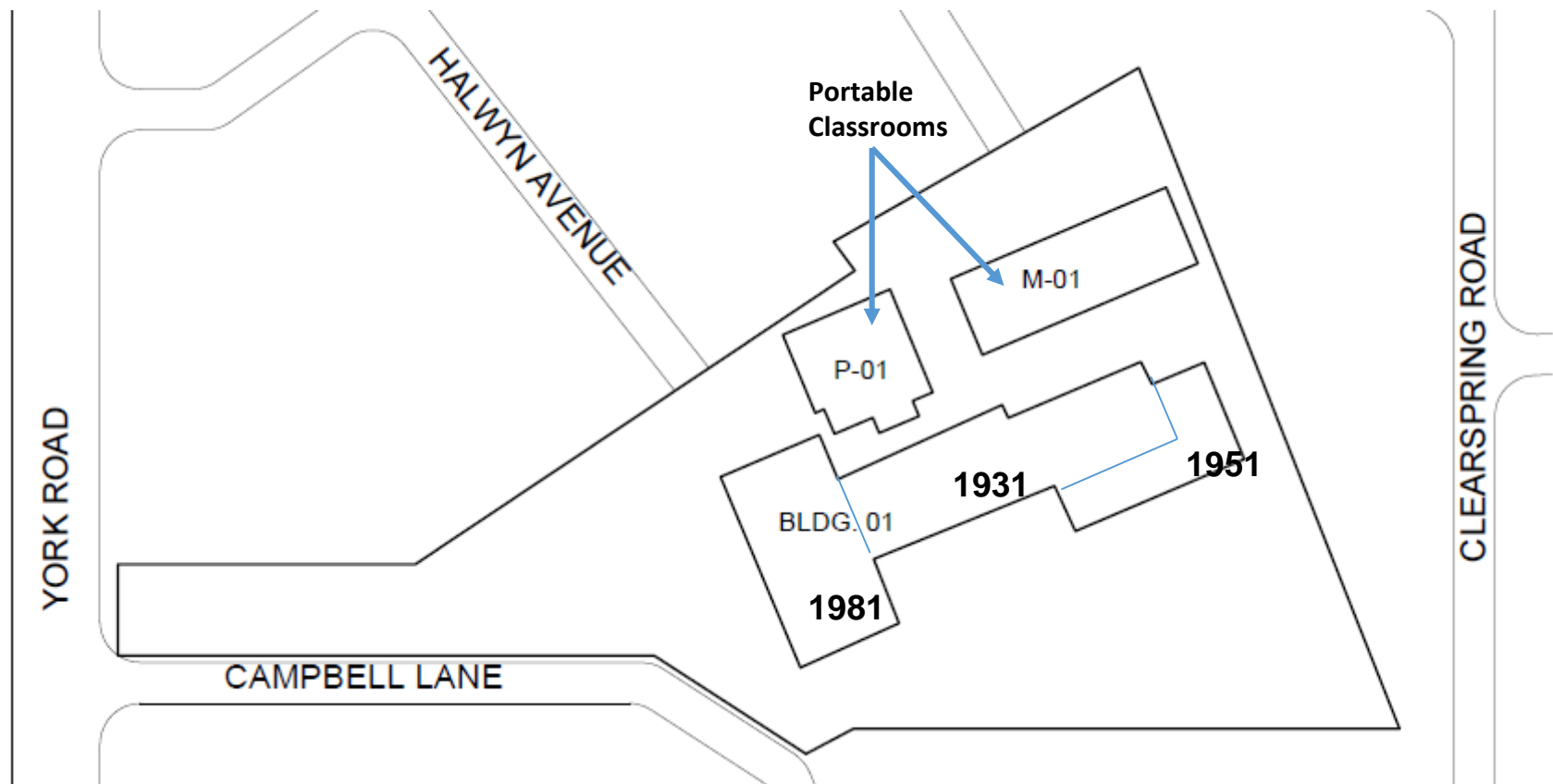


Location Map



Existing Conditions

- Original Building Constructed in 1931, 1951, & 1981
- Existing square footage = **51,643 sf plus 13,784 sf** in Portable Classrooms
- Program Requires **92,183 sf**
- Ed Spec square footage deficient = **40,540 sf**

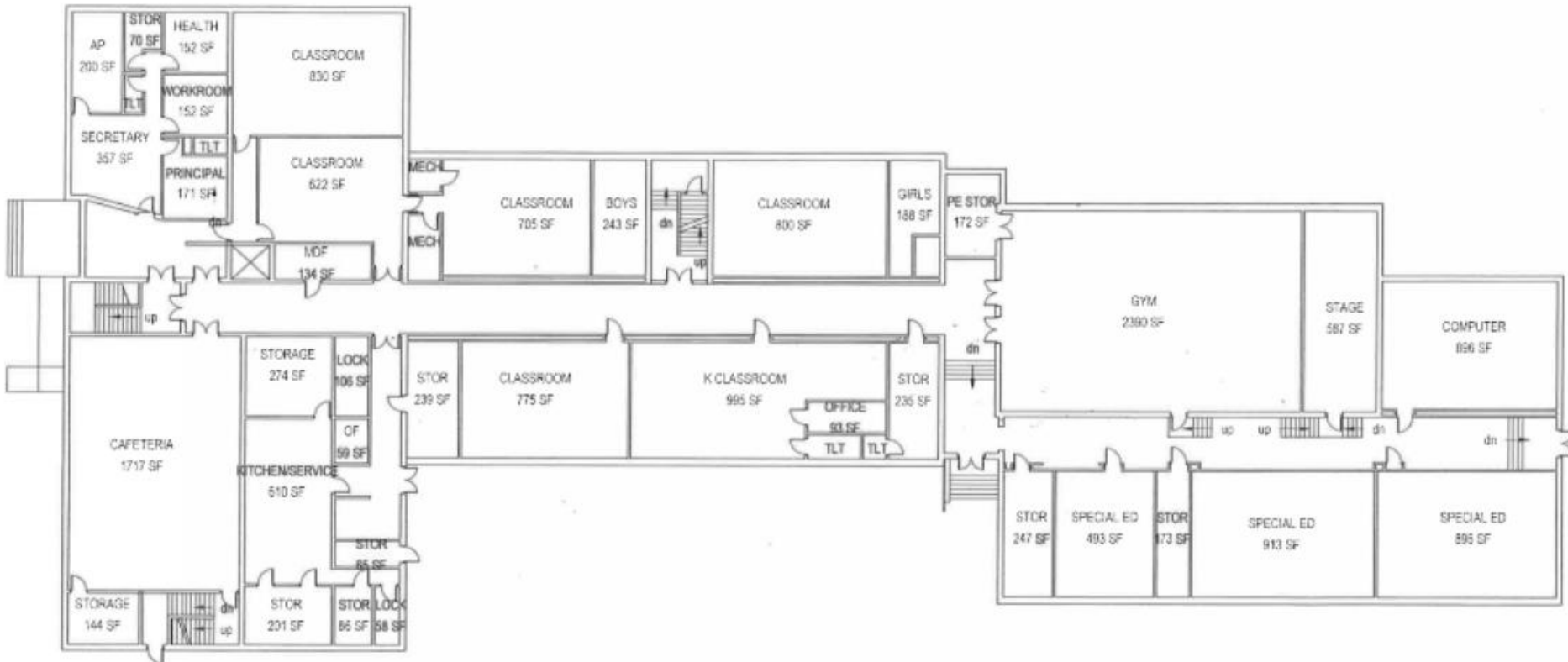


Existing Conditions

- **Zoning:** R-5 General Residential District – Permitted Use: Elementary Schools
- **Maximum Building Height:** 45 Feet – some options may require a variance
- **Parking Required:** 1 space per 2 teachers plus employees



Existing Plan



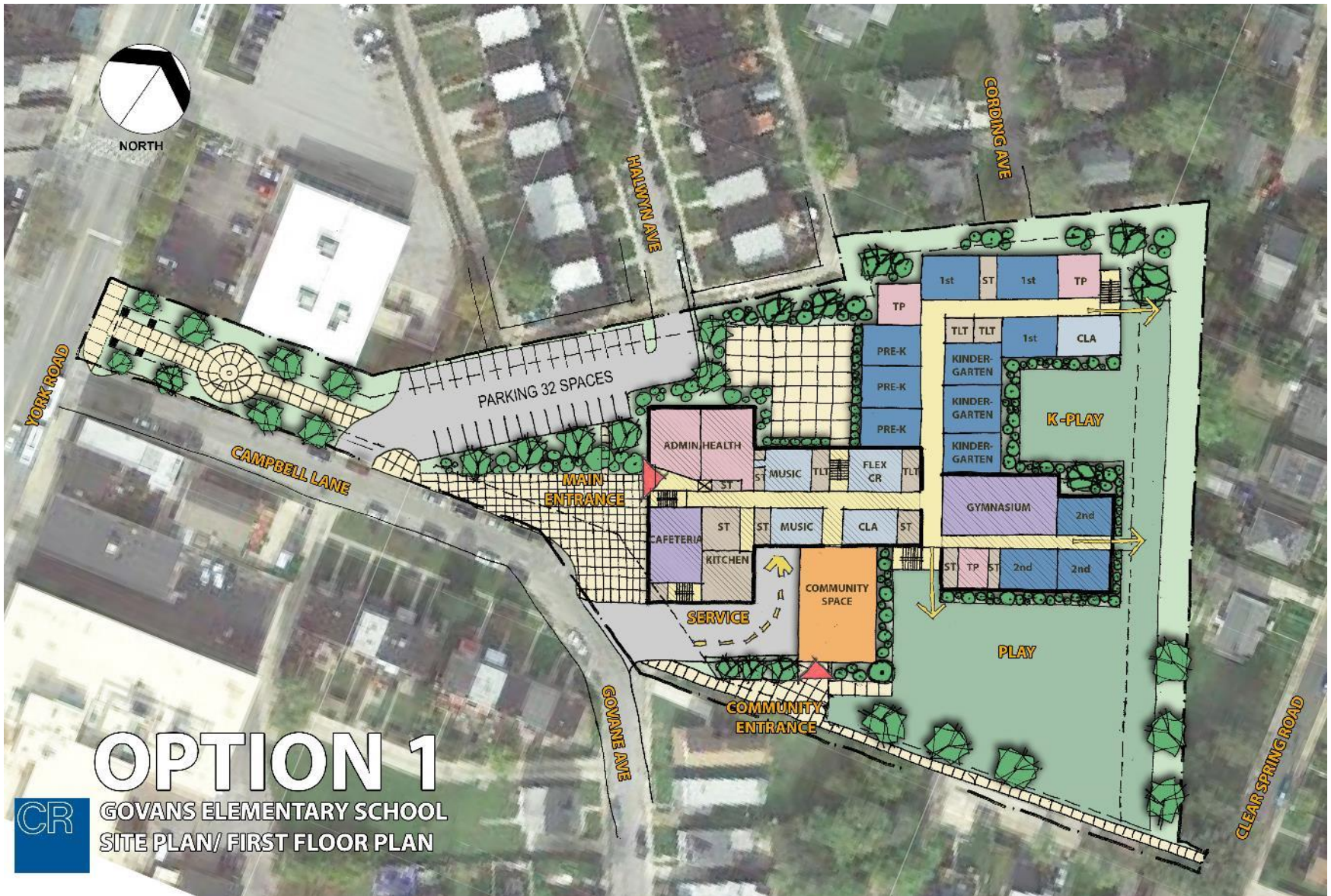
Existing First Floor Plan



Existing Second Floor Plan

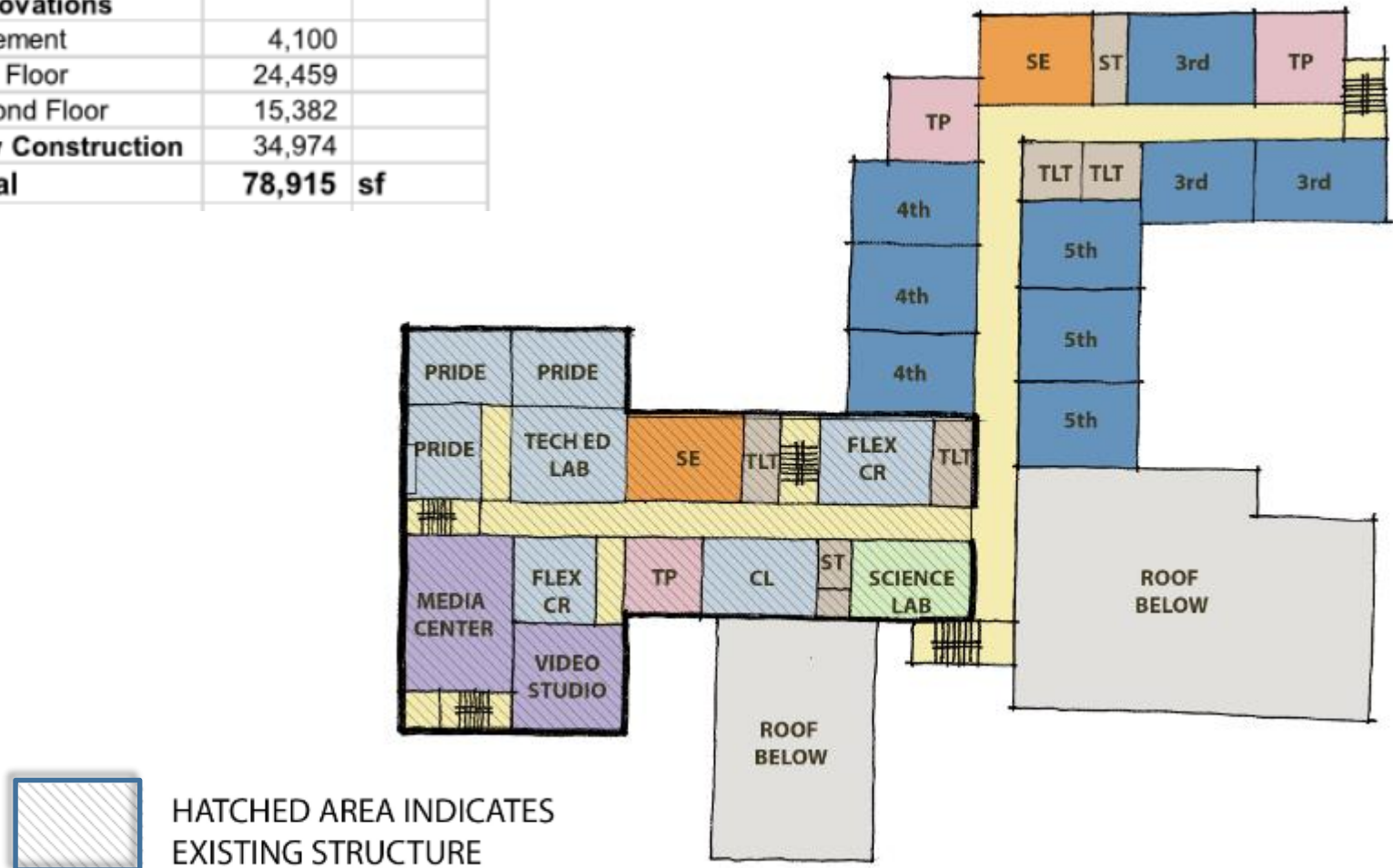






Option 1: Second Floor Plan

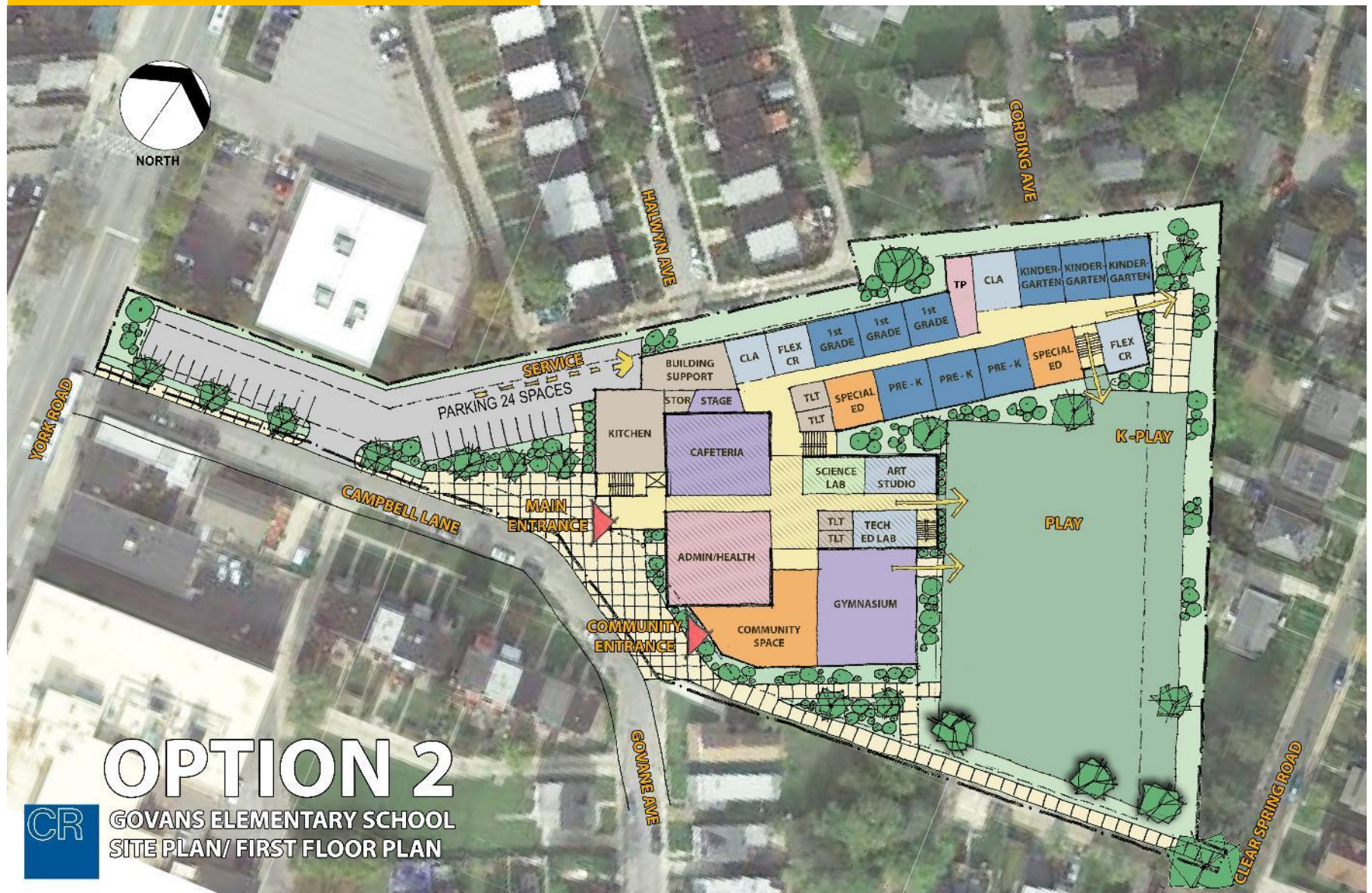
Option 1	Strategic Renovations	
	Renovations	
	Basement	4,100
	First Floor	24,459
	Second Floor	15,382
	New Construction	34,974
	Total	78,915 sf



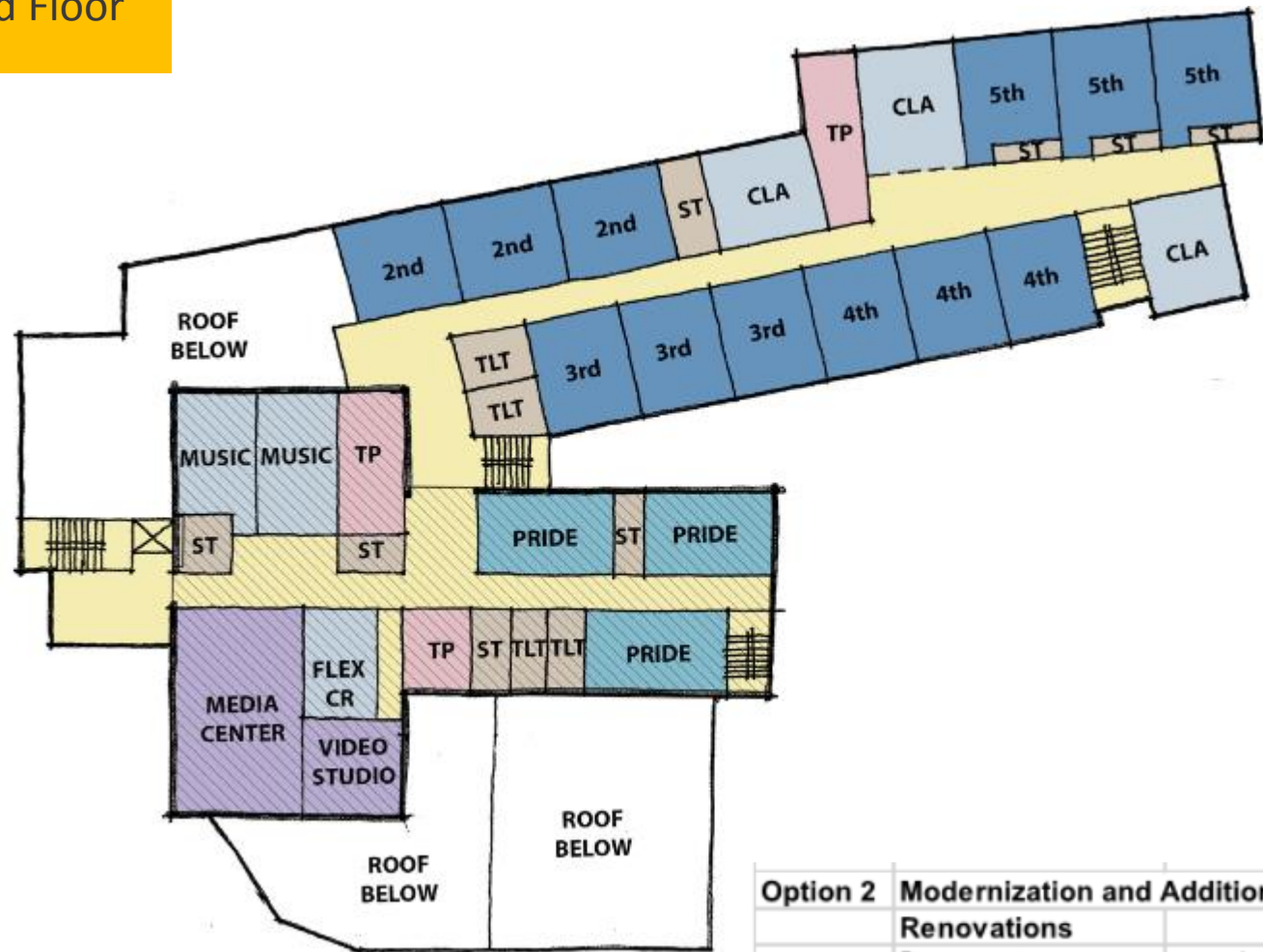
Option 1

PROS	CONS
<ol style="list-style-type: none">1. Three separate play areas for different grade groups2. Provides connection to York Road3. Provides adequate parking	<ol style="list-style-type: none">1. Maintains current building configuration and space usage without modifying the spaces to meet the educational specifications2. Inadequate program space in existing building3. Corridor configuration is narrow and double loaded with little visual relief4. 4000 SF of basement space is retained but not usable as classroom space5. Community Space is remote from entrance plaza and hard to get to from parking areas6. Difficult site access for emergency vehicles7. Cording Avenue is disconnected from the site8. Significant costs associated with ADA upgrades to make the building code compliant9. Significant costs associated with renovating the exterior of the existing building to make it water tight

Option 2: Site and First Floor Plan



Option 2: Second Floor



HATCHED AREA INDICATES
EXISTING STRUCTURE

Option 2	Modernization and Additions	
	Renovations	
	Basement	4,100
	First Floor	15,382
	Second Floor	15,382
	New Construction	
	First Floor	33,227
	Second Floor	23,173
	Total	91,264 sf

Option 2

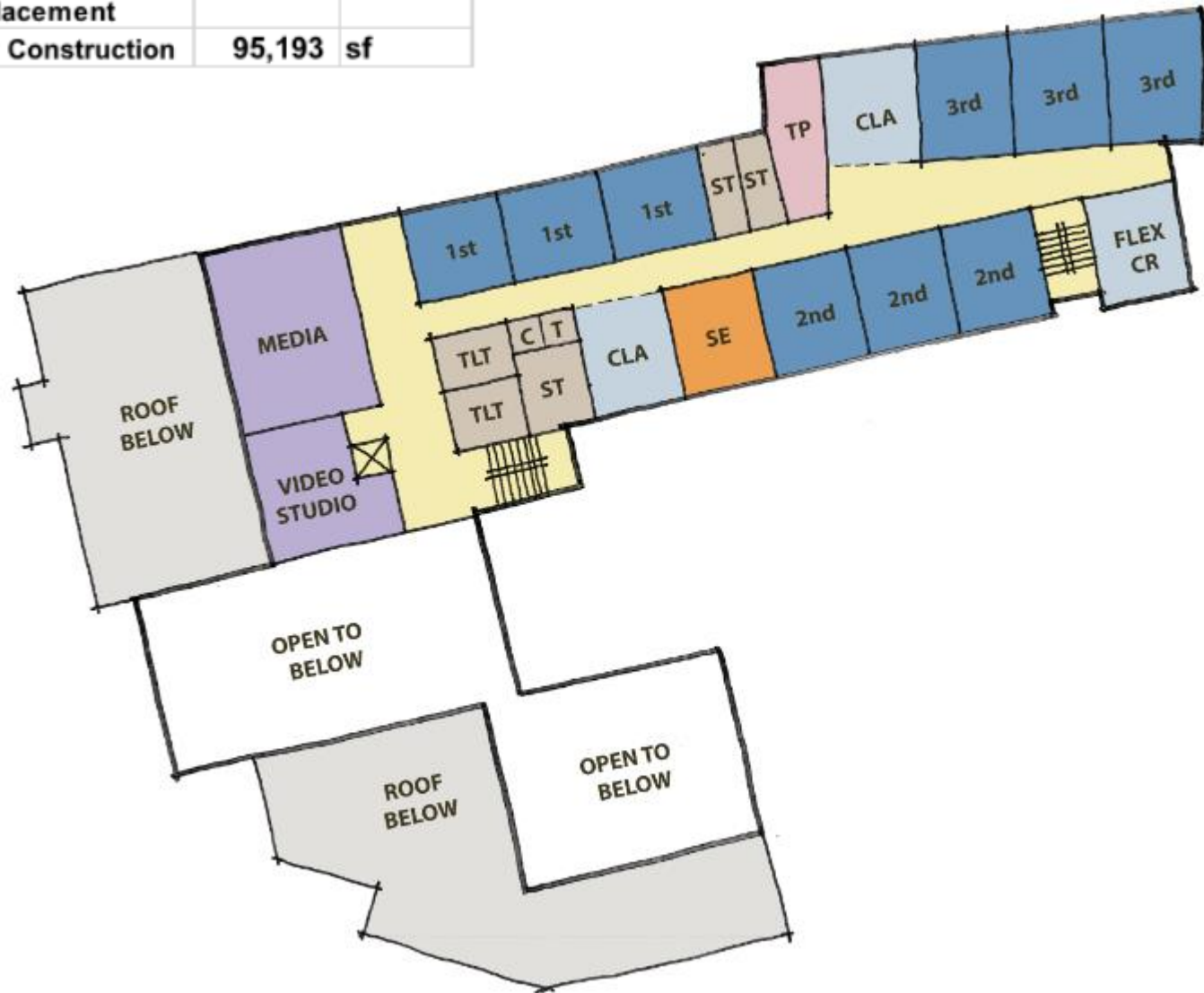
PROS	CONS
<ol style="list-style-type: none">1. Maintains most of the existing building will modifying existing spaces to meet educational specifications2. Play area is maximized on the east side if the site by utilizing setback area3. Building orientation is optimal for solar orientation4. Two story option improves access and supervision5. Community space access can be from entrance plaza6. Building footprint maximizes use of the site7. Gym has direct access to outdoor play area	<ol style="list-style-type: none">1. Least number of parking spaces on site – 24 spaces2. Two story scheme results in larger footprint and reduced play area3. Major renovations to existing spaces in order to meet educational specifications4. Halwyn and Cording Avenues are disconnected from the site5. Cafeteria has no daylight6. Classroom wing is built on north setback line which reduces the buffer of neighboring homes7. Difficult site access for emergency vehicles

Option 3: Site and Floor Plan



Option 3: Second Floor Plan

Option 3	Replacement		
	New Construction	95,193	sf



Option 3: Third Floor Plan



PROS	CONS
<ol style="list-style-type: none"> 1. New construction allows for a 3 story option that reduces the building footprint and increases play area 2. Separation of Academic wing from public spaces is easily achieved 3. Can meet the educational specifications 4. All new building allows for easy integration of systems 5. Cafeteria and Gym have direct access to the outdoor play area 6. Community space is adjacent to main entrance/lobby and cafeteria/stage 7. Building orientation is optimal for solar orientation 	<ol style="list-style-type: none"> 1. Cafeteria has no daylight 2. Difficult site access for emergency vehicles 3. Service access is maintained from Govane Avenue 4. Congested vehicular and pedestrian circulation with drop-off on Govane Avenue 5. Halwyn and Cording Avenues are disconnected from the site that will increase congestion 6. Classroom wing is built on north setback line which reduces the buffer of neighboring homes 7. Less parking than other options

Option 3 and 3A: Comparison Plan

Option 3 Open Play Area	43,000 sf
Option 3A Open Play Area	44,300 sf

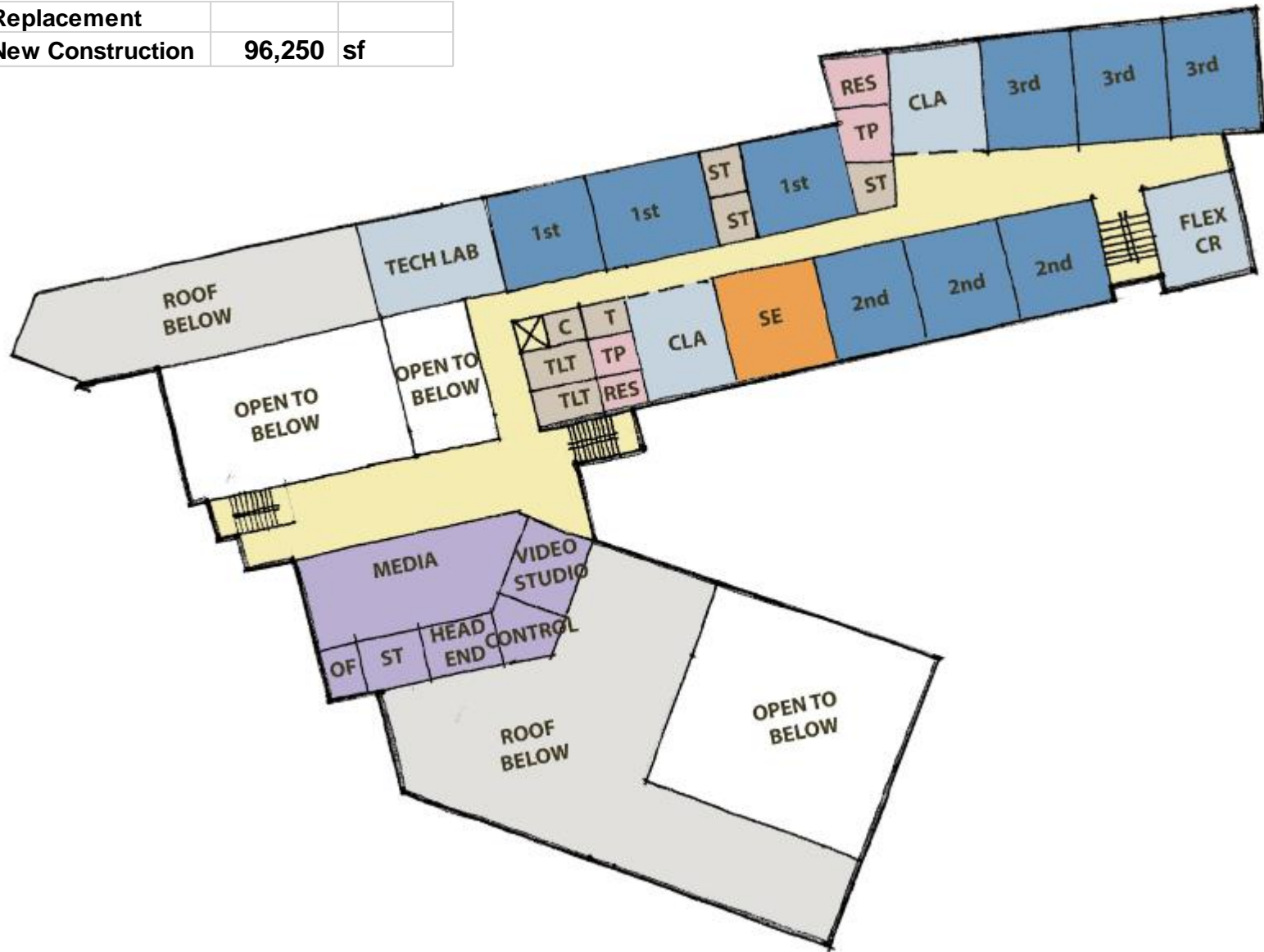


Option 3A: Site and Floor Plan



Option 3A: Second Floor Plan

Option 3A Replacement		
New Construction	96,250	sf



Option 3A: Third Floor Plan



Option 3A

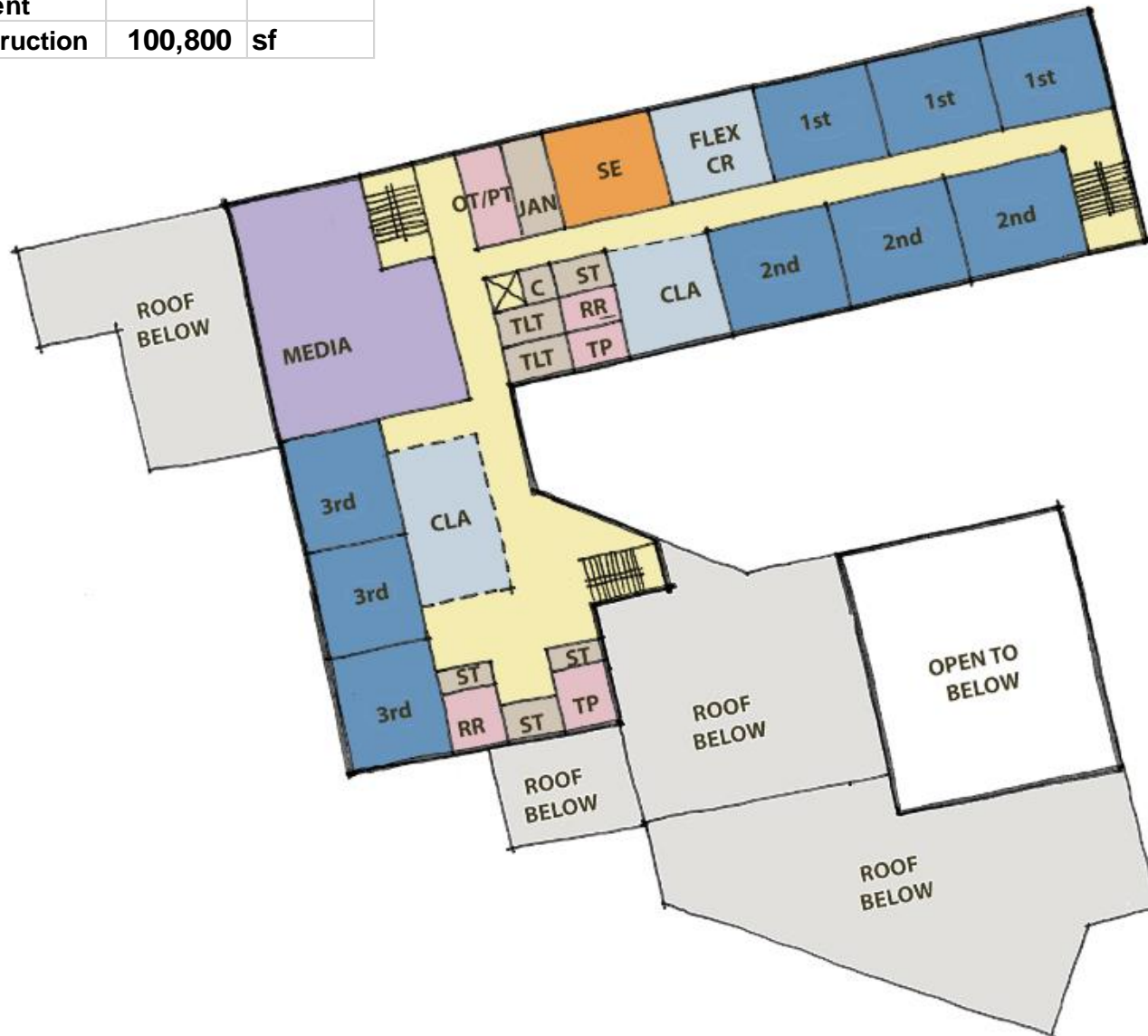
PROS	CONS
<ol style="list-style-type: none">1. New construction allows for a 3 story option that reduces the building footprint and increases play area2. Separation of Academic wing from public spaces is easily achieved3. Can meet the educational specifications4. All new building allows for easy integration of systems5. Service area is accessed from parking area which is preferred over location in Option 36. Building orientation is optimal for solar orientation7. Classroom wing is built further off of the north setback line which increases the buffer of neighboring homes8. Halwyn and Cording Avenues are now connected to the site which will improve overall site circulation9. Adequate parking10. Gym has direct access to the outdoor play area	<ol style="list-style-type: none">1. Community space is not adjacent to main entrance/lobby and cafeteria/stage and is remote from entrance plaza and hard to get to from parking areas2. Difficult site access for emergency vehicles3. Congested vehicular and pedestrian circulation with drop-off on Govane Avenue

Option 4: Site and Floor Plan



Option 4: Second Floor Plan

Option 4	Replacement		
	New Construction	100,800	sf



Option 4: Third Floor Plan



Option 4

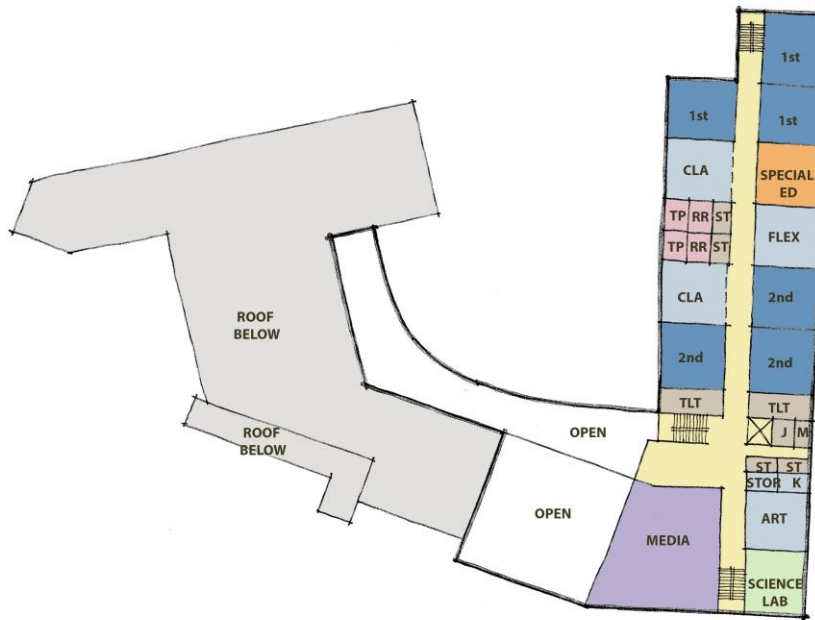
PROS	CONS
<ol style="list-style-type: none">1. New construction allows for a 3 story option that reduces the building footprint and increases play area2. Separation of Academic wing from public spaces is easily achieved3. Can meet the educational specifications4. All new building allows for easy integration of systems5. Service area is accessed from Clear Spring Road6. Classroom wing is built further off of the north setback line which increases the buffer of neighboring homes7. Halwyn and Cording Avenues are now connected to the site which will improve overall site circulation8. Community space is adjacent to main entrance/lobby9. Music is adjacent to cafeteria/stage10. Gym has direct access to the outdoor play area11. Provides connection to York Road	<ol style="list-style-type: none">1. Community space is not adjacent to cafeteria/stage2. Difficult site access for emergency vehicles3. Congested vehicular and pedestrian circulation with drop-off on Govane Avenue4. Access from Clear Spring Road for service area will have to be modified to accommodate truck access

Option 5: Site and Floor Plan



Option 5: Second Floor Plan

Option 4	Replacement		
	New Construction	97,124	sf

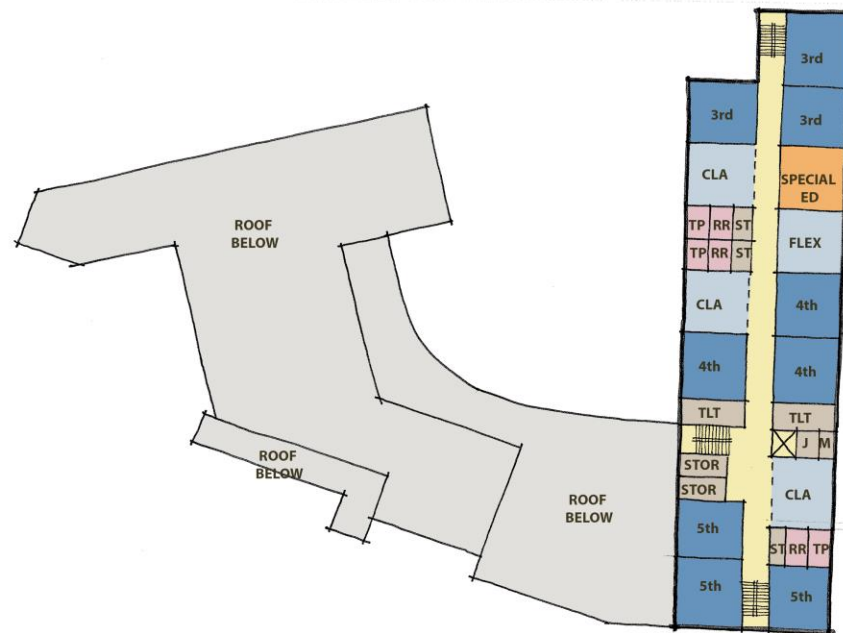


OPTION 5

CR

GOVANS ELEMENTARY SCHOOL
SECOND FLOOR PLAN

Option 5: Third Floor Plan



OPTION 5

GOVANS ELEMENTARY SCHOOL
THIRD FLOOR PLAN



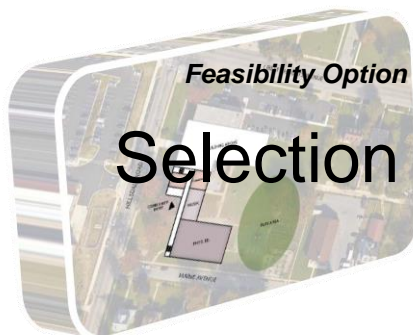
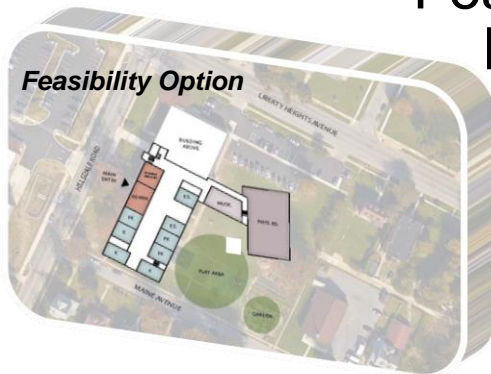
PROS	CONS
<ol style="list-style-type: none"> 1. New construction requires a 3 story option 2. Separation of Academic wing from public spaces is easily achieved 3. Meets the educational specifications 4. Improved vehicular and pedestrian circulation with drop-off zone on Campbell Lane/Govane Avenue 5. Classroom wing is built along the east property line which has the largest setback distance of all sides and will increase the buffer of neighboring homes 6. Halwyn and Cording Avenues are now connected to the site which will improve overall site circulation 7. Community space is adjacent to main entrance/lobby 8. Main entrance of school is located at center between students walking from the east and west 9. Adequate parking 10. Provides connection to York Road 	<ol style="list-style-type: none"> 1. Community space is not adjacent to cafeteria/stage 2. Difficult site access for emergency vehicles 3. Gymnasium will be built on south setback line which has a minimal buffer to neighboring homes 4. Community space is somewhat remote from parking area 5. Smallest play area of all of the new school options

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

Thank You!



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

www.baltimore21stcenturyschools.org

21st Century School Buildings Program

Baltimore City Public Schools
200 East North Avenue Room 407-B
Baltimore MD 21202
(443) 642-4600

Mignon R. Anthony

Executive Director, 21st Century Buildings Program
Baltimore City Public Schools

Gary McGuigan

Senior Vice President, Capital Development Division
Maryland Stadium Authority

Dawn Kirstaetter

Deputy Mayor, Health, Human Services, Education and Youth
City of Baltimore

David Lever

Executive Director, Public School Construction Program
State of Maryland

BALTIMORE CITY
PUBLIC SCHOOLS

