



21st Century School Buildings Plan

SCHOOL Walter P. Carter Building

COMMUNITY MEETING 50% Feasibility Study | April 21, 2016



Introductions

Shantay McKinily

Principal

Charmayne Turner

Director of School Partnerships
Y of Central Maryland

Nicole Price

Director, Public Relations
21st Century School Buildings Program

Architect

Penza Bailey Architects /
Newman Architects
Joint Venture

Agenda

- **Welcome**
- **Community Schools Planning Process**
- **21st Century School Buildings Overview**
- **50% Feasibility Study**
- **Questions & Next Steps**

COMMUNITY SCHOOLS IN BALTIMORE

A Community School is a place and a set of strategic partnerships among a school and other community resources that promote student achievement, positive conditions for learning and the well-being of families and communities. Through the work of a community-based partner, each Community School leverages unique community resources to meet community needs, and maintains a core focus on children, while recognizing that children grow up in families, and that families are integral parts of communities. This integrated approach will lead to student success, strong families and healthy communities.



Walter P. Carter Community School Planning

- Baltimore City Strategy

- City Schools
- Family League of Baltimore City
- Mayors Office
- City Schools Stakeholder

- Collaborative Process

- Y in Central Maryland
- City Schools
 - Walter P. Carter & Guilford
- Students & Families
- Community Stakeholders

- Timeline

- Bi-weekly Meetings
- Needs Assessments
- Feasibility Study
- Goals
 - Family & Community Engagement
 - Youth Development
 - Parental Engagement
 - Academics
 - Health & Mental Health
- Action Plan
- Implementation

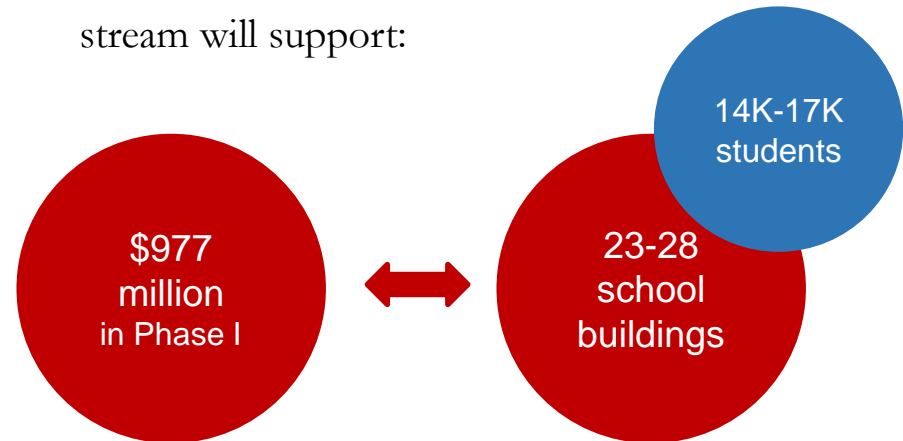
21st Century School Buildings Program Update

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

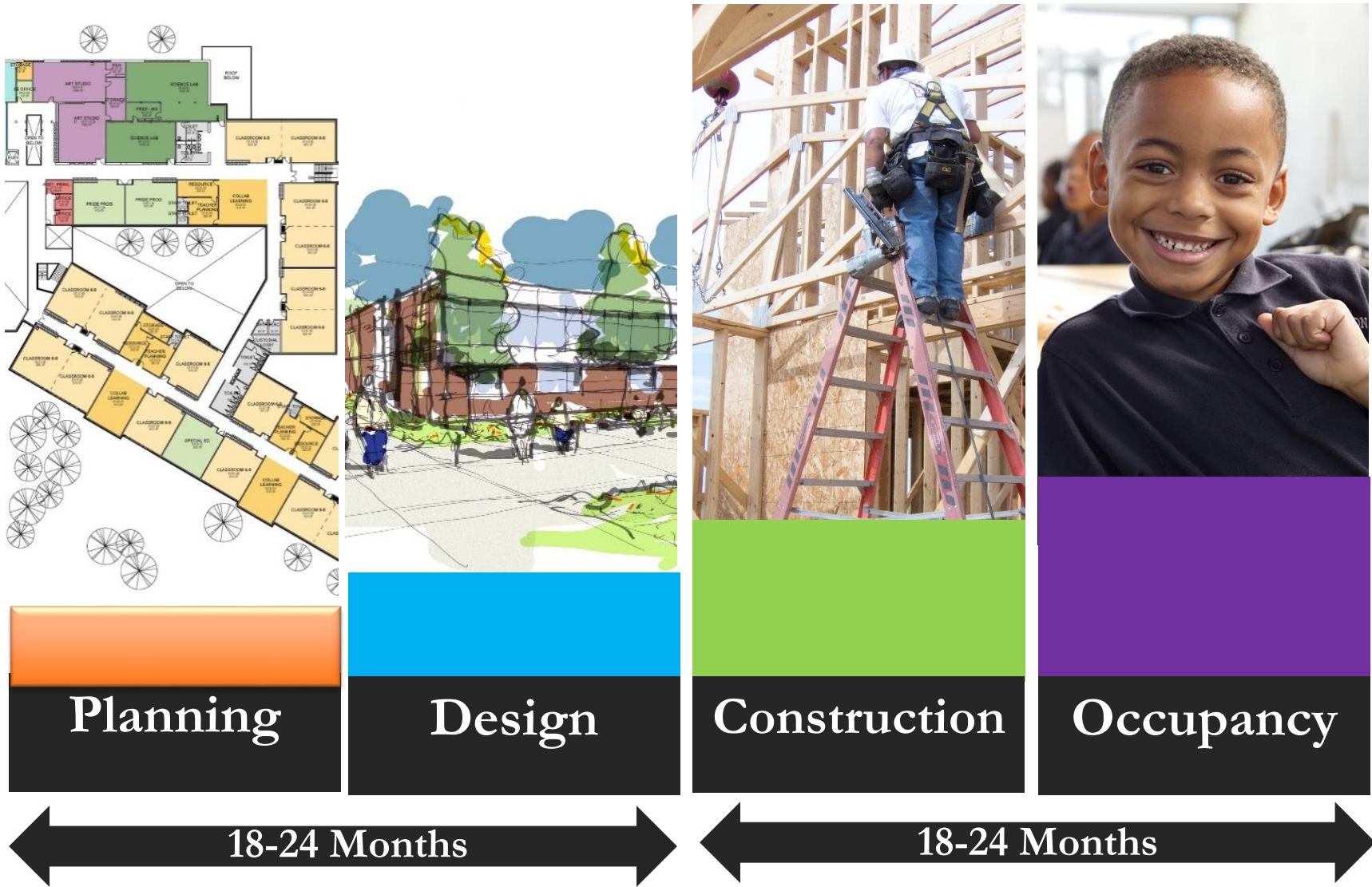
Each contribute \$20 million annually towards the plan.

Current estimates suggest the funding stream will support:



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

Summary of Activities: *Timeframe*



Educational Specification & Feasibility Study

Planning : 6-8 months



January August 2016*

Planning: 6-8 Months

Meeting #1

Orientation

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

May 6 2014

Meeting #2

Essential
Elements

1. Explore essential elements of design

Oct. 20, 2015

Meeting #3

50%
Feasibility

1. Review site & building options
2. Provide feedback

Today

Meeting #4

Feasibility
Review

1. Make recommendation on building option

June 1, 2016*

Design

Planning : 6-8 months

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

Design: 10-12 months
Winter 2016



Design: 10-12 Months

Meeting #5 Concept



Meeting #6 Schematic



Meeting #7 Design Development



Meeting #8 Final Drawings



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

Walter P. Carter Classrooms and Spaces

| | |
|--|-----------------------------------|
| 8 Pre K and Kindergarten Classes | 1 Foreign Language Lab |
| 8 Classes for grades 1 and 2 | Media Center |
| 12 Classes for grades 3, 4, and 5 | 1 Technical Education Classroom |
| 12 Classes for grades 6, 7, and 8 | 2 Music Rooms |
| 7 Collaborative Areas | 2 Art Classrooms |
| 1 Head Start classroom | Cafeteria/Auditorium (Cafetorium) |
| 4 Special Education Classrooms | Gymnasium & Dance Studio |
| 3 Life Skills Programs | Administrative, Health Suites |
| 1 Early Learning Environment Classroom | Student Services |
| 1 Middle School Science Class | Community Space |
| 1 Elementary Science Class | |

Lois T. Murray Classrooms and Spaces

| | |
|--------------------------------|-------------------------------|
| 9 Special Education Classrooms | 1 Media Center (shared) |
| 1 Life Skills Classroom | 1 Cafeteria (shared) |
| 4 OT/PT Areas | Student Support Services |
| 1 Art Room | Community Space (shared) |
| 1 Music Room | Administrative, Health Suites |
| 1 Auxiliary Gym | |

Goals

Challenges

| | |
|--|---|
| To meet Educational Specifications Walter P. Carter programs and enrollment to include students living in Guilford and Walter P. Carter zone | Steep 30 foot elevation change on the Southwest side of the site |
| To meet Educational Specifications for Lois T. Murray school program | Steep 10 foot elevation change on the North side of the site |
| To create distinct spaces for two school programs, separate classrooms and administrative areas with access to shared spaces like Media Center | Irregularly shaped site with limited street frontage |
| To maintain field and green space for outdoor learning opportunities and play | Community pool and recreation center are in the center of the site, recreation center is attached to existing school building |
| To understand and gather information on maintaining the pool and recreation center | Access for loading is limited |
| To provide community access to community/partnership and collaborative space while limiting travel through academic areas | Retaining the recreation center would require work not include in the 21 st Century School Program budget |
| | The configuration of the existing building and lack of opportunities for natural light |

Existing Conditions



- The original building was constructed in 1974
- The square footage of the existing building is 75,465 SF
- The new education specifications calls for 164,255 SF of program, creating a square footage deficient of: 88,790 SF

Steep Hill



View from top of hill – two stories in height

East 43rd Street Slope



The site is features a very steep rise, with a grade change of over 30 feet

Recreation Center Condition

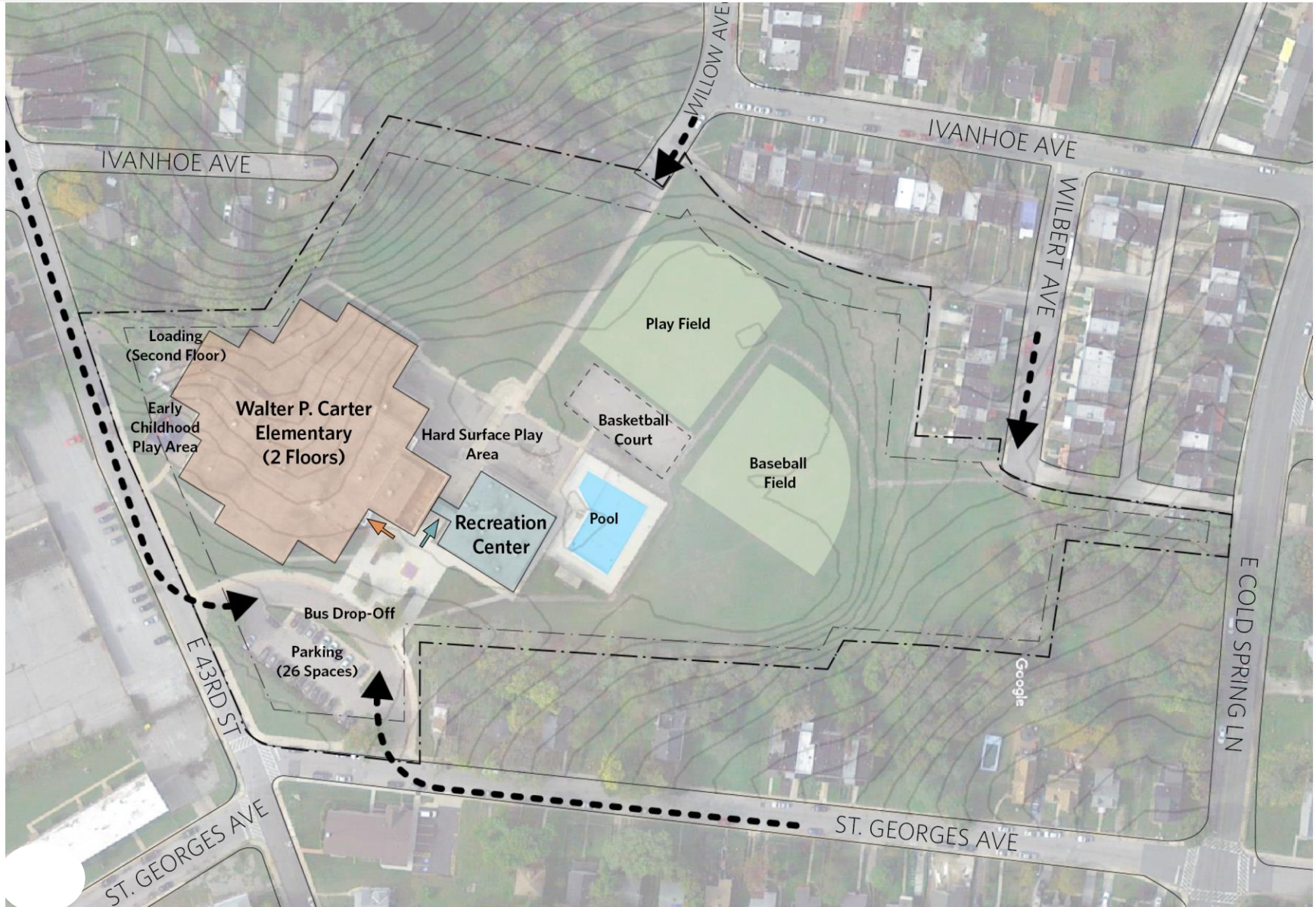


Visible building shift seen in wall and floor



Existing Conditions

Original Building



Pedestrian Circulation

Original Building

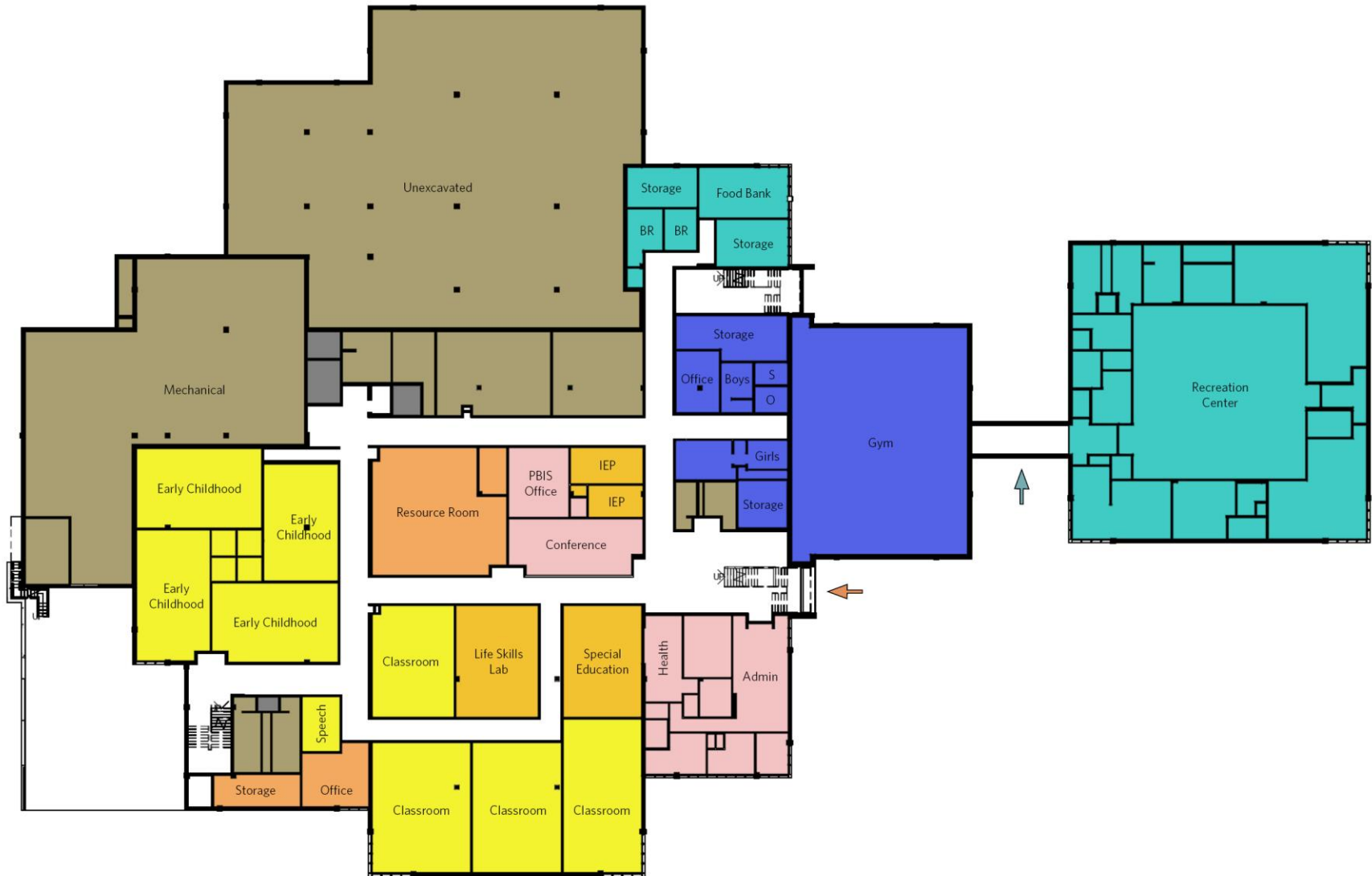


Vehicular Circulation

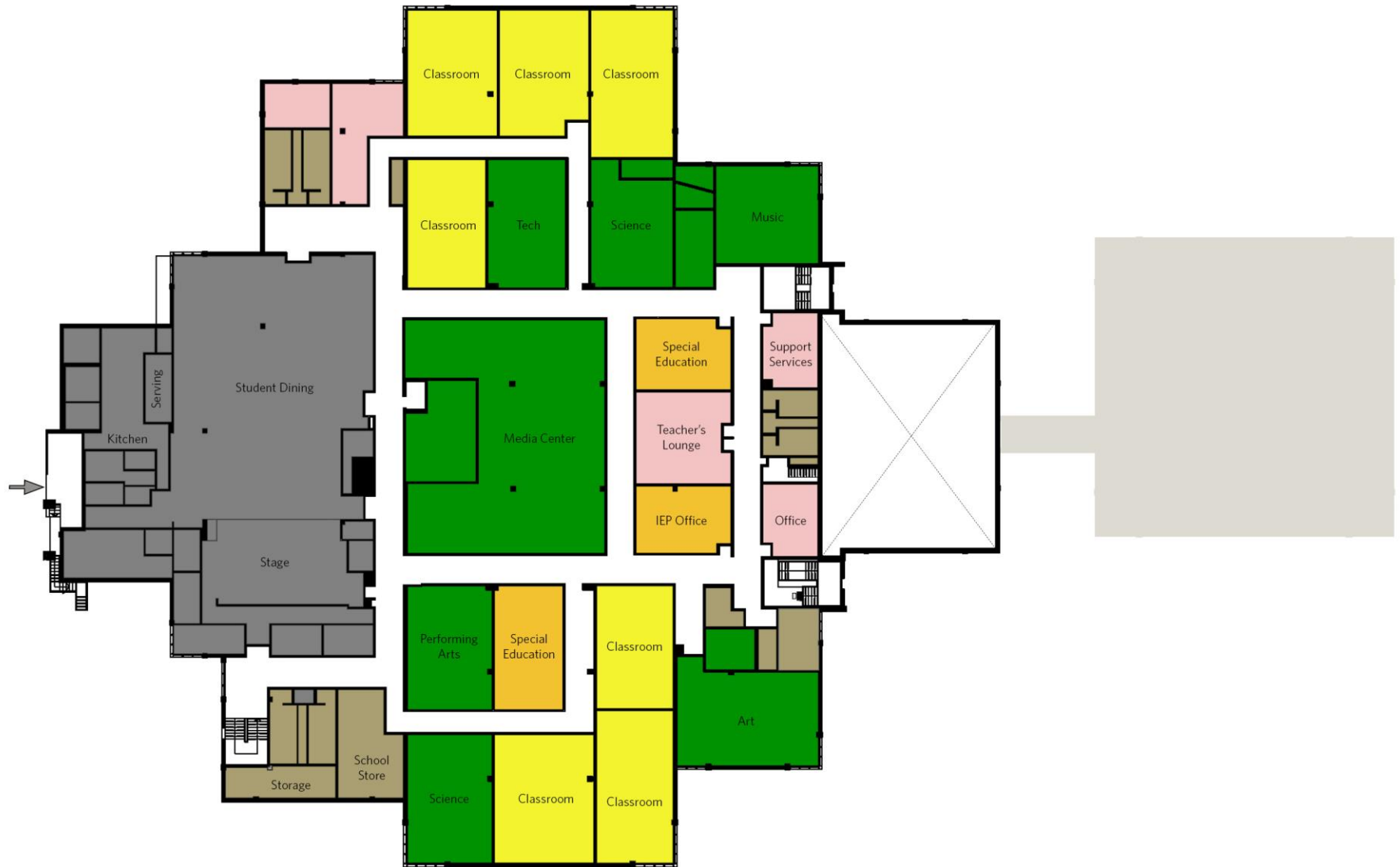
Original Building



Existing: 1st Floor Plan



Existing: 2nd Floor Plan



Comparison Summary Options



Option 1: Existing building upgrades with new addition. Pool remains.



Option 2: Existing building with new addition. Pool remains.



Option 3: New school building. Pool remains.

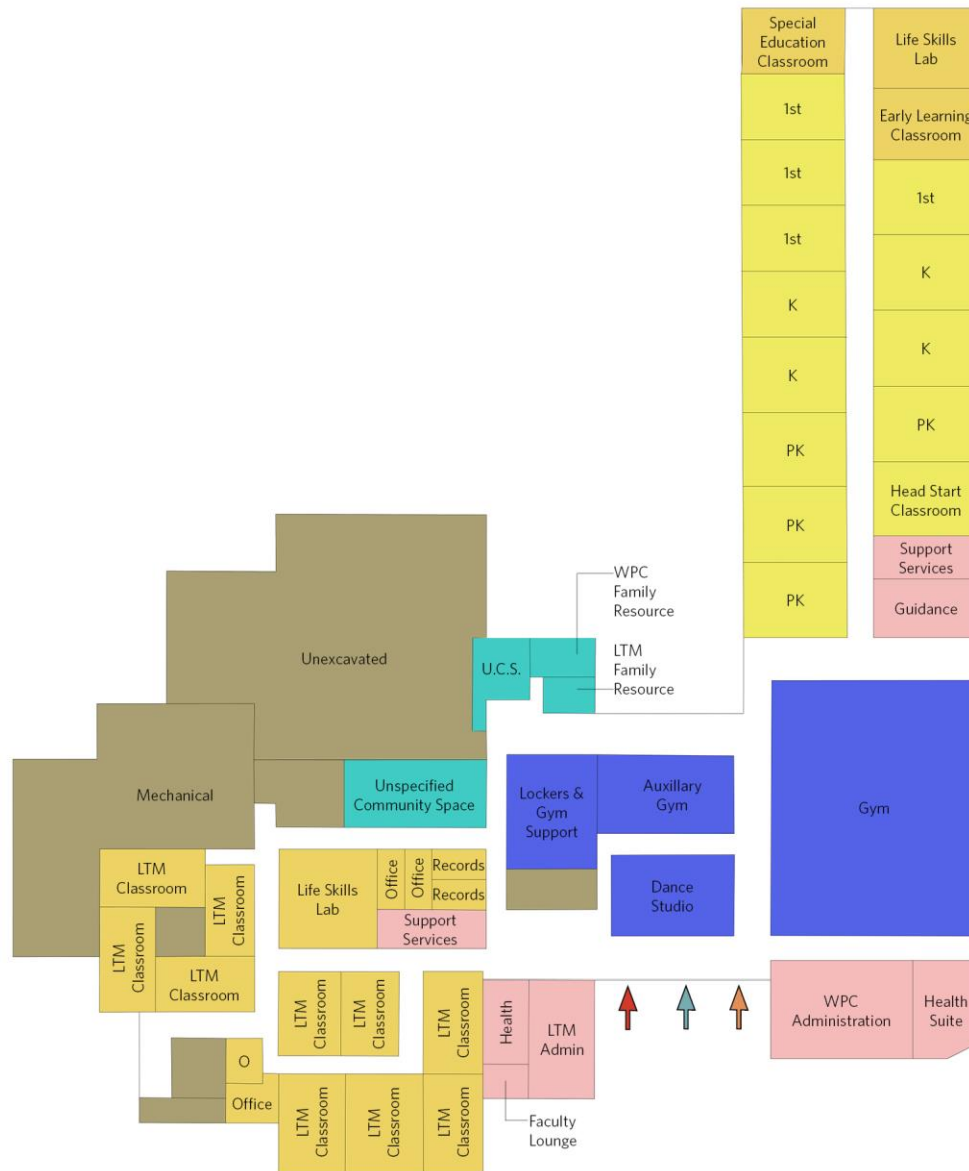


Option 4: Existing building with new addition. Pool and Rec Center remain.

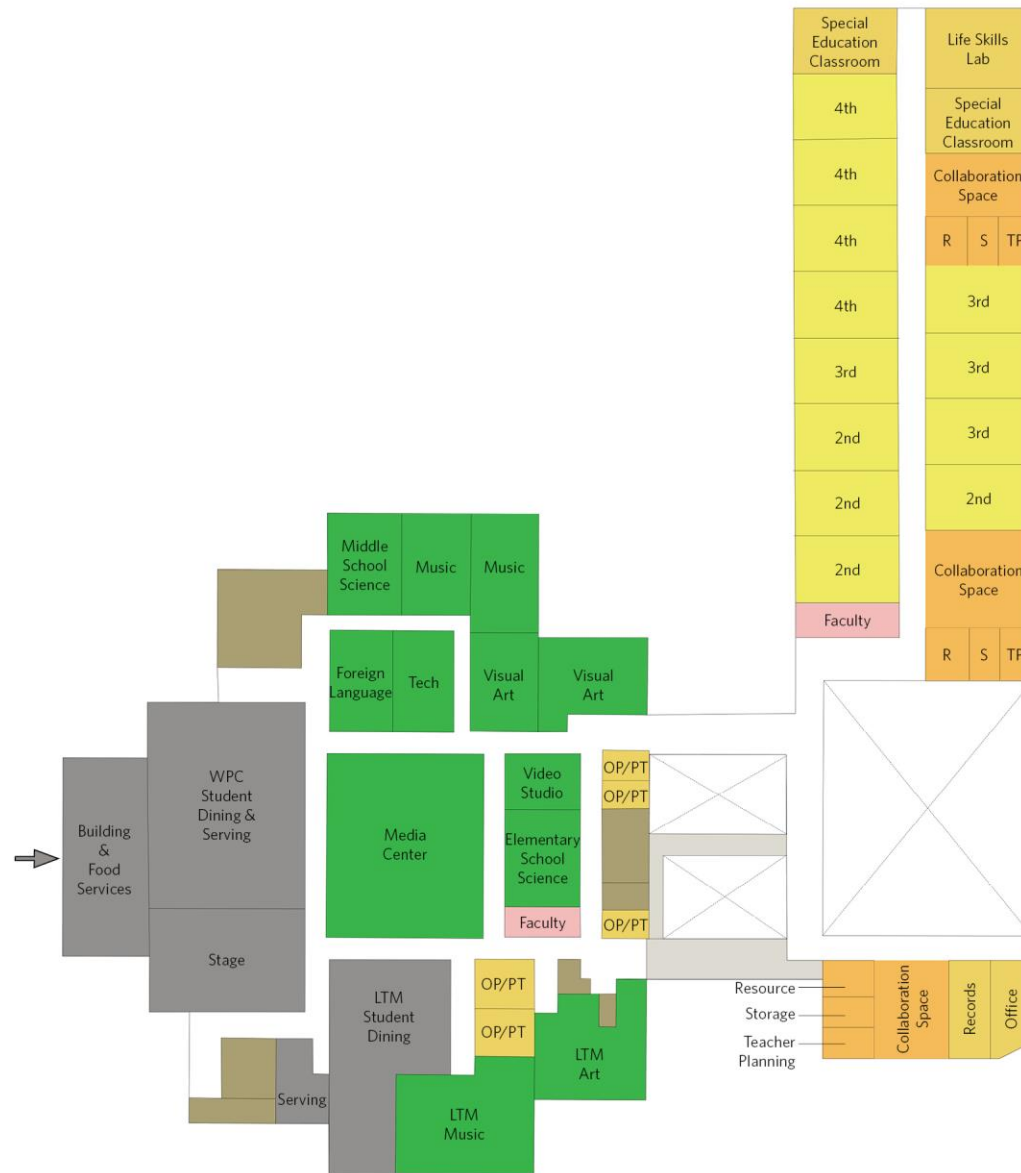
Option 1: Site Plan



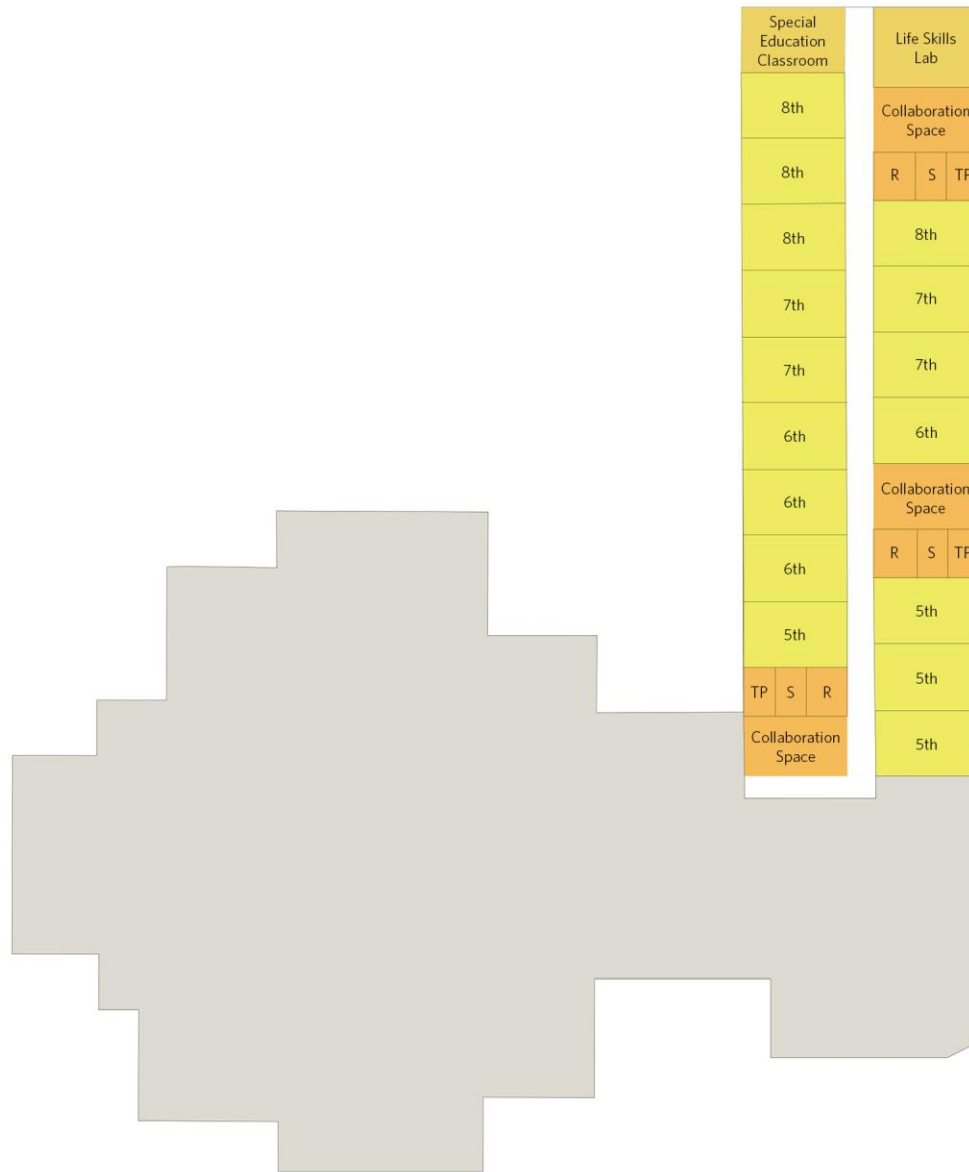
Option 1: 1st Floor Plan



Option 1: 2nd Floor Plan



Option 1: 3rd Floor Plan



Option 1:
Pros & Cons

| PROS | CONS |
|--|--|
| <p>Building</p> <ul style="list-style-type: none">● Separate entrances for each school● L.T. Murray & W.P. Carter populations separated <p>Site</p> <ul style="list-style-type: none">● Existing fields are mostly retained | <p>Building</p> <ul style="list-style-type: none">● Some classrooms are undersized● Some classrooms have no natural light● Second floor Cafeteria and Loading <p>Site</p> <ul style="list-style-type: none">● No expansion of existing drop-off and parking area● Sense of open green space is diminished |

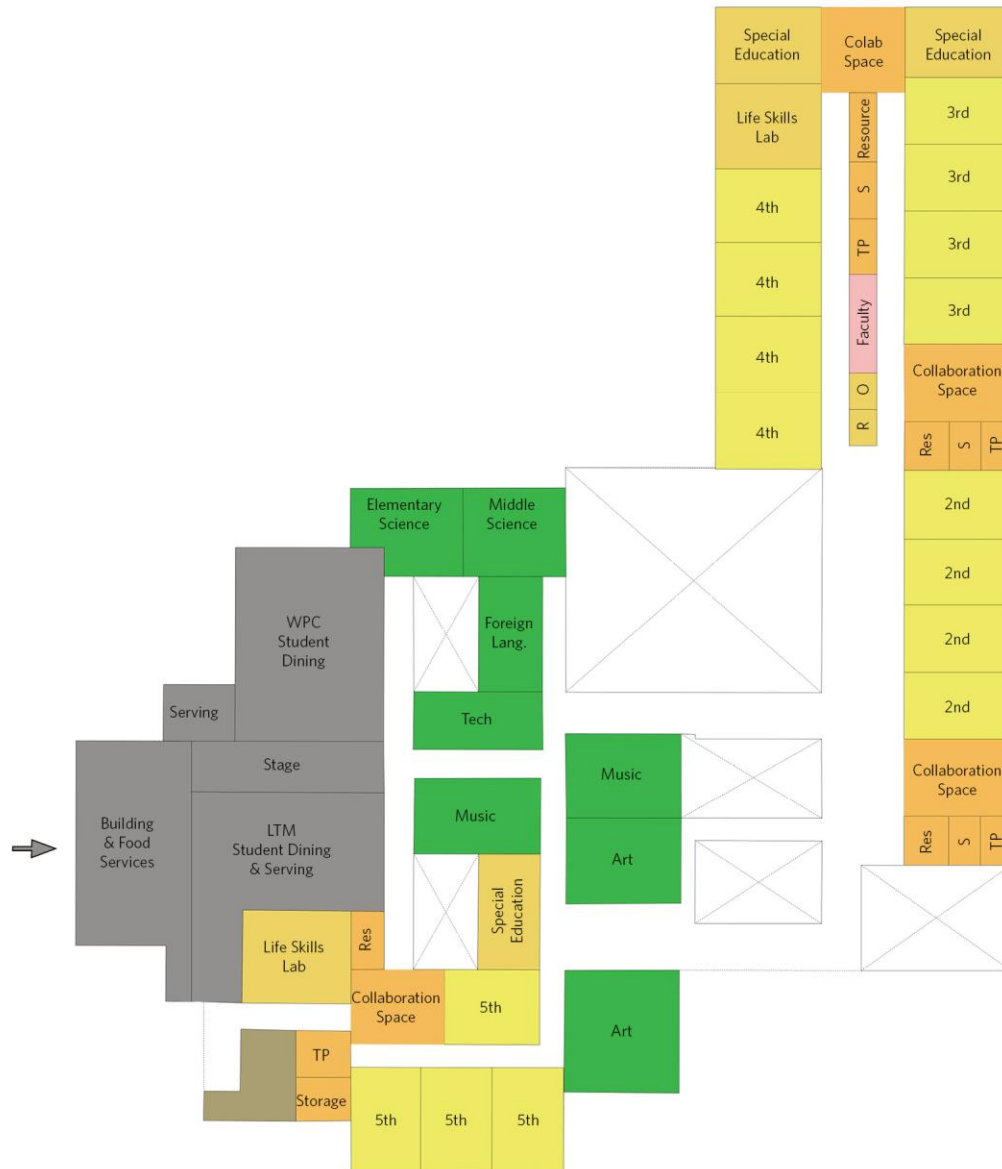
Option 2: Site Plan



Option 2: 1st Floor Plan



Option 2: 2nd Floor Plan



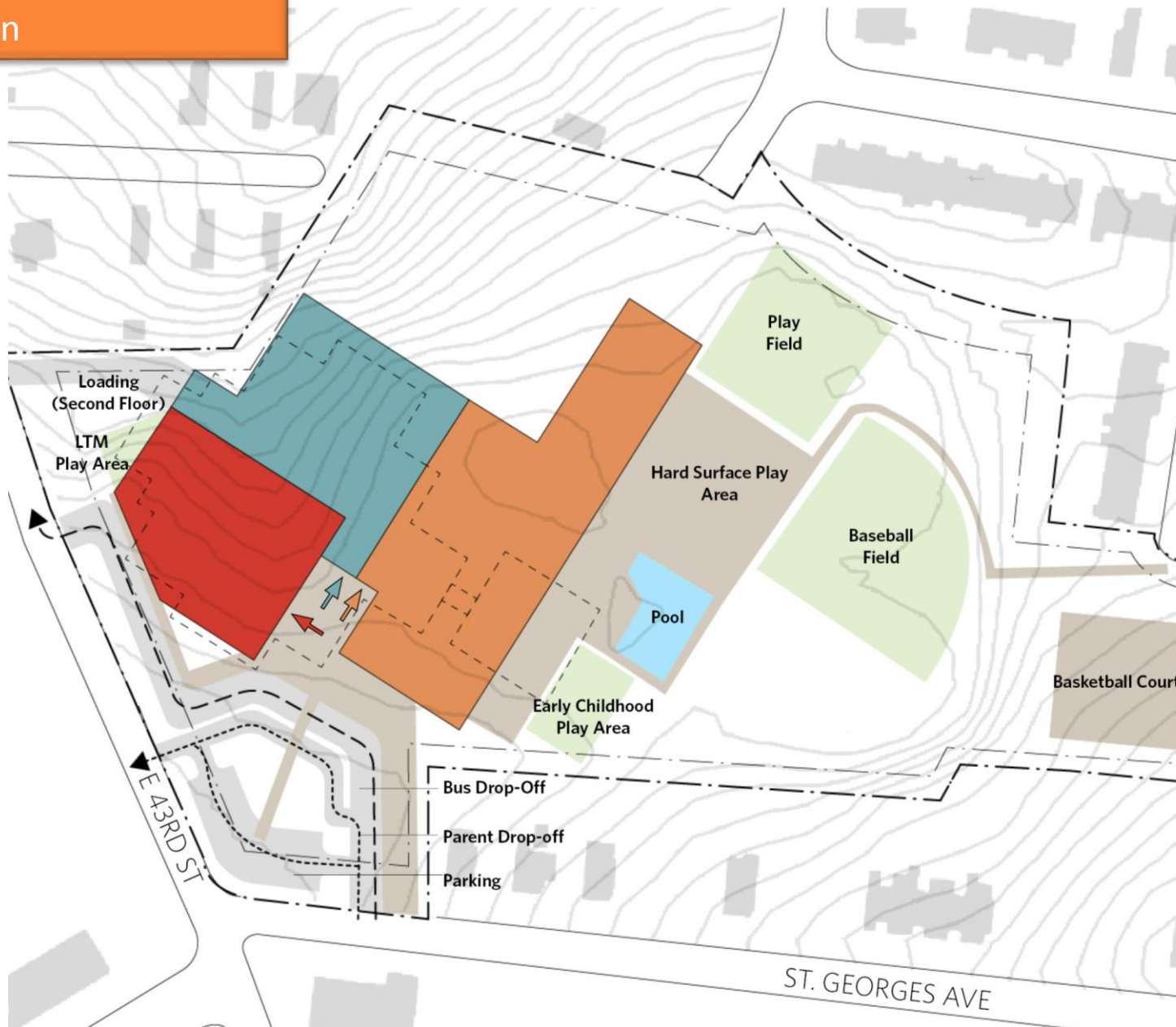
Option 2: 3rd Floor Plan



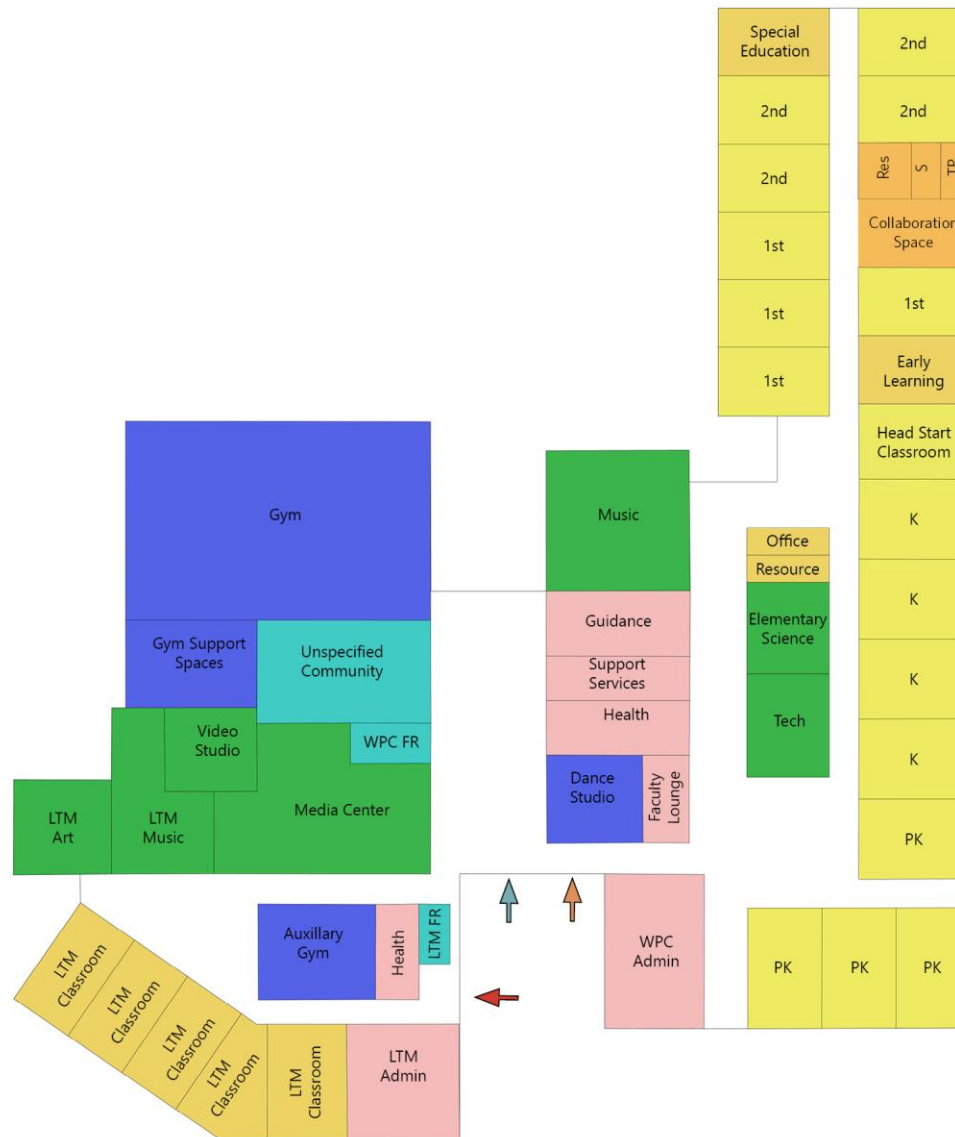
Option 2:
Pros & Cons

| PROS | CONS |
|--|--|
| Building <ul style="list-style-type: none">● Separate entrances for each school● Natural light in all classrooms Site <ul style="list-style-type: none">● Existing fields are mostly retained● Retains sense of open green space | Building <ul style="list-style-type: none">● Second floor Cafeteria and Loading● Natural light can not be added to some spaces without the addition of atriums or skylights Site <ul style="list-style-type: none">● No expansion of existing drop-off and parking area |

Option 3: Site Plan



Option 3: 1st Floor Plan



Option 3: 2nd Floor Plan



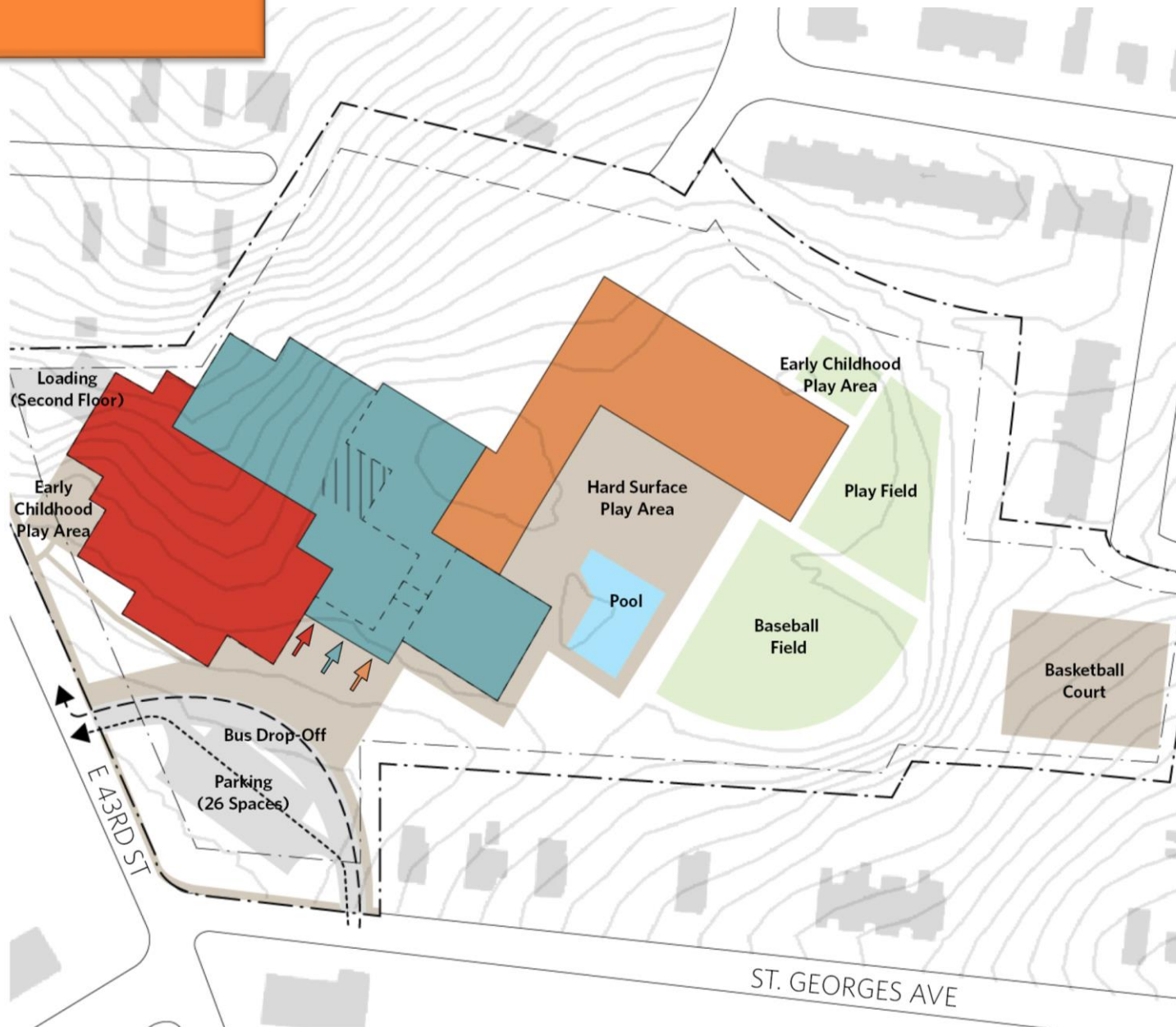
Option 3: 3rd Floor Plan



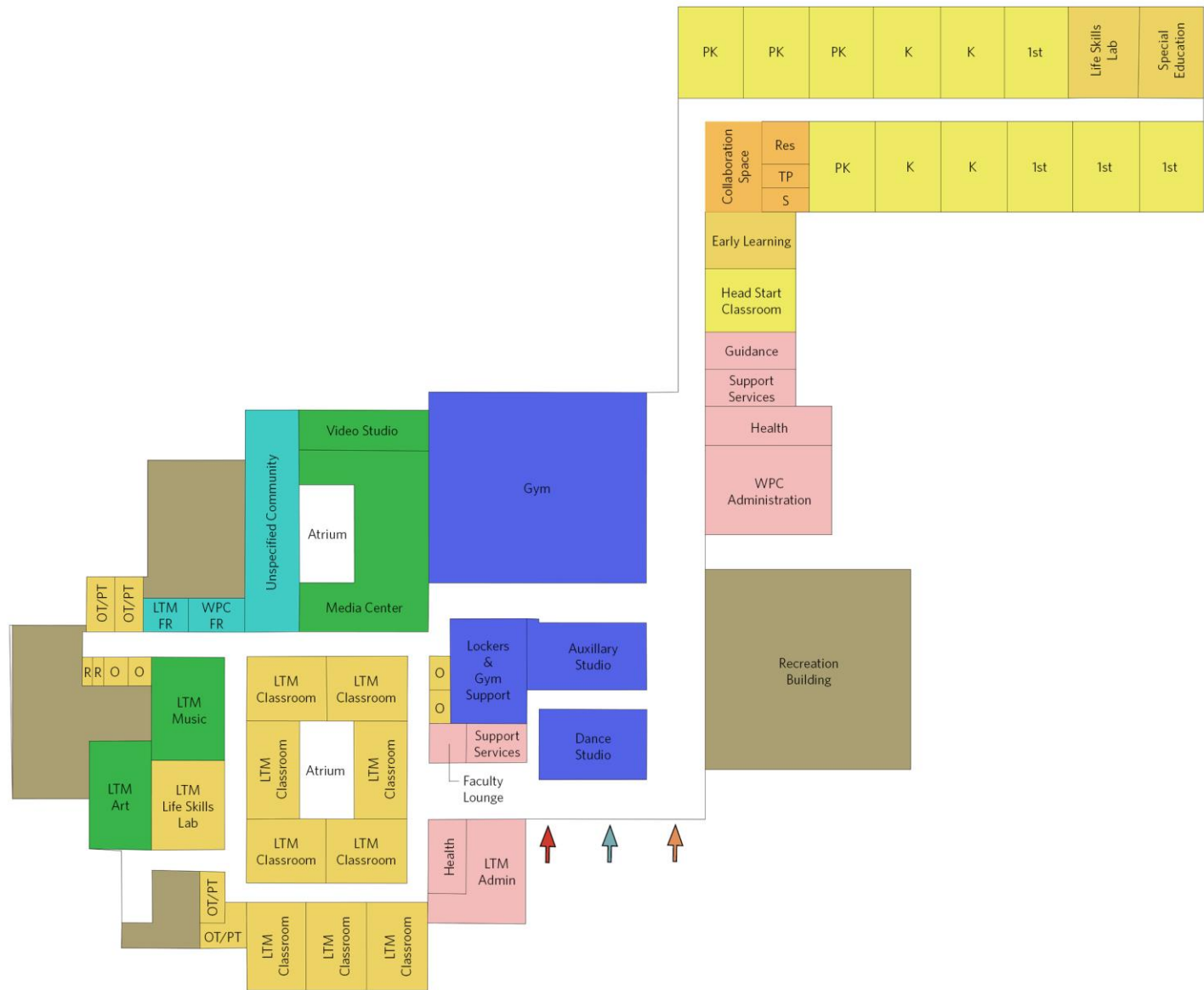
Option 3: Pros & Cons

| PROS | CONS |
|--|--|
| <p>Building</p> <ul style="list-style-type: none">• All classrooms have natural light• All spaces meet education size requirements• L.T. Murray & W.P. Carter populations fully separated• Separate entrances for each school and Community use• Clear demarcation between Community/Shared zone and school areas for afterhours uses <p>Site</p> <ul style="list-style-type: none">• Retains sense of open space• Existing fields are mostly retained• Extended bus drop-off lane and separate parent drop-off & parking• Enhanced pedestrian access | <p>Building</p> <ul style="list-style-type: none">• Second floor Cafeteria and Loading (same as existing) |

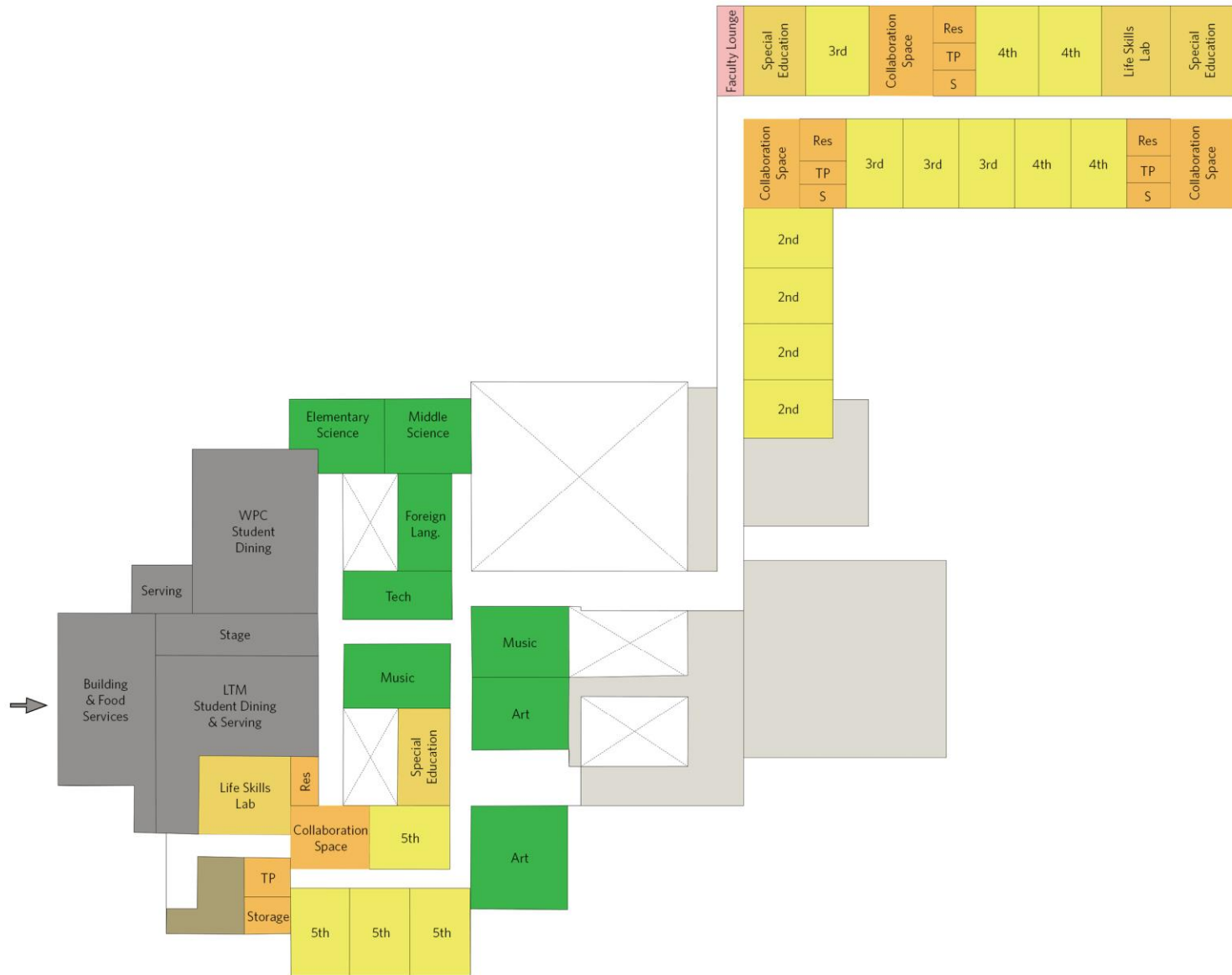
Option 4: Site Plan



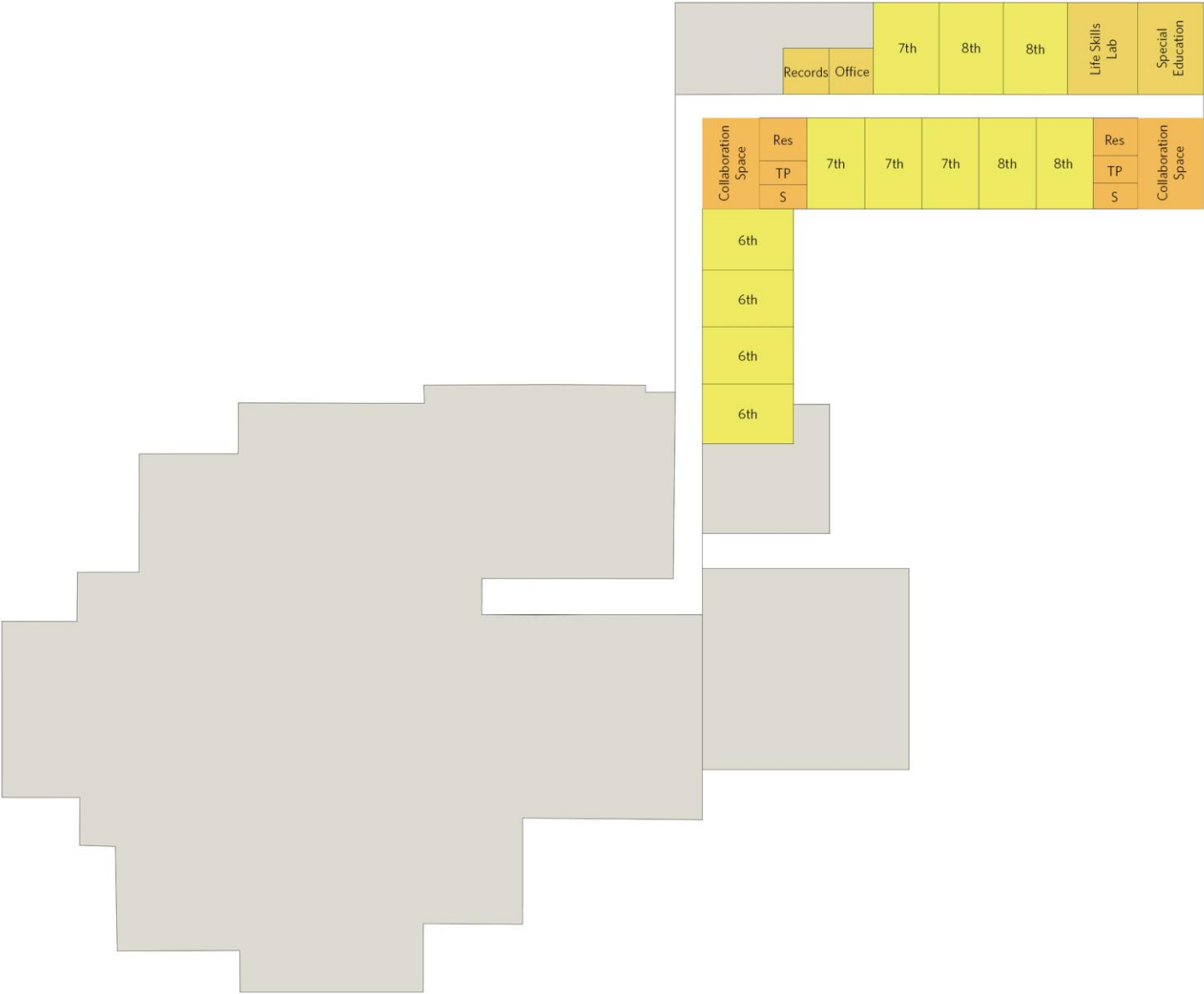
Option 4: 1st Floor Plan



Option 4: 2nd Floor Plan



Option 4: 3rd Floor Plan



Option 4: Pros & Cons

| PROS | CONS |
|---|---|
| Building <ul style="list-style-type: none"> ● Separate entrances for each school ● Natural light in all classrooms | Building <ul style="list-style-type: none"> ● Second floor Cafeteria and Loading ● Natural light can not be added to some spaces without the addition of atriums or skylights ● Long travel distance for some students to cafeteria ● 3 story WPC addition close to neighborhood houses Site <ul style="list-style-type: none"> ● No expansion of existing drop-off and parking area ● Some existing fields are removed ● Sense of open green space is diminished |

Option 1



Building

- Separate entrances for each school
- L.T. Murray & W.P. Carter populations separated

Site

- Existing fields are mostly retained

Cons Building

- Some classrooms are undersized
- Some classrooms have no natural light
- Second floor Cafeteria and Loading

Site

- No expansion of existing drop-off and parking area
- Sense of open green space is diminished

Option 2



Building

- Separate entrances for each school
- Natural light in all classrooms

Site

- Existing fields are mostly retained
- Retains sense of open green space

Cons Building

- Second floor Cafeteria and Loading
- Natural light can not be added to some spaces without the addition of atriums or skylights

Site

- No expansion of existing drop-off and parking area

Option 3



Building

- All classrooms have natural light
- All spaces meet education size requirements
- L.T. Murray & W.P. Carter populations fully separated
- Separate entrances for each school and Community use
- Clear demarcation between Community/Shared zone and school areas for afterhours uses

Site

- Retains sense of open space
- Existing fields are mostly retained
- Extended bus drop-off lane and separate parent drop-off & parking
- Enhanced pedestrian access

Cons Building

- Second floor Cafeteria and Loading (same as existing)

Option 4



Building

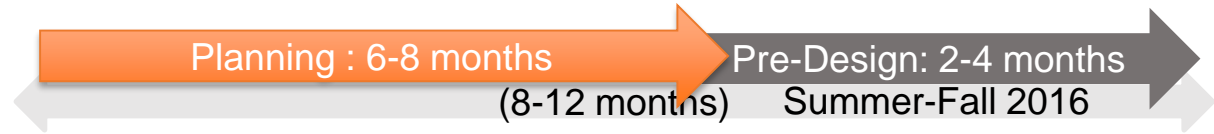
- Separate entrances for each school
- Natural light in all classrooms

Cons Building

- Second floor Cafeteria and Loading
- Natural light can not be added to some spaces without the addition of atriums or skylights
- Long travel distance for some students to cafeteria
- 3 story WPC addition closer to neighborhood houses

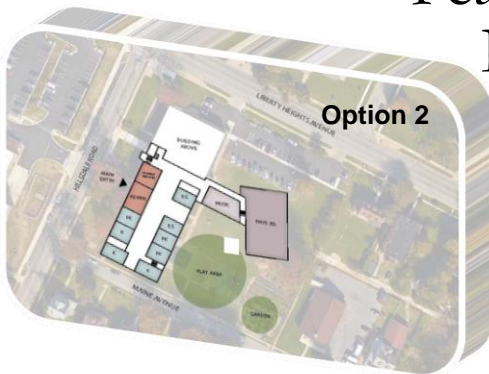
Site

- No expansion of existing drop-off and parking area
- Some existing fields are removed
- Sense of open green space is diminished



Feasibility Review

- School stakeholders provide feedback on building recommendation, June*
- 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



Timeline & Next Steps

May

- Meeting with Guilford Staff
- 50% Feasibility Study Meeting, May 11, 2016 at 5:30PM @ Guilford

June

- 95% Feasibility Study Meeting, June 1, 2016 @ 4:00PM and 5:30PM
- City Schools District staff review of Feasibility Options

July

- Board of School Commissioners approval Feasibility Study, July 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



Thank You!



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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

