



21st Century School Buildings Plan

SCHOOL Walter P. Carter Building

COMMUNITY MEETING Feasibility Study | May 10, 2017

BALTIMORE CITY
PUBLIC SCHOOLS



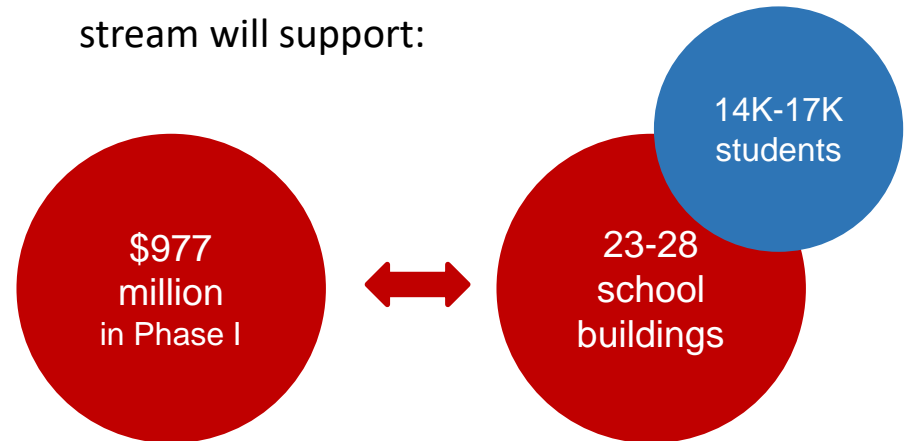
21st Century School Buildings Program Update

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.

Shift in Timeline: *Details of Activity*

May 6, 2014	Oct 20, 2015	Apr 21, 2016	May 11, 2016	June 1, 2016	???	Feb 2, 2017	May 10, 2017
Orientation	Essential Elements	50% Feasibility Study Meeting	50% Feasibility Study Meeting	95% Feasibility Study Meeting		Informational Meeting	Feasibility Study Meeting



1. Architect asked to increase separation between the (2) schools and to show Lois T. Murray on (1) floor.
2. Change order submitted to request Architect's re-working of options.
3. City Schools' Board approved the change order.
4. Architects presented additional options – none were acceptable to 21st CSBP internal team.
5. Architects went back to the drawing board.
6. Update meeting was held at Walter P. Carter.
7. ???? City Schools and Architect conducted a working session to go over site plans with viable options.
8. ???? None w/ outcome. Met w/ Rec & City Planning. (Pool after 5-7).

Previous 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

Previous 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

Previous 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
- Lois T. Murray is on two floors

Previous 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



Where we are

Schedule (18 schools)

- ✓ Board approval
- ✓ Architectural procurement and design process
- ✓ Construction procurement and mobilization process,
- ✓ Swing Space and transition management for the schools and communities, and opened by September 2020 - (10 in 2019, 8 in 2020).
- ✓ New Walter P Carter is currently scheduled to open in September 2019.

Meeting Utilization Measure Milestones: the 21st Century Schools Buildings Program schools are all part of a formula for occupancy that ensures continued funding for the overall program - no one school stands alone.

Therefore, core decisions that change the schedule or the original estimate for Walter P. Carter project will impact the entire portfolio of schools.

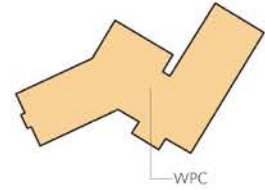
Impact on Other School Projects in the Plan: (Related to utilization issue)

Addressing community, transition and academic requirements in alignment with the school project schedule

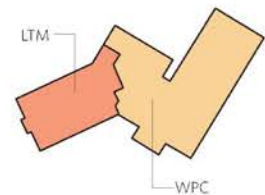
Option 9: Site Plan



- New Building
- Demolition
- Storm Drain
- Walter P Carter School Entrance
- Community Entrance
- Lois T Murray School Entrance
- Service / Loading Dock



Level 2



Level 1

Walter P. Carter Classrooms and Spaces w/ Updates

(8) Pre K and Kindergarten Classrooms	(3) Pre K and Kindergarten Classrooms	1 Foreign Language Classroom
(8) Grade 1 and 2 Classrooms	(6) Grade 1 and 2 Classrooms	(1) Media Center
(12) Grade 3, 4, and 5 Classrooms	(9) Grade 3, 4, and 5 Classrooms	1 Technical Education Classroom
(12) Grade 6, 7, and 8 Classrooms	(9) Grade 6, 7, and 8 Classrooms	(2) Music Rooms
(7) Collaborative Learning Areas		(2) Visual Art Studios
(1) Head Start		(1) Cafeteria/Auditorium (Cafetorium)
(4) Special Education Classrooms	(3) Special Education Classrooms	(1) Gymnasium
(3) Life Skills Classrooms		(1) Dance Studio
1 Early Learning Environment Classroom		Administrative, Health Suite
1 Middle Science Lab		(1) Student Services Room
(1) Elementary Science Lab		Community Spaces (shared)

Lois T. Murray Classrooms and Spaces w/ Updates

(9) Special Education Classrooms	(6) Special Education Classrooms	Administrative, Health Suites
(1) Life Skills Lab		(1) Cafeteria
(4) OT/PT Areas	(0) OT/PT Areas	Student Support Services
(1) Visual Arts Studio		Community Space (shared)
(1) Music Room		Media Center (shared)
(1) Auxiliary Gymnasium		



Goals

- To meet Educational Specifications for Walter P. Carter programs and enrollment to include students living in Guilford and Walter P. Carter zone
- To meet Educational Specifications for Lois T. Murray school program
- To create distinct spaces for two school programs, separate classrooms and administrative areas with access to shared spaces like Media Center
- To maintain field and green space for outdoor learning opportunities and play
- To understand and gather information on maintaining the pool and recreation center
- To provide community access to community/partnership and collaborative space while limiting travel through academic areas

Challenges

- Steep 30 foot elevation change on the Southwest side of the site
- Steep 10 foot elevation change on the North side of the site
- Irregularly shaped site with limited street frontage
- Community pool and recreation center are in the center of the site, recreation center is attached to existing school building
- Access for loading is limited
- Retaining the recreation center would require work not include in the 21st 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 152,943 SF of program, creating a square footage deficient of: 77,487 SF

Steep Hill



View from top of hill – two stories in height

Steep Hill



Slope 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

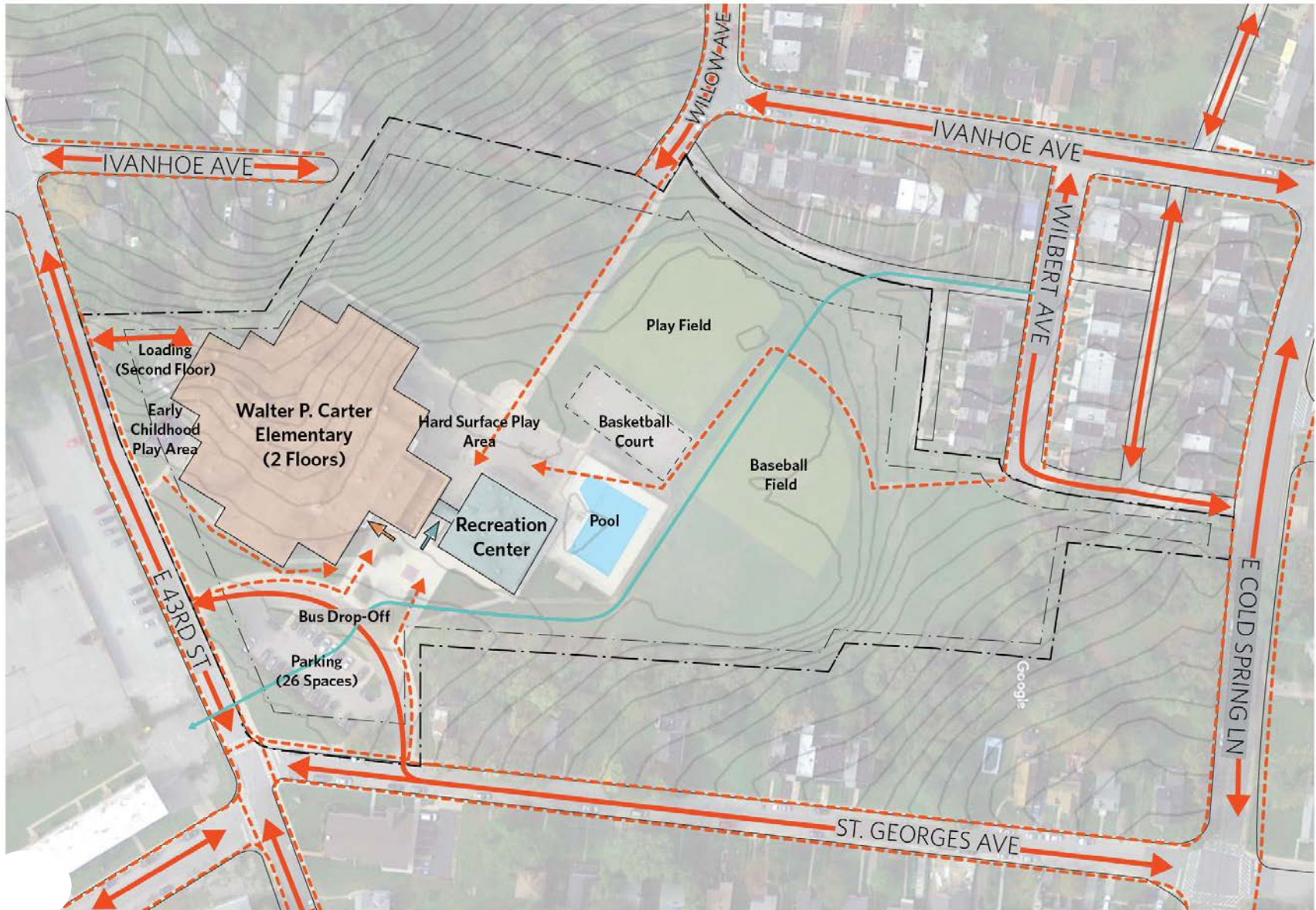


Existing Conditions

Original Building

Pedestrians

Vehicles

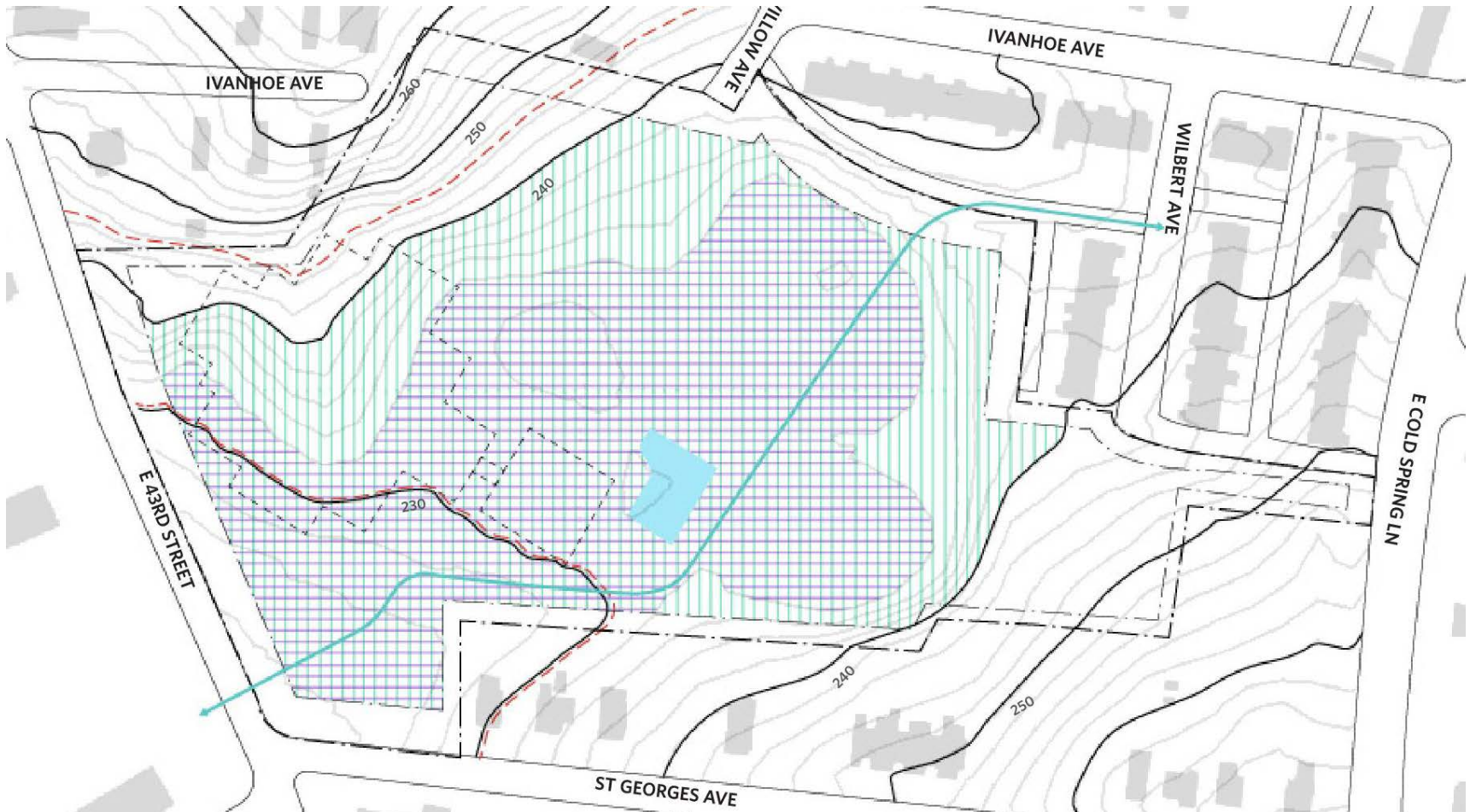


Topography and Setbacks

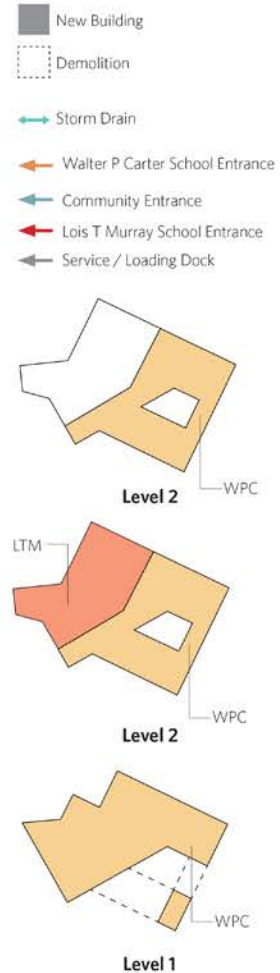


Front: 40 ft
Street Corner Side: 30 ft
Interior: 15 ft
Rear: 40 ft

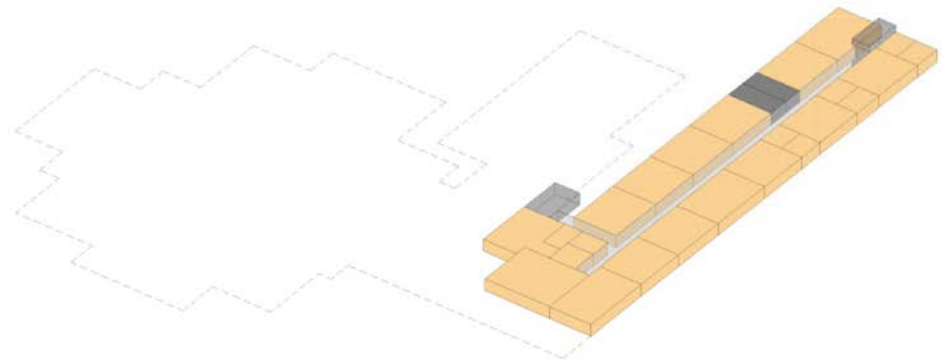
Available Site Area for Building and Recreation



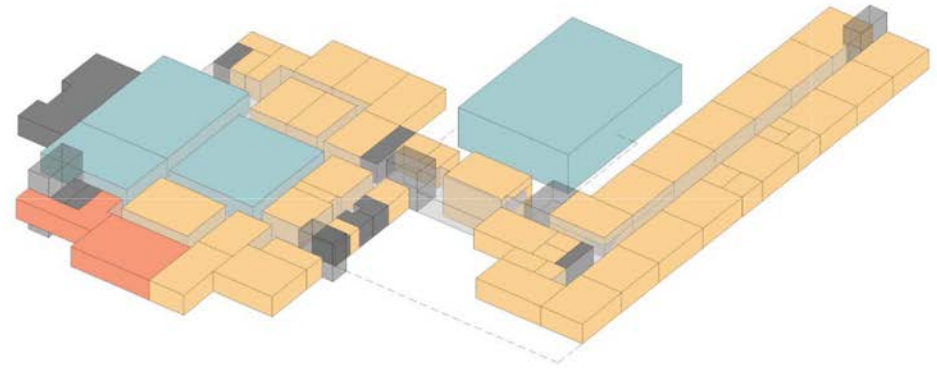
Layout 5 Site Plan



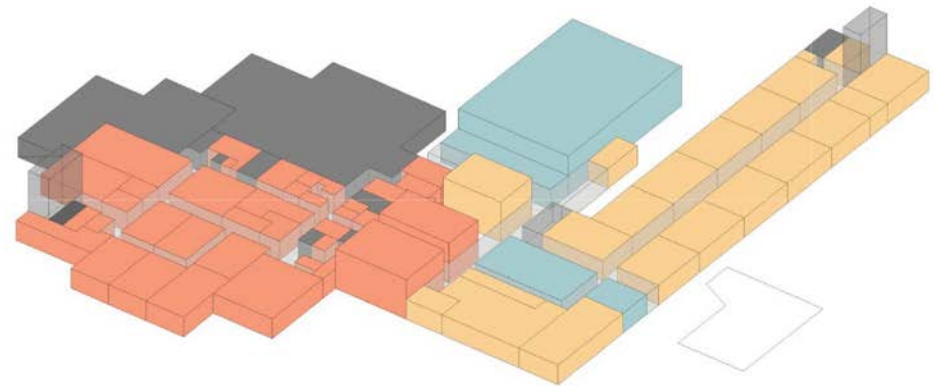
Layout 6 Stacking Diagram



Level 3



Level 2



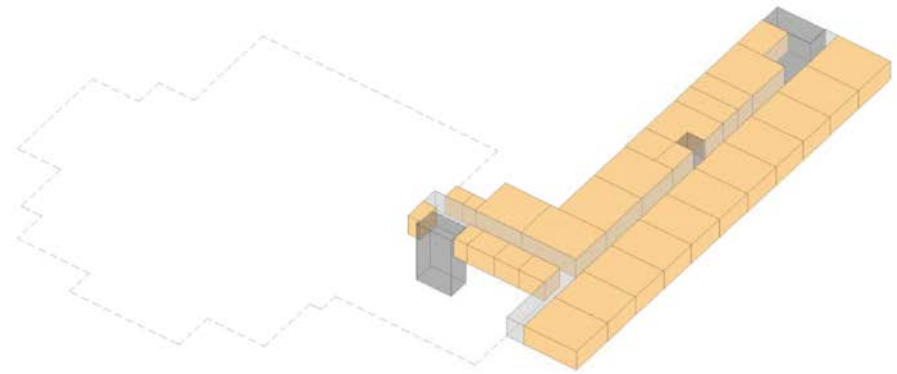
Level 1



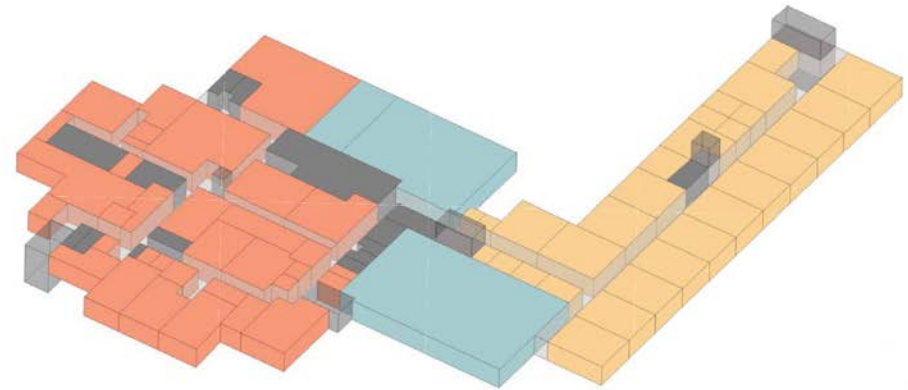
Layout 7 Stacking Diagram



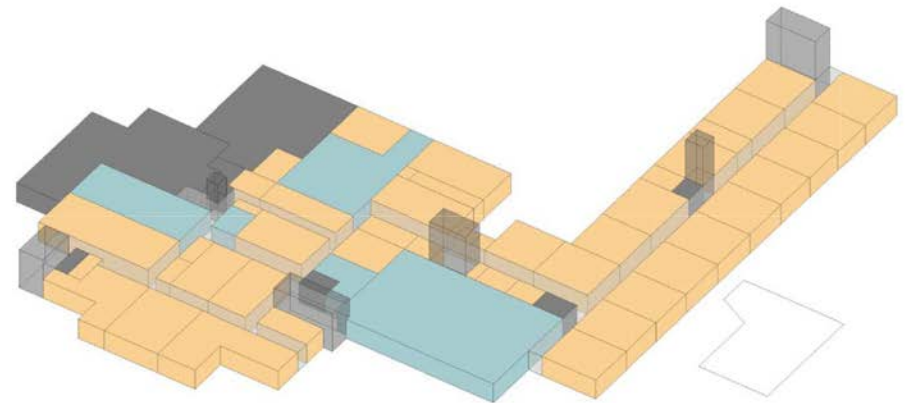
Level 3



Level 2

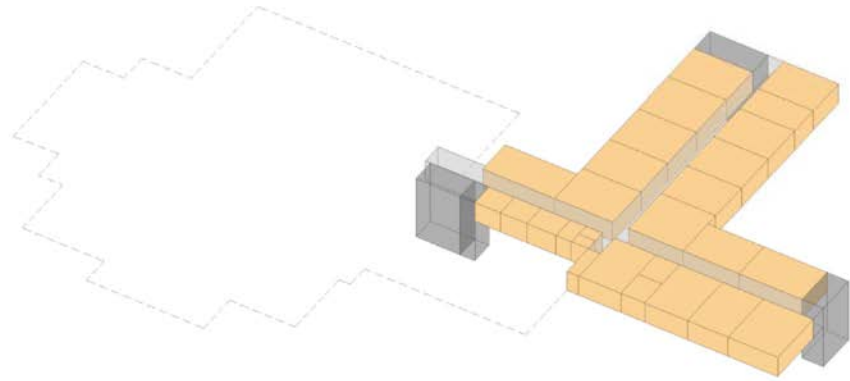


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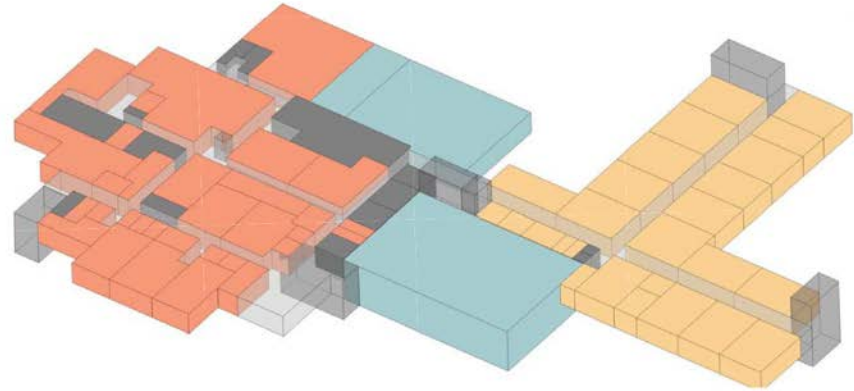


- Walter P Carter
- Shared School & Community Spaces
- Lois T Murray

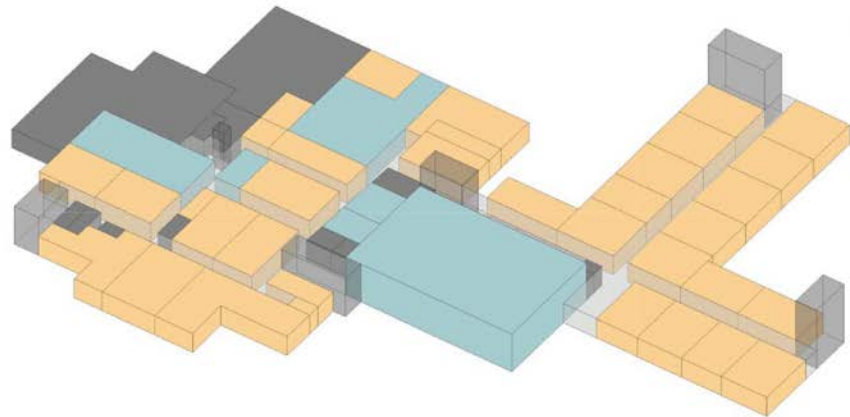
Layout 8 Stacking Diagram



Level 3



Level 2



Level 1



Layout 5



Pros

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

- Courtyard

Layout 6



Pros

Building

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

Site

- Existing fields are mostly retained

Cons

Building

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

Site

- No expansion of existing drop-off and parking area

Layout 7



Pros

Building

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

Site

- Existing fields are mostly retained

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

Layout 8



Pros

Building

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

Site

- Existing fields and sense of open space are mostly retained

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

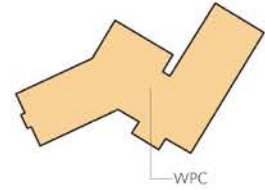
Working Process



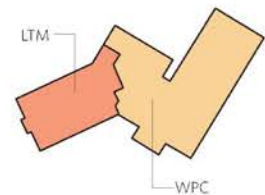
Option 9: Site Plan



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Level 2

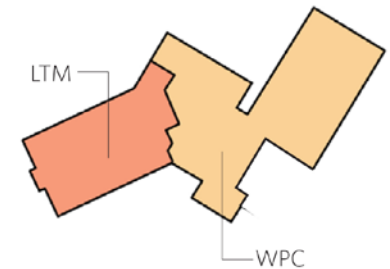


Level 1

Option 9: First Floor



- Administration
- Gym
- Community
- Food
- Media, Fine Arts, Science
- Classrooms - General
- Special Education
- Resource Spaces
- Building Services



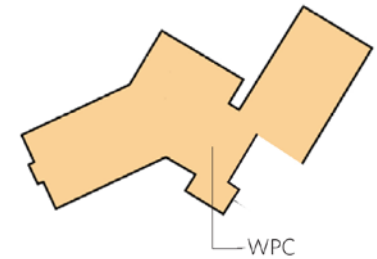
Level 1

Option 9: Second Floor



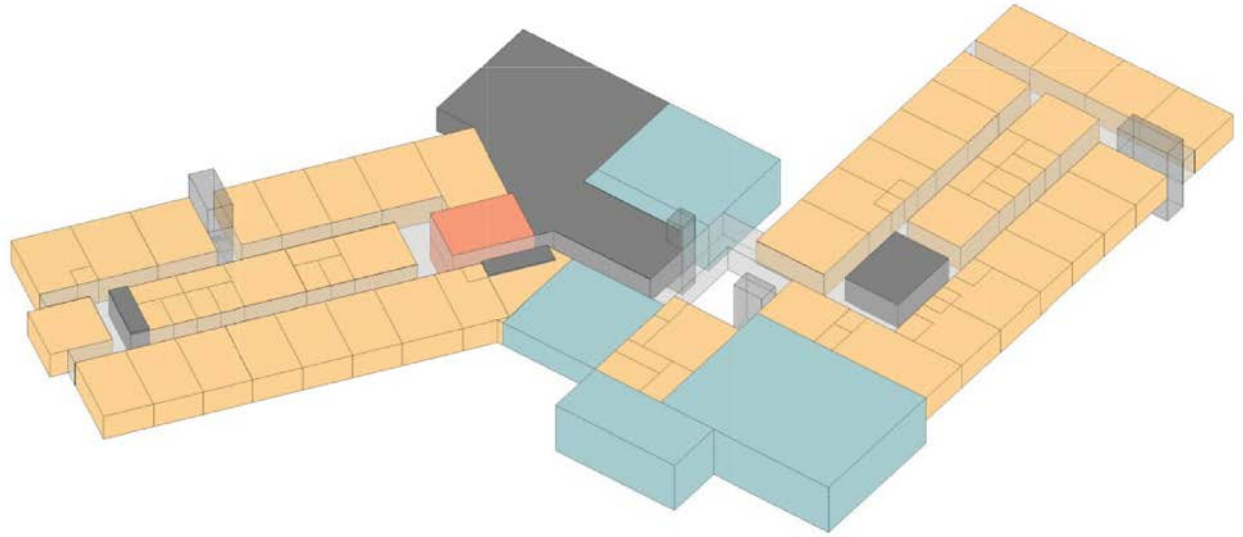
0' 20' 40' 80'

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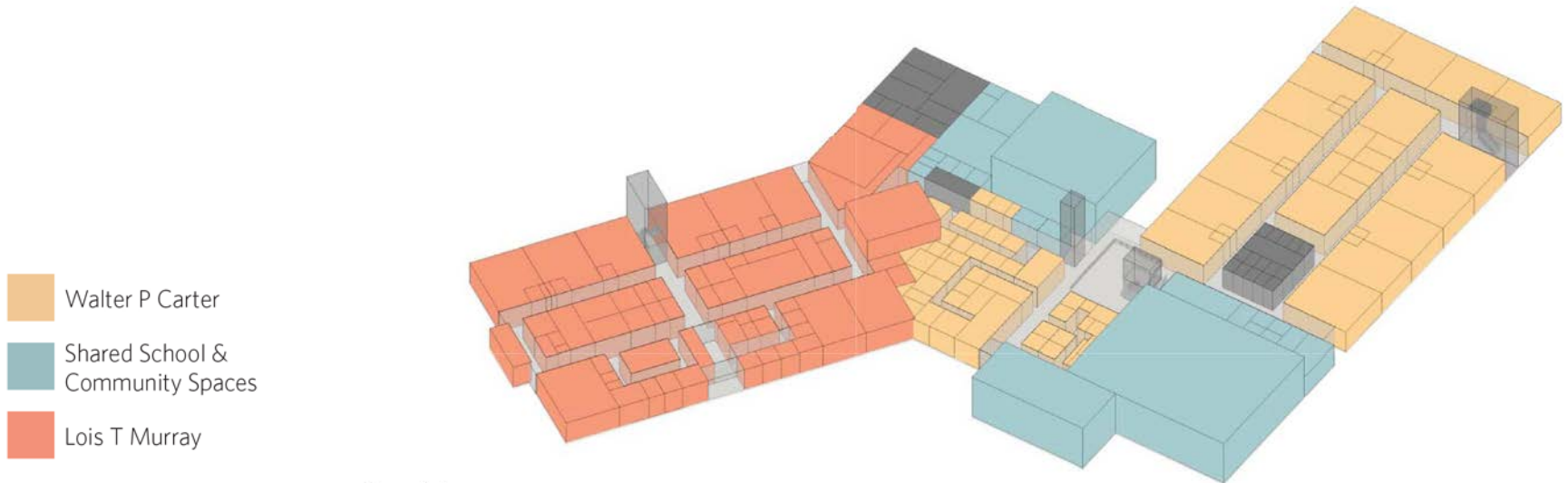


Level 2

Option 9: Stacking Diagram



Level 2



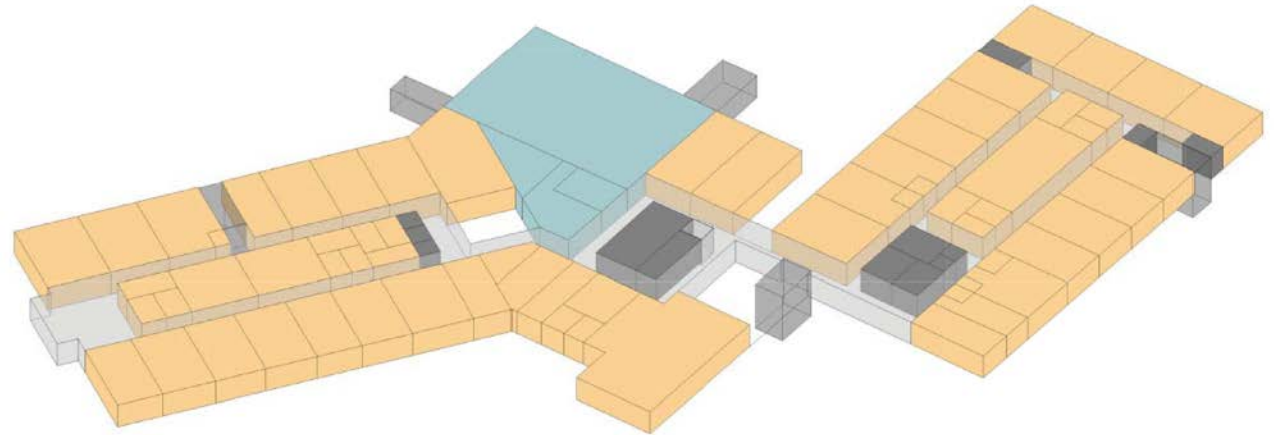
Level 1



Option 9: Pros & Cons

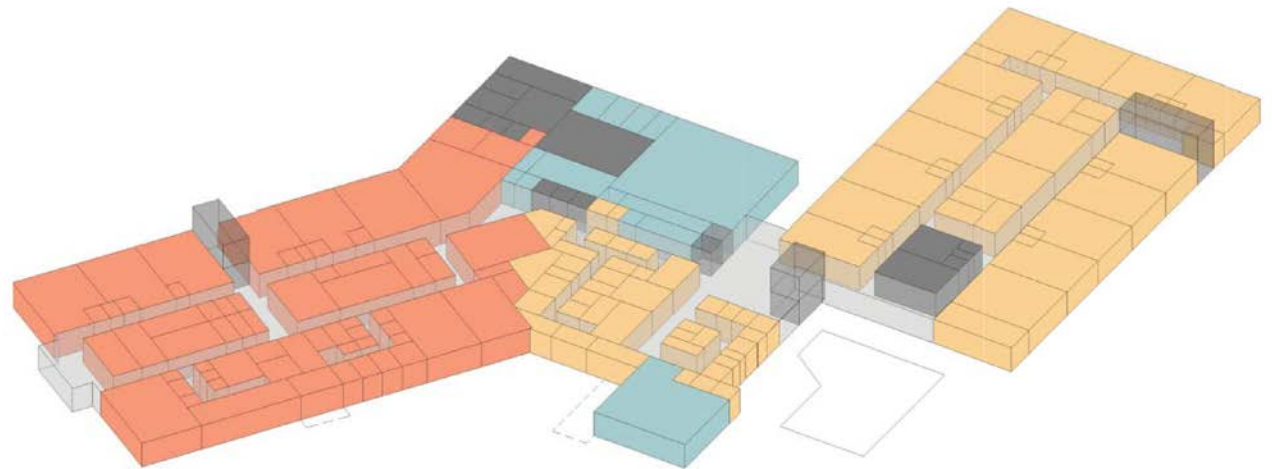
PROS	CONS
<p>Building</p> <ul style="list-style-type: none">● All classrooms have natural light● All spaces meet education size requirements● L.T. Murray & W.P. Carter populations fully separated● Separate entrances for each school and Community use● Clear demarcation between Community/Shared zone and school areas for afterhours uses <p>Site</p> <ul style="list-style-type: none">● Extended bus drop-off lane and separate parent drop-off & parking● Enhanced pedestrian access	

Option 10: Stacking Diagram



Level 2

- Walter P Carter
- Shared School & Community Spaces
- Lois T Murray



Level 1

Option 10: 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">● Extended bus drop-off lane and separate parent drop-off & parking● Enhanced pedestrian access	<ul style="list-style-type: none">● Constructing a building close to the existing pool in its current condition would potentially damage the pool further

Option 9



Pros

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

- Extended bus drop-off lane and separate parent drop-off & parking
- Enhanced pedestrian access

Option 10



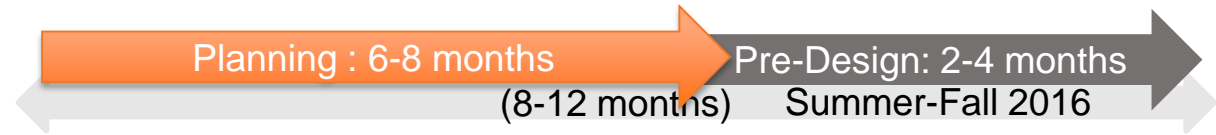
Pros

Building

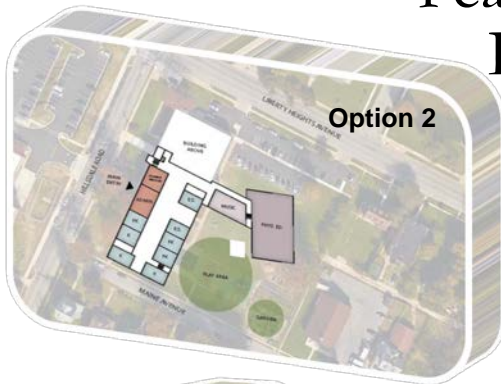
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Site

- Extended bus drop-off lane and separate parent drop-off & parking
- Enhanced pedestrian access



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

Design

Planning : 6-8 months

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

Design: 10-12 months
Winter 2017



Winter 2016

Design: 10-12 Months

Meeting #5 Concept



Meeting #6 Schematic



Meeting #7 Design Development



Meeting #8 Final Drawings



Questions?

CONTACTS

Nicole Price

Communications Coordinator
21st Century School Buildings Program
klsummerville@bcps.k12.md.us
(443) 642-4600

Karen Summerville

Communications Coordinator
21st Century School Buildings Program
klsummerville@bcps.k12.md.us
(443) 642-4600



WEBSITE

baltimore21stcenturyschools.org



FACEBOOK

@21stCenturySchoolBuildingsProgram



TWITTER

@21stCSBaltimore

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

James T. Smith, Jr.

Chief of Strategic Alliances
City of Baltimore

Joan T. Schaefer

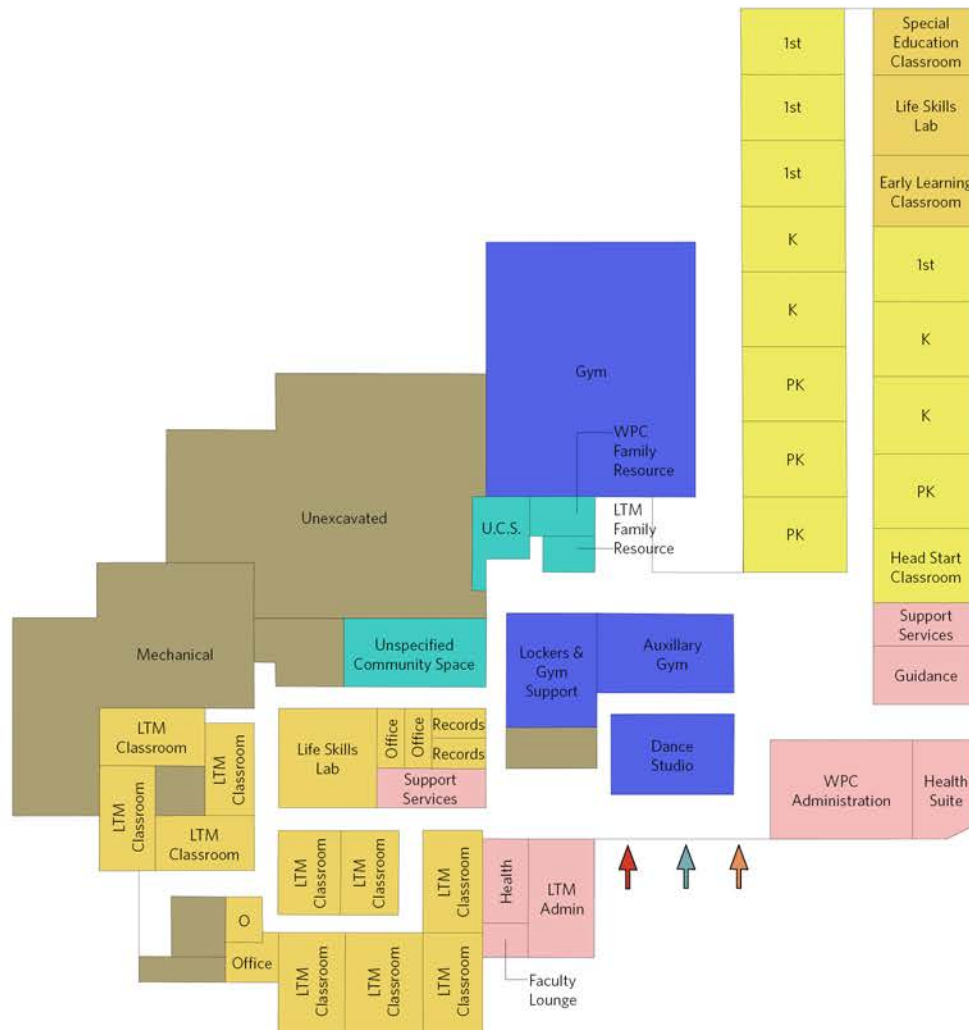
Acting Executive Director, Public School Construction Program
State of Maryland



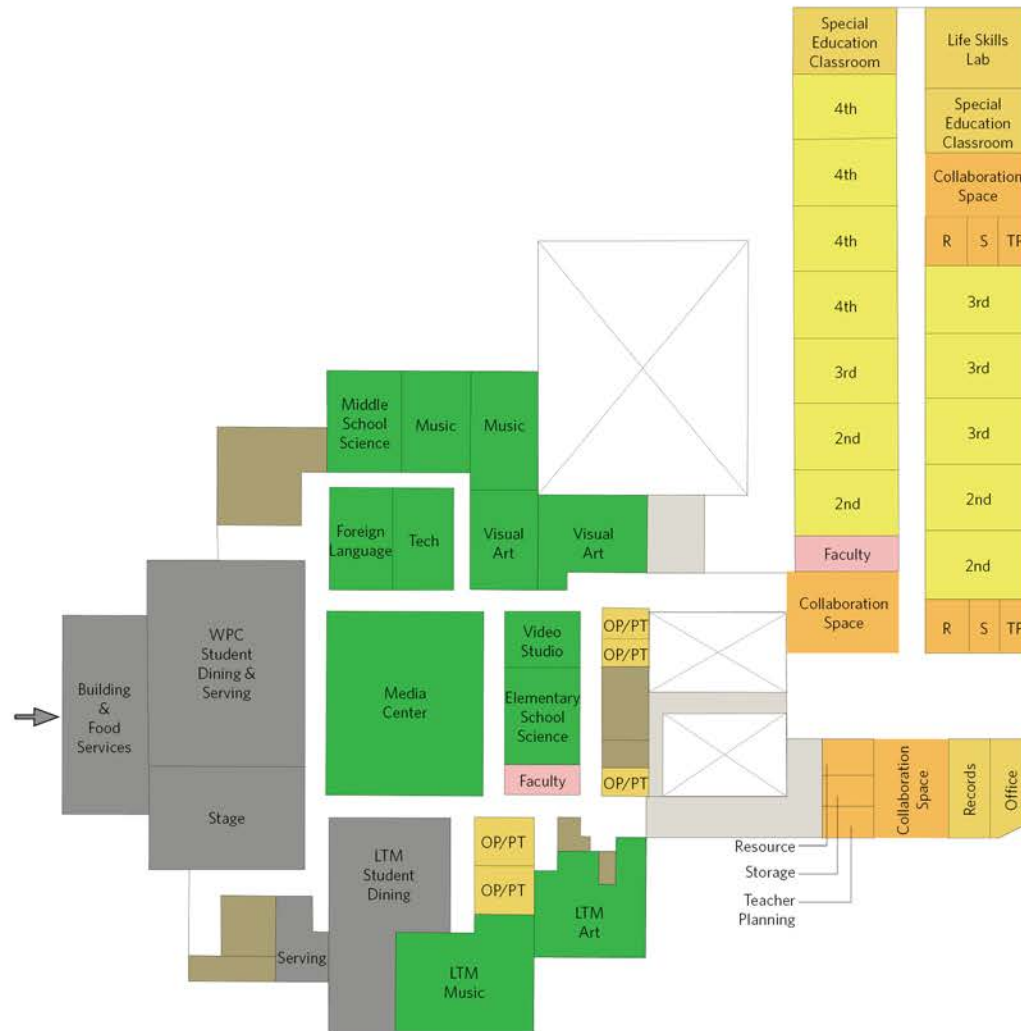
Option 1: Site Plan



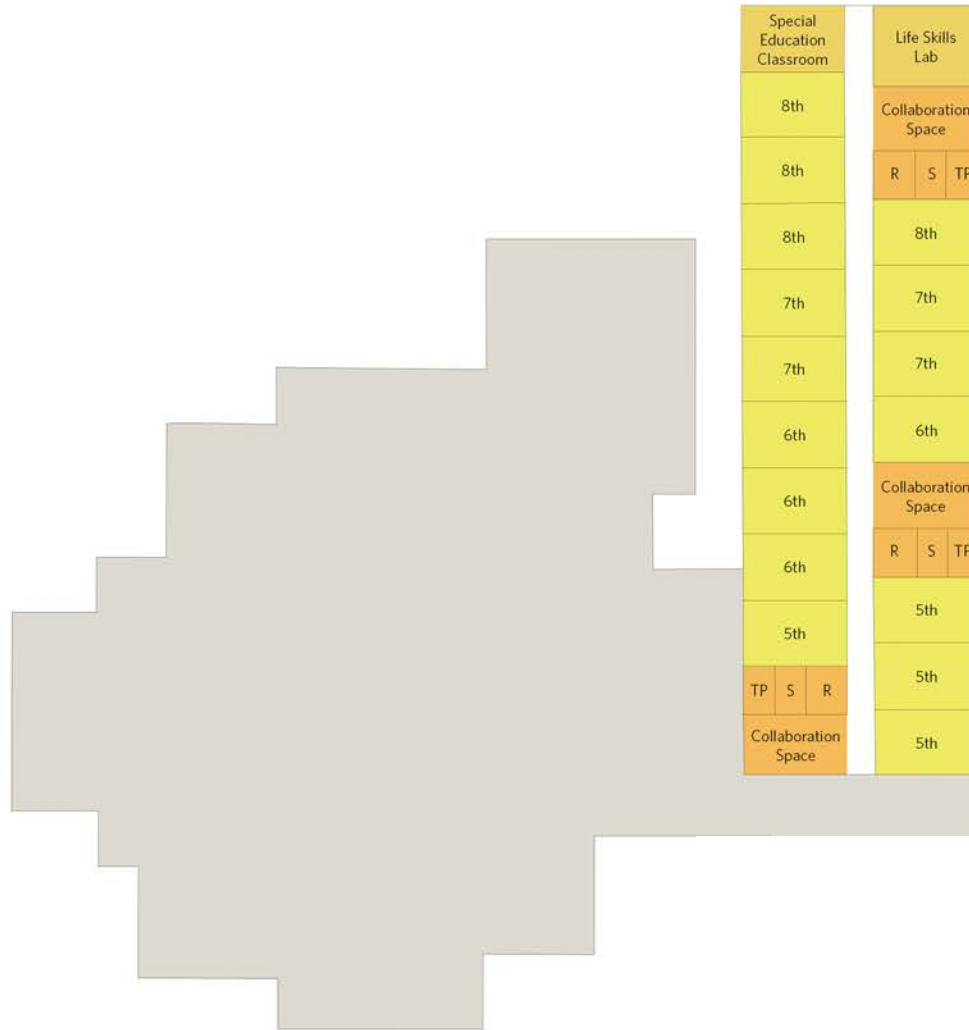
Option 1: 1st Floor Plan



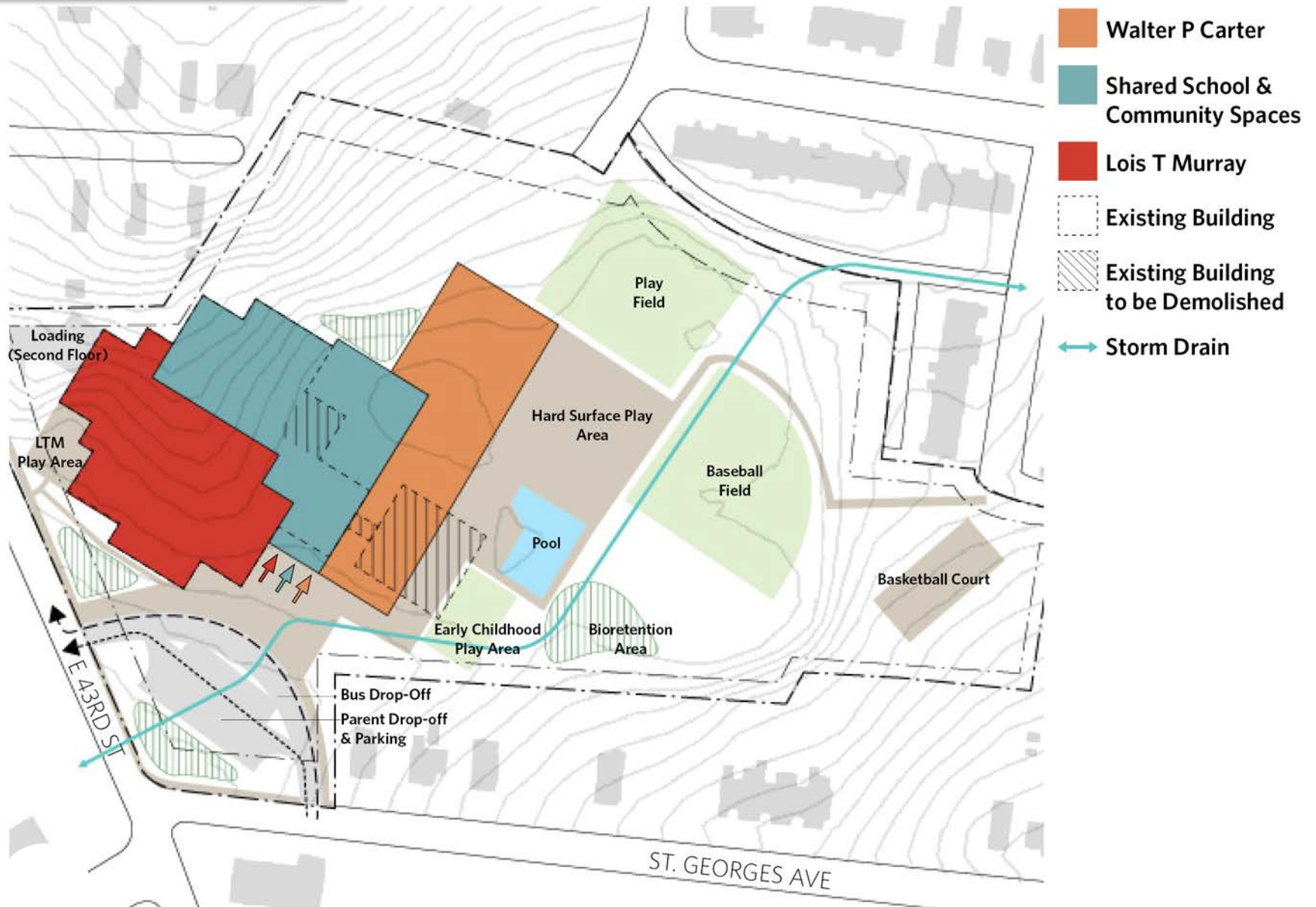
Option 1: 2nd Floor Plan



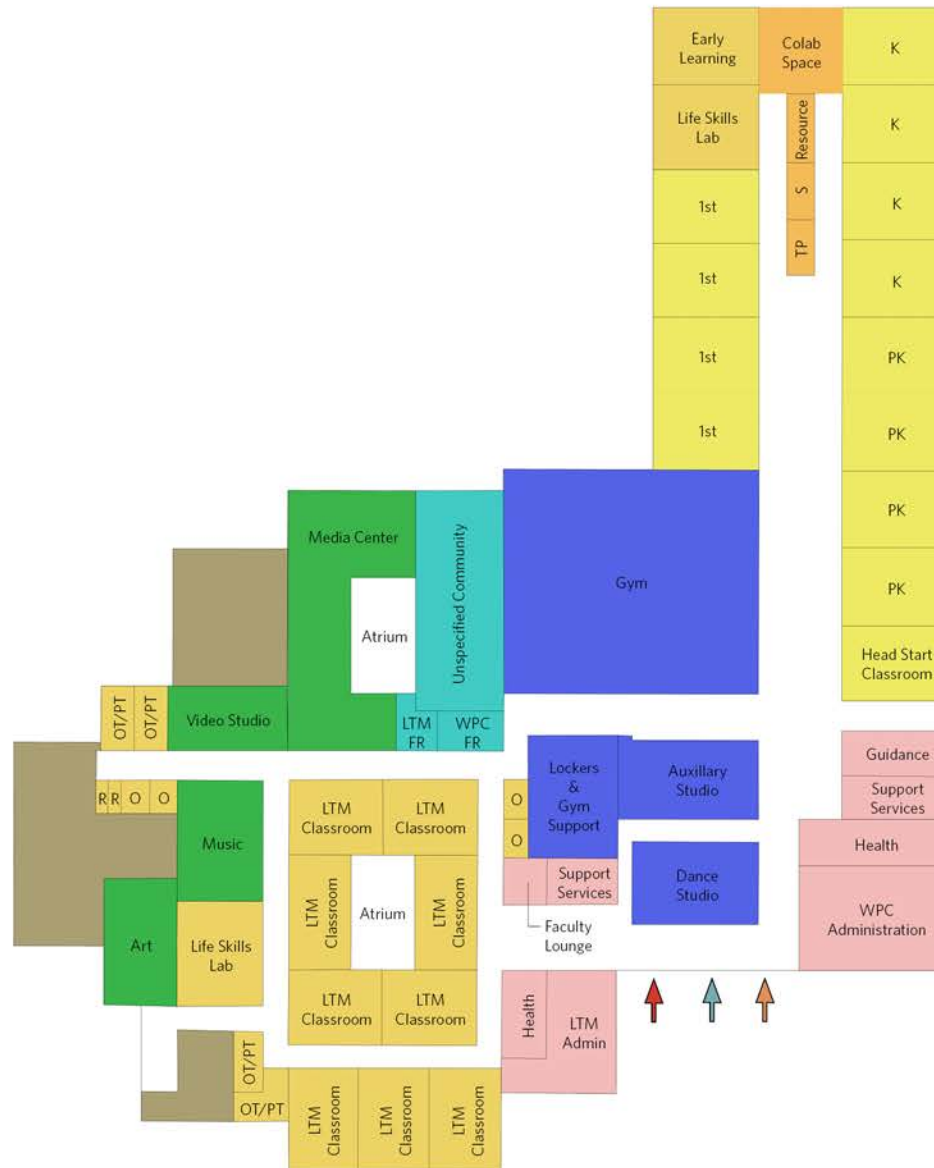
Option 1: 3rd Floor Plan



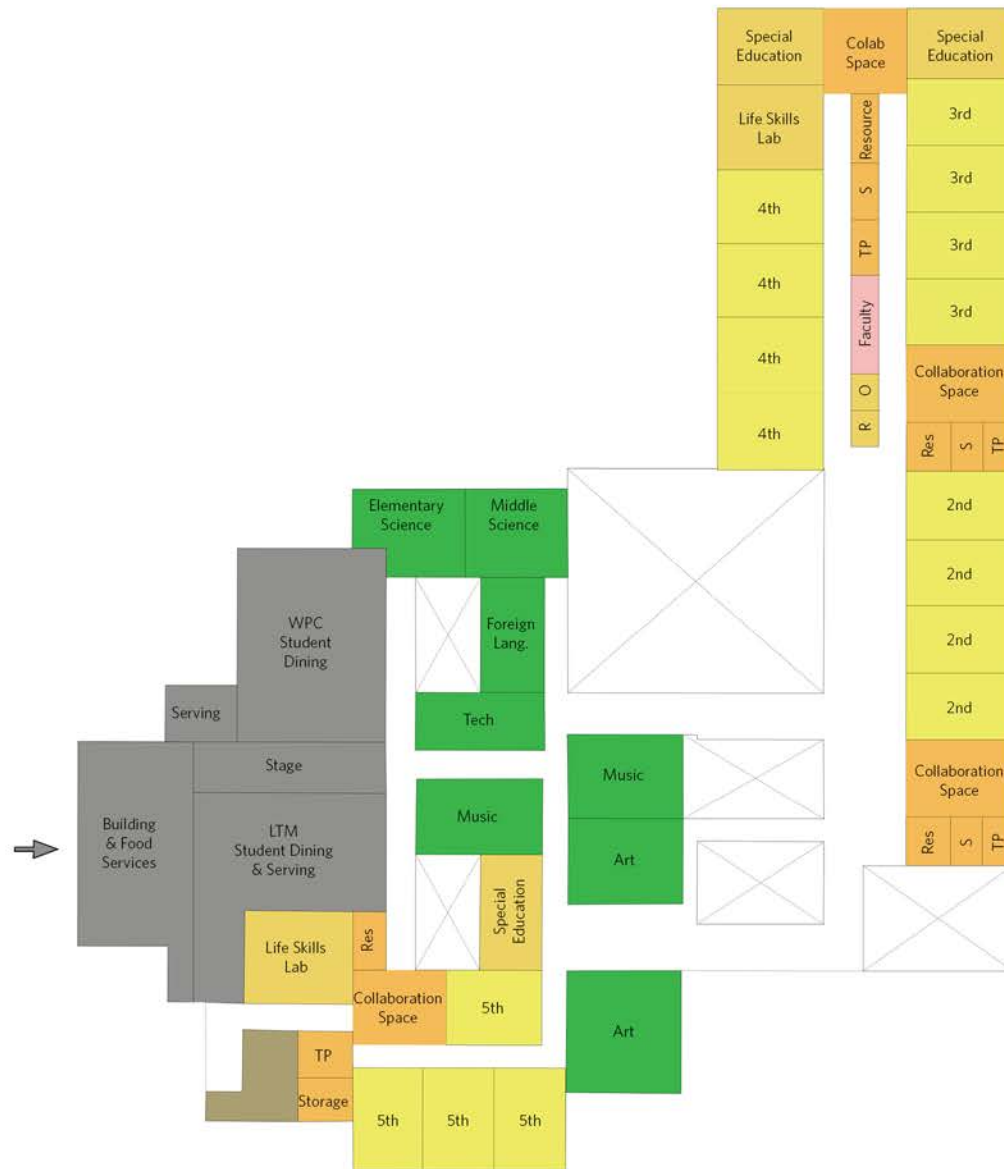
Option 2: Site Plan



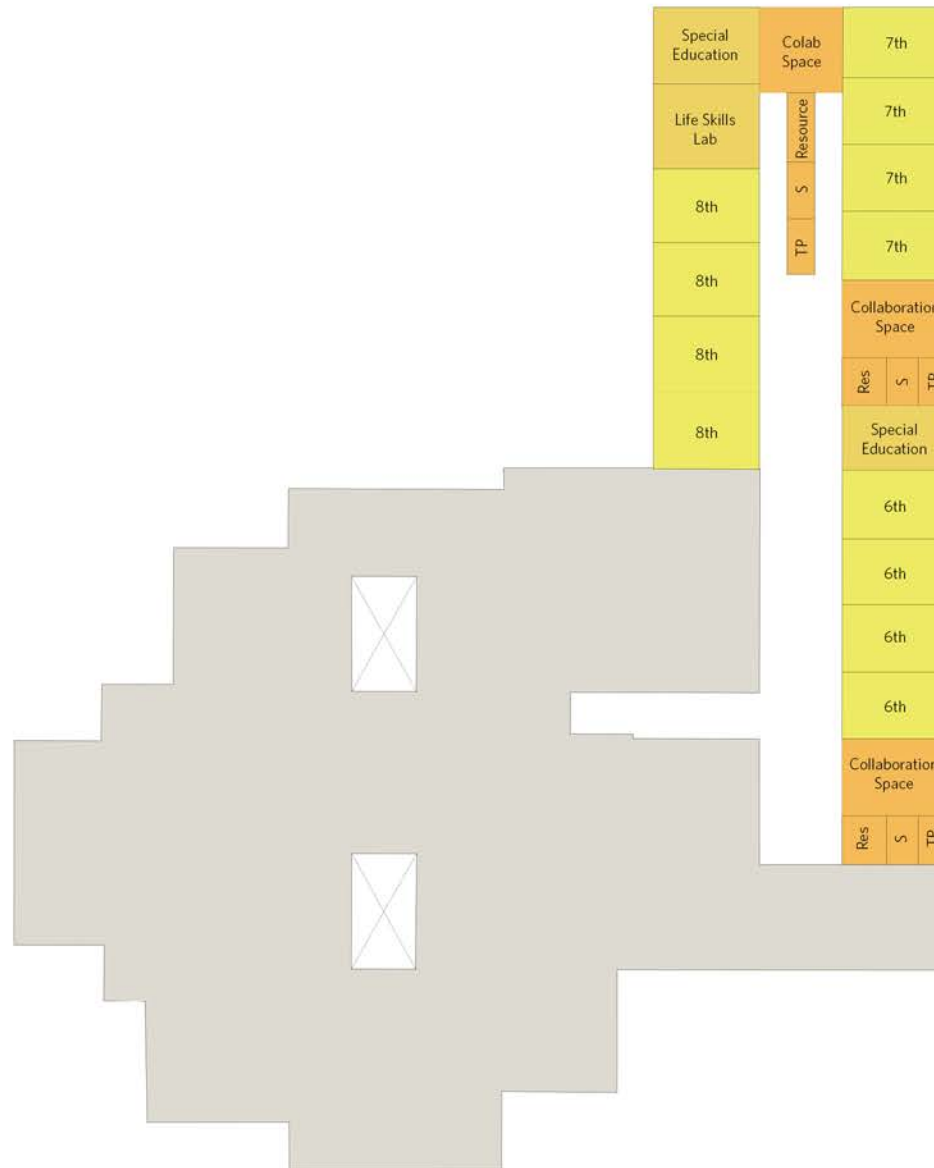
Option 2: 1st Floor Plan



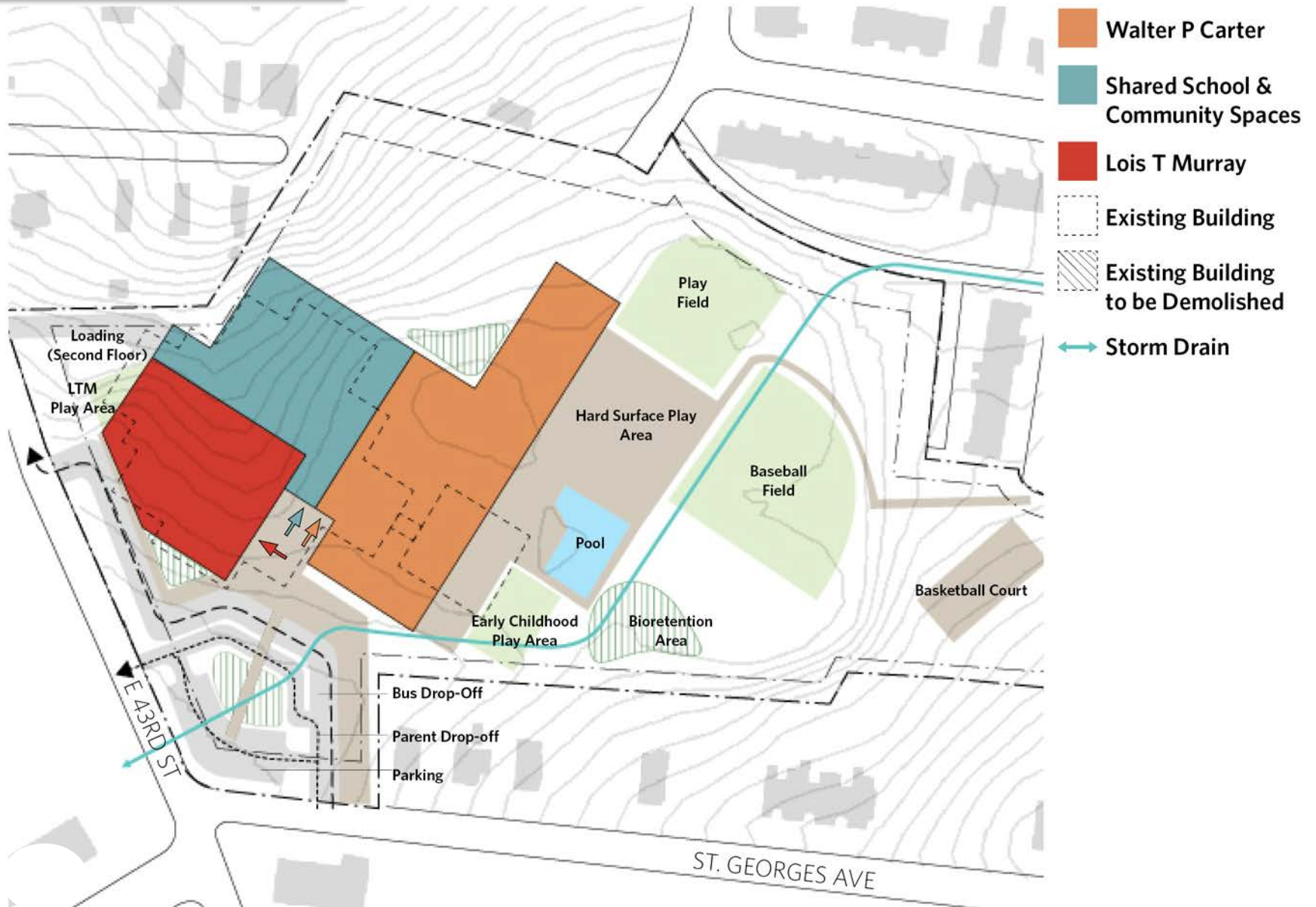
Option 2: 2nd Floor Plan



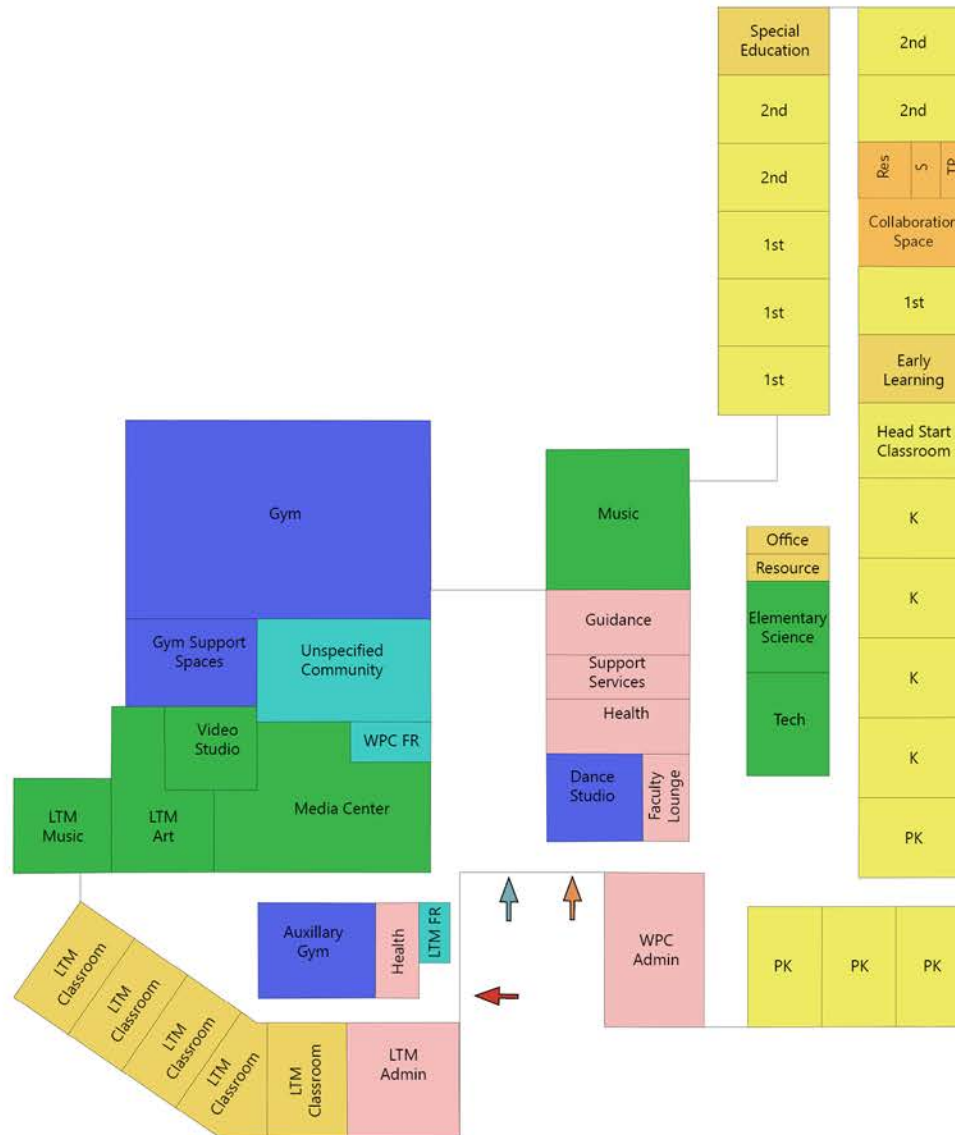
Option 2: 3rd Floor Plan



Option 3: Site Plan



Option 3: 1st Floor Plan



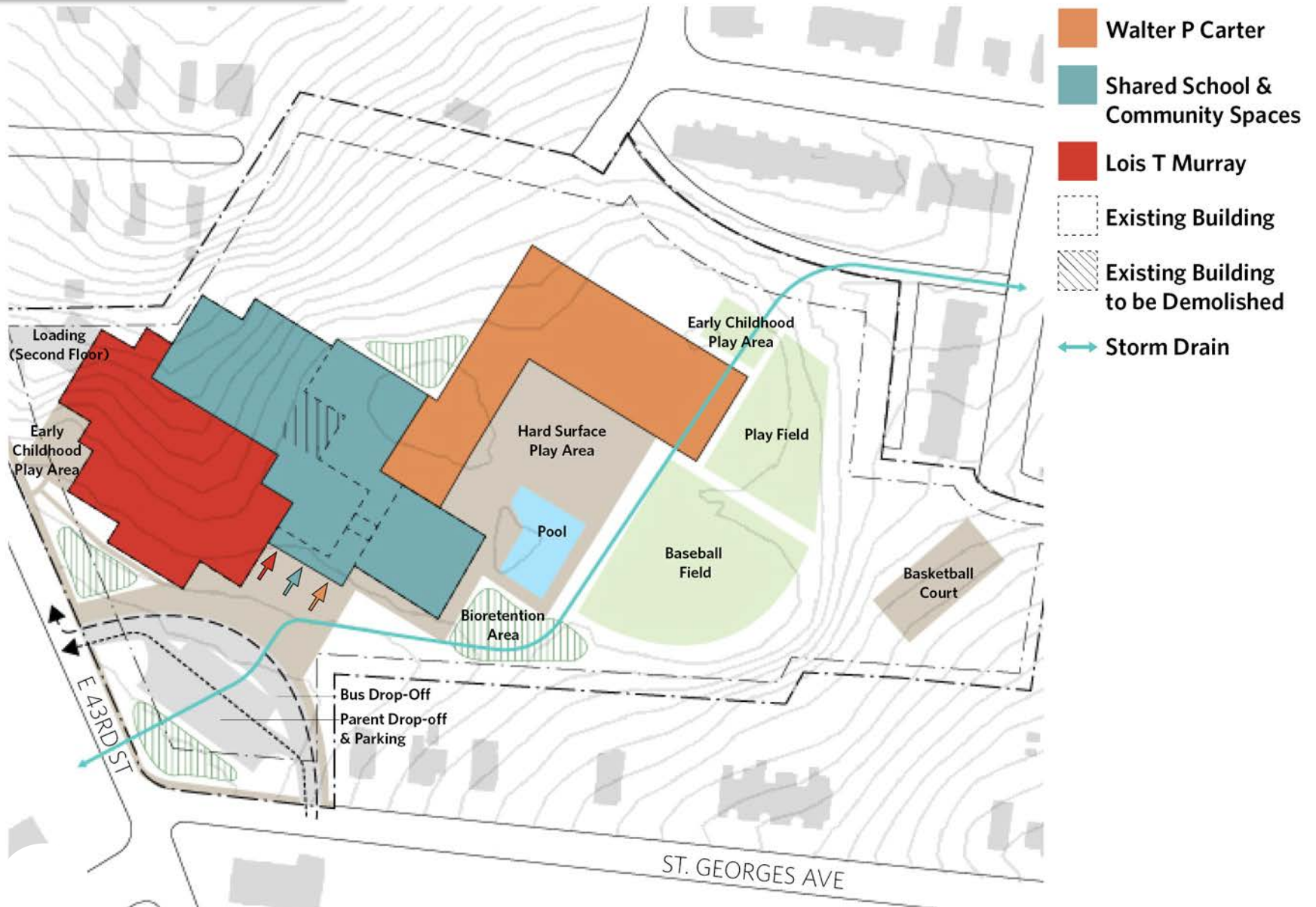
Option 3: 2nd Floor Plan



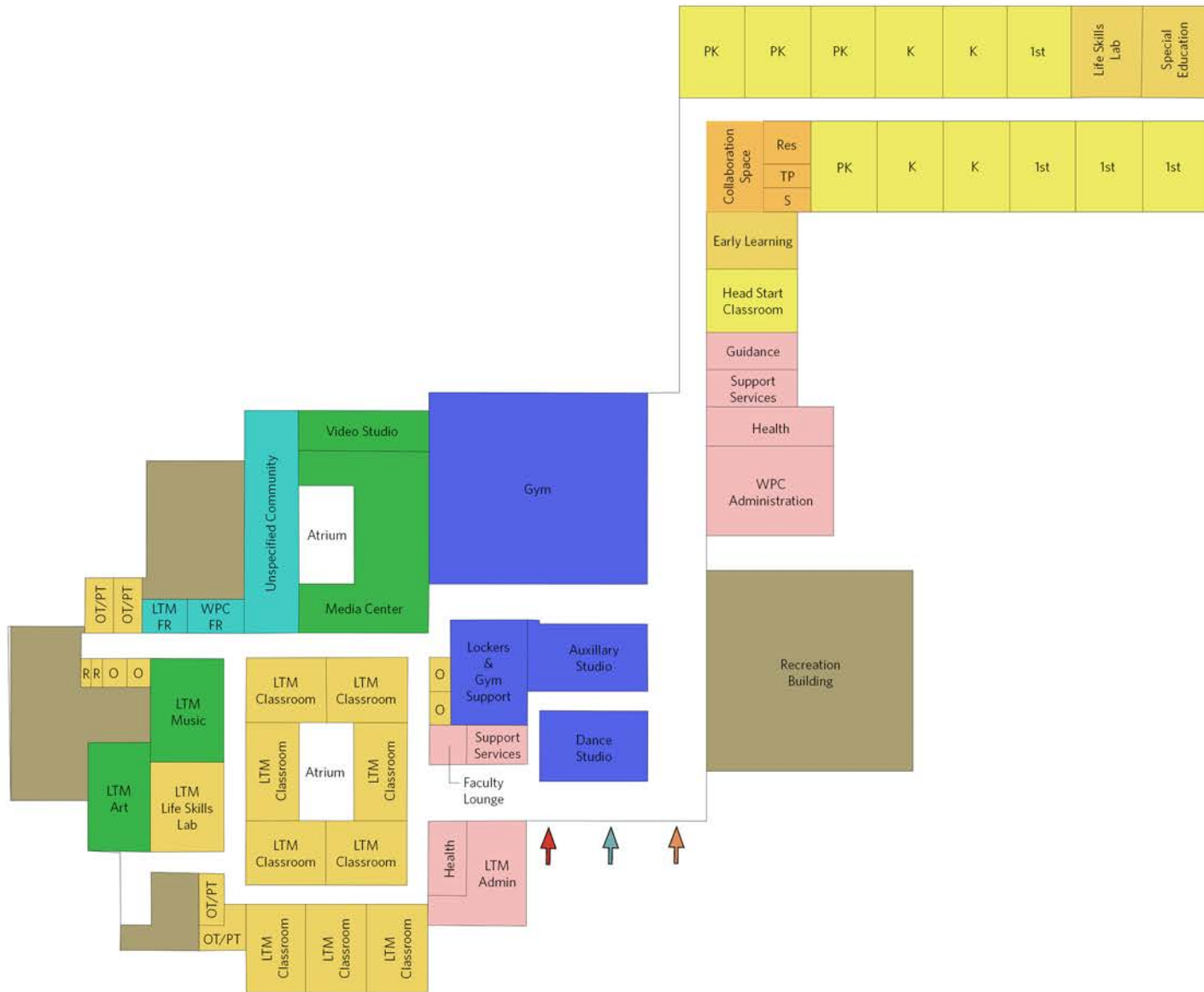
Option 3: 3rd Floor Plan



Option 4: Site Plan



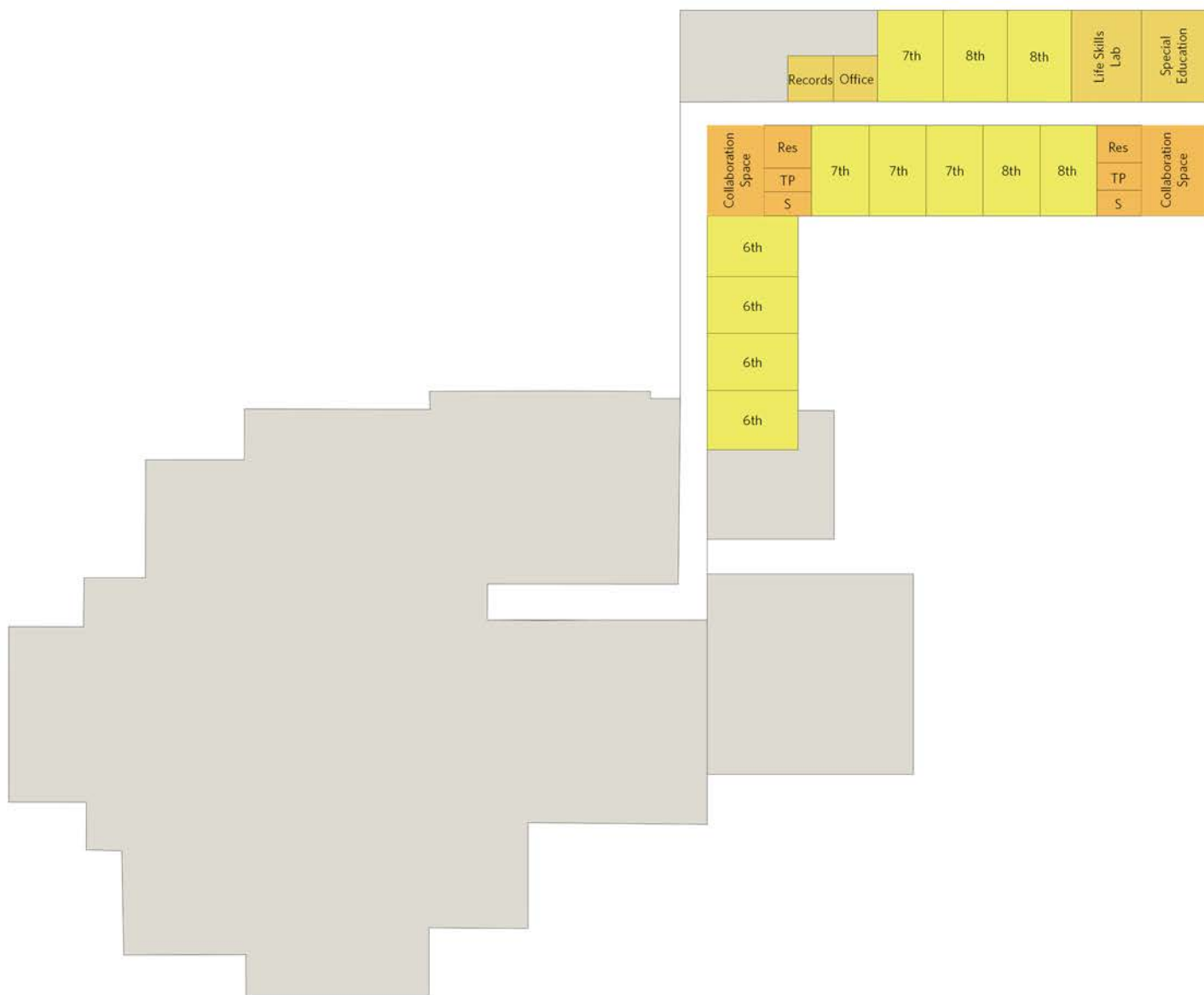
Option 4: 1st Floor Plan



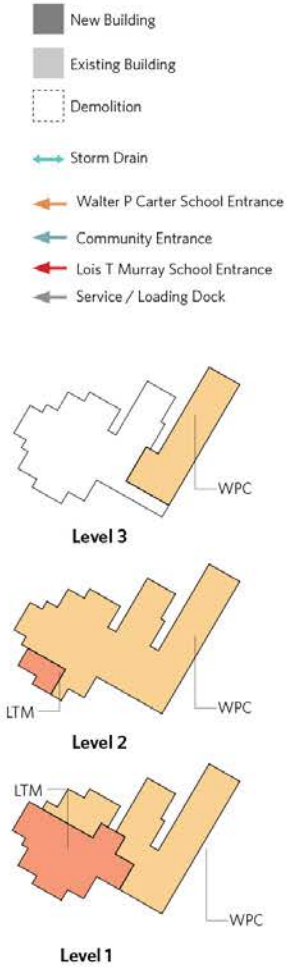
Option 4: 2nd Floor Plan



Option 4: 3rd Floor Plan



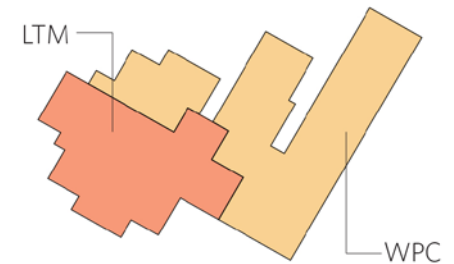
Option 6: Site Plan



Option 6:
First Floor



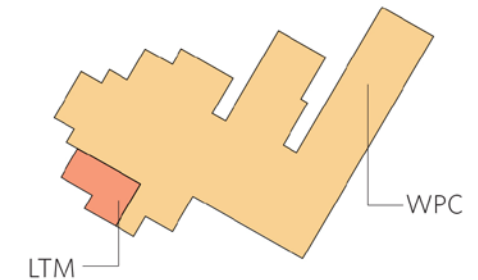
- Administration
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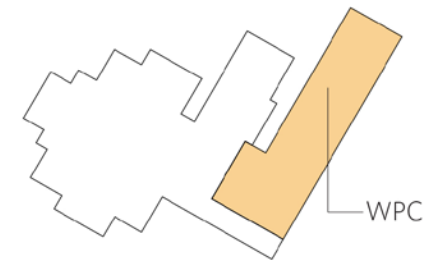
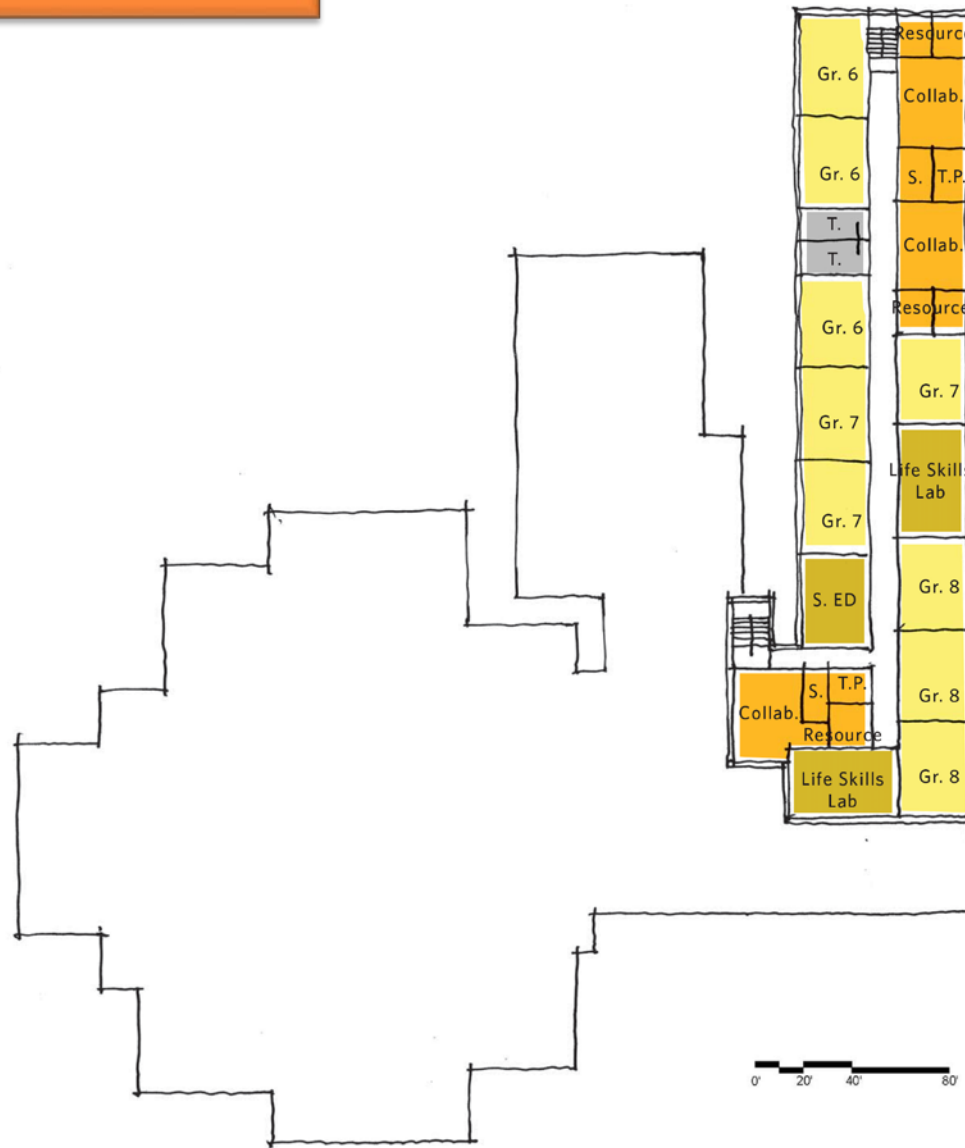
Option 6: Second Floor



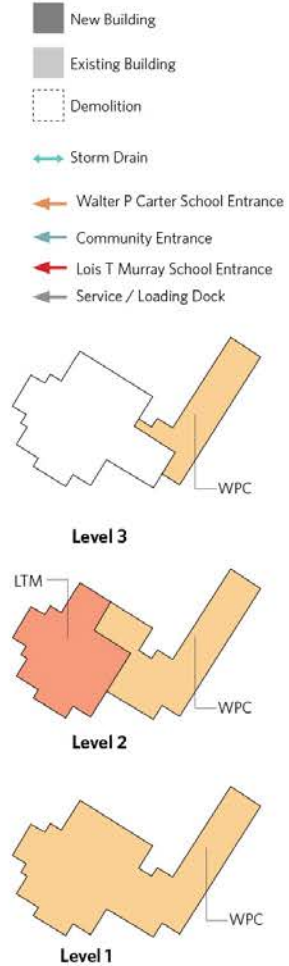
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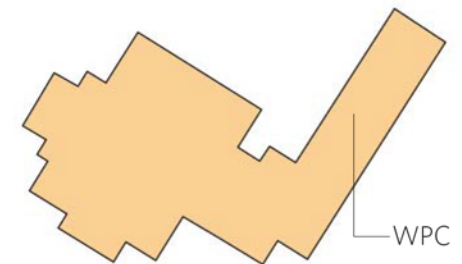
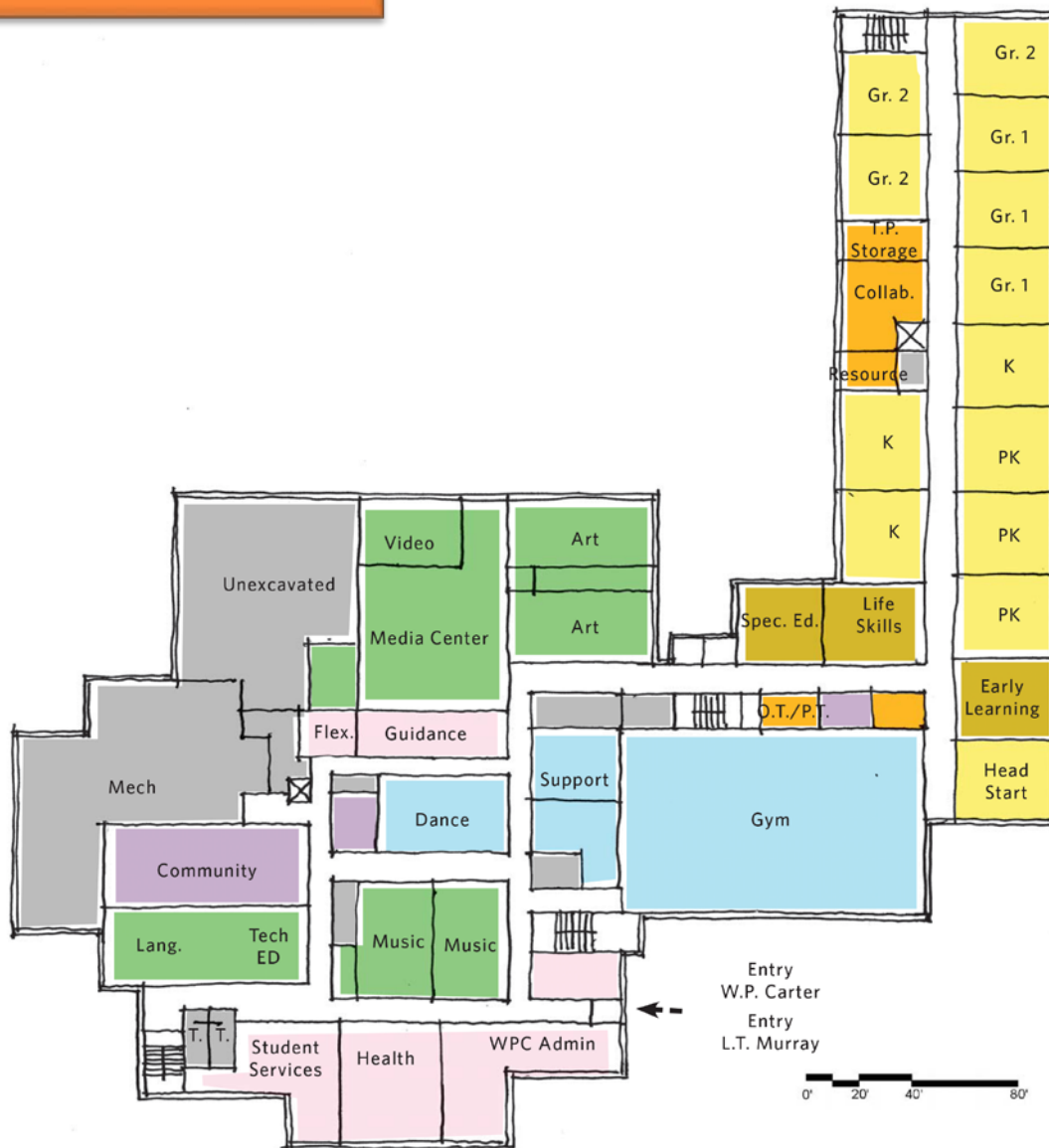
Option 6: Third Floor



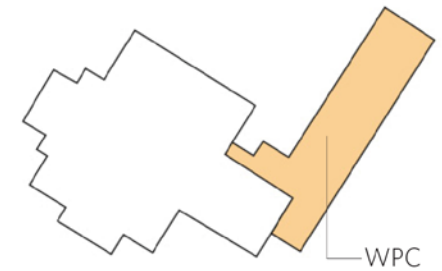
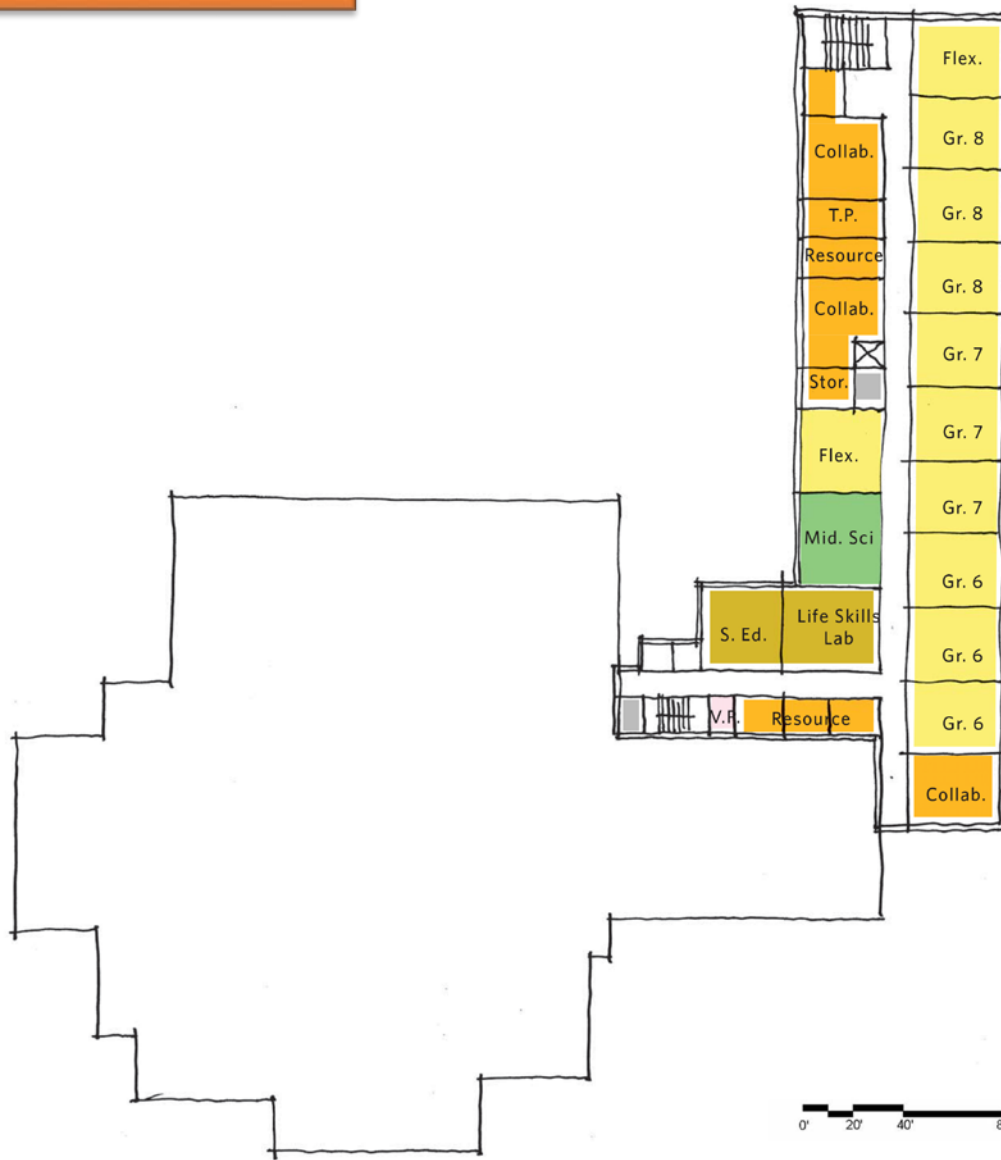
Option 7: Site Plan



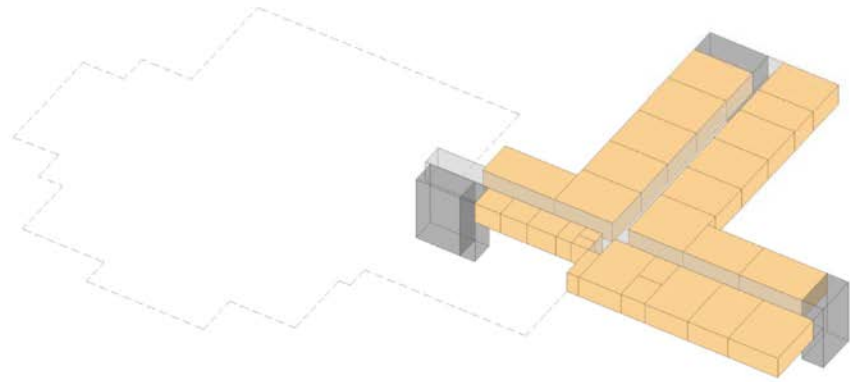
Option 7: First Floor



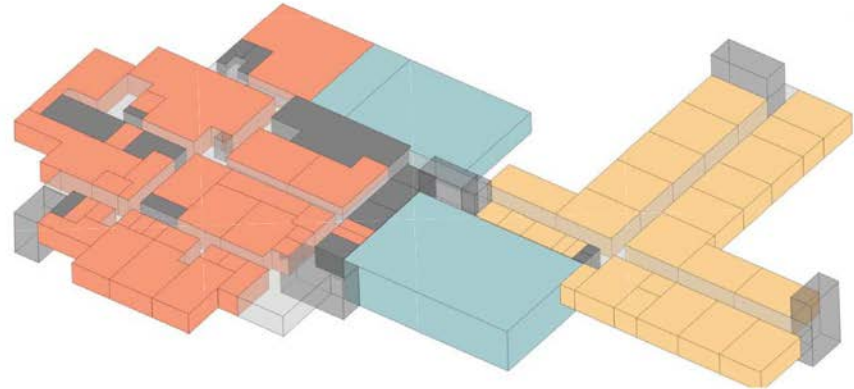
Option 7: Third Floor



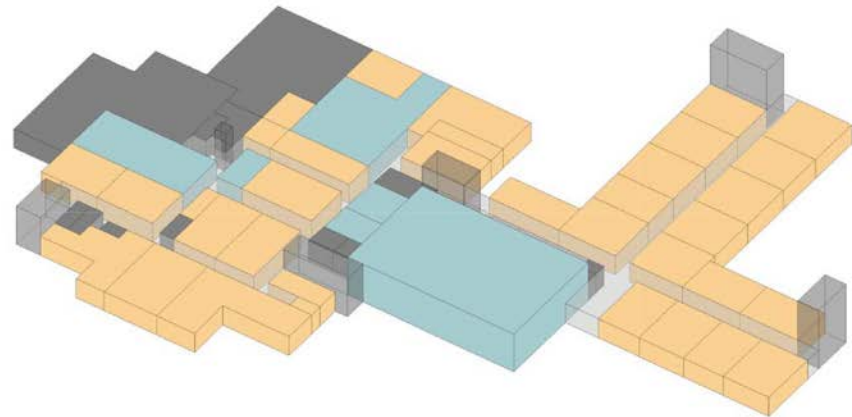
Option 8: Stacking Diagram



Level 3



Level 2



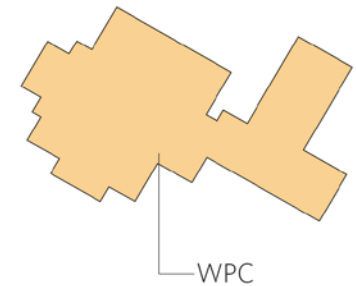
Level 1



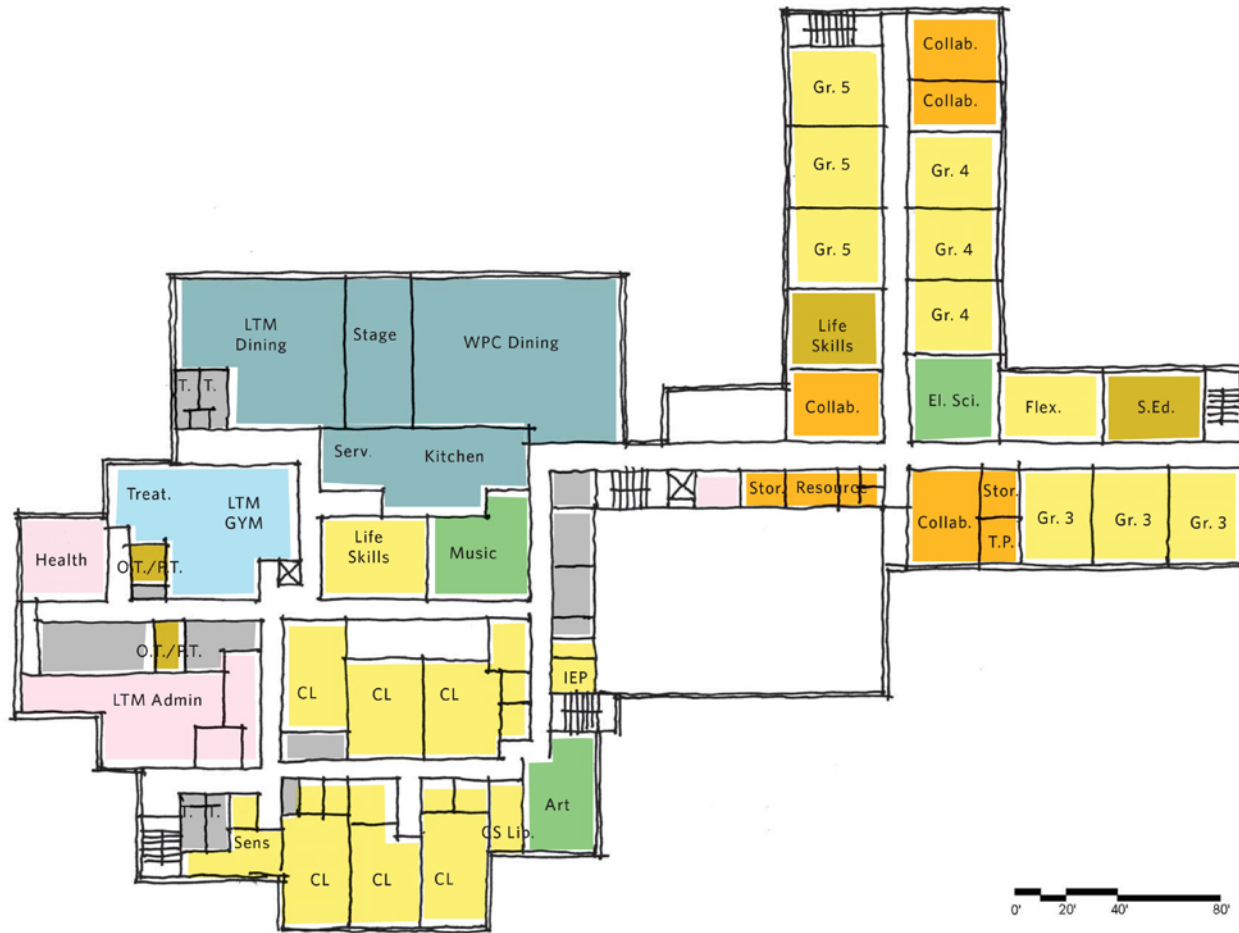
Option 8: First Floor



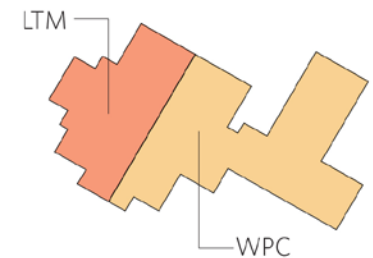
- Administration
- Gym
- Community
- Food
- Media, Fine Arts, Science
- Classrooms - General
- Special Education
- Resource Spaces
- Building Services



Option 8: Second Floor

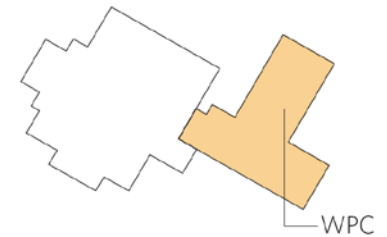
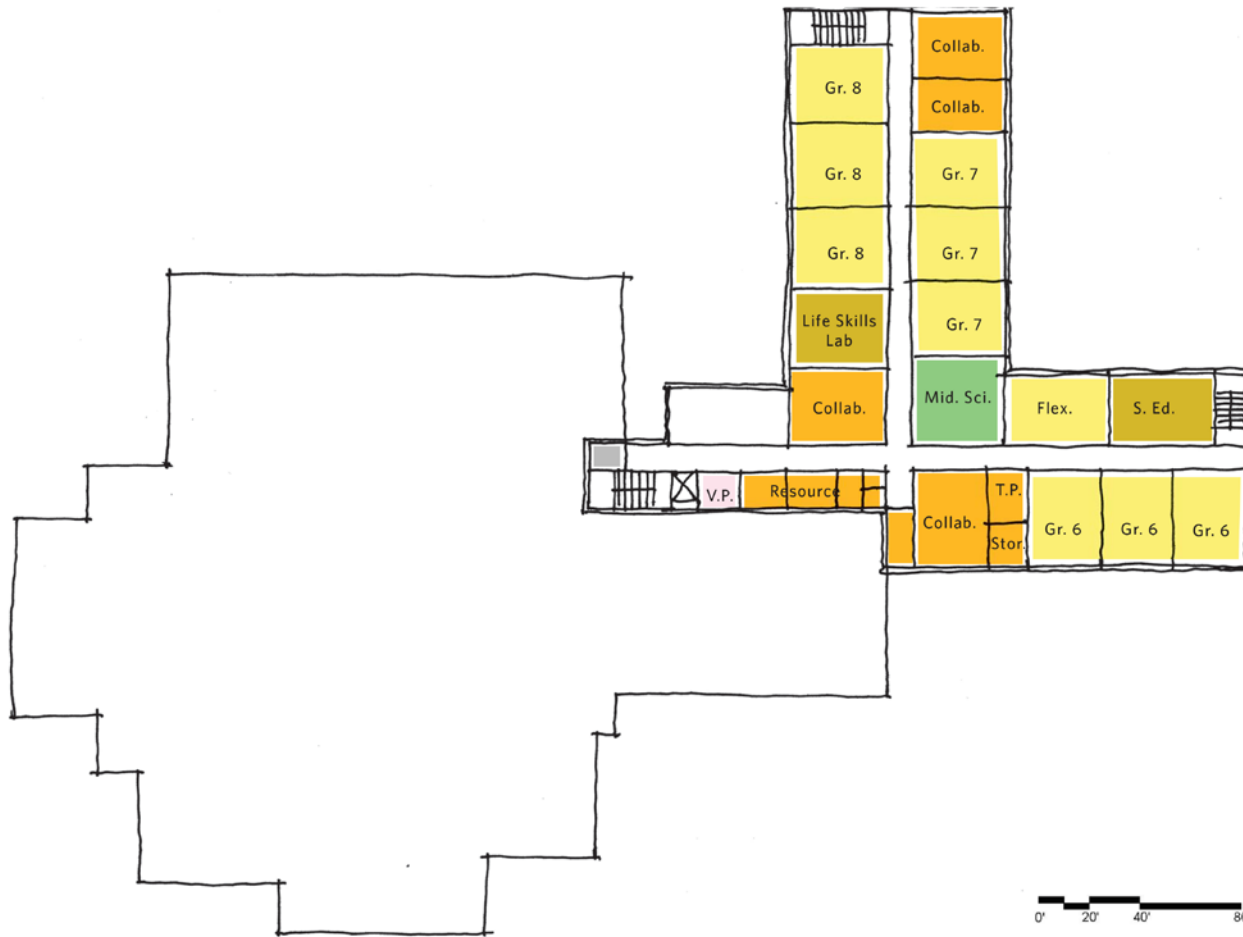


- Administration
- Gym
- Community
- Food
- Media, Fine Arts, Science
- Classrooms - General
- Special Education
- Resource Spaces
- Building Services



0' 20' 40' 80'

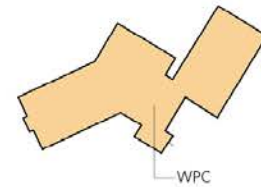
Option 8: Third Floor



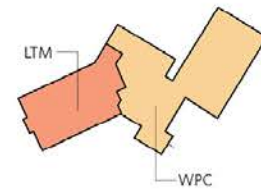
Option 10: Site Plan



- New Building
- Demolition
- Storm Drain
- Walter P Carter School Entrance
- Community Entrance
- Lois T Murray School Entrance
- Service / Loading Dock



Level 2

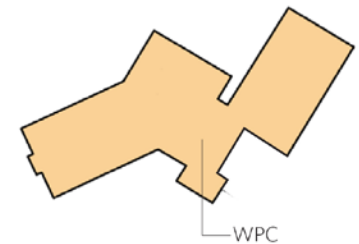


Level 1

Option 10: First Floor



Option 10: Second Floor



Option 10: Second Floor



- Administration
- Gym
- Community
- Food
- Media, Fine Arts, Science
- Classrooms - General
- Special Education
- Resource Spaces
- Building Services

