



21st Century School Buildings Plan

SCHOOL Govans Elementary School

COMMUNITY MEETING 50% Feasibility Study | April 7, 2016



Introductions

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Agenda

1. **21st Century Program Overview**
2. **Program Overview**
3. **Feasibility Study Components**
4. **Existing Conditions**
5. **Site Analysis**
6. **Options for Consideration**

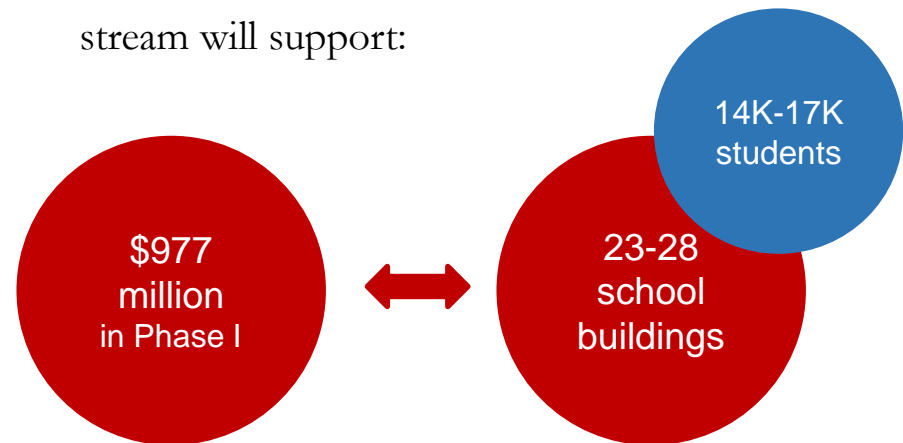
21st Century School Buildings Program Update

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*



Planning

Design

Construction

Occupancy

18-24 Months

18-24 Months

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

Today

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 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

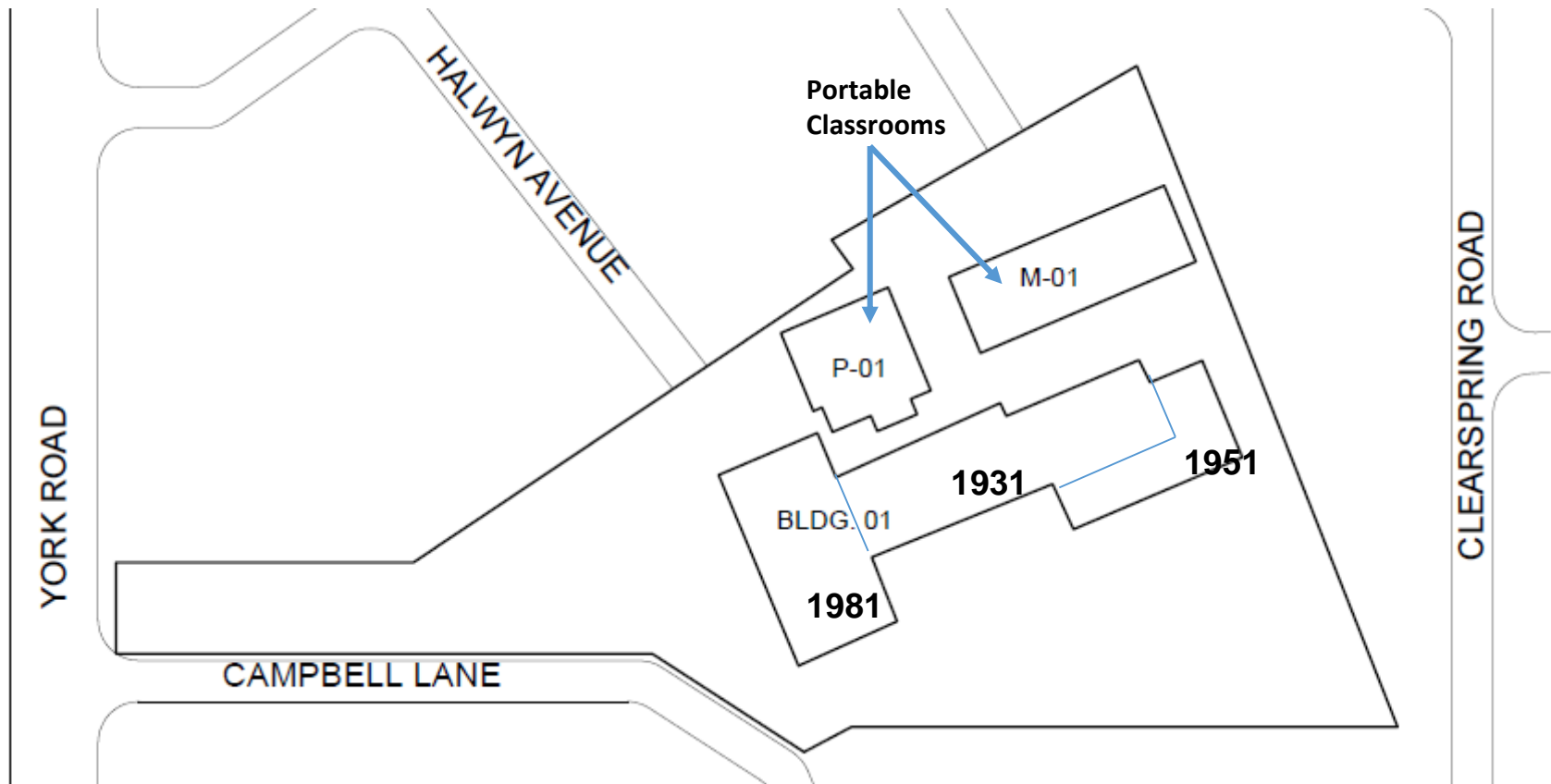
1. Review existing conditions:
 - Is the building structurally sound?
 - What is the condition of the mechanical, electrical and plumbing systems?
 - Does the building meeting current building and ADA codes?
 - Do the educational spaces serve the programmatic needs of the students?
2. Provide design 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.

Location Map



Existing Condition

- 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**

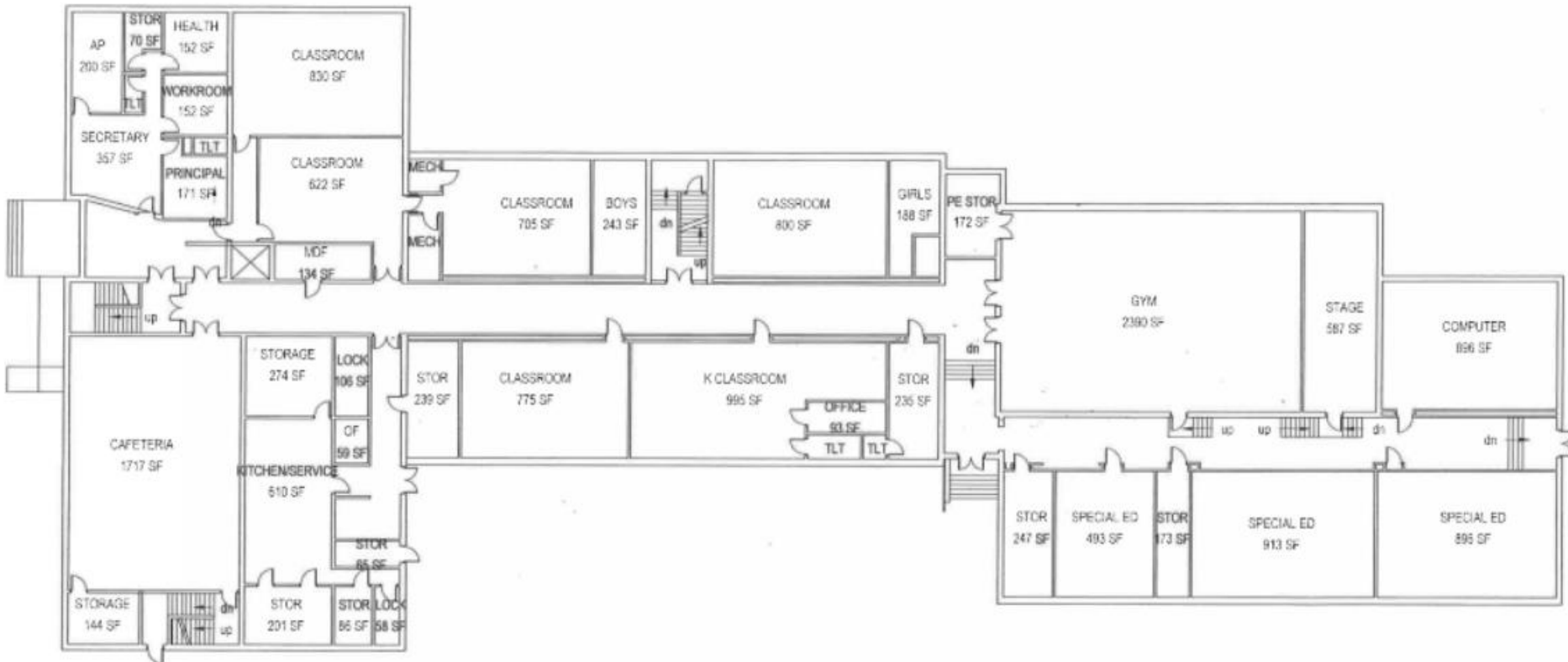


Existing Condition

- **Zoning:** R-5 General Residential District – Permitted Use: Elementary Schools
- **Maximum Building Height:** 35 Feet – some options may require a variance
- **Parking Required:** 1 space per 2 teachers plus employees plus 1 space per 12 seats in public assembly spaces – all options may require a variance.



Existing Condition



Existing First Floor Plan



Existing Second Floor Plan

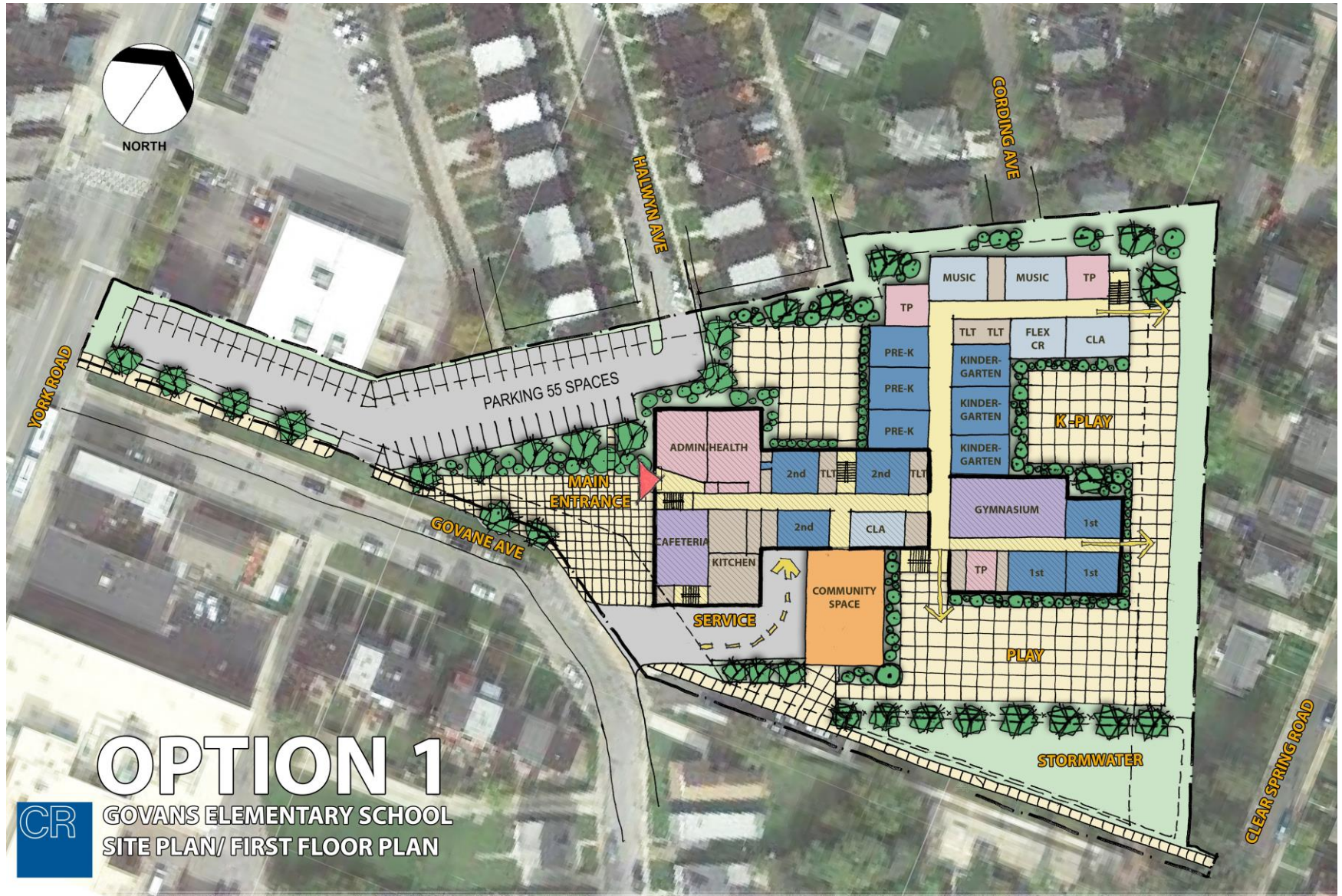
Pedestrian Circulation



Vehicular Circulation

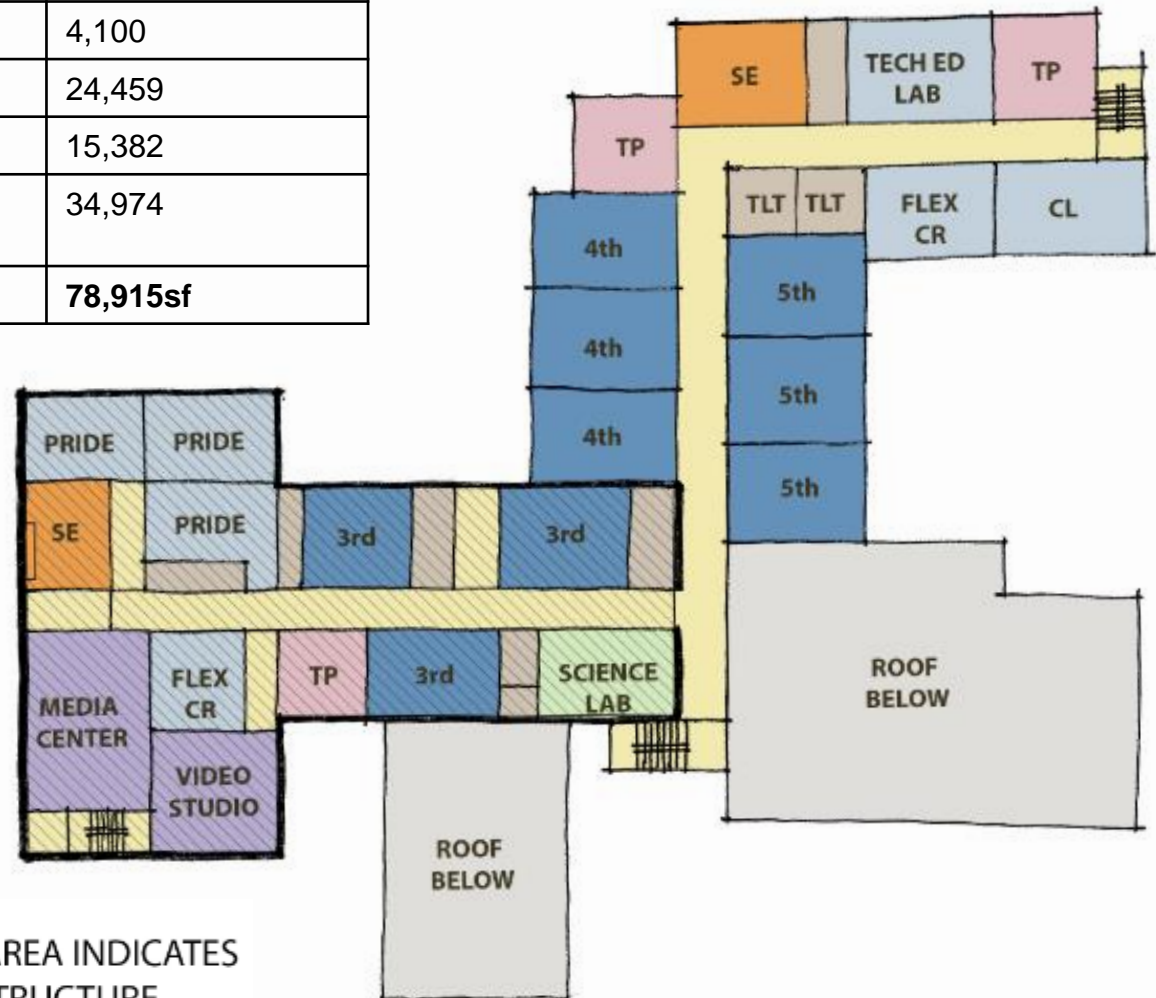


Option 1: Site Plan with First Floor



Option 1: Second Floor

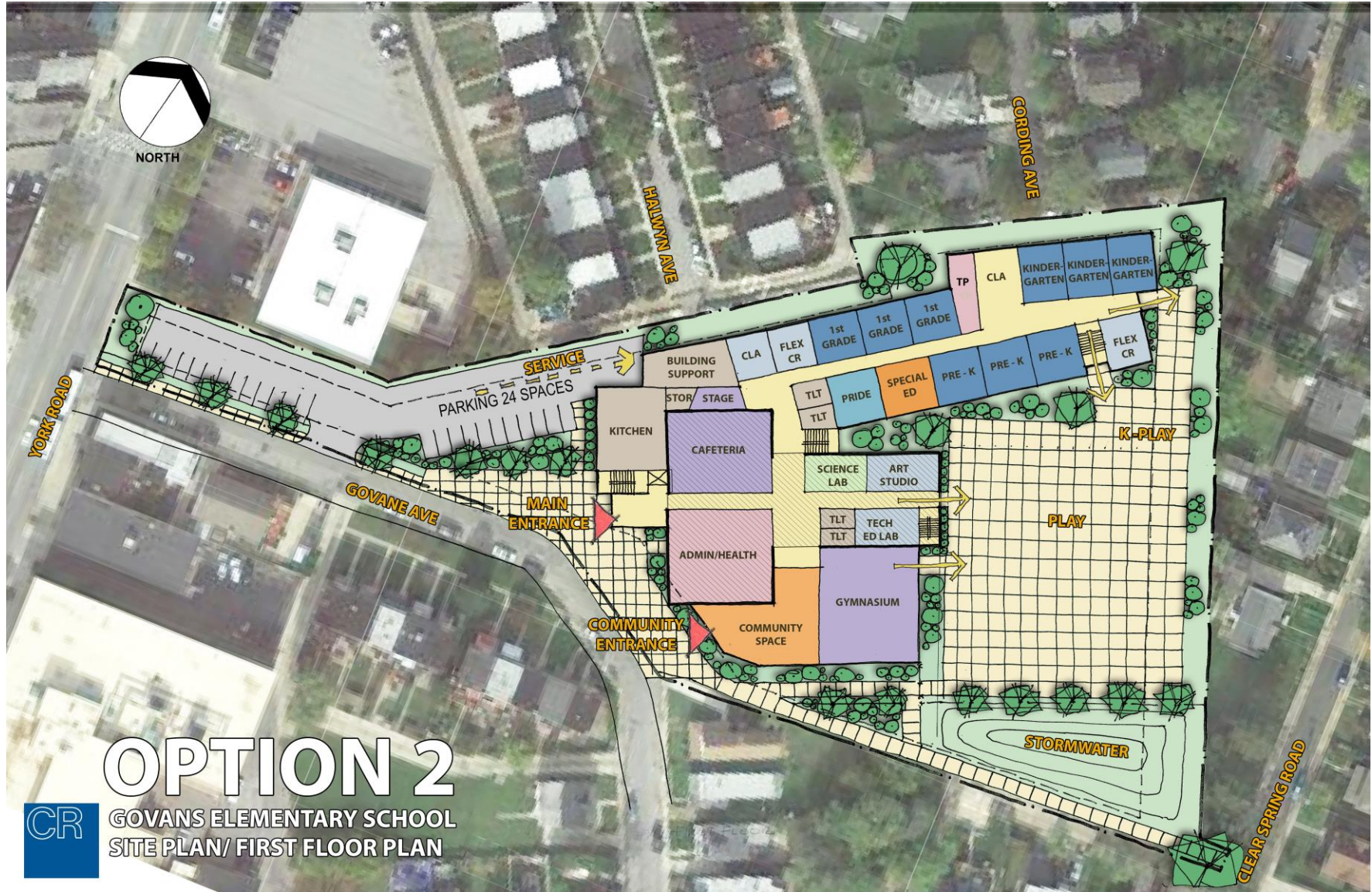
Renovation	Basement	4,100
	First Floor	24,459
	Second Floor	15,382
	New Construction	34,974
	Total	78,915sf



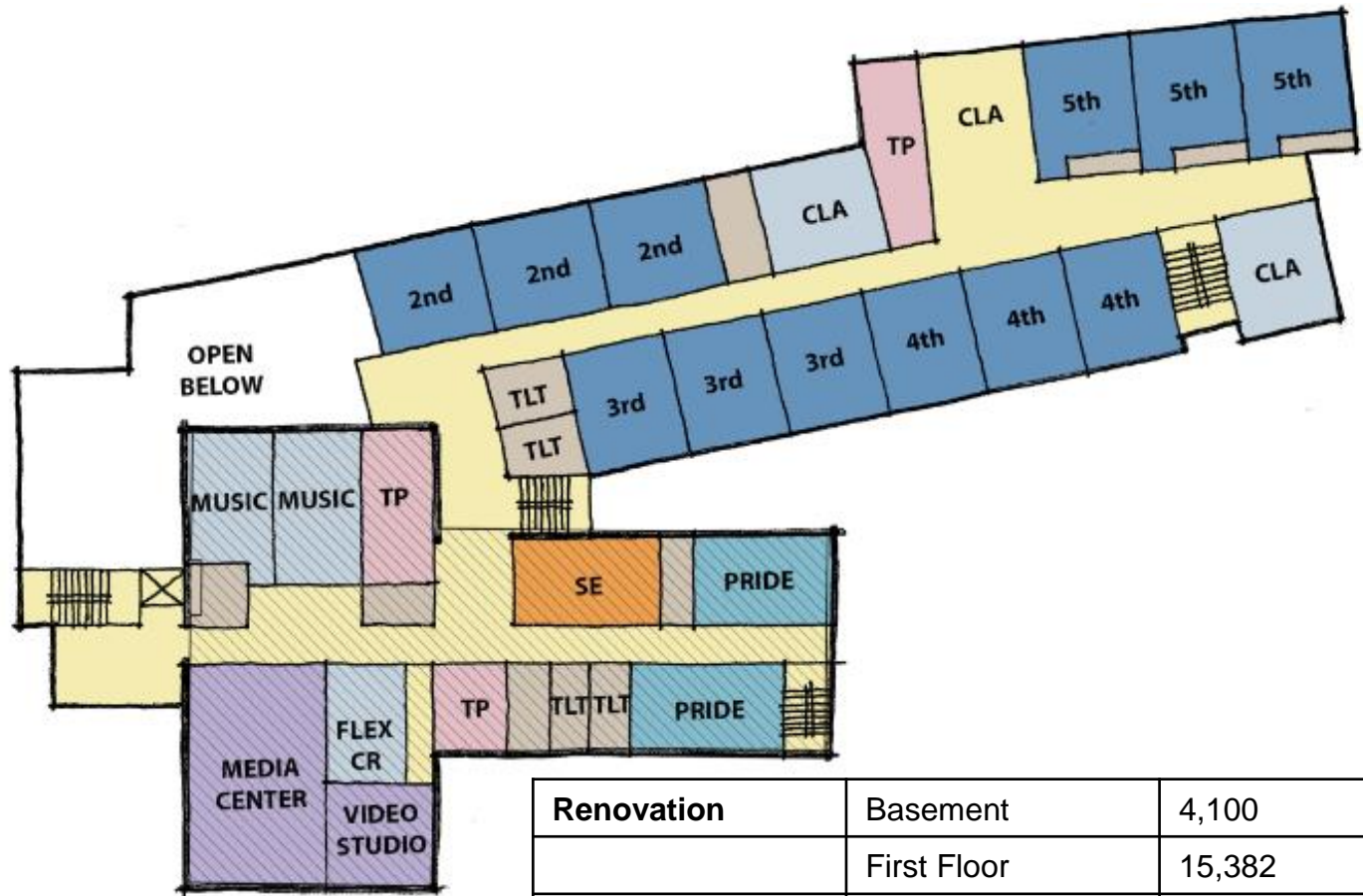
Option 1:

PROS	CONS
<ol style="list-style-type: none">1. Three separate play areas for different grade groups2. Provide for the most parking on site – 53 spaces	<ol style="list-style-type: none">1. Maintains current building configuration2. Inadequate program space in existing building3. Three separate play areas are more difficult to supervise4. Corridor configuration is narrow and double loaded with little visual relief5. Cafeteria and Kitchen are undersized6. Administration is undersized7. Gymnasium is undersized8. 4000 SF of basement space is retained9. Community Space is remote from entrance plaza10. Difficult site access for emergency vehicles11. Cording Avenue is disconnected from the site12. Significant upgrades needed to make building ADA code compliant

Option 2: Site and First Floor Plan



Option 2: Second Floor



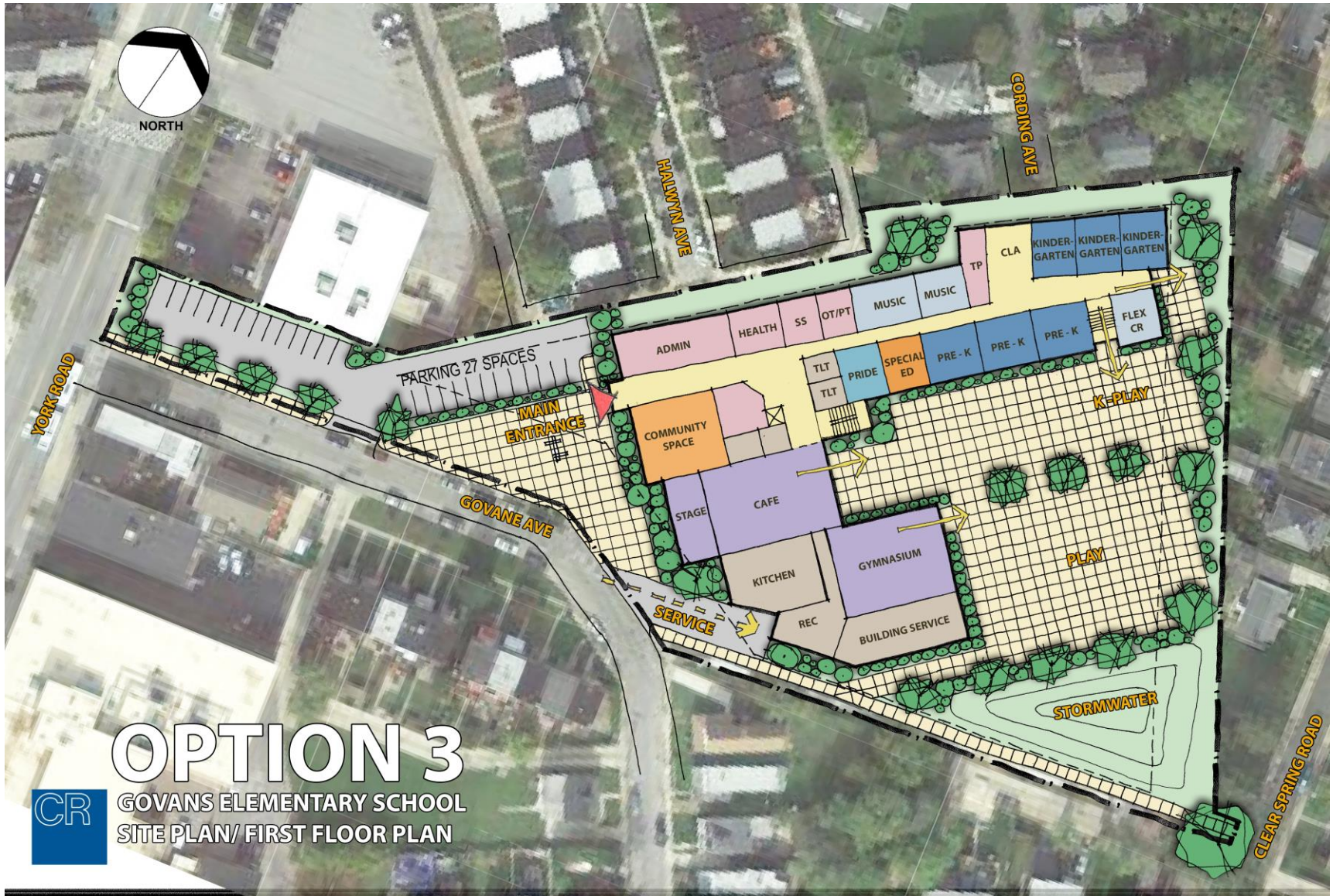
HATCHED AREA INDICATES
EXISTING STRUCTURE

Renovation		
	Basement	4,100
	First Floor	15,382
	Second Floor	15,382
	New Construction	First Floor: 33,227
		Second Floor: 23,173
	Total	91,264sf

Option 2:

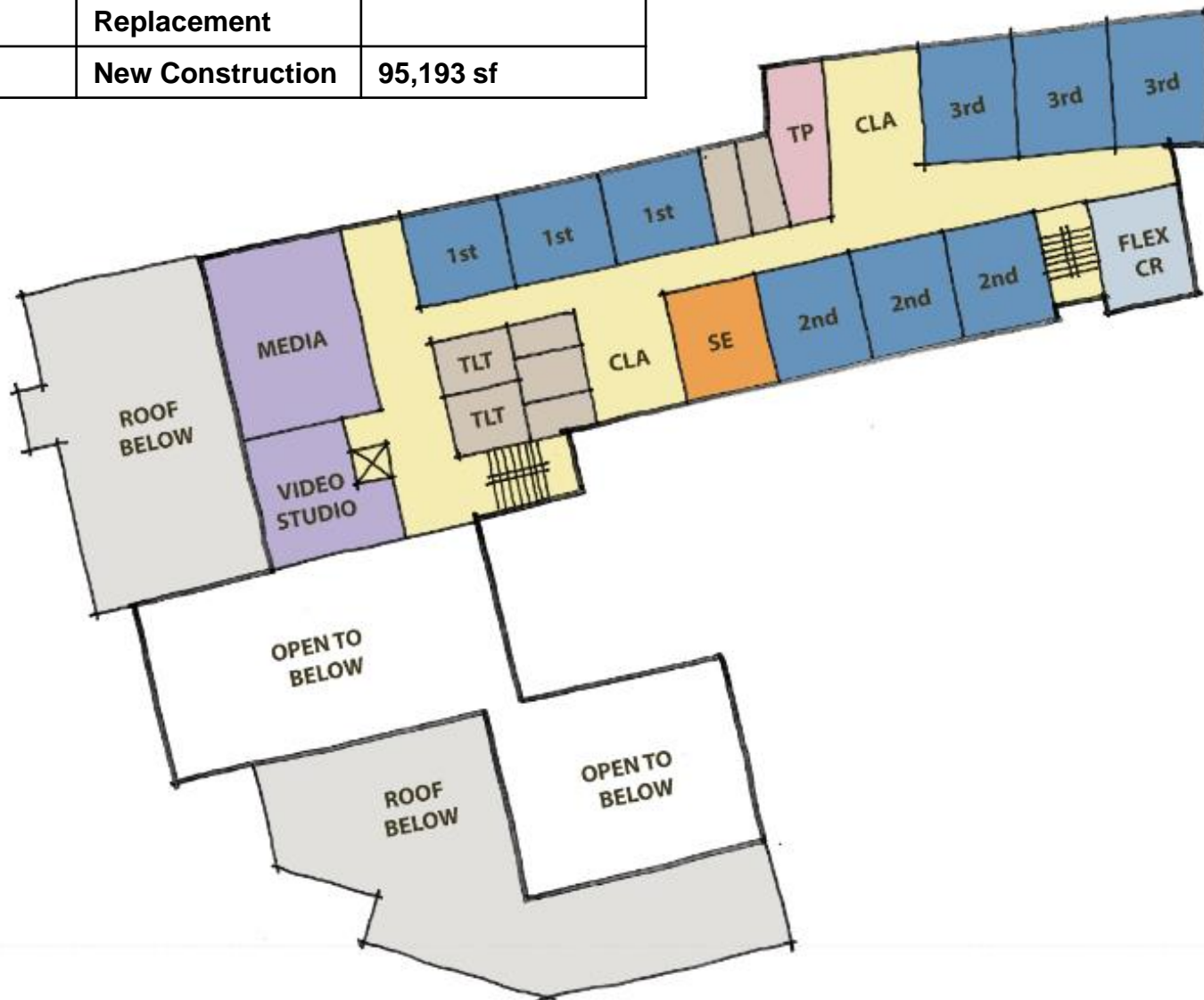
PROS	CONS
<ol style="list-style-type: none">1. Maintains most of the existing building2. Play area is maximized on the east side if the site by utilizing setback area3. Academic wing orientation is east/west – best for solar orientation4. Two story option improves access and supervision5. Community space 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. Service is accessed thru the parking lot2. Least number of parking spaces on site – 24 spaces3. Smallest consolidated play area4. Two story scheme results in larger footprint and reduced play area5. Halwyn and Cording Avenues are disconnected from the site6. Cafeteria has no daylight7. Difficult site access for emergency vehicles

Option 3: Site and Floor Plan



Option 3: Second Floor

Replacement	Replacement	
	New Construction	95,193 sf



Option 3: Third Floor



Option 3:

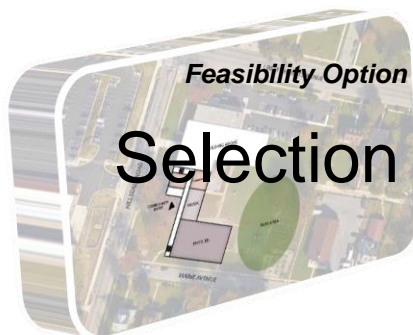
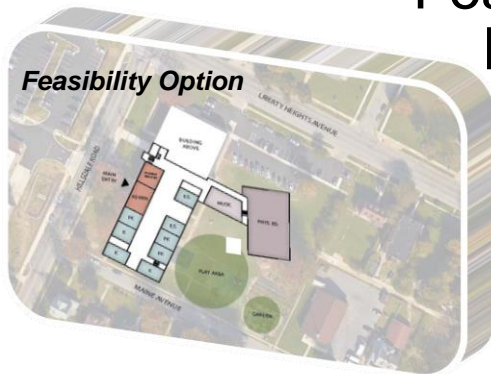
PROS	CONS
<ol style="list-style-type: none">1. New construction allows for a 3 story option2. Three stories allows for reduced footprint and increased play area3. Separation of Academic wing from public spaces is easily achieved4. Floor plan is simple and easily understood5. 27 parking spaces are provided on site6. Cafeteria and Gym have direct access to the outdoor play area7. All new building allows for easy integration of systems8. Main entrance is shared with Community space9. Community space is adjacent to lobby and cafeteria/stage10. First and Second floors can be visually connected with a two story cafeteria/student commons11. Building orientation is optimal12. The majority of spaces have daylight	<ol style="list-style-type: none">1. Difficult site access for emergency vehicles2. Service access is maintained from Govane Avenue3. Congested vehicular and pedestrian circulation with drop-off on Govane Avenue4. Halwyn and Cording Avenues are disconnected from the site

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



Selection

- 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

May

- Core team review timeline and feedback from Feasibility Study meeting

June

- Core team meeting host 95% Feasibility Study meeting with all interested stakeholders
- Core team submit recommendation to 21st Century Office

July

- Board of School Commissioners vote on Feasibility Study – July 12th* (date subject to change)

Thank You!



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

www.baltimore21stcenturyschools.org

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BALTIMORE CITY
PUBLIC SCHOOLS

