



21st Century School Buildings Plan

SCHOOL Medfield Elementary
COMMUNITY MEETING 95% Feasibility Study Review | March 10, 2016



Introductions & Agenda

Introductions

Nicole Price

21st Century School Buildings Program
Director, Public Relations

Alice Burley

21st Century School Buildings Program
Project Manager, Feasibility Study

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Community School Consultant
Child First Authority

Vern McKissick

Architect
Mimar McKissick

Benjamin Crum

Designer
Mimar McKissick

Agenda

- Overview of Process
 - **Community Schools Process**
 - **Building Planning Process**
- Educational Spaces and Enrollment
- Feasibility Study Presentation

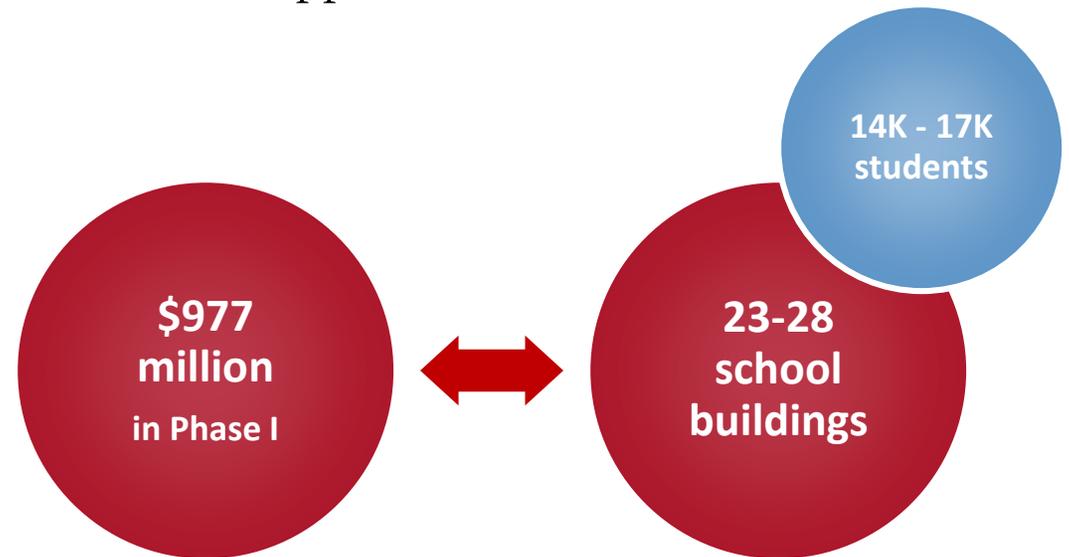
21st Century School Buildings Program Update

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:



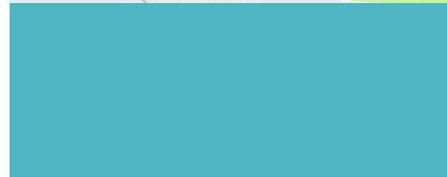
City Schools' Plan is one of the largest public works project in Baltimore City to date.

Timeline/Process

Summary of Activities: *Timeframe*



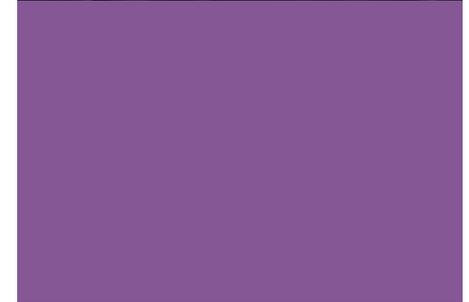
Planning



Design



Construction



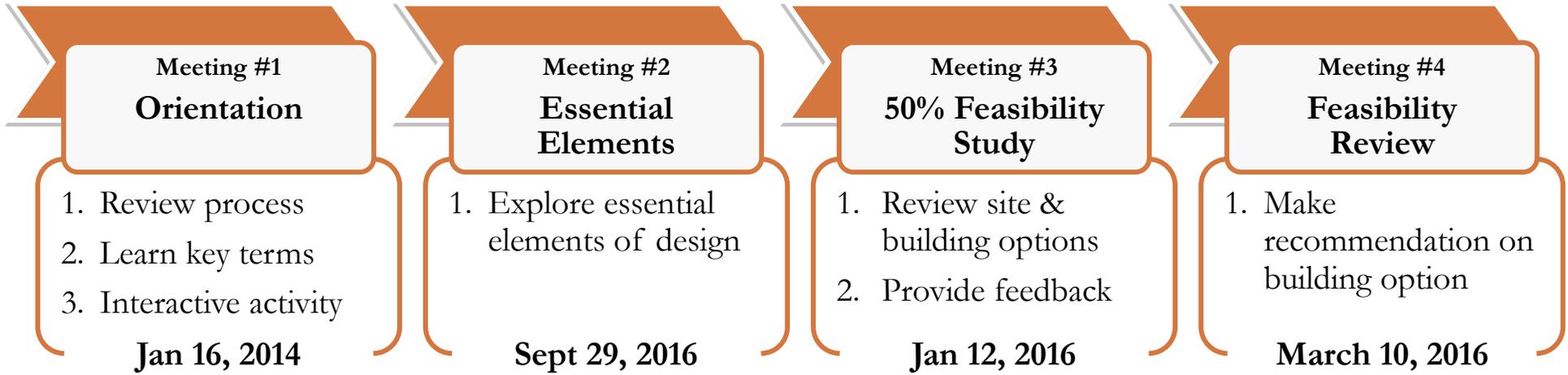
Occupancy



Educational Specification & Feasibility



Planning: 6-8 Months
August 2015 – April 2016
Dates subject to change



Pre-Design

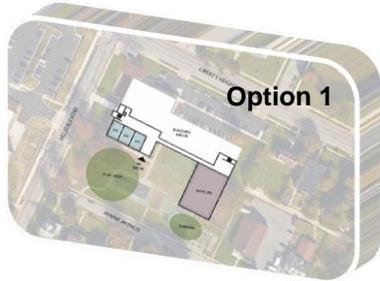
Dates subject to change

Planning: 6-8 months

Pre-Design: 2-4 months

(8-12 months)

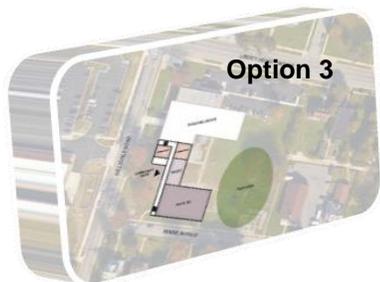
Summer-Fall 2016



Option 1



Option 2



Option 3

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

Medfield Elementary Enrollment Numbers

Current Grades	Pre K- 5
Current capacity	314
SY Enrollment	418 (SY14)
Current Utilization	133%

Design Grades	Pre K- 5
Design capacity	491
Design Enrollment	442
Design Utilization	90%

Enrollment Projections	
<i>SY 19/20</i>	
PK	66
K	65
1 st	61
2 nd	62
3 rd	63
4 th	61
5 th	62

Medfield Heights Elementary Classrooms and Spaces

6 pre-K and kindergarten classes	2 music rooms
6 classes for grades 1 and 2	media center
9 classes for grades 3, 4, and 5	cafeteria
5 collaborative learning areas	gymnasium
2 special education classrooms	administrative
1 elementary science room	health suite
1 technical education room	student services
1 art room	community space

Medfield Building & Site Layout Options



21st CENTURY SCHOOLS

BALTIMORE

Existing Conditions



Construction

- Original Construction 1955
- Modular Addition 1969
- Major renovations n/a

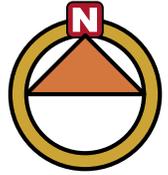
Building Area

- Permanent Building 31,106 SF
- Modular Building 13,655 SF

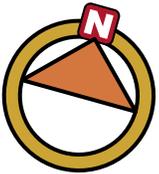
Capacity

- State Rated Capacity (SRC) 314 students

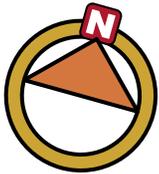
Parcel Boundaries



Pedestrian Circulation



Vehicular Circulation

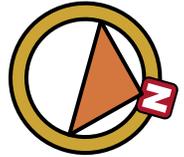


Photographs



Existing Floor Plan

Plan, 1st Floor

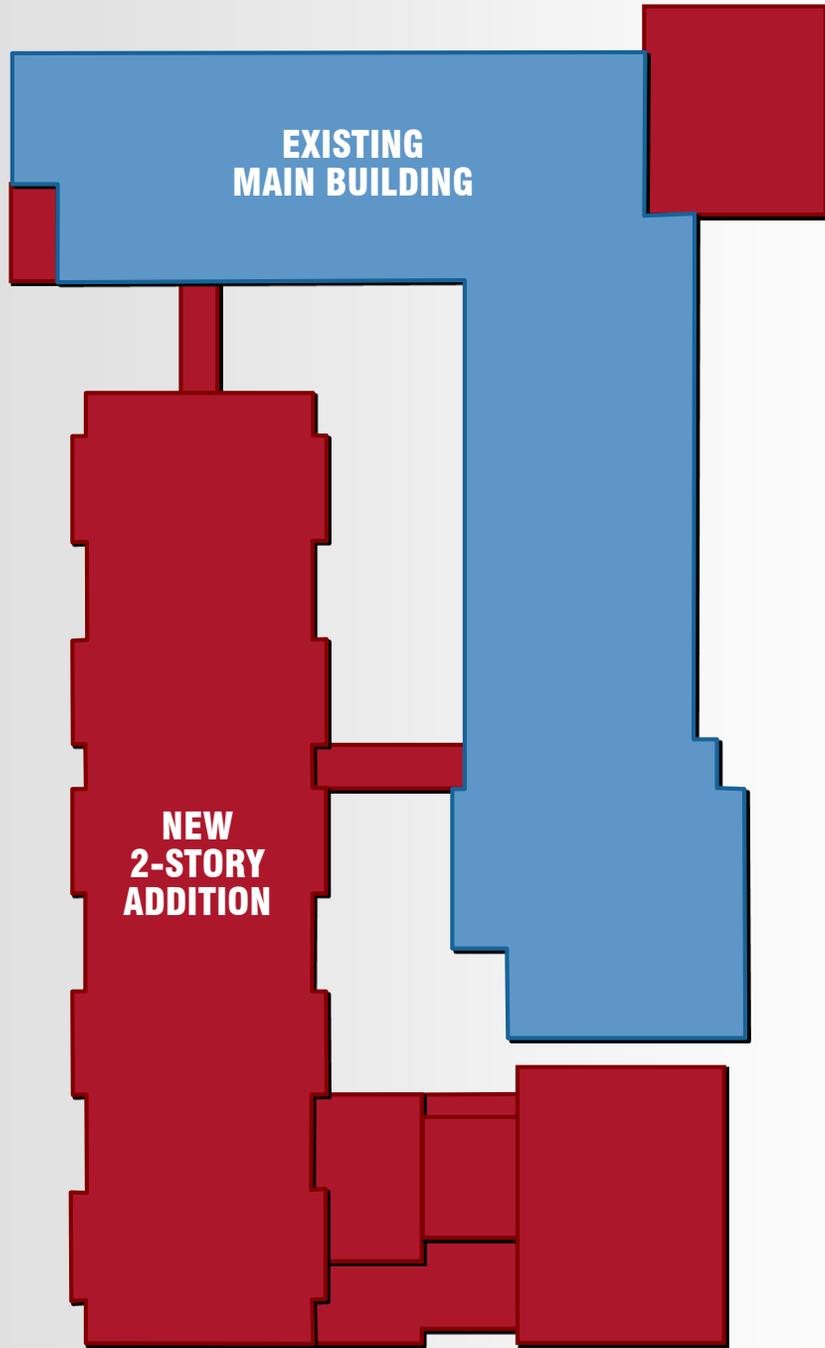


- Circulation
- Support / Mech / RR
- Administration / Faculty
- Pre-K / Kindergarten
- Classrooms
- Special Ed / Services
- Art / Music
- Library / Labs
- Gym / Multi-Purpose



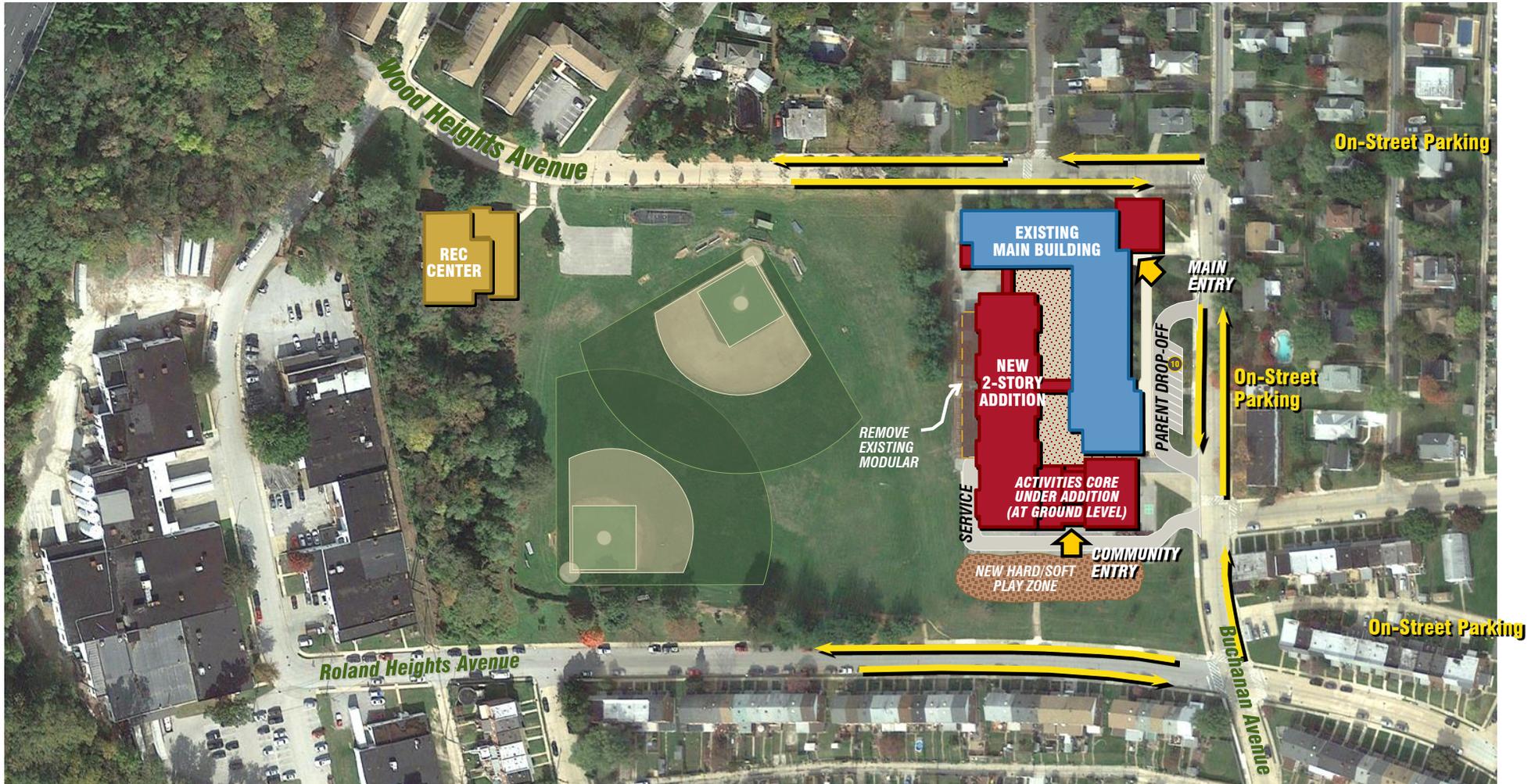
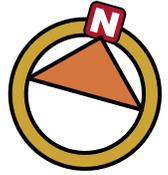
Option 1

Strategic
Renovation &
Addition



Option 1:

Site Layout



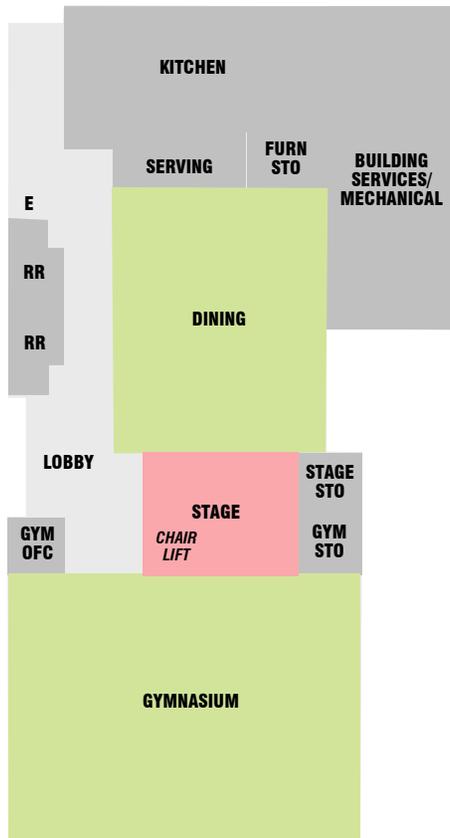
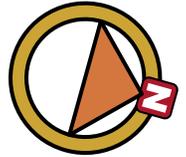
Option 1:

Changes from 50%...

- Previously shown as renovation only (using existing buildings)
- Space was determined to be inadequate to support the program, thereby rendering any renovation-only strategy insufficient
- Option 1 includes new construction replacement of the modular building
- Due to security concerns, an addition has been provided to accommodate a secure entrance and administration offices
- No interior wall modifications are made to the existing primary structure

Option 1:

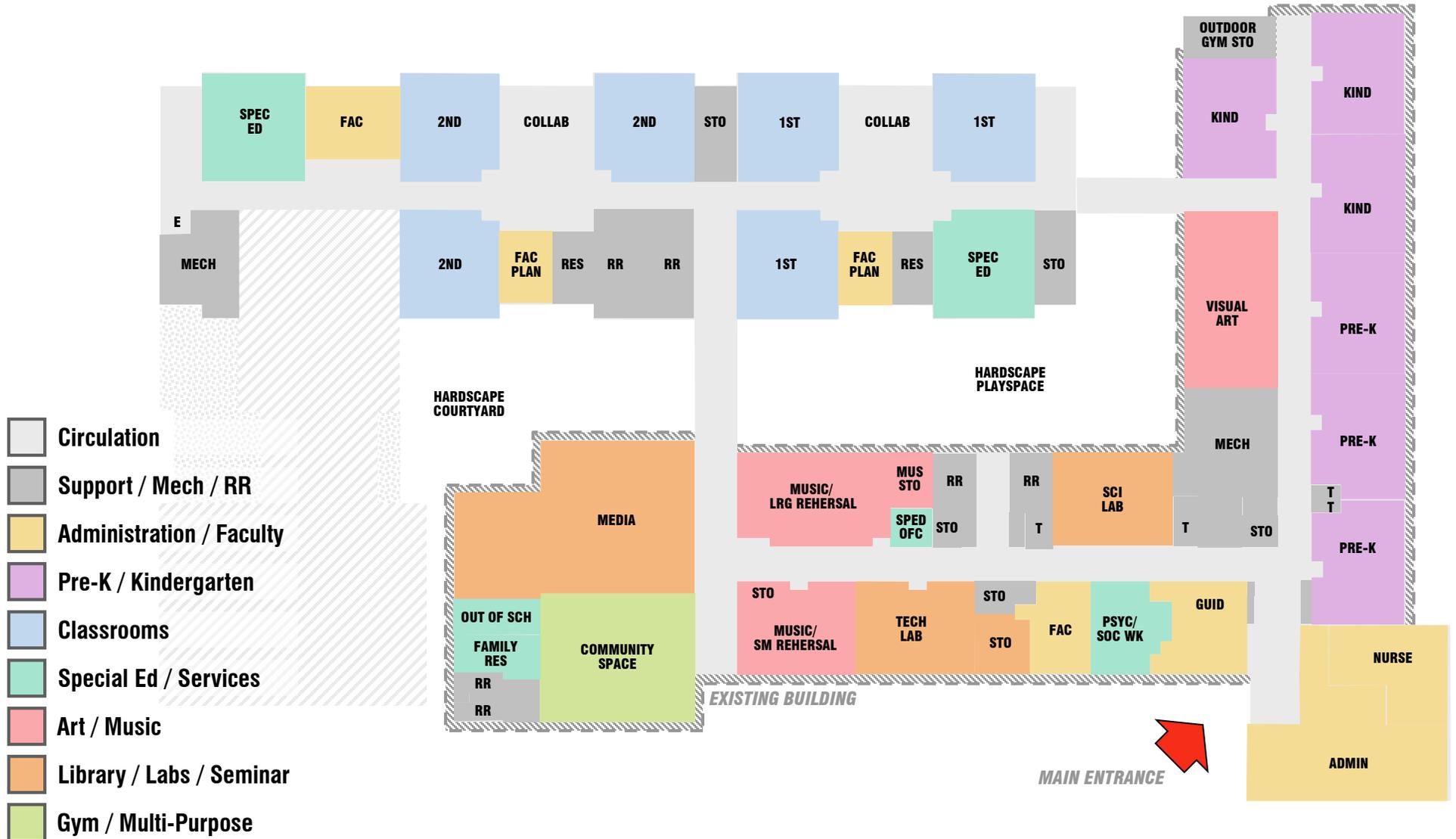
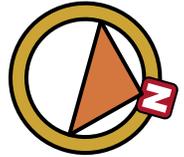
Plan, Ground Floor



-  **Circulation**
-  **Support / Mech / RR**
-  **Administration / Faculty**
-  **Pre-K / Kindergarten**
-  **Classrooms**
-  **Special Ed / Services**
-  **Art / Music**
-  **Library / Labs / Seminar**
-  **Gym / Multi-Purpose**

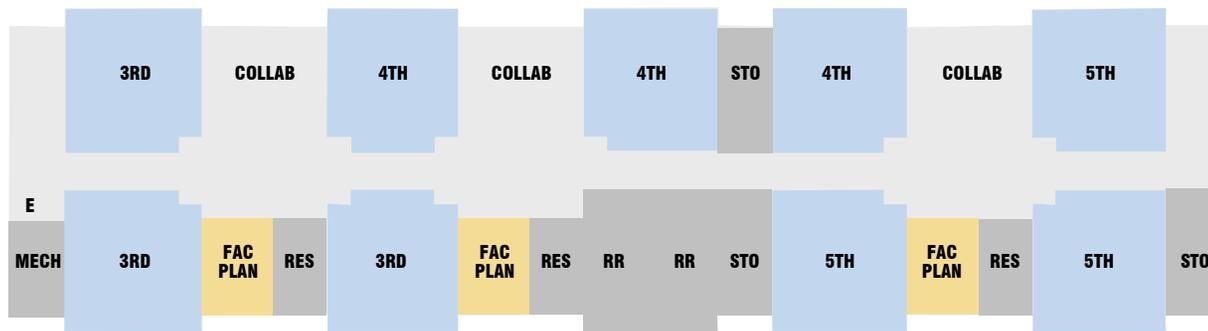
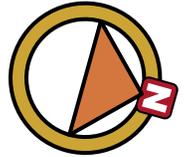
Option 1:

Plan, 1st Floor



Option 1:

Plan, 2nd Floor



- Circulation
- Support / Mech / RR
- Administration / Faculty
- Pre-K / Kindergarten
- Classrooms
- Special Ed / Services
- Art / Music
- Library / Labs / Seminar
- Gym / Multi-Purpose

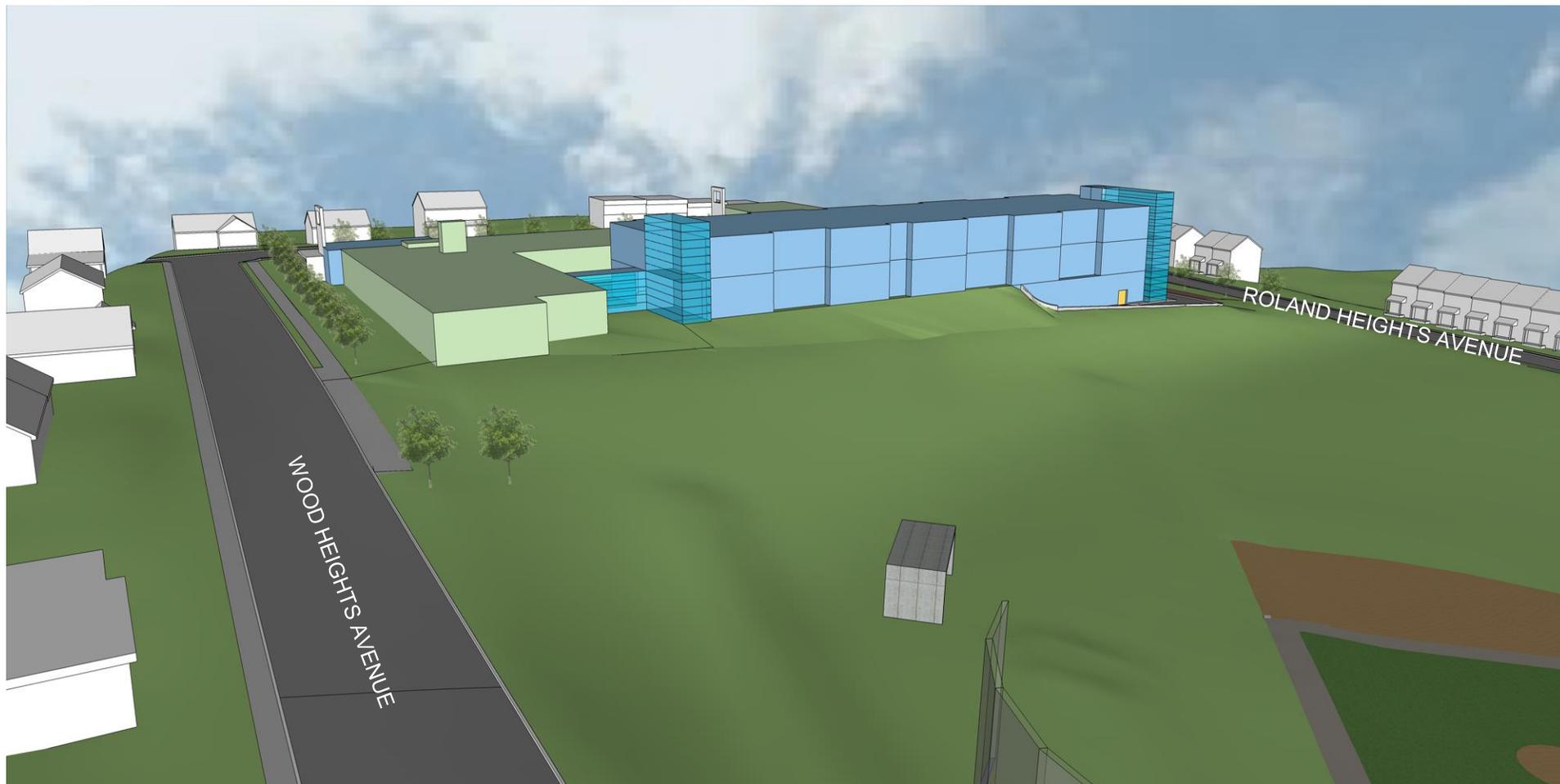
Option 1:

View #01



Option 1:

View #02



Option 1:

View #03



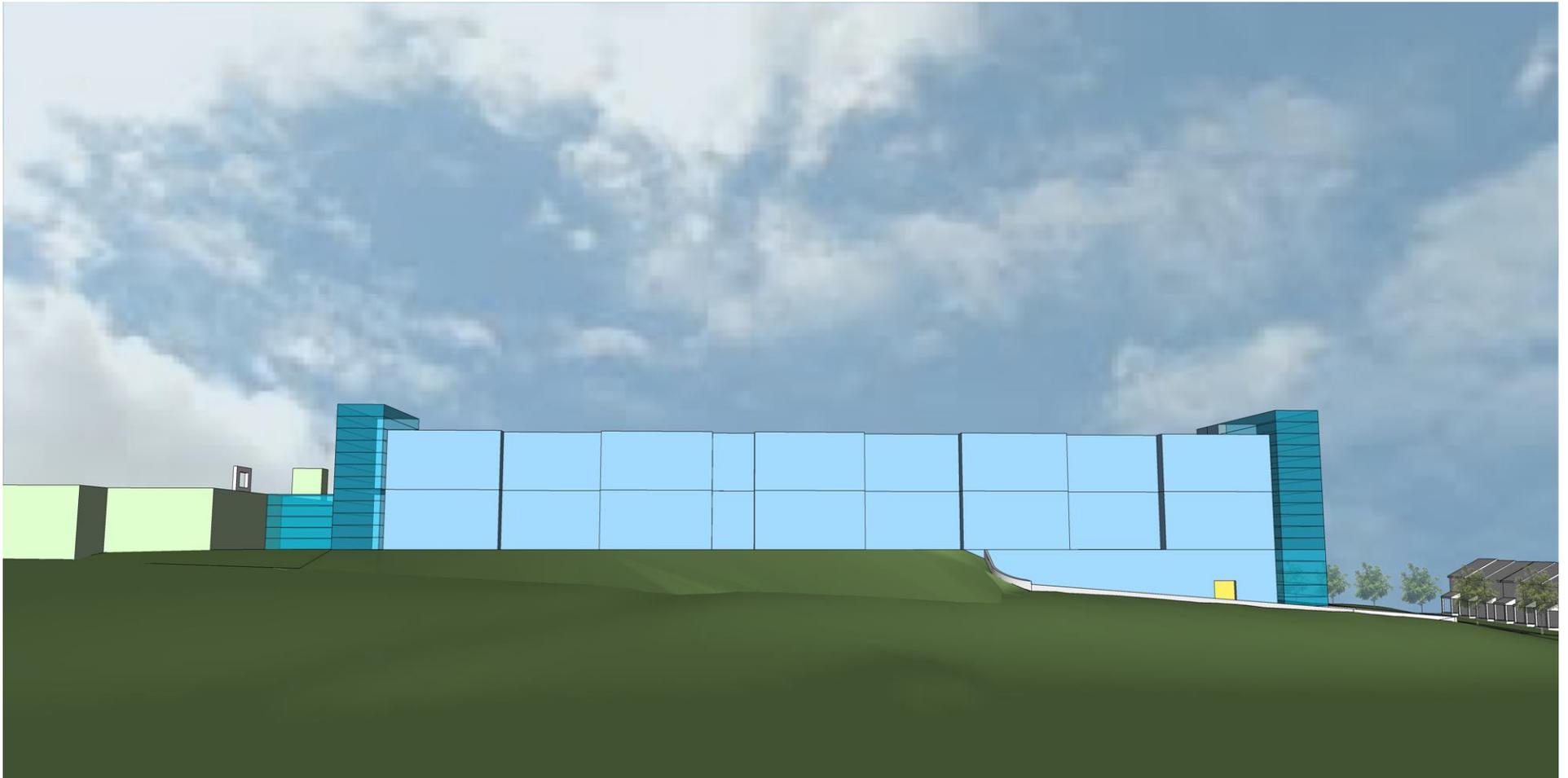
Option 1:

View #04



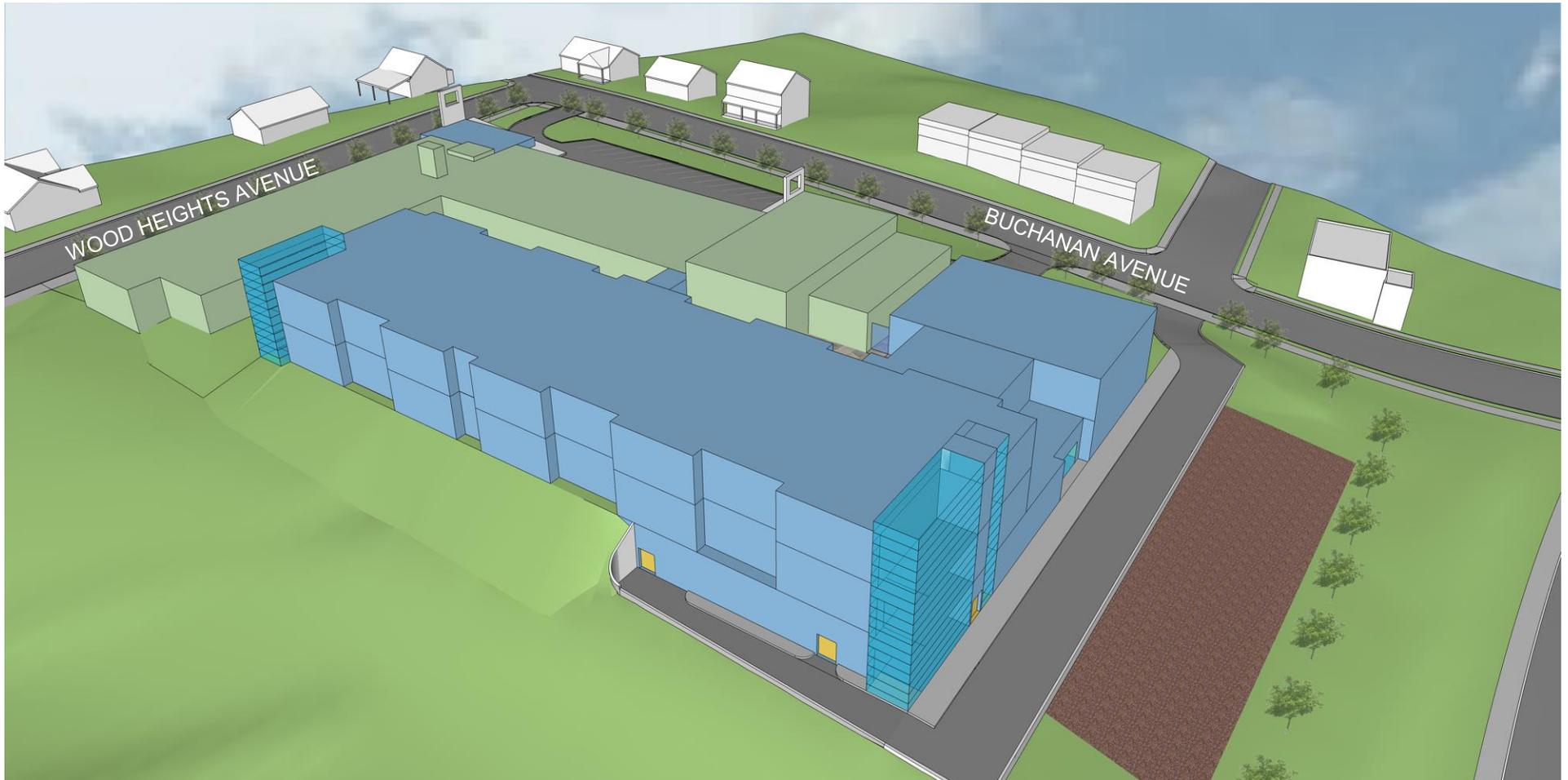
Option 1:

View #05



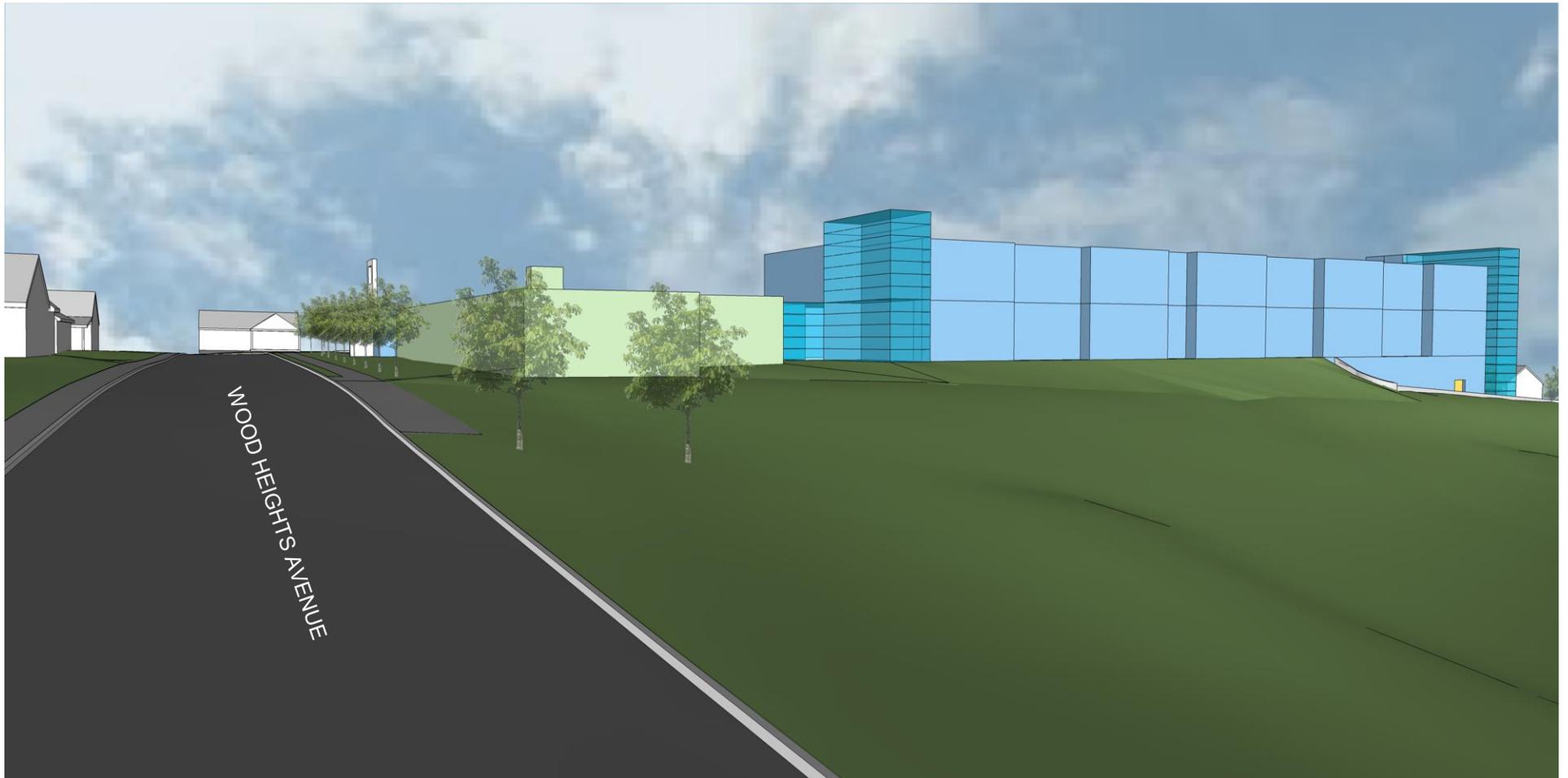
Option 1:

View #06



Option 1:

View #07



Option 1:

View #08



Option 1:

View #09



Option 1:

View #10



Option 1:

Advantages

- Utilizes Existing Building
- Provides off street parent and bus drop off
- Provides separate community space access allow securing of the school
- Provides natural lighting to all instructional spaces

Challenges

- Onsite development limited by one story existing footprint.
- Parking needs are not met – requires continued use of off-site parking.
- Does not provide optimal adjacencies of educational spaces

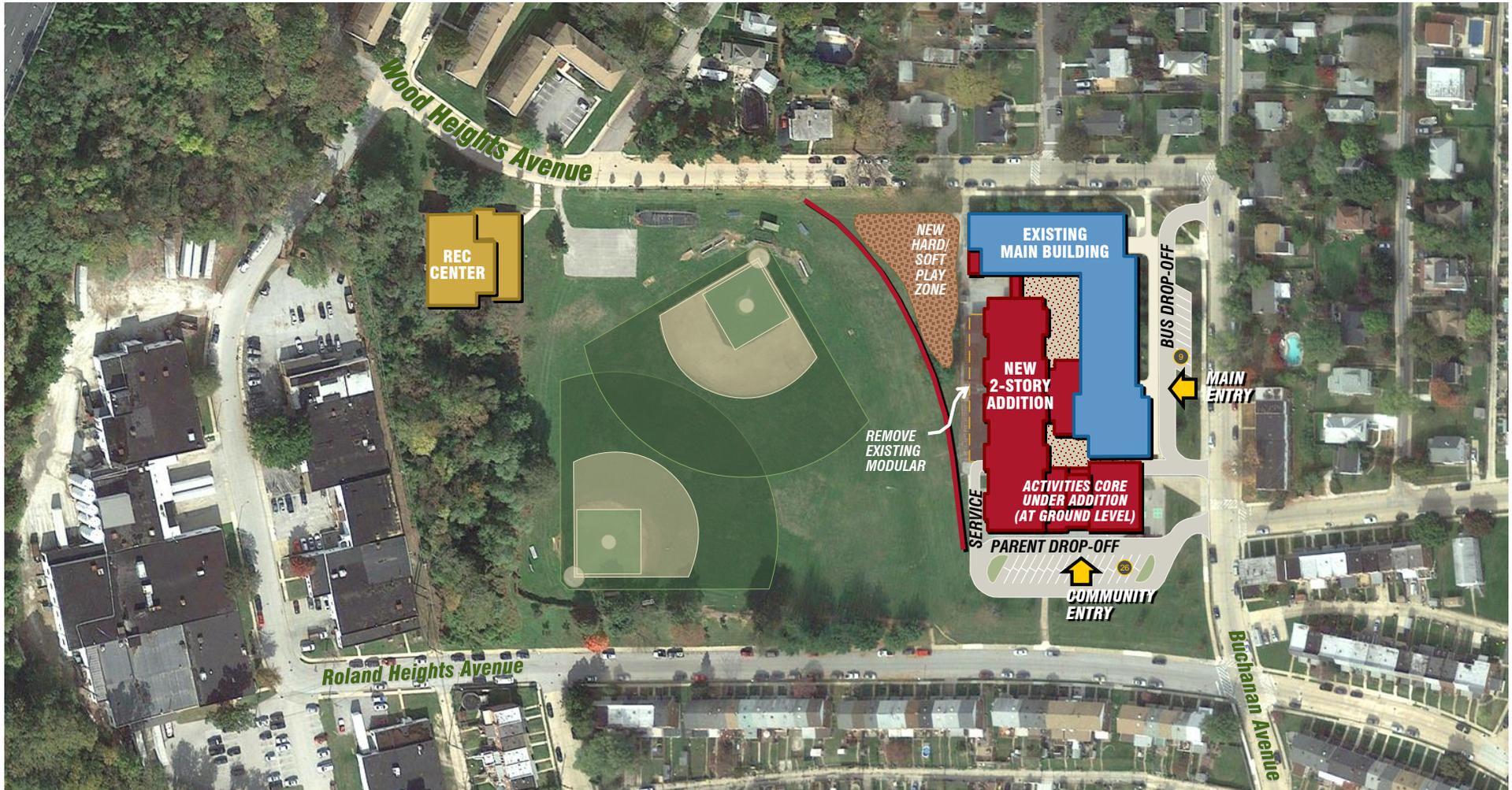
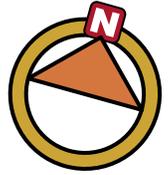
Option 2

Renovation /
Addition



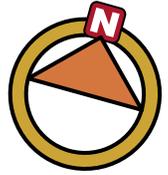
Option 2:

Site Layout A



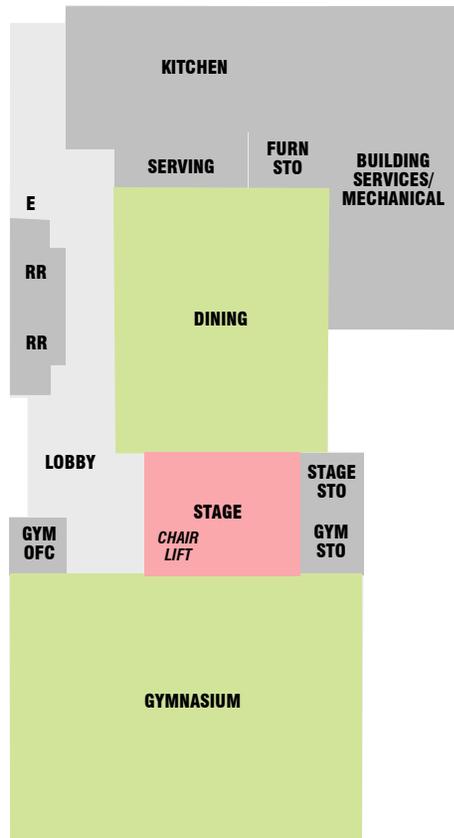
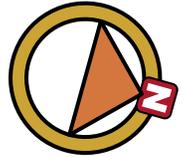
Option 2:

Site Layout B



Option 2:

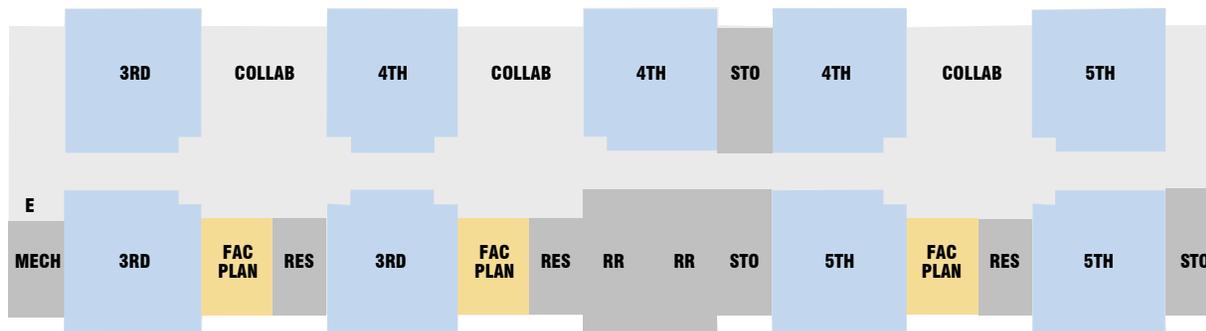
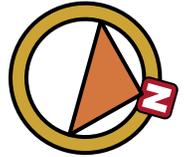
Plan, Ground Floor



- Circulation
- Support / Mech / RR
- Administration / Faculty
- Pre-K / Kindergarten
- Classrooms
- Special Ed / Services
- Art / Music
- Library / Labs / Seminar
- Gym / Multi-Purpose

Option 2:

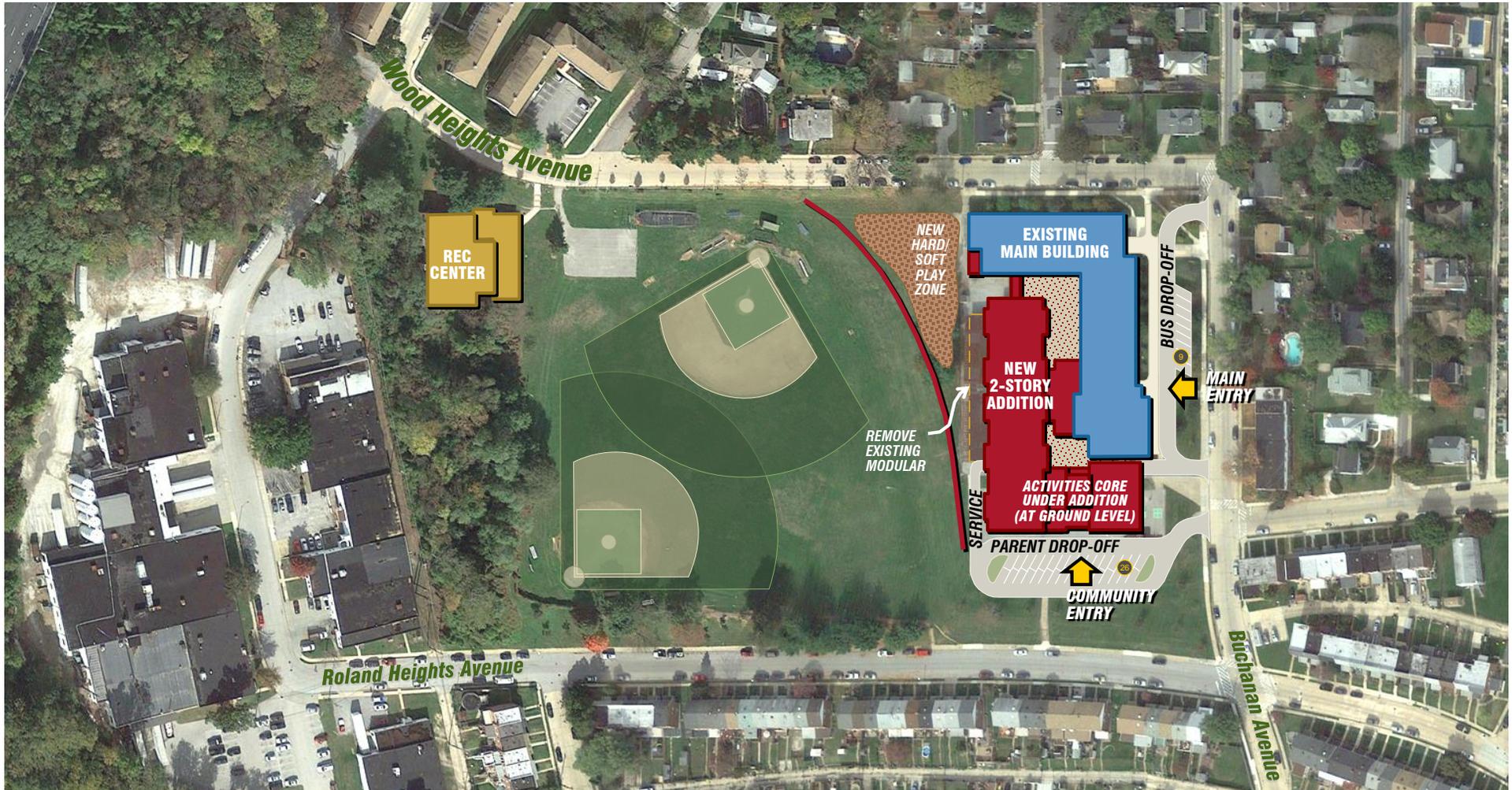
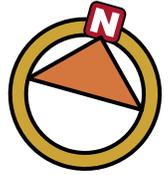
Plan, 2nd Floor



-  Circulation
-  Support / Mech / RR
-  Administration / Faculty
-  Pre-K / Kindergarten
-  Classrooms
-  Special Ed / Services
-  Art / Music
-  Library / Labs / Seminar
-  Gym / Multi-Purpose

Option 2:

Site Layout A



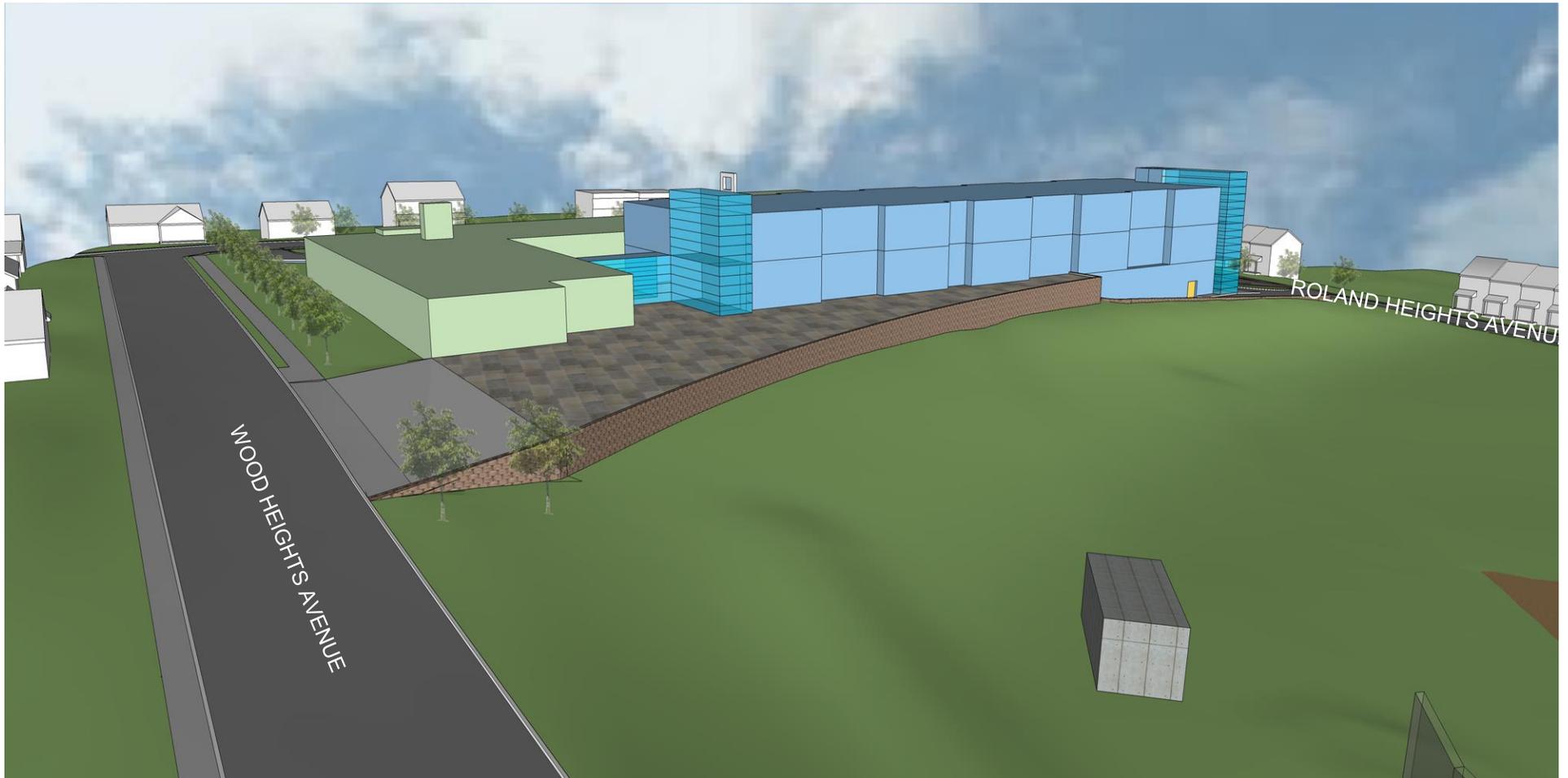
Option 2:

View #01 (Site A Configuration)



Option 2:

View #02 (Site A Configuration)



Option 2:

View #03 (Site A Configuration)



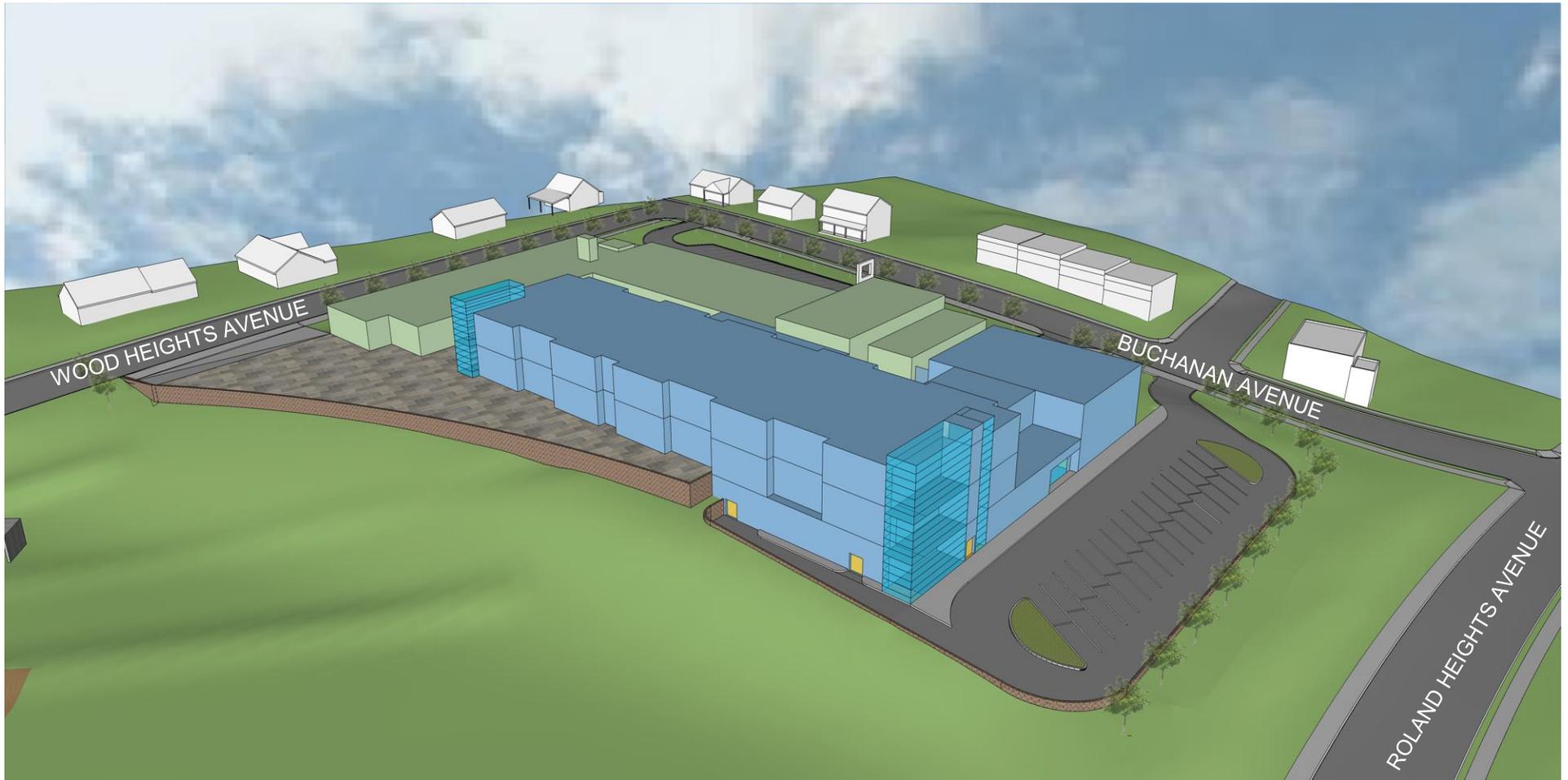
Option 2:

View #04 (Site A Configuration)



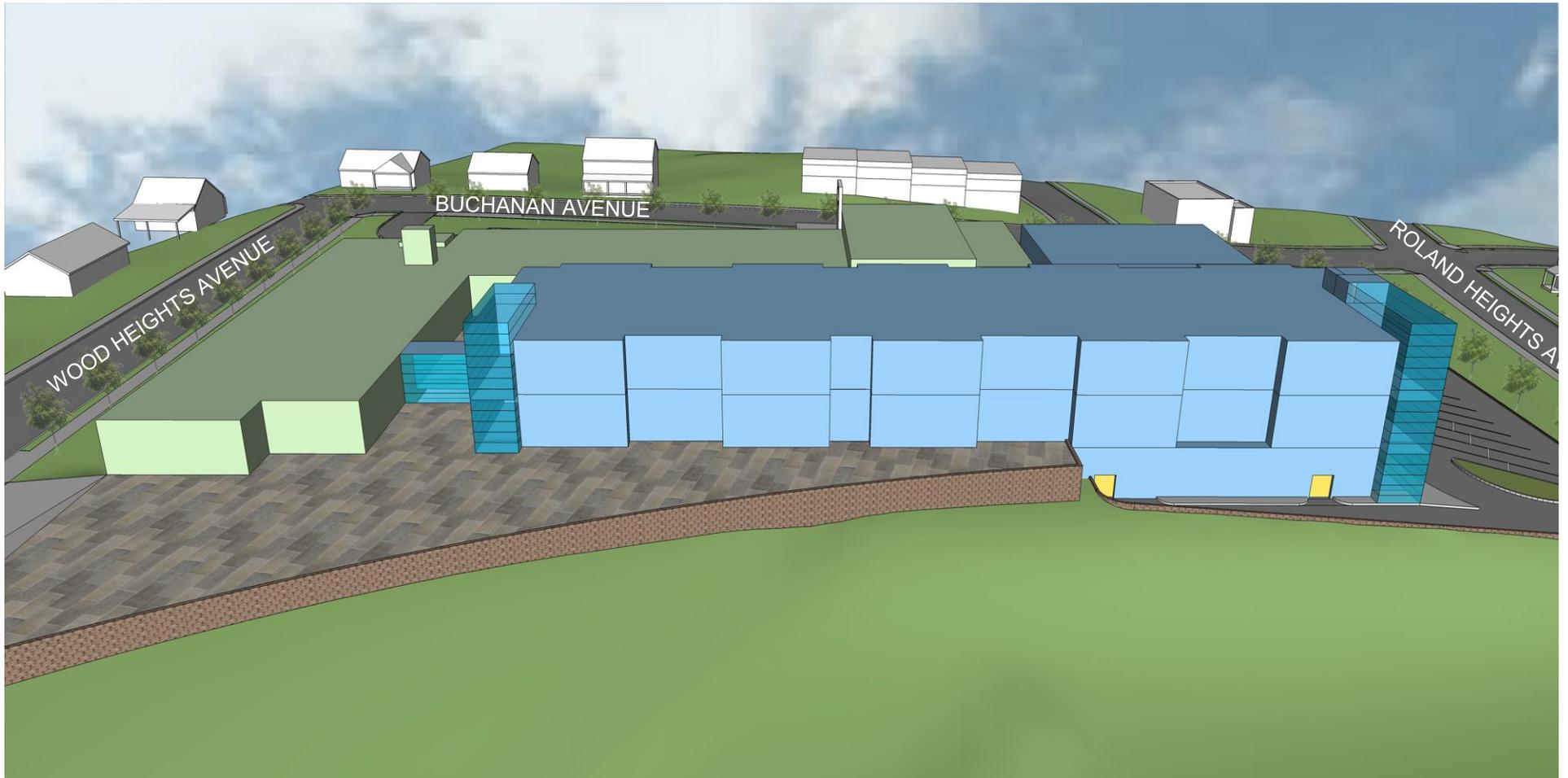
Option 2:

View #05 (Site A Configuration)



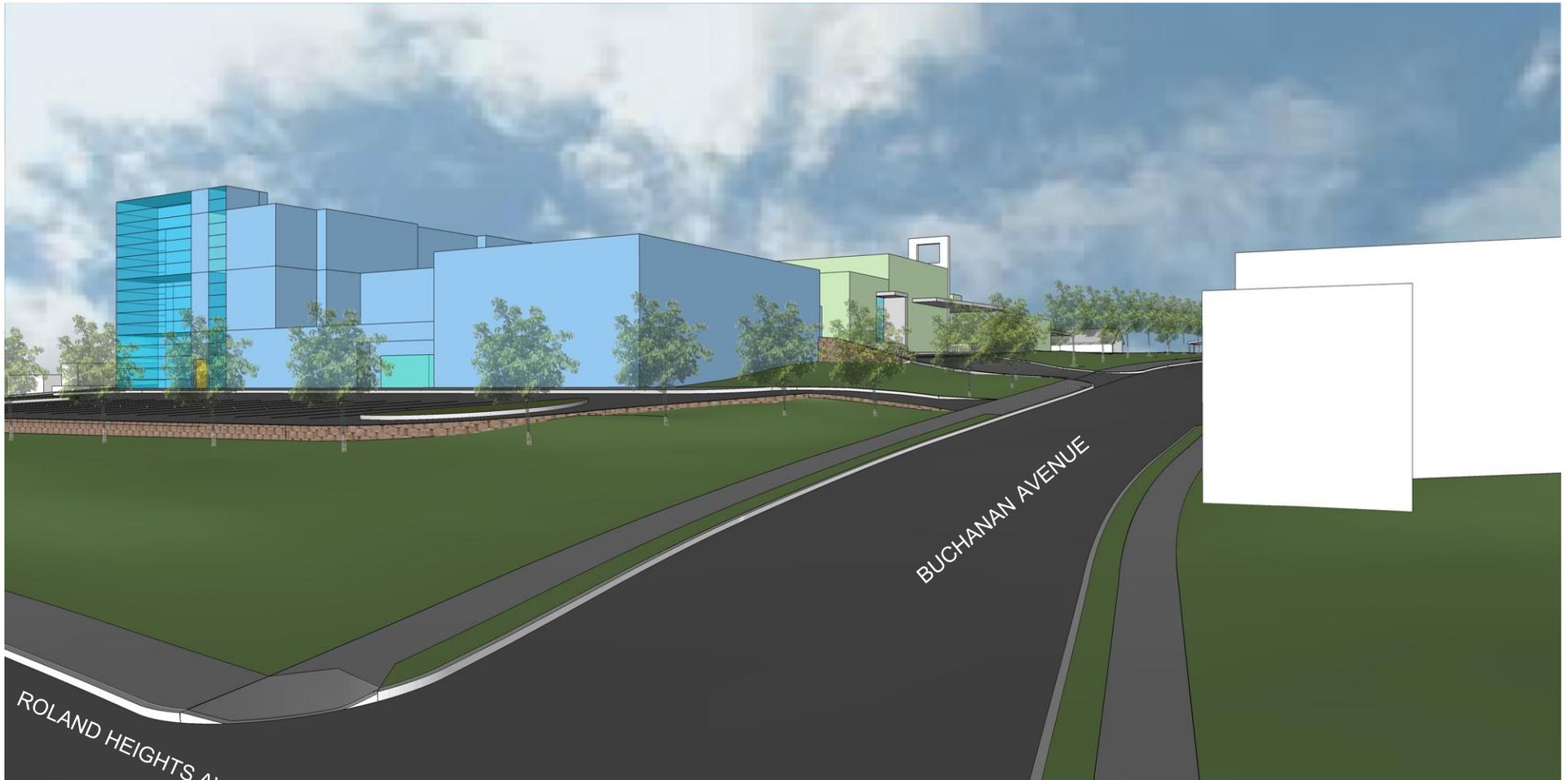
Option 2:

View #06 (Site A Configuration)



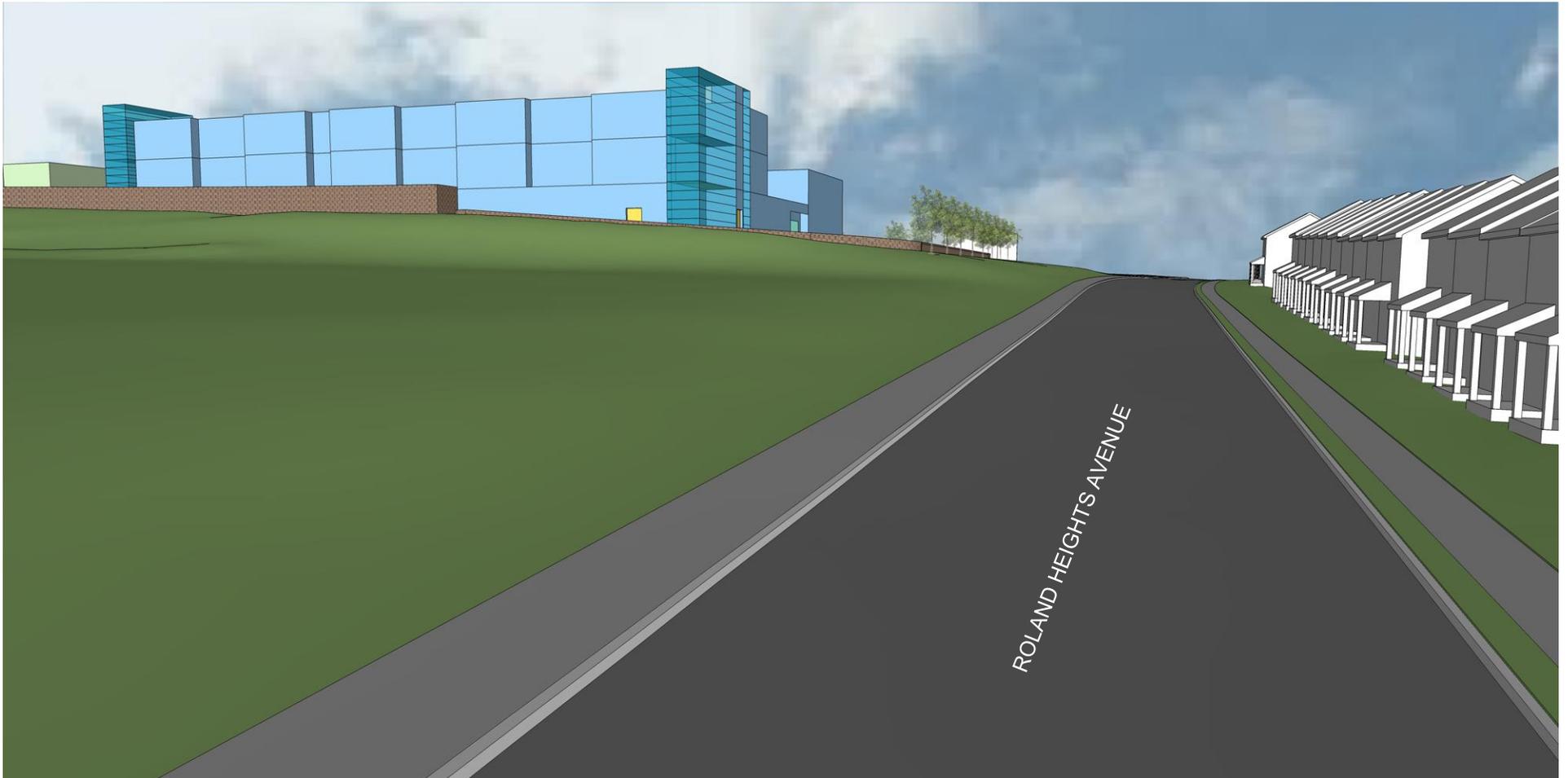
Option 2:

View #07 (Site A Configuration)



Option 2:

View #08 (Site A Configuration)



Option 2:

View #09 (Site A Configuration)



Option 2:

View #10 (Site A Configuration)



Option 2:

Advantages

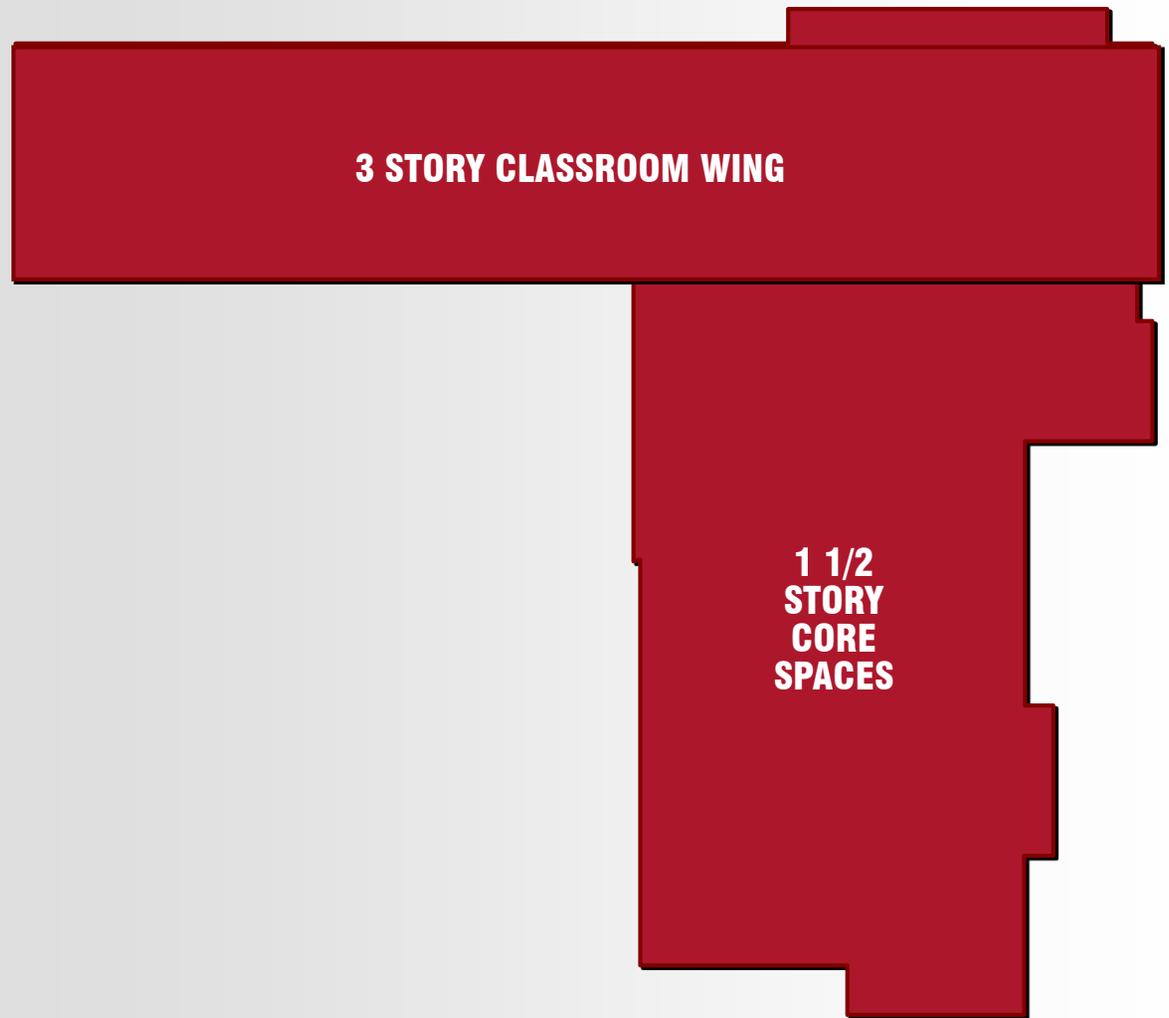
- Utilizes Existing Building
- Option 2 Site plan A – Provides separate parent and bus drop off
- Option 2 Site Plan A – Provides off street parking
- Option 2 Site plan B – Provides off street parent and bus drop off
- Provides separate community space access allow securing of the school
- Provides natural lighting to all instructional spaces

Challenges

- Onsite development limited by one story existing footprint.
- Option 2 Site plan B - Parking needs are not met – requires continued use of off-site parking.
- Does not provide optimal adjacencies of educational spaces

Option 3

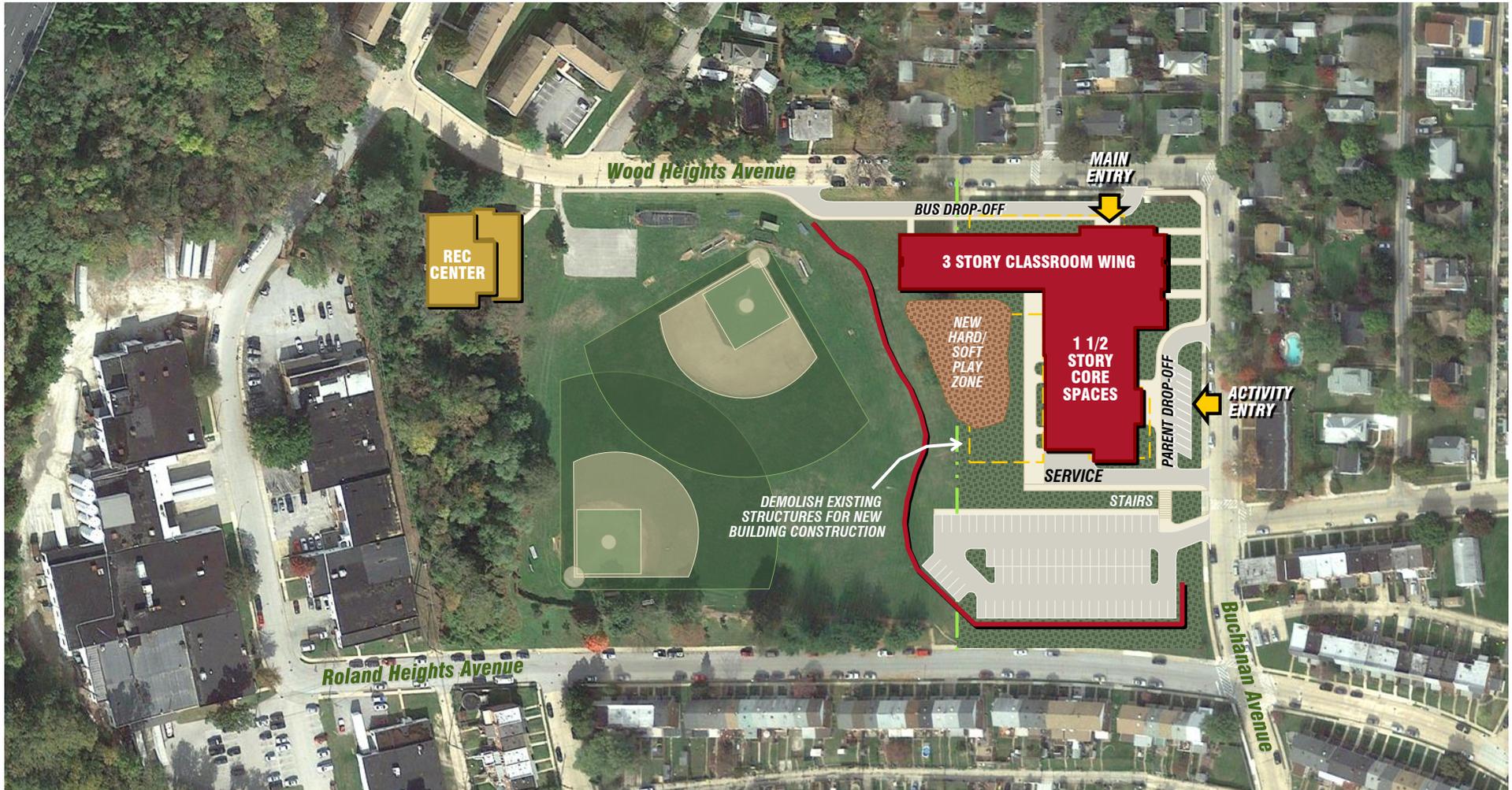
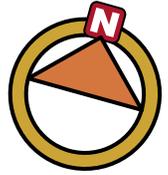
New Building on Existing Site



Option 3:

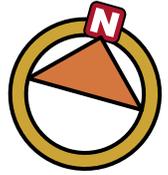
Site Layout @ 50%

50%



Option 3:

Site Layout



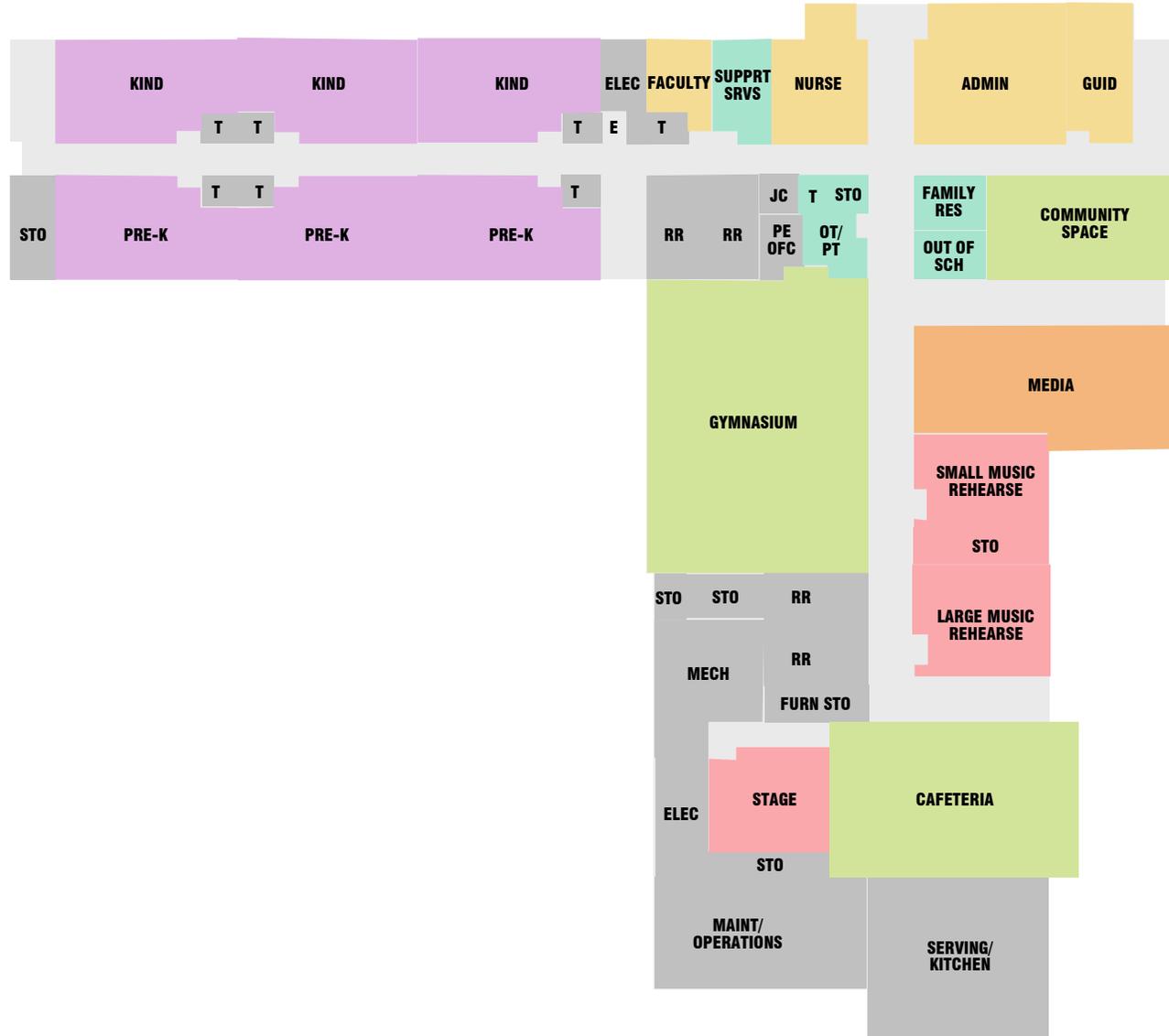
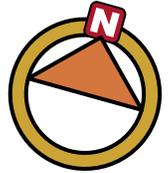
Option 3:

Changes from 50%...

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Option 3:

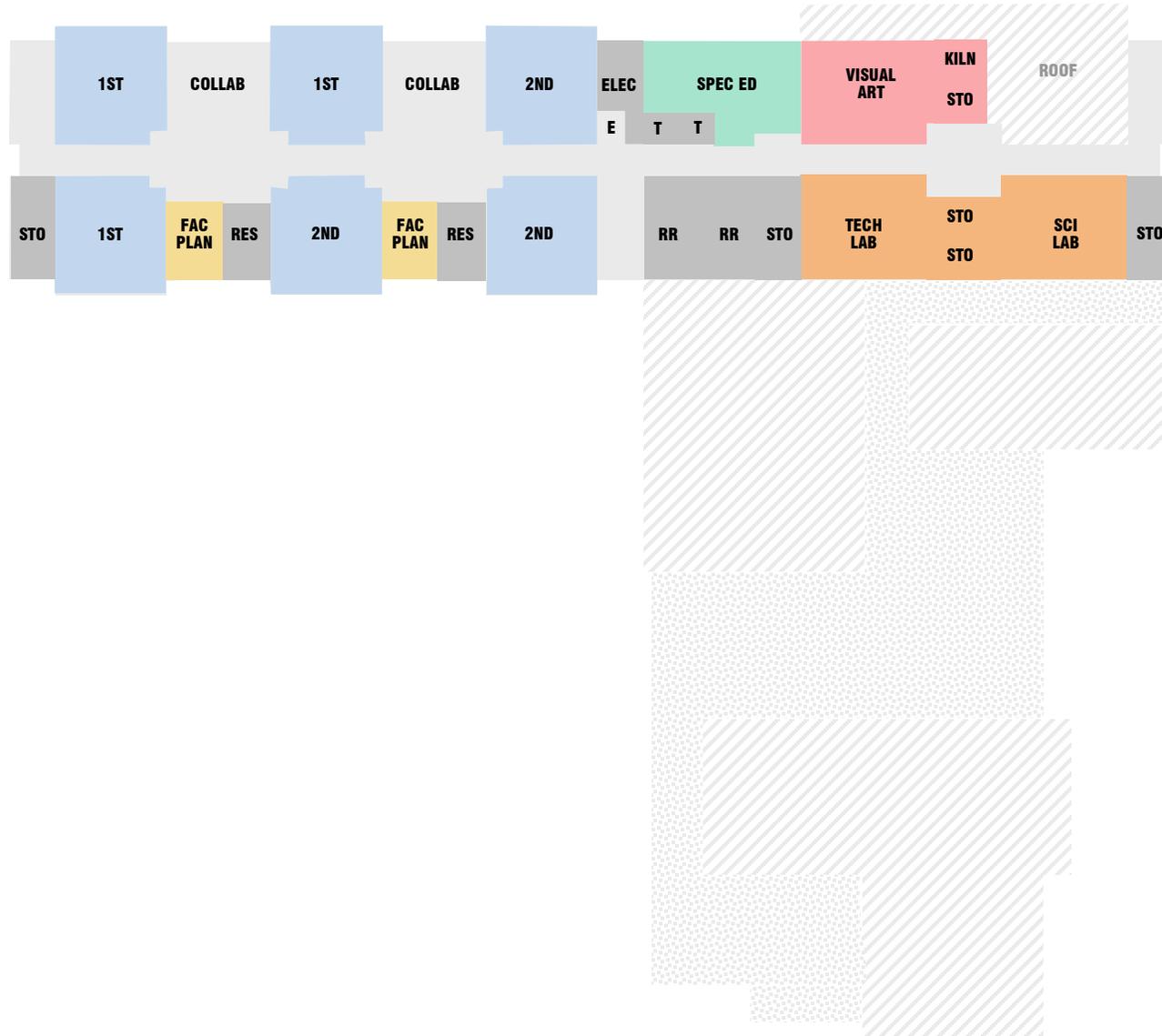
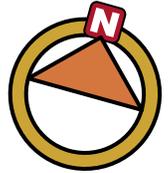
Plan, Ground Floor



- Circulation
- Support / Mech / RR
- Administration / Faculty
- Pre-K / Kindergarten
- Classrooms
- Special Ed / Services
- Art / Music
- Library / Labs / Seminar
- Gym / Multi-Purpose

Option 3:

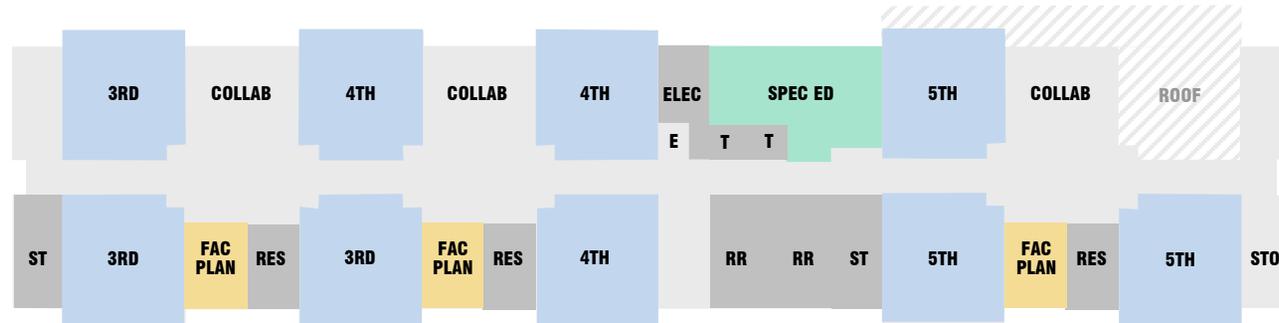
Plan, 1st Floor



- Circulation
- Support / Mech / RR
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- Classrooms
- Special Ed / Services
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- Library / Labs / Seminar
- Gym / Multi-Purpose

Option 3:

Plan, 2nd Floor



- Circulation
- Support / Mech / RR
- Administration / Faculty
- Pre-K / Kindergarten
- Classrooms
- Special Ed / Services
- Art / Music
- Library / Labs / Seminar
- Gym / Multi-Purpose

Option 3:

View #01



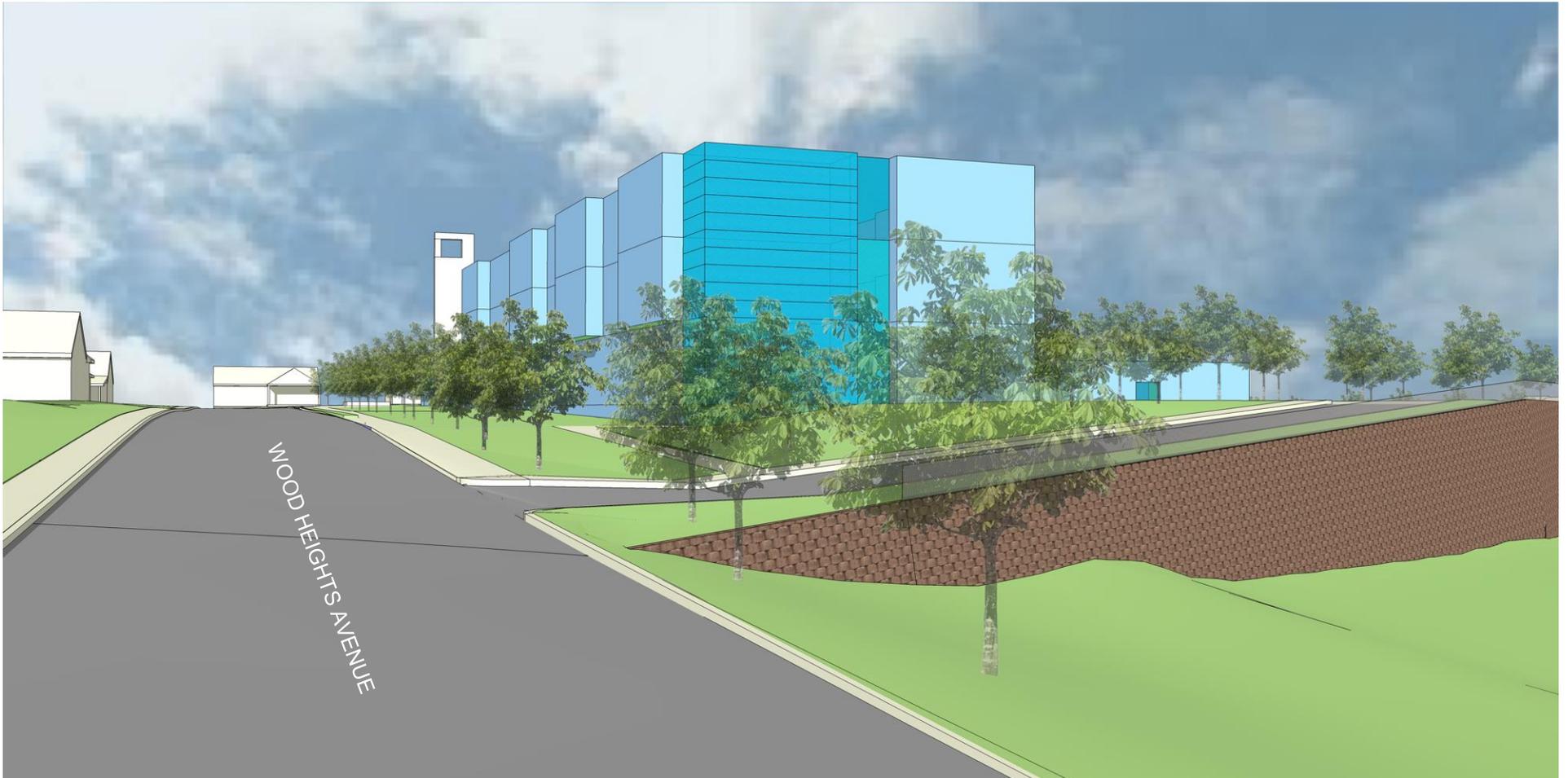
Option 3:

View #02



Option 3:

View #03



Option 3:

View #04



Option 3:

View #05



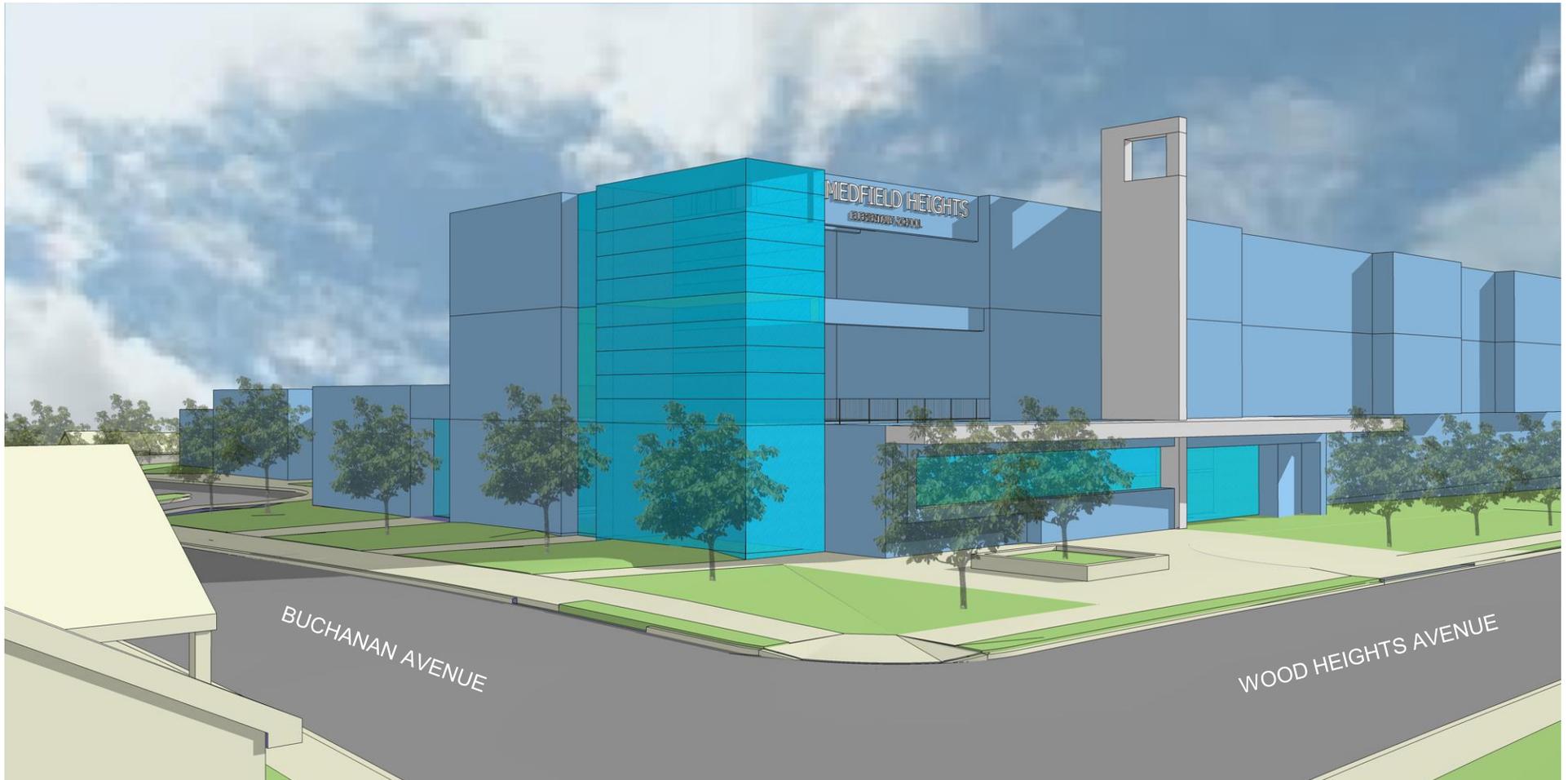
Option 3:

View #06



Option 3:

View #07



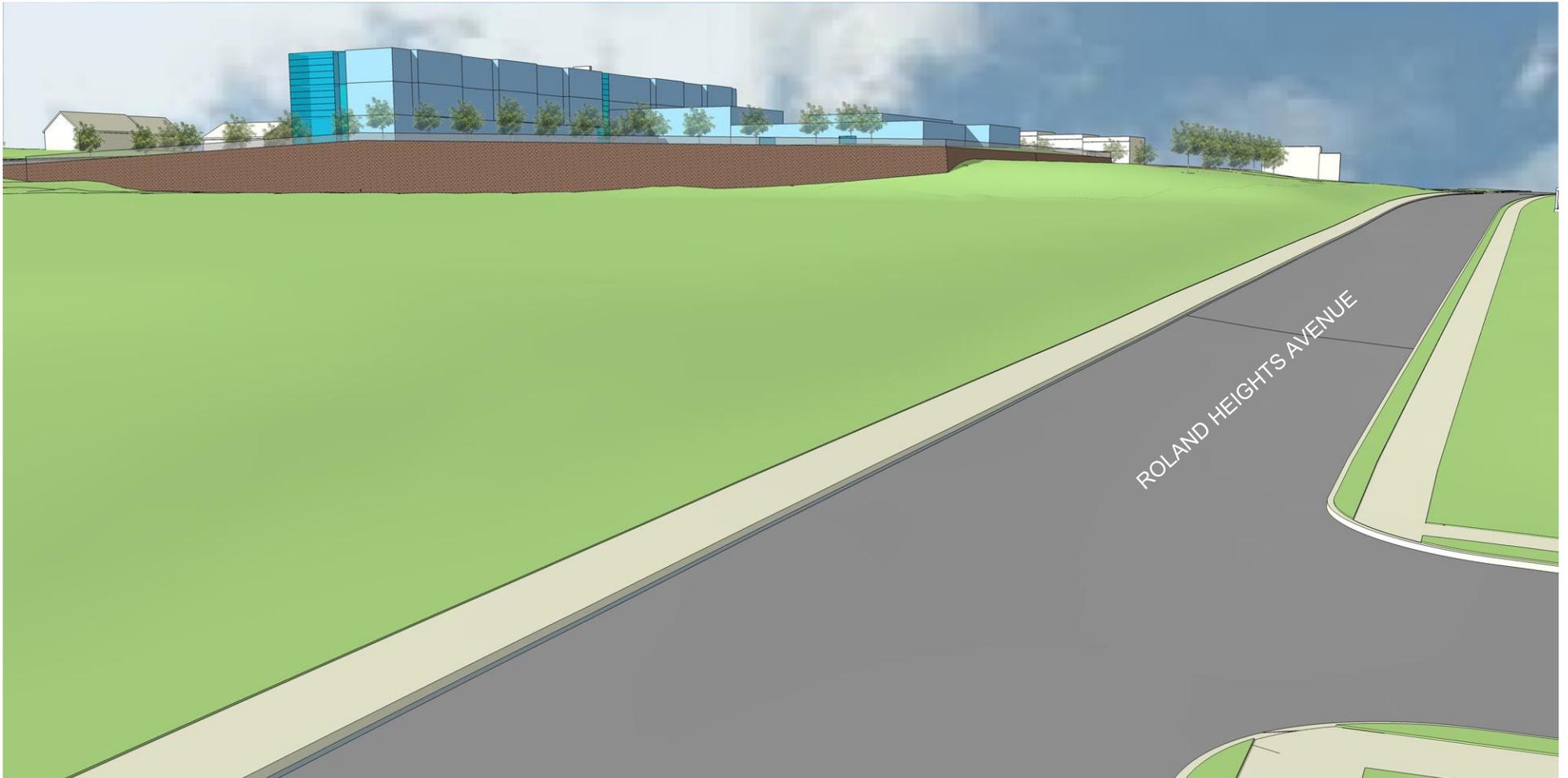
Option 3:

View #08



Option 3:

View #09



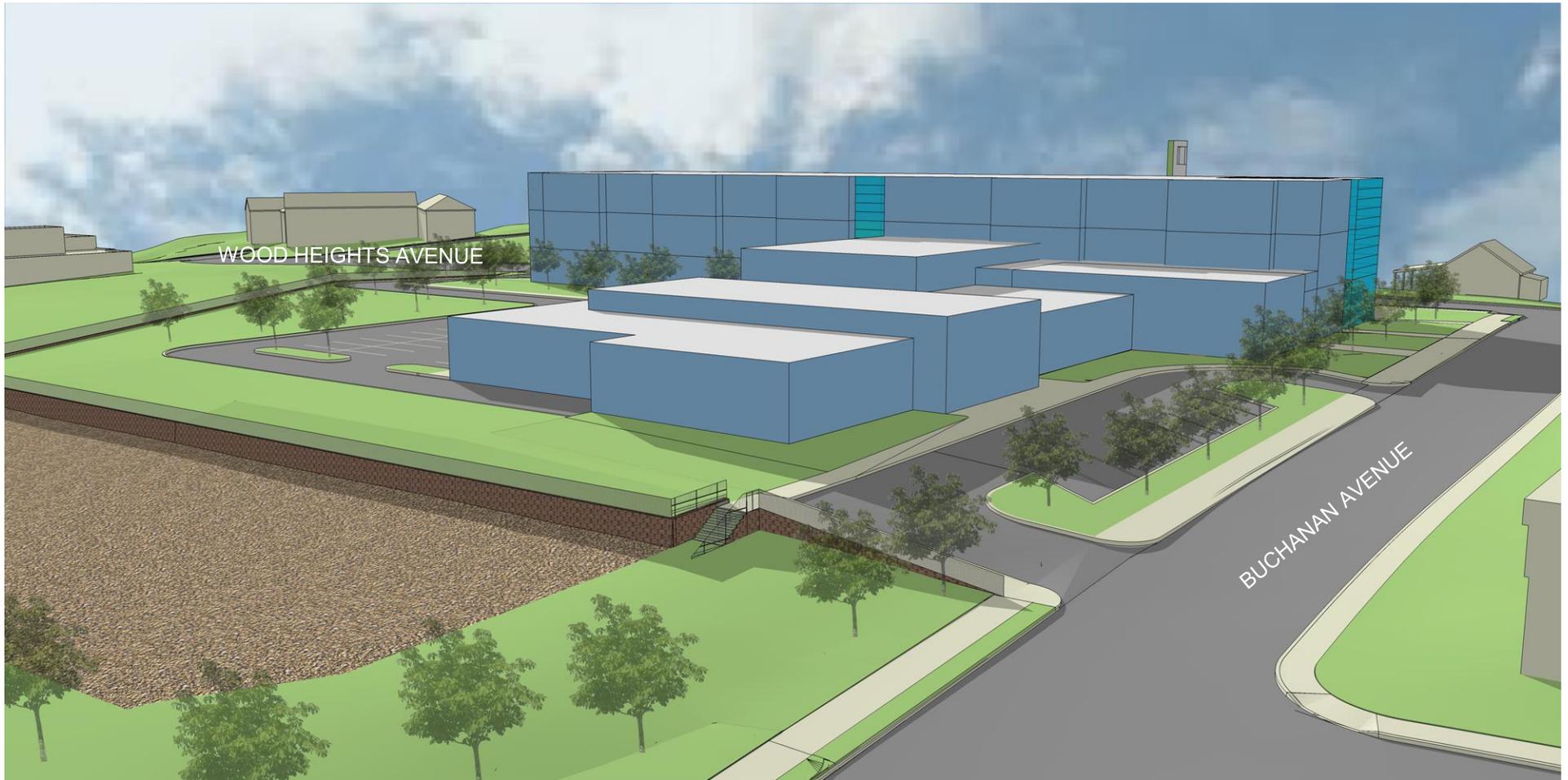
Option 3:

View #10



Option 3:

View #11



Option 3:

Advantages

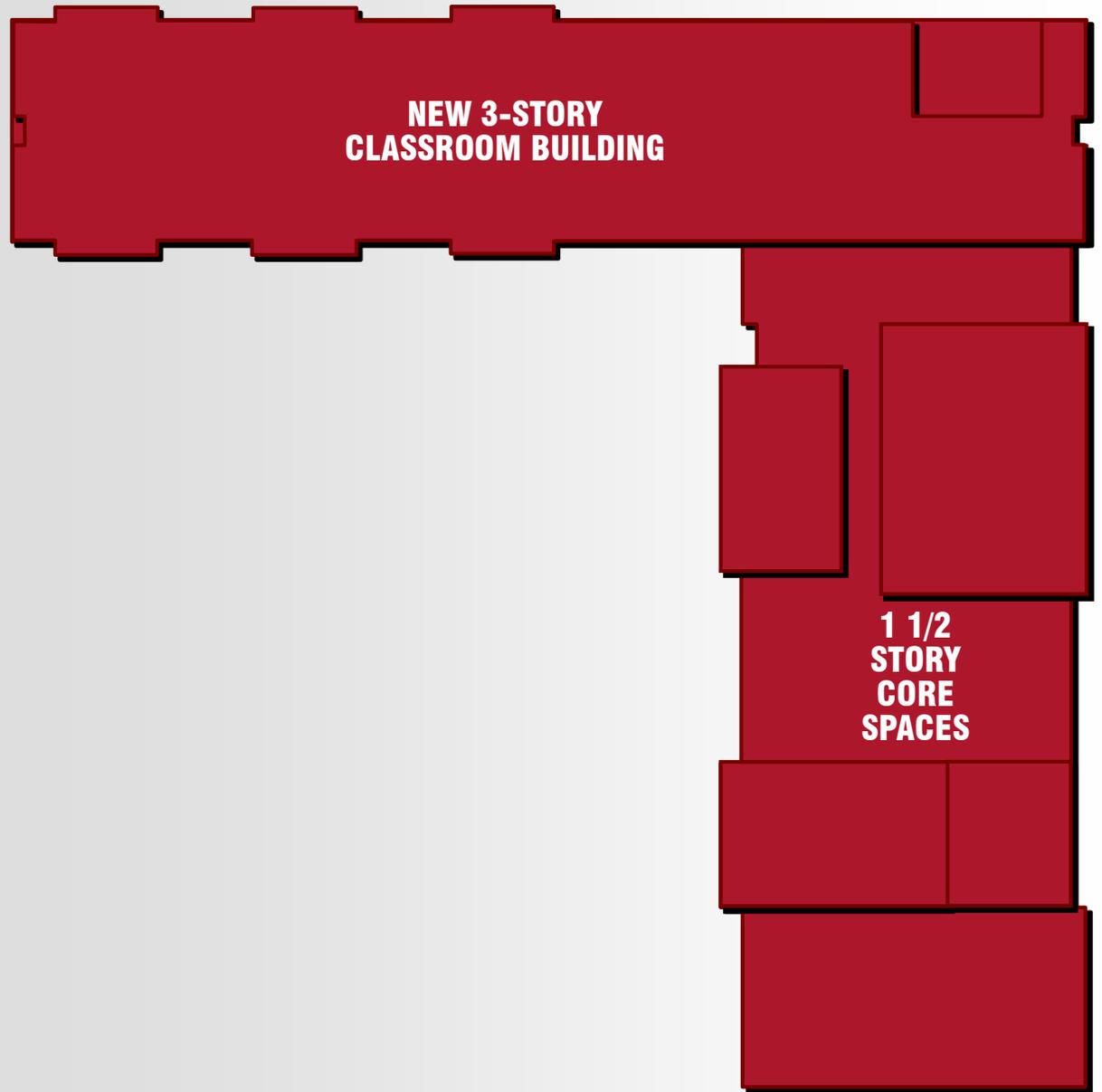
- Provides optimal orientation for daylighting of instructional spaces
- Optimal arrangement of instructional spaces
- Best potential for future expansion
- Provides separate bus and parent drop offs
- Optimal adjacencies of educational spaces
- Provides separate community space allowing securing of the school

Challenges

- Encroaches onto Parks & Recreation's property
- Requires grading hillside
- Main parking lot remote from main entrance

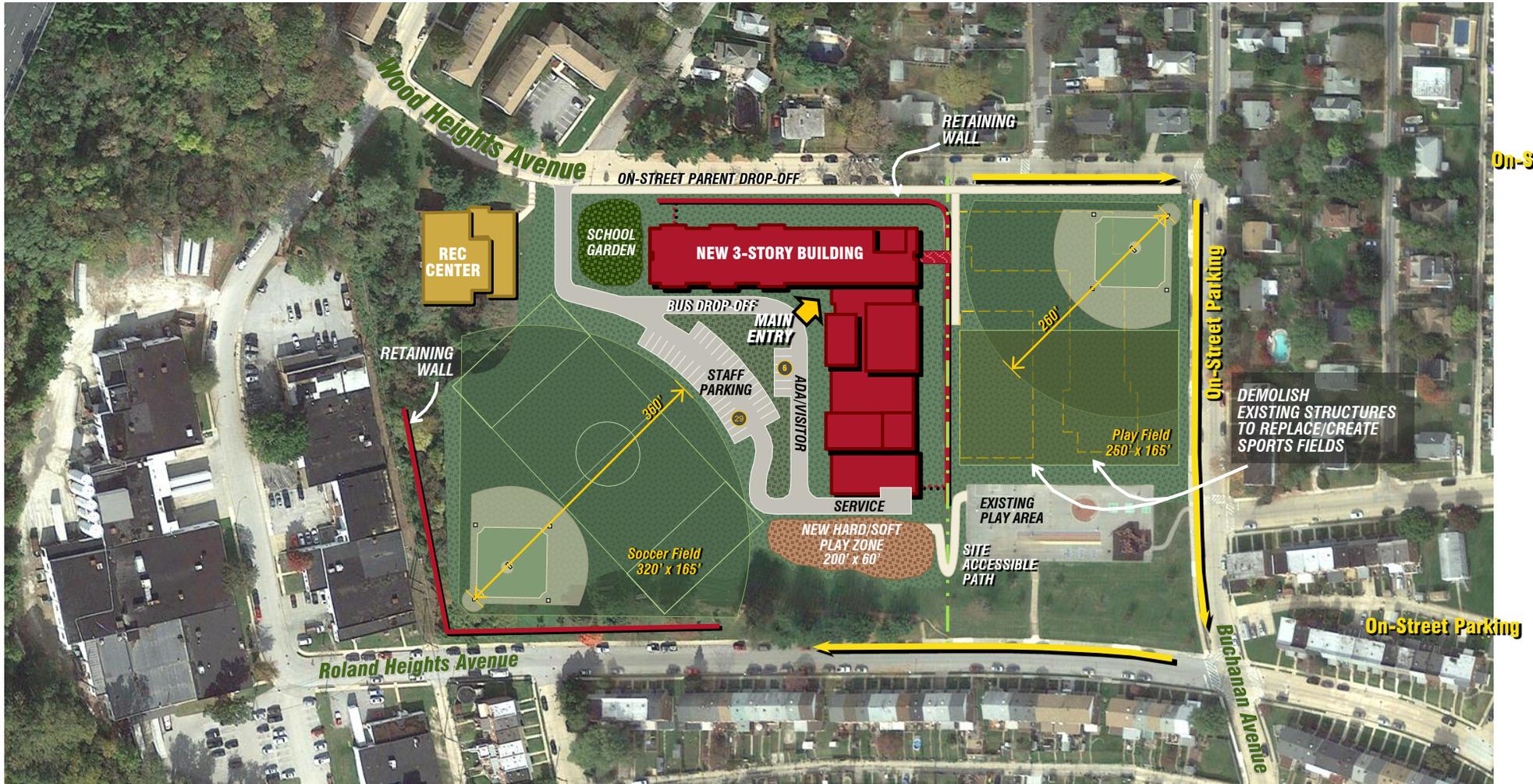
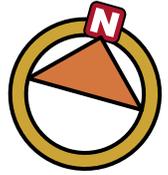
Option 4

New Building on
Parks Site



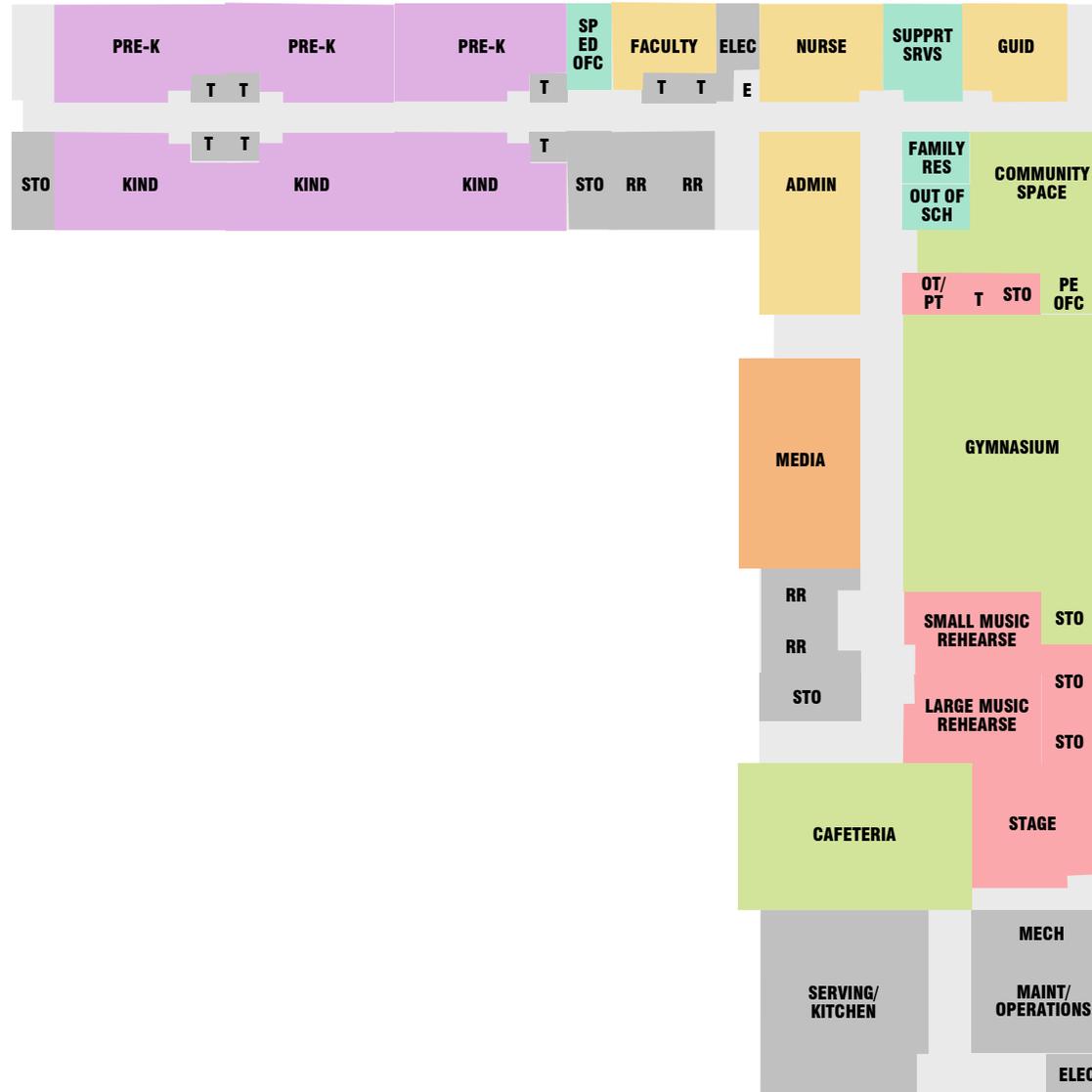
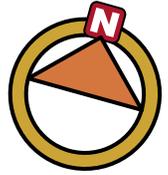
Option 4:

Site Layout



Option 4:

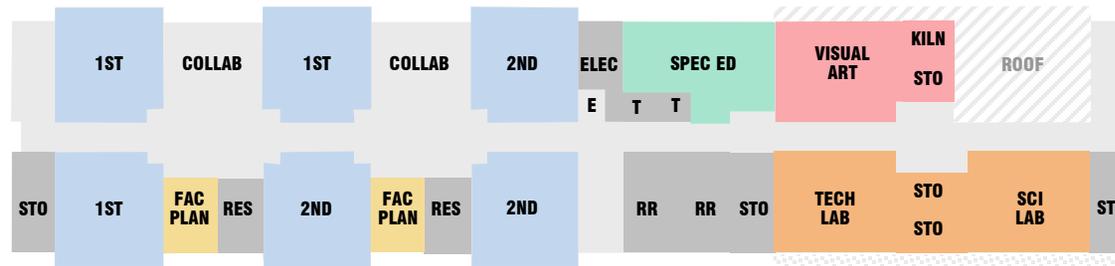
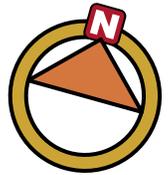
Plan, Ground Floor



- Circulation
- Support / Mech / RR
- Administration / Faculty
- Pre-K / Kindergarten
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- Art / Music
- Library / Labs / Seminar
- Gym / Multi-Purpose

Option 4:

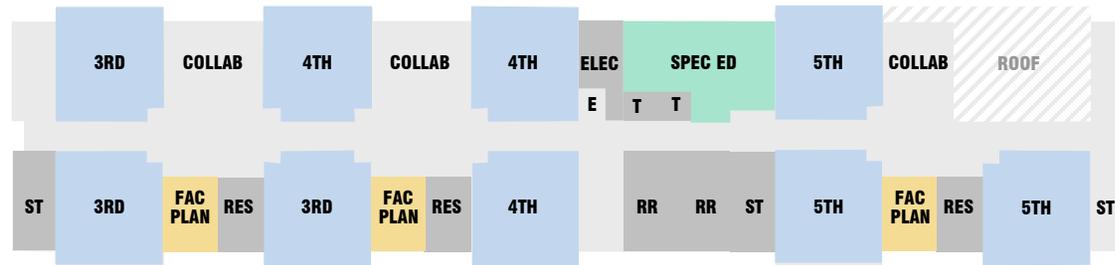
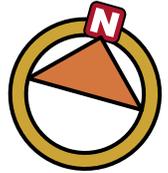
Plan, 1st Floor



-  Circulation
-  Support / Mech / RR
-  Administration / Faculty
-  Pre-K / Kindergarten
-  Classrooms
-  Special Ed / Services
-  Art / Music
-  Library / Labs / Seminar
-  Gym / Multi-Purpose

Option 4:

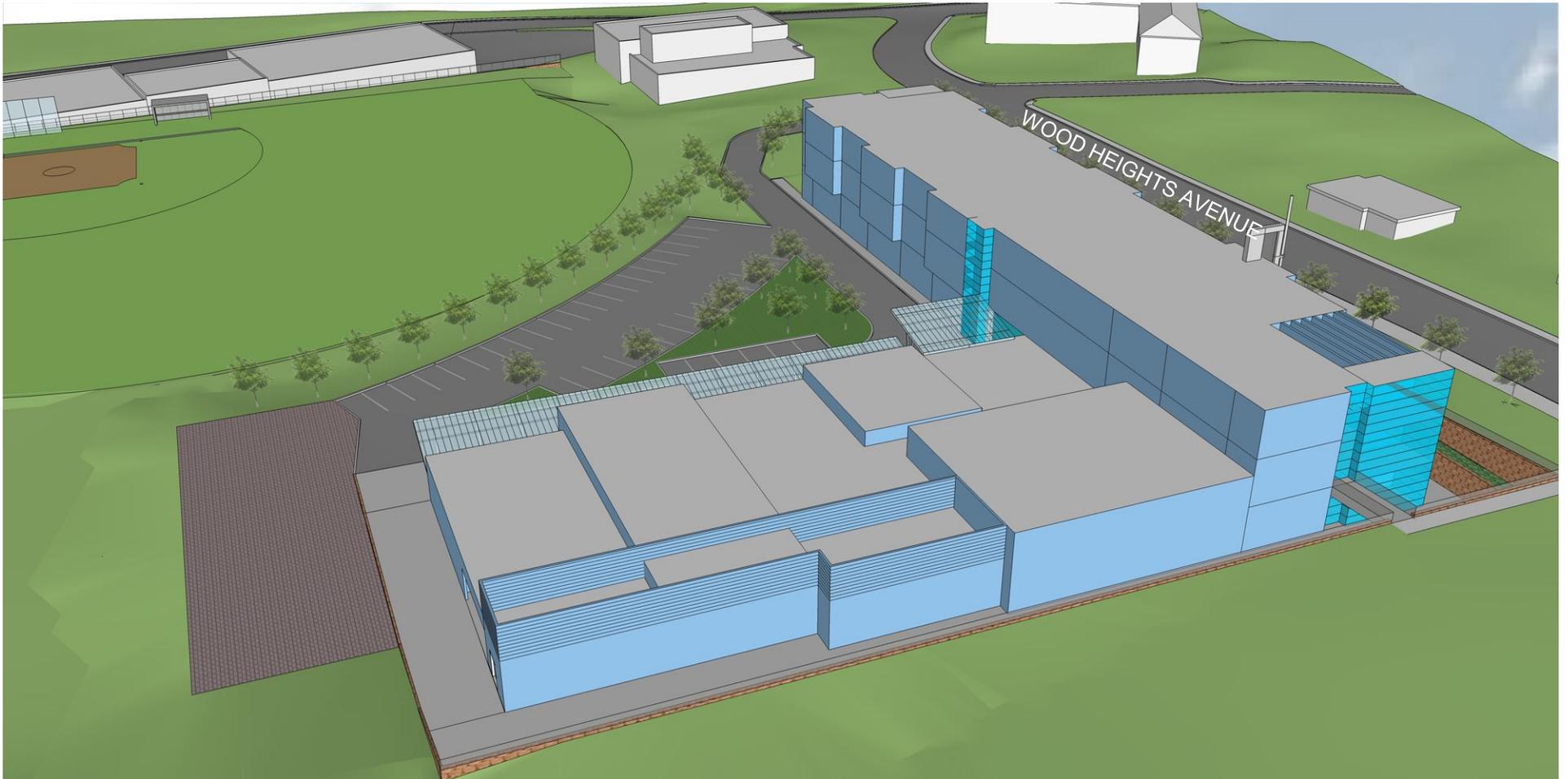
Plan, 2nd Floor



-  Circulation
-  Support / Mech / RR
-  Administration / Faculty
-  Pre-K / Kindergarten
-  Classrooms
-  Special Ed / Services
-  Art / Music
-  Library / Labs / Seminar
-  Gym / Multi-Purpose

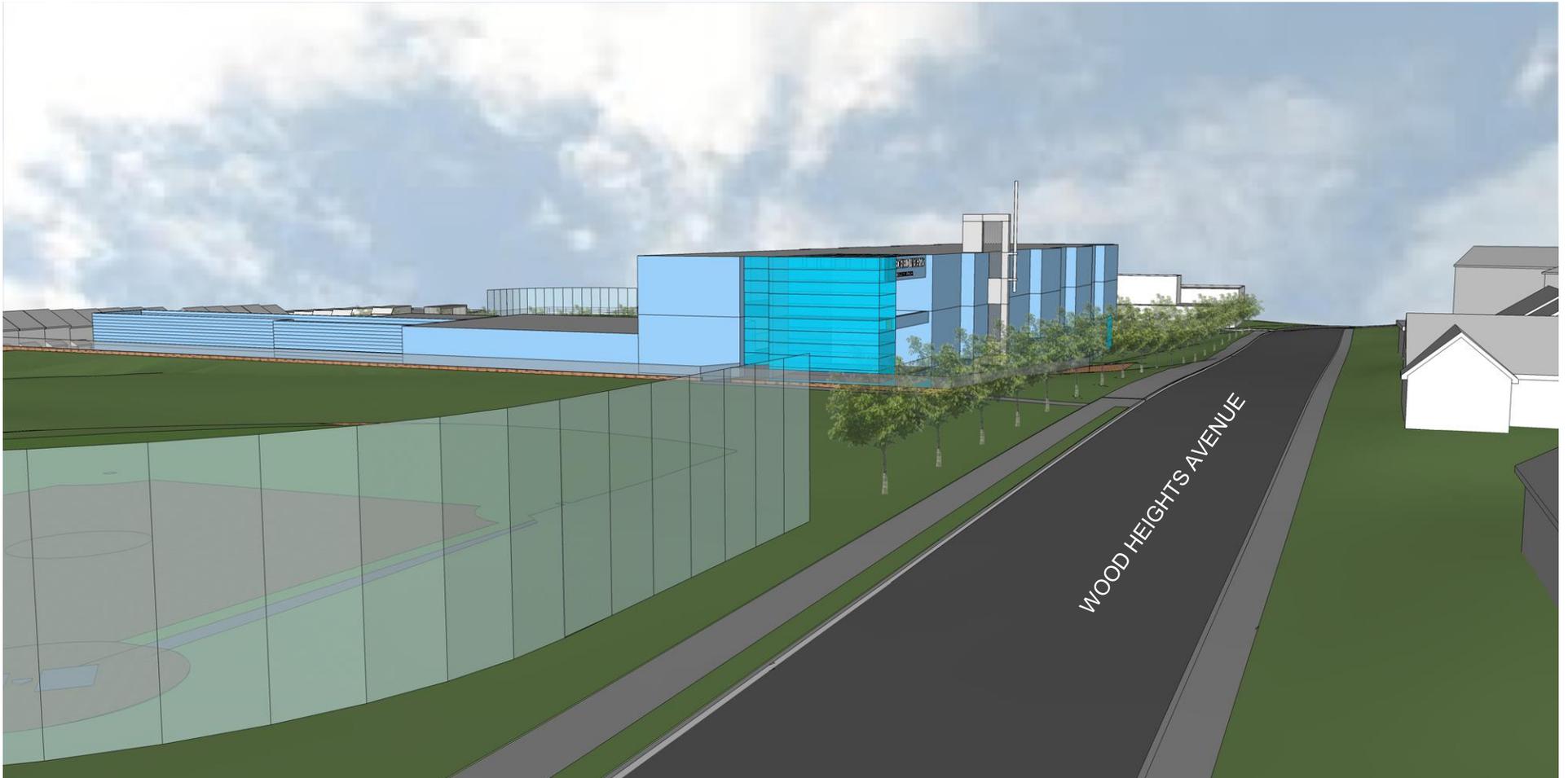
Option 4:

View #01



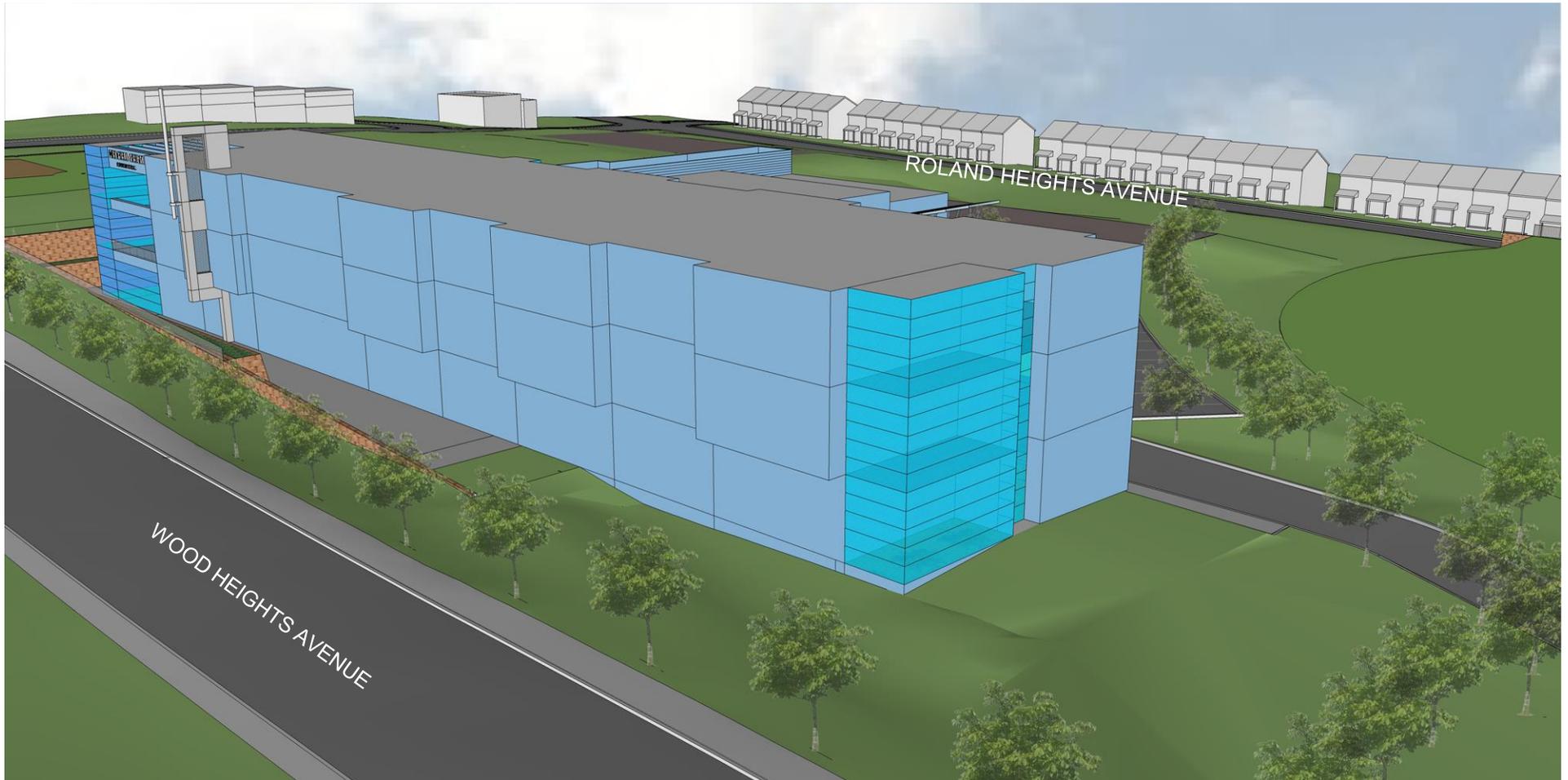
Option 4:

View #02



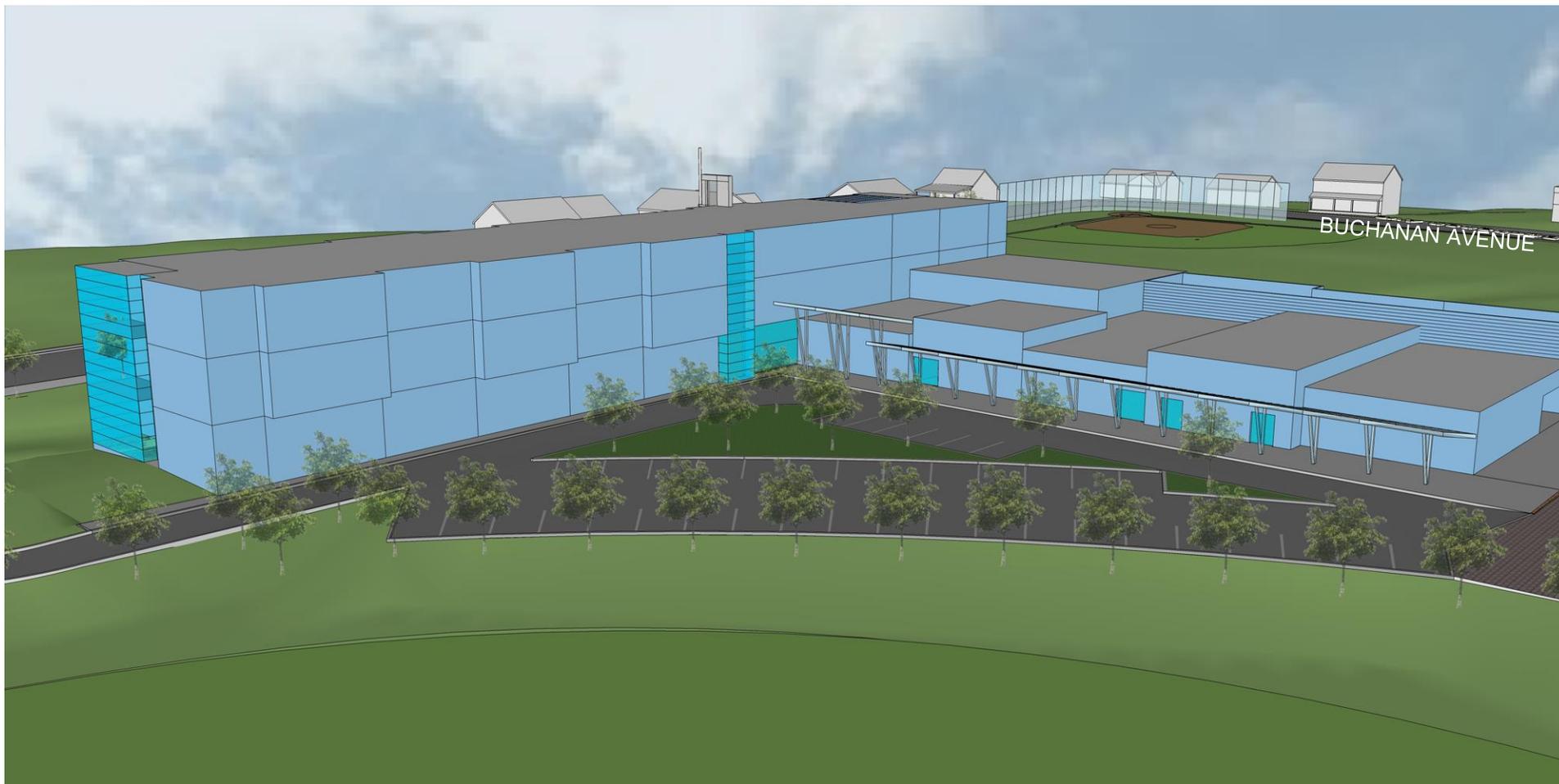
Option 4:

View #03



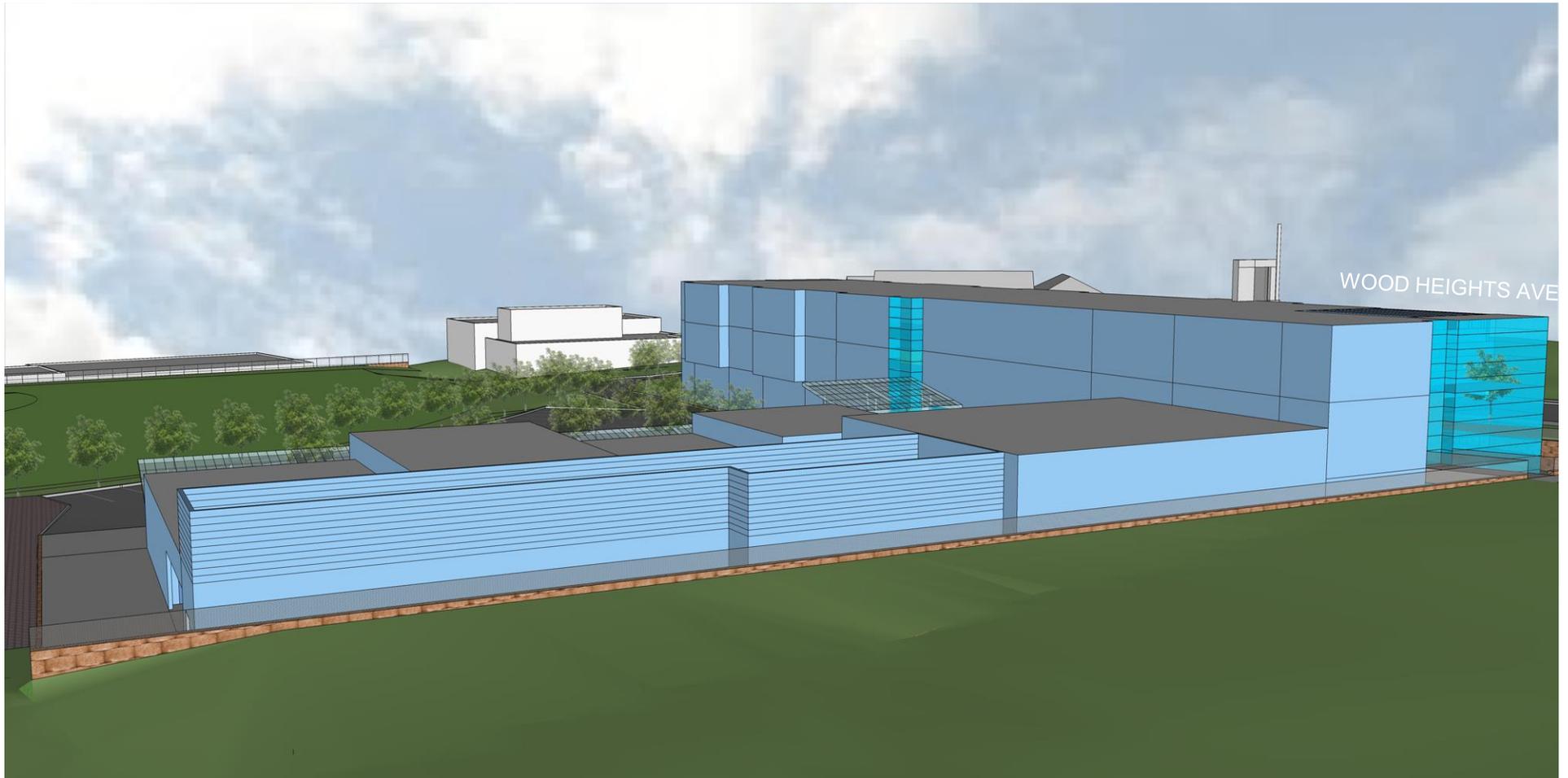
Option 4:

View #04



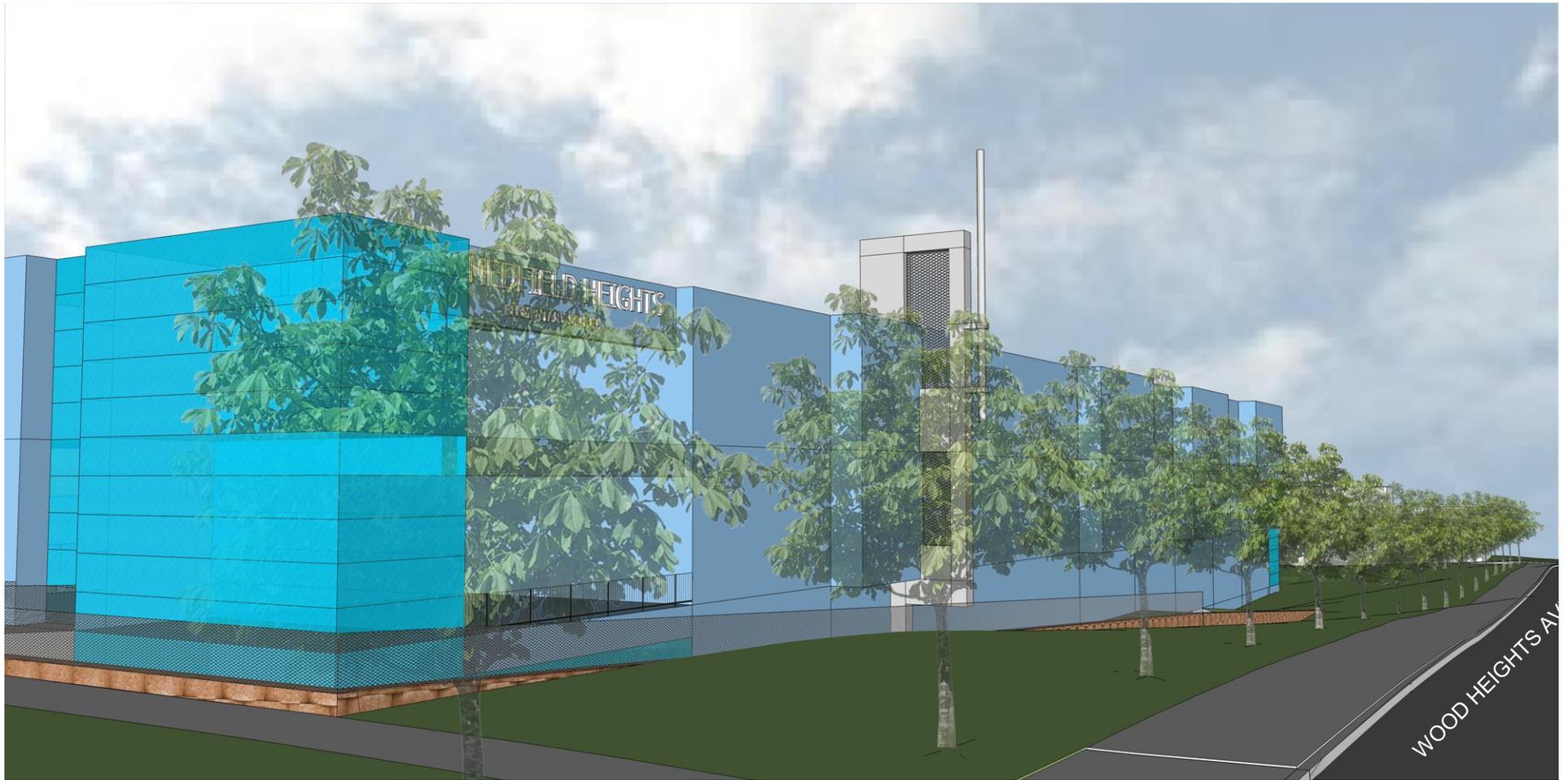
Option 4:

View #05



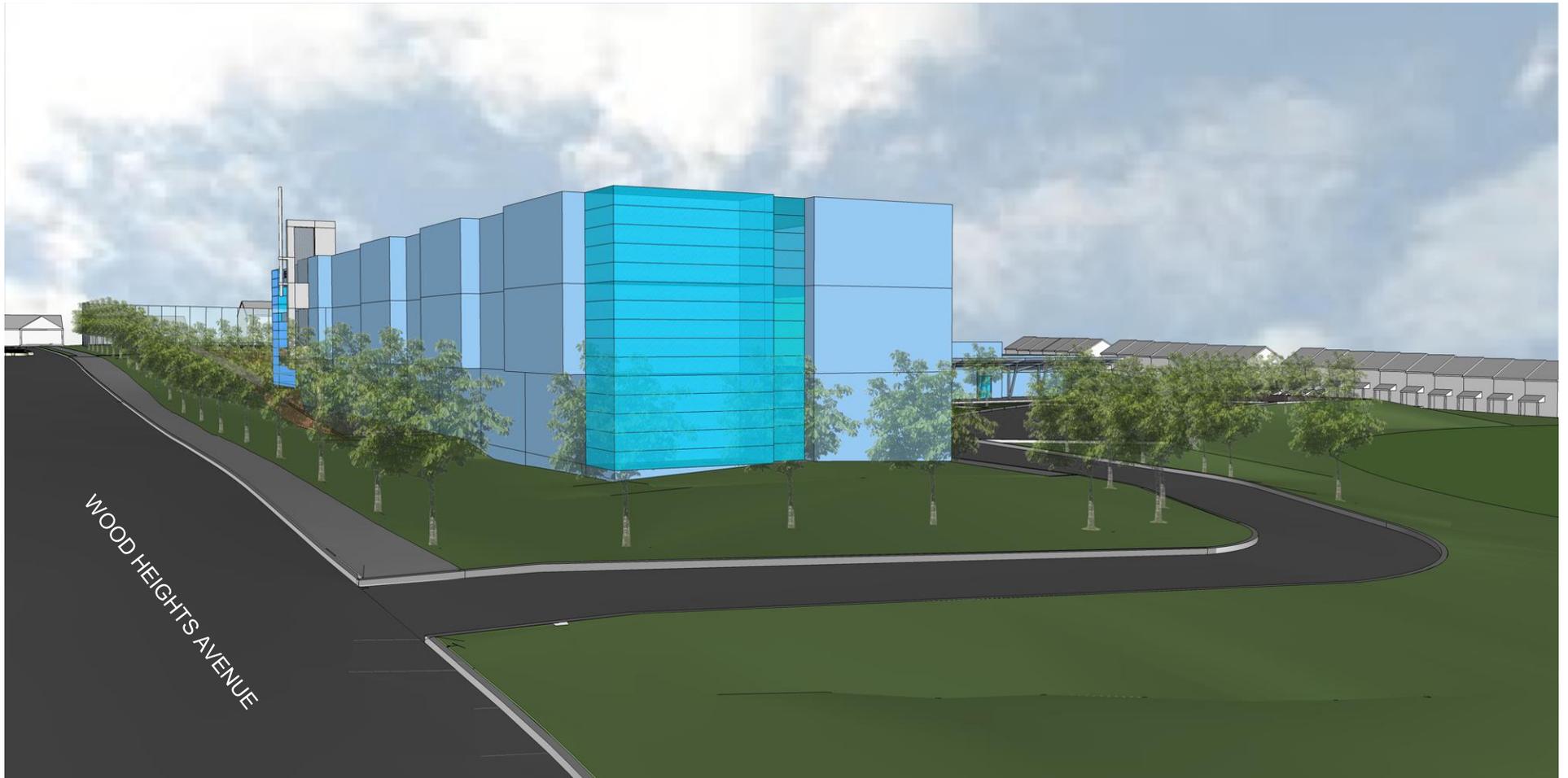
Option 4:

View #06



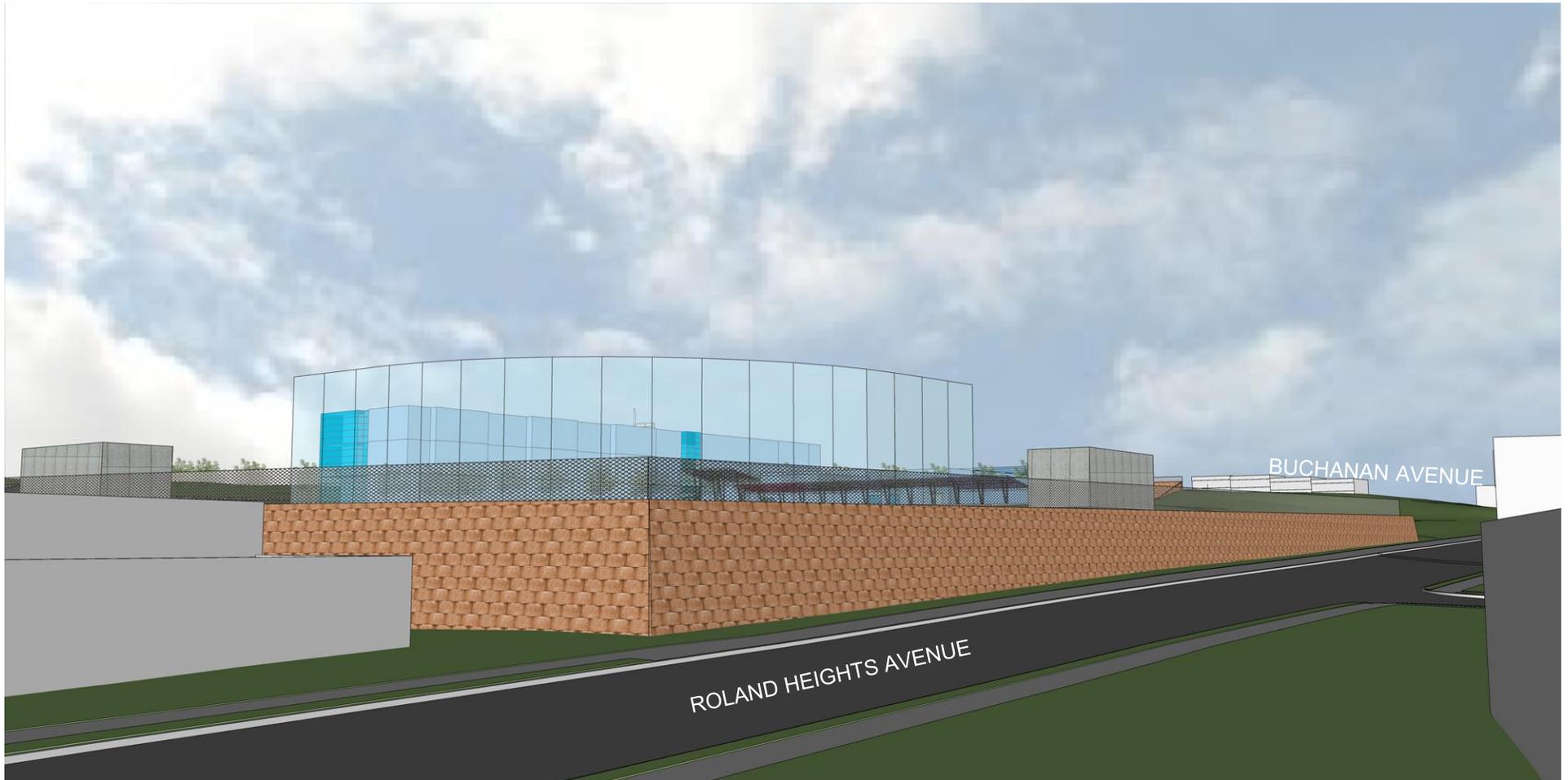
Option 4:

View #07



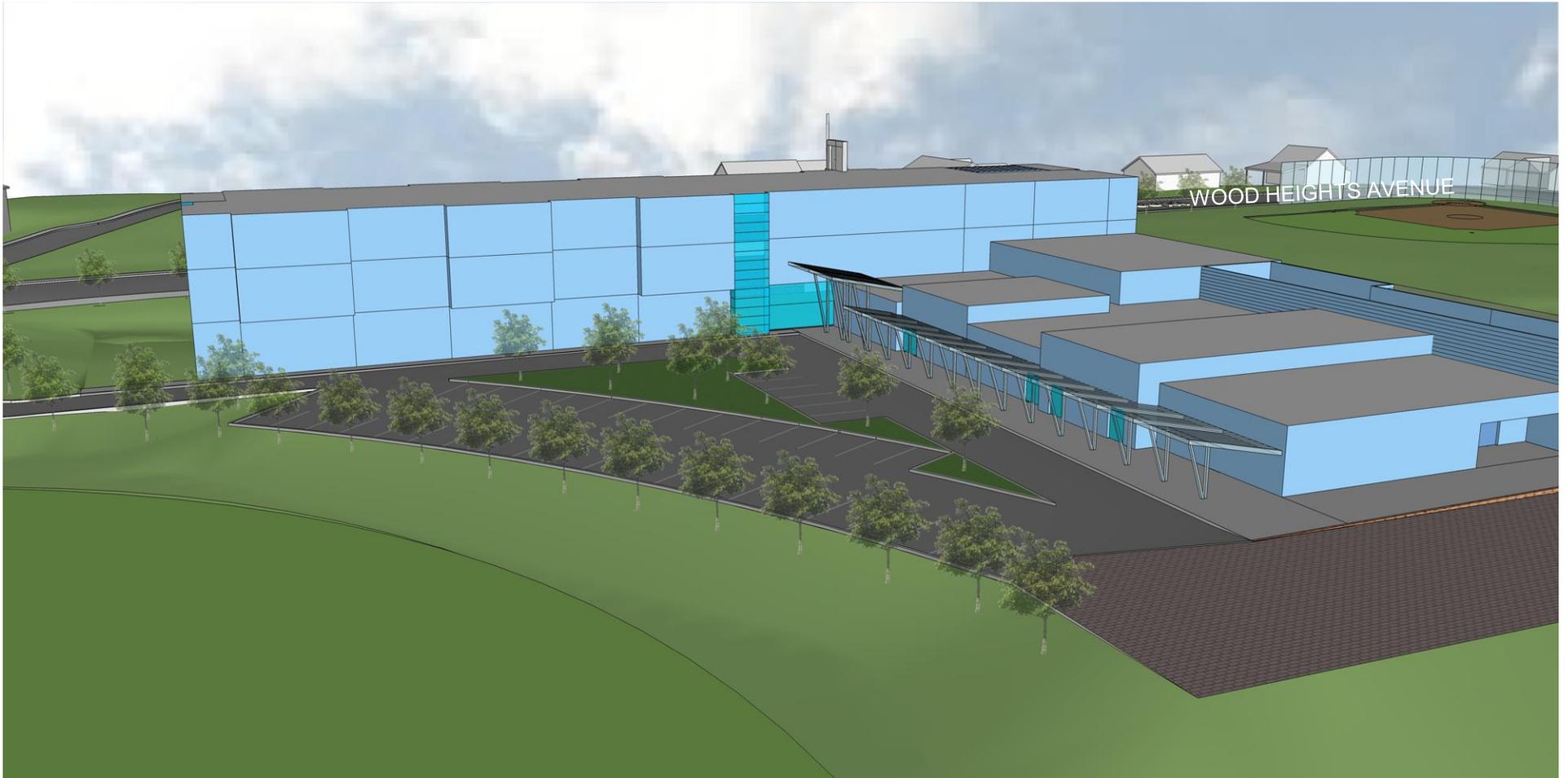
Option 4:

View #08



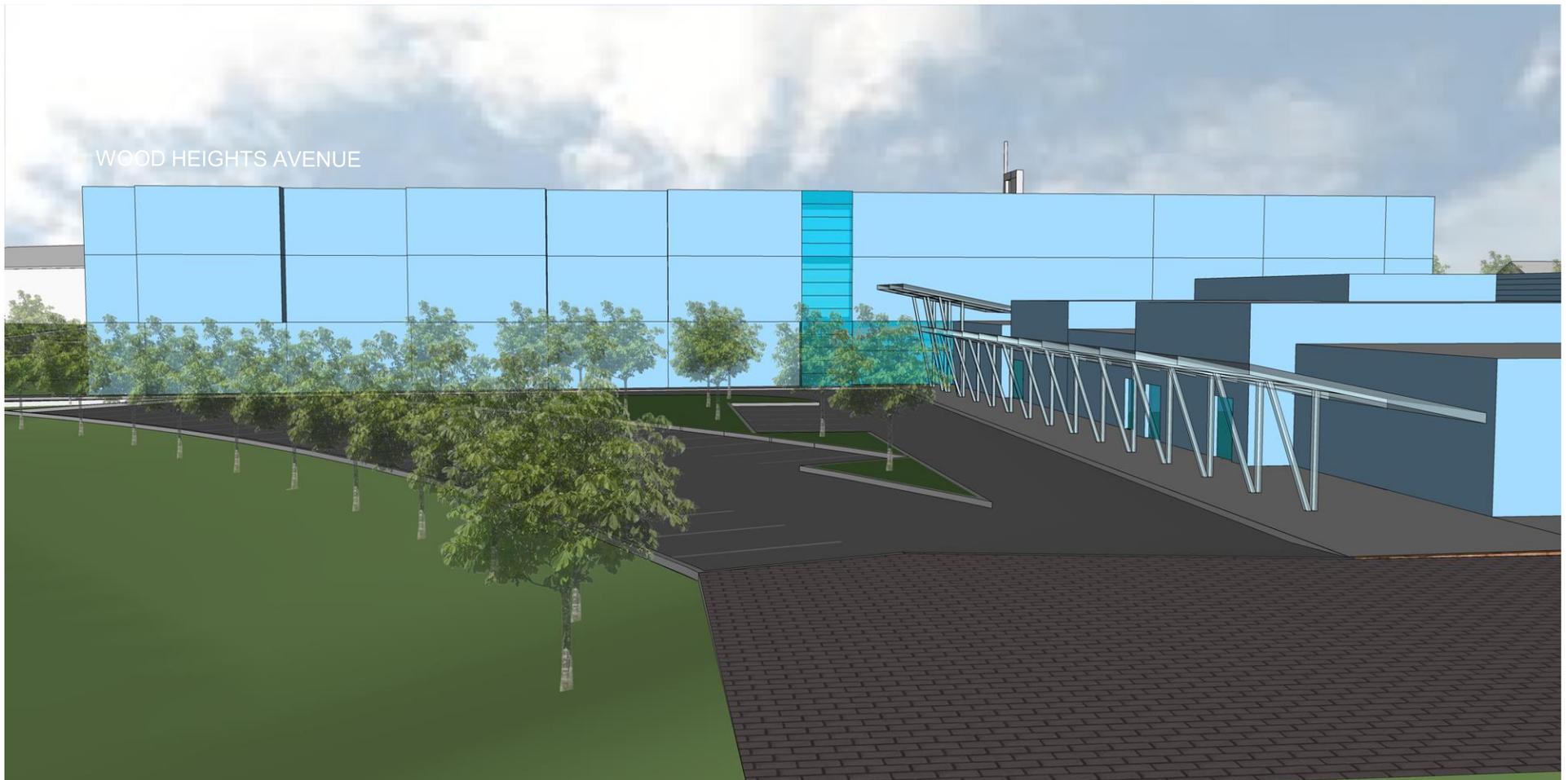
Option 4:

View #09



Option 4:

View #10



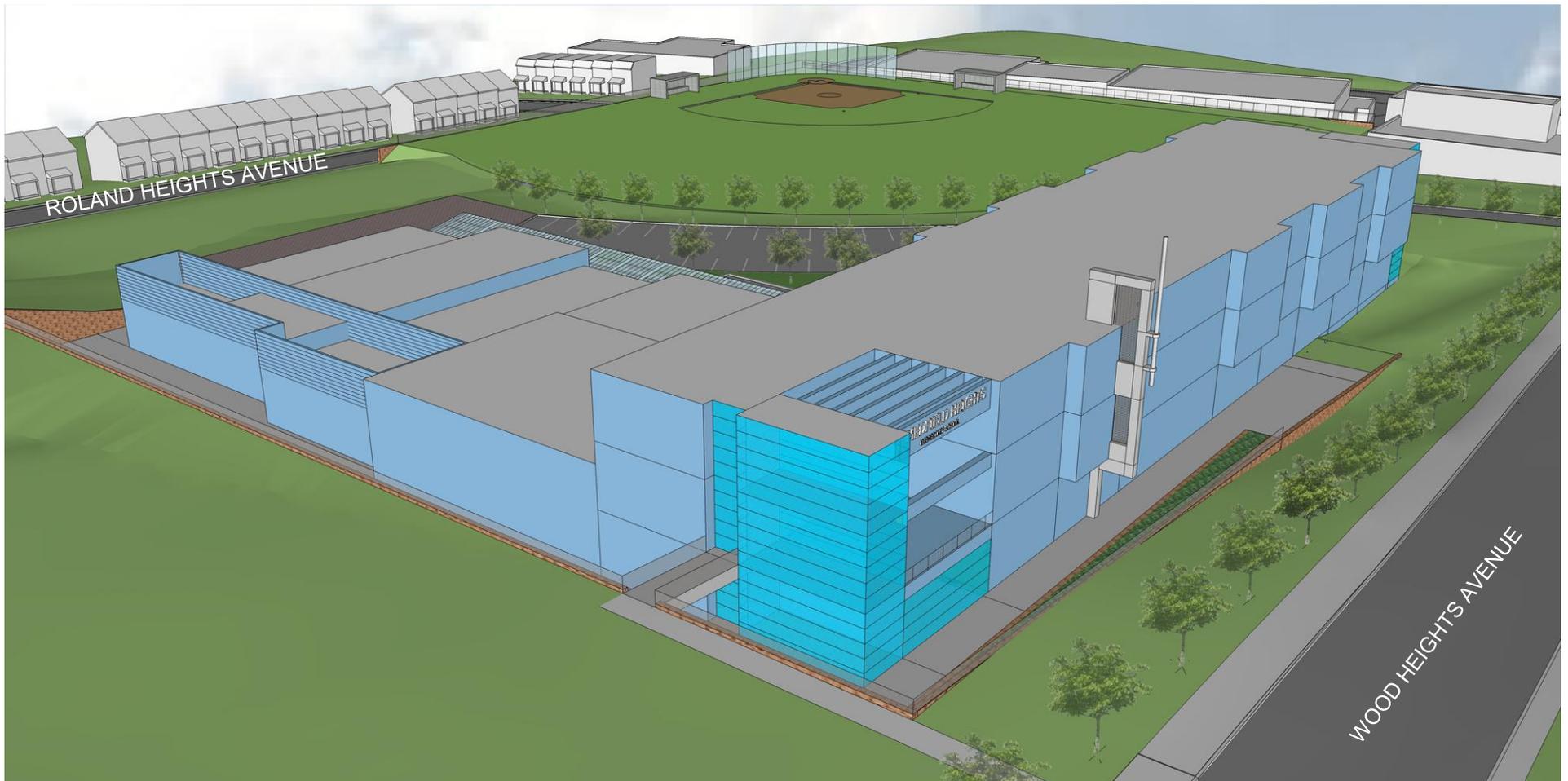
Option 4:

View #11



Option 4:

View #12



Option 4:

View #13



Option 4:

Advantages

- Potentially permits existing Medfield Elementary school to remain in operation during construction
- Permits full integrated utilization of entire site
- Best potential for future expansion
- Optimal adjacencies of educational spaces
- Provides optimal building orientation for daylighting of instructional spaces
- Provides separate community space allowing securing of the school
- Allows for multiple fields to be used concurrently

Challenges

- Requires reconfiguration of School Property and Parks & Rec's Property
- Would necessitate a 1 to 2 year loss of use of existing recreation fields
- Requires grading of multiple hillsides & construction of modular walls
- Site work is most costly of all options considered
- May cause loss of wooded hillside to west of present recreation fields separating site from existing factory
- Will necessitate offsite participation in the City's tree replacement program

Pre-Design

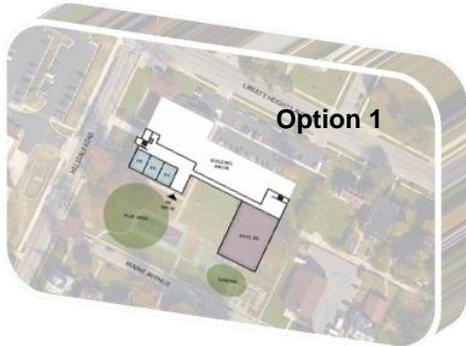
Dates subject to change

Planning: 6-8 months

Pre-Design: 2-4 months

(8-12 months)

Summer-Fall 2016



Option 1



Option 2



Option 3

Feasibility Review

Selection

- 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
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