



# 21<sup>st</sup> Century School Buildings Plan

SCHOOL Medfield Elementary/Middle

COMMUNITY MEETING 50% Feasibility Study | January 12, 2016



## Introductions

### **Nicole Price**

21<sup>st</sup> Century School Buildings Program  
Director of Engagement  
City Schools

### **Kate Acker**

21<sup>st</sup> Century School Buildings Program  
Project Manager  
Maryland Stadium Authority

### **David Ziskind**

STV Incorporated  
Chief Architect  
Donald Currie - Lead Designer

### **Joe Swanson**

Turner Construction

## Agenda

### **Overview of Process**

### **Educational Spaces and Enrollment**

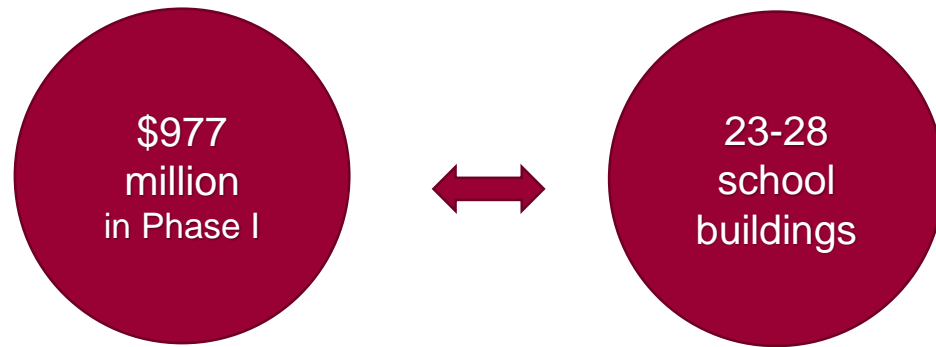
### **Design Presentation**

### **Relocation and Timeline**

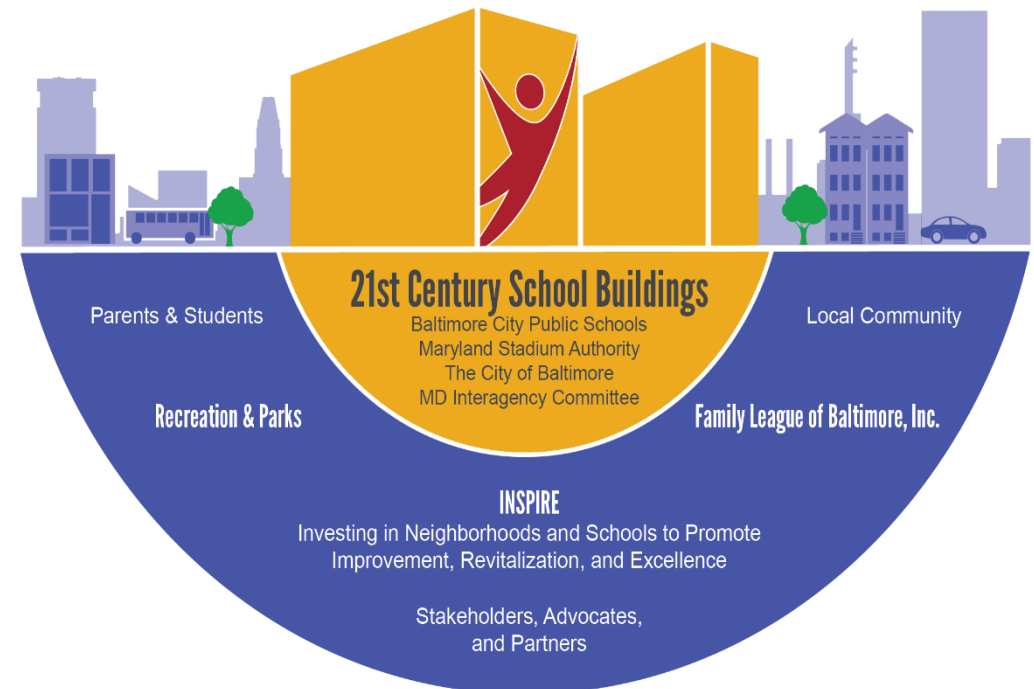
## 21<sup>st</sup> Century School Buildings Program *UPDATE*

**Contribute \$20 million**  
annually towards the plan.

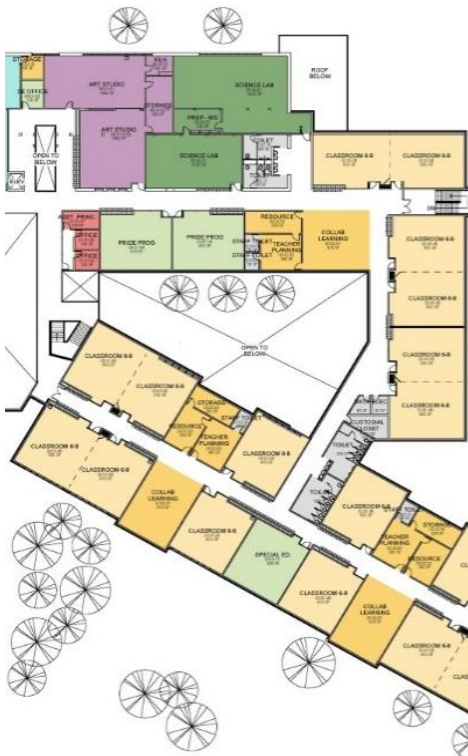
**Current estimates suggest the  
funding stream will support:**



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



# Project Timeline



**Planning**  
July 2015 - May 2016



**Design**  
Summer 2016



**Construction**  
Summer 2018



**Occupancy**  
August 2020

What's important to school leaders...

**Improve mood**  
**Reach diverse learners** **Community**  
**Welcoming Technology**  
**Learning anywhere**



What's important to school staff, parents and community members...

Change with students **Student focused**  
**Flexible space and furniture**  
**Student centered**  
**Nice place to eat**

## *Medfield Elementary Enrollment Numbers*

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

Design Grades	Pre K- 8
Design capacity	491
Design Enrollment	442
Design Utilization	90%

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

## *Medfield Heights Elementary Classrooms and Spaces*

6 Pre K and kindergarten classes	2 Music rooms
6 Classes for grades 1 and 2	1 Art room
9 Classes for grades 3, 4, and 5	Media Center
5 Collaborative learning areas	Cafeteria
2 Special education classrooms	Gymnasium
1 Elementary science room	Administrative, Health Suites
1 Technical education room	Student services
1 Technical education room	Community Space



# What is a Feasibility Study?

## 1. Review existing conditions:

- Is the building structurally sound?
- What is the condition of the mechanical, electrical and plumbing systems?
- Does the building meet 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:

- Strategic renovation
- Modernization
- Replacement

## 3. Analyze options for:

- Compliance with educational specification
- Cost comparison
- Construction phasing and logistics

## 4. Make final recommendation based on all factors for state funding request.

# Existing Conditions Assessment





# Photographs



# Medfield Heights Elementary School



## Construction

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

## Building Area

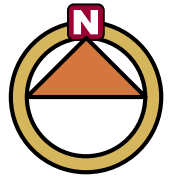
- Permanent Building 31,106 SF
- Modular Building 13,655 SF

## Capacity

- State Rated Capacity (SRC) 314 students

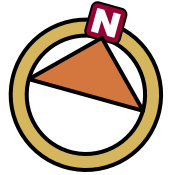


# Parcel Boundaries



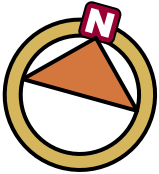


# Satellite View



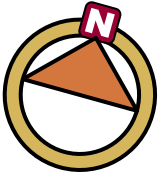


# Pedestrian Circulation





# Vehicular Circulation





# Options Considered

## Option 1:

Strategic Renovation

## Option 2:

Modernization & Addition

### **Alternative Site Plans:**

- 2a: Retaining Wall Configuration
- 2b: No Retaining Wall

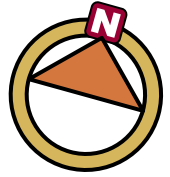
## Option 3:

Replacement

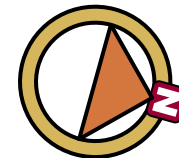


# Option 1: Strategic Renovation

## Site Layout



## Plan, 1st Floor





## Option 1: Strategic Renovation

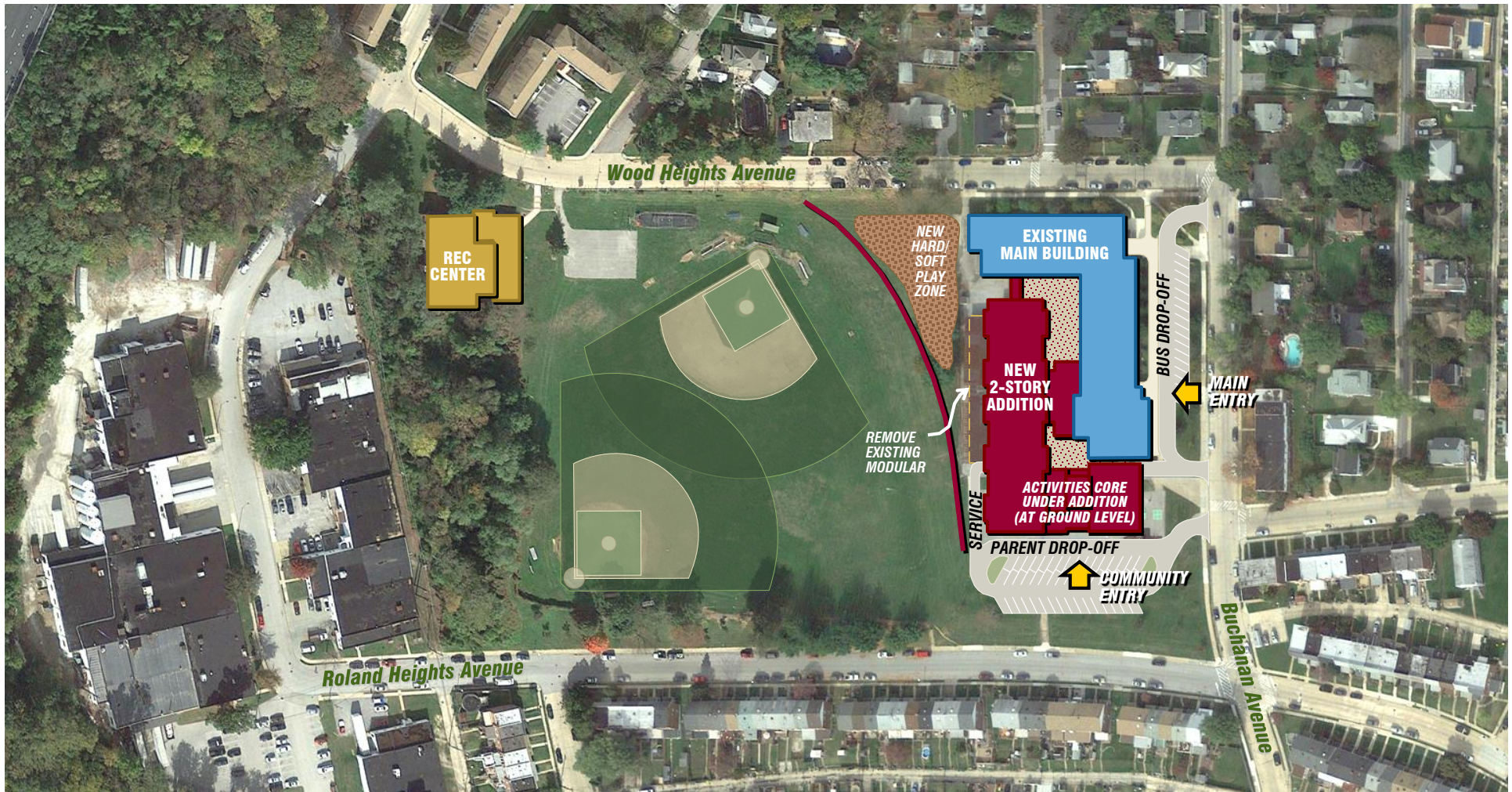
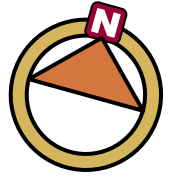
### Advantages

### Challenges

- Inadequate amount of space for all requirements of the educational specifications (50,000 SF shortcoming)
- Does not address site specific circulation issues
- Does not address site specific educational specification goals

## Option 2a: Modernization & Addition

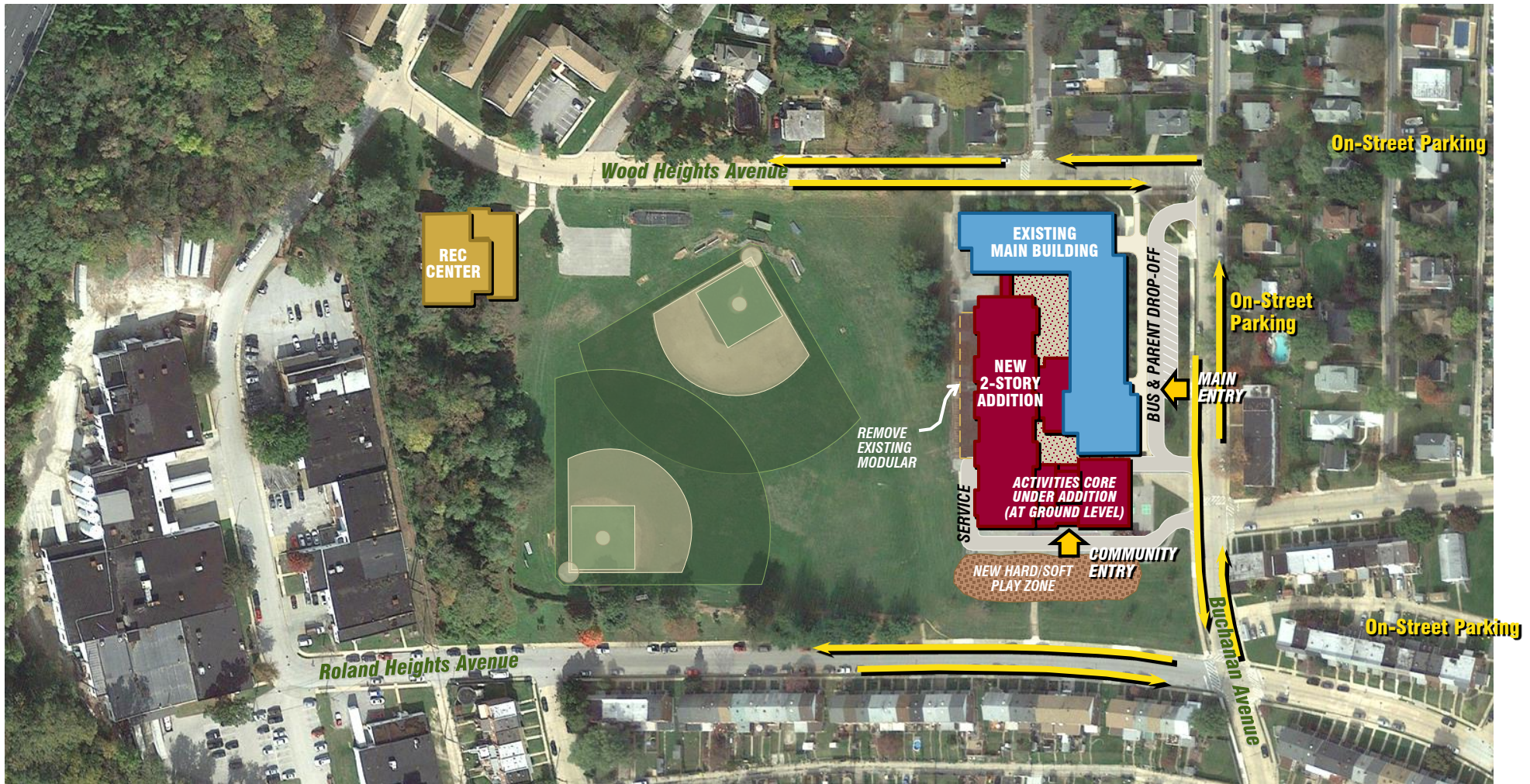
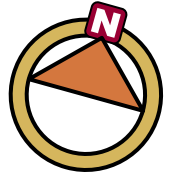
### Site Layout





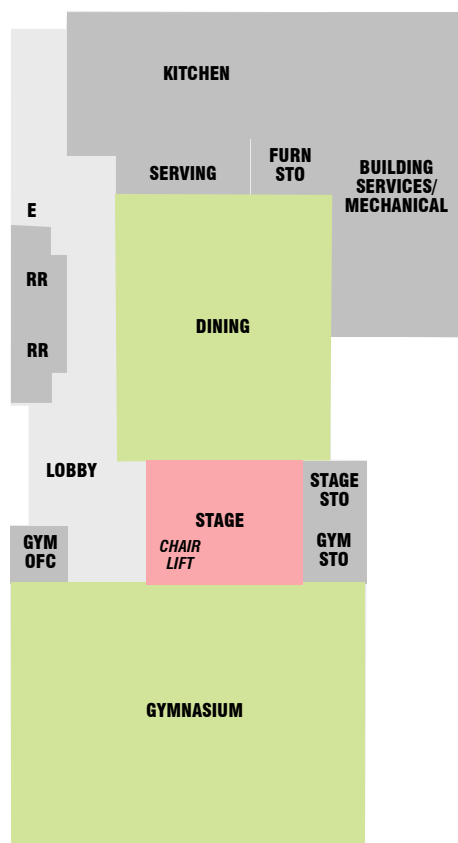
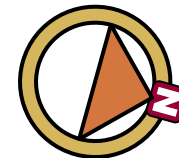
## Option 2b: Modernization & Addition










### Site Layout



## Option 2: Modernization & Addition

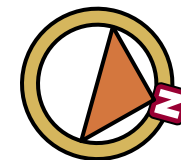
### Plan, Ground Floor



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

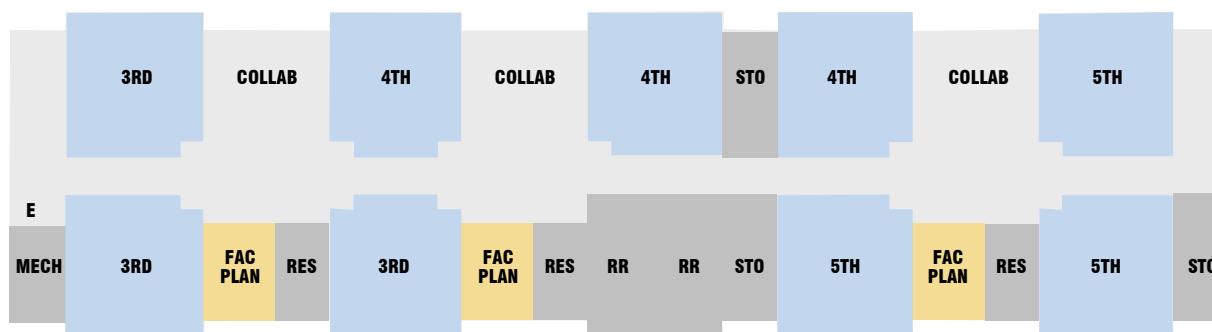
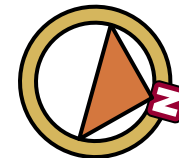
## Option 2: Modernization & Addition










### Plan, 1st Floor



## Option 2: Modernization & Addition

### 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: Modernization & Addition

### Advantages

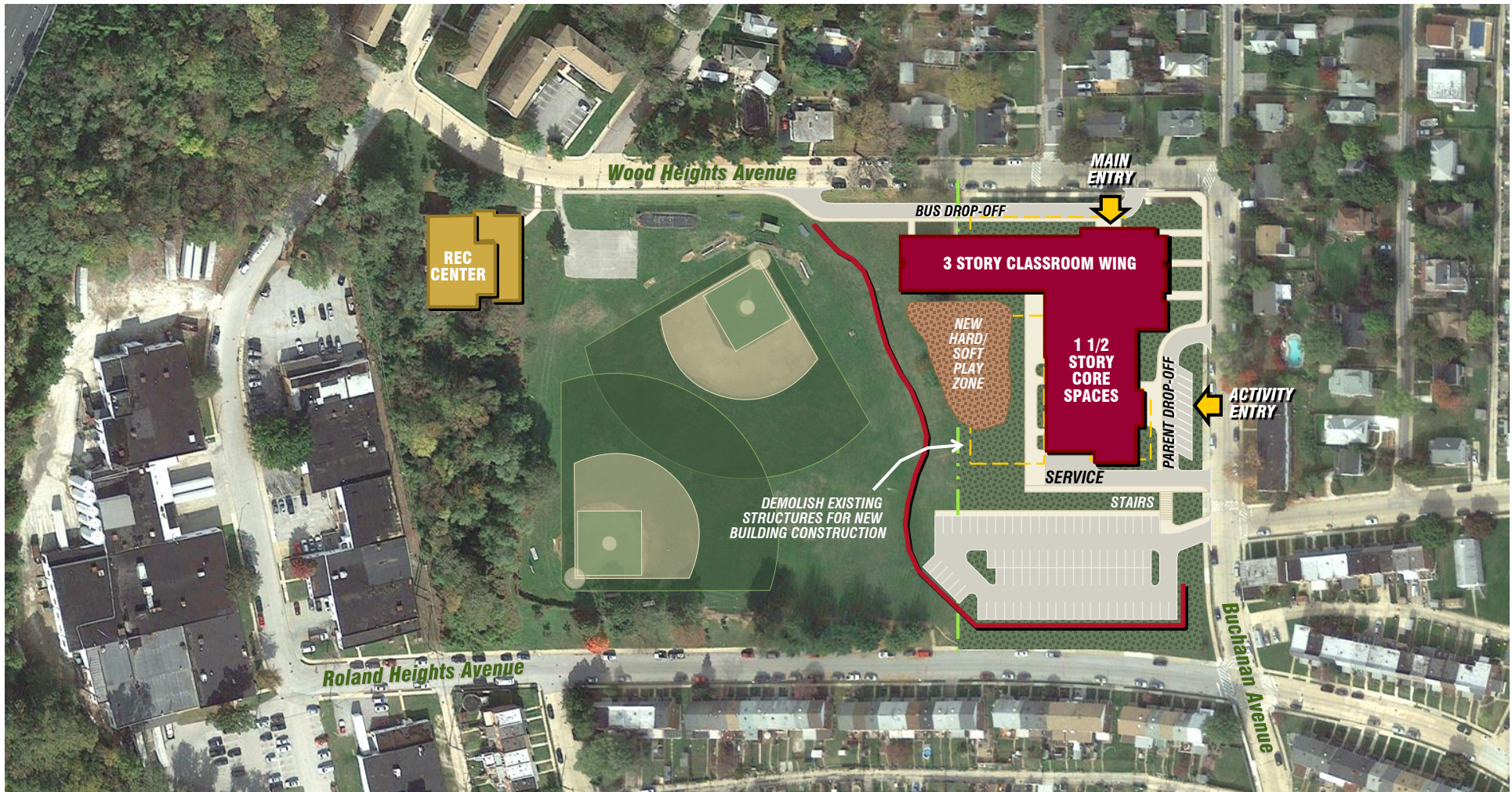
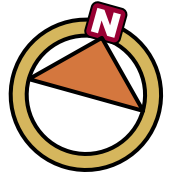
- Savings from modernization of existing space versus all new construction  
Estimated: +/- \$3,500,000

### Challenges

- Onsite development limited by one story existing footprint.
- Parking needs are not met in Option 2b – requires continued use of off-site parking.

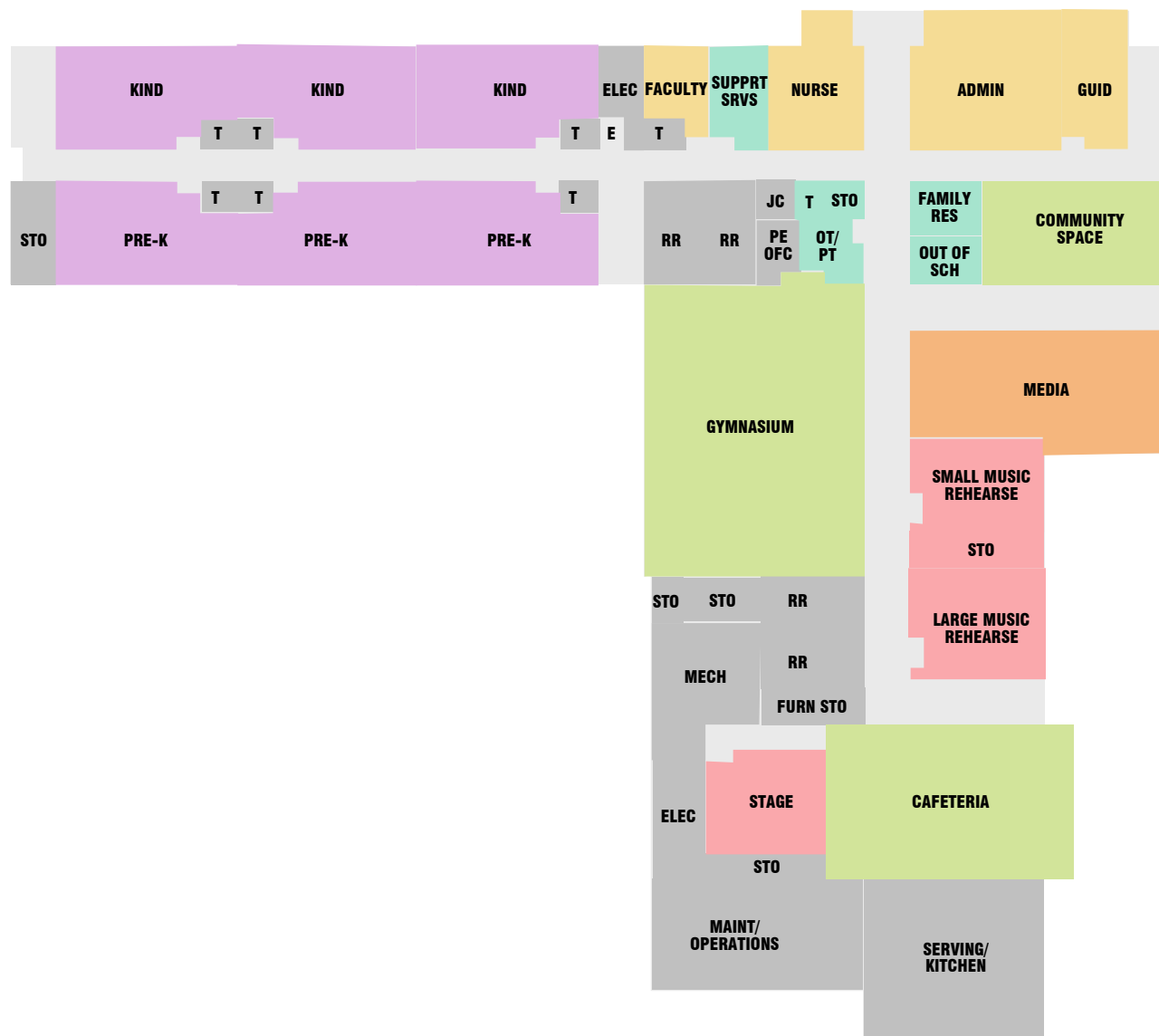
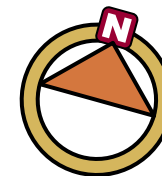
## Option 3: Replacement

### Site Layout



# Option 3: Replacement

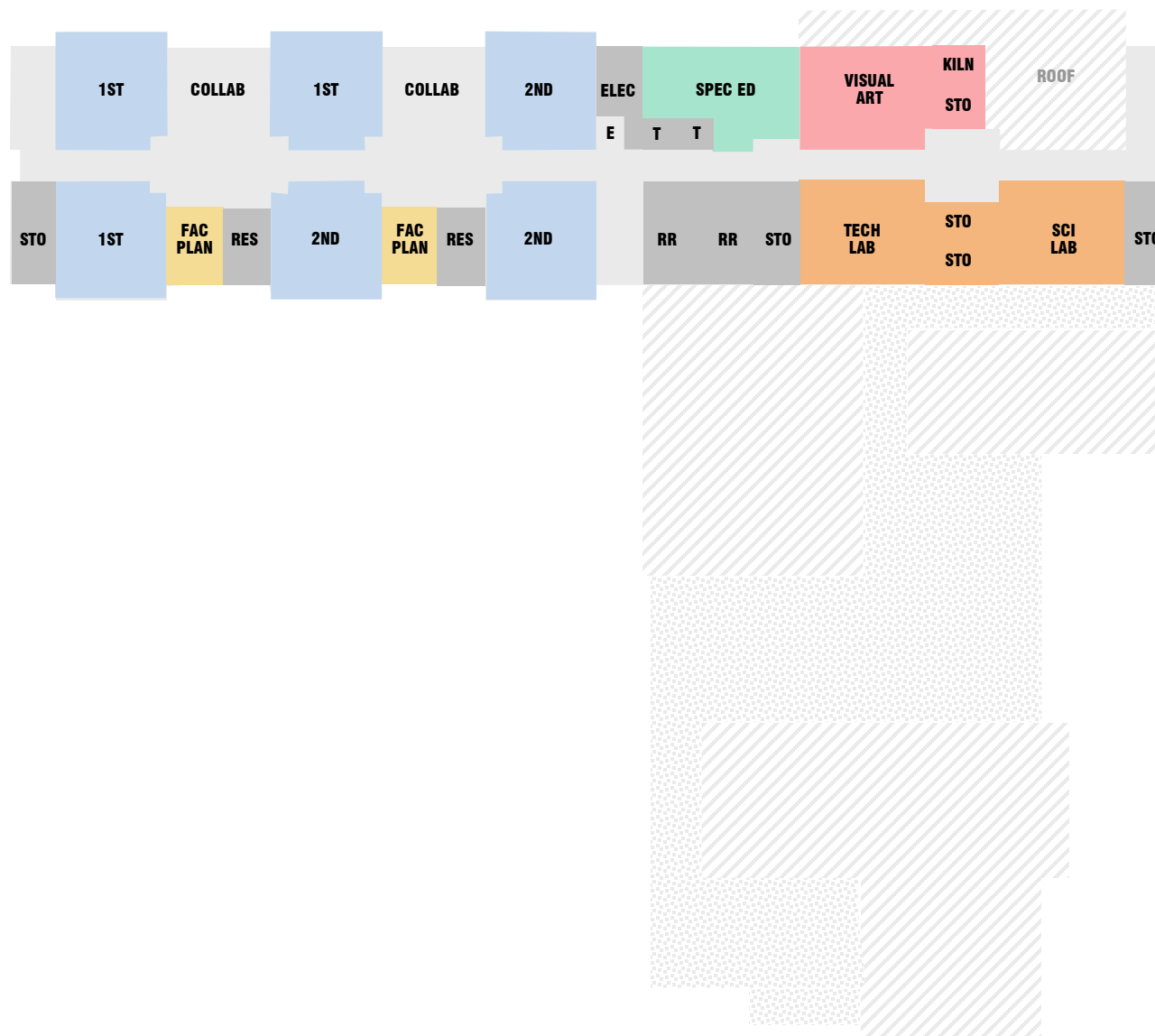
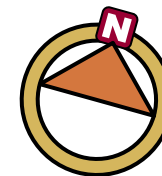
## Plan, Ground Floor












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

# Option 3: Replacement

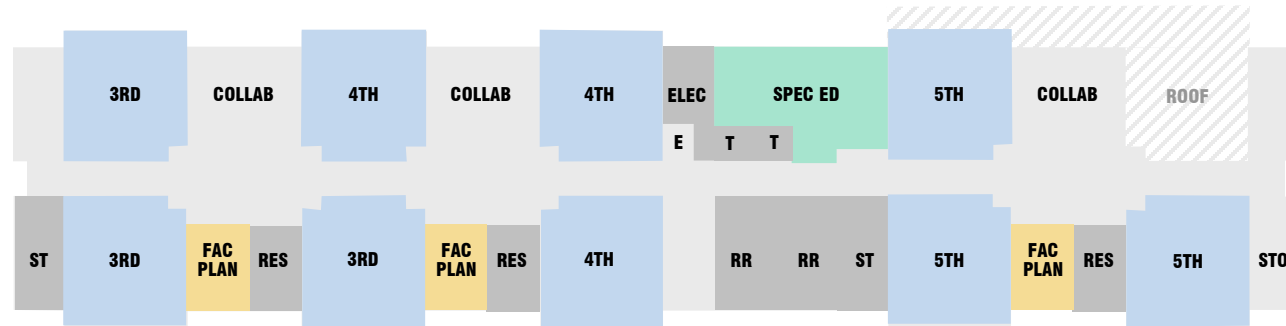
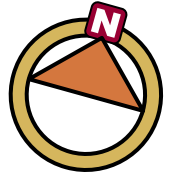
## Plan, 1st Floor



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

## Option 3: Replacement

### 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: Replacement

### Advantages

- Provides optimal daylighting of instructional spaces
- Optimal arrangement of instructional spaces
- Best potential for future expansion

### Challenges

- Encroaches onto Parks & Recreation's property
- Requires grading hillside



# Next Steps...



## Planning

July 2015 - May 2016

### 1 Educational Specifications

#### Essential Elements

June 15, 2015 | Oct 1, 2015

### 2 Feasibility Study

#### 50% Feasibility Study

December 16, 2015



### 3 Draft Feasibility Study

Today, March 22, 2016

### Confirmation Process 2016

- ✓ Board of Education Approval
- ✓ Notification to Maryland Stadium Authority
- ✓ Interagency Committee on Public School Construction Approval
- ✓ Award of architect/engineering and construction managers

### **Three Options Presented:**

- Challenged by site's zoning constraints
- Variances required to meet community and school system goals for both building and parking requirements
- Even with provided off-street parking, public streets impacted by bus and parent drop-off and pick-up

**Thank You!**



This presentation is brought to you by the  
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Mimar McKissick Education Studio.

**[www.baltimore21stcenturyschools.org](http://www.baltimore21stcenturyschools.org)**

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**BALTIMORE CITY  
PUBLIC SCHOOLS**

