



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

Shannen Coleman Siciliano

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

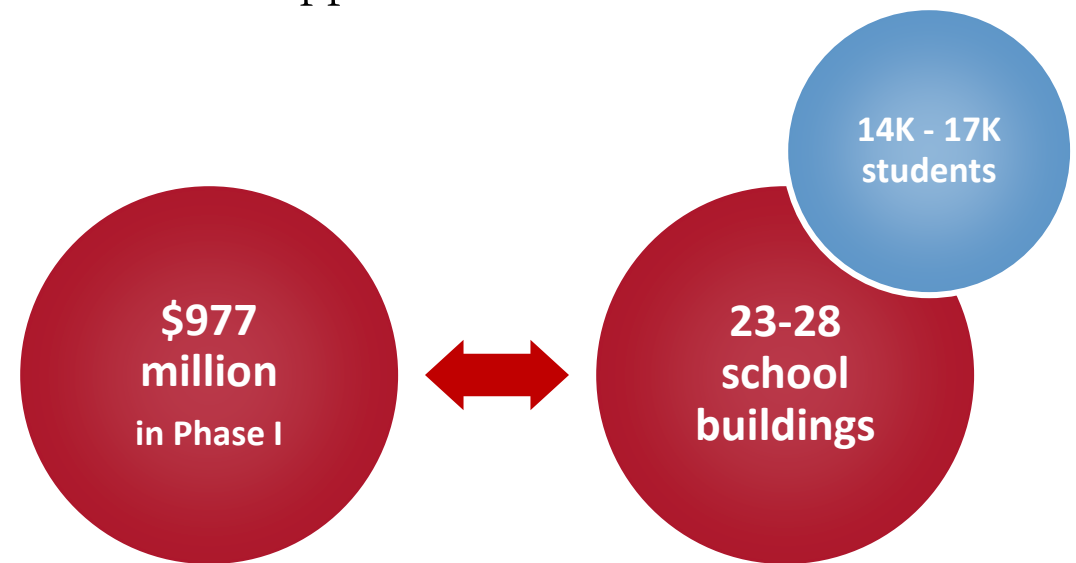
21st Century School Buildings Program Update

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

18-24 Months

18-24 Months

Educational Specification & Feasibility



Planning: 6-8 Months
August 2015 – April 2016

Dates subject to change

Meeting #1
Orientation

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

Jan 16, 2014

Meeting #2
Essential Elements

1. Explore essential elements of design

Sept 29, 2016

Meeting #3
50% Feasibility Study

1. Review site & building options
2. Provide feedback

Jan 12, 2016

Meeting #4
Feasibility Review

1. Make recommendation on building option

March 10, 2016

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

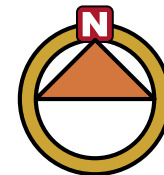
Building Area

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

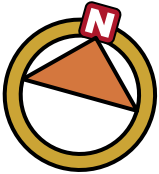
Capacity

- State Rated Capacity (SRC) 314 students

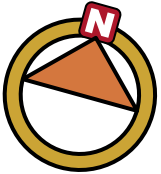
Parcel Boundaries



Pedestrian Circulation



Vehicular Circulation

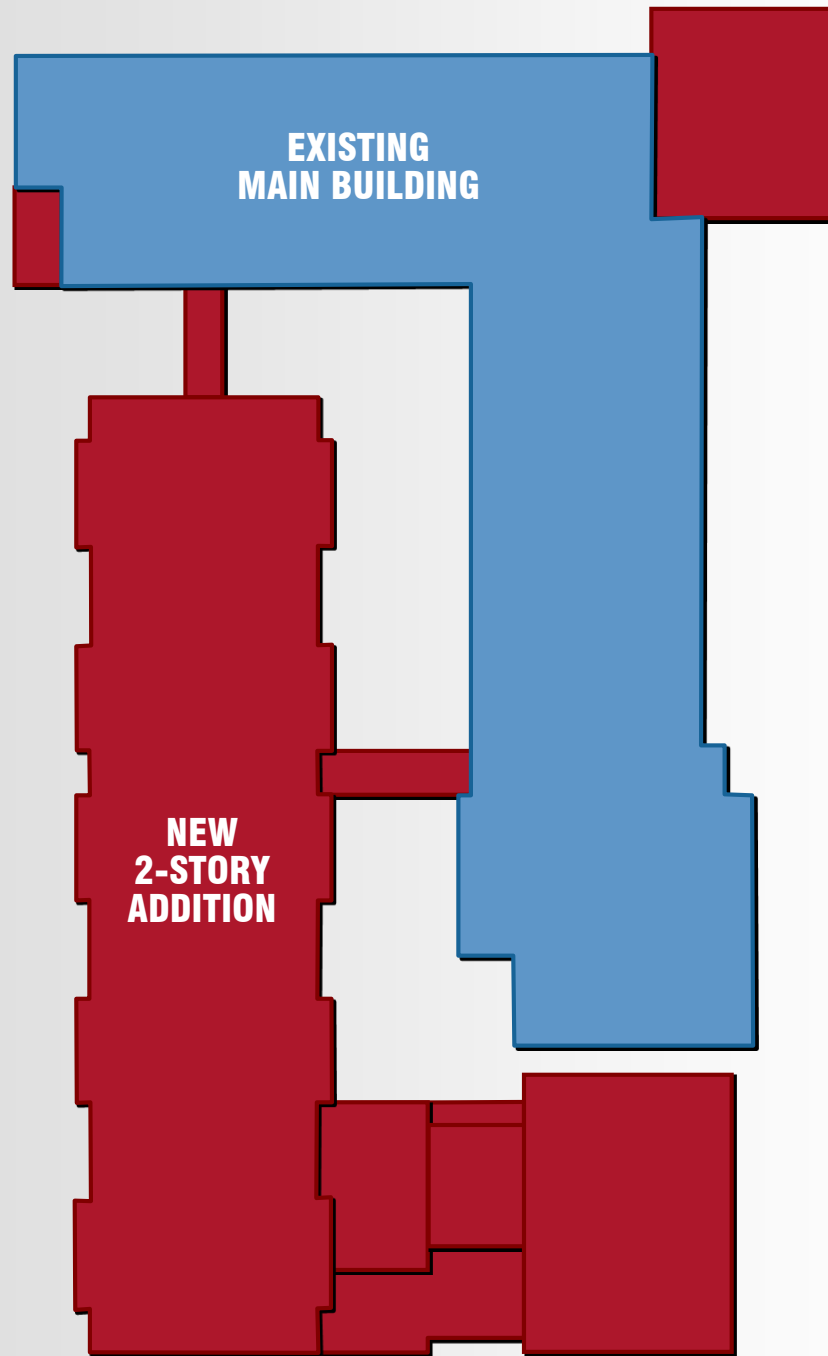


Photographs



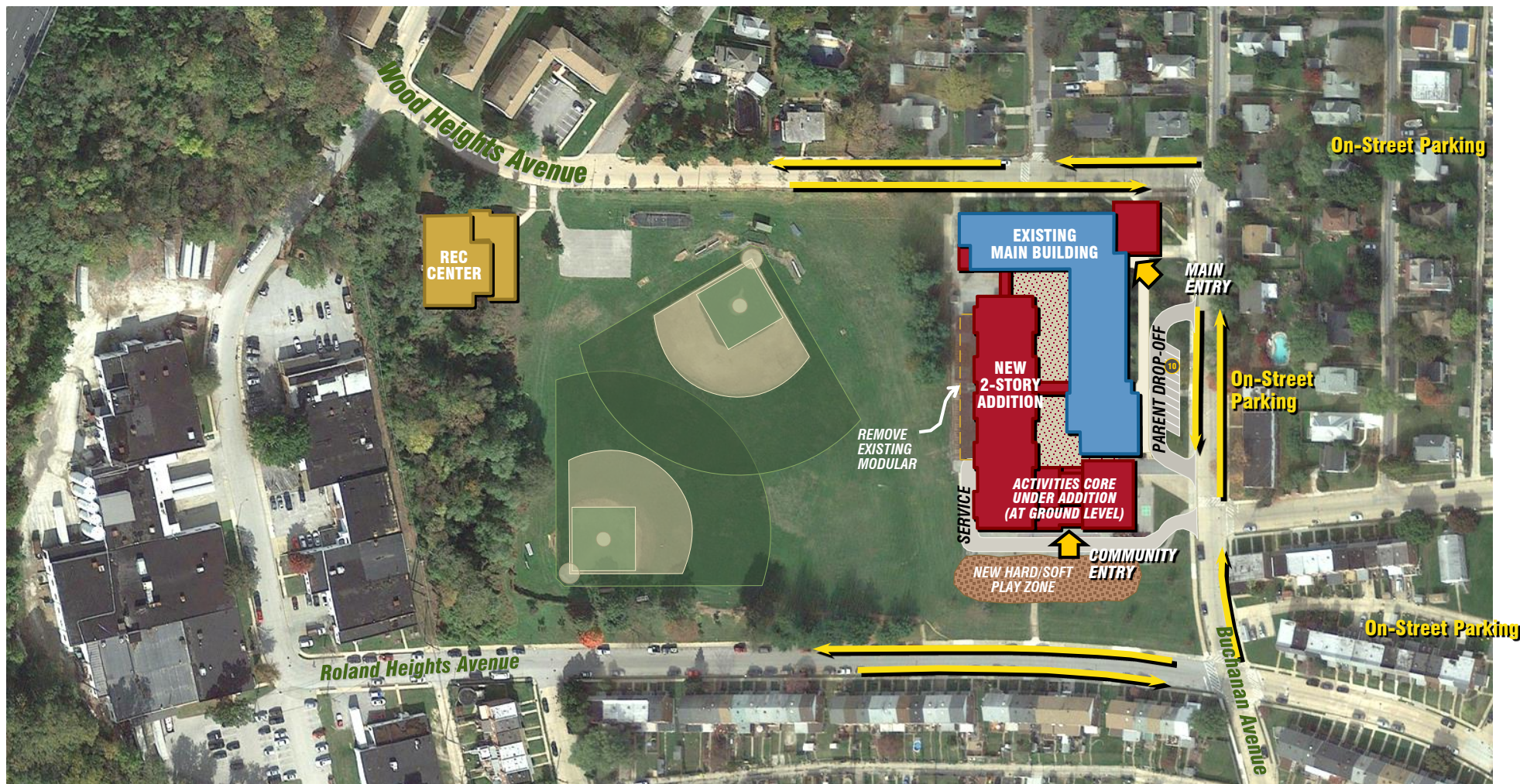
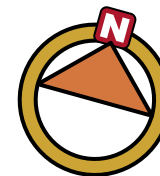
Option 1

Strategic
Renovation &
Addition



Option 1:

Site Layout



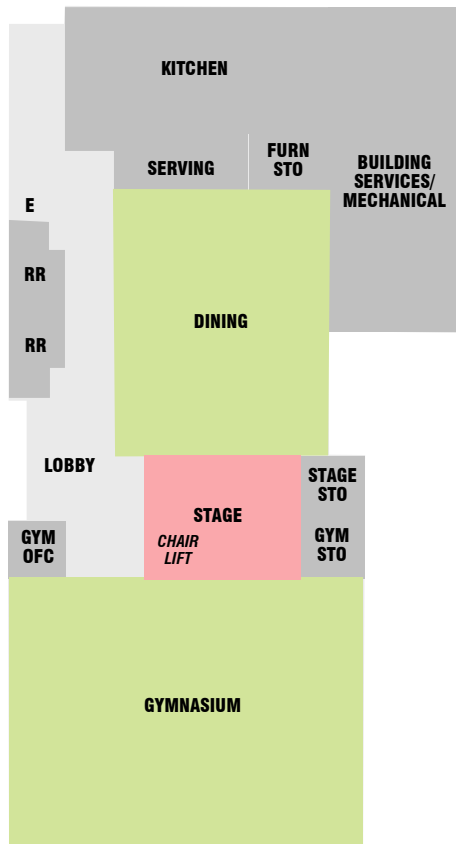
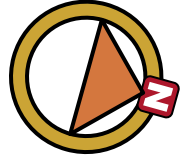
Option 1:










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:

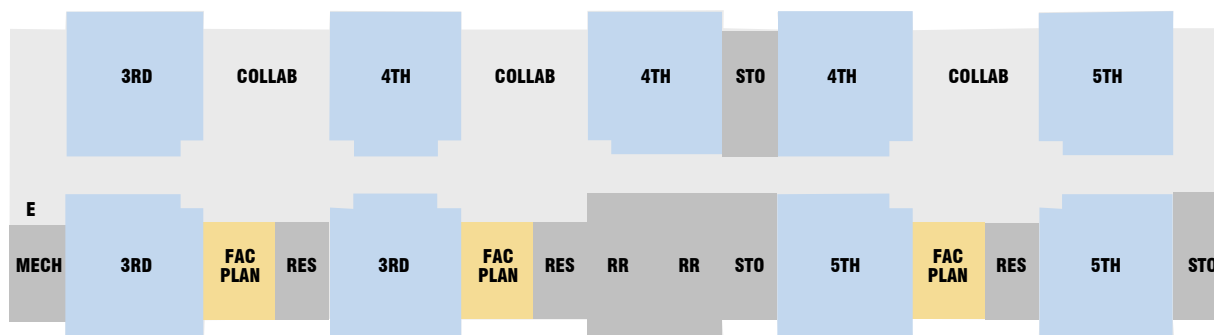
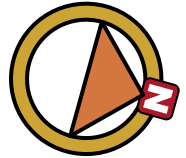
Plan, Ground Floor












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

Option 1:

Plan, 2nd Floor



-  Circulation
-  Support / Mech / RR
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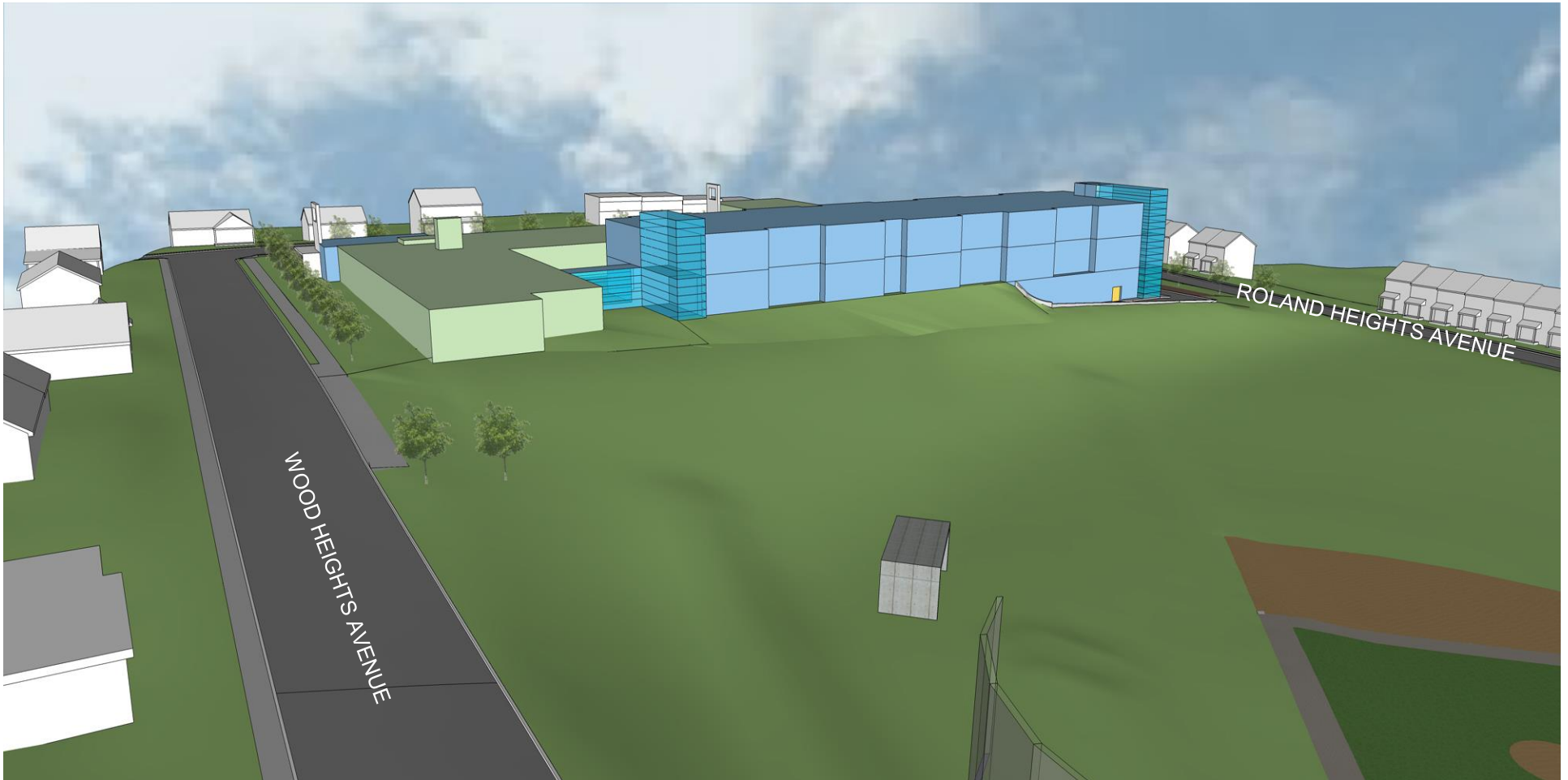
Option 1:

View #01



Option 1:

View #02



Option 1:

View #03



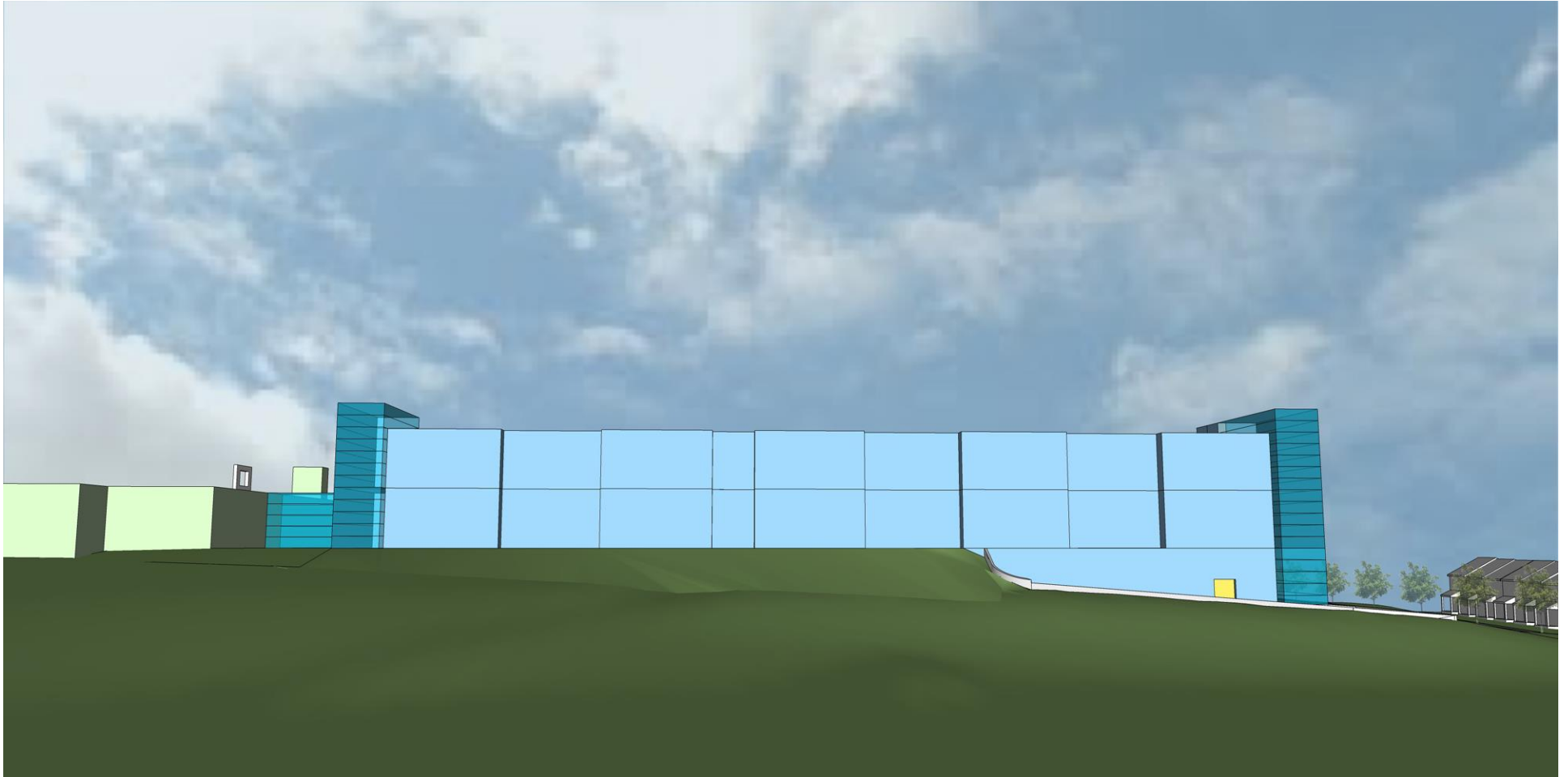
Option 1:

View #04



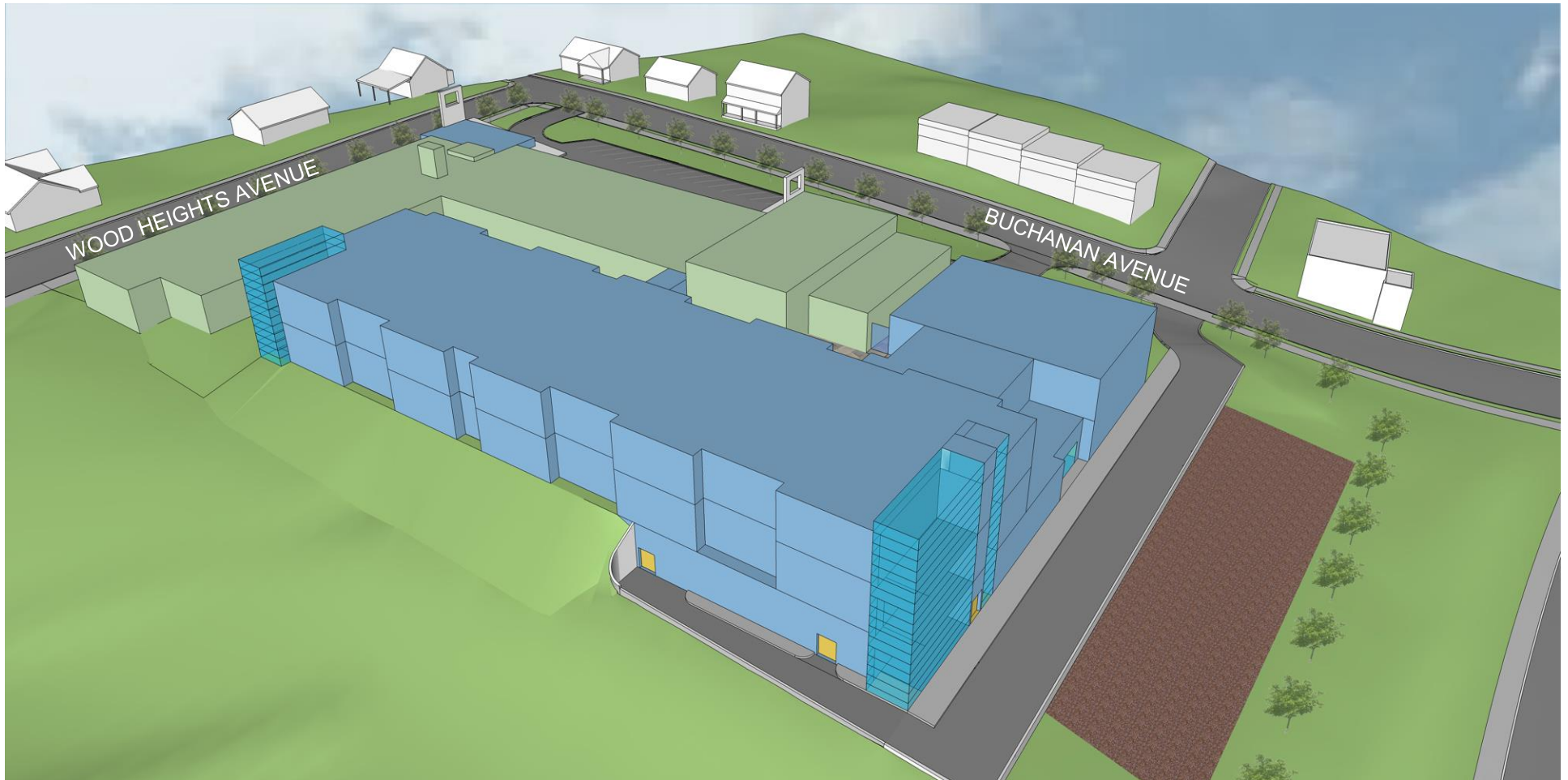
Option 1:

View #05



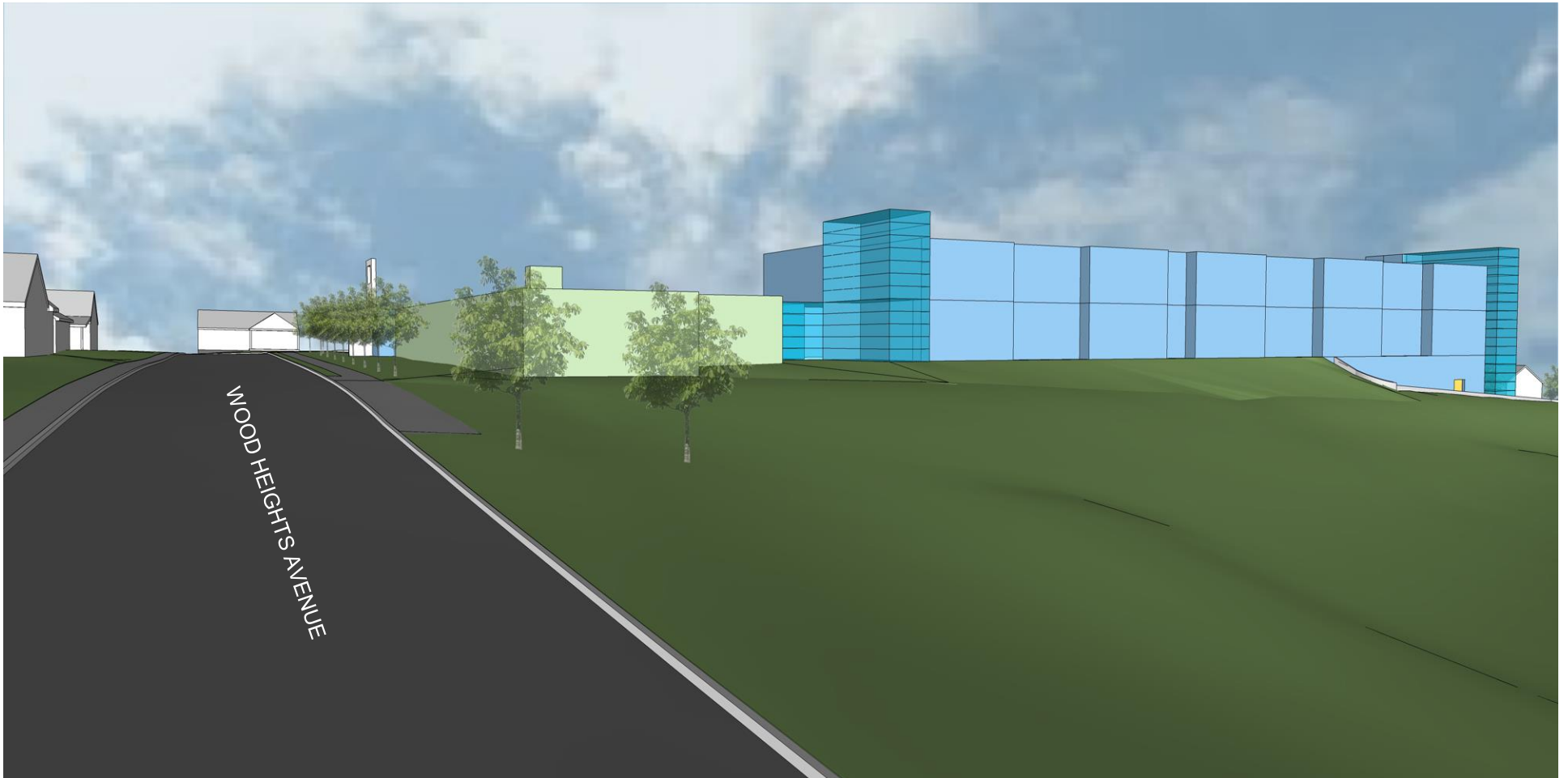
Option 1:

View #06



Option 1:

View #07



Option 1:

View #08



Option 1:

View #09



Option 1:

View #10



Option 1:

Advantages

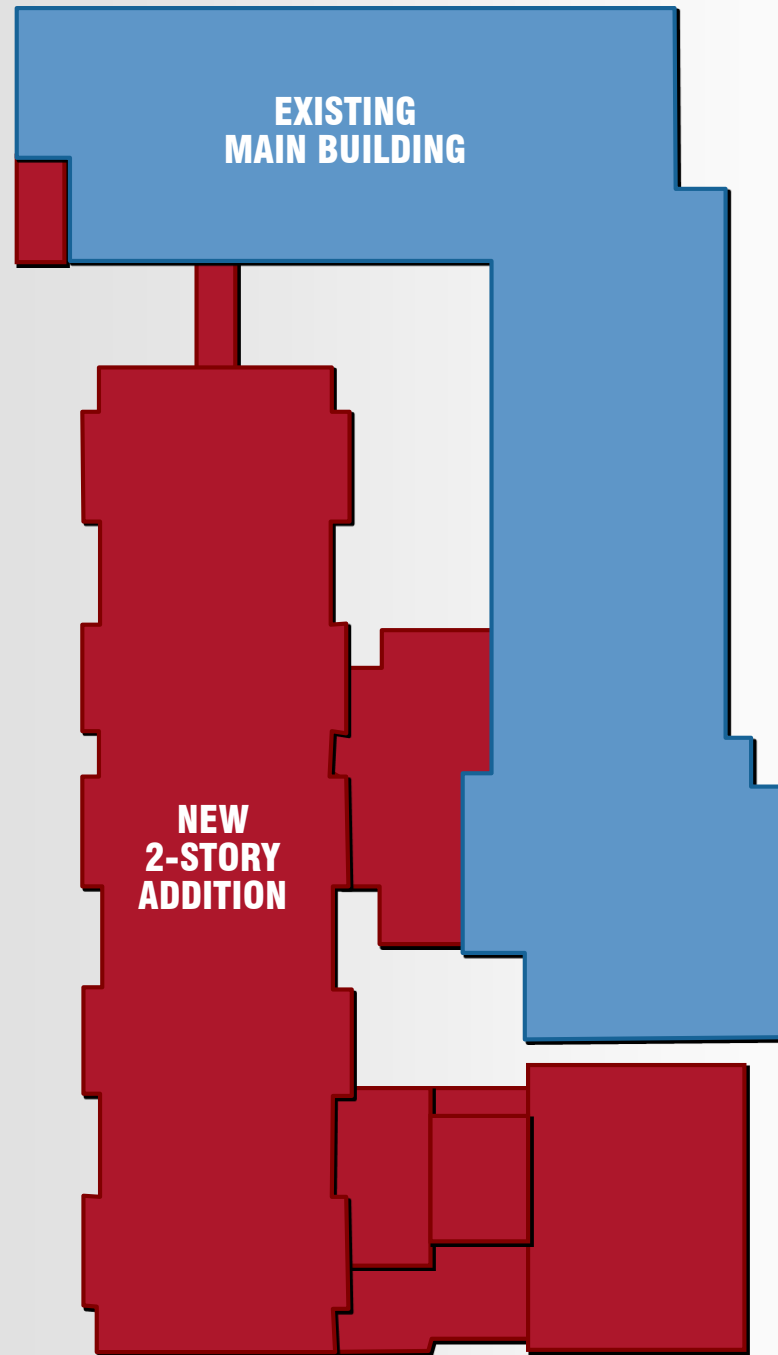
- Utilizes Existing Building
- Provides off street parent and bus drop off
- Provides separate community space access allow securing of the school
- Provides natural lighting to all instructional spaces

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

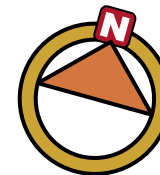
Option 2

Renovation /
Addition



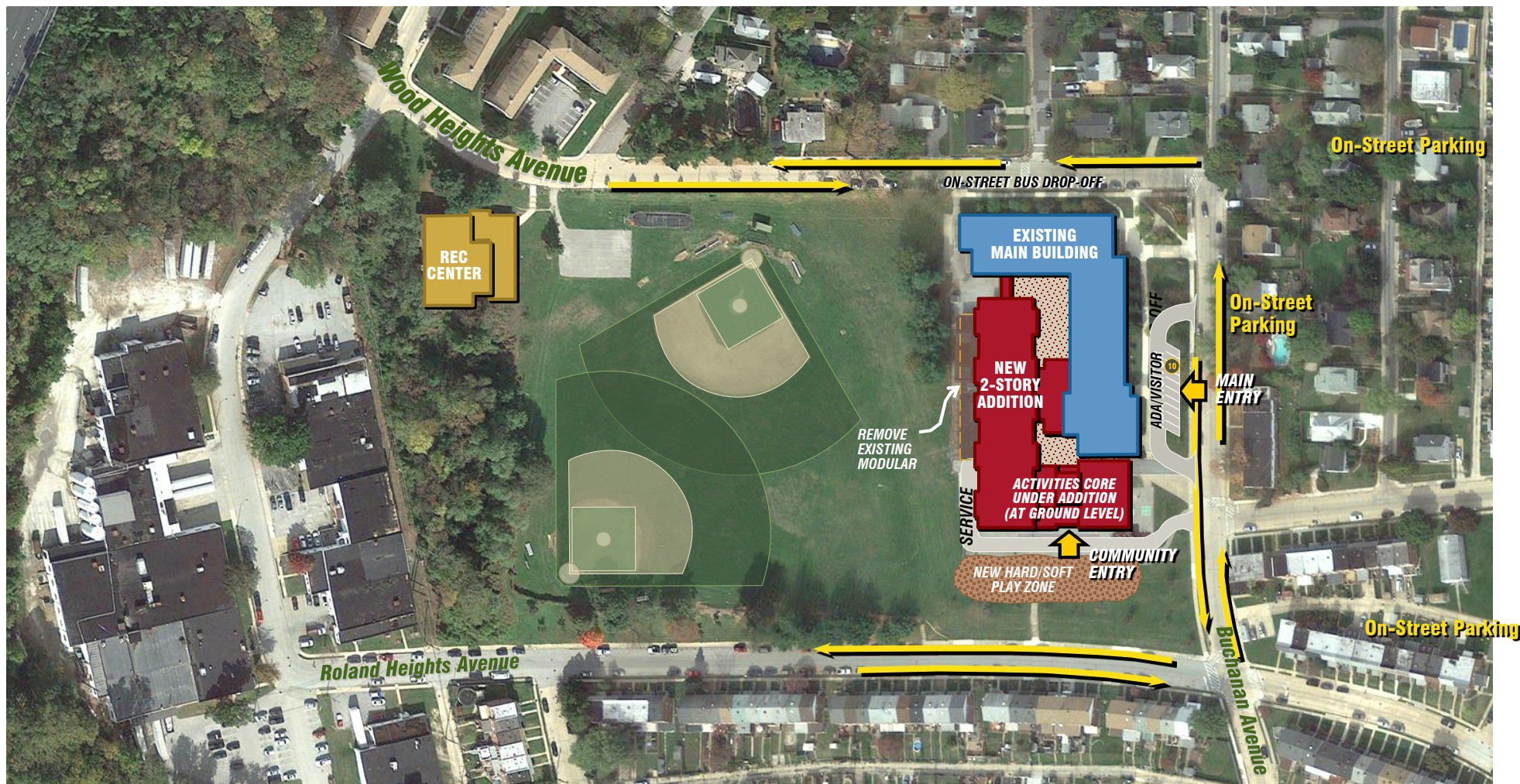
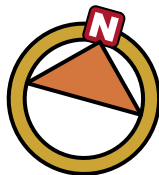
Option 2:

Site Layout A



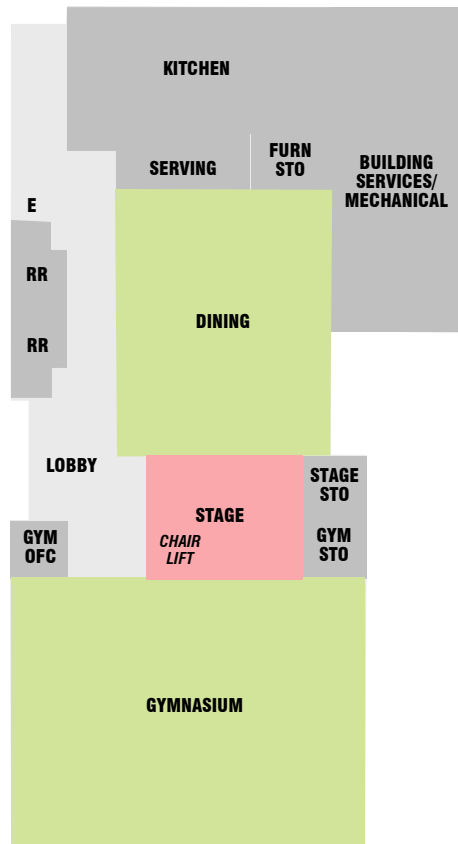
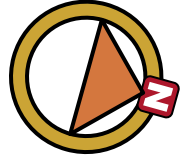
Option 2:










Site Layout B



Option 2:

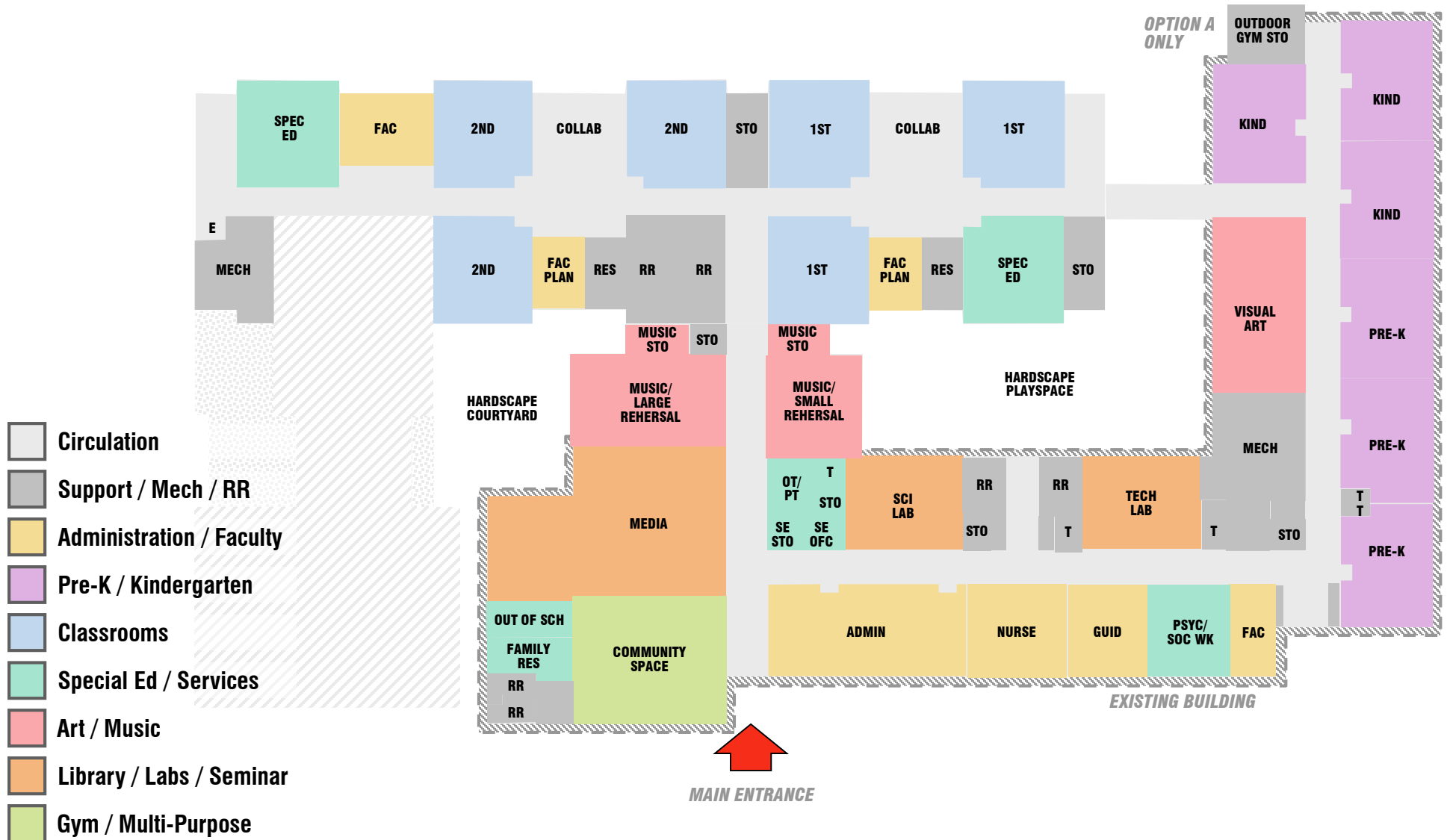
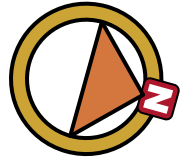
Plan, Ground Floor



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

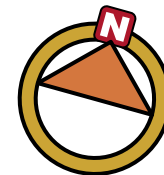
Option 2:

Plan, 1st Floor



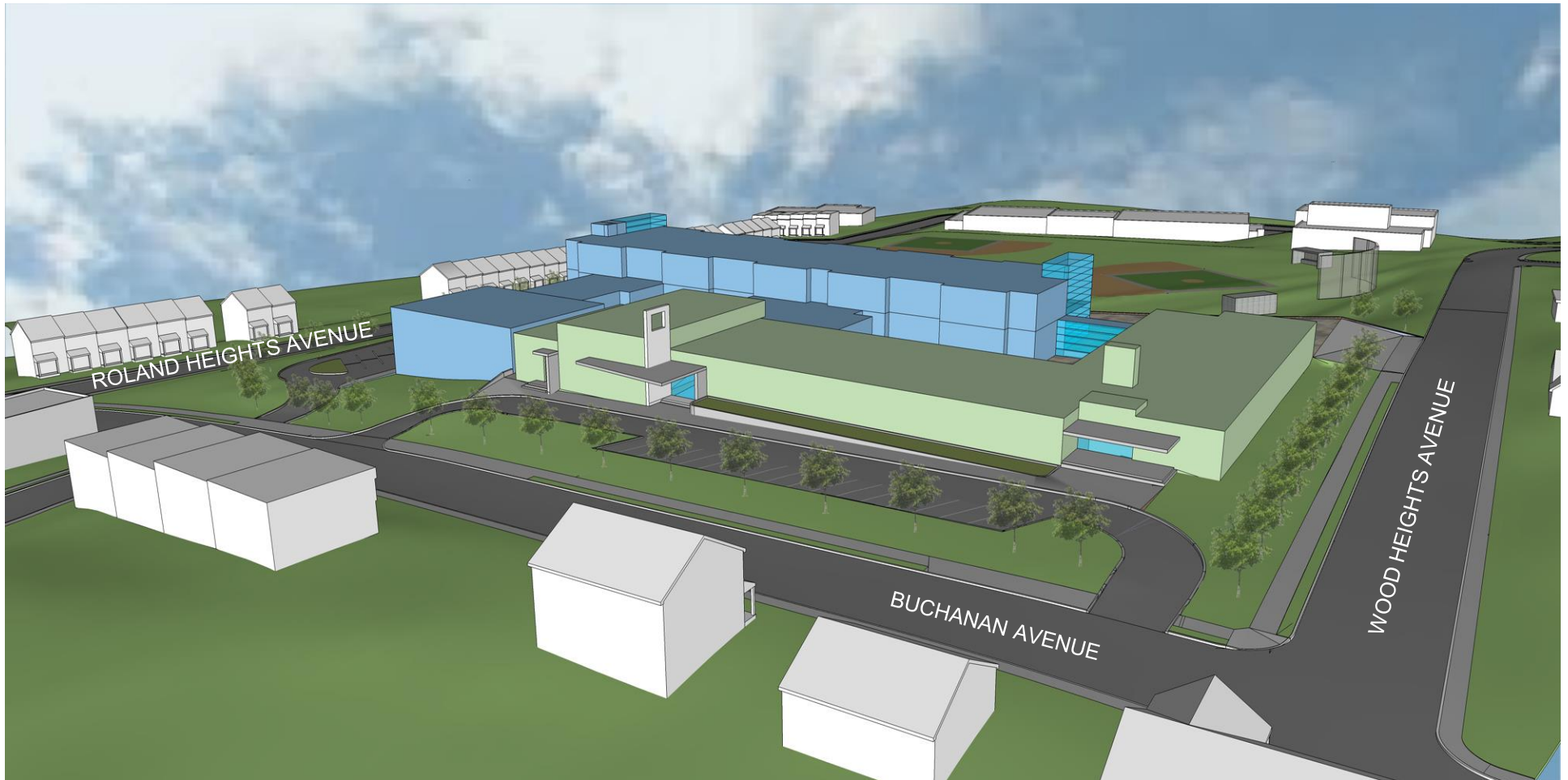
Option 2:

Site Layout A



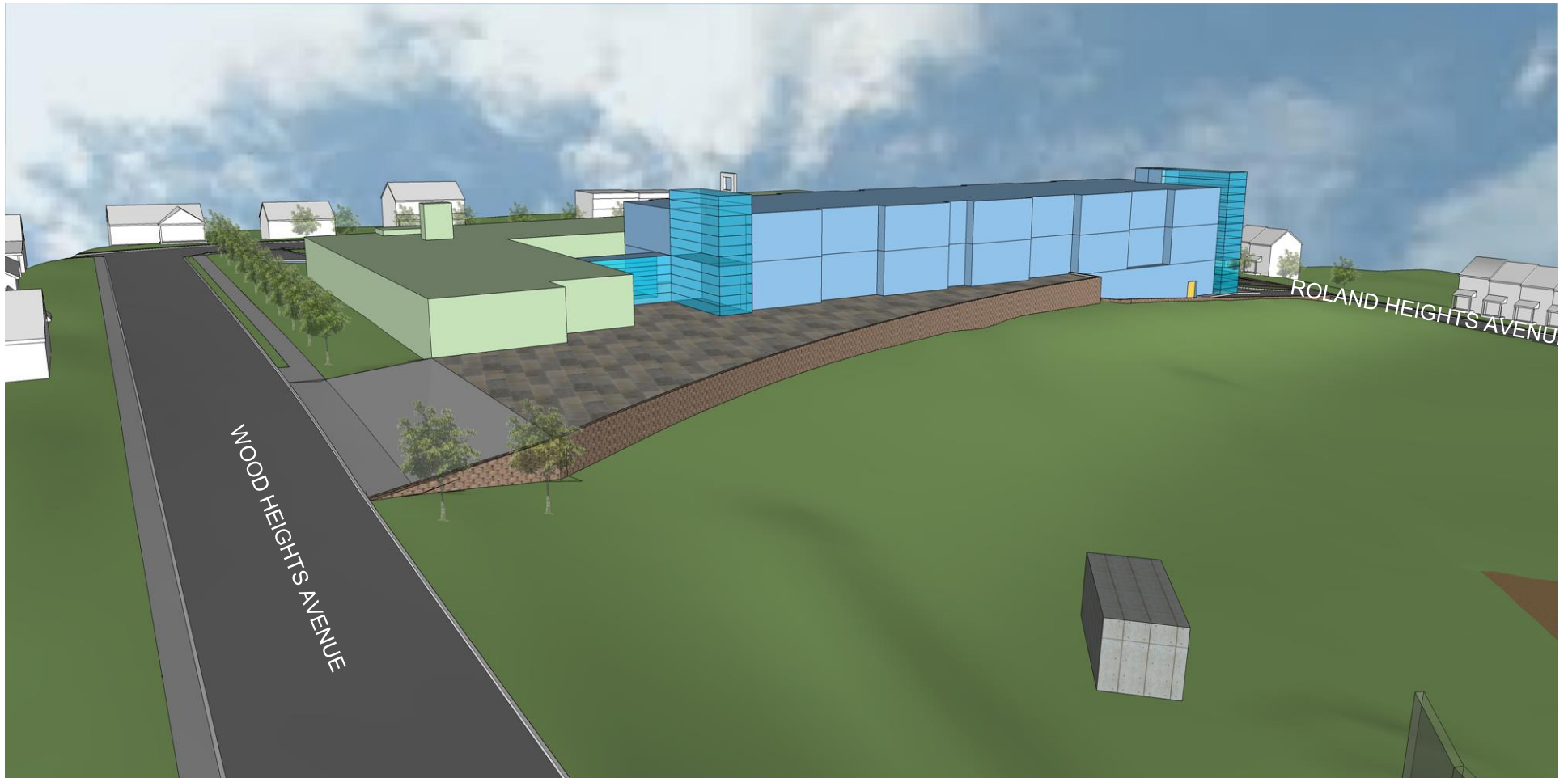
Option 2:

View #01 (Site A Configuration)



Option 2:

View #02 (Site A Configuration)



Option 2:

View #03 (Site A Configuration)



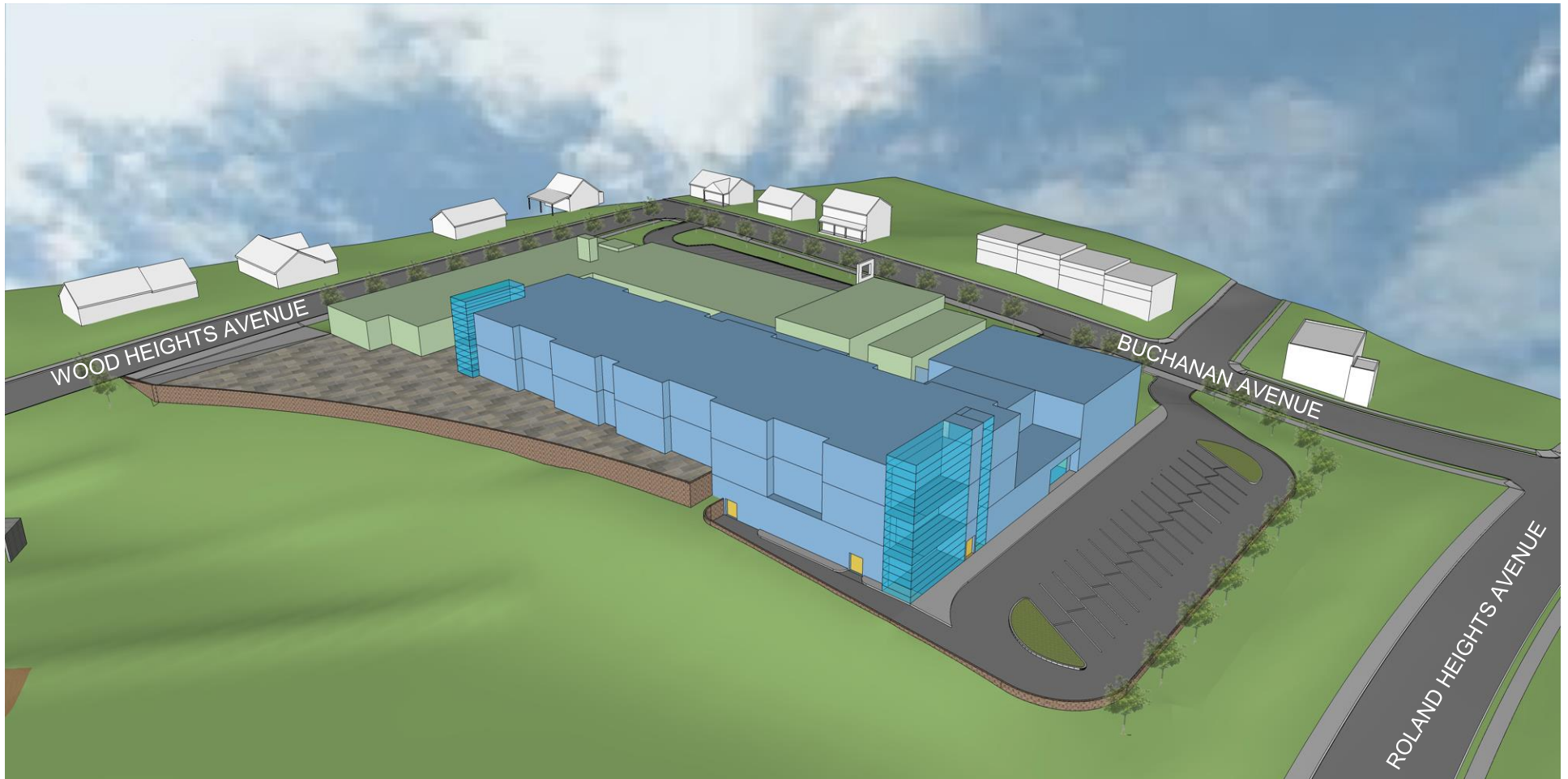
Option 2:

View #04 (Site A Configuration)



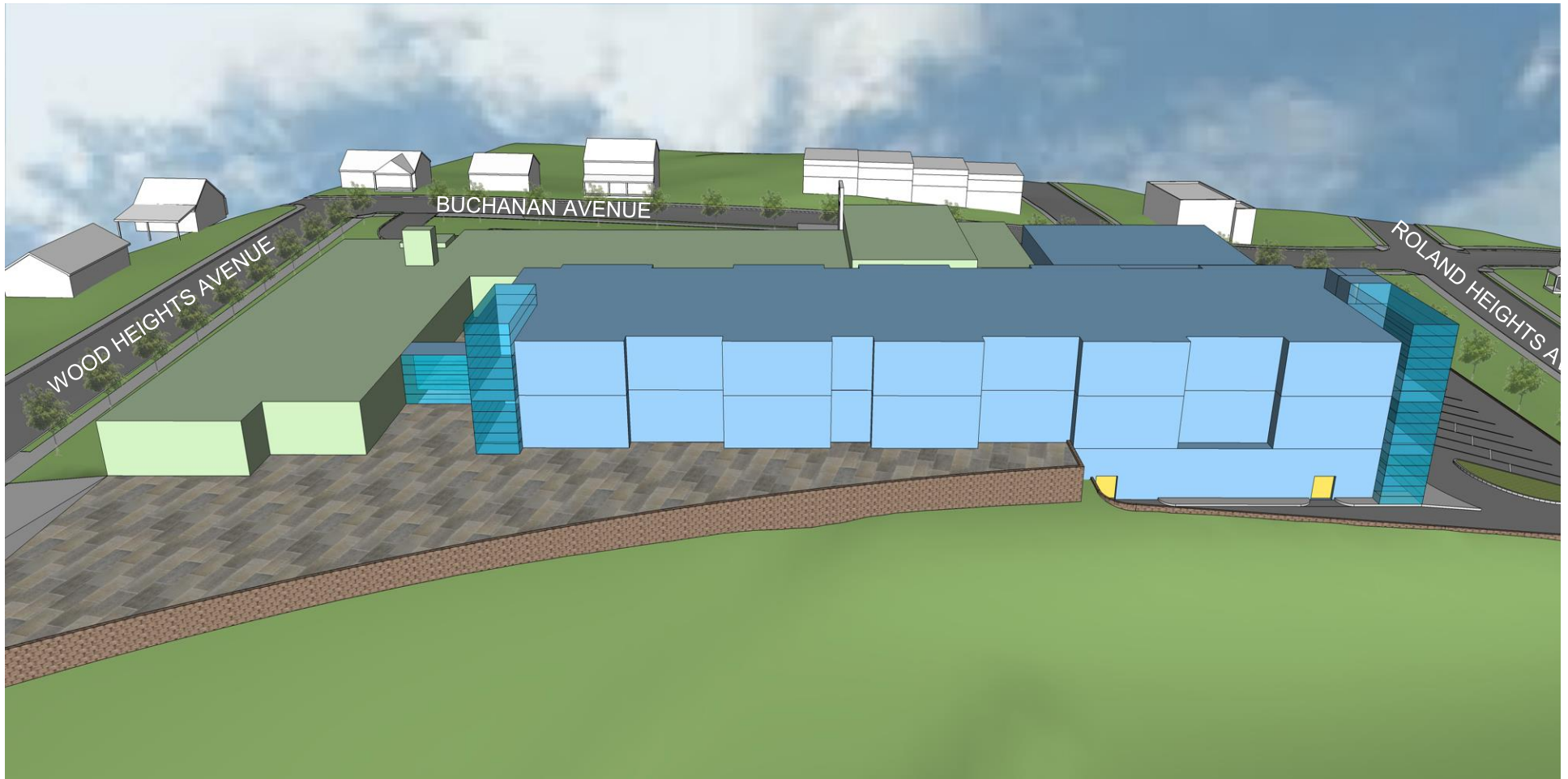
Option 2:

View #05 (Site A Configuration)



Option 2:

View #06 (Site A Configuration)



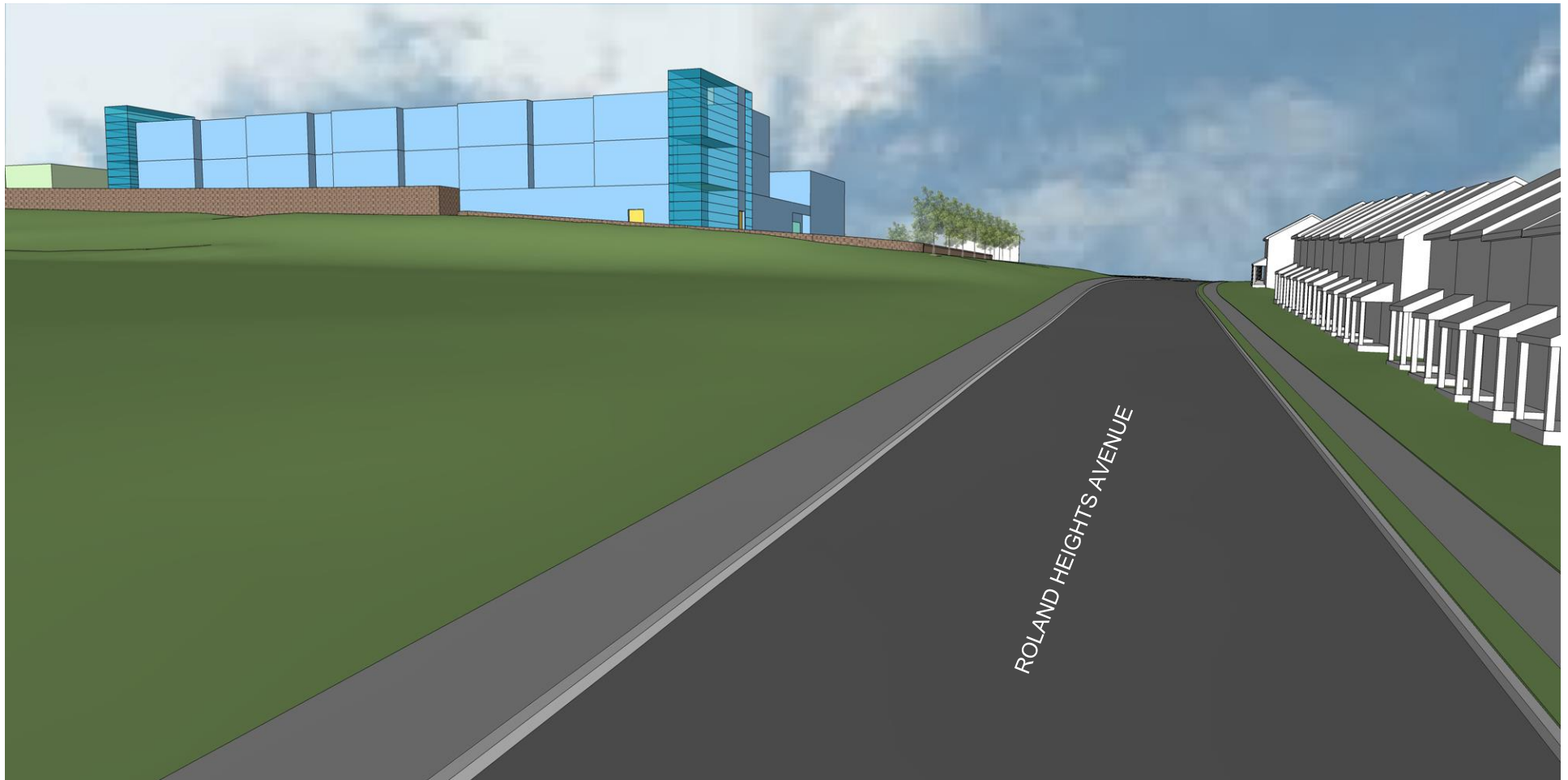
Option 2:

View #07 (Site A Configuration)



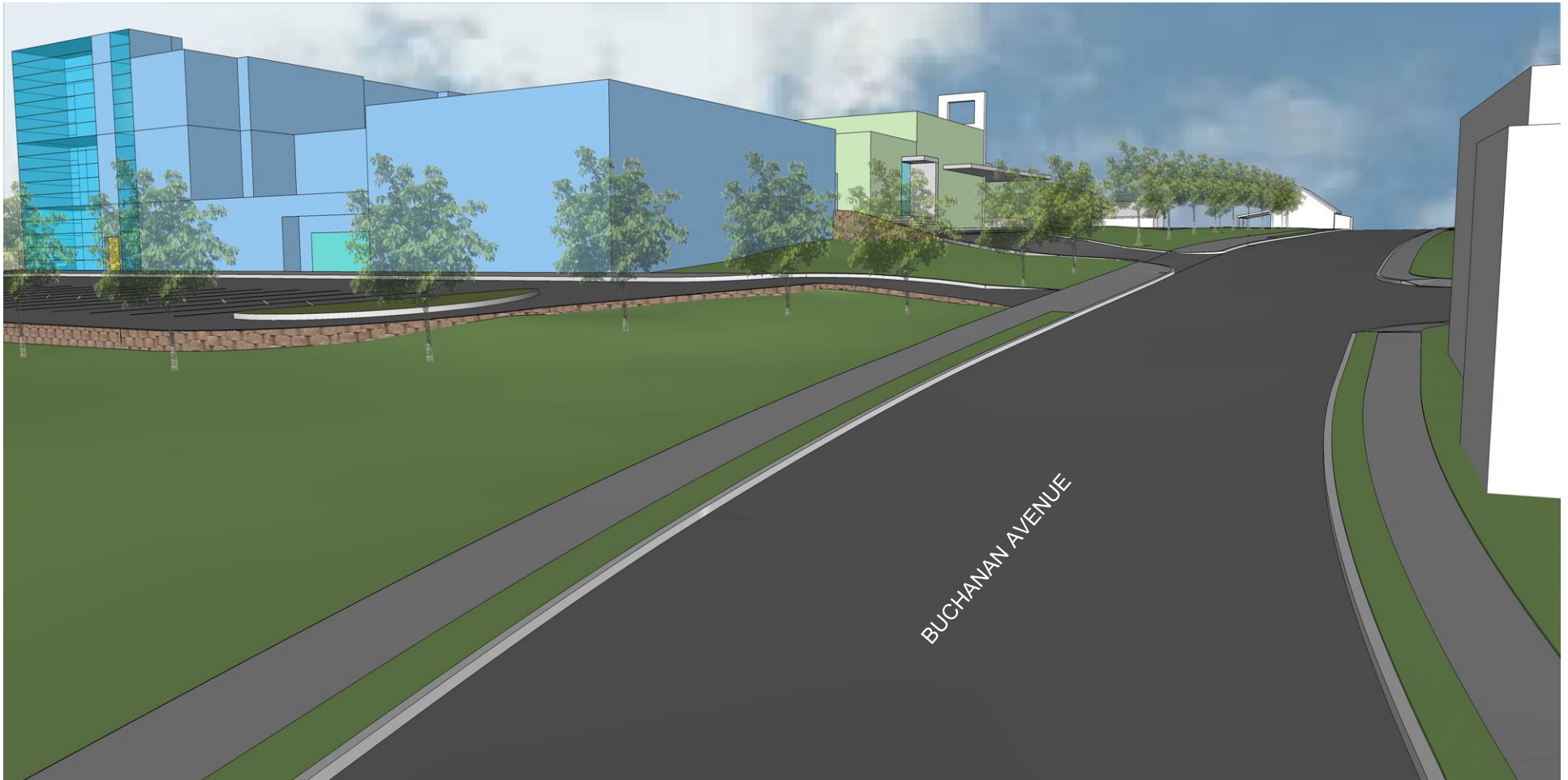
Option 2:

View #08 (Site A Configuration)



Option 2:

View #09 (Site A Configuration)



Option 2:

View #10 (Site A Configuration)



Option 2:

Advantages

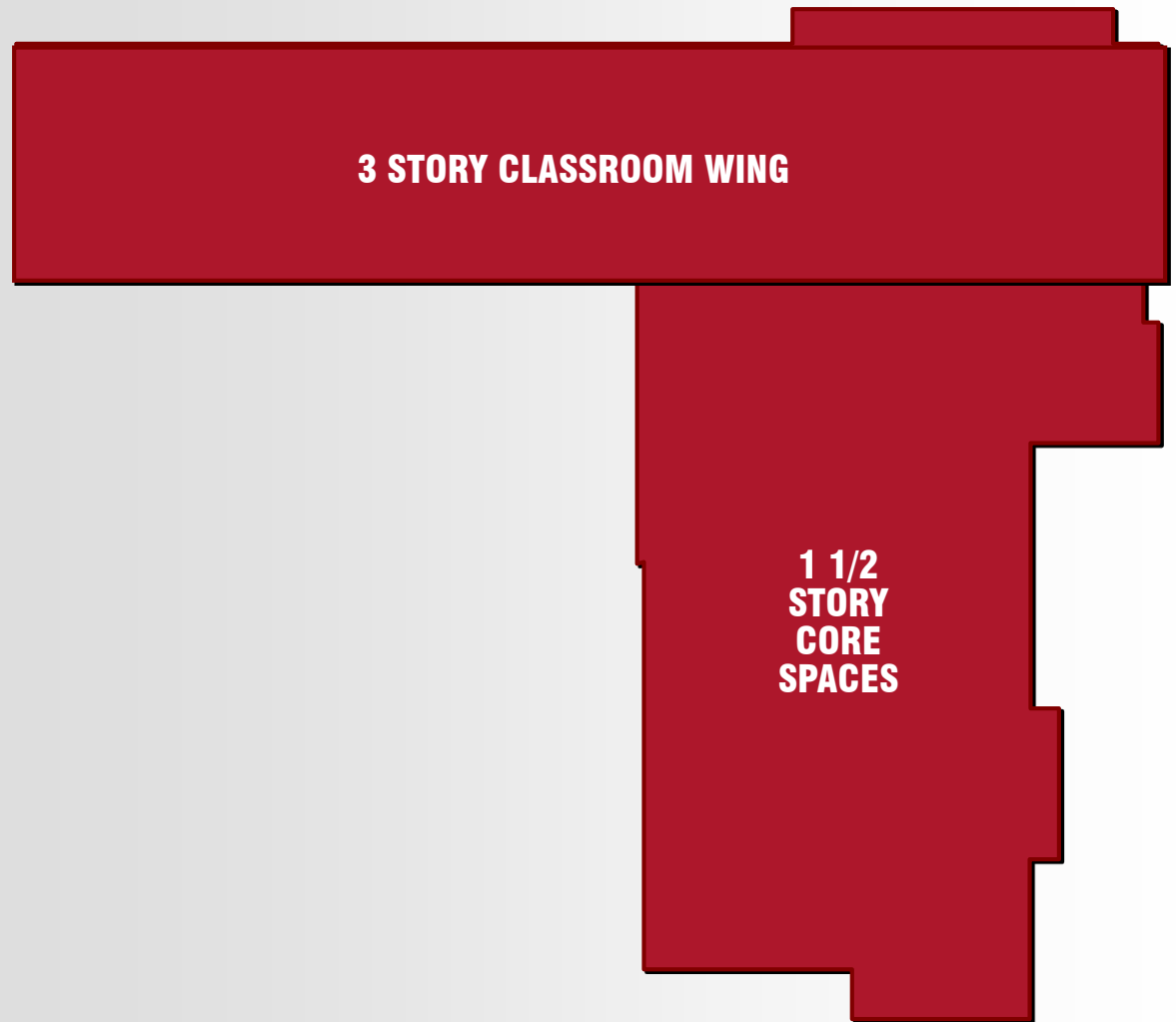
- Utilizes Existing Building
- Option 2 Site plan A – Provides separate parent and bus drop off
- Option 2 Site Plan A – Provides off street parking
- Option 2 Site plan B – Provides off street parent and bus drop off
- Provides separate community space access allow securing of the school
- Provides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

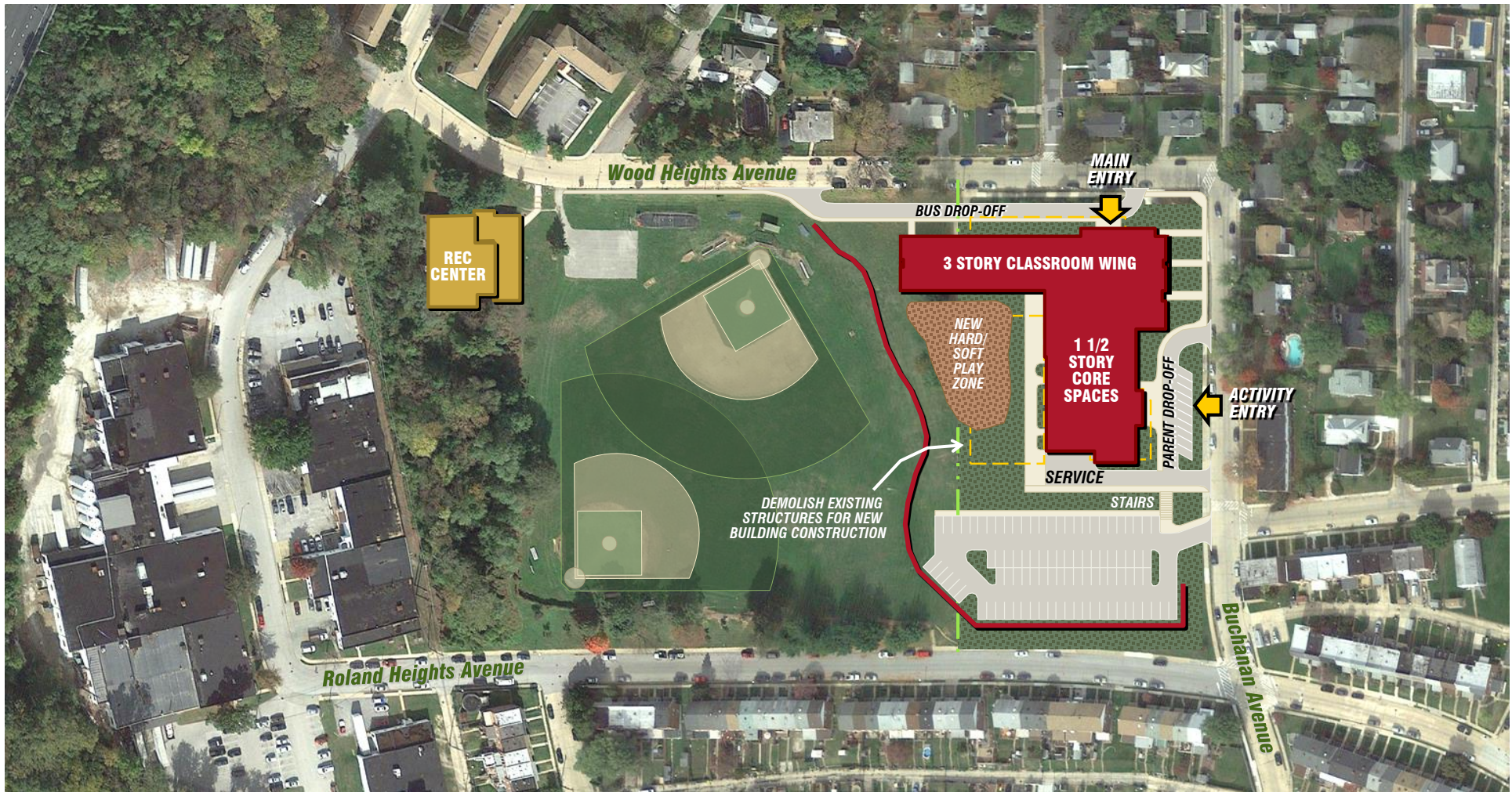
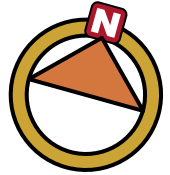
New Building on
Existing Site



Option 3:

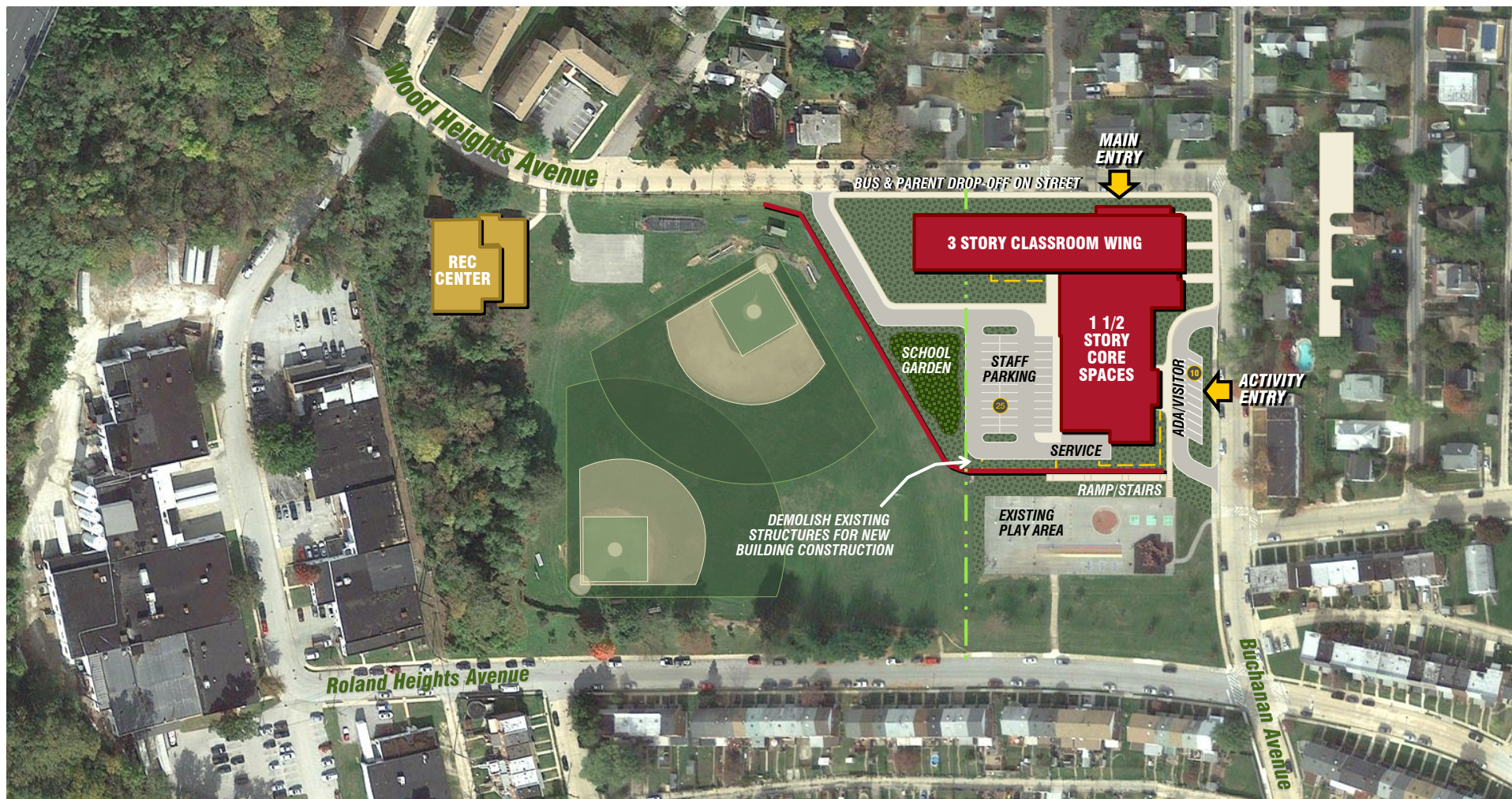
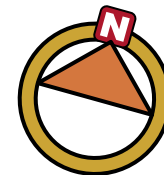
Site Layout @ 50%

50%



Option 3:

Site Layout



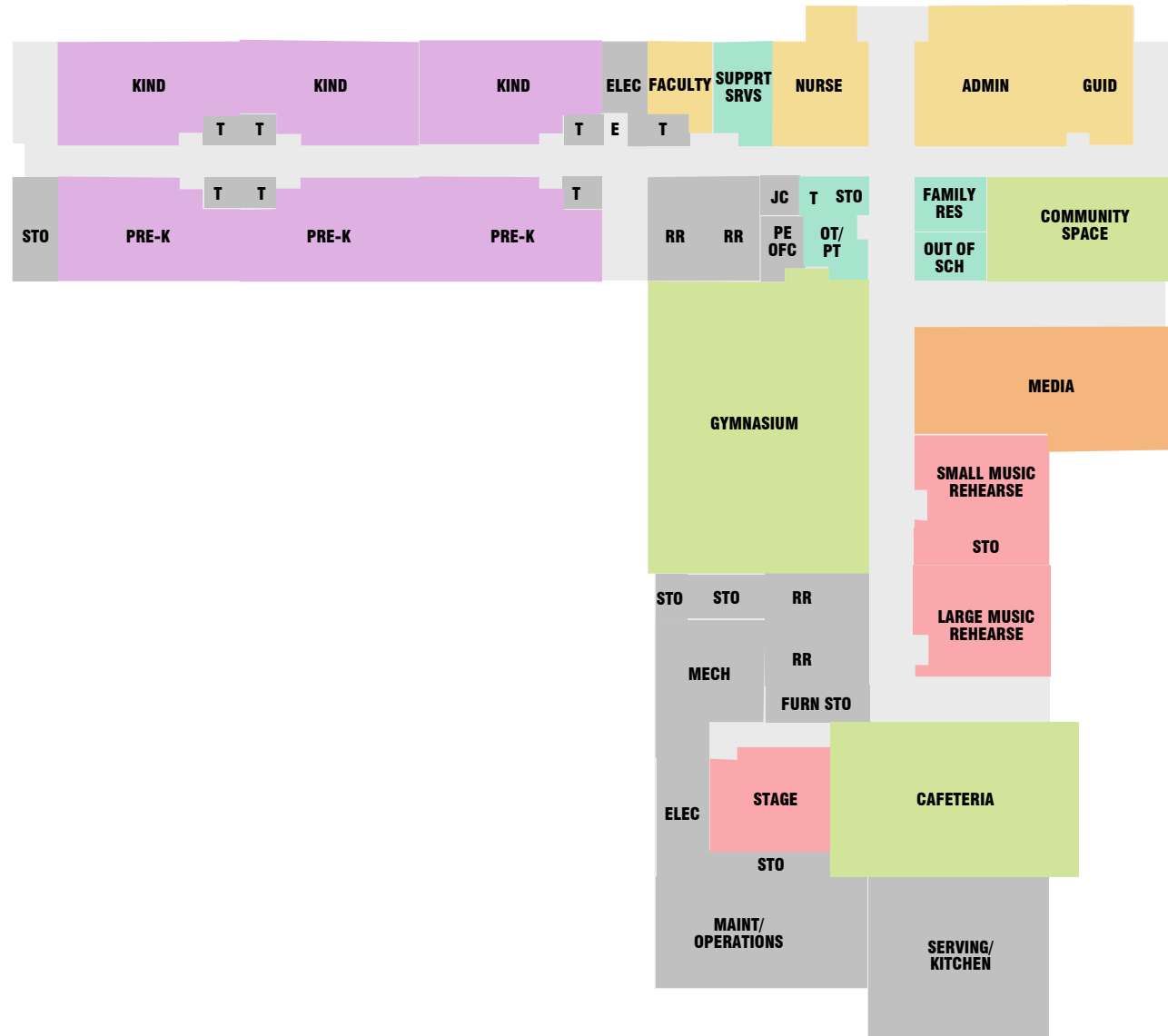
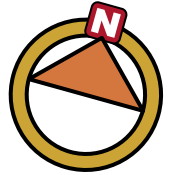
Option 3:

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- Space was determined to be inadequate to support the program, thereby rendering any renovation-only strategy insufficient
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Option 3:

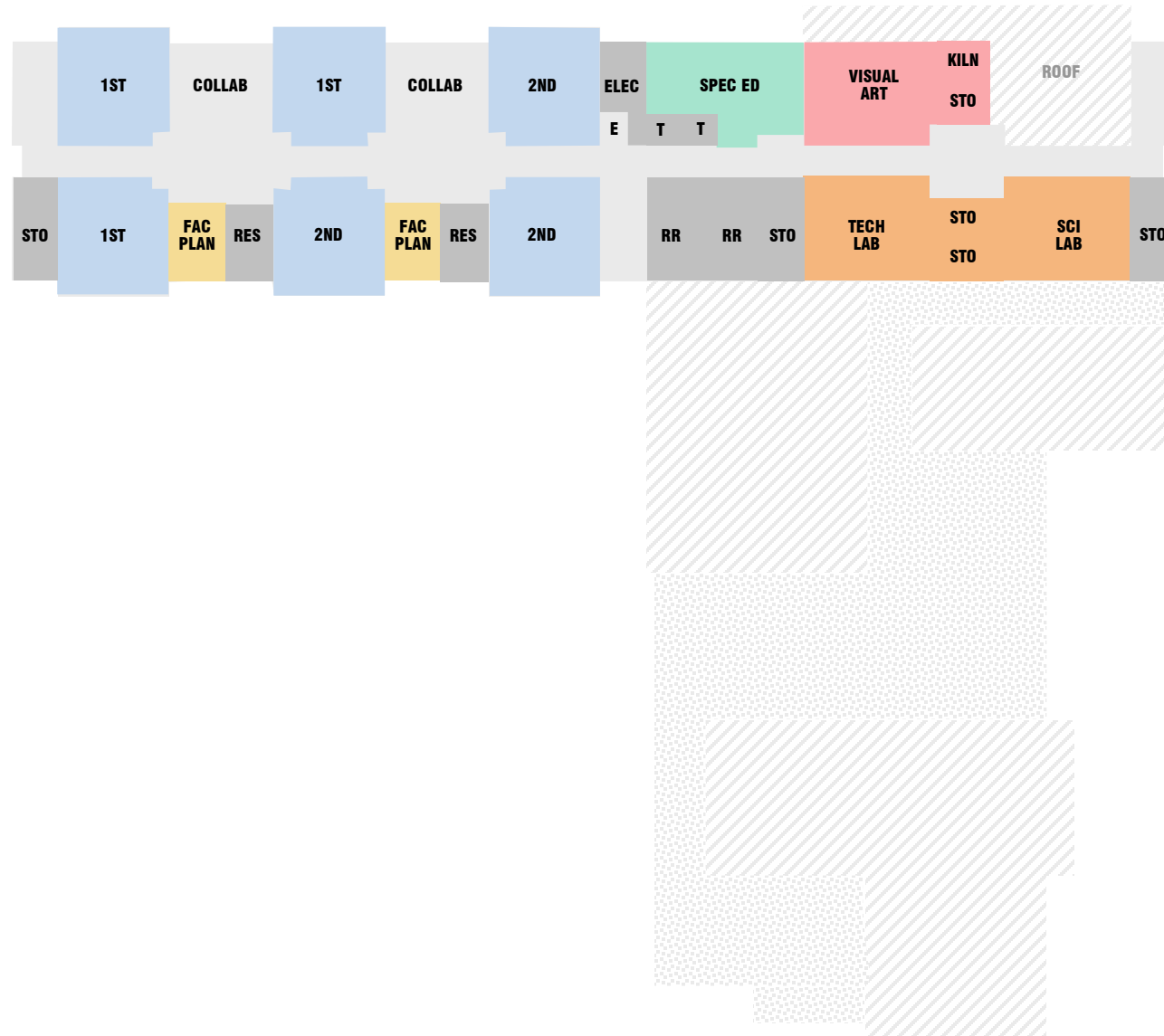
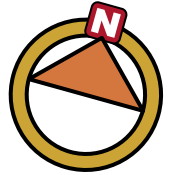
Plan, Ground Floor












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

Option 3:

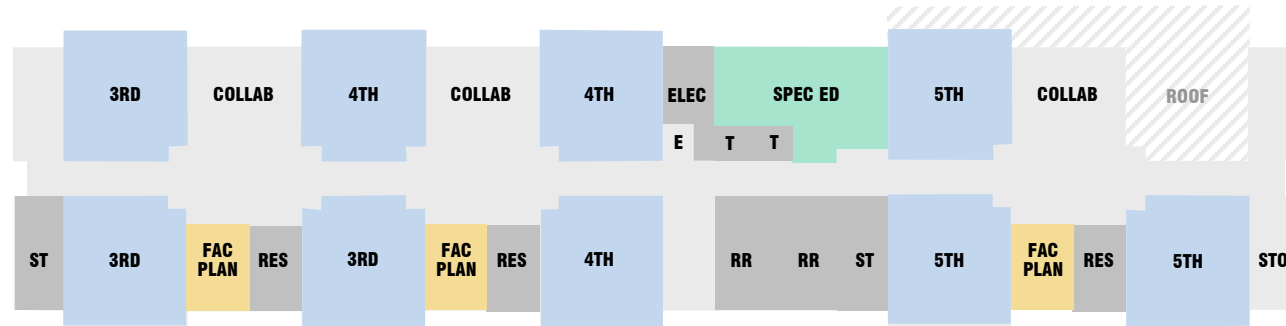
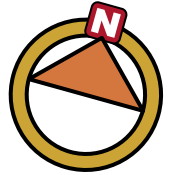
Plan, 1st Floor












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Option 3:

Plan, 2nd Floor



-  Circulation
-  Support / Mech / RR
-  Administration / Faculty
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-  Classrooms
-  Special Ed / Services
-  Art / Music
-  Library / Labs / Seminar
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Option 3:

View #01



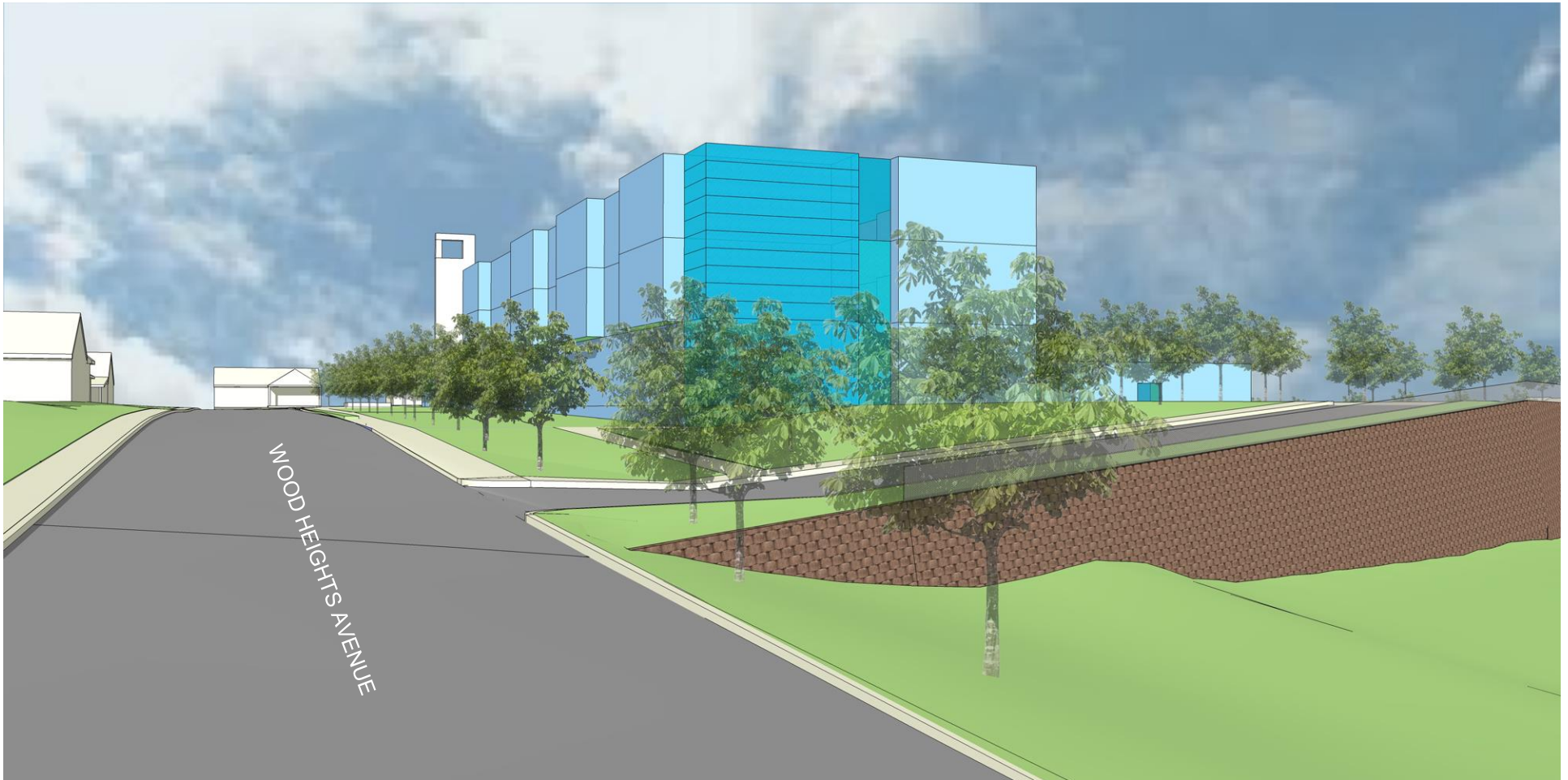
Option 3:

View #02



Option 3:

View #03



Option 3:

View #04



Option 3:

View #05



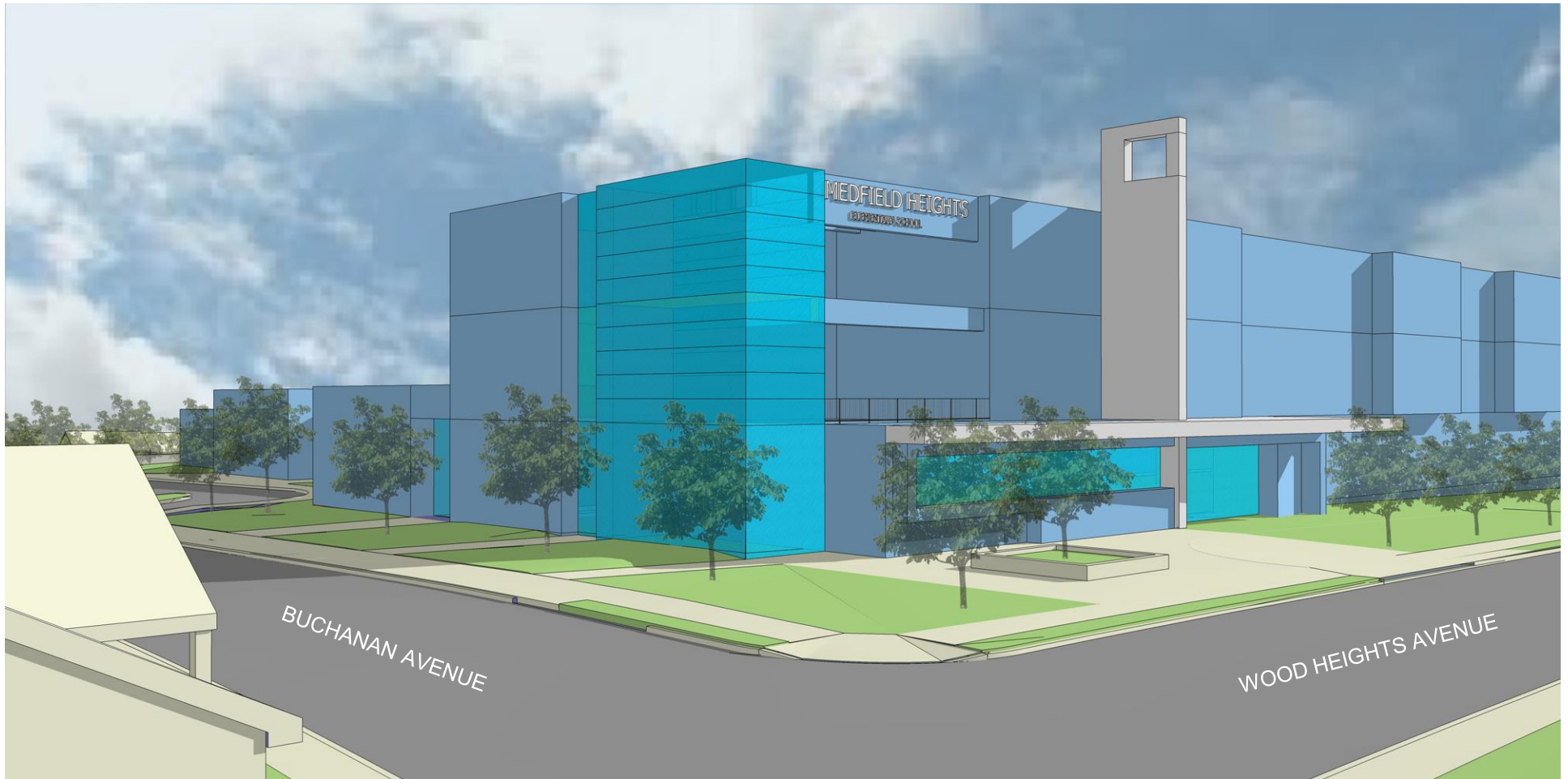
Option 3:

View #06



Option 3:

View #07



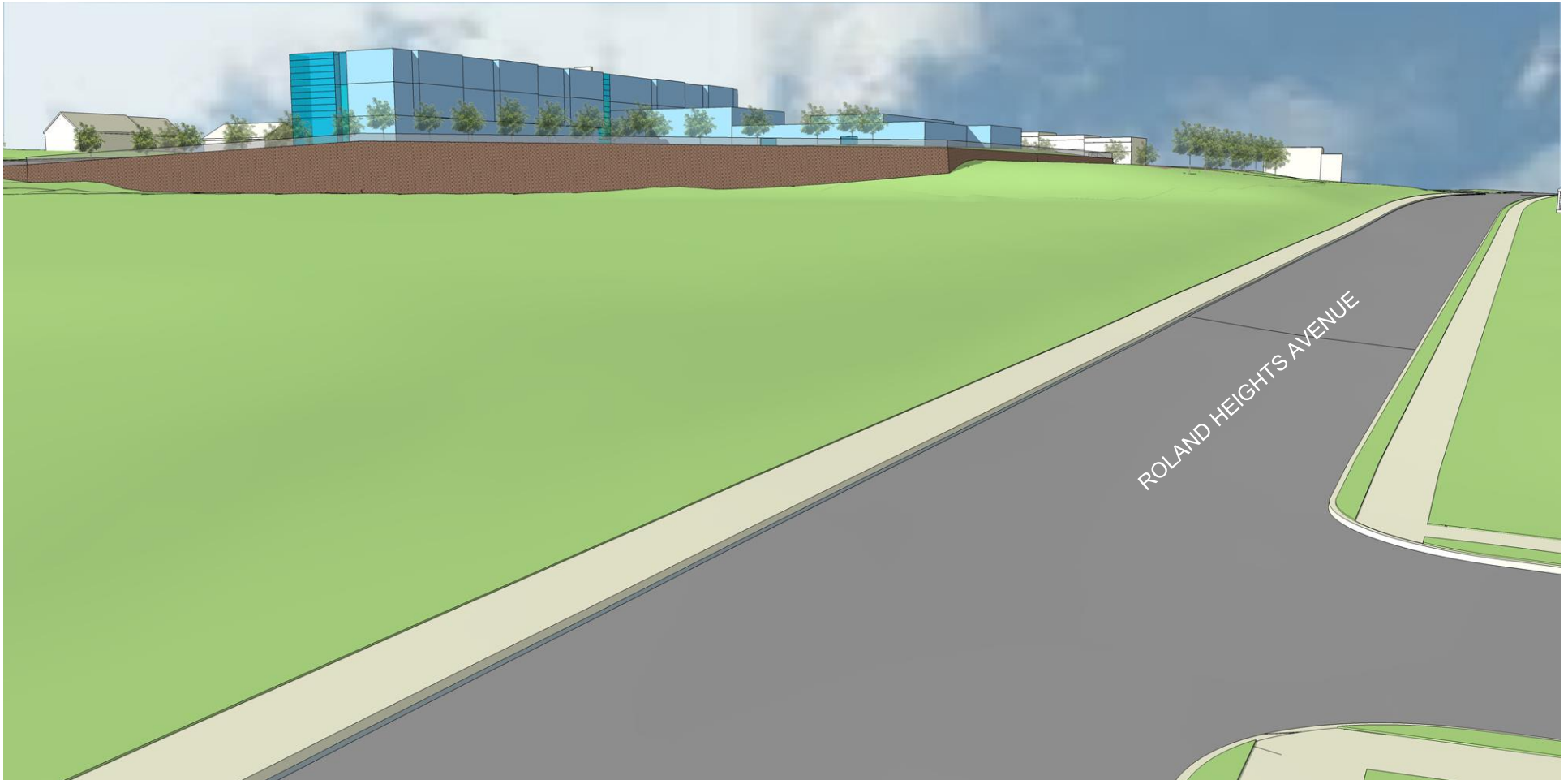
Option 3:

View #08



Option 3:

View #09



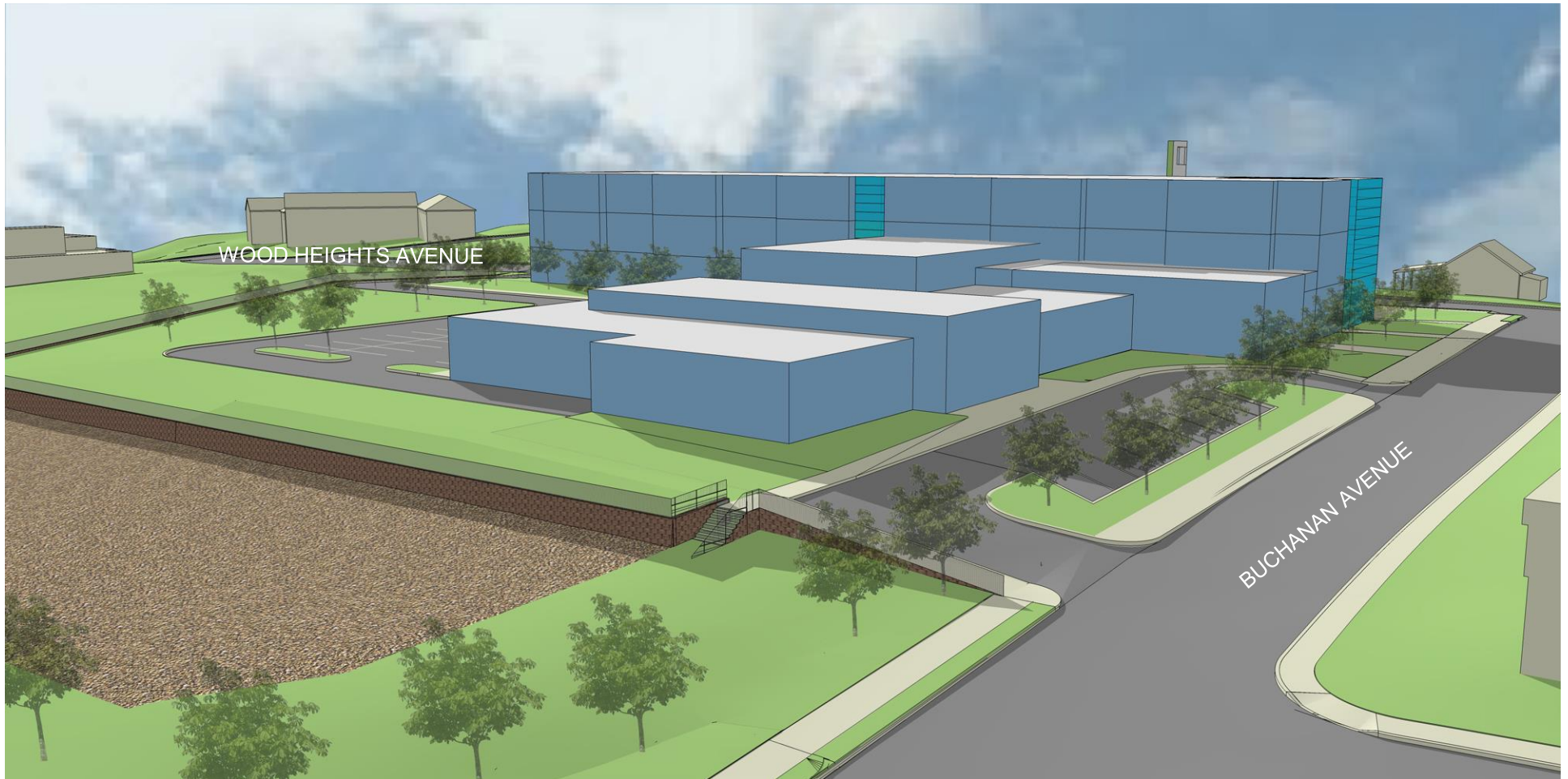
Option 3:

View #10



Option 3:

View #11



Option 3:

Advantages

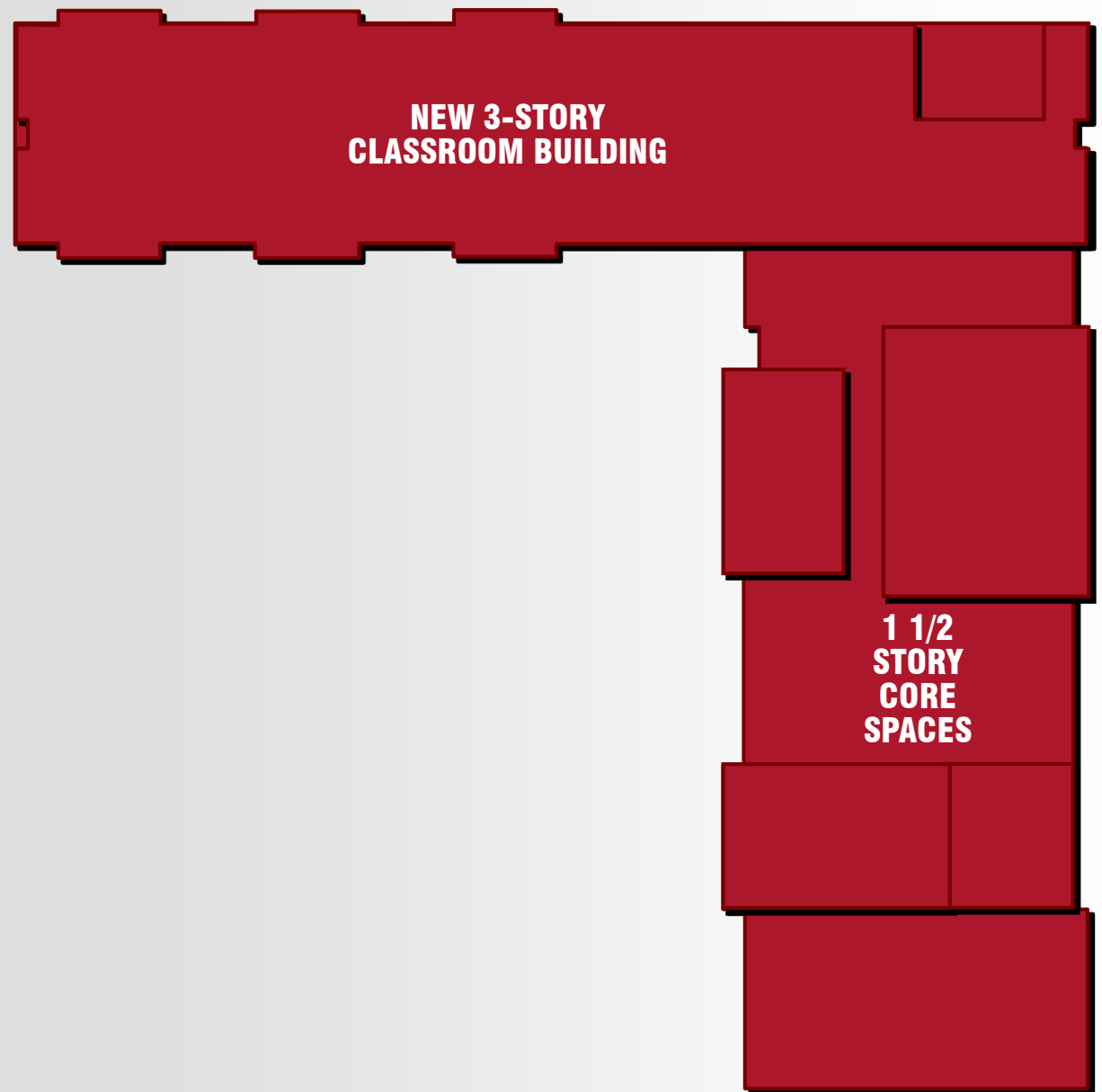
- Provides optimal orientation for daylighting of instructional spaces
- Optimal arrangement of instructional spaces
- Best potential for future expansion
- Provides separate bus and parent drop offs
- Optimal adjacencies of educational spaces
- Provides separate community space allowing securing of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

Challenges

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

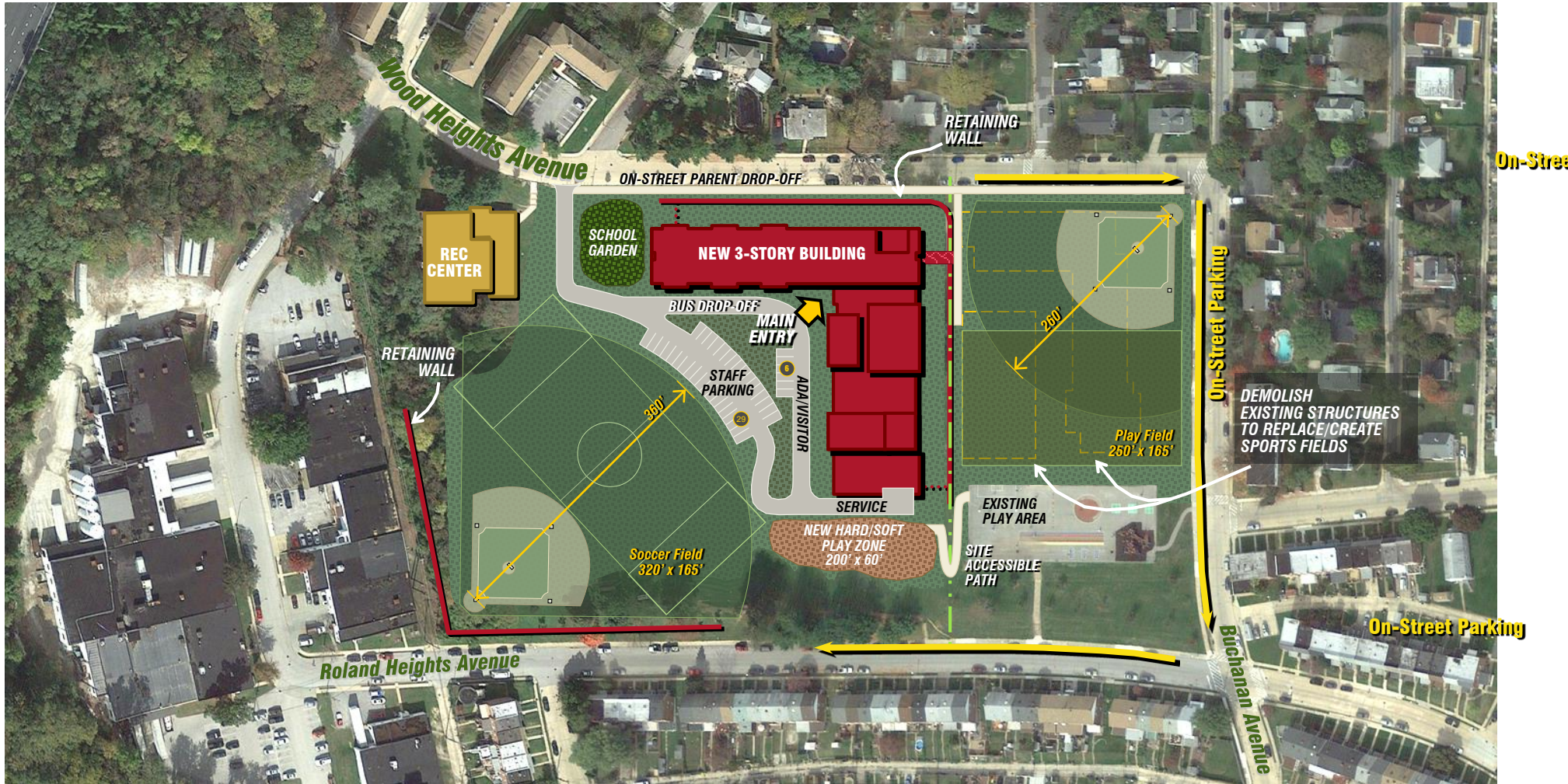
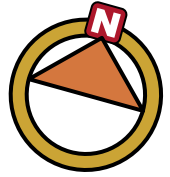
Option 4

New Building on
Parks Site



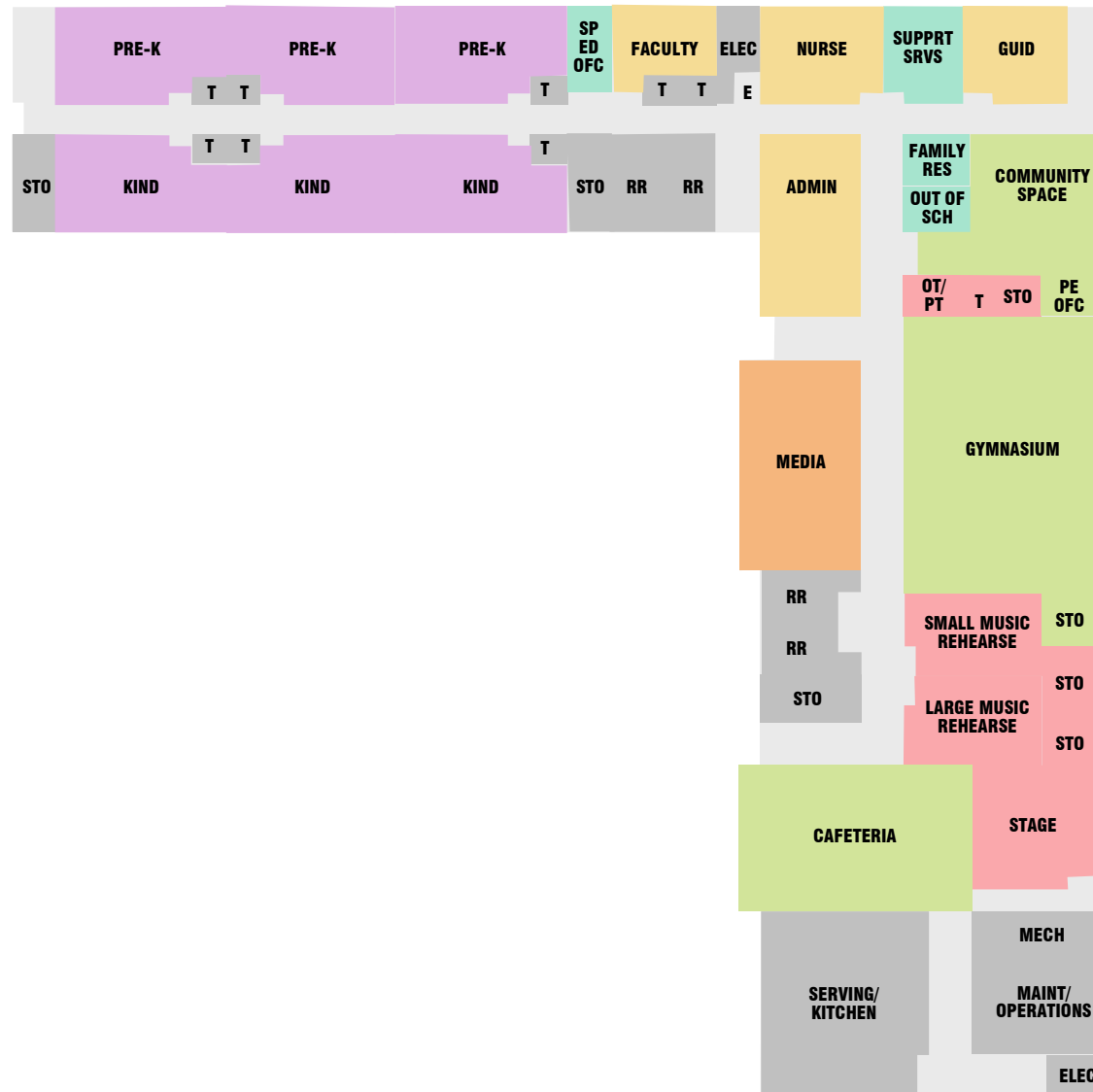
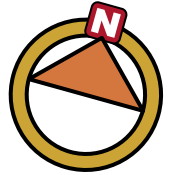
Option 4:

Site Layout



Option 4:

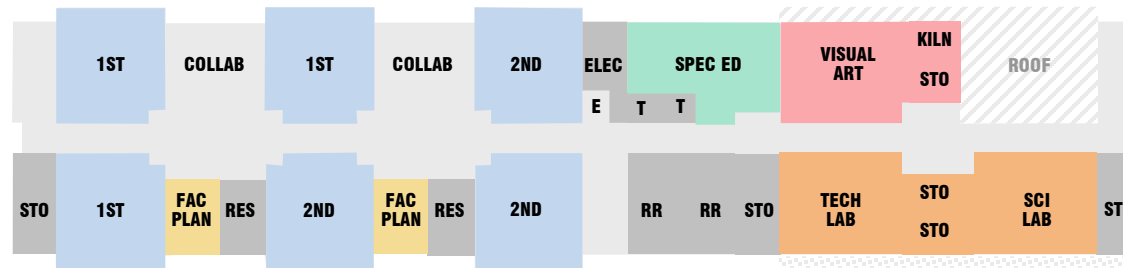
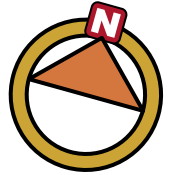
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










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Option 4:

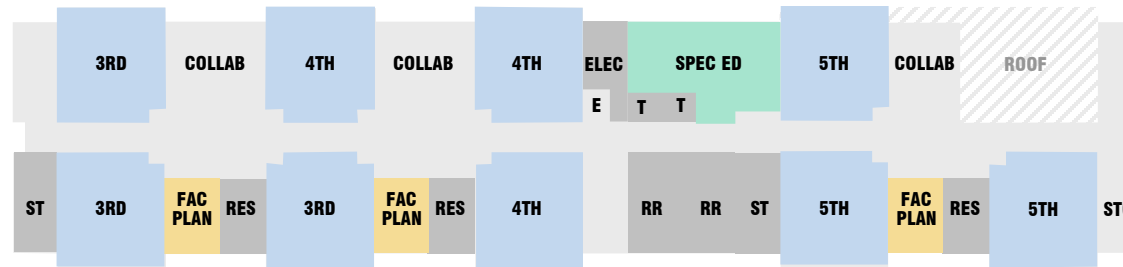
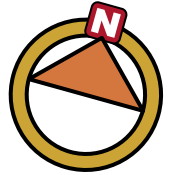
Plan, 1st Floor












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

Option 4:

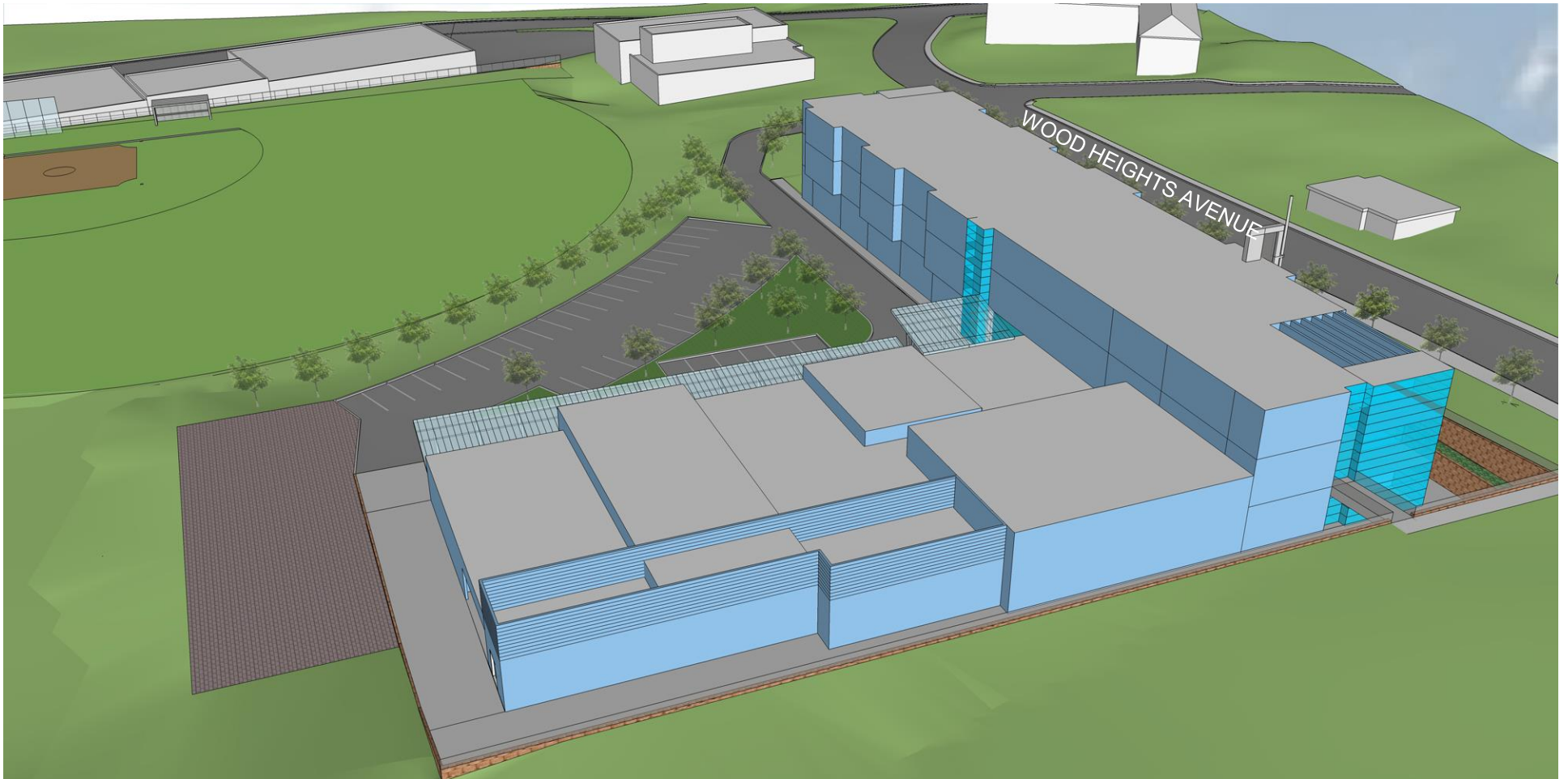
Plan, 2nd Floor



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

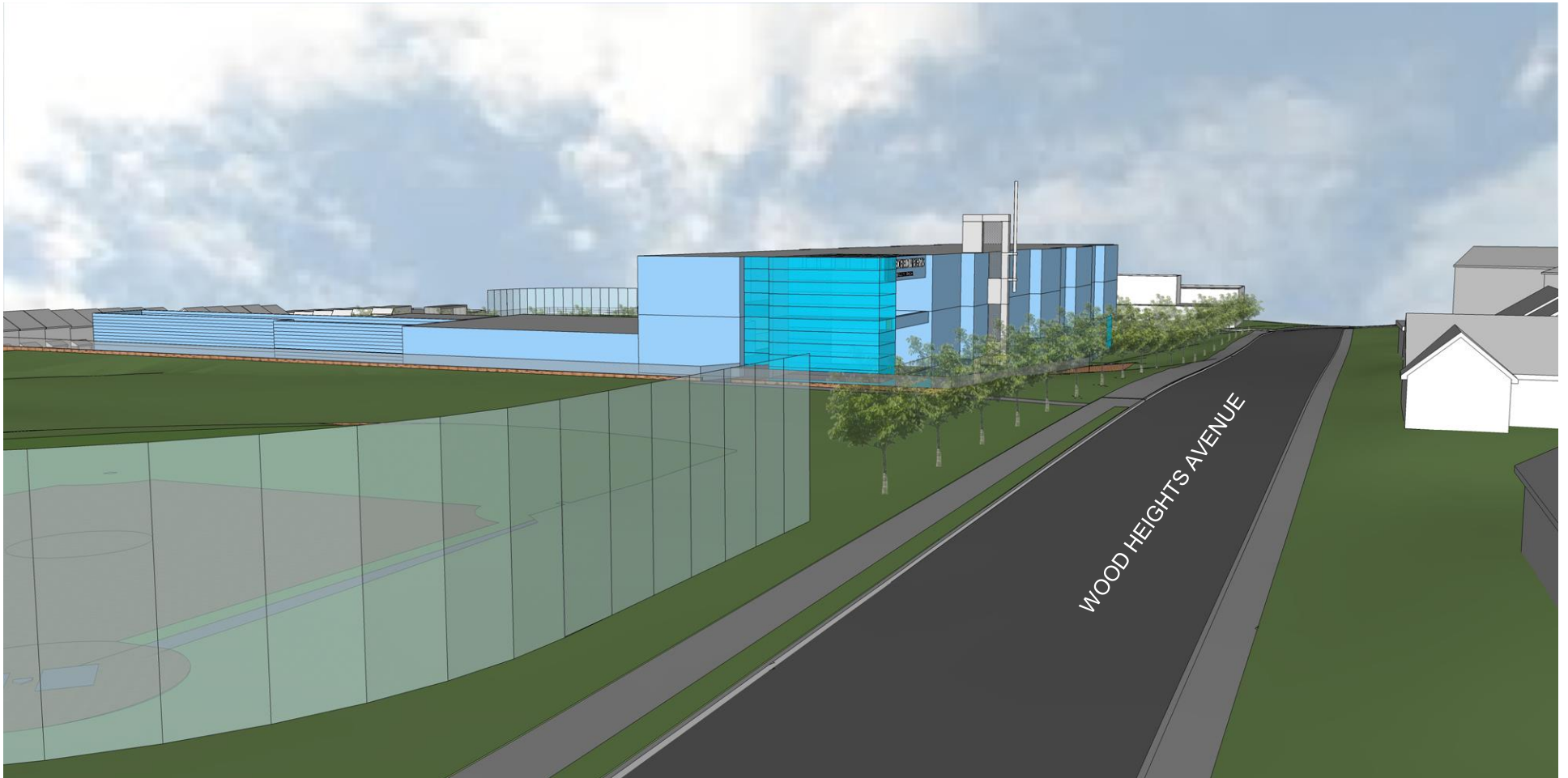
Option 4:

View #01



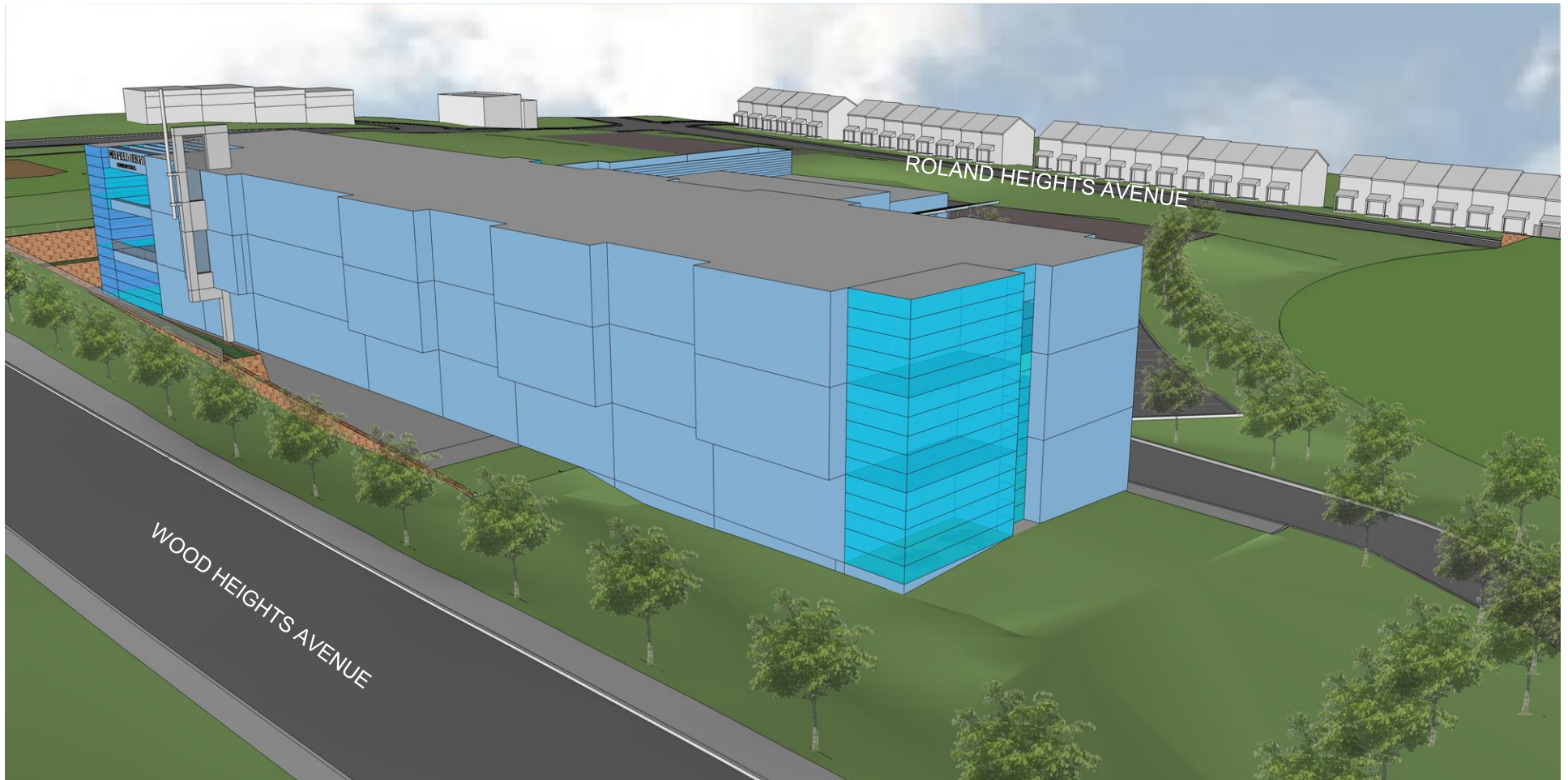
Option 4:

View #02



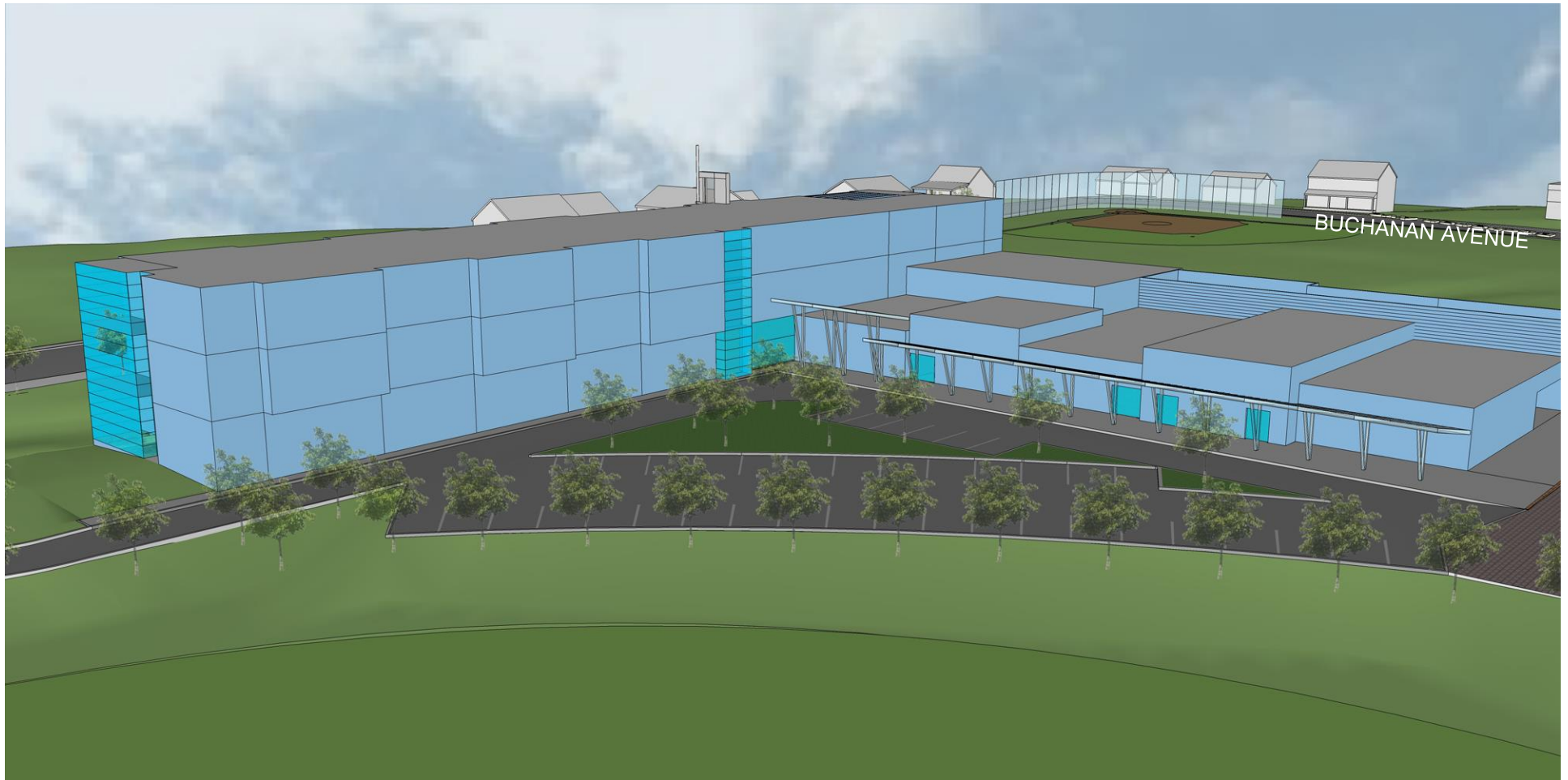
Option 4:

View #03



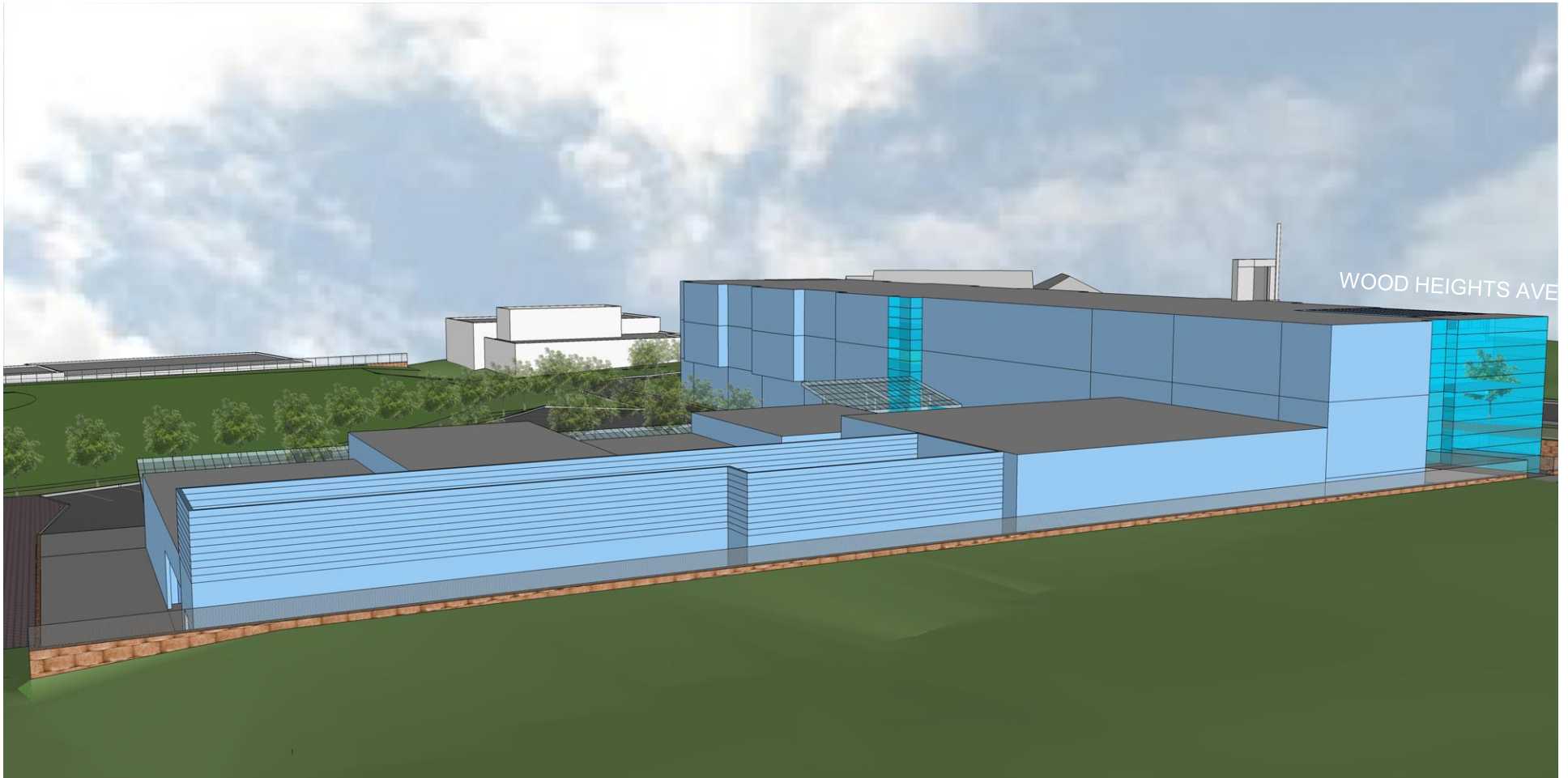
Option 4:

View #04



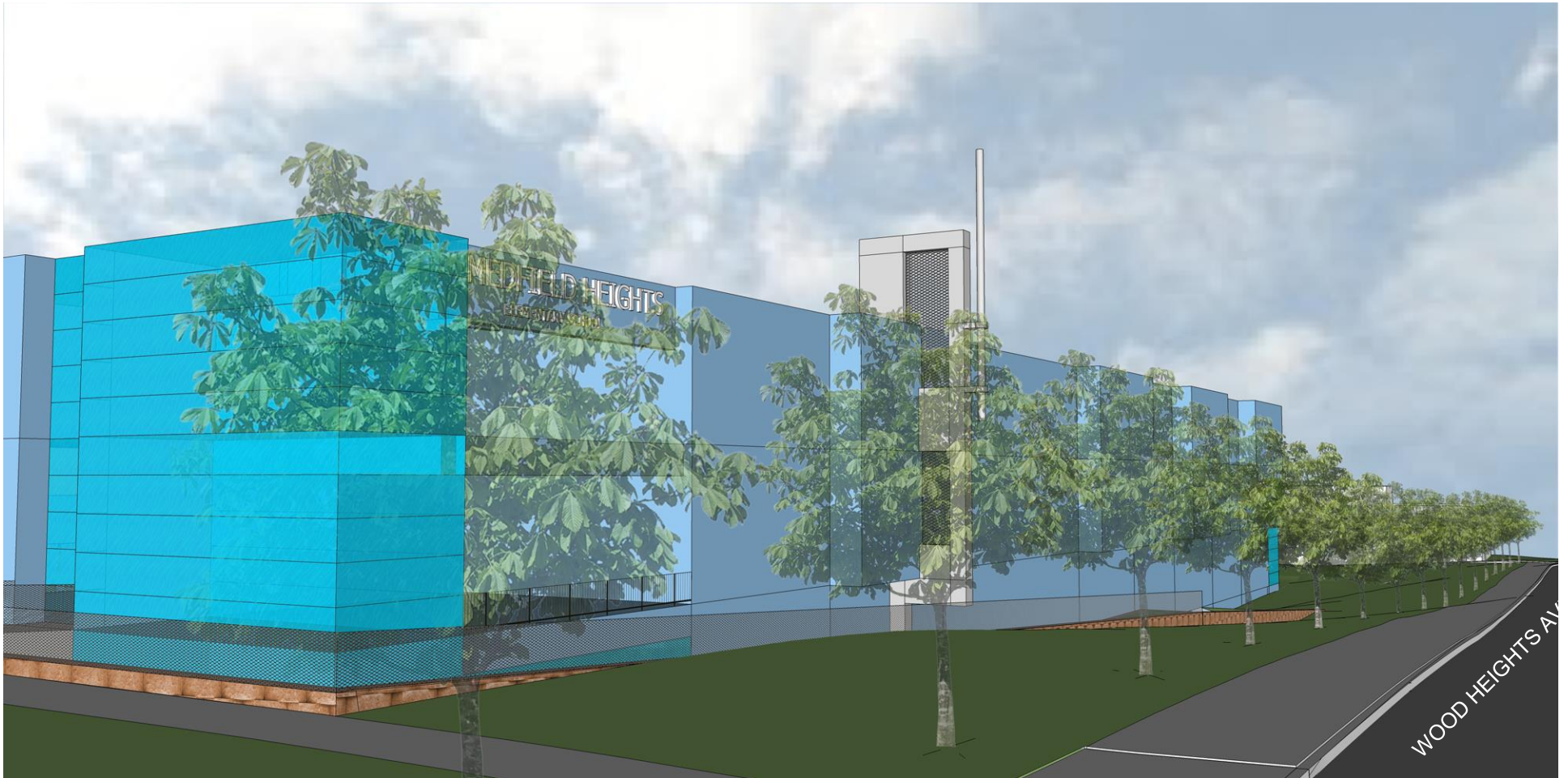
Option 4:

View #05



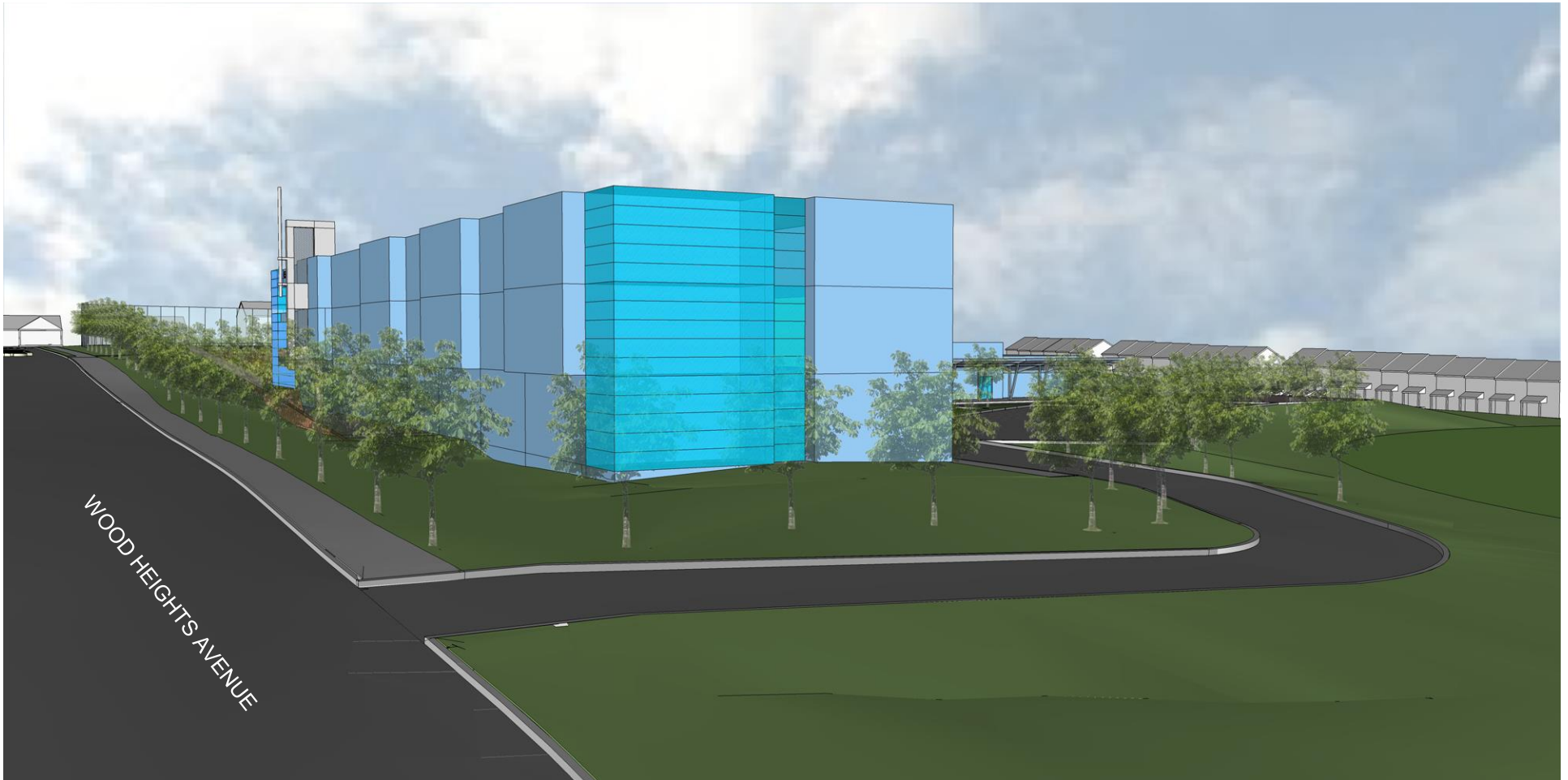
Option 4:

View #06



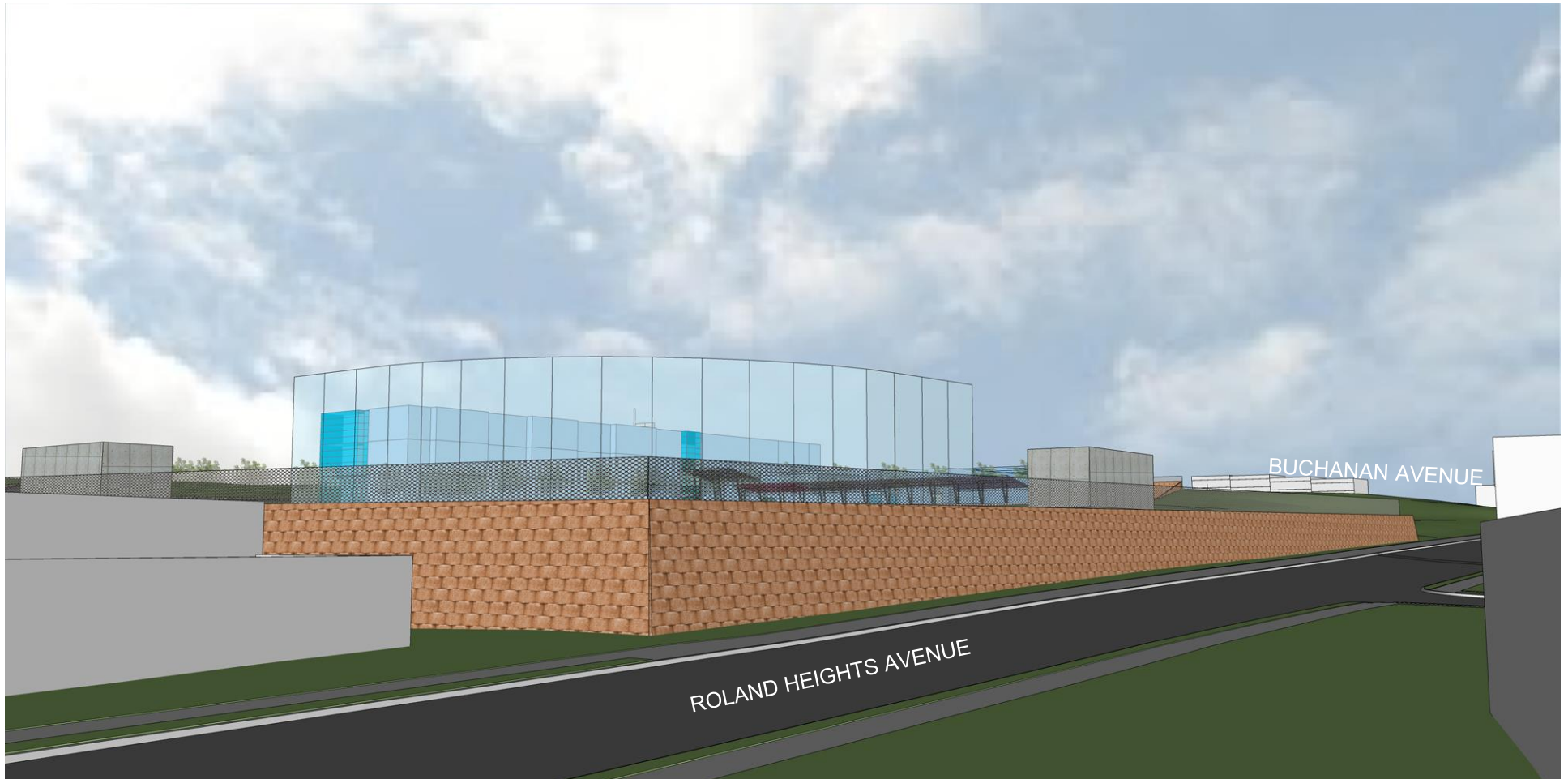
Option 4:

View #07



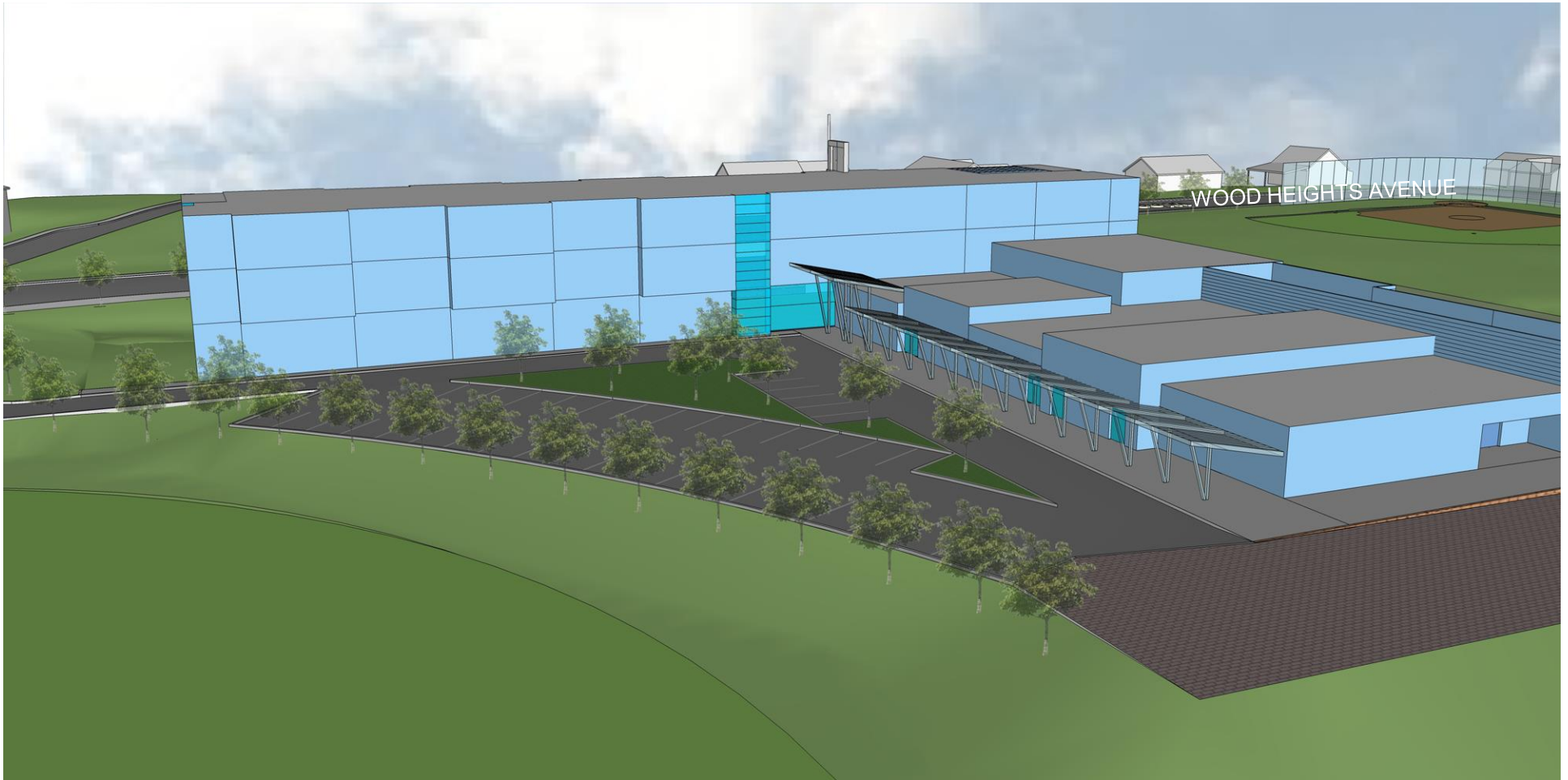
Option 4:

View #08



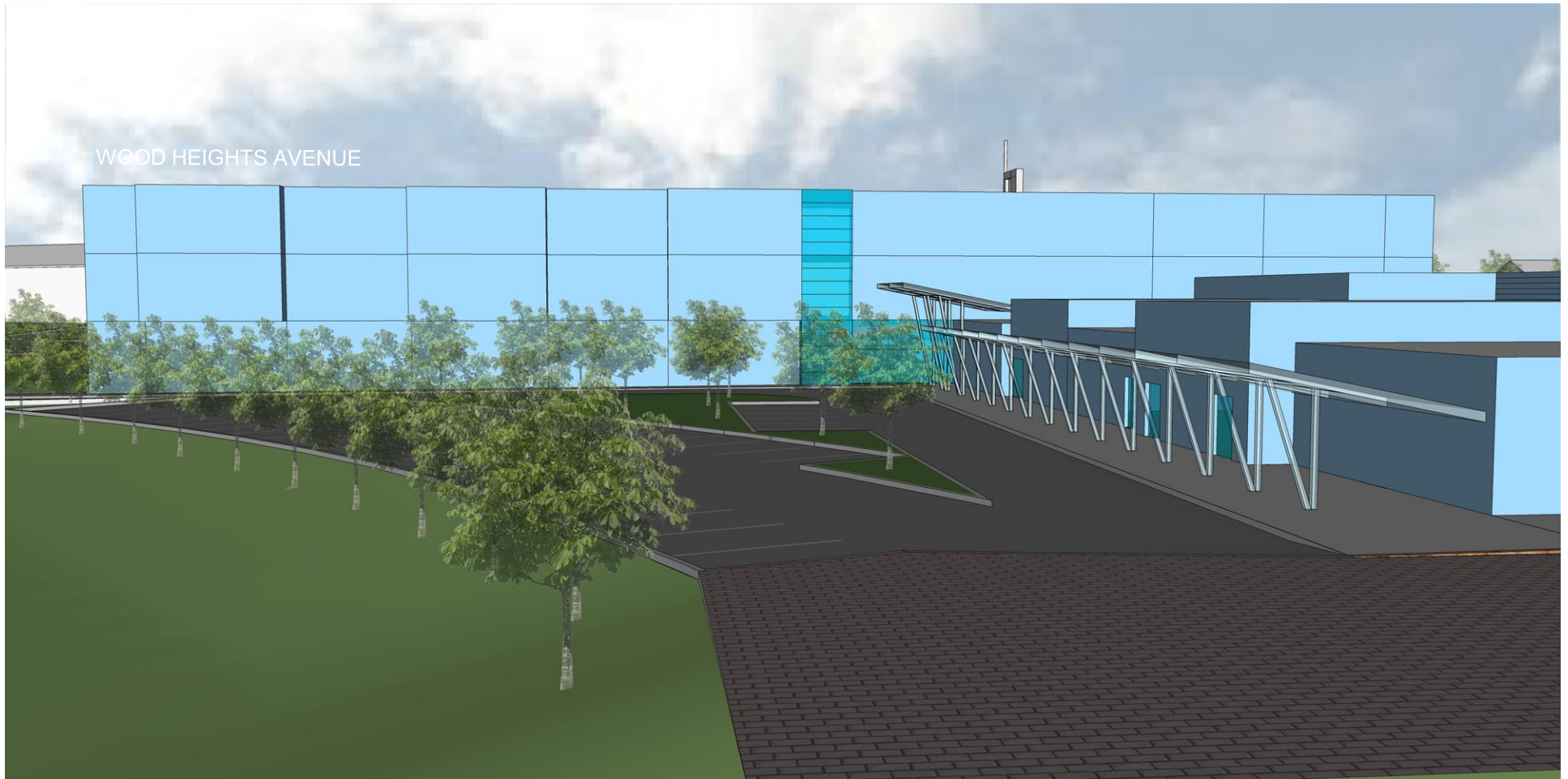
Option 4:

View #09



Option 4:

View #10



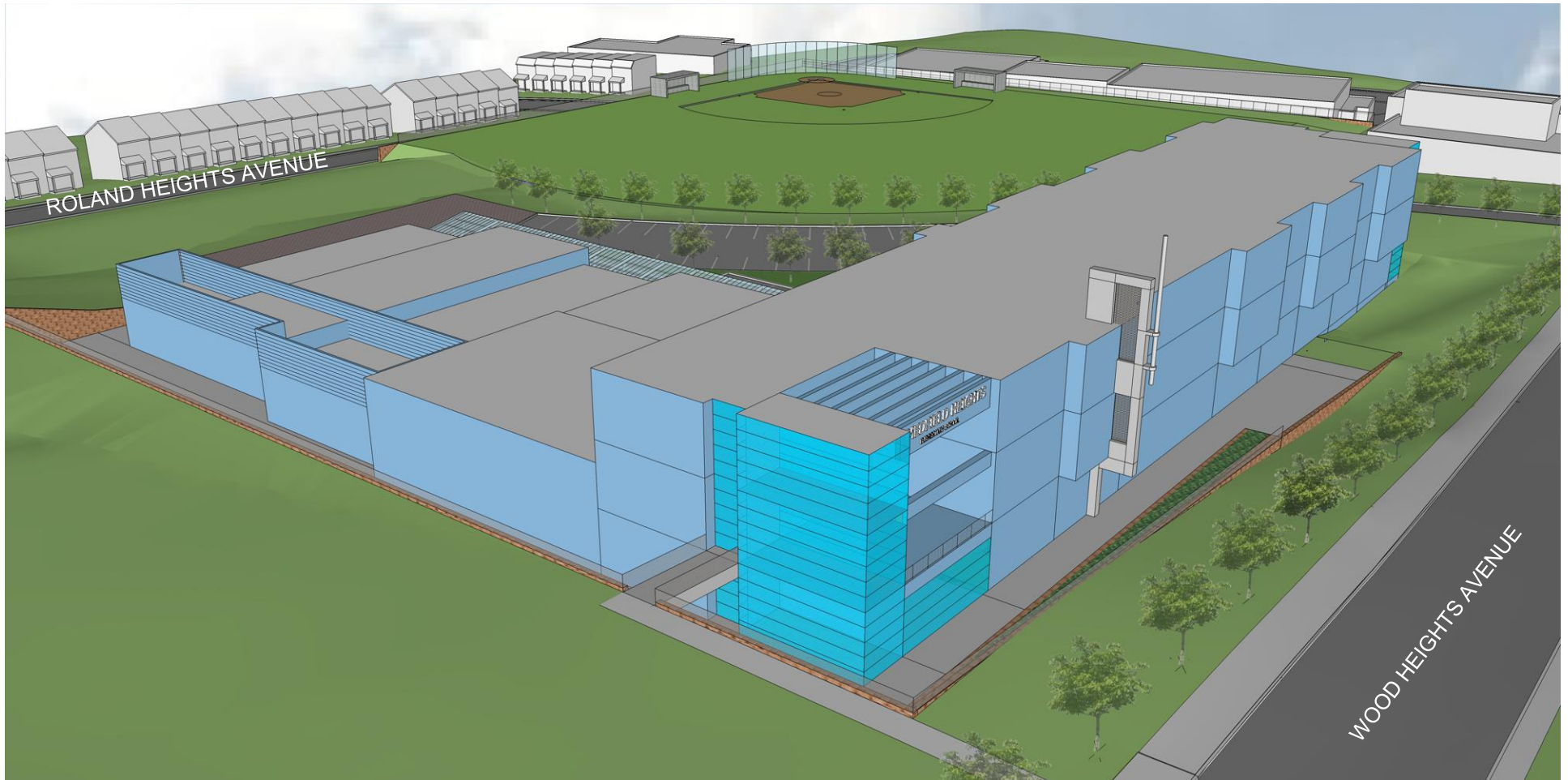
Option 4:

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

- 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

Thank You!



This presentation is brought to you by the
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BALTIMORE CITY
PUBLIC SCHOOLS

