

Business, Finance and Planning

TO:	School Committee
FROM:	Liam Hurley, Assistant Superintendent/Chief Financial & Administrative Officer Stephanie Gilman, Director of Planning, Project Management and Sustainability
DATE:	April 24, 2023
RE:	Countryside School Design Enrollment

As noted in the April 10, 2023 memo to the School Committee, a vote is requested to approve a design enrollment of 465 students for the Countryside Elementary School project. A design enrollment of 465 aligns with Angier, Cabot and Zervas, and supports the educational program and projected enrollment in the Countryside area. The April 10th memo and attachments are attached for your reference.

The next step in the process is submission of the Preferred Schematic Report (PSR) to the MSBA. The PSR will be reviewed with the School Building Committee at their meeting on April 25, 2023, and a vote to approve submission of the document to the MSBA is anticipated that evening.

Additional information about the project can be found at the <u>Countryside Building Project</u> webpage, including School Building Committee (SBC) meeting materials and recordings.

We look forward to answering any questions you may have.



Business, Finance and Planning

TO:	School Committee
FROM:	Liam Hurley, Assistant Superintendent/Chief Financial & Administrative Officer Stephanie Gilman, Director of Planning, Project Management and Sustainability
DATE:	April 10, 2023
RE:	Countryside Design Enrollment

The Countryside project continues to progress through the feasibility study phase of the project, in partnership with the Massachusetts School Building Authority (MSBA). The Preliminary Design Program (PDP) was submitted to the MSBA on January 18, 2023. The PDP included the Draft Educational Program and Space Summary, which were presented to the School Committee on December 19, 2022, and were approved by the School Committee on January 9, 2023.

As noted in the December 19th memo to the School Committee, the MSBA certified two design enrollments for the Countryside project - 340 students and 465 students – and the PDP included a space summary and preliminary conceptual alternatives for both.

A vote is now requested to approve a design enrollment of 465 students for the project. A design enrollment of 465 aligns with Angier, Cabot and Zervas, supports the educational program and projected enrollment in the Countryside area. Attached for your reference are the space summary for 465 students, as well as the supporting slides from Donna DiNisco's presentation on December 19, 2022.

The next step in the process is submission of the Preferred Schematic Report (PSR) to the MSBA. The PSR will be reviewed with the School Building Committee at their meeting on April 25, 2023, and a vote to approve submission of the document to the MSBA is anticipated that evening.

Additional information about the project can be found at the <u>Countryside Building Project</u> webpage, including School Building Committee (SBC) meeting materials and recordings.

We look forward to answering any questions you may have.

Preliminary Design Program | Enrollment Alternatives

Class Size Policies

Kindergarten through Second (Grade 1 to 22 students
Third through Fifth Grade	1 to 24 students

Option 2 - 465 Student Enrollment

GOAL Class Size	K	1	2	3	4	5	Total
# Students (Average)	78	78	78	77	77	77	465
Average # students/class	22	22	22	24	24	24	
# of classrooms	3.55	3.55	3.55	3.20	3.20	3.20	20.25
Total Classrooms / Grade	4	4	4	3	3	3	21



Massachusetts School Building Authority

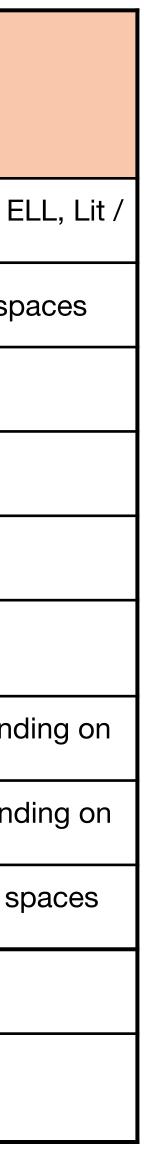
- Average class size 22 students
- Provides flexibility for larger than typical grade



Preliminary Space Summary 465 Student Enrollment

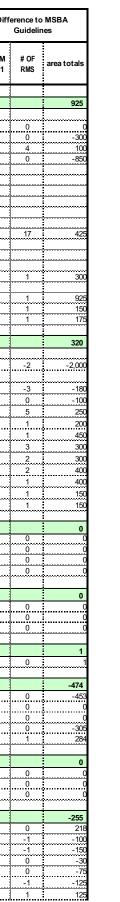
			-	-	
Program	Countryside Existing Conditions	Countryside Space Requirements	MSBA Guidelines	Differences	Comments
Core Academic	18,135 NFA	21,875 NFA	20,950 NFA	925 NFA	MSBA does not automatically include E Math Specialists
Special Ed.	3,530 NFA	5,860 NFA	5,540 NFA	320 NFA	DESE reviews / approves Special Ed sp
Art/Music	1,480 NFA	2,575 NFA	2,575 NFA	0 NFA	
Health & PE	2,545 NFA	6,300 NFA	6,300 NFA	0 NFA	
Media Center	1,265 NFA	2,763 NFA	2,763 NFA	0 NFA	
Dining (Cafe, Kitchen, Stage, Staff Dining)	4,785 NFA	6,350 NFA	6,823 NFA	-473 NFA	 3 seatings vs 2 seatings Smaller kitchen per Angier design
Medical / Admin	1,120 NFA	2,585 NFA	2,840 NFA	-255 NFA	May require slightly more space depend final layout
Custodial / Main	105 NFA	1,830 NFA	2,065 NFA	-235 NFA	May require slightly more space depend final layout
Other (Extended Day)	765 NFA	250 NFA	0 NFA	250 NFA	MSBA does not reimburse for "other" sp
Sub Total Program	33,730 NFA	50,388 NFA	49,856 NFA	532 NFA	
Total Gross Sq. Ft. (GSF) (Gross SF / NFA = 1.5)	56,100 GSF	75,582 GSF	74,749 GSF	798 GSF	

NFA = Net Floor Area



Countryside Elementary			Ī										
465 Students Existing Conditions		Existi	ng to Remain/F	Renovated		New							
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# of RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	
DRE ACADEMIC SPACES			18,135			0			21,875			21,875	
(List classrooms of different sizes separately)		{]]					
Pre-Kindergarten w/ toilet						0		Į	0		Į	0	
Kindergarten w/ toilet	915	3	2,745			0	1,125	4	4,500	1,125	4	4,500	
K Project Area		لسسيسنا	700				25	4	100	25	4	100	
General Classrooms - Grade 1-6 General Classrooms - Grade 1-6	790 845	1 10	790 8,450		÷	ļ	900	17	15,300	900	17	15,300	
General Classrooms - Grade 1-6	850	10	8,450 850		÷	<u> </u>		<u>}</u>			{		
General Classrooms - Grade 1-6	885	1	885		<u>†</u>			<u>†</u>			<u>}</u>		
General Classrooms - Grade 1-6	900	1	900		÷			<u> </u>			<u>}</u>		
General Classrooms - Grade 1-6	915	2	1,830		1								
					1			1			}		
General Classroom Project Area		}			}		25	17	425	25	17	425	
STE Room- Grade 3-6					}			}			Į		
STE Storage		}			<u> </u>			Ļ			<u>}</u>		
		<u>{</u>			<u>.</u>	ļ		<u>}</u>			Į		
ELL Program	840	1	840				300	1	300	300	1	300	
Literacy Castor					<u> </u>		005	+		005	<u>}</u>		
Literacy Center Math Coach	0 Shared with B	0 CBA / Team 1	U Specialist		<u>}</u>	<u> </u>	925 150	1	925 150	925 150	1	925 150	
Literacy Specialists	Shared with B 845	CBA/Team : 1	Specialist 845		******		150 175	1	150	150	1 1	150	
		·····			÷	<u> </u>		<u>∲</u>	175		<u>.</u>		
ECIAL EDUCATION		(3,530			0		}	5,860			5,860	
(List rooms of different sizes separately)	-	}	3,300		•				3,000			3,000	
Self-Contained SPED SPARK with quiet space	790	1	790		*****	0	900	2	1,800	900	2	1,800	
Self-Contained SPED SPARK	845	1	845		******	Ĭ		}·····	.,				
Self-Contained SPED - toilet (lower grade SPARK)	0	0	0		÷	0	60	1	60	60	1	60	
Resource Room / Special Ed Teaching Space	245	1	245		÷	0	450	2	900	450	2	900	
Small Group Room / Reading - 1 / grade (breakout)	0	0					125	6	750	125	6	750	
OT .	120	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	120		·		200		200	200	ę	200	
PT	Shared with O	1 т	120		••••••••••••••••••••••••		450	1	450	450	1	450	
Quiet Room 1 / academic floor	55	1	55		÷	<u> </u>	450 100	3	450 300	4 <u>50</u> 100	3	300	
Speech + Language	120	1	120		÷	<u> </u>	150	2		150	(300	
Inclusion Facilitators (office for 6 adults)		łanana			÷		200		300	200	2		
Team Specialist + IEP Conference Room (12 adults)	720 180	1	720 180		÷+		400	2	400 400	400	2	400 400	
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	}~~~~~	~~~~~~		÷			1	,		1	(	
Psychologist (office, testing, therapy, storage)	115 245	1	115 245			<u> </u>	150	1	150	150 150	1	150 150	
BCBA	240	}	240		÷	}	150	1	150	150	1	100	
		{	1,480		<u> </u>	0		}	2,575		1	2,575	
Art Classroom - 25 seats	1,000	1	1,000		+	0	1,000	1	1,000	1,000	1	1,000	
Art Workroom w/ Storage & kiln	90	1	.,000		÷	0	150	1	150	150	1	150	
Music Classroom / Large Group - 25-50 seats	390	1	390		******	0	1,200	1	1,200	1,200	1	1,200	
Music Practice / Ensemble	0	0	0		*****	0	75	3	225	75	3	225	
					}			}			{		
ALTH & PHYSICAL EDUCATION			2,545		}	0		}	6,300			6,300	
Gymnasium	2,440	1	2,440		}	0	6,000	1	6,000	6,000	1	6,000	
Gym Storeroom	105	1	105		<u>}</u>	0		1	150		1		
Health Instructor's Office w/ Shower & Toilet	0	0	0		<u>}</u>	0	150 150	1	150	150 150	1	150 150	
		}			1			1					
EDIA CENTER			1,265		1	0		<u>{                                    </u>	2,763			2,763	
Media Center / Reading Room	1,265	1	1,265		<u>}</u>	0	2,763	1	2,763	2,763	1	2,763	
		{			ļ			ļ					
NING & FOOD SERVICE		{	4,785		}	0		}	6,350			6,350	
Cafeteria / Dining	2,820	1	2,820		. <b>j</b>	0	3,035	1	3,035	3,035	1	3,035	
Stage	935	1	935		.{	0	1,000	1	1,000	1,000	1	1,000	
Chair / Table / Equipment Storage	0	0				0	355	<u>}</u>	355	355	1	355	
Kitchen Staff Lunch Room	470 560	1	470 560			0	1,460 250	1	1,460 500	1,460 250	1	1,460 500	
		}	000		÷		200	2	500	200	2	500	
			075		+	-		{			-	540	
DICAL Madical Suite Tailet	275	1	275 275		}	0	60	1	510 60	60	1	510 60	
Medical Suite Toilet	213	}	2/3		.ş	U 0		↓·····	60 250		çq		
Nurses' Office / Waiting Room Examination Room / Resting	•	}·····	••••••		••••••••••••	0 0	250 100	2	250 200	250 100	1 2	250 200	
	-	{·····			÷			<u></u>	200			<u> </u>	
DMINISTRATION & GUIDANCE		{	845		<u>}</u>			}	2,075			2,075	
General Office / Waiting Room / Toilet	410	1	410		+	U	600	1	2,075	600	1	2,075	
Teachers' Mail and Time Room	Included in Ge	neral Office	410		÷		Included in Ge	neral Office	000	Included in Ge	neral Office		
Duplicating Room	0		0		÷	n n	Included in Ge			Included in Ge			
Records Room	Included in Ge	(mariana)			1	n	80	1	80	80	1	80	
Principal's Office w/ Conference Area	175	1	175		1	0	300	1	300	300	1	300	
Principal's Secretary / Waiting	Included in Ge	neral Office			3	0	Included in Ge	eneral Office		Included in Ge	neral Office		
Assistant Principal's Office	0	0			·;····	,	125	1	125		1	125	

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Date: 12/6/22 Preliminary Design Program										
(ref	fer to MSBA		Guidelines Iram & Space Standard Guidelines)							
ROOM NFA ¹	# OF RMS	area totals	Comments							
	21	20,950								
1,200		-	1,100 SF min - 1,300 SF max							
1,200	4	4,800	1,100 SF min - 1,300 SF max; 2 sinks min. req							
950	17	16,150	900 SF min - 1,000 SF max; 2 sinks min. req							
	}									
	}									
1,080	Refer to STE	E Guidelines for Add	litional information							
120	Refer to STE	E Guidelines for Add	litional information							
	ļ									
~~~~~~	}									
~~~~~										
	}									
		5,540								
		3,340								
950	4	3,800	000 1 200 SE organization descretation							
000		0,000	900-1,300 SF equal to surrounding classrooms							
60	4	240								
500	2	1,000	1/2 size Genl. Cirm.							
500	1	500	1/2 size Genl. Cirm.							
500	}ii	500								
•••••										
	}									
	}									
	{									
	<u>}</u>									
		2,575								
1,000	1	1,000	assumed schedule 2 times / week / student							
150	1	150								
1,200	1	1,200	assumed schedule 2 times / week / student							
75	3	225								
	<u> </u>									
		6,300	Excess PE Spaces Policy							
6,000	1	6,000	6000 SF Min. Size							
150 150	1	150 150								
UCI	1	150								
		2,763								
2,763	1	2,763								
_,,	·····	2,703								
		6,824								
3,488	1	3,488	2 seatings - 15SF per seat							
1,000	1 1	1,000	Ă							
355 1,765	1	355								
1,765	1	1,765	1600 SF for first 300 + 1 SF/student Add'l							
216	1	216	20 SF/Occupant							
	}									
	Į	510								
60	1	60								
250 100	1	250 200								
100	2	200								
		2,330								
383	1	2,330								
100	1									
150	1	150								
110	1 1	110								
375	1	375								
125	1	125								
120	0									

### Proposed Space Summary- Elementary Schools

								PROPOSEI	D				<b></b>		
Countryside Elementary 465 Students	Existing Conditions		Existir	ng to Remain/I	Renovated	New				Total		Difference to MSBA Guidelines			
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals
Supervisory / Spare Office / Itinerant Staff (was Extended D	ay - moved to a	other)			}	(	0	0	(	0	0	0		-1	- 120
Conference Room Guidance Office	145	1	145		}	(	0 <u>220</u> 0 0	1	220	220	1	220		0	-30
	0	0	0			(	0	0	(	0	0	0		-2	-30
Guidance Storeroom	0	0	0		Į	(	0	0	(	0	0	0		-1	-3
Teachers' Work Room	Included in Sta	aff Lunch Roo	m		Į	(	200 50	2	400	200 50	2	400		1	1
Staff Lactation Room	445		445		<u> </u>	}	50	1	50	50	<u>}     </u>	50	~~~~~	1	5
Social Worker (Office, testing, conferences) Moved from S SEL Coach / Intervention	115 Shared with In	l Inclusion					150 150	1 1	150 150	0 150 150	1	150 150		1	
STODIAL & MAINTENANCE			105			0			1,830		1	1,830			-235
Custodian's Office						(	100	1	100	100	1	100		0	-50
Custodian's Workshop		{				(	0	1	(	0 0	1	0		0	-375
Custodian's Storage		<u>}</u>				(	580	1	580	580	1	580		0	
Recycling Room / Trash		<u>}</u>			{	(	750	1	750		1	750		0	
Receiving and General Supply		}			[	(	Included above	~~~~~	}	Included above	~~~~			-1	-25
Storeroom	105	1	105		ļ	ļ	75	2	150	75	2	150		1	-16
Network / Telecom Room		<u> </u>				(	250	1	250	250	1	250		0	50
HER			765			0			250			250			250
Other (specify) Extended Day (Reduced no K lunch)	765	1	765			(	250	1	250	250	1	250		1	250
otal Building Net Floor Area (NFA)			33,730			0			50,388			50,388			532
Proposed Student Capacity / Enrollment						[					<u>.</u>				
					Į			Į	ş		<u>.</u>				
									}						
DN-PROGRAMMED SPACES			22,370		% of GFA	0		% of GFA	25,194		% of GFA	25,194			
Remaining ³		<u></u>			#DIV/0!	(		33%	25,194	4	33%	25,194			
		{			}	<u> </u>		}	{ 		{ 				
Total Building Gross Floor Area (GFA) ²		}	56,100			}		1	75,582		}	75,582			833
Original building + addition	50,700	}			{	}		•••••••••			******				
Portable Classrooms	5,400				\$	*	1	{	*		<u> </u>	ţ			
						1			{						
		}				ļ					<u>.</u>				
Grossing factor (GEA/NEA)		<u> </u>	1.66		<u>}</u>	#DIV/0!		}	1.50		ŧ	1.50			
		*****	1.00		}	#510/0:		<u>}</u>	1.50		{	1.50			
			age measured from the			nd includes all spe	cific spaces ass	signed to a pa	<u> </u>	area including si	uch spaces a		ts and storage roc	oms.	
Remaining	Includes exterior walls, interior partitions, chases, and other areas not listed above. Do not calculate this area, it is assumed to equal the difference between the Total Building Gross Floor Area and area not accounted for above.														
			e information provided ade under the penalties		ice Summary"	is true, complete a	and accurate an	d, except as a	agreed to in writing	g by the Massac	husetts Scho	ol Building Authority, i	n accordance wit	h the guide	elines, rules,
			Name of Architect	Firm: DiNisco Desig	ŋn										
		Na	ame of Principal Arch	itect: Viyian Low	$\frown$										
			ure of Principal Arch		Kt.	<u> </u>									

Signature of Principal Architect: Date: 12/6/22

	Date:	12/6/22	Preliminary Design Program
(ref	fer to MSBA		Guidelines ram & Space Standard Guidelines)
ROOM NFA ¹	# OF RMS	area totals	Comments
120	1	120	
250	1	250	
150	2	300	
35	1	35	
383	1	383	
303	}	303	
	}		
	Į		
	Į	Į	
	<u> </u>	{	
		2,065	
150	1	150	
375	1	375	
375	1	375	
400	1		
400 255	1	400 255	
310	1	310	
200	1	200	
200	};		
		0	
	<u>{</u>		
		49,856	
	{	{	
~~~~~~		465	Enter grade enrollments below
	}	232	Lower Elementary; Grades K-2
•••••	}	233	Upper Elementary; Grades 3-6
••••••	{;		
	<u> </u>		
		24,893	
	}		
	Į	74,749	
	{;	Į	
		}	
		1.50	

tions and policies of the Massachusetts School Building Authority to the best of my knowledge and