



## Business, Finance and Planning

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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

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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 10<sup>th</sup> 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 [Countryside Building Project](#) webpage, including School Building Committee (SBC) meeting materials and recordings.

We look forward to answering any questions you may have.



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FROM: Liam Hurley, Assistant Superintendent/Chief Financial & Administrative Officer  
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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 19<sup>th</sup> 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 [Countryside Building Project](#) 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    |

- 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 ELL, Lit / Math Specialists   |
| Special Ed.   | 3,530 NFA                       | 5,860 NFA                      | 5,540 NFA       | 320 NFA     | DESE reviews / approves Special Ed spaces   |
| 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<br>(Cafe, Kitchen, Stage, Staff Dining)      | 4,785 NFA                       | 6,350 NFA                      | 6,823 NFA       | -473 NFA    | <ul style="list-style-type: none"> <li>• 3 seatings vs 2 seatings</li> <li>• Smaller kitchen per Angier design</li> </ul> |
| Medical / Admin                                     | 1,120 NFA                       | 2,585 NFA                      | 2,840 NFA       | -255 NFA    | May require slightly more space depending on final layout   |
| Custodial / Main                                    | 105 NFA                         | 1,830 NFA                      | 2,065 NFA       | -235 NFA    | May require slightly more space depending on final layout   |
| Other (Extended Day)                                | 765 NFA                         | 250 NFA                        | 0 NFA           | 250 NFA     | MSBA does not reimburse for "other" spaces  |
| Sub Total Program                                   | 33,730 NFA                      | 50,388 NFA                     | 49,856 NFA      | 532 NFA     |   |
| Total Gross Sq. Ft. (GSF)<br>(Gross SF / NFA = 1.5) | 56,100 GSF                      | 75,582 GSF                     | 74,749 GSF      | 798 GSF     |   |

Proposed Space Summary- Elementary Schools

| Countryside Elementary<br>465 Students                 | Existing Conditions                |          |               |
|--|------------------------------------|----------|---------------|
|  | ROOM NFA <sup>1</sup>              | # OF RMS | area totals   |
| <b>CORE ACADEMIC SPACES</b>                            |                                    |          | <b>18,135</b> |
| <i>(List classrooms of different sizes separately)</i> |                                    |          |               |
| Pre-Kindergarten w/ toilet                             |                                    |          | 0             |
| Kindergarten w/ toilet                                 | 915                                | 3        | 2,745         |
| K Project Area   |                                    |          | 0             |
| General Classrooms - Grade 1-6                         | 790                                | 1        | 790           |
| General Classrooms - Grade 1-6                         | 845                                | 10       | 8,450         |
| General Classrooms - Grade 1-6                         | 850                                | 1        | 850           |
| General Classrooms - Grade 1-6                         | 885                                | 1        | 885           |
| General Classrooms - Grade 1-6                         | 900                                | 1        | 900           |
| General Classrooms - Grade 1-6                         | 915                                | 2        | 1,830         |
| General Classroom Project Area                         |                                    |          | 0             |
| STE Room - Grade 3-6                                   |                                    |          | 0             |
| STE Storage  |                                    |          | 0             |
| ELL Program  | 840                                | 1        | 840           |
| Literacy Center  | 0                                  | 0        | 0             |
| Math Coach   | Shared with BCBA / Team Specialist |          | 0             |
| Literacy Specialists                                   | 845                                | 1        | 845           |
| <b>SPECIAL EDUCATION</b>                               |                                    |          | <b>3,530</b>  |
| <i>(List rooms of different sizes separately)</i>      |                                    |          |               |
| Self-Contained SPED SPARK with quiet space             | 790                                | 1        | 790           |
| Self-Contained SPED SPARK                              | 845                                | 1        | 845           |
| Self-Contained SPED - toilet (lower grade SPARK)       | 0                                  | 0        | 0             |
| Resource Room / Special Ed Teaching Space              | 245                                | 1        | 245           |
| Small Group Room / Reading - 1 / grade (breakout)      | 0                                  | 0        | 0             |
| OT   | 120                                | 1        | 120           |
| PT   | Shared with OT                     |          | 0             |
| Quiet Room 1 / academic floor                          | 55                                 | 1        | 55            |
| Speech + Language                                      | 120                                | 1        | 120           |
| Inclusion Facilitators (office for 6 adults)           | 720                                | 1        | 720           |
| Team Specialist + IEP Conference Room (12 adults)      | 180                                | 1        | 180           |
| Psychologist (office, testing, therapy, storage)       | 115                                | 1        | 115           |
| BCBA   | 245                                | 1        | 245           |
| <b>ART &amp; MUSIC</b>                                 |                                    |          | <b>1,480</b>  |
| Art Classroom - 25 seats                               | 1,000                              | 1        | 1,000         |
| Art Workroom w/ Storage & kiln                         | 90                                 | 1        | 90            |
| Music Classroom / Large Group - 25-50 seats            | 390                                | 1        | 390           |
| Music Practice / Ensemble                              | 0                                  | 0        | 0             |
| <b>HEALTH &amp; PHYSICAL EDUCATION</b>                 |                                    |          | <b>2,545</b>  |
| Gymnasium  | 2,440                              | 1        | 2,440         |
| Gym Storeroom  | 105                                | 1        | 105           |
| Health Instructor's Office w/ Shower & Toilet          | 0                                  | 0        | 0             |
| <b>MEDIA CENTER</b>                                    |                                    |          | <b>1,265</b>  |
| Media Center / Reading Room                            | 1,265                              | 1        | 1,265         |
| <b>DINING &amp; FOOD SERVICE</b>                       |                                    |          | <b>4,785</b>  |
| Cafeteria / Dining                                     | 2,820                              | 1        | 2,820         |
| Stage  | 935                                | 1        | 935           |
| Chair / Table / Equipment Storage                      | 0                                  | 0        | 0             |
| Kitchen  | 470                                | 1        | 470           |
| Staff Lunch Room                                       | 580                                | 1        | 580           |
| <b>MEDICAL</b>   |                                    |          | <b>275</b>    |
| Medical Suite Toilet                                   | 275                                | 1        | 275           |
| Nurses' Office / Waiting Room                          |                                    |          | 0             |
| Examination Room / Resting                             |                                    |          | 0             |
| <b>ADMINISTRATION &amp; GUIDANCE</b>                   |                                    |          | <b>845</b>    |
| General Office / Waiting Room / Toilet                 | 410                                | 1        | 410           |
| Teachers' Mail and Time Room                           | Included in General Office         |          | 0             |
| Duplicating Room                                       | 0                                  | 0        | 0             |
| Records Room   | Included in General Office         |          | 0             |
| Principal's Office w/ Conference Area                  | 175                                | 1        | 175           |
| Principal's Secretary / Waiting                        | Included in General Office         |          | 0             |
| Assistant Principal's Office                           | 0                                  | 0        | 0             |

| PROPOSED                     |          |             |                            |          |             |                            |          |             |
|------------------------------|----------|-------------|----------------------------|----------|-------------|----------------------------|----------|-------------|
| Existing to Remain/Renovated |          |             | New                        |          |             | Total                      |          |             |
| ROOM NFA <sup>1</sup>        | # OF RMS | area totals | ROOM NFA <sup>1</sup>      | # OF RMS | area totals | ROOM NFA <sup>1</sup>      | # OF RMS | area totals |
|                              |          | 0           |                            |          | 21,875      |                            |          | 21,875      |
|                              |          | 0           |                            |          | 0           |                            |          | 0           |
|                              |          | 0           | 1,125                      | 4        | 4,500       | 1,125                      | 4        | 4,500       |
|                              |          | 0           | 25                         | 4        | 100         | 25                         | 4        | 100         |
|                              |          | 0           | 900                        | 17       | 15,300      | 900                        | 17       | 15,300      |
|                              |          | 0           |                            |          | 425         | 25                         | 17       | 425         |
|                              |          | 0           |                            |          | 300         | 300                        | 1        | 300         |
|                              |          | 0           | 925                        | 1        | 925         | 925                        | 1        | 925         |
|                              |          | 0           | 150                        | 1        | 150         | 150                        | 1        | 150         |
|                              |          | 0           | 175                        | 1        | 175         | 175                        | 1        | 175         |
|                              |          | 0           |                            |          | 5,860       |                            |          | 5,860       |
|                              |          | 0           | 900                        | 2        | 1,800       | 900                        | 2        | 1,800       |
|                              |          | 0           | 60                         | 1        | 60          | 60                         | 1        | 60          |
|                              |          | 0           | 450                        | 2        | 900         | 450                        | 2        | 900         |
|                              |          | 0           | 125                        | 6        | 750         | 125                        | 6        | 750         |
|                              |          | 0           | 200                        | 1        | 200         | 200                        | 1        | 200         |
|                              |          | 0           | 450                        | 1        | 450         | 450                        | 1        | 450         |
|                              |          | 0           | 100                        | 3        | 300         | 100                        | 3        | 300         |
|                              |          | 0           | 150                        | 2        | 300         | 150                        | 2        | 300         |
|                              |          | 0           | 200                        | 2        | 400         | 200                        | 2        | 400         |
|                              |          | 0           | 400                        | 1        | 400         | 400                        | 1        | 400         |
|                              |          | 0           | 150                        | 1        | 150         | 150                        | 1        | 150         |
|                              |          | 0           | 150                        | 1        | 150         | 150                        | 1        | 150         |
|                              |          | 0           |                            |          | 2,575       |                            |          | 2,575       |
|                              |          | 0           | 1,000                      | 1        | 1,000       | 1,000                      | 1        | 1,000       |
|                              |          | 0           | 150                        | 1        | 150         | 150                        | 1        | 150         |
|                              |          | 0           | 1,200                      | 1        | 1,200       | 1,200                      | 1        | 1,200       |
|                              |          | 0           | 75                         | 3        | 225         | 75                         | 3        | 225         |
|                              |          | 0           |                            |          | 6,300       |                            |          | 6,300       |
|                              |          | 0           | 6,000                      | 1        | 6,000       | 6,000                      | 1        | 6,000       |
|                              |          | 0           | 150                        | 1        | 150         | 150                        | 1        | 150         |
|                              |          | 0           | 150                        | 1        | 150         | 150                        | 1        | 150         |
|                              |          | 0           |                            |          | 2,763       |                            |          | 2,763       |
|                              |          | 0           | 2,763                      | 1        | 2,763       | 2,763                      | 1        | 2,763       |
|                              |          | 0           |                            |          | 6,350       |                            |          | 6,350       |
|                              |          | 0           | 3,035                      | 1        | 3,035       | 3,035                      | 1        | 3,035       |
|                              |          | 0           | 1,000                      | 1        | 1,000       | 1,000                      | 1        | 1,000       |
|                              |          | 0           | 355                        | 1        | 355         | 355                        | 1        | 355         |
|                              |          | 0           | 1,480                      | 1        | 1,480       | 1,480                      | 1        | 1,480       |
|                              |          | 0           | 250                        | 2        | 500         | 250                        | 2        | 500         |
|                              |          | 0           |                            |          | 510         |                            |          | 510         |
|                              |          | 0           | 60                         | 1        | 60          | 60                         | 1        | 60          |
|                              |          | 0           | 250                        | 1        | 250         | 250                        | 1        | 250         |
|                              |          | 0           | 100                        | 2        | 200         | 100                        | 2        | 200         |
|                              |          | 0           |                            |          | 2,075       |                            |          | 2,075       |
|                              |          | 0           | 600                        | 1        | 600         | 600                        | 1        | 600         |
|                              |          | 0           | Included in General Office |          |             | Included in General Office |          |             |
|                              |          | 0           | Included in General Office |          |             | Included in General Office |          |             |
|                              |          | 0           | Included in General Office |          |             | Included in General Office |          |             |
|                              |          | 0           | 80                         | 1        | 80          | 80                         | 1        | 80          |
|                              |          | 0           | 300                        | 1        | 300         | 300                        | 1        | 300         |
|                              |          | 0           | Included in General Office |          |             | Included in General Office |          |             |
|                              |          | 0           | 125                        | 1        | 125         | 125                        | 1        | 125         |

| Difference to MSBA Guidelines |          |             |
|-------------------------------|----------|-------------|
| ROOM NFA1                     | # OF RMS | area totals |
|                               |          | <b>925</b>  |
|                               |          | 0           |
|                               |          | 0           |
|                               |          | -300        |
|                               |          | 4           |
|                               |          | 100         |
|                               |          | 0           |
|                               |          | -850        |
|                               |          | 425         |
|                               |          | 300         |
|                               |          | 925         |
|                               |          | 150         |
|                               |          | 175         |
|                               |          | <b>320</b>  |
|                               |          | -2,000      |
|                               |          | -180        |
|                               |          | -100        |
|                               |          | 250         |
|                               |          | 200         |
|                               |          | 450         |
|                               |          | 300         |
|                               |          | 300         |
|                               |          | 400         |
|                               |          | 400         |
|                               |          | 150         |
|                               |          | 150         |
|                               |          | 0           |
|                               |          | 0           |
|                               |          | 0           |
|                               |          | 0           |
|                               |          | 0           |
|                               |          | 0           |
|                               |          | 1           |
|                               |          | -474        |
|                               |          | -453        |
|                               |          | 0           |
|                               |          | 0           |
|                               |          | 0           |
|                               |          | 355         |
|                               |          | -305        |
|                               |          | 284         |
|                               |          | 0           |
|                               |          | 0           |
|                               |          | 0           |
|                               |          | 218         |
|                               |          | -100        |
|                               |          | -150        |
|                               |          | -30         |
|                               |          | -75         |
|                               |          | -125        |
|                               |          | 125         |

Date: 12/6/22 Preliminary Design Program

| MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines) |  |               |   |
|---|--|---------------|---|
| ROOM NFA <sup>1</sup>   | # OF RMS   | area totals   | Comments                                      |
|   |  | <b>21</b>     |   |
|   |  | <b>20,950</b> |   |
|   |  | 0             |   |
|   |  | 0             |   |
| 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 |
|   |  | 100           |   |
| 950   | 17   | 16,150        | 900 SF min - 1,000 SF max; 2 sinks min. req   |
|   |  | 425           |   |
| 1,080   | Refer to STE Guidelines for Additional information |               |   |
| 120   | Refer to STE Guidelines for Additional information |               |   |
|   |  | 300           |   |
|   |  | 925           |   |
|   |  | 150           |   |
|   |  | 175           |   |
|   |  | <b>5,540</b>  |   |
|   |  | 3,800         | 900-1,300 SF equal to surrounding classrooms  |
| 950   | 4  | 3,800         | 900-1,300 SF equal to surrounding classrooms  |
|   |  | 240           |   |
| 60  | 4  | 240           |   |
| 500   | 2  | 1,000         | 1/2 size Genl. Clrm.                          |
| 500   | 1  | 500           | 1/2 size Genl. Clrm.                          |
|   |  | 450           |   |
|   |  | 300           |   |
|   |  | 400           |   |
|   |  | 150           |   |
|   |  | 150           |   |
|   |  | 1,000         | assumed schedule 2 times / week / student     |
| 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           |   |
|   |  | <b>6,300</b>  | Excess PE Spaces Policy                       |
|   |  | 6,000         | 6000 SF Min. Size                             |
| 6,000   | 1  | 6,000         | 6000 SF Min. Size                             |
| 150   | 1  | 150           |   |
| 150   | 1  | 150           |   |
|   |  | 2,763         |   |
| 2,763   | 1  | 2,763         |   |
|   |  | <b>6,824</b>  |   |
|   |  | 3,488         | 2 seatings - 15SF per seat                    |
| 3,488   | 1  | 3,488         | 2 seatings - 15SF per seat                    |
| 1,000   | 1  | 1,000         |   |
|   |  | 355           |   |
| 1,765   | 1  | 1,765         | 1600 SF for first 300 + 1 SF/student Adult    |
| 1,765   | 1  | 1,765         | 1600 SF for first 300 + 1 SF/student Adult    |
| 216   | 1  | 216           | 20 SF/Occupant                                |
|   |  | <b>510</b>    |   |
|   |  | 60            |   |
| 60  | 1  | 60            |   |
| 250   | 1  | 250           |   |
| 100   | 2  | 200           |   |
|   |  | <b>2,330</b>  |   |
|   |  | 383           |   |
|   |  | 100           |   |
| 150   | 1  | 150           |   |
| 110   | 1  | 110           |   |
| 375   | 1  | 375           |   |
| 125   | 1  | 125           |   |
| 120   | 0  | -             |   |

