

TO: School Committee

FROM: Liam Hurley, Assistant Superintendent/Chief Financial & Administrative Officer

Stephanie Gilman, Director of Planning, Project Management and Sustainability

Joshua Morse, Newton Public Buildings Commissioner

DATE: March 4, 2024

RE: Horace Mann School Project - Space Summary

The Horace Mann School project is currently in the Schematic Design phase and the project team is working toward site plan approval this spring. As the project has evolved, the space summary has been refined and adjusted to meet the space program within the existing building and proposed addition. The design space program is based on the MSBA space guidelines and the space summaries that have been developed for the Lincoln-Eliot and Franklin School projects for an 18 classroom school.

The space program is generated based on the approved design enrollment for the school and is a list of spaces and their sizes that are needed to support delivery of the educational program. The approved design enrollment for the Horace Mann school is 396-414 students, which allows for three classrooms per grade, for a total of 18 classrooms

The space summary has been reviewed by the Horace Mann Working group, Principal Mark Nardelli, and members of NPS Central staff, and will be presented to the Horace Mann School Building Committee at their next meeting on March 13, 2024. The proposed space summary is attached.

The School Committee is asked to review and vote to approve the Space Summary at the March 4, 2024 meeting. We look forward to the discussion and answering any questions you may have.

Horace Mann	Ex	Existing Conditions			
ROOM TYPE	Location	ROOM NFA ¹	# OF RMS	Area Totals	
CORE ACADEMIC SPACES			18	15,843	
KINDERGARTEN W/ TOILET				,	
K-1	Rm 102	898	1	898	
K-2 K-3	Rm 101 Rm 109	965 1,025	1	933	
K-3	Kili 109	1,025	'	1,020	
GRADES 1 - 5					
1-1 1st Gr	Rm 115	974	1	974	
1-2 1st Gr	Rm 116 Rm 136	985	1	985	
1-3 1st Gr 1st Grade Project Area	Km 130	896	1	896	
	2 105				
2-1 2nd Gr 2-2 2nd Gr	Rm 105 Rm 104	725 786	1	725 786	
2-3 2nd Gr	Rm 103	777	1	777	
2nd Grade Project Area					
3-1 3rd Gr	Rm 204	766	1	766	
3-1 3rd Gr 3-2 3rd Gr	Rm 205	734	1	734	
3-3 3rd Gr	Rm 211	769	1	769	
3rd Grade Project Area / combined Break-out space					
4-1 4th Gr	Rm 202	881	1	881	
4-2 4th Gr	Rm 213	1,001	1	1,001	
4-3 4th Gr	Rm 214	968	1	968	
4th Grade Project Area / combined Break-out space					
5-1 5th Gr	Modular	919	1	919	
5-2 5th Gr	Modular	919	1	919	
5-3 5th Gr	Rm 201	887	1	887	
5th Grade Project Area / combined Break-out space					
SPECIAL EDUCATION				1,505	
Newton SPED Programs					
SPED Teaching Space #1 SPED Teaching Space #2	Rm 121 n/a	244	1	244	
SPED Teaching Space #3	Rm 220	268	1	268	
SPED Teaching Space #4	n/a	-			
OT Office + Pull Out	Rm 212	312	1	312	
Speech Office + Pull Out PT	Rm 212	included in a			
Psychologist Office + Pull Out	Rm 209	124	1	124	
Social Worker Office + Pull Out	Rm 215	165	1	165	
SPED Team Specialist	Rm 113	168	1	168	
BCBA	Rm 120	137	1	137	
SEL / COACh Quiet Room #1 (including Vestibule)	Rm 120A	included in a	above 1	40	
Quiet Room #2 (including Vestibule)	Rm 200	47	1	47	
OTHER SUPPORT SPACES				2,043	
Sm Group Breakout (Kindergarten) Sm Group Breakout (First Grade)	n/a n/a				
Sm Group Breakout (First Grade)	n/a				
Sm Group Breakout in Modular	Modular	415	1	415	
Literacy #1: Literacy Center / Book Room	Rm 142	704	1	704	
Literacy #2: Literacy Specialist	Rm 124	269	1	269	
ELL + Pull Out Math Coach Office + Pull Out	Rm 216 Rm 210	285 370	1	285 370	
Office (Pullout)	Rm 215	shared w/ S		0.0	
ART & MUSIC				0.040	
Art & MUSIC Art Classroom - 25 seats	Rm 137	825	1	2,048 825	
Kiln	Rm 138	45	1	45	
Art Storage	n/a	-			
Music Classroom / Large Group - 25-50 seats Music Practice / Ensemble	Rm 007 n/a	1,178	1	1,178	
Music Practice / Ensemble Music Practice / Ensemble	n/a n/a				
HEALTH & PHYSICAL EDUCATION				3,776	
Gymnasium	Rm 001	3,776	1	3,776	
Gym Storeroom	n/a	-			
Health Instructor's Office w/ Shower & Toilet	Rm 012				
MEDIA CENTER / LIBRARY				782	
Media Center / Library	Rm 203	782	1	782	
Media Ceriter / Library	KIII 203	102		102	

	SD Option D.9.3		
DESIGN PROGRAM	Final Location	Square Footage at Completion	
17,000		18,451	
1,100	Addition	1,130	
1,100	Addition	1,120	
1,100	Addition	1,100	
900	Addition	907	
900	Addition	902	
900	Addition	900	
100	Addition	100	
000	D 445	074	
900	Rm 115 Rm 116	974 985	
900	Rm 137-138	913	
100	Rm 124	100	
900	Rm 103 + Rm 102	985 898	
900	Rm 102 Rm 101	965	
500	Rm 142	309	
900	Rm 204 +	900	
900	Rm 202 - 202A	940 887	
900	Rm 201 Rm 204A	308	
	111120471	000	
900	Rm 211 - 212	875	
900	Rm 213	1,001	
900	Rm 214	968 284	
		204	
2,750		3,327	
·		,	
225	Rm 136	225	
225 225	Rm 109 Rm 220	266 268	
225	Rm 205	257	
175	exist. Upper Lobby	184	
250	Rm 205A	374	
425		498	
150 150	Rm 114 Rm 109	155 249	
400	Rm 120	477	
150	Rm 211 -	219	
150	Addition	155	
100	Rm 121 -	140	
100	Rm 215	120	
2,000		2,086	
125	Addition	145	
125	Addition	132	
125	Upper Lobby	150	
900	Addition	766	
175	Exist. Library	222	
300	Rm 136	335	
150	Exist. Library	157	
100	Rm 109	82	
2,575		2,722	
1,000	Rm 104 - 105	934	
50	Rm 105 -	50	
100	Rm 105 -	142	
1,200	Addition	1,275	
150	Addition	159	
		162	
75	Addition	162	
		162 4,250	
75 6,300 6,000	Addition	4,250 3,776	
75 6,300 6,000 175	Addition small Addition	4,250	
75 6,300 6,000	Addition	4,250 3,776	
75 6,300 6,000 175	Addition small Addition	4,250 3,776	
75 6,300 6,000 175 125	Addition small Addition	4,250 3,776 474	

Horace Mann	Ex	Existing Conditions			
ROOM TYPE	Location	ROOM NFA ¹	# OF RMS	Area Totals	
DINING & FOOD SERVICE				2,756	
Cafeteria / Dining	Rm 118	1,838	1	1,838	
Lunch Bunch	n/a				
Stage (including Ramp)	n/a				
Chair / Table / Equipment Storage	n/a				
Kitchen Staff Lunch Room	Rm 119 Rm 143	539 379	1	539 379	
MEDICAL Medical Suite Toilet	Rm 111A	65	1	320	
Nurses' Office / Waiting Room	Rm 111	255	1	25	
Examination Room / Resting	n/a			20.	
ADMINISTRATION & CHIDANICE				1 172	
ADMINISTRATION & GUIDANCE MSBA Space				1,172	
General Office / Waiting Room	Rm 112	328	1	328	
Records Room/Admin Storage	n/a				
Principal's Office	Rm 114	155	1	15	
Conference Room	n/a				
Teachers' Work Room 1st flr	Rm 120	222	1	222	
Teachers' Work Room 2nd flr	n/a				
Newton Programmatic Space	,				
WELLNESS Room	n/a	 E0	1	E-	
Principal's Toilet	Rm 113A Modular	52 415	1	5 41	
Teacher Storage/Teaching Supplies	iviodulai	415	'	41	
CUSTODIAL & MAINTENANCE				177	
General Receiving, Storage, Trash - 1st Floor					
General Receiving, Storage, Trash - Ground Floor					
Office Supplies					
Custodian's Office	Spaces Acco				
Custodian's Workshop	in Non-Progr	ammed Spac	ce 'Catego	iry	
Custodian's Storage Storeroom					
MDF / Head End		177	1	17	
Main Electrical			·		
<u>OTHER</u>				170	
DAD Afterschool Office	Rm 143A	170	1	17	
		Existing	g Net Squa	are Footage	
Total Building Net Floor Area (NFA)		Including M	lodular's:	30,592	
Total Building Net Floor Area (NFA)		NOT Incl's	n Mod'e	25,881	
Total Building Net Floor Alea (NFA)		NOT IIICI Ş	j Wiou S.	23,001	
Design Enrollment				39	
NON-PROGRAMMED SPACES				24,351	
Other Occupied Rooms (list separately)				.,	
The Numbers Below Do NOT Include Modular Classrooms:					
Unoccupied Closets, Supply Rooms & Storage Rooms			Total:	95	
Unoccupied MEP/FP Spaces			Total:	2,53	
Toilet Rooms (ground fir total)			Total:	10	
Toilet Rooms (1st fir total)			Total:	44	
Toilet Rooms (2nd flr total)			Total:	56	
Circulation (corridors, stairs, ramps & elevators)			Total:	8,40	
Remaining ³			Total:	11,35	
		Existing G	ross Squa	are Footag	
Total Building Gross Floor Area (GFA) ² NOT Including Modulars		NOT Incl'g	Mod's:	50,23	
Grossing factor (GFA/NFA)				1.94	
				1.54	

	SD Option D.9.3		
DESIGN PROGRAM	Final Location	Square Footage at Completion	
6,200		6,069	
2,970	Addition	2,793	
150	Addition	153	
1,000 350	Addition	950	
1,460	Addition Addition	283 1,490	
270	exist. Kitchen	400	
510		423	
60		65	
250		255 103	
200		103	
1,713		2,044	
411		328	
80		155 SF	
425	Rm 113	169	
225 210	Rm 120 - 121 exist. Kitchen Stor	405 218	
210	Rm 210	243	
100	Rm 209	163	
52	exist. Upper Lobby	52 466	
	exist. Opper Lobby	400	
1,705		2,753	
260		555	
400		912 267	
150	exist. Music	298	
375	Rm 141 -	135	
320 200		255	
		331	
450		481	
450	exist. Music	481	
Program		Option D.9.3	
43,655		45,030	
Net SF		Net SF	
		0	
		77,486	
		Gross SF	
		1.72	
		Net to Gross Ratio	