

School Building Planning

*City Council / School Committee Joint School
Building Committee*

Katjana Ballantyne, Mayor

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Management

1 May 2023



Planning components

Phase 1

Phase 2

Phase 3

Phase 4

Phase 5

Building Capacity Study

Gap Analysis

Feasibility Study &
Community Process

Design

Construction

Enrollment Study

Fall 2022 –
Spring 2023

Summer 2023 –
Winter 2023

2024 - 2025

2025 - 2026

Funding dependent

Building Capacity Study

Post-1990's Buildings Space Inventory

- Essential question
 - How many classrooms can fit within the Post-1990's buildings?
- Details
 - Conduct visual assessment of building condition to confirm assumption of long-term structural and envelope viability
 - Inventory spaces to determine how classroom space capacity can contribute to long-term district needs
 - NOTE: Evaluation of and improvements to building mechanical systems are proceeding under a parallel effort by Capital Projects

Brown Condition Assessment & Renovation Potential

- Essential questions
 - Can the Brown School be renovated?
 - If so, how many classrooms can it contain?
- Details
 - Complete extensive investigation to determine long-term structural stability of the building
 - Prepare high-level concept for renovation & addition to meet ADA and modern requirements

Winter Hill Condition Assessment & Renovation Potential

- Essential questions
 - Can the Winter Hill be renovated?
 - If so, how many classrooms can it contain?
- Details
 - Complete extensive investigation of the building & its mechanical systems
 - Prepare high-level concept for renovation & addition to meet modern requirements

Enrollment Study

Enrollment Study

- Essential question
 - How many students are expected by grade and program through 2030?
- Details
 - Breakdowns of historical enrollment by school
 - Projections of population growth

Gap Analysis

District-Wide Space Needs

- Essential question
 - How do those enrollment numbers translate to classroom needs?
- Details
 - Evaluate trends by program
 - Define lower and upper limits of classroom size by program
 - Evaluate neighborhood distribution

Test Fit Existing & Renovated Buildings

- Essential questions
 - Is it possible to fit those classrooms with the existing building portfolio?
 - What is the best way to distribute programs?

Calculate New Classroom Space Need

- Essential question
 - Assuming we need more classrooms than the existing building portfolio can support, how many additional classrooms are needed?

Develop Building Massing for Scenarios

- Essential questions
 - What are the different options to fit the overall need?
 - Are there elegant solutions by combining the delta classroom number with either or both of the classroom count for the Brown and Winter Hill?
- Detail
 - Develop high-level concepts for different combination school scenarios given programmatic needs to understand the size of the resulting buildings

Site Analysis

- Essential question
 - Given those potential building sizes, what locations are viable?

Logistics & Temporary Facilities

- Essential question
 - For each of those scenarios and for each viable site, what are the logistical considerations, including construction of temporary facilities, needed to facilitate continuous school operations during construction?

Cost Estimates & Initial Screening

- Detail
 - Screen scenarios for overall feasibility
 - Develop high-level cost estimates for those scenarios

Develop Scope for Formal Feasibility Study

- All the steps up to this point contribute a comprehensive problem statement with a range of potential solutions suitable to define the scope of a formal Feasibility Study in the MSBA process
- Can be the basis of invitation into the MSBA process

Feasibility Study & Community Process

Feasibility Study components

- Contract with designer and OPM
- Building committee
- Community process
- Evaluation of options & selection of concept design
- MSBA involvement
- Exploration of funding options with City Council and voters

Design

Design

- Contract with Construction Manager (if Chapter 149A)
- Detailed design of selected concept
- Building committee approves
- MSBA guidance and funding approval

Construction

Construction

- Final implementation
- Building Committee approves changes
- MSBA reviews progress

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