
Facility Needs Overview

— October 10, 2017 —

**Information included in this overview is based off the SY
2016-2017 building Analysis Report
completed by Matt Gillis and Joe Connelly**

October 10, 2017

Current MSBA Building Standards - K-8 Overview

Pre-K and Kindergarten	1,200 ft ² w/toilet <i>Allowable Range 1,100-1,300</i>
Grades 1-8	950 ft ² <i>Allowable Range 900-1000;</i> <i>Devotion 890/891ft²</i>
Science Labs (6-8)	1,200 ft ² <i>Devotion 1,193 ft²</i>
Learning Centers	500 ft ²
SWD Classroom	950 ft ²
Small Group Classrooms	500 ft ²

Current MSBA Building Standards - K-8 Overview

Art	1,000 ft ² 1-5 1,200 ft ² 6-8
Music Class (large) Band/Chorus Practice Rooms (2)	1,200 ft ² 1,500 ft ² 200/75 ft ²
Gym Small Gym	6,000 ft ² No MSBA Standard; <i>Devotion</i> 2,990 ft ²
Cafeteria	15 ft ² /student for 2 lunch seatings
Kitchen	1,600 ft ² for 1st 300 students + 1 ft ² /additional student

Baker School

Classroom Type	Current Space	Space Deficit
Pre-K	0	N/A
Kindergarten	4 Classrooms • 900; no toilet • 845 • 1,010 • 868	@ 1,100 ft ² minimum 777 ft ² deficit
Grades 1-4	18 Classrooms • 16 Classrooms 900+ ft² ○ 2 of above classrooms leased modulars • 2 Classrooms 860+ ft²	On average slightly below MSBA Guidelines; however range of square footage 862-1,090 and all but two have greater square footage than new Devotion elementary classrooms.

Baker School

Classroom Type	Current Space	Space Deficit
Grade 5	4 Classrooms • 770 ft² • 676 ft² • 770 ft² • 717 ft²	Using 900 ft ² • 667 ft² deficit
Grades 6-8	11 Classrooms • All undersized • 7,834 ft² total ○ Avg size 712 ft²	Using 900 ft ² • 2,066 ft² deficit
Science Labs	3 Labs • 690 ft² • 738 ft² • 719 ft² • 2,147 ft² total	Using 1,200 ft ² • 1,453 ft² deficit

Baker School

Classroom Type	Current Space	Space Deficit
Gym	2 Gym Spaces • Large Gym 3,800 ft² • Small Gym 1,336 ft²	Using MSBA & Devotion • 2,200 ft² deficit • 1,654 ft² deficit
Cafeteria	2,890 ft ²	Need 5,730 ft ² for 2 seatings • 2,840 ft² deficit Need 3,750 ft ² for 3 seatings • 860 ft² deficit
Kitchen	1,236 ft ²	Need 2,064 ft ² • 828 ft² deficit
Staff Lunch Area	0	Need approximately 300 ft ²

Baker School

Classroom Type	Current Space	Space Deficit
Special Education & Math and Literacy Specialists & ELL	Total of all spaces 5,288 ft ²	Total need 8,560 ft ² • 3,272 ft² deficit
Office/Admin/Guidance	Total of all spaces 1,914 ft ²	Total need 3,214 ft ² • 1,271 ft² deficit
Library/Media	4,025 ft ²	MSBA guidelines; 4,320 ft ² • No expansion required
Vocations/Technology • Computer Labs • Maker Spaces • Collaborative; etc	0	MSBA guidelines for 2 spaces; total of 3,200 ft ²

Baker School

Classroom Type	Current Space	Space Deficit
Medical	374 ft ²	Using MSBA, need 710 ft ² • 336 ft² deficit
Art	2 Rooms • 1,000 ft² • 1,050 ft²	Using MSBA no additional space needed; however, current location and shared use of art rooms are not optimal and should be addressed.
Music • Band/Chorus • General Music • Ensemble Practice	• Auditorium Used • 1,281 ft² • Stage of Auditorium Used	Need • Dedicated space 1,500 ft² • Appropriately located room 1,200 ft² • Dedicated space 425 ft²

Baker School

Based on Current Enrollment of approximately 750 students:

- Total Space Deficit @ Baker is:
 - 18,584 ft² assuming 3 lunch seatings (net)
 - 20,528 ft² assuming 2 lunch seatings (net)
- Grossing Factor for new construction is approx 1.5; for renovations is approx 1.6. Assuming a 1.6 grossing factor
 - 29,734 ft² assuming 3 lunch seatings (gross)
 - 32,845 ft² assuming 2 lunch seatings (gross)

Baker School

For informational purposes, to appropriately size for an enrollment of 900

- Additional classrooms would be required to grow to five sections (6 classrooms; one 1,100 ft² for K and 5 900 ft² classrooms for a total of 5,600 ft²)
- Proportionally more special education, guidance, and office space would be needed (approximately 20% more square footage for these spaces if assuming enrollment of 900 students; approximately additional 2,352 ft²)
- Additional gym, art and music space would be needed, depending on enrollment numbers
- An additional 15 ft² per student per lunch would need to be added; 750 ft² assuming 3 lunches; 1,125 ft² assuming 2 lunches; kitchen would need to approximately double in size.
- Above numbers are net square footage

Driscoll School

Classroom Type	Current Space	Space Deficit
Pre-K	1 Classroom; 1,011 ft ²	@ 1,100 ft ² minimum 89 ft ² deficit
Kindergarten	3 Classrooms • 982; no toilet • 788 • 984	@ 1,100 ft ² minimum 546 ft ² deficit
Grades 1-5	16 Classrooms • 11 Classrooms 900+ ft² • 3 Classrooms 840+ ft² • 2 Classrooms <800 ft² ○ 708 ft² ○ 630 ft²	Space deficit for 5 classrooms below 900 ft ² totals 569 ft ²

Driscoll School

Classroom Type	Current Space	Space Deficit
Grades 6-8	8 Classrooms • 7 undersized • 5,988 ft² total (8 rooms) ○ Avg size 748.5 ft²	Using 900 ft ² • 1,212 ft² deficit
Science Labs	2 Labs • 762 ft² • 780 ft² • 1542 ft² total	Using 1,200 ft ² • 858 ft² deficit

Driscoll School

Classroom Type	Current Space	Space Deficit
Gym	2 Gym Spaces • Large Gym 3,840 ft² • Small Gym 930 ft²	Using MSBA & Devotion • 2,160 ft² deficit • 2,060 ft² deficit
Cafeteria	3,175 ft ² <i>Current design limits use of the space</i>	Need 4,500 ft ² for 2 seatings • 1,325 ft² deficit Need 3,000 ft ² for 3 seatings • 175 ft² surplus; 3 seatings not possible with current configuration
Kitchen	1,566 ft ²	Need 1,900 ft ² • 334 ft² deficit
Staff Lunch Area	0	Need approximately 250 ft ²

Driscoll School

Classroom Type	Current Space	Space Deficit
Special Education & Math and Literacy Specialists & ELL	Total of all spaces 7,098 ft ²	Total need 11,600 ft ² • 4,502 ft² deficit
Office/Admin/Guidance	Total of all spaces 2,944 ft ²	Total need 2,917 ft ² • 127 ft² surplus
Library/Media	4,381 ft ²	MSBA guidelines; 4,387 ft ² • No expansion required
Vocations/Technology • Computer Labs • Maker Spaces • Collaborative; etc	Computer Lab 811	MSBA guidelines for 2 spaces; total of 3,200 ft ² • 2,389 ft² deficit

Driscoll School

Classroom Type	Current Space	Space Deficit
Medical	244 ft ²	Using MSBA, need 610 ft ² • 366 ft² deficit
Art	2 Rooms • New Rooms SY17-18 • Well Below MSBA guidelines of 1,000 and 1,200 respectively.	Using MSBA, approximately 1,000 ft ² of art space needed. Detailed measurements of the new art space not yet complete.
Music • Band/Chorus • General Music • Ensemble Practice	• Auditorium Used • 790 ft² • N/A	Need • Dedicated space 1,500 ft² • 410 ft² deficit • Dedicated space 425 ft²

Driscoll School

Based on Current Enrollment of approximately 600 students:

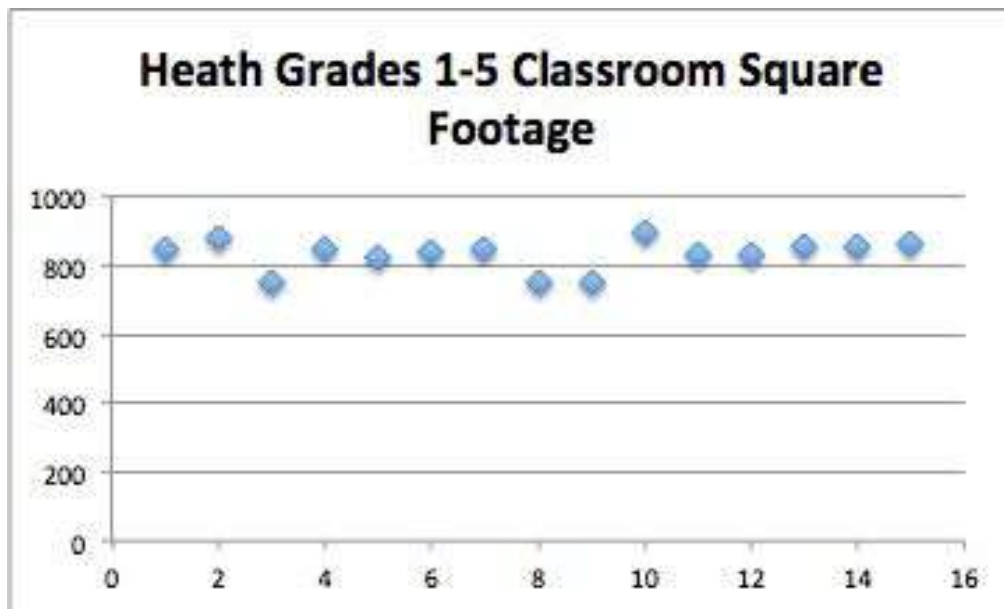
- Total Space Deficit @ Driscoll is:
 - 18,670 ft² assuming 3 lunch seatings (net) 29,872 ft² (gross)
 - *renovations are required to current cafeteria to make the currently available square footage useable for 3 lunches*
 - 19,995 ft² assuming 2 lunch seatings (net) 31,992 ft² (gross)
- The above analysis assumes current enrollment remains approximately 600

Heath School

Classroom Type	Current Space	Space Deficit
Pre-K	2 Classrooms • 880 ft²; no toilet • 1,110 ft²	220 ft ² deficit
Kindergarten	3 Classrooms • 1,100 • 1,015; no toilet • 1,000; no toilet	@ 1,100 ft ² minimum 185 ft ² deficit
Grades 1-5	15 Classrooms • All below 900 ft²	Scatterplot on next slide shows range of space deficit. Total deficit, using 900 ft ² as benchmark is 1,026 ft ² .

Heath School

Grades 1-5 Classroom Square Footage



Heath School

Classroom Type	Current Space	Space Deficit
Grades 6-8	8 Classrooms • All undersized • 2 rooms <675 ft²; former locker rooms; not ADA accessible • 6,353 ft² total	Using 900 ft ² • 847 ft² deficit
Science Labs	2 Labs • 1,000 ft² • 950 ft²	Using 1,200 ft ² • 450 ft² deficit

Heath School

Classroom Type	Current Space	Space Deficit
Gym	2 Gym Spaces • Large Gym 3,396 ft² • Small Gym 1,791 ft²	Using MSBA & Devotion • 2,604 ft² deficit • 1,199 ft² deficit
Cafeteria	2,753 ft ²	Need 4,335 ft ² for 2 seatings • 1,582 ft² deficit Need 2,760 ft ² for 3 seatings • No additional space for 3 seatings
Kitchen	700 ft ²	Need 1,878 ft ² • 1,178 ft² deficit
Staff Lunch Area	570	0

Heath School

Classroom Type	Current Space	Space Deficit
Special Education & Math and Literacy Specialists & ELL	Total of all spaces 2,927 ft ²	Total need 3,850 ft ² 923 ft² deficit
Office/Admin/Guidance	Total of all spaces 1,191 ft ²	Total need 2,654 ft ² 1,463 ft² deficit
Library/Media	2,256 ft ² <i>*library used for French class a portion of the school day</i>	MSBA guidelines; 3,237 ft ² 981 ft² deficit
Vocations/Technology - Computer Labs - Maker Spaces; - Collaborative; etc	Maker Space 1,200 ft ²	MSBA guidelines for 2 spaces; total of 3,200 ft ² 2,000 ft² deficit

Heath School

Classroom Type	Current Space	Space Deficit
Medical	244 ft ²	Using MSBA, need 610 ft ² 366 ft² deficit
Art	1 Room 1,245 ft² <i>Inclusive of kiln located within general art room</i>	Using MSBA, approximately 1,000 ft ² of art space needed.
Music - Band/Chorus - General Music - Ensemble Practice	- Auditorium Used 1,000 ft² - N/A	Need - Dedicated space 1,500 ft² 200 ft² deficit - Dedicated space 425 ft²

Heath School

Based on Current Enrollment of approximately 550 students:

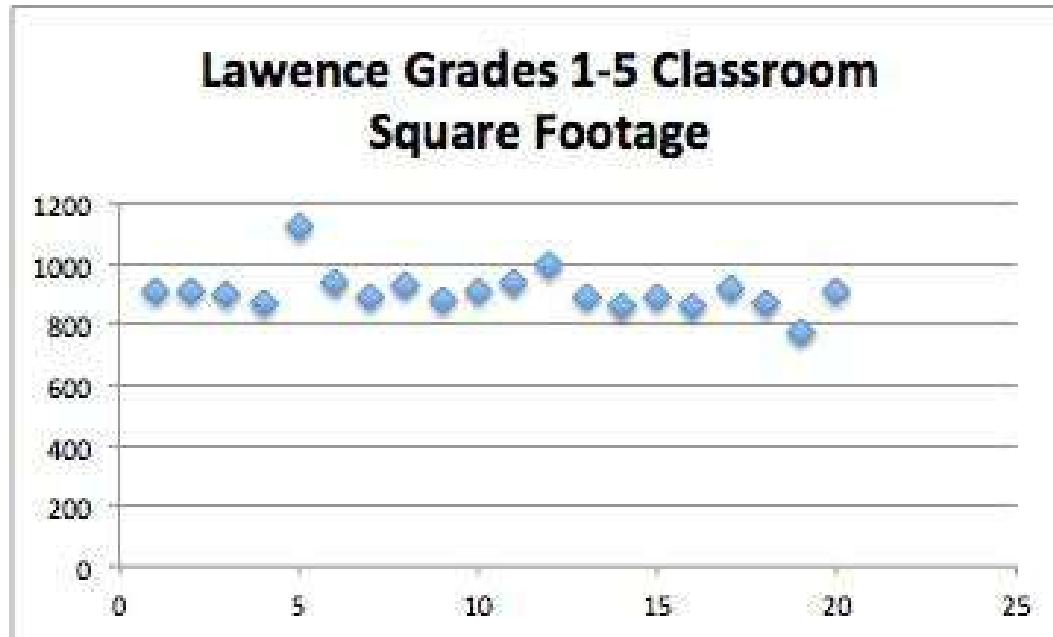
- Total Space deficit @ Heath is:
 - 13,076 ft² assuming 3 lunch seatings (net) 20,921 ft² (gross)
 - 14,658 ft² assuming 2 lunch seatings (net) 23,453 ft² (gross)
- The above analysis assumes current enrollment remains approximately 550

Lawrence School

Classroom Type	Current Space	Space Deficit
Pre-K	0 Classrooms	
Kindergarten	4 Classrooms • 1,183 ft² • 1,022 ft² • 1,087 ft² • 1,125 ft²	Rooms close or above 1,100 ft ² minimum Total square footage 17 ft ² above 4,400 ft ² total
Grades 1-5	20 Classrooms • 19 860 ft² or larger • 1 room @ 775 ft²	Scatterplot on next slide shows range classroom sizes. Using 900 ft ² as benchmark, surplus of 176 ft ²

Lawrence School

Grades 1-5 Classroom Square Footage



Lawrence School

Classroom Type	Current Space	Space Deficit
Grades 6-8	8 Classrooms* • All undersized • 6,372 ft² total *1 Classroom created in library not included in the 8; additional classroom approximately 700 ft²	Using 900 ft² • 828 ft² deficit; approx 1,528 ft² including library classroom space • Additional MS Classroom needed September 2018; additional 900 ft² deficit
Science Labs	2 Labs • 990 ft² • 890 ft²	Using 1,200 ft² • 520 ft² deficit

Lawrence School

Classroom Type	Current Space	Space Deficit
Gym	2 Gym Spaces • Large Gym 3,838 ft² • Small Gym 1,760 ft²	Using MSBA & Devotion • 2,162 ft² deficit • 1,230 ft² deficit
Cafeteria	2,200 ft ²	Need 5,333 ft ² for 2 seatings • 3,133 ft² deficit Need 3,510 ft ² for 3 seatings • 1,310 ft² deficit
Kitchen	527 ft ²	Need 2,011 ft ² • 1,484 ft² deficit
Staff Lunch Area	842	0

Lawrence School

Classroom Type	Current Space	Space Deficit
Special Education & Math and Literacy Specialists & ELL	Total of all spaces 6,894 ft ²	Total need 7,000 ft ² • 106 ft² deficit
Office/Admin/Guidance	Total of all spaces 2,077 ft ²	Total need 3,171 ft ² • 1,094 ft² deficit
Library/Media	3,717 ft ² <i>Additional classroom space created in library for September 2017, reducing total approx 700 ft²</i>	MSBA guidelines; 4,040 ft ² • Including new classroom space, approx 1,000 ft² deficit
Vocations/Technology • Computer Labs • Maker Spaces; • Collaborative; etc		MSBA guidelines for 2 spaces; total of 3,200 ft ² • 3.200 ft² deficit

Lawrence School

Classroom Type	Current Space	Space Deficit
Medical	323 ft ²	Using MSBA, need 610 ft ² • 287 ft² deficit
Art	1 Room • 1,010 ft²	Using MSBA, approximately 1,200 ft ² of art space needed.
Music • Band/Chorus • General Music • Ensemble Practice	• Auditorium Used • 1,092 ft² • N/A	Need • Dedicated space 1,500 ft² • 108 ft² deficit • Dedicated space 425 ft²

Lawrence School

Based on Current Enrollment of approximately 750 students:

- Total Space Deficit @ Lawrence is:
 - 17,874 ft² assuming 3 lunch seatings (net) 28,589 ft² (gross)
 - 19,697 ft² assuming 2 lunch seatings (net) 31,515 ft² (gross)
- The above analysis assumes current enrollment remains approximately 750

Lincoln School

Classroom Type	Current Space	Space Deficit
Pre-K	0 Classrooms	
Kindergarten	3 Classrooms • 971 ft² • 1,060 ft² • 985 ft²	Using 1,100 ft ² minimum; 284 ft ² deficit. Only two rooms have toilets
Grades 1-5	16 Classrooms • 13 above 900 ft² • 3 rooms below 900 ft²; 818; 809; 874	Using 900 ft ² as benchmark, no shortage of space grades 1-5

Lincoln School

Classroom Type	Current Space	Space Deficit
Grades 6-8	8 Classrooms • 7,524 ft² total	Using 900 ft ² • 324 ft² surplus
Science Labs	1 Lab • 1,359 ft² • One of the 8 classrooms above used for science; not built for science	Using 1,200 ft ² • 159 ft² surplus

Lincoln School

Classroom Type	Current Space	Space Deficit
Gym	2 Gym Spaces • Large Gym 4,565 ft² • Small Gym 839 ft² <i>*Small Gym currently used for additional MS classroom (French)</i>	Using MSBA & Devotion • 1,435 ft² deficit • 2,151 ft² deficit
Cafeteria	1,967 ft ²	Need 4,320 ft ² for 2 seatings • 2,353 ft² deficit Need 3,000 ft ² for 3 seatings • 1,033 ft² deficit
Kitchen	877 ft ²	Need 1,876 ft ² • 998 ft² deficit
Staff Lunch Area	725	0

Lincoln School

Classroom Type	Current Space	Space Deficit
Special Education & Math and Literacy Specialists & ELL	Total of all spaces 6,465 ft ²	Total need 11,250 ft ² • 4785 ft² deficit
Office/Admin/Guidance	Total of all spaces 1,566 ft ²	Total need 3,019 ft ² • 1,453 ft² deficit
Library/Media	3,274 ft ²	MSBA guidelines; 3,390 ft ² • 116 ft² deficit
Vocations/Technology • Computer Labs • Maker Spaces • Collaboration; etc	1 Computer Lab 700 ft ²	MSBA guidelines for 2 spaces; total of 3,200 ft ² • 2,500 ft² deficit

Lincoln School

Classroom Type	Current Space	Space Deficit
Medical	190 ft ²	Using MSBA, need 610 ft ² • 420 ft² deficit
Art	1 Room • 1,298ft²	Using MSBA, approximately 1,000 ft ² of art space needed.
Music • Band/Chorus • General Music • Ensemble Practice	• Auditorium Used • 958 ft² • Spaces Available; currently used as office space	Need • Dedicated space 1,500 ft² • 242 ft² deficit • 0 ft² needed if additional office space made available

Lincoln School

Based on Current Enrollment of approximately 600 students:

- Total Space Deficit @ Lincoln is:
 - 17,434 ft² assuming 3 lunch seatings (net); 29,894 ft² (gross)
 - 18,754 ft² assuming 2 lunch seatings (net); 30,006 ft² (gross)
- Lincoln space deficit is mainly in special education and common spaces
- The above analysis assumes current enrollment remains approximately 600

Pierce School

Because of the complexity of Pierce's design, an additional level of analysis is required to fully understand the square footage required for learning spaces, hallways and circulation throughout the building.

- In order to best utilize the open spaces of Pierce, it is advisable to hire an architect to review current space use and made recommendations for reorganization
- Based on current space utilization, Pierce will require significant additional space in order to grow to a full five section school
- Below are listed those spaces which can accurately be analyzed based on initial space study work.

Pierce School

*****Information Incomplete; additional study of hallway spaces required. Numbers below assume all spaces are available for classroom/learning/common space*****

Classroom Type	Current Space	Space Deficit
Pre-K	0 Classrooms	
K-8	40 Classrooms	<i>Further Study Needed</i>
Science Labs	2 Labs • 777 ft² • 1,459 ft²	Assuming need for 3 Labs, 3,600 ft ² needed; 1,364 ft ² deficit

Pierce School

****Information Incomplete; additional study of hallway spaces required. Numbers below assume all spaces are classroom/learning/common space****

Classroom Type	Current Space	Space Deficit
Special Education & Math and Literacy Specialists & ELL	<i>Further Study Needed</i>	<i>Further Study Needed</i>
Office/Admin/Guidance	<i>Further Study Needed</i>	<i>Further Study Needed</i>
Library/Media	<i>Further Study Needed</i>	<i>Further Study Needed</i>
Vocations/Technology ● Computer Labs ● Maker Spaces ● Collaboration; etc.	<i>Further Study Needed</i>	<i>Further Study Needed</i>

Pierce School

****Information Incomplete; additional study of hallway spaces required. Numbers below assume all spaces are classroom/learning/common space****

Classroom Type	Current Space	Space Deficit
Gym*	Gym Spaces • Large Gym 3,975 ft² • Fitness Room 620 ft²	Using MSBA & Devotion • 2,025 ft² deficit • 2,370 ft² deficit
Cafeteria	<i>Further Study Needed</i>	<i>Further Study Needed</i>
Kitchen	1,030 ft ²	Need 2,154 ft ² • 1,124 ft² deficit
Staff Lunch Area	869	0

Pierce School

*****Information Incomplete; additional study of hallway spaces required. Numbers below assume all spaces are classroom/learning/common space*****

Classroom Type	Current Space	Space Deficit
Medical	300 ft ²	Using MSBA, need 710 ft ² • 410 ft² deficit
Art	2 Rooms • 1,350 ft² • 973 ft²	Using MSBA, no additional art space needed
Music • Band/Chorus • General Music • Ensemble Practice	• Auditorium Used • 2 Rooms; 707 ft² & 660 ft² • 200 ft²	Need • Dedicated space 1,500 ft² • At least one 1,200 ft² space needed • 300 ft² needed

Runkle School

Classroom Type	Current Space	Space Deficit
Pre-K	1 Classroom 1,050 ft²	Slightly below current MSBA minimum of 1,100 ft ²
Kindergarten	3 Classrooms 1,050 ft² 1,020 ft² 1,065 ft²	Slightly below current MSBA minimum of 1,100 ft ²
Grades 1-5	15 Classrooms All Classrooms 850 ft²	All classrooms 50 ft ² below 900 ft ² assumption for this analysis

Runkle School

Classroom Type	Current Space	Space Deficit
Grades 6-8	7 Classrooms All Classrooms 850 ft²	All classrooms 50 ft ² below 900 ft ² assumption for this analysis
Science Labs	2 Labs 1,150 ft² each	Both labs 50 ft ² below 1,200 ft ² assumption for this analysis

Runkle School

Classroom Type	Current Space	Space Deficit
Gym*	1 Gym Space Large Gym 5,400 ft² *Multipurpose room serves as additional gym space as well as music space and auditorium	Using MSBA 600 ft² deficit
Cafeteria	2,800 ft ²	Need 4,598 ft ² for 2 seatings 1,798 ft² deficit Need 3,200 ft ² for 3 seatings 400 ft² deficit
Kitchen	1,515 ft ²	Need 1,913 ft ² 397 ft² deficit
Staff Lunch Area	560	0

Runkle School

Classroom Type	Current Space	Space Deficit
Special Education & Math and Literacy Specialists & ELL	Total of all spaces 10,145 ft ²	Total need 14,160 ft ² 4,015ft² deficit
Office/Admin/Guidance	Total of all spaces 2,350 ft ²	Total need 2,754 ft ² 404 ft² deficit
Library/Media	2,930 ft ²	MSBA guidelines; 3,502 ft ² 572 ft² deficit
Vocations/Technology - Computer Labs - Maker Spaces - Collaboration; etc	1 Computer Lab 900 ft ² * *Computer Lab used for middle school health classes	MSBA guidelines for 2 spaces; total of 3,200 ft ² 2,100 ft² deficit

Runkle School

Classroom Type	Current Space	Space Deficit
Medical	600 ft ²	Using MSBA, need 610 ft ² • 10 ft² deficit
Art	1 Room • 1,050 ft²	Using MSBA, approximately 1,150 ft ² of art space needed.
Music • Band/Chorus • General Music • Ensemble Practice	• Multipurpose Used • 1,200 ft² • Spaces not available	Need • Dedicated space 1,500 ft² • 0 ft² deficit • 425 ft² needed

Runkle School

Based on Current Enrollment of approximately 600 students:

- Assuming K-8 and Science Lab spaces are appropriately sized, total space deficit @ Runkle is:
 - 11,563 ft² assuming 3 lunch seatings (net); 18,501 ft² (gross)
 - 12,961 ft² assuming 2 lunch seatings (net); 20,738 ft² (gross)
- Runkle space deficit is mainly in special education and common spaces
- The above analysis assumes current enrollment remains approximately 600

Summary of Needs

- Significantly more small learning spaces for special education, math specialists, literacy specialists, and ELL classes
- Larger kitchens
- Space for music; additional art spaces
- Additional space for guidance and school administration
- Additional space for physical education
- The majority of schools need larger cafeterias in order to schedule 3 lunches

Additional Information

Custodial Spaces - Current	MSBA Guidelines
Baker; 2,036 ft ²	2,124 ft ²
Driscoll; 1,150 ft ²	2,152 ft ²
Heath; 400 ft ²	2,122 ft ²
Lawrence; 1,084 ft ²	2,475 ft ²
Lincoln; 857 ft ²	2,139 ft ²
Pierce; 1,200 ft ²	2,817 ft ²
Runkle; 1,660 ft ²	2,164 ft ²