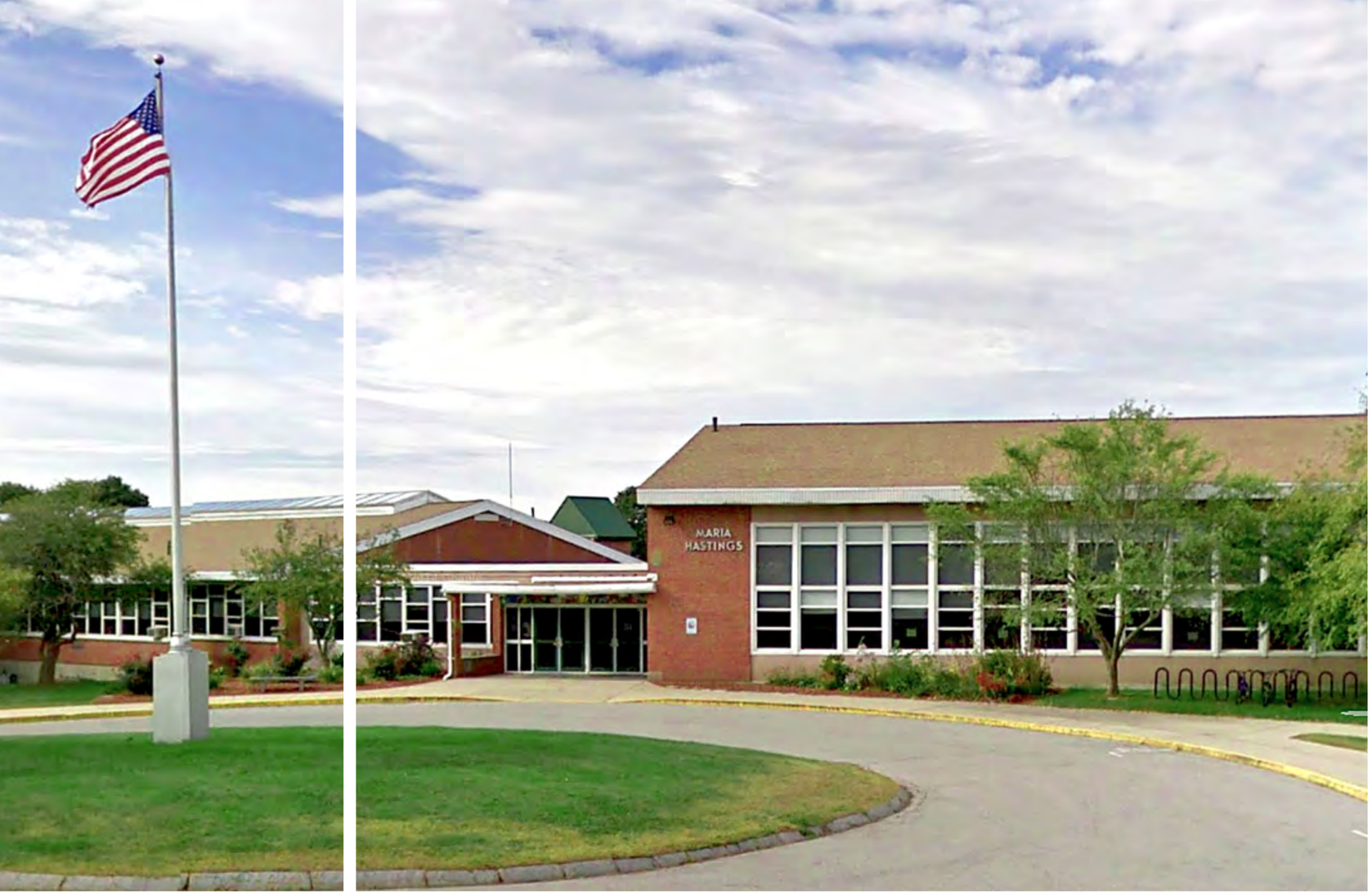

Maria A. Hastings Elementary School

Community Meeting

December 15, 2016

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Agenda

- Review Community Input
- Review Program
- Evaluation of Alternatives
- Preferred Solution

Community Input | Entry Area

- Bright & open, natural light
- Dynamic with energy; colorful; welcoming
- Display of student artwork/science
- School spirit and identity; Re-use the mural from the current entry;
- An interactive quality; interactive display
- Clear line of sight to office, Lobby desk for welcoming visitors
- Glass walls to see into library
- Safe while still being inviting
- Waiting area with seating
- See students from lobby
- Small school feel despite larger size
- PTA presence
- A staircase is not friendly and inviting

Community Input | Main Office

- Office is the school gatekeeper
- Friendly, welcoming, signage - Sense of being greeted
- Multiple height, open counters, out front for meeting and greeting
- Line of sight back to main entry/staff interaction
- Opaque glass to provide some privacy to staff (No grille)
- Create convenience where/when applicable
- Group staff together (SPED, main office, nurse)
- Adjacent conference space, usable by PTA (flexible space)
- Seating for waiting
- A “safe room”
- Storage for student items
- Keep flow of students open, not impeded

Community Input | Library

- Integral part of the school - close to entry; open feel
- Visual cues, age appropriate material
- Natural light! Connect to exterior, Wall of windows; Look out at garden
- Variety of colors to make it lively, cheery, cozy
- Technology center of the school; STEAM/Technology/Engineering
- Interactive wall/touch screen, Integrated A/V equipment
- Story time area that is intimate; risers (stepped/carpeted)
- Access to new books; a way to highlight them
- Quiet area off main library area; nooks and crannies for reading
- Display of artwork; Display cases; Cultural diversity - highlight cultures
- Modular/Adaptable Furniture; Scale, Bean bag chairs, low stacks
- Game area: chess, checkers, puzzles; chess board in floor/carpet
- Community usage: Conference rooms/flexible spaces

Community Input | Cafeteria

- Connection to outdoors; exterior access for recess
- Inviting with views and natural light
- Visual cues that promote healthy eating
- Mural as in current cafeteria (reuse or new)
- Sound proofing/acoustical considerations
- Assembly and performance space
- Flow through the space- kitchen/serving/dining/recess
- Open kitchen- connection to grown food, visible food prep for education
- Composting/recycling area—Green Team
- Table size & configuration; after school program considerations
- Sinks for hand washing/sanitizer
- Storage for extended day program; table/chair storage

Community Input | Outdoor / Recreation

- An “Outdoor Classroom” i.e. Bridge School w/ amphitheater
- Gathering space for students, by class
- Bikes: separation from cars; bike paths; racks/storage
- Pedestrian safety
- Covered spaces for rain/heat
- Garden area w/ seasonal plantings, greenhouse; composting/recycling
- Exterior lighting
- Open space; maximize green space; big back yard concept
  - Playfields/basketball courts/Integrated maps/game boards in play surface
  - Summer/community use
  - Rubber mulch surface for safety
  - Different play areas by age group/grade
- Tree screens/landscaping
- Storage: PTA equipment/maintenance equipment/community events

Educational Program

Program (Same for all scenarios)	Existing Building (Deficient spaces) (454 Students)	New Building @ MSBA Standards (454 Students)	New Building @ MSBA Standards (645 Students)
Core Academic	18,787 NFA	**24,900 NFA**	31,650 NFA
Special Ed.	5,728 NFA	**11,550 NFA**	12,025 NFA
Art & Music	1,755 NFA	**3,850 NFA**	5,000 NFA
Health & PE	3,751 NFA	**6,300 NFA**	6,300 NFA
Media Center	1,622 NFA	**2,910 NFA**	3,700 NFA
Dining (Cafe, Kitchen, Stage, Teacher Dining)	6,485 NFA	6,730 NFA	8,460 NFA
Medical / Admin	1,721 NFA	**2,925 NFA**	3,240 NFA
Custodial / Main	988 NFA	2,054 NFA	2,245 NFA
Lextended Day	362 NFA	500 NFA	500 NFA
Sub Total Program	**41,199 NFA**	**61,719 NFA**	**73,120 NFA**
Total Square Footage	**62,159 GSF**	**92,600 GSF**	**110,000 GSF**

NFA = Net Floor Area

Educational Program | Alternatives

Program (Same for all scenarios)	**Code Upgrade Only** (Deficient spaces) (645 Students)	**Reno/Add Building** @ MSBA Standards (645 Students)	**New Building** @ MSBA Standards (645 Students)
Core Academic	18,787 NFA	29,503 NFA	31,650 NFA
Special Ed.	5,728 NFA	12,306 NFA	12,025 NFA
Art & Music	1,755 NFA	5,144 NFA	5,000 NFA
Health & PE	3,751 NFA	6,300 NFA	6,300 NFA
Media Center	1,622 NFA	3,553 NFA	3,700 NFA
Dining (Cafe, Kitchen, Stage, Teacher Dining)	6,485 NFA	8,472 NFA	8,460 NFA
Medical / Admin	1,721 NFA	3,346 NFA	3,240 NFA
Custodial / Main	988 NFA	2,573 NFA	2,245 NFA
Lextended Day	362 NFA	500 NFA	500 NFA
Sub Total Program	**41,199 NFA**	**71,697 NFA**	**73,120 NFA**
Total Square Footage	**62,159 GSF**	**110,500 GSF**	**110,000 GSF**

NFA = Net Floor Area

Final Evaluation of Alternatives

OPTION	Program Area	Gross SF	Construction Cost	Project Cost	Construction Duration
~~Option 1 Code Upgrade*~~	~~41,199 NFA~~	~~62,159 SF~~	~~$10,914,000~~	~~$13,642,500~~	~~18 Months (2020)~~
Option 2 Reno/Addition*	71,697 NFA	110,500 SF	$46,900,000	$59,300,000	18+ Months (2020)
Option 3 New School	73,120 NFA	110,000 SF	$49,900,000	$61,700,000	18 Months (2020)

* Project Cost does <u>not</u> includes Swing Space to house students during construction

Existing | Site

- 426 students
- 64,980 GSF (w/ modulars)
- 1955, 1959, 1995, 2003
- 14.3 acres
- Wetlands
- Steep topography
- Easement

Concept | Renovation / Addition

Concept | New – Consideration A

+ Satisfies programmatic adjacencies
+ Provides adequate parking
+ May have expansion possibilities

- Less open space
- Dispersed / inefficient play areas
- Solar orientation not ideal
- Insufficient queuing
- Construction phasing more complicated
- Proximity to neighbors

Concept | New – Consideration B

+ Provides adequate parking
+ May have expansion possibilities

- Does not satisfy programmatic adjacencies
- Less open space
- Dispersed / inefficient play areas
- Poor solar orientation
- Insufficient queuing
- Construction phasing more complicated

Concept | New – Consideration C

+ Satisfies programmatic adjacencies
+ Maximizes open space
+ Achieves parking needs
+ Best traffic circulation
+ Best N / S solar orientation
+ Responds to community requests

– No expansion possibilities

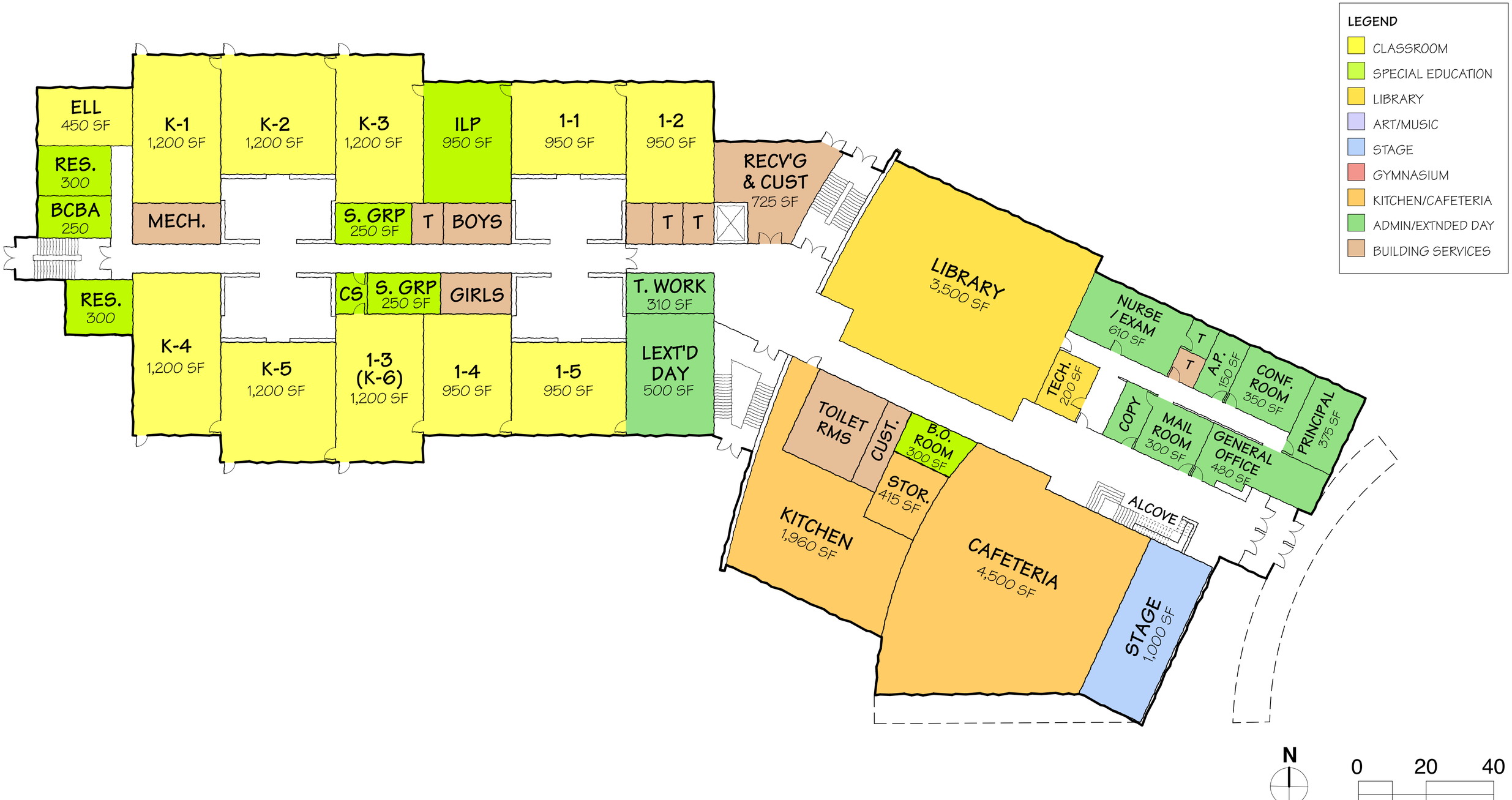
Concepts | Usable Open Space

New - Consideration A
1.5 Acres

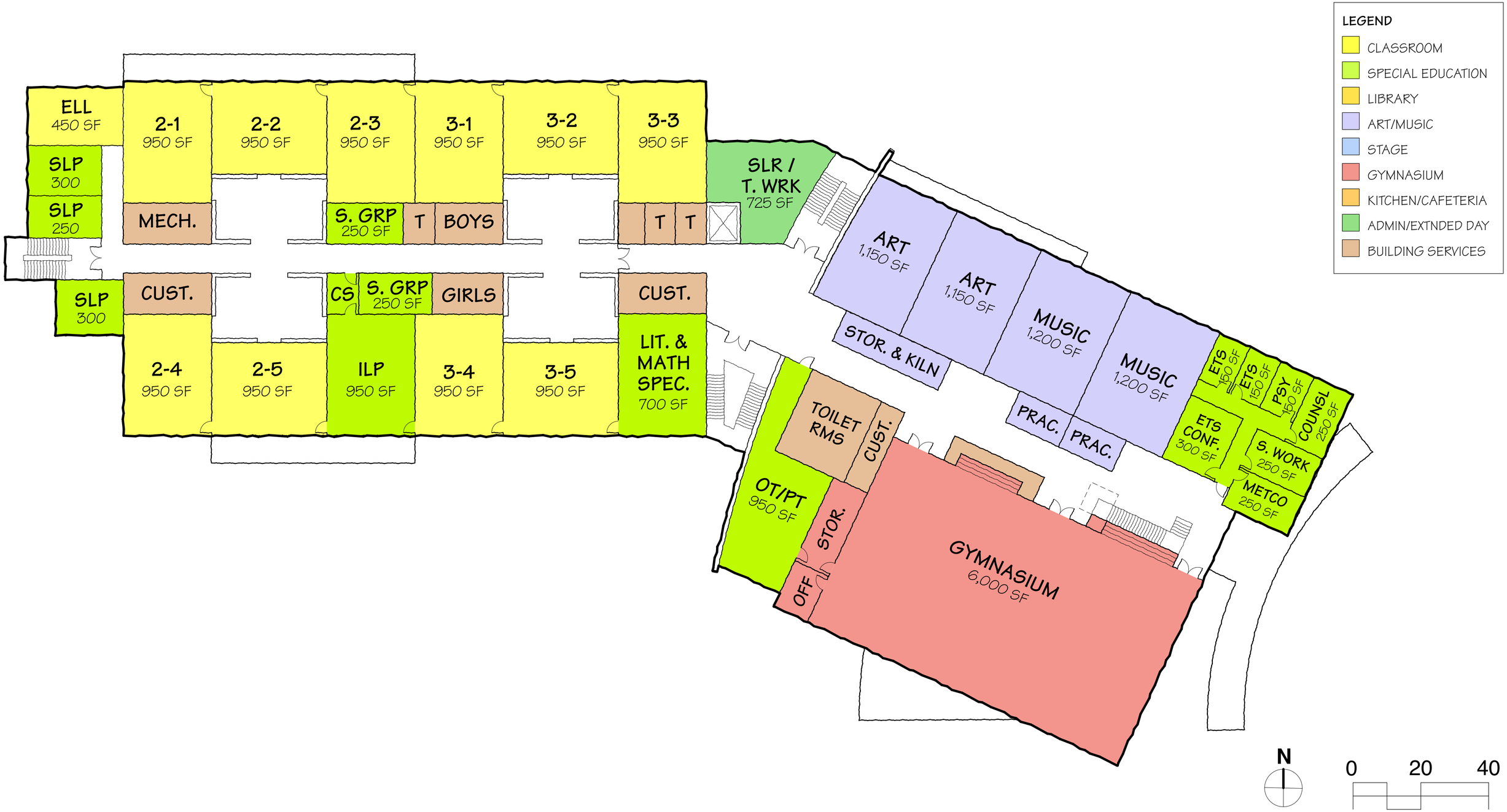
New - Consideration B
1.3 Acres

New - Consideration C
1.9 Acres

Educational Program | First Floor Plan

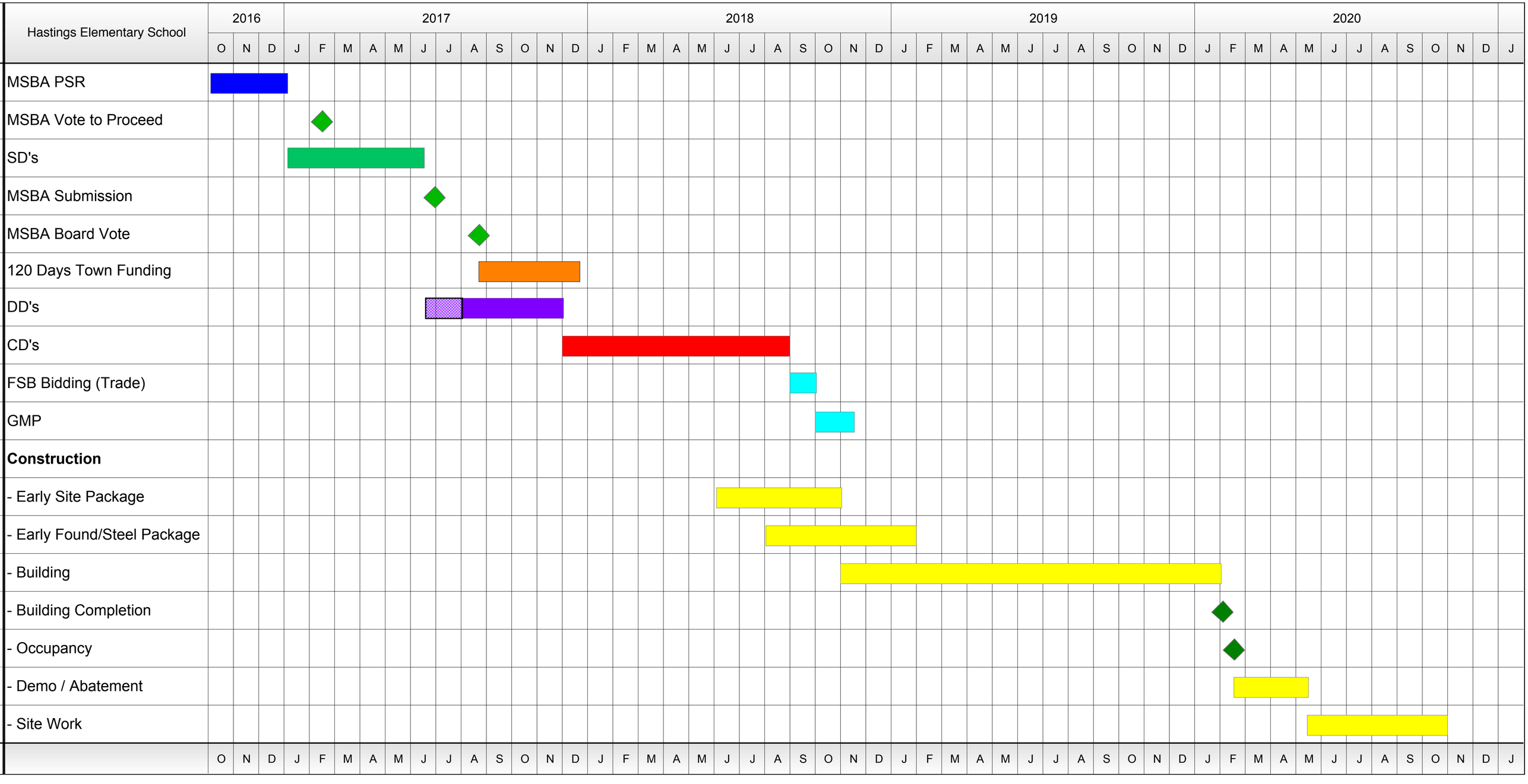


Educational Program | Second Floor Plan



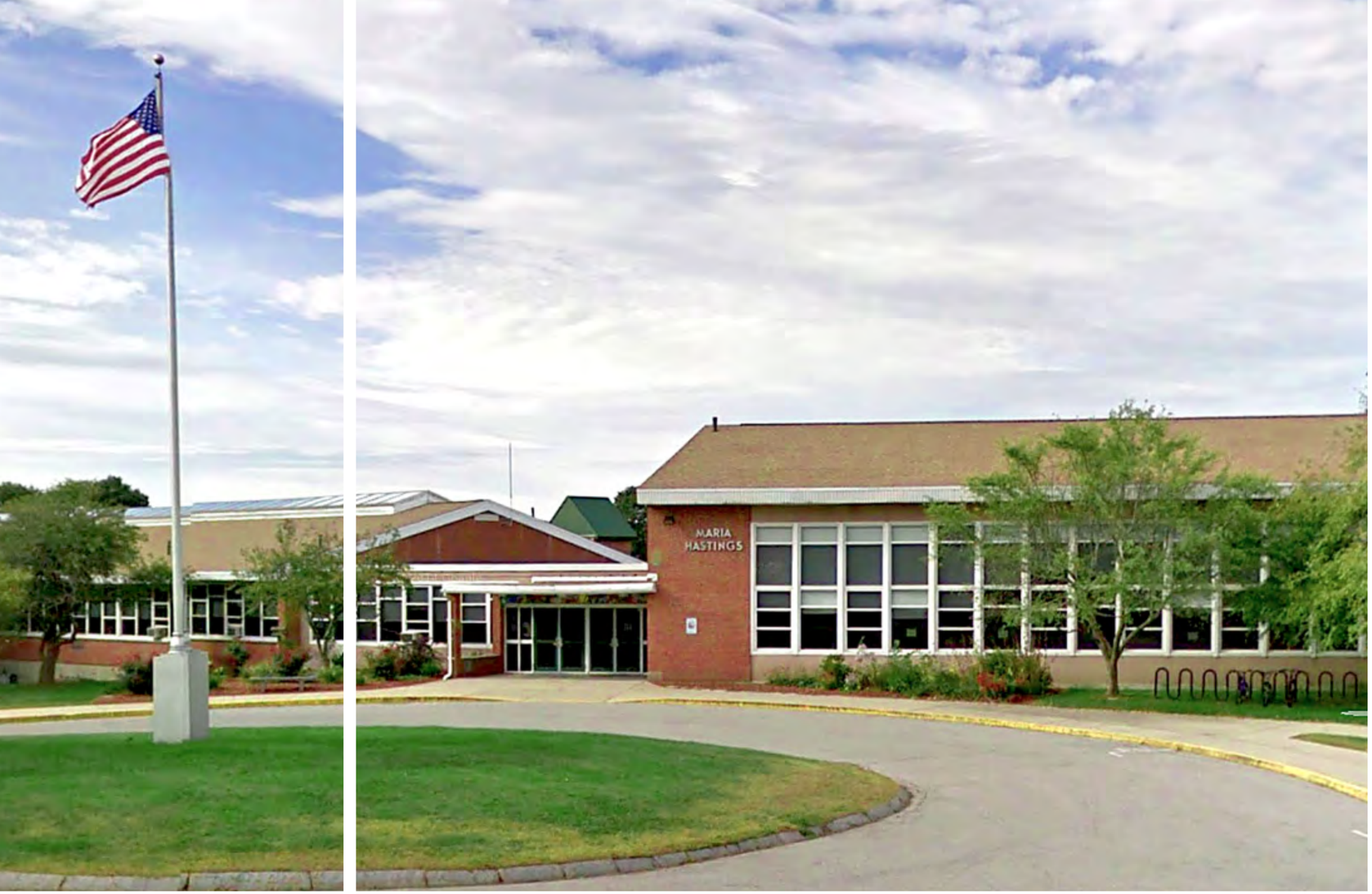
Educational Program | Third Floor Plan

Preliminary Schedule



Next Steps

- School Committee Presentation & Recommend. on Preferred Option — December 20, 2016
- Preferred Schematic Report (Study) — January 4, 2017
- MSBA Board Meeting — February 15, 2017
- Schematic Design — May / June 2017



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