

Raymond Design Associates, Inc. 60 Ledgewood Place, Rockland, Massachusetts 02370 Telephone 781-561-5270

November 11, 2020

Ms. Stephanie Gilman Director of Planning, Project Management & Sustainability 100 Walnut Street Newton, MA 02460

Mr. Josh Morse Public Buildings Commissioner 52 Elliot Street Newton Highlands, MA 02461

Re: Interim Needs Assessment Report Horace Mann Elementary School

Ms. Gilman and Mr. Morse:

We are writing to provide you with an interim report documenting the design services that we have completed over the past year and a half at the Horace Mann Elementary School (formerly the Carr Elementary School), located at 225 Nevada Street, in Newton.

Raymond Design Associates (RDA) holds two contracts for designer services at Horace Mann. These contracts were issued as part of the City's desire to convert a previous renovation of the Carr Elementary School (for use as short term temporary swing space during the construction of various other elementary school projects) into a permanent home for the Horace Mann School.

WORK TO DATE

Exhibit 1 documents the floor plan and site plan layouts of the Carr Elementary School as it was renovated to serve as short-term 'temporary swing space' in 2013. The square footage and programmatic space uses are indicated on the floor plans.

In changing its use from 'temporary swing space' to 'permanent' space for the Horace Mann Elementary School, the City recognized that there were both immediate and long-range space and programmatic needs that needed to be addressed to bring the school into closer alignment with MSBA and City of Newton standards.

RDA was initially engaged to address the immediate needs via its existing 'on-call' contract with the City. Under this contract we have provided design and construction administration services for multiple renovation projects at Horace Mann.

These 'on-call' assignments have included:

April Vacation 2019

• Expansion of second floor Classroom 211 from 613 square feet to 775 square feet by 'rightsizing' the adjacent SPED Learning Center (Rm 210) from 528 square feet to 369 square feet.

Summer 2019

- Expansion of first floor Classroom 141 from 858 square feet to 1,012 square feet. This space was originally to be used as an Art classroom but was instead used as a Kindergarten classroom.
- Subdivision of the After-School Program space adjacent to the Cafeteria for use as the DAD Afterschool Office and Staff Room.

December 2019 – August 2020

- Expansion of second floor Classroom 202 from 723 square feet to 870 square feet.
- Creation of a Safe Room on the second floor.
- The installation of two modular classrooms and exterior connectors between the modular classrooms and the main building. This added two 919 square foot Classrooms and two 415 square foot Small Group spaces to the school, allowing for the subsequent Summer 2020 expansion of five undersized classrooms within the main building.
- Acoustical Upgrades at All Classrooms, the Cafeteria, and the Music Room.

Having addressed the immediate programmatic and space need priorities at Horace Mann outlined above via our on-call contract, RDA was awarded a separate design services contract in February 2020 to plan for the school's long-range needs. As the first part of this multi-phase contract, RDA was tasked with helping to assist the School Department in identifying Horace Mann's long-range space needs and then identifying further short term improvements that could be completed during the Summer of 2020 within the context of a long-range build-out plan. The goal of this work was to increase the size of as many additional classrooms as was possible with the understanding that they would serve the long range needs of the school and would not have to be undone or reconfigured at a later date as part of future long-range additions and/or renovations.

This planning work took place between the latter half of February and the end of April 2020. During this time, RDA worked with District and Public Buildings staff to develop a long range space program and to explore and refine multiple long-range addition/renovation planning options to meet that space program. Once satisfied that an appropriate conceptual long-range plan had been developed for space inside the existing school, RDA was then authorized to provide further design services under our 'on-call' contract for renovations to be constructed during the Summer of 2020. These included:

Summer 2020

- The expansion of two undersized first floor Classrooms (116 and 117) from 724 and 773 square feet respectively to 950 and 970 square feet respectively by relocating the Literacy/Book Room.
- The expansion of two undersized second floor Classrooms (212 and 214) from 789 and 763 square feet respectively to 950 and 960 square feet respectively by right-sizing the 737 square foot 'break out and OT/Speech space that had been a small classroom into a 370 square foot OT/Speech small group room.

- The expansion of an undersized 734 square foot Kindergarten Classroom (102) on the first floor to 895 square feet by incorporating an adjacent Art Storage Room and Safe Room.
- The repurposing of the Teaching Supply Room on the first floor into a 222 square foot Breakout Room that will double as a Safe Space.
- The installation of new accessible sinks at four locations along the second floor corridor, providing water for all second floor classrooms that had not previously been outfitted with sinks during the 2013 work (as had classrooms on the first floor).
- The replacement of two drinking fountains at the second floor corridor with accessible drinking fountain/bottle filler stations.

These improvements have been successfully completed. **Exhibit 2** documents the plan layout of the Horace Mann School <u>as it currently exists</u>, subsequent to all of the improvements outlined above.

The current square footage and programmatic space uses are indicated on the floor plans and are also documented as the existing conditions portion of the Proposed Space Summary for the conceptual long range plan in **Exhibit 4**. To date, the City has significantly expanded eight undersized classrooms within the existing school and added two additional modular classrooms as part of these short term improvements.

CONCEPTUAL LONG-RANGE PLAN

As noted above, RDA was able to complete a conceptual long-range plan based upon its preliminary work with the District and Public Buildings staff prior to having our services placed on hold in late April 2020 due to the unknown impacts of the Covid-19 pandemic on the City. **Exhibit 3** includes conceptual site and floor plans that the planning team believes will meet the long-range needs of the school, at least as identified to date. The corresponding square footage and programmatic space uses within the conceptual long-range plan are also documented in **Exhibit 4** - the Proposed Space Summary. The space program and conceptual plans are based on a K-5 design enrollment of 396 students, which translates into an 18 classroom school with 3 classrooms per grade.

In summary, the proposed conceptual long-range plan as presented here calls for increasing the gross square footage of the existing 50,232 square foot school by approximately 22,210 square feet, an increase of 44%. This increased square footage is currently proposed to be split between two additions at the northwest end of the school.

The larger of the two additions is a two-story, 21,270 square foot structure housing six new Classrooms, a new Gymnasium, multiple Small Group and support rooms, and a new Kitchen to support what will be a new Cafetorium with Stage that will be created within the existing gymnasium. The elevation of the Ground Floor addition would align with the elevation of the existing Ground Floor currently housing the existing Gymnasium and Music Classroom. Of the six new classrooms, three would be new 1,200 square foot Kindergarten Classrooms with bathrooms and the other three would house Grade 1 Classrooms. A separate Kindergarten playground, remote from the Grade 1-5 playgrounds, could be located adjacent to the new classrooms, at the lower tier of the terraced site.

The new Gymnasium is proposed to be 4,500 square feet, approximately 725 square feet larger than the existing gym, and the aforementioned new Kitchen will serve what will be a new 2,934 square foot Cafetorium (with stage) to be constructed within the existing Gymnasium. And finally, this addition will contain a new daylit stairway connection to the classrooms on the first floor above.

A second, and smaller addition would be located at the Ground Floor as well, below the existing entry terrace leading to the Gymnasium lobby at the front of the school. It would house a relocated After School Program Office and large toilet rooms to support the classrooms and student assembly spaces, as well as community use of the proposed new Gymnasium and Cafetorium to be located within the reconfigured existing Gymnasium. The relocation of the After School Program Office to the Ground Floor level will allow the program to most easily make use of the new Gymnasium and Cafetorium facilities.

The existing Music Classroom on the Ground Floor will remain in its existing space, which is adequately sized and is in close proximity to the proposed new Cafetorium, allowing for easier access to the new Stage for practice and performances.

The elevation of the upper level of the addition will align with the elevation of the existing first floor of Horace Mann. It will contain three Grade 1 Classrooms at 950 square feet each, a Breakout Room, and three other support spaces, housing Literacy, Sensory, and a Safe Space.

The front door of the school will remain in its present location, overseen by the existing Administrative Suite.

Additional reconfigurations and renovations will be incorporated into the layout of the existing First Floor. When complete, the First Floor of the existing building will house six large classrooms for Grades 2 and 3 (three for each grade). Three existing Classrooms, including two that were expanded in the Summer of 2020, will remain 'as-is'. Three others will be increased in size. One of these classrooms will be enlarged by capturing space currently housing a stairwell that is redundant from a code perspective and can be eliminated. As such, all six classrooms on the first floor will be between 900 and 1,000 square feet.

A large number of SPED and other support spaces will be scattered throughout the first floor. These have been colored in green on the attached plans, and include spaces for use as Breakout Rooms, a suite shared by the School Psychologist/Social Worker/Intervention Specialist, BCBA/Safe Space, the SPED Team Chair, the Literacy Program, and the ELL program.

The Administrative Suite will be expanded slightly to accommodate an office for a second administrator or for use as a conference room. In this case it is labeled as an Assistant Principal's office. Administrative Storage, a Workroom, a Conference Room, and a Staff Dining/Workroom would all be located across the corridor from the Main Office.

The Nurse's Suite will remain in its current location, making use of its dedicated toilet room and convenient access to the front lobby.

The existing Cafeteria on the First Floor will be reconfigured into the school's new Media Center. This two-story high 1,850 square foot space will be a prominent space within the school, located directly inside the main entrance as a highly-visible symbol of Horace Mann's active learning community. It will be double the size of the existing Media Center.

Additional reconfigurations and renovations will also be incorporated into the layout of the existing Second Floor. The Second Floor of the existing building will house six large classrooms for Grades 4 and 5 (three for each grade). Four existing Classrooms, including two that were expanded in the

Summer of 2020 will remain 'as-is'. Two others will be increased in size. The square footage of these upper elementary classrooms will range between 870 and 976 square feet.

As with the first floor, a number of support spaces are also included within the Second Floor of the existing building. These include a full-size Self-Contained SPED or special program Classroom with a dedicated toilet room, two Breakout Spaces, a Safe Room, and an office shared by the Math Coach/Metco Counselor, an OT/Speech Room, and a Learning Center shared with an Inclusion Facilitator.

Staff spaces on the Second Floor will include a Work Room, a Teacher Storage Room, and a Lactation Room.

Under this Conceptual Long-Range Plan, the two existing Modular Classrooms would be removed, thereby restoring a previously available area on the upper tier of the site for parking and/or hard surface play area. Vehicular access to this parking area would remain off of Linwood Avenue.

Given that the proposed addition straddles the existing (and sparingly-used) lower tier of the site and the steep slope that separates the two tiers, it would only impact a very small portion of the existing playground and playfields on the upper tier of the site. Emergency and maintenance access to these play areas on the upper tier will continue to exist via the driveway off of California Street. From a logistical perspective during construction, this access drive would also provide safe and segregated access to staging areas at the lower tier, next to the addition.

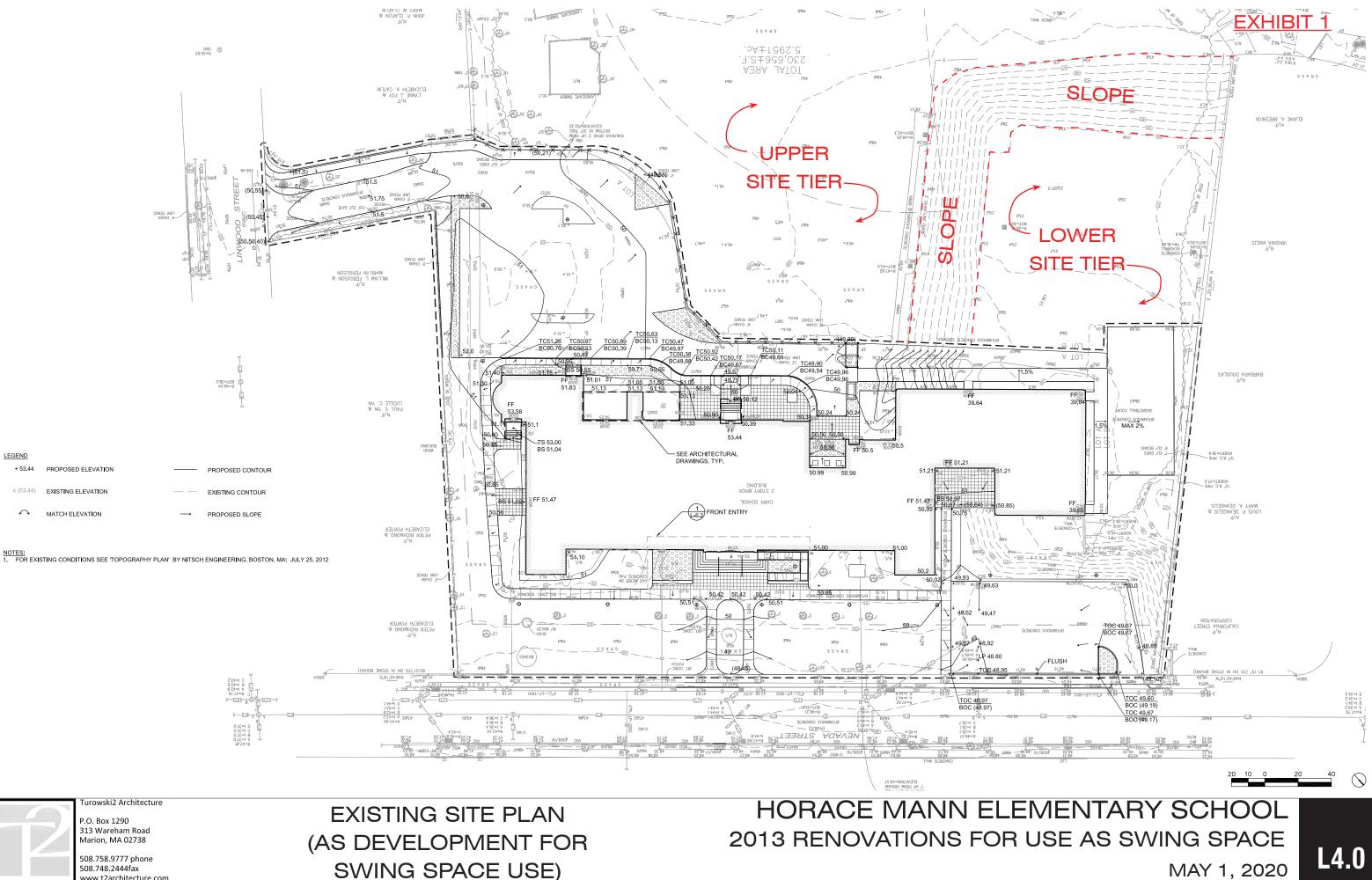
Access for kitchen deliveries and trash removal could potentially be created by way of a new driveway along the northwest side of the existing Gymnasium, ramping down from street level to the Ground Floor of the addition, with access to and from Nevada Street.

Please feel free to call should you have any questions regarding this interim status report. Otherwise, we look forward to continuing our services when the City is in a position to move the Horace Mann project forward.

Sincerely Yours, Raymond Design Associates, Inc.

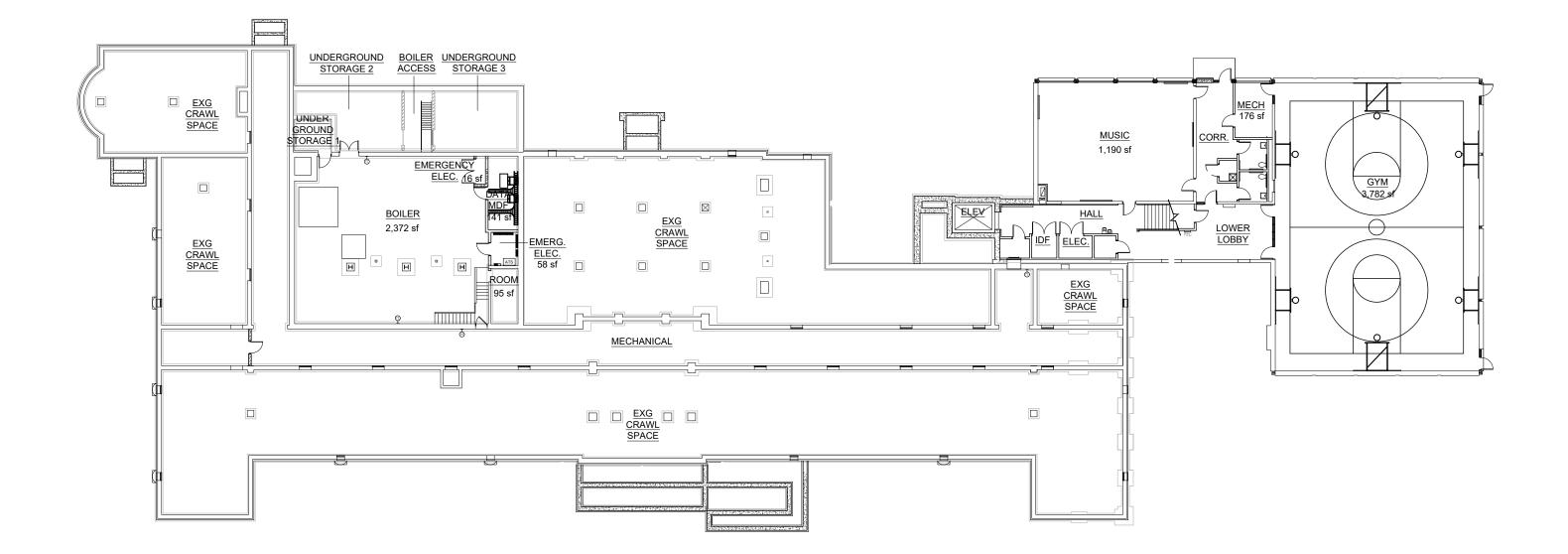
Gene S. Raymond Jr., AIA, LEED AP President

Attachments: Exhibit 1 - 2013 Carr Elem School Swing Space Site and Floor Plans Exhibit 2 - September 2020 Horace Mann Elem School Floor Plans Exhibit 3 - Conceptual Long-Term Site and Floor Plans Exhibit 4 - Space Summary



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SWING SPACE USE)

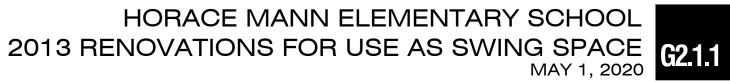


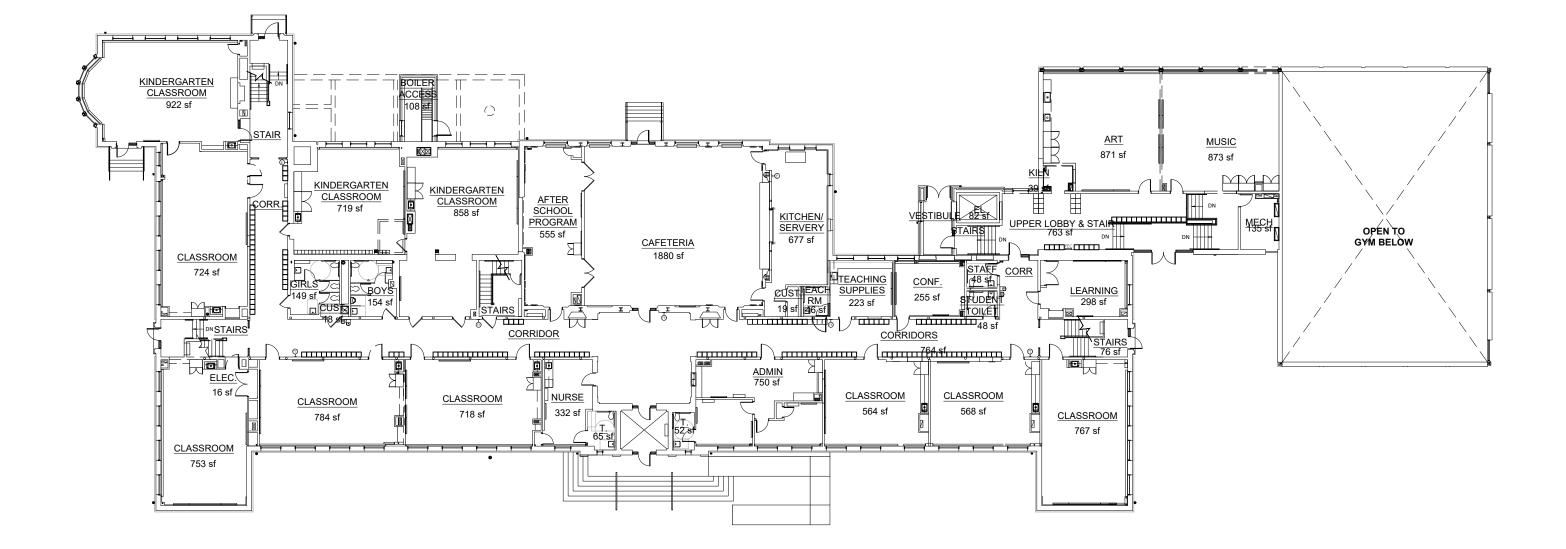


GROUND FLOOR PLAN

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EXHIBIT 1

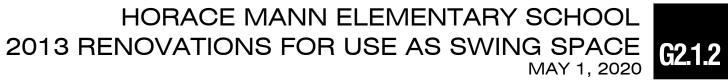


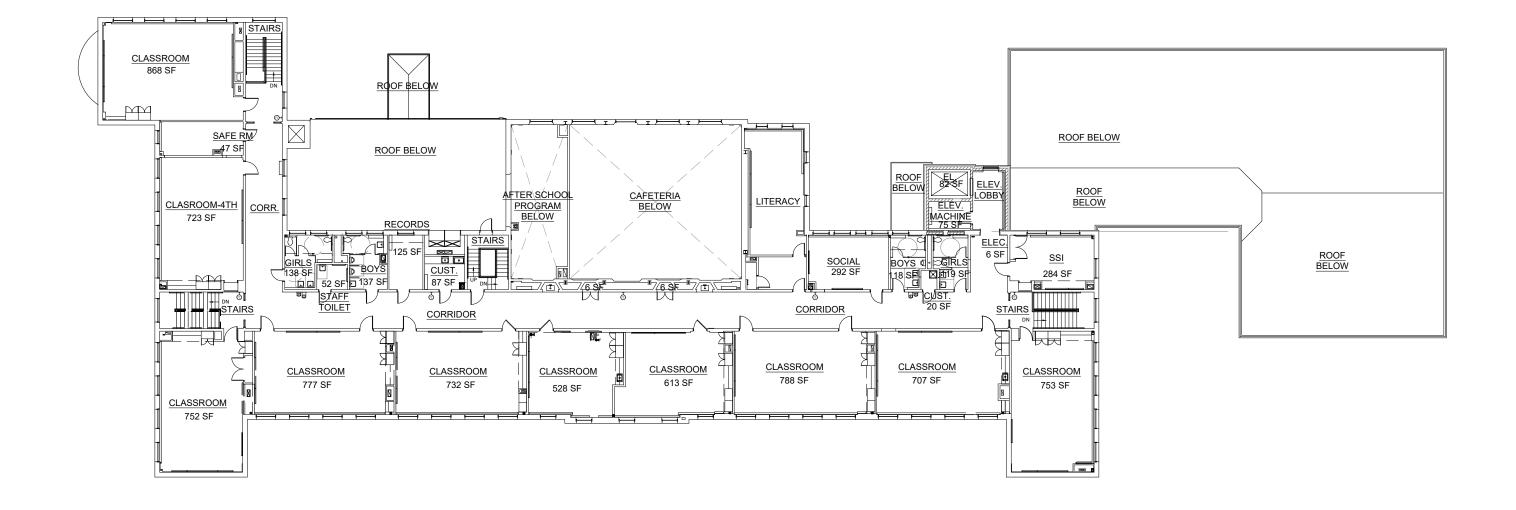




FIRST FLOOR PLAN

EXHIBIT 1





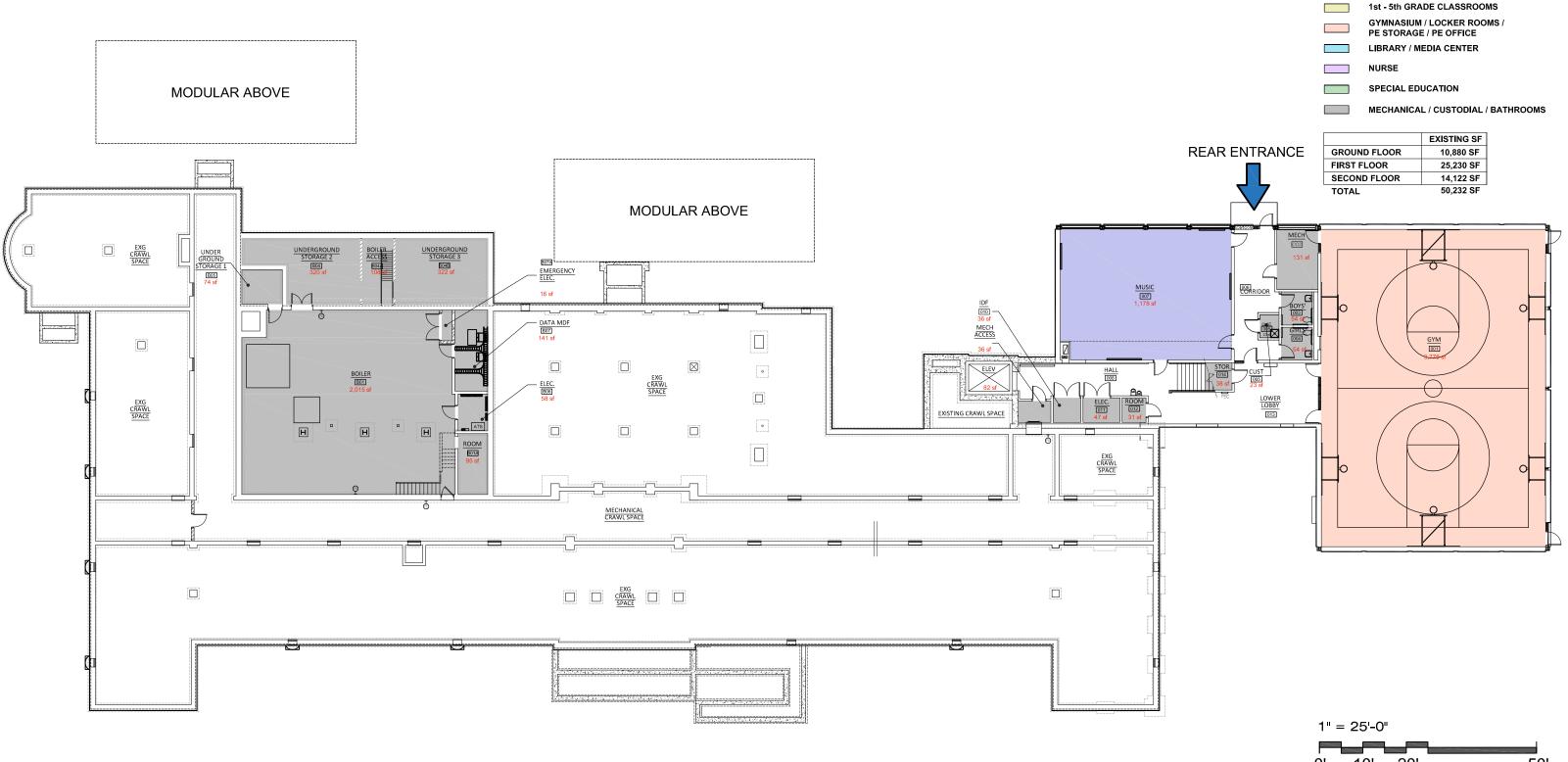


SECOND FLOOR PLAN











GROUND FLOOR PLAN

0' 10' 20' 50' HORACE MANN ELEMENTARY SCHOOL EXISTING CONDITIONS AS OF SEPTEMBER 2020 NOVEMBER 11, 2020 A1.1

EXHIBIT 2

DEPARTMENT LEGEND

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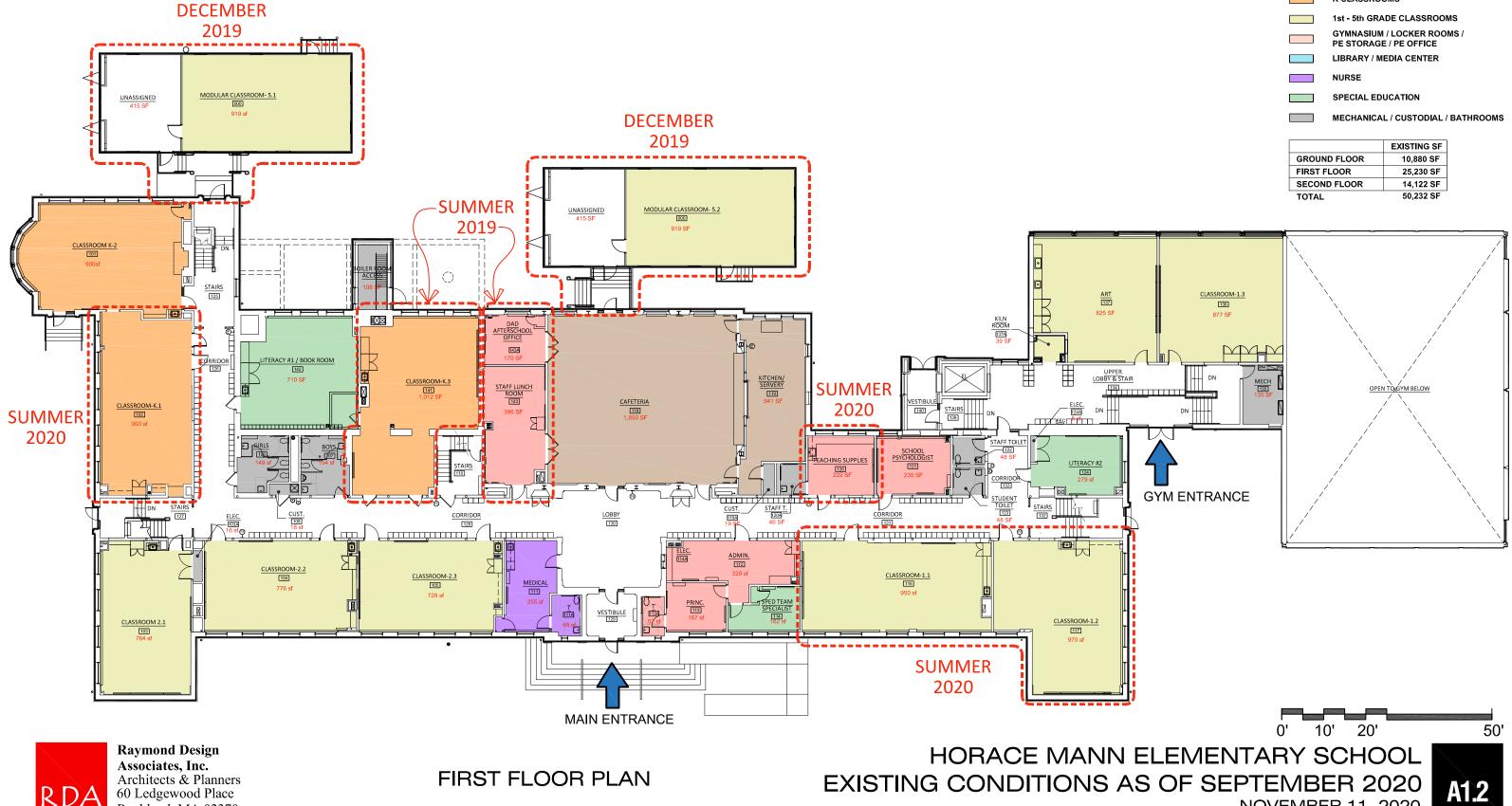
Contraction of the

ADMINISTRATION

K CLASSROOMS

CAFETERIA & KITCHEN

ART & MUSIC



RDA 60 Ledgewood Place Rockland, MA 02370

FIRST FLOOR PLAN

EXISTING CONDITIONS AS OF SEPTEMBER 2020

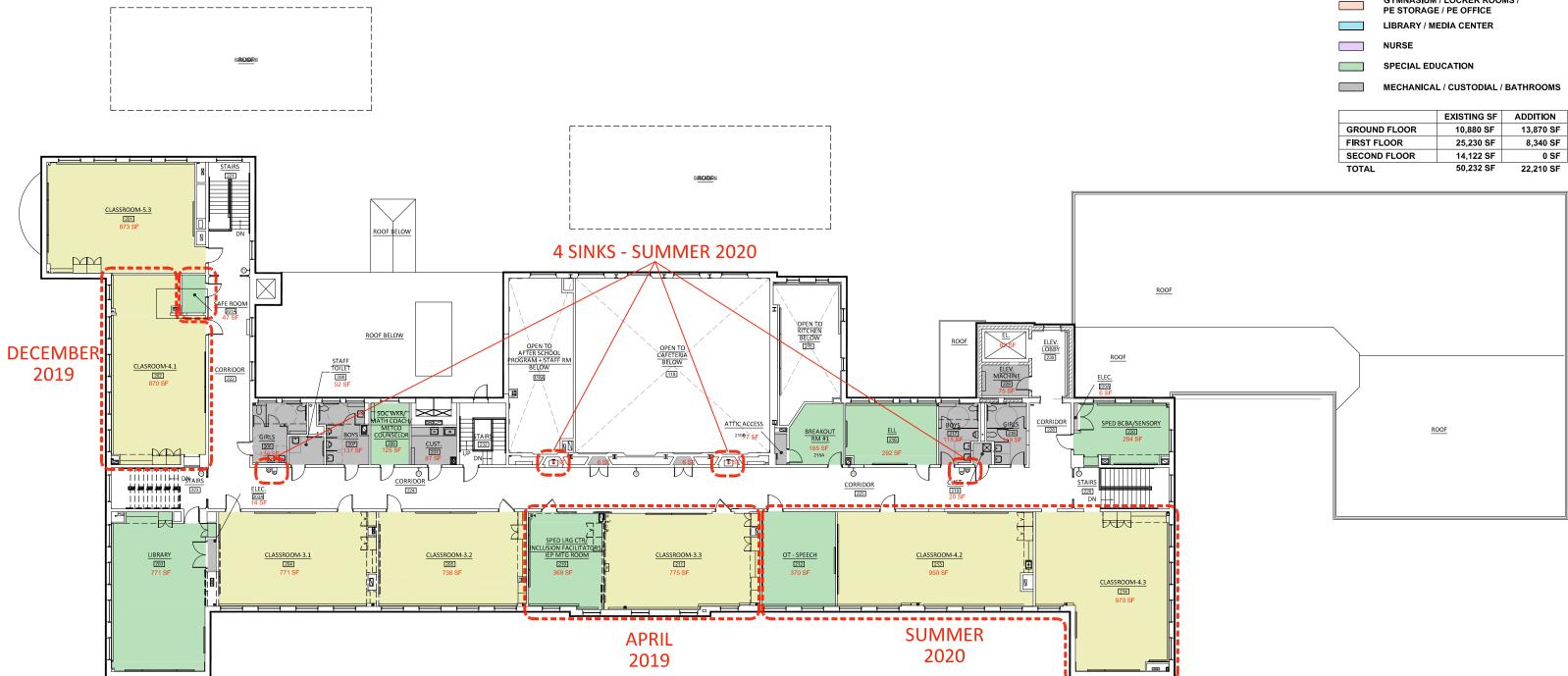


DEPARTMENT LEGEND

- ADMINISTRATION
- ART & MUSIC
- **CAFETERIA & KITCHEN**
- K CLASSROOMS

NOVEMBER 11, 2020

	EXISTING SF
GROUND FLOOR	10,880 SF
FIRST FLOOR	25,230 SF
SECOND FLOOR	14,122 SF
TOTAL	50,232 SF





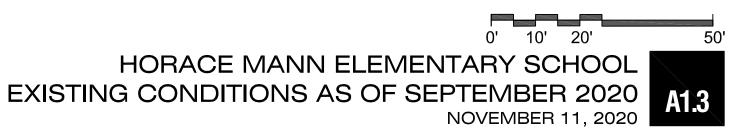
SECOND FLOOR PLAN



DEPARTMENT LEGEND

- ADMINISTRATION
- ART & MUSIC and the second s
- **CAFETERIA & KITCHEN**
- K CLASSROOMS
- 1st 5th GRADE CLASSROOMS and the second second
- GYMNASIUM / LOCKER ROOMS / PE STORAGE / PE OFFICE

	EXISTING SF	ADDITION
GROUND FLOOR	10,880 SF	13,870 SF
FIRST FLOOR	25,230 SF	8,340 SF
SECOND FLOOR	14,122 SF	0 SF
TOTAL	50,232 SF	22,210 SF





GROSS SQUARE FOOT CALCULATIONS

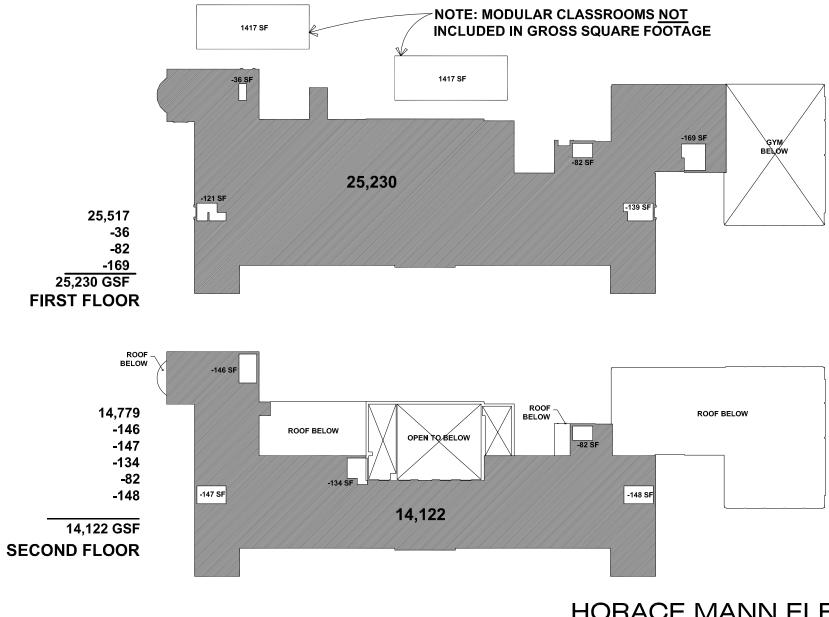
10,880 GSF

GROUND FLOOR

Associates, Inc. Architects & Planners 60 Ledgewood Place

Raymond Design Rockland, MA 02370

R D



3,659

HORACE MANN ELEMENTARY SCHOOL EXISTING CONDITIONS AS OF SEPTEMBER 2020 NOVEMBER 11, 2020





7,221



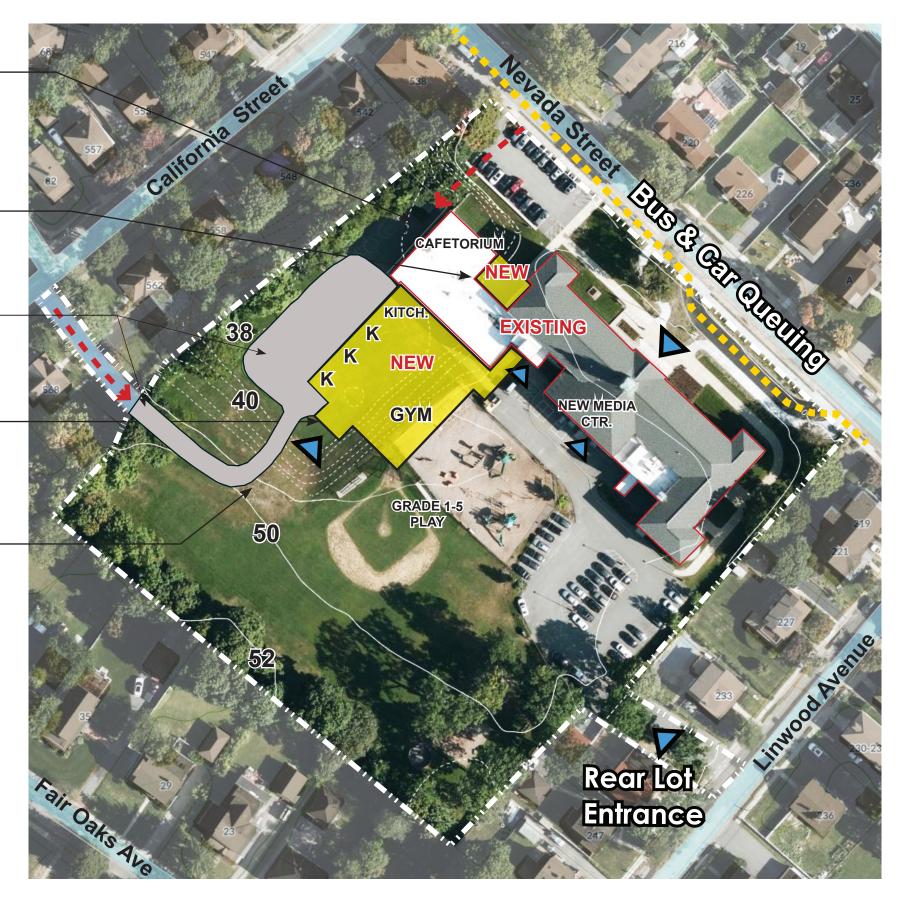
POTENTIAL FIRE ACCESS

NEW GROUND FLOOR ADDITION + RECONSTRUCT TERRACE AT FIRST FLOOR LEVEL

DELIVERIES

NEW 2 STORY ADDITION (GROUND + FIRST FLOOR)

PROVIDE A 1:20 SIDEWALK BETWEEN UPPER AND LOWER TIERS (SEE DRAWING L-4)



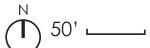


Raymond Design Associates, Inc. Architects and Planners 60 Ledgewood Place Rockland, MA 02370

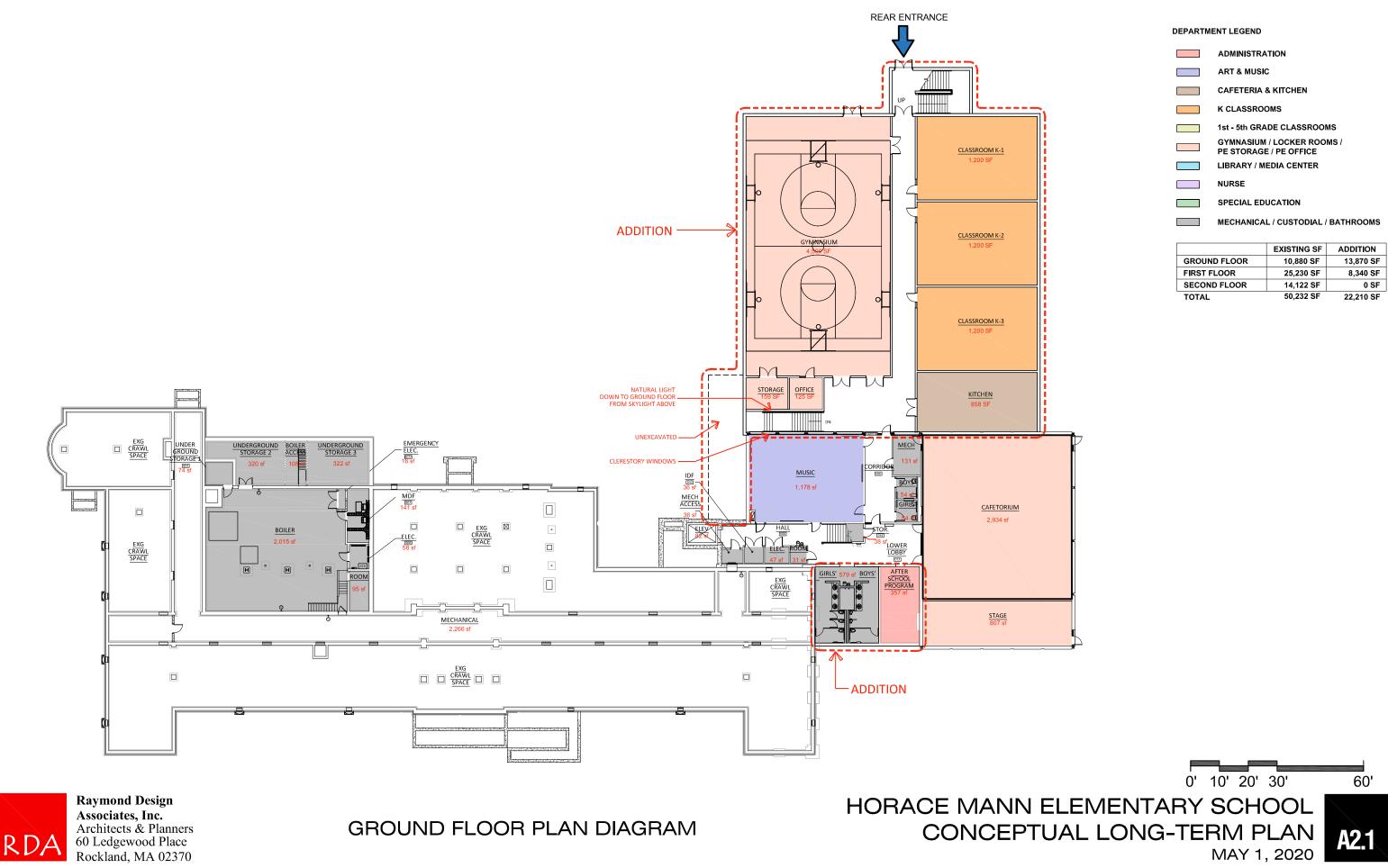
SITE PLAN DIAGRAM

HORACE MANN ELEMENTARY SCHOOL CONCEPTUAL LONG-TERM PLAN MAY 1, 2020

A2.0



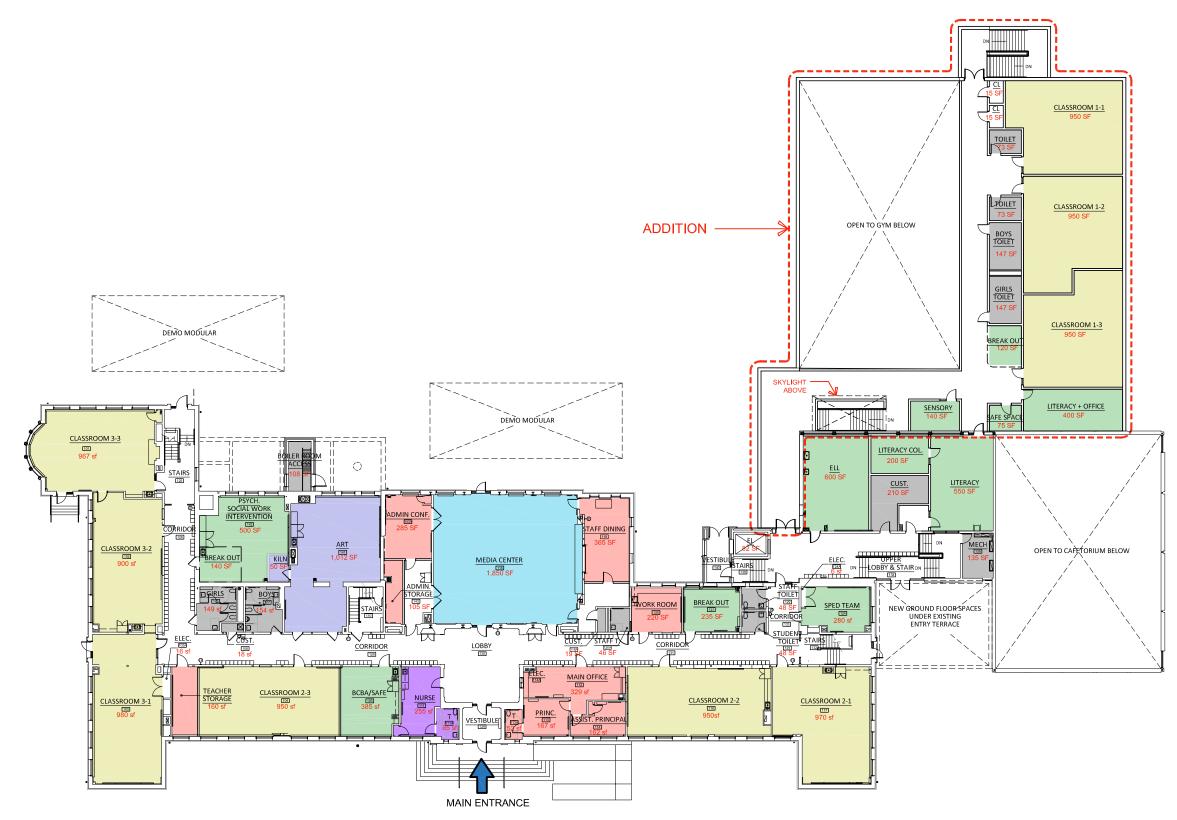






and the second s	ADMINISTRATION
	ART & MUSIC
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and the second s	1st - 5th GRADE CLASSROOMS
	GYMNASIUM / LOCKER ROOMS / PE STORAGE / PE OFFICE
· / /	LIBRARY / MEDIA CENTER
	NURSE
	SPECIAL EDUCATION
	MECHANICAL / CUSTODIAL / BATHE

	EXISTING SF	ADDITION
GROUND FLOOR	10,880 SF	13,870 SF
FIRST FLOOR	25,230 SF	8,340 SF
SECOND FLOOR	14,122 SF	0 SF
TOTAL	50,232 SF	22,210 SF





FIRST FLOOR PLAN DIAGRAM



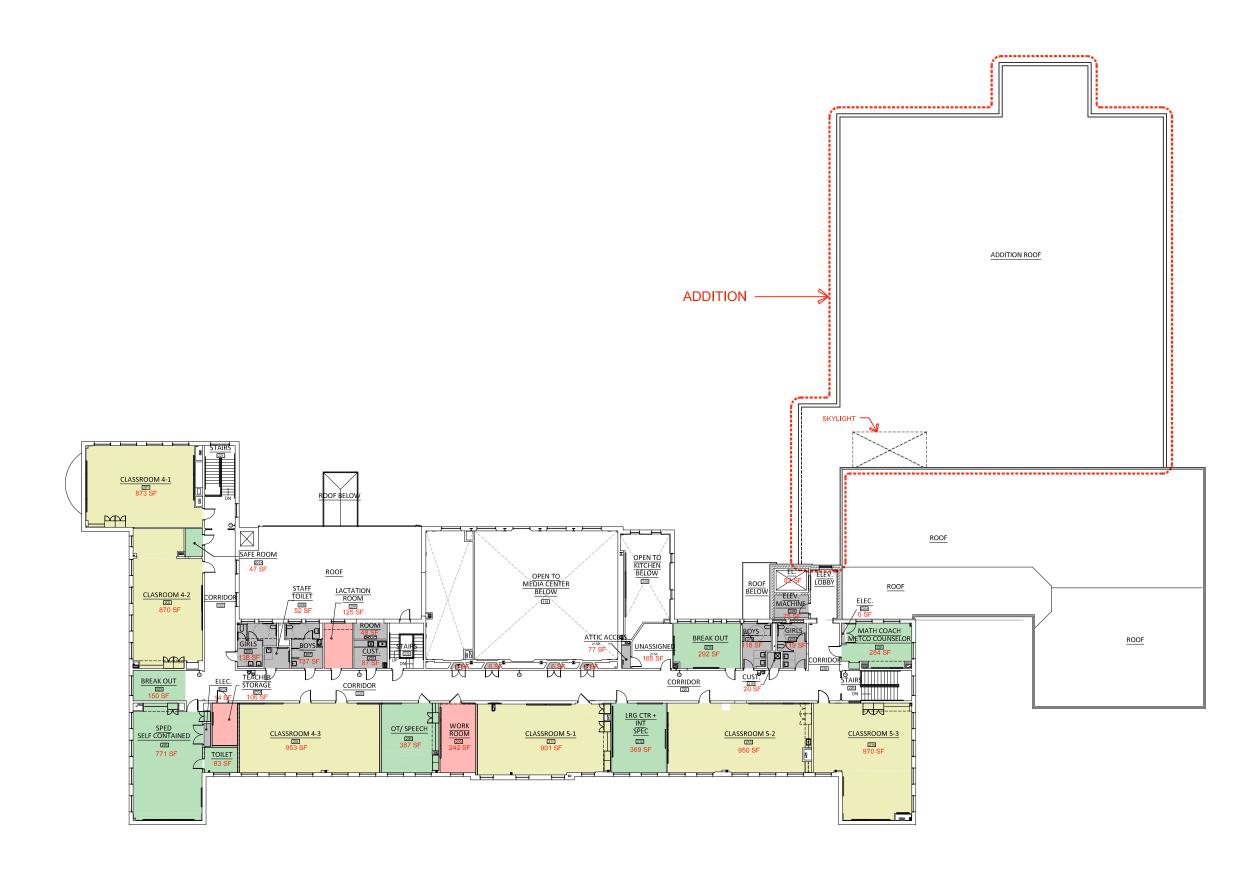
DEPARTMENT LEGEND

ADMINISTRATION ART & MUSIC **CAFETERIA & KITCHEN** -----K CLASSROOMS -----1st - 5th GRADE CLASSROOMS The second second GYMNASIUM / LOCKER ROOMS / and the second s PE STORAGE / PE OFFICE LIBRARY / MEDIA CENTER and the second NURSE 1000 A. SPECIAL EDUCATION

MECHANICAL / CUSTODIAL / BATHROOMS

	EXISTING SF	ADDITION
GROUND FLOOR	10,880 SF	13,870 SF
FIRST FLOOR	25,230 SF	8,340 SF
SECOND FLOOR	14,122 SF	0 SF
TOTAL	50,232 SF	22,210 SF







SECOND FLOOR PLAN DIAGRAM



DEPARTMENT LEGEND

- ADMINISTRATION ART & MUSIC **CAFETERIA & KITCHEN** K CLASSROOMS 1st - 5th GRADE CLASSROOMS GYMNASIUM / LOCKER ROOMS / and the second s PE STORAGE / PE OFFICE LIBRARY / MEDIA CENTER 100 million (1990) NURSE 100 million (100 million)
- SPECIAL EDUCATION and the second second

MECHANICAL / CUSTODIAL / BATHROOMS

	EXISTING SF	ADDITION
GROUND FLOOR	10,880 SF	13,870 SF
FIRST FLOOR	25,230 SF	8,340 SF
SECOND FLOOR	14,122 SF	0 SF
TOTAL	50,232 SF	22,210 SF



Proposed Space Summary- Elementary Schools

Horace Mann	Existing C	Existing Conditions (as of Sept 2020)				
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals			
CORE ACADEMIC SPACES		18	15,743			
(List classrooms of different sizes separately) Pre-Kindergarten w/ toilet						
Kindergarten w/ toilet			0			
Rm 101 (Kindergarten to Gr 1-5 Classrm)	967	1	967			
Rm 102 (Kindergarten to Gr 1-5 Classrm)	900	1	900			
Rm 141 (Kindergarten to Art Room)	1,012	1	1,012			
General Classrooms - Grade 1-5						
Rm 136 (Classroom to SPED spaces)	877	1	877			
Rm 117 Classroom	986	1	986			
Rm 116 Classroom	950	1	950			
Rm 103 Classroom	764	1	764			
Rm 104 Classroom	776	1	776			
Rm 105 Classroom Rm 201 Classroom	728 873	1	873			
Rm 202 Classroom	870	1	870			
Rm 204 Classroom	771	1	771			
Rm 205 Classroom	736	1	736			
Rm 211 Classroom	775	1	775			
Rm 213 Classroom	950	1	950			
Rm 214 Classroom	970	1	970			
Modular Classrm (to be removed)	919	2	1,838			
STE Room- Grade 3-6						
STE Storage						
SPECIAL EDUCATION			2,803			
(List rooms of different sizes separately)						
Self-Contained SPED/STE/Flex Classrm						
Self-Contained SPED - toilet						
Resource Room						
Literacy/Book Room	710	1	710			
ELL Rm	292	1	292			
Small Group Room / Reading / Literacy Rm	279	1	279			
BCBA/Sensory Rm	284	1	284			
OT / Speech Breakout Room	370	1	370			
Breakout Room	-					
Breakout Room	165	1	165			
Breakout Room						
Safe space	47	1	47			
Social Wkr/Math Coach/ Metco	125	1	125			
Psych/Social Wk/ Intervention						
SPED team Specialist	162	1	162			
SPED Learning ctr/mtg rm	369	1	369			
ART & MUSIC			2,042			
Art Classroom - 25 seats	825	1	825			
Art Workroom w/ Storage & kiln	39	1	39			
Music Classroom / Large Group - 25-50 seats	1,178	1	1,178			
Music Practice / Ensemble						
HEALTH & PHYSICAL EDUCATION			3,776			
Gymnasium	3,776	1	3,776			
Gym Storeroom						

				PROPOSEI	0						
Existing	g to Remain/	Renovated	ed New			Total			Difference to MSBA Guidelines		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals
	12	11,250		6	6,450		18	17,700			-150
	12	11,250		0	0,400		10	17,700			-150
		0			0		0	0			
		0	1,200	3	3,600	1,200	3	3,600			
967	1	967				967	1	967			
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600	1	600				600		600			
		0	400	1	400	400	1	400		0	-10
385	1	385	140	1	140	525	2	525			
387	1	387				387	1	387			
292 235	1	292 235				292 235	1	292 235			
150	1	150	120	1	120	235	2	235			
140	1	140	120		120	140	1	140			
47	1	47	75	1	75	122	2	122			
284	1	284				284	1	284			
500	1	500				500	1	500			
	1	280				280	1	280			
280	1	369				369	1	369			
280 369					0			2,240			-335
369		2,240									
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369 1,012 50	1 1 1	1,012 50			0	50	1	50		0	-10
369 1,012	1	1,012 50 1,178			0 0 0	50 1,178	1 1	50 1,178		0 0	-1(-2
369 1,012 50	1 1 1	1,012 50			0	50	1	50		0	-1(-2
369 1,012 50	1 1 1	1,012 50 1,178	4,500	1	0 0 0	50 1,178	1 1	50 1,178		0 0	-10 -22 -22 -1,516 -1,50

(refe	er to MSBA I	Guidelines ram & Space Standard Guidelines)	
ROOM NFA ¹	# OF RMS	area totals	Comments
	18	17,850	
1,200		-	1,100 SF min - 1,300 SF max
1,200	3	3,600	1,100 SF min - 1,300 SF max; 2 sinks min. req
950	15	14,250	900 SF min - 1,000 SF max; 2 sinks min. req
-			
-			
1,080	Refer to	STE Guideline	s for Additional information
120			s for Additional information
		4,530	
950	3	2,850	900-1,300 SF equal to surrounding classrooms
60	3	180	
500	2	1,000	1/2 size Genl. Clrm.
500	1	500	
500	1	500	1/2 size Genl. Clrm.
L			
		2,575	
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	
		6,300	Excess PE Spaces Policy
6,000	1	6,000	6000 SF Min. Size
150	1	150	

Date: Nov. 11, 2020 Enter Submittal

-150

1,478

-2,079 -97 -1,000

-100

-335 12 -100 -22 -225

-1,516 -1,500

Proposed Space Summary- Elementary Schools

Horace Mann Existing Conditions (as of Sept 2020)			Existing to Remain/Renovated				New			
Horace Mann					Existing to Remain/Renovated			New		
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals		ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	
Health Instructor's Office w/ Shower & Toilet							0	125	1	
MEDIA CENTER			771				1,850			
Media Center / Reading Room (Rm 203)	771	1	771		1,850	1	1,850			
DINING & FOOD SERVICE			2,787				4,106			
Cafeteria / Dining	1,850	1	1,850		2,934	1	2,934			
Stage					807	1	807			
Chair / Table / Equipment Storage							0			
Kitchen	541	1	541		205	1	0	858	1	
Staff Lunch Room	396	1	396		365	1	365			
MEDICAL			320				320			
Medical Suite Toilet	65	1	65		65	1	65			
Nurses' Office / Waiting Room	255	1	255		255	1	255			
Examination Room / Resting							0			
ADMINISTRATION & GUIDANCE			1,005				1,953			
General Office / Waiting Room / Toilet			.,				0			
Teachers' Mail and Time Room							0			
Duplicating Room / Teaching Supply Rm	222	1	222				0			
Records Room/Admin Storage					105	1	105			
Principal's Office w/ conf	167	1	167		167	1	167 52			
Principal's toilet Principal's Secretary / Waiting	52 329	1	52 329		52 329	1	52 329			
Assistant Principal's Office / Conf rm	329	1	329		329 162	1	329			
Supervisory / Spare Office					102	1	0			
Conference Room					285	1	285			
Guidance Office / School Psychologist	235	1	235				0			
Guidance Storeroom							0			
Teachers' Work Room 1st flr					220	1	220			
Teachers' Work Room 2nd flr	-				242	1	242			
Teacher Storage					106	1	106			
Teacher Storage Lactation Room					160 125	1	160 125			
CUSTODIAL & MAINTENANCE			177				177			
Custodian's Office	All Custodia	I Spaces Aco	counted for in N	on-Progr	ammed Spac	e Category				
Custodian's Workshop										
Custodian's Storage Recycling Room / Trash										
Receiving and General Supply	1									
Storeroom										
Network / Telecom Room	177	1	177		177	1	177			
OTHER			4 000				0			
OTHER Other (specify)			1,000				0			
DAD Afterschool Room	170	1	170				0	357	1	
Storage in Modulars / Teaching Supplies	415	2	830				0	507	+ '	
JJ		_								
Total Building Net Floor Area (NFA)	Including Mo	dular's:	30,424							

		PROPOSEI) 									
/Renovated		New			New Total				Difference to MSBA Guidelines			
area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals			
(0 125	1	125	125	1	125		0	-2			
1,850			0	4.050		1,850			-602			
1,850			0	1,850	1	1,850		0	-60			
4,106			858			4,964			-1,234			
2,934	1		0	2,934	1	2,934		0	-3			
807	7		0	807	1	807		0	-19			
(0	0	0	0		-1	-33			
(1	858	858	1	858		0	-83			
36			0	365	1	365		0	16			
320			0			320			-190			
65	5		0	65	1	65		0				
25			0	255	1	255		0				
(0		0		0	0		-2	-20			
1,953			0			1,953			-158			
	D		0		0	0		-1	-34			
(D		0	0	0	0		-1	-10			
(ס		0	0	0	0		-1	-15			
105			0	105	1	105		0	-			
167			0	167 52	1	167 52		0	-20			
329			0	329	1	329		0	20			
162			0	162	1	162		1	16			
(0	0	0	0		-1	-12			
28	5		0	285	1	285		0	3			
(0	0	0	0		-1	-15			
(0	0	0	0		-1	-3			
220			0	220	1	220		0	-12			
242			0 0	242 106	1	242 106						
160			0	160	1	160						
125			0	125	1	125						
177			0			177			-1,819			
			0			0		-1	-15			
			0 0			0		-1 -1	-37 -37			
1	-		0			0		-1 -1	-37			
	1		0			0		-1	-40			
	1		0			0		-1	-26			
177	7		0		1	177		0	-2			
0			357			357			357			
(D		0		0	0		0				
	357	1	357 0	357	1	357						
	0		0			0						
	l											

(refe	MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)								
ROOM NFA ¹	# OF RMS	area totals	Comments						
150	1	150							
100	-	150							
		2,452							
2,452	1	2,452							
		6,198							
2,970	1	2,970	2 seatings - 15SF per seat						
1,000	1	1,000							
332 1,696	1	332 1,696	1600 SE for first 200 + 1 SE/student Addl						
200	1	200	1600 SF for first 300 + 1 SF/student Add'l 20 SF/Occupant						
200		200							
		510							
60	1	60							
250	1	250							
100	2	200							
0.40	1	2,111							
348 100	1	348 100							
150	1	150							
110	1	110							
375	1	375							
125	1	125							
120	0	-							
120 250	1	120 250							
150	1	150							
35	1	35							
348	1	348							
		1,996							
150	1	1,996							
375	1	375							
375	1	375							
400	1	400							
232	1	232							
264	1	264							
200	1	200							
		0							
		U							
I									

Date: Nov. 11, 2020 Enter Submittal

Proposed Space Summary- Elementary Schools

					PROPOSED												Date:	Nov. 11, 2020	Enter Submittal
Horace Mann	Existing Conditions (as of Sept 2020)			Ex	isting to Remain	ing to Remain/Renovated		New			Total			Difference to Guidelin	-	MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROC NF/		area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals		ROOM # OF NFA1 RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	Comments
Total Building Net Floor Area (NFA)	NOT Incl'g	Mod's:	27,756			27,169			13,184			40,353			-4,169			44,522	
Proposed Student Capacity / Enrollment			396															306	Enter grade enrollments below
Proposed Student Capacity / Enrollment			390																Lower Elementary; Grades K-2
																		212	Upper Elementary; Grades 3-6
ON-PROGRAMMED SPACES			22,476		% of GFA	23,063		% of GFA	9,026		% of GFA	32,089							
Other Occupied Rooms (list separately)					0%			0%			0%								Non-Programmed space areas are
Unassigned space in modulars	0	0	0		0%	-		0%			0%								required to be included in the
					0%	-		0%			0%								following submittals:
The Numbers Below Do NOT Include Modular Cla	assrooms:				0%			0%	-		0%								Schematic Design Submittal
Unoccupied MEP/FP Spaces		Total:	2,533		5%	2,539		0%	0		4%	2,539							Design Development Submittal
Unoccupied Closets, Supply Rooms & Storage Ro	ooms	Total:	951 108		3% 0%	1,258	5	0%	30 579		2%	1,288							60% Construction Documents 90% Construction Documents
Toilet Rooms (ground flr total) Toilet Rooms (1st flr total)		Total: Total:	445		1%	108) 	3% 2%	440		1% 1%	687 885							Final Construction Documents
Toilet Rooms (1st fir total)		Total:	445 564		1%	564		0%	440		1%	564							Final Construction Documents
Circulation (corridors, stairs, ramps & elevators)		Total:	8,400		16%	8,200		10%	2,300		14%	10,500							
Remaining ³		Total:	9,475		20%	9,949		26%	5,677		22%	15,626							
Kendining		Total.	3,473		2070	5,545	, 	2070	3,077		22 /0	13,020							
Total Building Gross Floor Area (GFA) ²			50,232			50,232	2		22,210			72,442			5,597			66.845	MSBA Formula
5 - (- /			, .									,			- ,			,	
Grossing factor (GFA/NFA)			1.81			1.85			1.68			1.80						1.50	
Individual Room Net Floor Area (NFA)	Includes the		footogo moosur	d from the incid	food of the porir	notor wells and i		nosifia anaca	a contaned to a	portioular proc	rom orog ind			s non-communal to	iloto and storo				
	molddes me	, net square	loolage measure					pecific space	s assigned to a		ann area mo	idding such spac	003 43			je rooms.			
² Total Building Gross Floor Area (GFA)	Includes the entire building gross square footage measured from the outside face of exterior walls																		
³ Remaining	Includes exterior walls, interior partitions, chases, and other areas not listed above. Do not calculate this area, it is assumed to equal the difference between the Total Building Gross Floor Area and area not accounted for above.																		
Architect Certification	I hereby																		
		M	lame of Archite	ct Firm:															
			e of Principal Ar																-
		Signature	of Principal Ar	chitect:															
				Date:															-