

MARBLEHEAD COMMUNITY CHARTER PUBLIC SCHOOL

FACILITY MASTER PLAN

Draft Outline 6/12/2021



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INTRODUCTION

Goal of This Report

- To provide an update to the Board of Trustees at the June 2021 Board Retreat about the work of the Facilities Task Force.
- The Task Force requests that the Board review and confirm/revise the assumptions underpinning this work and provide additional perspective/guidance on cost.

Process Overview

- The Facilities Task Force was established in January 2021, and is composed of the Head of School, Director of Student Services, Board members, parents, and community members.
- The Task Force meets monthly.

Facilities History

- The MCCPS building was constructed in 1968 and originally used as an Elks Club.
- MCCPS has occupied the structure since its founding in 1995.
- MCCPS purchased the building in 2014 for \$4.25 million.

Construction Cost Considerations

- Most recently bid MSBA addition/renovation has a per square foot cost of \$429 (which gives a back-of-the-envelope *minimum* estimate of \$14.2M for MCCPS's existing building).
- COVID has driven material and labor costs up dramatically.

ASSUMPTIONS

Scope Assumptions (Board Directives)

- MCCPS to remain at 17 Lime Street.
- Enrollment to remain 230 students.
- Grades to remain 4-8.
- Building must remain operational during any renovations.
- Work within existing exterior shell.
- Incorporate warehouse space.

Program Assumptions (Head of School Rec.)

- Non-regulation size gymnasium is acceptable; MCCPS will continue to rent elsewhere for games.
- MCCPS does not seek exact alignment with state (MSBA) standards for K-12 facilities.

Cost Assumptions

- Costs should be phased along with construction phasing.

Funding Assumptions

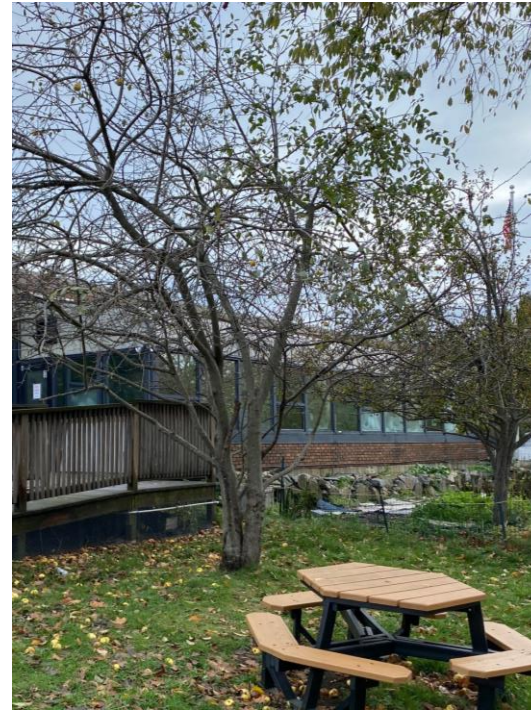
- Fundraising for this project will be a challenge so options should be as cost-effective as possible.
- Funds will come from a combination of capital campaign, construction loan, and grants.
- Black Box Theater may bring in monthly revenue from NSCT. Maker space may bring in intermittent revenue.
- Using the Warehouse space will mean a loss of approximately \$15,000-\$25,000/year.

EXISTING CONDITIONS

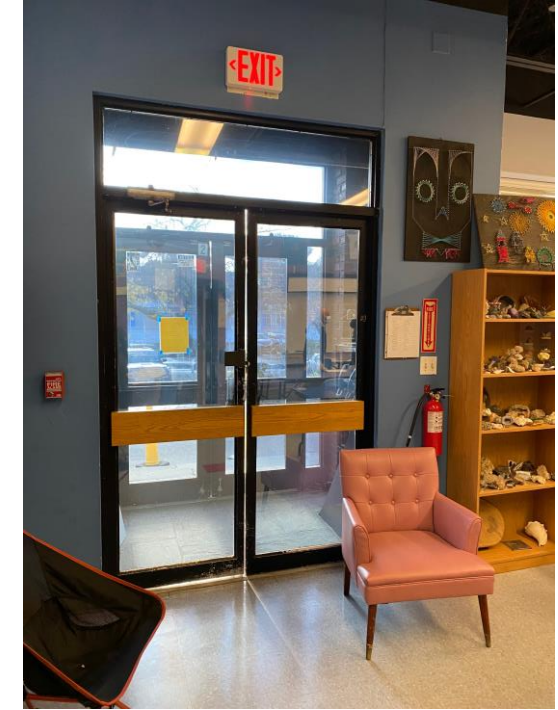
Conditions Assessment: Building Exterior



Roof is failing and needs to be replaced as soon as possible.



Greenhouse foundation is cracked; this space should be fixed or demolished.



Many exterior doors are a security concern and may not be necessary.

EXISTING CONDITIONS

Conditions Assessment: Building Exterior



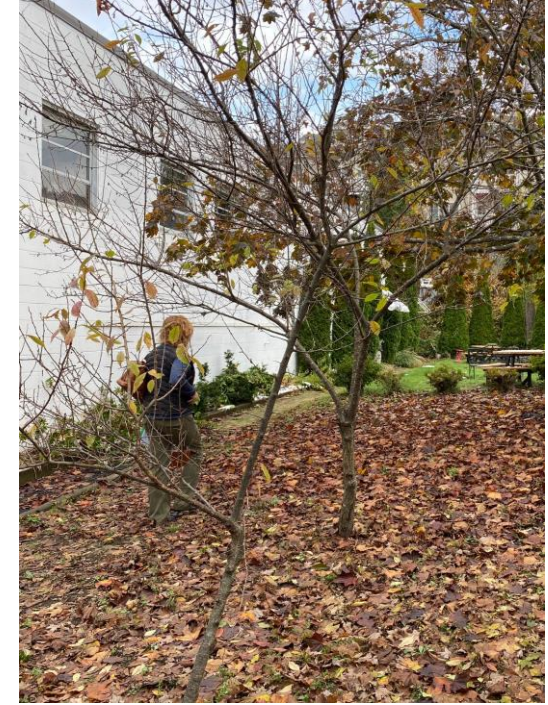
Current entry lacks curb appeal.



Entry façade has multiple stair/ramp combinations that could be consolidated.



Exterior play space open to adjacent street is a security concern.



Outdoor classroom is oriented north and receives limited direct sun; not great for student gardens.

EXISTING CONDITIONS

Conditions Assessment: Building Interior



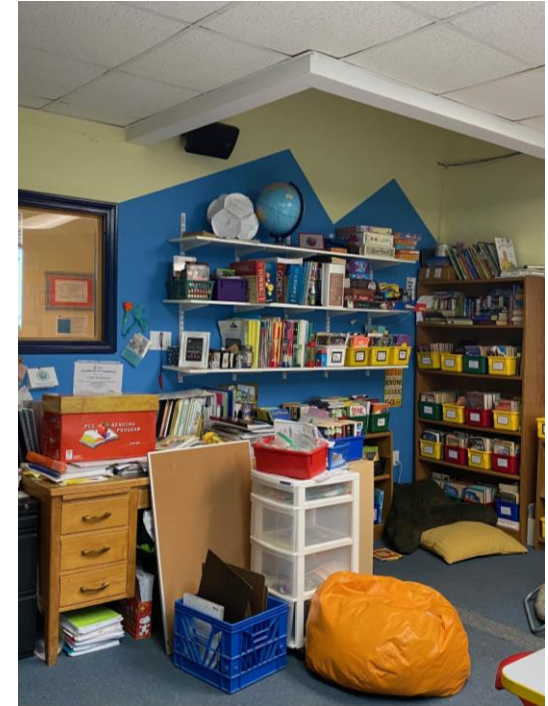
Warehouse is used for storage and rental tenants, not by school programs.



Grade 4 and Grade 5 classrooms have no windows.



Northern bathroom plumbing routinely fails and needs to be replaced.



Insufficient storage space for teaching materials results in crowded classrooms.

EXISTING CONDITIONS

Conditions Assessment: Building Interior



Finishes are worn and dated.



Wayfinding can be challenging; interior signage should be to code.



Insufficient and undersized spaces (classrooms, offices, etc).



Building systems need to be updated (FP, MEP).

COMMUNITY ENGAGEMENT

Summary of Methods

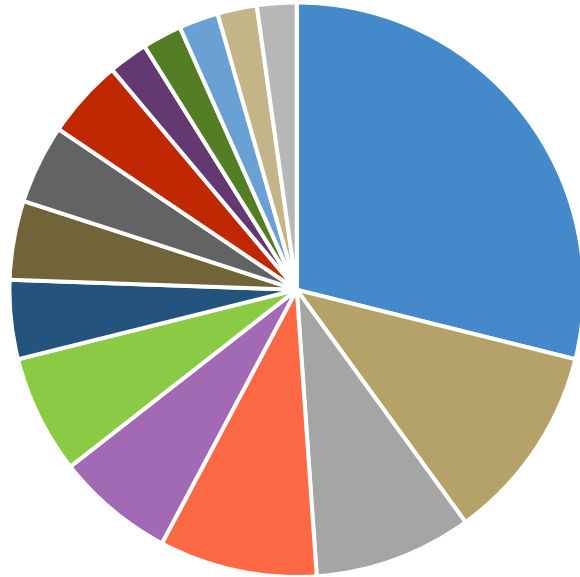
- Director of Student Services issued a survey to faculty by email.
- Head of School issued a survey to parents/guardians using Survey Monkey.
- 20 faculty members responded.
- 73 parents/guardians responded.
- Results were tabulated and are shown on the following page.

Typical Feedback Received:

- “I’d love to see if we could redesign our current space at the same time as expanding.” – MCCPS teacher
- “More welcoming, more color, make it seem more like a school.” – MCCPS parent

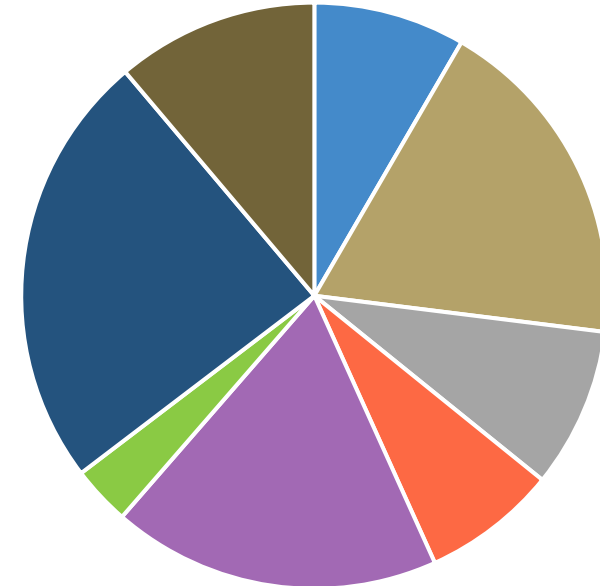
COMMUNITY ENGAGEMENT

Faculty Wishlist (20 Replies)



- Small Breakout Spaces
- Larger Art Room
- Classrooms with Windows/Skylights
- Science Lab
- Teacher Storage
- World Language Room
- Multiple Counseling Offices
- Sinks in Hallways
- Library / Maker Space
- Larger Music Room
- Performance Space
- Woodshop / Technical Shop
- Student Storage
- Speech Language Pathology Treatment Room
- Another Adult Bathroom

Parent/Guardian Wishlist (73 Replies)



- Small Breakout Spaces
- Library / Maker Space
- Larger Art Room
- Larger Music Room
- Classrooms with Windows/Skylights
- Black Box Theater
- Science Lab
- World Language Room
- Speech Language Pathology Treatment Room

GUIDING PRINCIPLES & PROGRAMMATIC GOALS

Guiding Principles

- Renovations must be highly cost-effective
- The school must remain operational throughout any proposed construction.
- Address deferred maintenance (roof, bathroom plumbing, other?)
- Address security concerns.
- Make front entry and landscaping more welcoming and colorful, with a sense of identity.
- Make interior more school-like and bright.
- Consider teacher amenity.
- Consider curb appeal.

Programmatic Goals

- Push classrooms to building perimeter for daylight and natural ventilation.
- Add multiple multi-purpose small group rooms.
- Add a science lab.
- Add a performance space (black box theater)
- Add library.
- Enlarge art and music rooms.
- Add a meeting room.

(Note that these goals are largely consistent with those of prior subcommittees/task forces which have tackled the question of facilities).

SPACE PROGRAM METRICS

	EXISTING CONDITIONS	STATE (MSBA) STANDARDS	VARIATION
Site Area	61,420	n/a	n/a
<i>Total gross square footage (GSF)</i>	<i>33,316</i>	<i>59,768</i>	<i>-26,452</i>
<i>Total net square footage (NSF)</i>	<i>19,999 (28,146)</i>	<i>39,845</i>	<i>-11,699</i>
Academic	8,009	11,540	-3,531
Special Education	868	3,020	-2,152
Art & Music	1,119	3,125	-2,006
Library & Technology	623	4,724	-4,101
Health & PE	3,496	8,750	-5,254
Kitchen & Dining	4,239	5,325	-1,086
Staff Spaces	1,405	2,511	-1,106
Custodial & Maintenance	240	1,850	-1,610
Other	(8,147)	0	+8,147
<i>NSF per student</i>	<i>87 (122)</i>	<i>173</i>	<i>-86 (-51)</i>
<i>GSF per student</i>	<i>145</i>	<i>260</i>	<i>-115</i>

(For reference, the existing Community Room is approximately 3,000 nsf)

SPACE PROGRAM METRICS

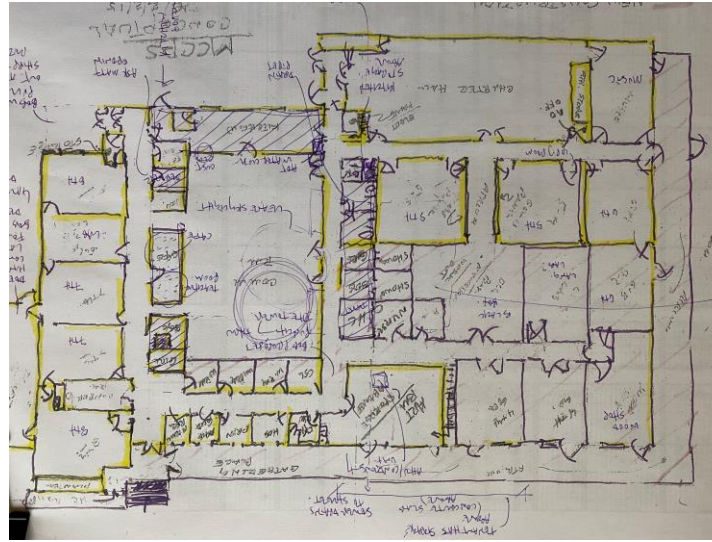
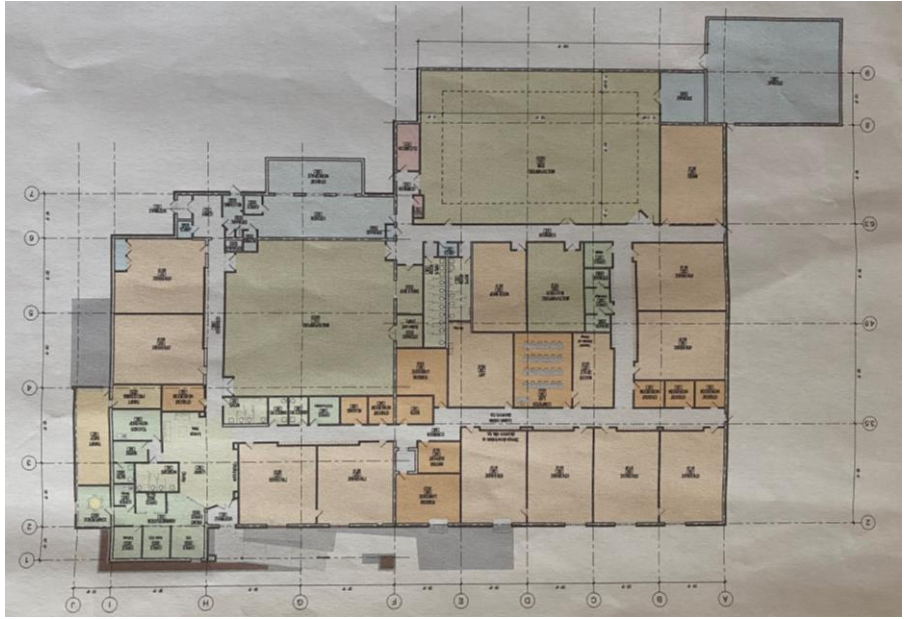
	EXISTING CONDITIONS	(ROUGH!) PROPOSED SF	VARIATION
Site Area	61,420	61,420	0
<i>Total gross square footage (GSF)</i>	<i>33,316</i>	<i>33,316</i>	<i>0</i>
<i>Total net square footage (NSF)</i>	<i>28,146</i>	<i>24,725</i>	<i>-3,421</i>
Academic	8,009	8,750	741
Special Education	868	1,500	632
Art & Music	1,119	3,200	2,081
Library & Technology	623	1,400	777
Health & PE	3,496	3,496	0
Kitchen & Dining	4,239	4,239	0
Staff Spaces	1,405	1,900	495
Custodial & Maintenance	240	240	0
Other	8,147	0	-8,147
<i>NSF per student</i>	<i>87 (122)</i>	<i>108</i>	<i>21 (-14)</i>
<i>GSF per student</i>	<i>145</i>	<i>145</i>	<i>0</i>

*This reflects need for a higher grossing factor given anticipated addition of additional circulation, bathroom and other non-net spaces.

PROPOSED SPACE PROGRAM

	QUANTITY	(ROUGH!) PROPOSED SF	TOTAL SF
ACADEMIC			
General Classroom	10	800	8,000
Small Group Study Room	5	150	750
SPECIAL EDUCATION			
OT/PT	1	500	500
Resource Room	1	500	500
Speech Language Pathology	1	500	500
ART & MUSIC			
Art Room	1	1,000	1,000
Music Room	1	1,000	1,000
Black Box Theater	1	1,200	1,200
LIBRARY & TECHNOLOGY			
Science Lab / Maker Space	1	1,400	1,400
HEALTH & PE			
(No change)	1	3,496	3,496
KITCHEN & DINING			
(No change)	1	4,239	4,239
STAFF SPACES			
Faculty/Staff Office	8	150	1,200
Meeting Room	1	300	300
Copy Room	2	100	200
Time Room	1	100	100
Records Room	1	100	100
CUSTODIAL & MAINTENANCE			
	1	240	240
TOTAL			24,725

FLOORPLAN CONCEPTS



NEXT STEPS

MCCPS Staff

- MCCPS to procure cost estimates and schedule availability for deferred maintenance work (roof, northern bathrooms repair, fire alarm system); share with Board and Board vote to commence some or all of those repairs.
- Washington Ponciano has been pointing exterior masonry walls in preparation for one or more murals.
- MCCPS may seek to procure a professional muralist for front (southern) façade and work with Dominique Dart and students for back (northern) façade.

Facilities Task Force

- Facilities Task Force to develop two schemes: (1) phased construction to meet most or all of the programmatic goals identified by faculty and parents/guardians, and (2) what could we do with \$X (an amount of money the Board believes realistic to fundraise or borrow).
- Note that in either of the two schemes, the cost for deferred maintenance work must be included.

Board of Trustees

- Board to select a scheme.
- Depending on scope of scheme, Board to approve MCCPS procuring professional services to develop and document it for construction.

DISCUSSION...