

MCCPS

Warehouse Buildout Study

1/17/2022

Option A

discussed in December meeting

Option A: Warehouse Buildout Phase 1

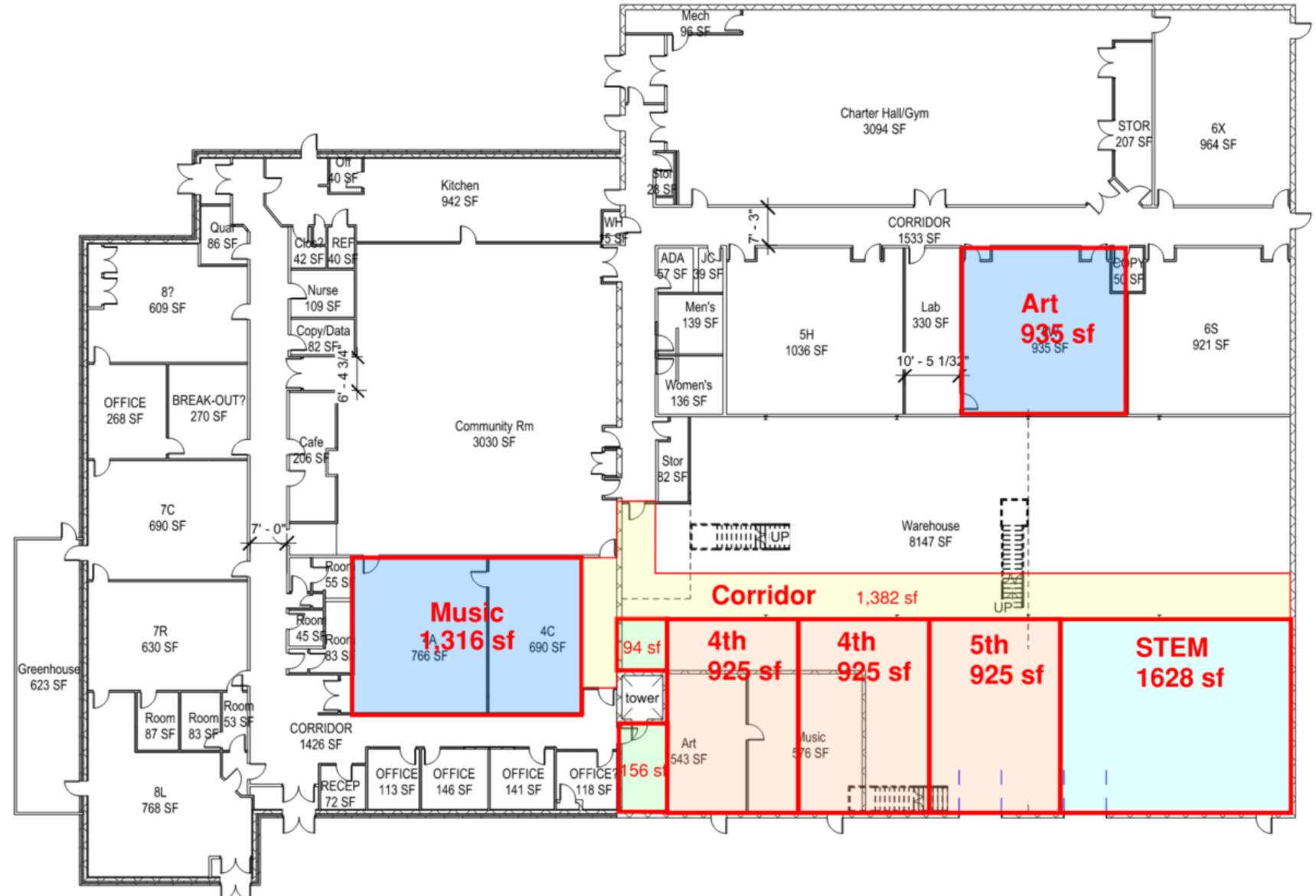
Features

- Creates a STEM Lab with visibility from the parking lot
- Provides additional windowed classrooms
- Increases the size of both the Music Room and Art Room
- Backfills interior classrooms with Music and Art
- Creates new corridor through the warehouse
- Works around the tower

Challenges

- Requires reconfiguration of mezzanine stairs

Total area of construction: 7,000 sf



Option A: Warehouse Buildout Phase 2

Features

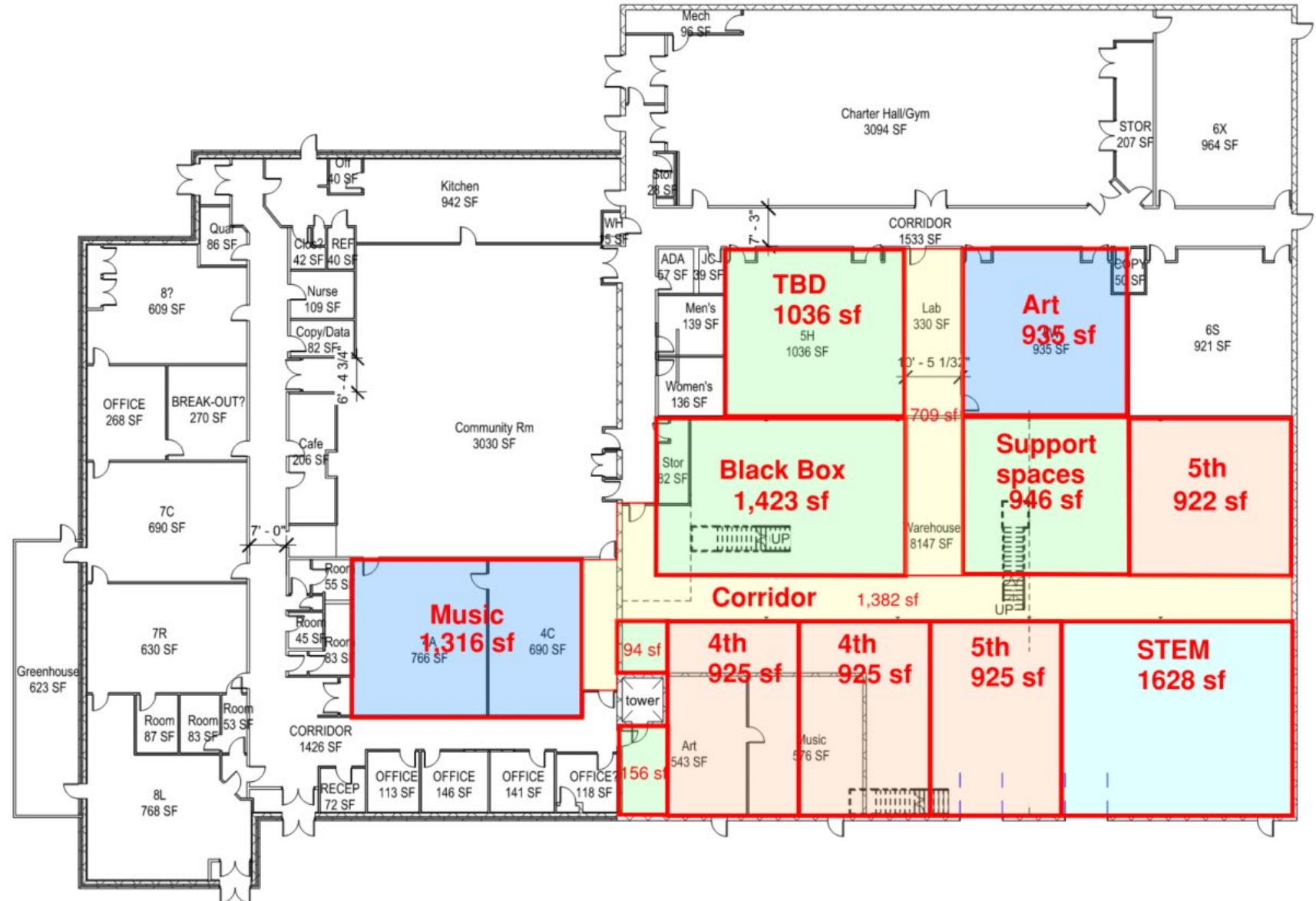
- Creates a STEM Lab with visibility from the parking lot
- Provides windows for all core classrooms (additional 5th grade classroom could also be shifted into Phase 1)
- Increases the size of both the Music Room and Art Room
- Backfills interior classrooms with Music and Art
- Creates new corridor through the warehouse
- Works around the tower

Challenges

- Requires reconfiguration of mezzanine stairs
- Black Box is undersized, and location may not be attractive for outside partners

Total area of construction:

- Phase 1: 7,000 sf
- Phase 2: 6,600 sf
- **Total: 13,600 sf**



Option B

Option B: STEM Lab with Minimum Construction Phase 1

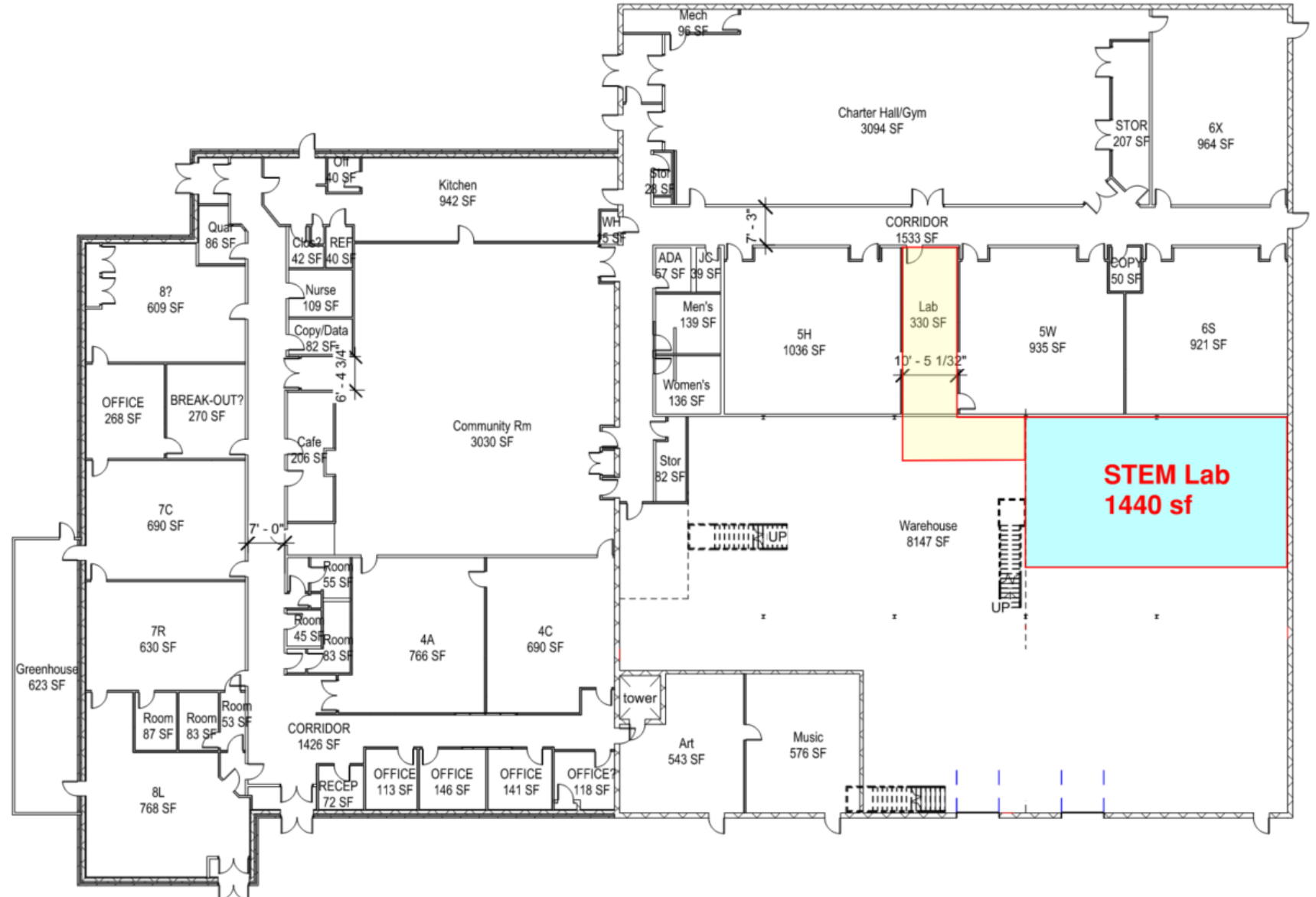
Features

- Creates a STEM Lab with minimal construction
- Can be expanded into a full buildout in the warehouse
- Does not require modification of the existing Music and Art rooms
- Does not impact existing classrooms or other program areas in the short term
- Does not impact existing Mezzanine stairs in the short term
- Opportunity to create second egress without a long corridor

Challenges

- May require additional egress directly to outside
- “Hides” the new STEM Lab in a suboptimal location
- Complicated circulation in the short term
- Does not provide new windowed classrooms until Phase 2

Total area of construction: 2,000 SF



Option B: STEM Lab with Minimum Construction Phase 2

Features

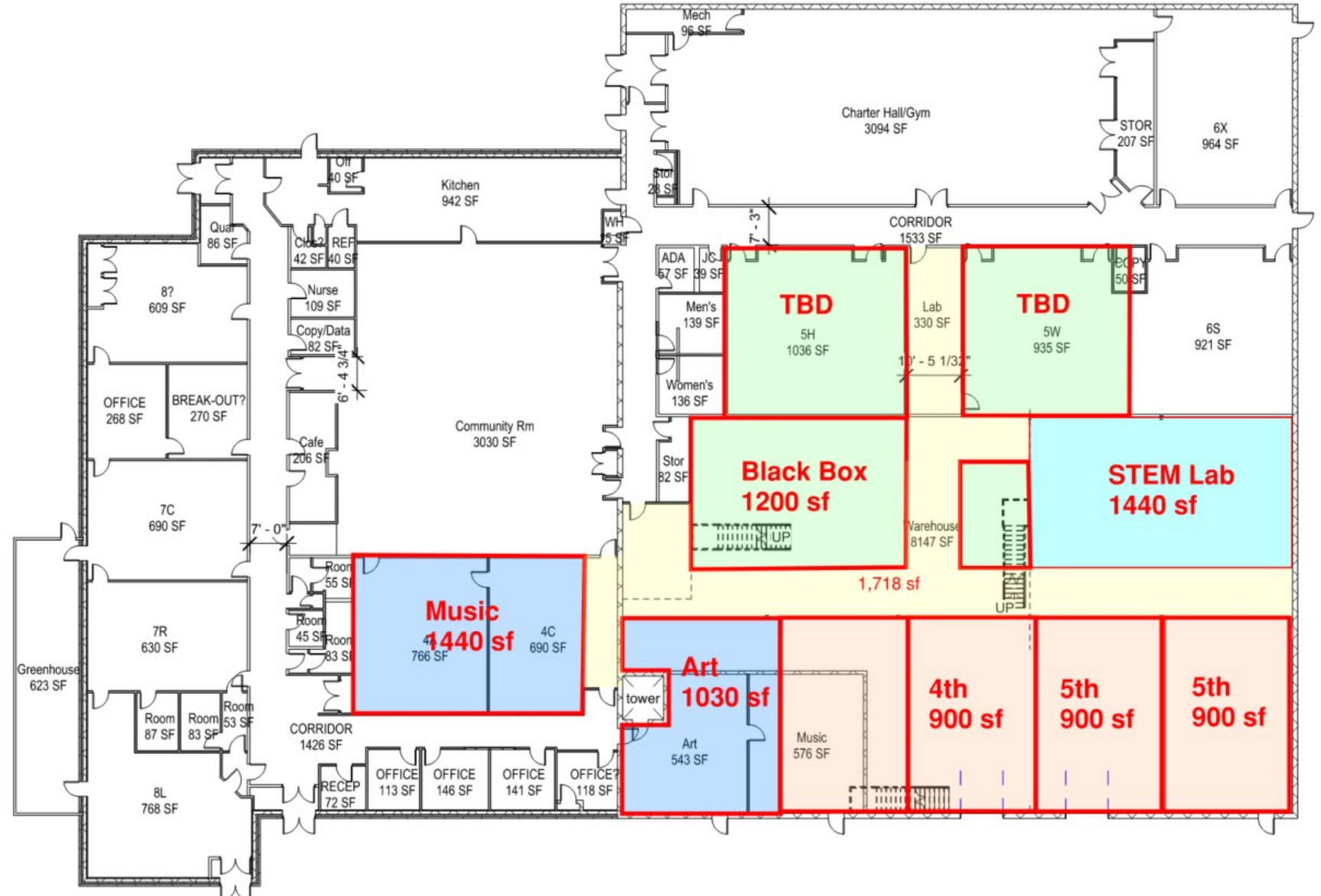
- Creates a STEM Lab with minimal construction
- Can be expanded into a full buildout in the warehouse
- Does not require modification of the existing Music and Art rooms
- Does not impact existing classrooms or other program areas
- Does not impact existing Mezzanine stairs
- Opportunity to create second egress without a long corridor

Challenges

- May require additional egress directly to outside
- “Hides” the new STEM Lab in a suboptimal location
- Complicated circulation in the short term
- Black Box is undersized, and location may not be attractive for outside partners

Total area of construction:

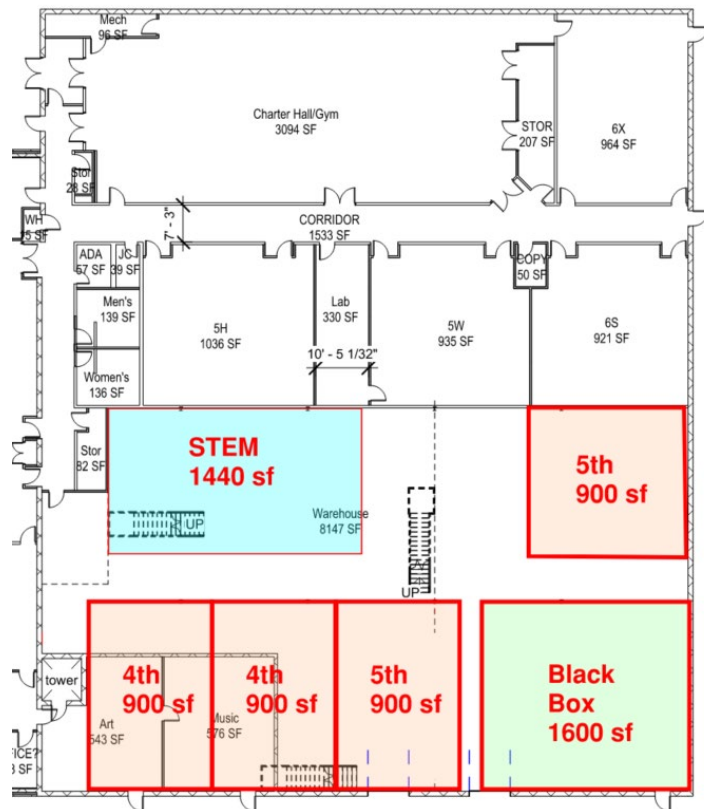
- Phase 1: 2,000 sf
- Phase 2: 11,600 sf
- **Total: 13,600 sf**



Black Box Options

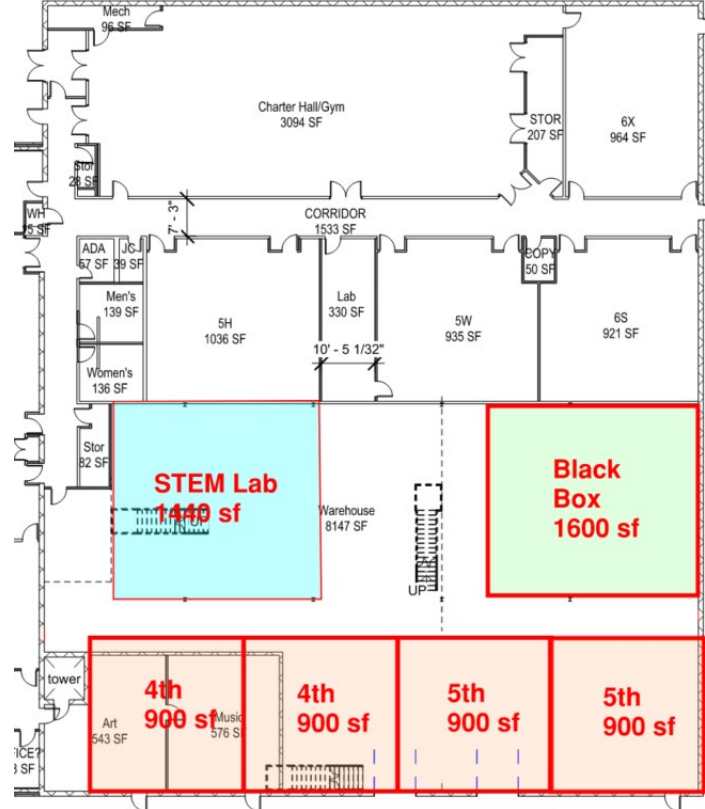
Full-size Black Box Options

The previous schemes do not provide a full-size Black Box (40' x 40'). If a Black Box is a priority, there are limited options to locate it in an appropriately sized column-free space. The options are shown below, along with the resulting perimeter classroom and STEM Lab space. Corridors and Art/Music space can be resolved in each option as shown in the previous schemes.



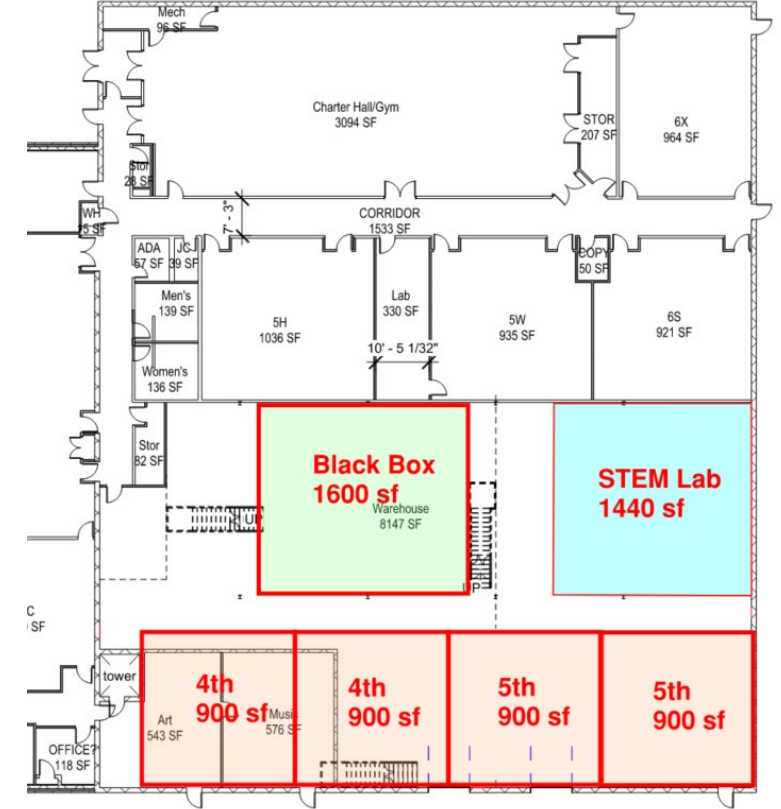
1

- Opportunity for direct entry
- STEM lab on interior is not ideal



2

- Opportunity for direct entry
- STEM lab on interior is not ideal



3

- No direct entry – guests need to walk through school
- STEM lab on perimeter is ideal