

5 Proposed Space Summary

- Proposed Space Summary: 6R2
- Proposed Space Summary: 14B
- Proposed Space Summary: 14C

Introduction

Please refer to the April 1, 2011 Preliminary Design Program for the existing floor plans.

There are now three different Proposed Space Summaries documenting the Options 6R2, 14B and 14C. These have been vetted with the MSBA, since the PDP was submitted. Since April 1, we have had a PDP/ FAS meeting and numerous phone calls and emails to reach a desired outcome on the proposed space summary. Attached are the final results of those conversations. In the appendix of the PSR, we have attached the District letter sent to the MSBA on May 18 which is the response to the MSBA letter of May 13 to the District. Our space summaries have been adjusted and color coded to show the dates of these changes.

The figures are:

- Option 6R2: Proposed Total SF - 165,592 NSF; 240,278 GSF; Grossing factor of 1.45 in the existing renovated building and in the new building.
- Option 14B: Proposed Total SF - 165,592 NSF; 242,101 GSF; Grossing factor of 1.65 in the existing renovated building and 1.45 in the new building.
- Option 14C: Proposed Total SF - 165,592 NSF; 240,601 GSF; Grossing factor of 1.45 in new base building and 1.50 for the smaller addition which has its own independent services.

We have included a Space Summary Overview cover page before each space summary for ease of navigation. As stated previously, the existing gross square footage is below the proposed as the current building is lacking enough gross square footage to satisfactorily support the educational program. Currently trailers, closets and storage spaces are used as net square footage, and corridors are often exterior to the building. Mechanical spaces are undersized and in tunnels while restrooms are undersized and limited. The 1.37 existing net to gross ratio is exceedingly tight for the appropriate educational program.

The proposed space summaries each continue to show differences between the District's proposed program and the MSBA guidelines as follows:

- Core Academic Spaces and SPED: Average class size at CCHS is 22 students, thereby allowing the rooms to be 825 square feet. Due to the SPED inclusion model approach, the core academic space needs have been maximized and the SPED spaces reduced for a combined result which is below MSBA guidelines. The high level of course offerings and enrichment opportunities adds to the number of individual spaces that are utilized in any given day.
- Art & Music and Vocations & Technology: Due to the CCHS needs and strong music, drama, and arts program, the Art & Music spaces have been balanced with the Vocations & Technology spaces.

- **Health and Physical Education:** All students must complete four years of PE, plus a senior wellness project. The school also has a heavily used athletic and after school program and could not maintain the Towns' requirements without retaining the quantity of gym and alternate spaces for these programs. The May 18 letter shows a chart of a sample practice week. The utilization rate of each of the existing spaces depicts the need for the additional spaces proposed over the MSBA guidelines. These additional spaces, though, are carried in the Other section and the Health and PE section is zeroed out.
- **Media Center:** The library at CCHS has always been in high demand and is routinely beyond capacity with students seeking access to the technology located within. Often three classes are booked simultaneously in the library. This space is slightly over the MSBA guidelines.
- **Administration and Guidance:** There is a high quantity of administrative, guidance and student support personnel due to the intensive monitoring and attention given to the students at CCHS. This intensity positions the students for a successful college acceptance history. The METCO space is additional to MSBA. A revised caseload chart can be found in section 4.
- **Other:** In addition to the additional PE and athletic spaces noted above, the Other category includes a radio station, CCTV and offices for adult education.

Proposed Space Summary - Concord-Carlisle Regional High School - Option 6R2

Concord-Carlisle Regional High School	Existing Conditions		
	ROOM NFA ¹	# OF RMS	area totals
ROOM TYPE			
Total Building Net Floor Area (NFA) <i>(Program does not include a Field House)</i>			170,390
Proposed Student Capacity/Enrollment			
Total Building Gross Floor Area (GFA) ²			233,800
Ex. Permanent Building	230,050		
Ex. Temporary Buildings	3,750		
Grossing factor (GFA/NFA)			1.37

Proposed								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		43,021			122,571			165,592
					1,225			1,225
		62,550			177,728			240,278
		1.45			1.45			1.45

MSBA 2010 Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		152,692	
		1,225	181
		221,725	
		1.45	

¹ Individual Room Net Floor Area (NFA)

Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

² Total Building Gross Floor Area (GFA)

Includes the entire building gross square footage measured from the outside face of exterior walls

Architect Certification

I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.

Name of Architect Firm: OMR Architects

Name of Principal Architect: Jeanne Kuespert Roberts, AIA

Signature of Principal Architect: _____

Date: _____

Proposed Space Summary - Concord-Carlisle Regional High School - Option 14B

Concord-Carlisle Regional High School	Existing Conditions		
	ROOM NFA ¹	# OF RMS	area totals
ROOM TYPE			
Total Building Net Floor Area (NFA) <i>(Program does not include a Field House)</i>			170,390
Proposed Student Capacity/Enrollment			
Total Building Gross Floor Area (GFA) ²			233,800
Ex. Permanent Building	230,050		
Ex. Temporary Buildings	3,750		
Grossing factor (GFA/NFA)			1.37

Proposed								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		9,850			155,742			165,592
		1,225			1,225			1,225
		16,275			225,826			242,101
		1.65			1.45			1.46

MSBA 2010 Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		152,692	
		1,225	181
		221,725	
		1.45	

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Signature of Principal Architect: _____

Date: _____

Proposed Space Summary - Concord-Carlisle Regional High School - Option 14C

Concord-Carlisle Regional High School	Existing Conditions		
	ROOM NFA ¹	# OF RMS	area totals
ROOM TYPE			
Total Building Net Floor Area (NFA) <i>(Program does not include a Field House)</i>			170,390
Proposed Student Capacity/Enrollment			
Total Building Gross Floor Area (GFA) ²			233,800
Ex. Permanent Building	230,050		
Ex. Temporary Buildings	3,750		
Grossing factor (GFA/NFA)			1.37

Proposed								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		0			165,592			165,592
					1,225			1,225
		0	* see embedded formula		240,601			240,601
			* For larger base bldg		1.45			1.45
			* For premium alt		1.50			

MSBA 2010 Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		152,692	
		1,225	181
		221,725	
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