

Massachusetts School Building Authority

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May 13, 2011

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SUPERINTENDENT'S OFFICE

Ms. Diana Rigby, Superintendent
Concord-Carlisle Regional School District
120 Meriam Road
Concord, MA 01742

MAY 16 2011

CONCORD PUBLIC SCHOOLS
CONCORD-CARLISLE REGIONAL SCHOOL DISTRICT

RE: Concord-Carlisle Regional High School

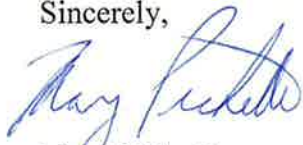
Dear Superintendent Rigby:

The Massachusetts School Building Authority ("MSBA") is forwarding review comments of the Space Summary submission for the Concord-Carlisle Regional High School project received by the MSBA on April 1, 2011 and updated on May 11, 2011.

The MSBA requests that the District and its Designer respond to the concerns outlined within 14 days of receipt of this letter. Responses to the attached comments shall be forwarded to the assigned MSBA Project Manager through the Owners Project Manager.

If you have any questions or comments please do not hesitate to contact John Jumpe (John.Jumpe@MassSchoolBuildings.org). Thank you.

Sincerely,



Mary Pichetti
Director of Capital Planning

Cc: Senator Susan Fargo (without attachments)
Representative Cory Atkins (without attachments)
John D. Williams, Chair, Carlisle Board of Selectmen Board of Selectmen (without attachments)
Elise F. Woodward, Chair, Concord Board of Selectmen (without attachments)
Timothy D. Goddard, Carlisle Town Administrator (without attachments)
Christopher Whelan, Concord Town Manager (without attachments)
Louis Salemy, Chair, Concord-Carlisle Regional School Committee (without attachments)

John Flaherty, Deputy Superintendent for Finance and Operations, Concord-Carlisle Regional School District (without attachments)
Jerry Wedge, Co-Chair, Concord-Carlisle Regional School Building Committee (without attachments)
David Saindon, Owner's Project Manager, KV Associates (with attachments)
Jeanne Roberts, Designer, OMR Architects, Inc. (with attachments)

File *Letters 10.2 (Region 4)*

District: Concord Carlisle Regional School District
School: Concord Carlisle Regional High School
Submittal: Initial Space Summary
Submittal Date: April 1, 2011, Updated May 11, 2011
Review Date: April 12 – May 12, 2011
Reviewed by: Caulen Finch and John Jumpe

The Massachusetts School Building Authority (the “MSBA”) has completed its review of the proposed space summary for the Preliminary Design Program submitted to the MSBA on April 1, 2011 by KV Associates as well as the changes submitted to the MSBA on May 11, 2011 by OMR Architects, Inc. on behalf of the District. This review involved evaluating the extent to which the Concord-Carlisle Regional High School’s proposed space summary conforms to the MSBA guidelines and regulations.

The MSBA considers it critical that the Districts and their Designers aggressively pursue design strategies to achieve compliance with the MSBA guidelines for all proposed projects in the new program and strive to meet the gross square footage allowed per student and the core classroom space standards, as outlined in the guidelines. The MSBA also considers its stance on core classroom space critical to its mission of supporting the construction of successful school projects throughout the Commonwealth that meet current and future educational demands. The MSBA does not want to see this critical component of education suffer at the expense of larger or grander spaces that are not directly involved in the education of students.

The MSBA review comments are as follows:

- **Core Academic Space** – The District is proposing to provide a total of 63,420 net square feet (nsf) which exceeds the MSBA guidelines by 4,730 nsf. The MSBA offers the following regarding the proposed program which includes:
 - Five spaces dedicated to teacher planning that total 7,400 nsf, which exceeds the MSBA guidelines by 3,300 nsf. The MSBA needs to better understand how this space is used and allocated prior to accepting this variation to the guidelines.
 - Three spaces totaling 2,075 nsf that are identified as Resource Centers. The MSBA needs to better understand how this space is used and allocated prior to accepting this variation to the guidelines.
 - A large 1,700 nsf seminar room replaces 1 of 3 small 500 nsf small group rooms resulting in a program that is 1,200 nsf over in group seminar spaces included in the MSBA guidelines. The MSBA needs to better understand how this space is used and allocated prior to accepting this variation to the guidelines.
 - Physics and Earth Science classroom labs that are 240 nsf below guidelines. The MSBA will accept this variation to the guidelines, pending confirmation from the District that the proposed Physics Classrooms/Labs will support delivery of their curriculum.

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- A foreign language laboratory – Although not included in the MSBA guidelines, the MSBA accepts this variation to the guidelines, and no additional action is required.
- A health classroom – Although not included in the MSBA guidelines, the MSBA accepts this variation to the guidelines, and no additional action is required.
- **Special Education** – The District is proposing to provide a total of 5,970 net square feet (nsf) which is 7,120 nsf below the MSBA guidelines. Please note that the Special Education program is subject to approval by the Department of Elementary and Secondary Education (DESE). The District should provide the information required for this submittal with the documents required for a Project, Scope, and Budget. The educational program follows an inclusion model therefore the majority of population is reported to be served as part of the general population.
- **Art & Music/ Voc-Tech** – The District is proposing to provide a combined total of 20,925 nsf which is within the MSBA guidelines. Based on the updated space summary submitted to the MSBA on May 11, 2011, the MSBA notes that the “Other” category includes 1,500 nsf for Art Gallery and Art Gallery Studio spaces, however these spaces belong within the Art and Music category. Including these spaces within the Art and Music category increases the proposed program to 22,425 nsf, which exceeds the MSBA guidelines amount of 21,000 nsf by 1,425 nsf. The proposed program includes 4,950 nsf of space that is not included in the MSBA space summary guidelines including:
 - A total of 950 nsf of storage and workroom space that is not included in the MSBA guidelines;
 - A total of 900 nsf of office space not included in the MSBA guidelines;
 - A 1,600 nsf drama classroom that is not included in the MSBA guidelines;
 - A 750 nsf Art Gallery that is not included in the MSBA guidelines;
 - A 750 nsf Art Gallery Studio that is not included in the MSBA guidelines;

Proposed Art and Music program is over MSBA guidelines by 5,875 nsf (including Art Gallery and Art Gallery Studio) and the Voc + Tech under MSBA guidelines by 4,450 nsf.

The MSBA does not object to these spaces being included in the project as long the spaces are appropriately placed in the space summary and the total area allocated for Art and Music and Vocations and Technology is within the amount included in the MSBA guidelines.

- **Health and Physical Education** – The District is proposing to provide a total of 32,660 nsf which exceeds the MSBA guidelines by 9,600 nsf. Reduce the Health and Physical Education area to comply with MSBA guidelines.
 - The updated space summary includes a health classroom within core academic category, the MSBA accepts this variation to the guidelines, no further action is required.

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- **Media Center** – The District is proposing to provide a total of 8,600 nsf which exceeds the MSBA guidelines by 1,044 nsf. The MSBA accepts this variation to the guidelines, no additional action is required.
 - The existing program is 13,480 nsf, which is 5,924 nsf larger than the proposed program.
 - The proposed program includes 3,400 nsf of group work stations and 1,200 nsf for student work and presentation space.
- **Auditorium/ Drama** - The District is proposing to provide a total of 10,400 nsf which meets the MSBA guidelines. No additional action is required.
- **Dining & Food Service** – The District is proposing to provide a total of 10,262 nsf which meets the MSBA guidelines. No additional action is required.
- **Medical** – The District is proposing to provide a total of 1,100 nsf which meets the MSBA guidelines. No additional action is required.
- **Administration & Guidance** – The District is proposing to provide a total of 6,755 nsf which exceeds the MSBA guidelines by 1,776 nsf. The District is proposing an additional 1,325 nsf associated with METCO Administration, two additional guidance councilors and the District’s Challenge Program. The MSBA accepts these variations to the guidelines. Reduce the Administration and Guidance area by 451 nsf to meet MSBA guidelines plus accepted variations.
 - The proposed program includes an additional 300 nsf for a METCO office. The MSBA accepts this variation to the guidelines, no additional action is required.
 - The proposed program includes an additional 200 nsf for two additional guidance councilors beyond those included in the guidelines. The MSBA will accept this variation to the guidelines, however, these spaces may be deemed ineligible for reimbursement by the MSBA.
 - The proposed program includes an additional 825 nsf for the District’s “Challenge Program”. The MSBA will accept this variation to the guidelines, however, these spaces may be deemed ineligible for reimbursement by the MSBA.
- **Custodial & Maintenance** – The District is proposing to provide a total of 2,544 nsf which meets the MSBA guidelines. No additional action is required.
- **Other** - The District is proposing to provide a total of 5,190 nsf which exceeds the MSBA guidelines by 5,190 nsf. This area includes 1,500 nsf that is associated with an Art Gallery and Art Gallery Studio, see the Art and Music category above. The adjusted category (excluding Art related spaces) includes 3,690 nsf which exceeds the MSBA guidelines by 3,690 nsf. The remaining ‘Other’ spaces consists of a Radio Station (1,840 nsf), Cable / TV space (1,600 nsf), and space dedicated to Adult Education (250 nsf). This space and all costs associated with

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fitting out this space, is considered ineligible for reimbursement by MSBA, but may be included within the project.

- **Total Net Building Floor Area** – The District is proposing to provide a total of 167,836 nsf which exceeds the MSBA guidelines by 15,144 nsf.
- **Total Building Gross Floor Area** – The District is proposing to provide a total of 243,362 gsf which exceeds the MSBA guidelines by 21,637 gsf.

The proposed program significantly exceeds the MSBA guidelines. The District and the MSBA must reach agreement on a space summary that is mutually acceptable to the District and the MSBA prior to proceeding with additional alternatives analysis. Please provide three dates and times for which the District could be available to participate in a conference call with the MSBA.