EMSL Analytical, Inc.

5 Constitution Way, Unit A Woburn, MA 01801

Tel/Fax: (781) 933-8411 / (781) 933-8412

http://www.EMSL.com / bostonlab@emsl.com

EMSL Order:	132305071
Customer ID:	AXIO80
Customer PO:	
Project ID:	

Attention:	Chris LaPorte	**Phone:**	(781) 254-5482
	Axiom Partners, Inc.	**Fax:**	(781) 213-6992
	50B Salem Street, Suite 103	**Received Date:**	08/10/2023 1:00 PM
	Lynnfield, MA 01940	**Analysis Date:**	08/11/2023
		Collected Date:	08/10/2023

Project: 01164.133 - Winter Hill Community School; 115 Sycamore Street; Somerville

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
081023-57-60A *132305071-0001*	1st Floor Hall at C111 - Ceiling Panel Mortar Joint	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
081023-57-60B *132305071-0002*	Kitchen S. Middle - Ceiling Panel Mortar Joint	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
081023-57-60C *132305071-0003*	2nd Floor S. Stairwell Hall - Ceiling Panel Mortar Joint	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
081023-57-60D *132305071-0004*	3rd Floor Hall near Elevator - Ceiling Panel Mortar Joint	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
081023-57-60E *132305071-0005*	4th Floor N. Stairwell Hall - Ceiling Panel Mortar Joint	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
081023-57-61A *132305071-0006*	1st Floor Hall at C111 - CMU Block Mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
081023-57-61B *132305071-0007*	Kitchen 112 Doorway - CMU Block Mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
081023-57-61C *132305071-0008*	2nd Floor Health Office - CMU Block Mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
081023-57-61D *132305071-0009*	Room 419 SE - CMU Block Mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
081023-57-62A *132305071-0010*	Kitchen N - Column Coating	Gray/Tan Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
081023-57-62B *132305071-0011*	Kitchen Middle - Column Coating	Gray/Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
081023-57-62C *132305071-0012*	Kitchen S - Column Coating	Gray/Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
081023-57-62D *132305071-0013*	Room 213 NE Corner - Column Coating	Gray/Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
081023-57-62E *132305071-0014*	Room 309 Hallway - Column Coating	Gray/Yellow Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
081023-57-62F *132305071-0015*	Room 420 S. Column - Column Coating	White/Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
081023-57-63A *132305071-0016*	Kitchen S. Middle - Concrete Ceiling Panels	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 08/11/2023 16:23:12

EMSL Analytical, Inc.
5 Constitution Way, Unit A Woburn, MA 01801
Tel/Fax: (781) 933-8411 / (781) 933-8412
http://www.EMSL.com / bostonlab@emsl.com

EMSL Order: 132305071
Customer ID: AXIO80
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
081023-57-63B *132305071-0017*	2nd Floor Hall/Main office - Concrete Ceiling Panels	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
081023-57-63C *132305071-0018*	3rd Floor Hall near Elevator - Concrete Ceiling Panels	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
081023-57-63D *132305071-0019*	4th Floor Hall at Stairwell - Concrete Ceiling Panels				Not Submitted
081023-57-02F *132305071-0020*	NW Wall - Lightweight Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
081023-57-02G *132305071-0021*	213 N. Wall - Lightweight Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
081023-57-02H *132305071-0022*	3rd Floor Hall at Elevator - Lightweight Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
081023-57-02I *132305071-0023*	4th Floor 419 S. Wall - Lightweight Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)
John McCarthy (22)

Steve Grise, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 “Interim Method”) but augmented with procedures outlined in the 1993 (”final”) version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Woburn, MA NVLAP Lab Code 101147-0, CT PH-0315, MA AA000188, RI AAL-139, VT AL998919, ME LB-0039

Initial report from: 08/11/2023 16:23:12

OrderID: 132305071

AXIOM PARTNERS
50 SALEM STREET, SUITE 103B
LYNNFIELD, MA 01940
PHONE: 781.213.9198

LABORATORY ORDER #: 132305071

Sample(s) received in good condition? [Y] [N]
Discernable field blank submitted? [Y] [N]

Asbestos Analysis – Chain of Custody Form

Sampled by: GEOFF GERACE Date Collected: 8/10/23

Project Name: Winter Hill Community School

Project Site: 115 SYCAMORE ST, Somerville

Project ID/Number: 01164.133

Special Lab Instructions: Analyze All, E-Mail Results to claporte@axiomenv.com ggerace@axiomenv.com

TURNAROUND TIME – If turnaround time is not chosen standard turnaround time applies (6 + Days)

☐ 3 Hours	☐ 6 Hours	☐ 12 Hours	☑ 24 Hours	☐ 48 Hours	☐ 72 Hours	☐ 4 Days	☐ 5 Days	☐ 6-10 Days

TYPE OF ASBESTOS ANALYSIS: EPA 600/R-93/116

SAMPLE NO.	SAMPLE DESCRIPTION	SAMPLE LOCATION	COMMENTS
081023-57-60A	Ceiling Panel Mortar Joint	1st FL Hall at C111	
60B		Kitchen S. Middle	
60C		2nd FL S. Stairwell Hall	
60D		3rd FL Hall new Elevator	
60E		4th FL N. Stairwell Hall	
61A	CMU Block Mortar	1st FL Hall at C111	
61B		Kitchen 112 Doorway	
61C		2nd FL Health office	
61D		Room 419 S	
62A	Column Coating	Kitchen N	
62B		Kitchen Middle	
62C		Kitchen S	
62D		Room 213 NE corner	
62E		Room 309 / Hallway	

Relinquished: [signature] Date: 8/10/23 Time: 12:00

Received: Date: Time:

REC'D EMSL BOSTON AUG 16 2023

OrderID: 132305071

AXIOM PARTNERS
50 SALEM STREET, SUITE 103B
LYNNFIELD, MA 01940
PHONE: 781.213.9198

LABORATORY ORDER #: 132305071

Sample(s) received in good condition? [Y] [N]
Discernable field blank submitted? [Y] [N]

Asbestos Analysis – Chain of Custody Form

Sampled by:	Date Collected:
Project Name:	Same as 95
Project Site:	
Project ID/Number:	
Special Lab Instructions:	Analyze All, E-Mail Results to claporte@axiomenv.com

TURNAROUND TIME – If turnaround time is not chosen standard turnaround time applies (6 + Days)

☐ 3 Hours	☐ 6 Hours	☐ 12 Hours	☑ 24 Hours	☑ 48 Hours	☐ 72 Hours	☐ 4 Days	☐ 5 Days	☐ 6-10 Days

TYPE OF ASBESTOS ANALYSIS: EPA 600/R-93/116

SAMPLE NO.	SAMPLE DESCRIPTION	SAMPLE LOCATION	COMMENTS
081023-57-62F	" "	Room 420 S. Column	
63A	Concrete Ceiling Panels	Kitchen S. Middle	
63B	↓ ↓ ↓	2nd FL Hall / Main OFFICE	
63C		3rd Hall Near Elevator	
63D		4th FL Hall at Stairwell	
02F	Lightweight Concrete	NW WALL	
02G	↓ ↓	213 N. WALL	
02H		3rd FL Hall AT Elevator	
02I		4th FL 419 S. WALL	

Relinquished: [signature] Date: 8/10/23 Time: 12:00

Received: Date: Time:

REC'D EMSL-BOSTON AUG 10 2023

Page __ of __

Silman
A TYLin Company

MEMORANDUM

Date:	11/08/2023	Project Name:	Somerville Master Plan
Attention:	Aaron Lamport	Silman Project #:	19887.01 / 19887.02
Company:	BBB	RE:	Initial Structural Comments – 115 Sycamore St
From:	Sylvester Black	cc:	Monica Siebenmorgen

Background:

Sylvester Black representing Silman visited 115 Sycamore Street with the project team on April 18, 2023, and again on May 31,2023. This 89,000 sqft building consists of 4 stories + MEP bulkhead, and was constructed in 1974. We were advised by the team on site that no significant structural renovations have occurred since construction. We have reviewed the existing set of original drawings, and they appear to be well-detailed, with concrete footing sizes, member sizes and reinforcement all clearly noted. Initial structural comments are noted below, based on our observations and a brief review of existing drawings provided by BBB.

Existing Structural System:

The structure is composed of 10" precast concrete planks with a 2" topping slab, supported by precast concrete beams and precast concrete columns. The typically 18" to 20" square columns bear on spread footings ranging from 6' to 10' square. The façade and stairs are also composed of precast concrete panels. Precast concrete T's span the gymnasium, and an ornate precast concrete skylight frame supports the library roof. The bulkhead, like the rest of the structure is composed entirely of precast concrete columns, precast concrete wall panels and precast concrete roof planks.

Façade cracks, spalls, and water-infiltration:

On our follow-up visit to the site on May 31, 2023, we observed isolated cracks in the exterior façade, typically occurring at corners of elevated stories, particularly on the north facade. There are isolated spalls at walls and roof slabs throughout the building, particularly

in the stair towers. There are also signs of water infiltration at joints between precast wall panels and at joints between roof plank edges.

Vertical addition potential:

The International Existing Building Code (IEBC) provides clear requirements for upgrading the lateral system of a building with a vertical addition. Per IEBC section 1103.2, "The existing structure and its addition acting together as a single structure shall met the requirements of sections 1609 and 1613 of the IBC using full seismic forces." This means that the entire building, not just the addition, needs to meet the current building code requirements for lateral design rather than the less stringent code requirements of 1974.

Also relevant is the exception # 2 under 1103.2, which states that existing lateral elements (such as the building's existing shear walls and shear wall foundations) must be upgraded to the current code if the demand-capacity ratio of that element increases by more than 10%. The take-away point here is that a two story vertical addition to this existing 4-story building is certain to trigger a greater than 10% demand capacity ratio increase in this building's lateral system, due to increased wind loads, increased seismic loads, or both. Once triggered, the required upgrade for the entire building's lateral system to meet current code would be significant and invasive, involving required renovations to foundations, columns, shear walls, and connections between existing precast concrete elements.

A full lateral system upgrade would be invasive at least, and physically impossible at worst, due to the difficulty of accessing existing connections between precast concrete elements. While we have detailed historic structural drawings of the building, these drawings do not specifically detail the proprietary connections installed between concrete precast elements. These elements likely appeared on shop drawings in 1974, which the team does not have. It would be essential to fully understand these connecting elements to upgrade the lateral system, but without drawings, they are prohibitively difficult to locate and assess in the field.

In summary, a vertical addition to the 50-year-old Winter Hill school would trigger a major upgrade to the lateral system to meet current building code requirements. The code requirements coupled with the existing precast concrete building elements make prospects of such a renovation prohibitively invasive and impractical.

Please don't hesitate to reach out to us with any questions you may have.

Sincerely,

Sylvester Black
Senior Project Engineer
Silman
111 Devonshire Street, Boston, MA 02109
Direct: 617-986-5181
Office: 617-695-6700

INSPECTIONS FOR FALL HAZARDS AT BUILDING INTERIOR AND FACADE

Winter Hill Community Innovation School

115 Sycamore Street
Somerville, MA
3 October 2023

SGH Project 230889



PREPARED FOR
Capital Projects and Planning
City of Somerville
1 Franey Road
Somerville, MA 02145

PREPARED BY
Simpson Gumpertz & Heger Inc.
480 Totten Pond Road
Waltham, MA 02451

Table of Contents

	Pages
Cover Letter	1
Executive Summary	2 - 3
APPENDIX A: FIELD REPORTS	
Field Report No. 1: Kitchen and Cafeteria Inspections	5 – 11
Field Report No. 2: Interior Inspections	12 – 28
Field Report No. 3: Stair Inspections	29 – 44
Field Report No. 4: Facade Inspection	45 – 53
Field Report No. 5: Non-structural Findings	54 – 61
Field Report No. 6: Additional Interior Inspections	62 – 88
APPENDIX B: DAILY REPORTS	
Daily Update Memorandum: Phase 1	90 – 111
Daily Update Memorandum: Phase 2	112 – 117
APPENDIX C: INSPECTION LOGS	
Inspection Logs: Phase 1 & Phase 2	119 – 127
APPENDIX D: FIGURES	
Potential Fall Hazard and Inspection Plans	129 – 136

3 October 2023

Ms. Debora Mitrano
Capital Projects and Planning City of Somerville
1 Franey Road
Somerville, MA 02145

Project 230889 – Inspections for Fall Hazards at Winter Hill Community School, Somerville, MA

Dear Ms. Mitrano:

Attached are our field reports and daily updates summarizing our findings and recommendations from our inspections of the interior of the Winter Hill Community School, staffing reports, and potential fall hazard and inspection plans.

During our inspections, we identified several locations representing fall hazards and areas of unsound concrete, as described in our field reports. These locations are localized and not widespread. Based on our findings, from a structural perspective, the building can be occupied after removal of the fall hazards and repair of unsound concrete identified in our reports.

Sincerely yours,

Sal A. Capobianco, P.E.
Senior Principal
MA License No. 34343

J. Gustavo Tumialan, P.E.
Associate Principal
MA License No. 51044

I:\BOS\Projects\2023\230889.00-WINT\WP\013SACapobianco-L-230889.00.scg.docx

Encls.

Executive Summary

The Winter Hill Community School in Somerville, Massachusetts was built in the mid-1970s. The school is a four-story structure with penthouse structures. The floor and roof structural systems consist of hollow-core precast concrete planks supported on cast-in-place concrete beams and columns. Concrete beams and columns support the planks. The underside of the floors above the classrooms, offices, hallways, library, restrooms, and portions of the Gymnasium are concealed by ceiling tiles.

In May 2023, a small section of concrete fell through the ceiling of Stair 1. Following this event, the City of Somerville closed the school and started planning for an inspection for fall hazards. Simpson Gumpertz & Heger, Inc. perform visual and hands-on inspections throughout the school between July and September 2023. The objective of our inspections was to identify areas that represented fall hazards or that required repairs. SPS New England (SPS) assisted us with our inspections.

Appendix A includes our Field Reports 1 to 6 that summarize our findings and recommendations. During July and August 2023, we inspected approximately 65% of the interior areas and 100% of the Gymnasium, stair towers, and façade. Field Reports 1 through 5, issued between 24 July and 17 August 2023, summarize the findings from these inspections. We returned to the site in September 2023 to inspect areas of the building interior that were not inspected in July and August. Field Report 6, issued 29 September 2023, summarizes the findings from our additional inspections.

Appendix B includes our daily reports to the City or Somerville summarizing our findings after a day of inspections.

Appendix C includes an inspection log and associated plans showing the inspection activity each day.

Appendix D includes plans showing locations of potential fall hazards and the extent of our inspections.

During our inspections, we identified several locations representing fall hazards and localized areas of unsound concrete. These locations are localized and not widespread. Our general findings are as follows:

- At the building interior and stair towers:
    - Existing concrete spalls at the building interior, stair towers. The concrete surrounding these spalls is generally sound.
    - Extensive corrosion staining across Levels 3 and 4. We did not discover any evidence of active leaking in these areas.

- Widespread efflorescence along concrete panels, beams, and columns. The efflorescence generally appears aged. There is no evidence of active leaks in these areas.

- Several non-structural concerns, including cracked CMU and tripping hazards.

- At the facade:

  - A few minor existing concrete spalls exist along the facade, observed from the ground using binoculars. We did not sound the facade.

Based on our findings, from a structural perspective, the building can be occupied after removal of the fall hazards and repair of unsound concrete identified in our field reports.

APPENDIX A

FIELD REPORTS

FIELD REPORT NO. 1				
Report By:	Kasey Mearls, Giuliana Stovall, and Gustavo Tumialan			
Date of Site Visit: **Date Report Issued:**	19-21 July 2023 24 July 2023			
Project No./Keyword:	230889	WINT		
Project Name:	Inspections for Fall Hazards at Winter Hill Community School, Somerville, MA		**Purpose:**	Inspections for Fall Hazards at Kitchen and Cafeteria
Meeting/Work Location:	Site		**Time –**	**from:** 7:00 a.m. **to:** 4:00 p.m.
Weather:	Sunny		**Ambient Temperature:**	90°F
Persons Contacted:	Debora Mitrano (City of Somerville) Jared Brewer (SPS New England, Inc.)			
Distribution:	Debora Mitrano (City of Somerville)			
This report is limited. The following items are based on brief and limited observations of certain selected locations; all similar locations may not have been observed. Other issues of equal or greater importance may not be addressed in this report. Recommendations included in this report are for consideration by the project team and are not construction change directives.				

Simpson Gumpertz & Heger Inc. (SGH) visited the Winter Hill Community School between 19 and 21 July 2023 to perform inspections of the underside of the floors above the kitchen and cafeteria. These inspections are part of an ongoing inspection program at other areas of the school, including classroom, gymnasium, stairways, etc.

This field report summarizes our findings and recommendations from our inspections of the kitchen and cafeteria. The inspection team was comprised of the following individuals:

- Giuliana Stovall
- Kasey Mearls
- Sylvia Costa
- Gustavo Tumialan

1. BACKGROUND AND OBJECTIVE

The Winter Hill Community School was built in mid-1970s. The school is a four-story structure with penthouse structures. At the kitchen and cafeteria, the floor structural system consists of hollow-core precast concrete planks supported on cast-in-place concrete beams and columns. Concrete beams and columns support the planks. The underside of the floors above the kitchen and cafeteria are concealed by ceiling tiles.

The objective of our inspections is to identify areas that represent fall hazards or that require repairs.

2. FIELD INSPECTION

SPS New England, Inc. (SPS) assisted us with our inspection. At our direction, SPS removed ceiling tiles as required to expose the underside of the floors above the kitchen and cafeteria and provided staging for our visual and hands-on inspections. Our hands-on inspections involved close-up examinations and tapping with hammers to detect unsound concrete. The extent of our inspections included the following:

- Kitchen: All ceiling tiles were removed to perform our inspections. We performed hands-on inspections of approximately 80% of the underside of the concrete floor above. Existing mechanical equipment and ducts prevented us from performing hands-on inspections at the remaining 20% of the underside. However, we were able to perform visual surveys at these areas. Photo 1 shows an overall view of a kitchen area after removal of ceiling tiles.

- Cafeteria: Twenty-five ceiling tiles were removed to perform our inspections. We inspected the underside of the concrete floor above from seventeen inspection points. We performed a visual survey of approximately 90% and a hands-on survey of approximately 10% of the underside of the concrete floor above. Photo 2 shows an overall view of a cafeteria area after removal of selected ceiling tiles.

Below is a summary of our field observations.

- The structure above the kitchen and cafeteria is in generally good condition.

- There are two locations with cracked concrete representing potential fall hazards, one at the cafeteria and one at the kitchen (Photos 3 and 4). Their size is approximately 3 in. by 6 in. Figure 1 shows the approximate locations of these areas. There is no indication of corrosion-induced damage at these locations.

- There are three small areas of unsound concrete above the kitchen (Photo 5). Their size is approximately 6 in. by 6 in. We sounded the adjacent concrete and did not find loose or deteriorated concrete posing a potential fall hazard risk. Figure 1 shows the approximate locations of these areas.

- There are multiple existing spalls in the concrete, typically at the joints between floor planks above the kitchen and cafeteria (Photos 6 and 7). Their sizes vary from 2 in. by 2 in. to 9 in. by 9 in. There is no indication of corrosion-induced damage at these locations. We sounded the adjacent concrete and did not find loose or deteriorated concrete posing a potential fall hazard.

- There is efflorescence at several joints between floor planks and beams within the cafeteria and kitchen (Photo 8). There were no signs of active leakage. We sounded the adjacent concrete and did not find loose or deteriorated concrete posing a potential fall hazard.

- The grout between the CMU partition wall and beam separating the kitchen and cafeteria is cracked and loose at several locations (Photo 9). The loose grout poses a potential fall hazard.

3. SUMMARY AND RECOMMENDATIONS

Below is a summary of our findings:

- The floor structure above the kitchen and cafeteria is generally sound.
- There are two locations at the floor underside above the kitchen and cafeteria that represent potential fall hazards, one at the kitchen and one at the cafeteria.
- The concrete adjacent to potential fall hazards and existing spalls is sound.
- The small areas of unsound concrete that we found are not loose and do not pose a potential fall hazard at this time.
- There are several existing spalls, typically at the joints between floor planks. These small areas are not related to a widespread structural issue.
- The efflorescence found along joints between floor planks and beams is evidence of past moisture penetration. We did not find unsound concrete along areas with efflorescence.
- The cracked and loose grout at the top of the partition CMU wall poses a potential fall hazard.

Based on our inspections of the underside of the floors above the kitchen and cafeteria, we recommend the following:

- Remove concrete identified as a potential fall hazard at the underside of the floors above the kitchen and cafeteria. Removal of unsound concrete at these locations does not compromise the floor's structural integrity and, therefore, does not require immediate repairs.
- Remove grout identified as a potential fall hazard at the top of the partition CMU wall. Removed grout will need to be repaired to restore fire separation between the kitchen and cafeteria. This Item requires further verification.

SGH will prepare a plan showing potential fall hazards and coordinate the removal of potential fall hazards with SPS while on site.



Photo 1

Overall view of a kitchen area after removal of ceiling tiles.



Photo 2

Overall view of a cafeteria area after removal of ceiling tiles.



Photo 3

Cracked concrete at kitchen representing fall hazard.



Photo 4

Cracked concrete at cafeteria representing fall hazard.



Photo 5

Small area with unsound concrete above the kitchen.



Photo 6

Existing small spall above kitchen.



Photo 7

Existing spall above cafeteria.



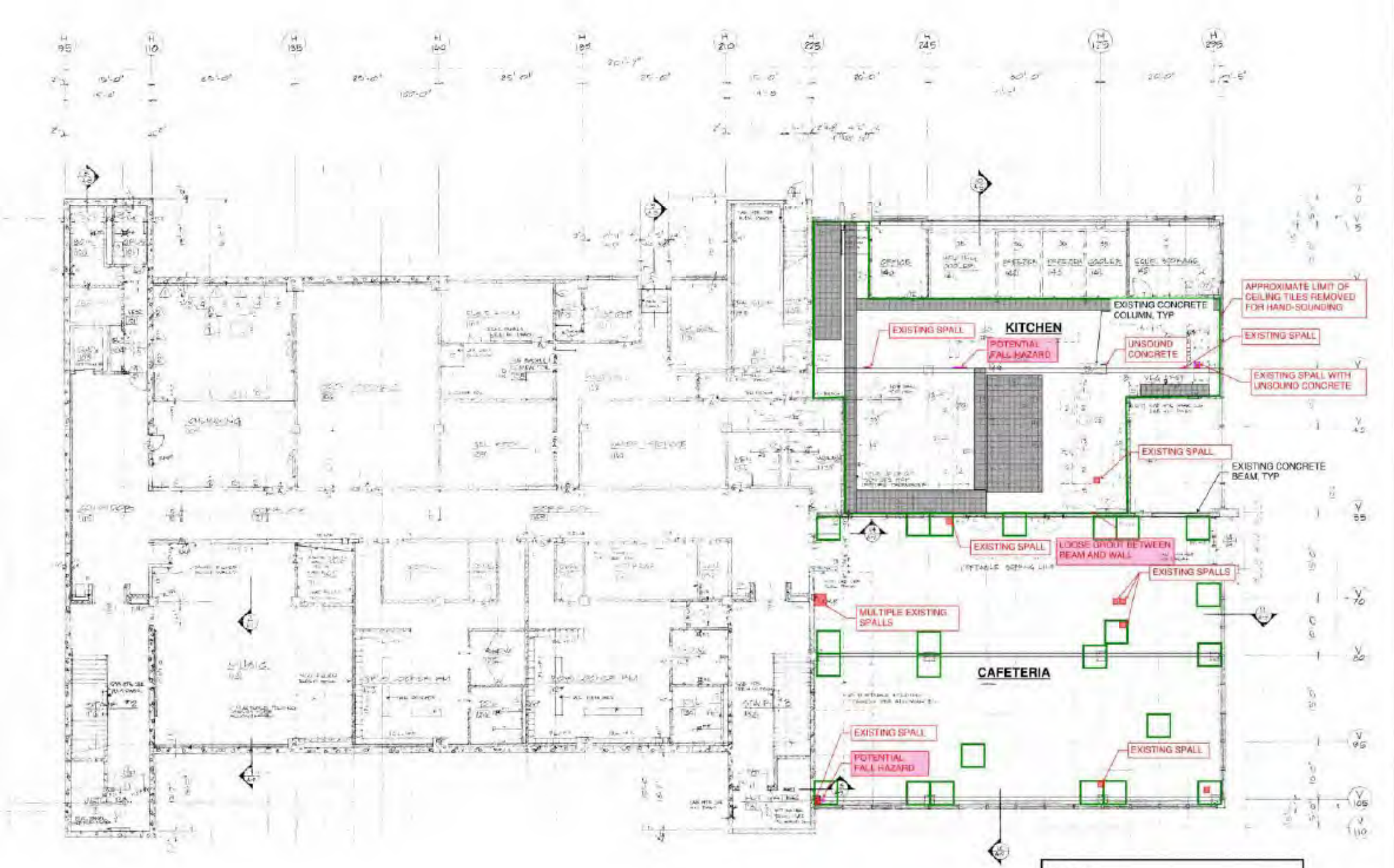
Photo 8

Efflorescence at joint between floor planks and beams.



Photo 9

Cracked and loose grout at top of CMU partition wall representing potential fall hazard.





TYP. ACOUSTICALLY TREATED WALLS

SGH MARKUP
FIGURE 1
24 JULY 2023

9 August 2023

Ms. Debora Mitrano
Capital Projects and Planning
City of Somerville
1 Franey Road
Somerville, MA 02145

Project 230889 – Inspections for Fall Hazards at Winter Hill Community School, Somerville, MA

Dear Ms. Mitrano:

Attached is our field report summarizing our findings and recommendations from our inspections of the interior of the Winter Hill Community School.

During our inspections, we identified a few locations representing fall hazards and localized areas of unsound concrete, as described in the report. These locations are localized and not widespread. Based on our findings, from a structural perspective, the classrooms, offices, gymnasium, library, and hallways can be occupied after removal of the fall hazards and repair of unsound concrete identified in the report.

Sincerely yours,

Sal A. Capobianco, P.E.
Senior Principal
MA License No. 34343

J. Gustavo Tumialan, P.E.
Associate Principal
MA License No. 51044

I:\BOS\Projects\2023\230889.00-WINT\WP\005SACapobianco-L-230889.00.cah.docx

Encls.

FIELD REPORT NO. 2				
Report By:	Kasey E. Mearls, Giuliana R. Stovall, and Gustavo Tumialan			
Date of Site Visit: **Date Report Issued:**	18-27 July 2023 9 August 2023			
Project No./Keyword:	230889	WINT		
Project Name:	Inspections for Fall Hazards at Winter Hill Community School, Somerville, MA		**Purpose:**	Inspections for Fall Hazards at Interior
Meeting/Work Location:	Site		**Time –** **from:** **to:**	7:00 a.m. 4:00 p.m.
Weather:	Sunny		**Ambient Temperature:**	90°F
Persons Contacted:	Debora Mitrano (City of Somerville) Jared Brewer (SPS New England, Inc.)			
Distribution:	Debora Mitrano (City of Somerville)			
This report is limited. The following items are based on brief and limited observations of certain selected locations; all similar locations may not have been observed. Other issues of equal or greater importance may not be addressed in this report. Recommendations included in this report are for consideration by the project team and are not construction change directives.				

Simpson Gumpertz & Heger Inc. (SGH) visited the Winter Hill Community School between 18 and 27 July 2023 to perform inspections of the underside of the floors above the classrooms, offices, and hallways. These inspections are part of an ongoing inspection program at the school.

This field report summarizes our findings and recommendations from our inspections of the areas above. The inspection team included the following individuals:

- Giuliana R. Stovall
- Kasey E. Mearls
- Sylvia P. Costa
- Brandin W. Harvey
- Gustavo Tumialan

1. BACKGROUND AND OBJECTIVE

The Winter Hill Community School was built in the mid-1970s. The school is a four-story structure with penthouse structures. The floor and roof structural systems consist of hollow-core precast concrete planks supported on cast-in-place concrete beams and columns. Concrete beams and columns support the planks. The underside of the floors above the classrooms, offices, hallways, library, and portions of the Gymnasium are concealed by ceiling tiles.

The objective of our inspections is to identify areas that represent fall hazards or that require repairs.

2. FIELD INSPECTION

SPS New England, Inc. (SPS) assisted us with our inspection. At our direction, SPS removed ceiling tiles to expose the underside of the floors above and provided staging for our visual and hands-on inspections. Our hands-on inspections involved close-up examinations and tapping with hammers to detect unsound concrete. The attached Figures 1-4 show the extent of our visual (yellow shaded areas) and hands-on surveys (green shaded areas). The extent of our inspections included the following:

- **Level 1** includes the kitchen, cafeteria, and fiveclassrooms.
    - Classrooms: We visually surveyed areas that were accessible and not concealed by ceiling tiles, which represent approximately 15% of the underside of the concrete floor above. We performed hands-on surveys at suspect areas.
    - Kitchen and Cafeteria: Our Field Report No. 1, dated 24 July 2023, summarizes our findings and recommendations on our inspections of the kitchen and cafeteria.
- **Level 2** includes twelve classrooms, fifteen offices or other rooms, hallways, and the Gymnasium. The Gymnasium and eight classrooms are in the southern wing of the building. The offices and four classrooms are in the northern wing of the building.
    - Classrooms: We performed inspections within eight classrooms. Five ceiling tiles were removed within each classroom; one tile at each corner of each room and one at the center. From thesed five inspection points, we performed a visual survey above the entirety of the classroom and approximately one-third of each adjacent classroom and a hands-on survey of the area above each removed tile. We performed a visual survey of approximately 65% and a hands-on survey of approximately 10% of the underside of the concrete floor above the classrooms.
    - Hallways: Approximately 10% of the ceiling tiles were removed in each hallway to perform our inspections. Existing mechanical equipment and ducts prevented us from performing hands-on surveys at several points along the underside. However, we were able to perform visual surveys in these areas. We performed a visual survey of approximately 50% and a hands-on survey of approximately 5% of the underside of the concrete floor above the hallways.
    - Offices: We performed inspections within seven offices. One to two ceiling tiles were removed in half of the offices to perform our inspections. We performed a visual survey of approximately 55% and a hands-on survey of approximately 5% of the underside of the concrete floor above the offices.
    - Gymnasium: The concrete roof above the Gymnasium consists of prestressed single-tee concrete panels with steel sub-framing supporting the folding partition wall at the center of the Gymnasium. Ceiling tiles conceal the steel sub-framing;

SPS removed tiles at four locations for our inspections. We performed a visual and hands-on survey of approximately 90% of the underside of the concrete roof above the Gymnasium.

- **Level 3** includes hallways and thirteen classrooms; eight classrooms are in the southern wing of the building, and five are in the northern wing.
    - Classrooms: We performed inspections within eight classrooms. Five ceiling tiles were removed within each classroom to perform our inspections; one tile at each corner of each room and one at the center. From these five inspection points we performed a visual survey of the entirety of the ceiling in the selected classrooms and approximately one-third of each adjacent classroom and a hands-on survey of the area above each removed tile. We performed a visual survey of approximately 65% and a hands-on survey of approximately 10% of the underside of the concrete floor above the classrooms.
    - Hallways: Approximately 15% of the ceiling tiles were removed in each hallway to perform our inspections. Existing mechanical equipment and ducts prevented us from performing hands-on surveys at several points along the underside. However, we were able to perform visual surveys in these areas. We performed a visual survey of approximately 80% and a hands-on survey of approximately 10% of the underside of the concrete floor above the hallways.
- **Level 4** includes eight classrooms, hallways, and the library. Eight classrooms are in the southern wing of the building. The library is in the northern wing of the building and includes offices, smaller classrooms, and the art studio. The roof directly above the reading area is framed with precast concrete beams with skylights. The roof above the rest of the library and surrounding rooms consists of hollow-core precast concrete planks supported on cast-in-place concrete beams and columns concealed by ceiling tiles.
    - Classrooms: We performed inspections within four classrooms. Five ceiling tiles were removed within each classroom to perform our inspections; one tile at each corner of each room and one at the center. From these five inspection points we performed a visual survey above the entirety of the classroom and approximately one-third of each adjacent classroom and a hands-on survey of the area above each removed tile. We performed a visual survey of approximately 65% and a hands-on survey of approximately 10% of the underside of the concrete floor above the classrooms.
    - Library: Ceiling tiles were removed at each column and at several locations between columns within the library and surrounding rooms; approximately 5% of ceiling tiles were removed. We performed a visual survey of approximately 65% and a hands-on survey of approximately 5% of the underside of the concrete roof above. We performed a visual survey of 100% of the precast concrete beams above the reading area.

- Hallways: Approximately 20% of the ceiling tiles were removed in each hallway to perform our inspections. Existing mechanical equipment and ducts prevented us from performing hands-on surveys at several points along the underside. However, we were able to perform visual surveys in these areas. We performed a visual survey of approximately 70% and a hands-on survey of approximately 15% of the underside of the concrete floor above the hallways.

3. FIELD OBSERVATIONS

Below is a summary of our field observations:

General Observations:

- The underside of the floor and roof structures are generally sound.
- There are small cracks with efflorescence at several locations throughout the underside of the floor and roof (Photo 1). The concrete surrounding these cracks is generally sound.
- There are small spalls, measuring less than 2 in. by 2 in., are at several locations throughout the classrooms, offices, and hallways (Photo 2). The spalls are typically located adjacent to mechanical hangers and appear to be abandoned attachment locations. There are additional spalls at other locations, such as panel joints, beams, and columns. The concrete surrounding the spalls is sound.
- There is heavy corrosion staining along beams, corbels, and mechanical ducts throughout Levels 3 and 4 (Photo 3). No active leaks were observed.

Level 1 Observations:

- Classrooms: there are seven potential fall hazards at three classrooms that we inspected, as described below:
  - Two potential fall hazards in Room 105. One potential fall hazard is located along a beam measuring approximately 1 in. by 6 in. (Photo 4). The second potential fall hazard is located at a corbel and measures approximately 3 in. by 3 in.
  - Two potential fall hazards in Storage Room 105. One potential fall hazard is along a panel joint measuring approximately 1 in. by 2 in. The second potential fall hazard is located adjacent to a column and measures 2 in. by 2 in.
  - Three potential fall hazards in Room 106. The three fall hazards are adjacent to columns and measure between 4 in. by 4 in. and 4 in. by 8 in.

  In addition, we observed the following conditions that do not pose fall hazards:

  - Several cracks with efflorescence above Room 105.
  - Loose grout at a column in Room 106.

- An existing 4 in. by 12 in. spall is adjacent to a column in Room 106 with exposed and corroded reinforcement (Photo 5).

Level 2 Observations:

- Classrooms: there is one potential fall hazard at one classroom that we inspected, as described below:

  - One potential fall hazard is along a panel joint in Room 214, measuring approximately 1 in. by 6 in.

  In addition, we observed the following conditions that do not pose fall hazards:

  - One area of unsound concrete, measuring less than 1 sq ft, along with a crack showing corrosion staining in Room 216 (Photo 6).
  - Two existing spalls along panel joints and one existing spall at a beam in Room 219, each measuring 2 in. by 2 in.
  - Two existing spalls in Room 220, at a panel joint and a column. Both spalls measure 3 in. by 3 in.
  - One existing spall located along a panel joint in Room 212, measuring 2 in. x 3 in.
  - One existing spall located along a panel joint in Room 206, measuring 2 in. x 3 in.
  - Three existing spalls along panel joints in Room 203, measuring 4 in. by 5 in.

- Hallways: there two potential fall hazard at the hallways areas that we inspected, as described below:

  - One potential fall hazard between two utility hangers in the hallway outside the Gymnasium, measuring 2 in. by 6 in.
  - One potential fall hazard above abeam adjacent to the hallway, measuring 3 in. by 6 in. (Photo 7).

  In addition, we observed the following conditions that do not pose fall hazards:

  - Loose grout at two joints between beams and columns in the hallway outside the Gymnasium.
  - An existing spall, measuring 3 in. by 6 in., is in the hallway outside the Gymnasium.

- Offices: there are no potential fall hazards at the office areas that we inspected.

  In addition, we observed the following conditions that do not pose fall hazards:

  - Two existing spalls, measuring 6 in. by 6 in., in Office 209.
  - Significant efflorescence and corrosion staining along a beam and corbel in Office 205 (Photo 8).
  - An existing spall along a panel joint in Room 210, measuring 2 in. by 4 in.

- Gymnasium: there are two potential fall hazards in the Gymnasium, as described below:

    - Two potential fall hazards at panel ends in the Gymnasium, measuring 1 sq ft and 2 sq ft.

    In addition, we observed the following conditions that do not pose fall hazards:

    - Moisture staining along the wood panels under the Gymnasium windows. There is evidence of active leaking at window joints throughout (Photo 9).
    - One area of unsound concrete at a column is adjacent to the mechanism used to raise and lower a basketball hoop.

Level 3 Observations:

- Classrooms: there are three potential fall hazards at two classrooms that we inspected, as described below:

    - Two potential fall hazards from loose grout along a CMU partition wall in Room 312.
    - One potential fall hazard at a previous repair along a panel joint in Room 314, measuring 3 in. by 6 in. (Photo 10).

    In addition, we observed the following conditions that do not pose fall hazards:

    - An existing spall at a corbel in Room 318, measuring 3 in. by 4 in.
    - Four existing spalls in Room 312. One is located along a panel joint and measures 2 in. by 3 in. The second and third spalls are located at mechanical openings and measure 2 in. by 6 in. and 1 in. by 4 in. The fourth spall is adjacent to a column and measures 2 in. by 6 in.
    - One existing spall at a column in Room 314, measuring 1 sq ft.
    - One existing spall along a joint in Room 305, measuring 3 in. by 4 in.
    - Loose grout along the top of a CMU partition wall in Room 304.

- Hallways: there are no potential fall hazards at the hallway areas that we inspected.

    In addition, we observed the following conditions that do not pose fall hazards:

    - Three existing spalls along panel joints and beams in the northern wing's hallway, measuring between 2 in. by 2 in. and 6 in. by 6 in.
    - Two existing spalls, measuring 2 in. by 2 in. and 2 in. by 4 in., in the southern wing's hallway.

Level 4 Observations:

- Classrooms: there are two potential fall hazards at one classroom that we inspected, as described below:

    - Two potential fall hazards in Room 413, located at a column and a panel joint, both measuring approximately 1 sq ft (Photo 11).

    In addition, we observed the following conditions that do not pose fall hazards:

    - An area of unsound concrete at a column in Room 413 that measures approximately 2 sq ft.
    - An existing spall at a corbel in Room 418, measuring 6 in. by 6 in.
    - An existing spall at a panel joint in Room 405, measuring 4 in. by 6 in.

- Hallways: there are no potential fall hazards at the hallway areas that we inspected.

    In addition, we observed the following conditions that do not pose fall hazards:
    - An existing spall measuring 2 in. by 6 in. between a panel and beam in the southern hallway.

- Library: there are no potential fall hazards at the hallway areas that we inspected.

    In addition, we observed the following conditions that do not pose fall hazards:

    - Loose grout along a joint between beams in Room 411 (Photo 12).
    - An existing spall at a beam above the reading area, measuring 2 in. by 6 in.
    - An existing spall is adjacent to a mechanical hanger in Room 408, measuring 4 in. by 6 in.
    - An existing spall at a column in Room 403, measuring 1 in. by 6 in.

4. SUMMARY AND RECOMMENDATIONS

The extent of inspections included a large percentage of classroom and administrative areas. However, we did not inspect all areas in the school interior. During our inspections, we identified locations representing fall hazards and localized areas of unsound concrete. The observed potential fall hazards are localized and not widespread. Based on our findings, it is likely that potential fall hazards are present in areas that we did not inspect.

The table below summarizes the extent of our inspection and potential fall hazards:

Area	Approximate % of Visually Inspected Areas	Potential Fall Hazards
Classroooms	65%	13
Hallways	65%	2
Offices	55%	None
Library	65%	None
Gymnasium	100%	2

Based on our inspections of the underside of the floors and roof, we recommend the following:

- Perform additonal inspections at remaining areas in the classrooms, hallways, offices, and library and identify any potential fall hazards.
- Remove concrete identified as a potential fall hazard at the underside of the floors and roof structures. Removal of unsound concrete at these locations does not compromise the floor's structural integrity and, therefore, does not require immediate repairs.
- The small areas of unsound concrete that we found are not loose and do not pose a potential fall hazard at this time. We recommend that areas of unsound concrete be repaired if the building is fully reoccupied.
- Remove grout identified as a potential fall hazard at the top of the partition CMU walls and beam and column joints at locations identified in this report. Removed grout may need to be repaired to restore fire separation between rooms. This item requires further verification.

SGH will prepare a plan showing potential fall hazards and coordinate the removal of potential fall hazards with SPS while on site.



Photo 1

Crack with efflorescence at the underside of the floor.



Photo 2

Small spalls adjacent to mechanical hangers.



Photo 3

Heavy corrosion staining at underside of roof.

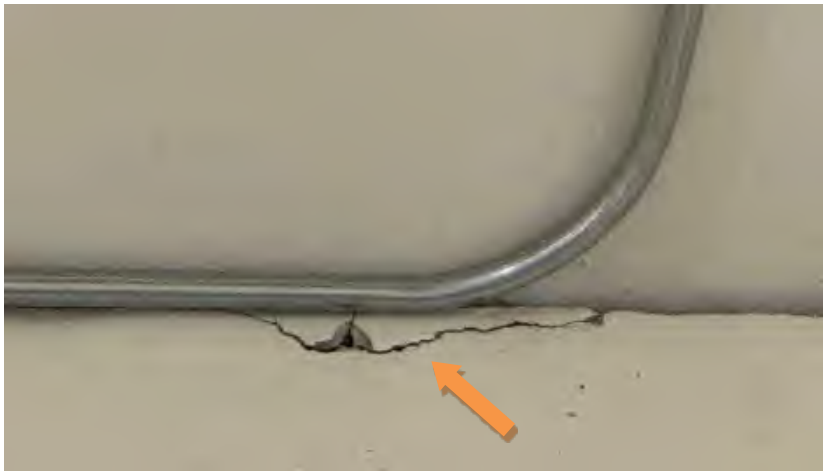


Photo 4

Potential fall hazard in Room 105.



Photo 5

Existing spall with exposed reinforcement in Room 106.



Photo 6

Unsound concrete at crack with corrosion staining in Room 216.



Photo 7

Potential fall hazards in Level 2 hallway outside of the gymnasium.



Photo 8

Corrosion staining at beam in Office 205.



Photo 9

Moisture staining at wood panels below windows in Gymnasium.



Photo 10

Potential fall hazard at previous repair in Room 314.



Photo 11

Potential fall hazard in Room 413.



Photo 12

Loose grout along a beam joint in the computer lab.

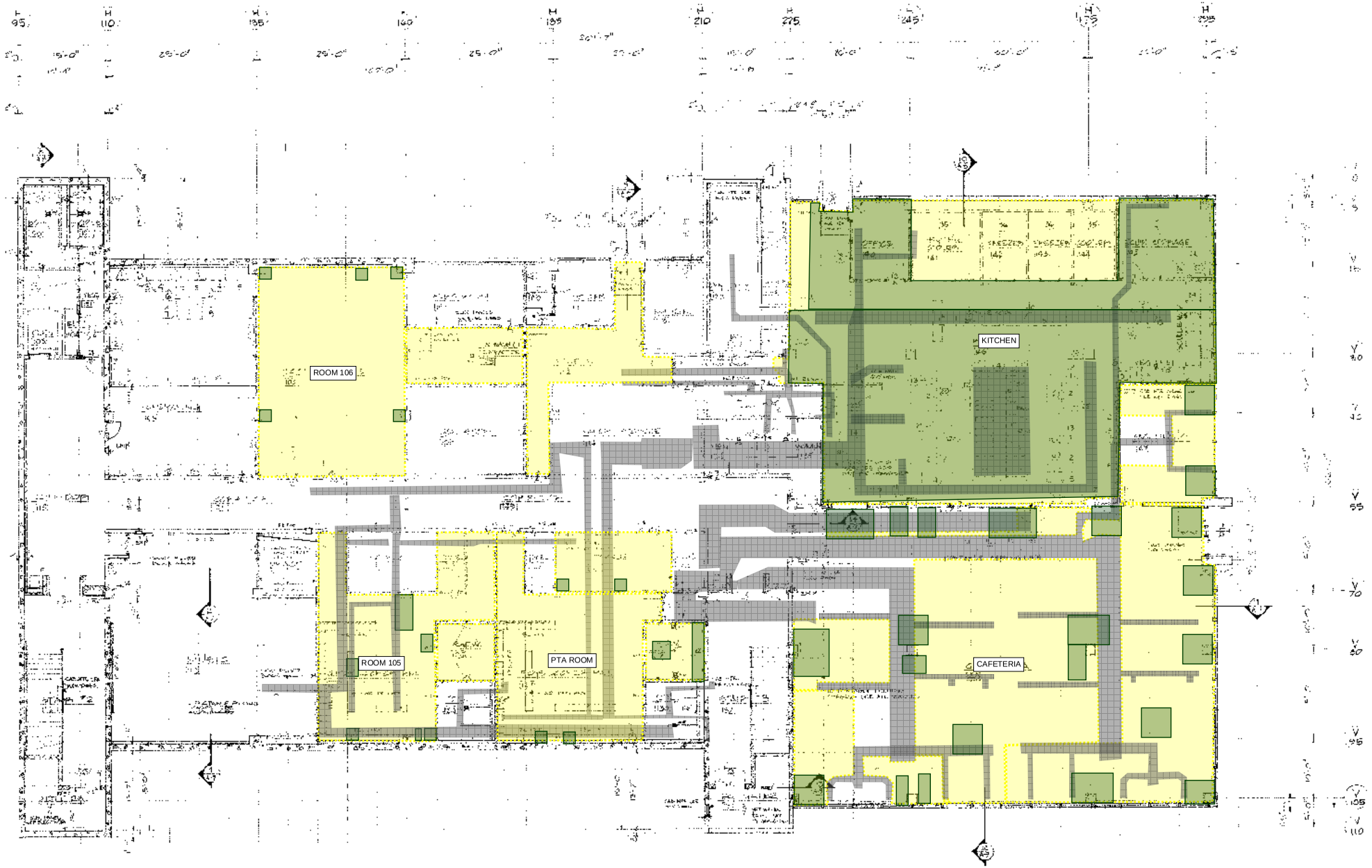
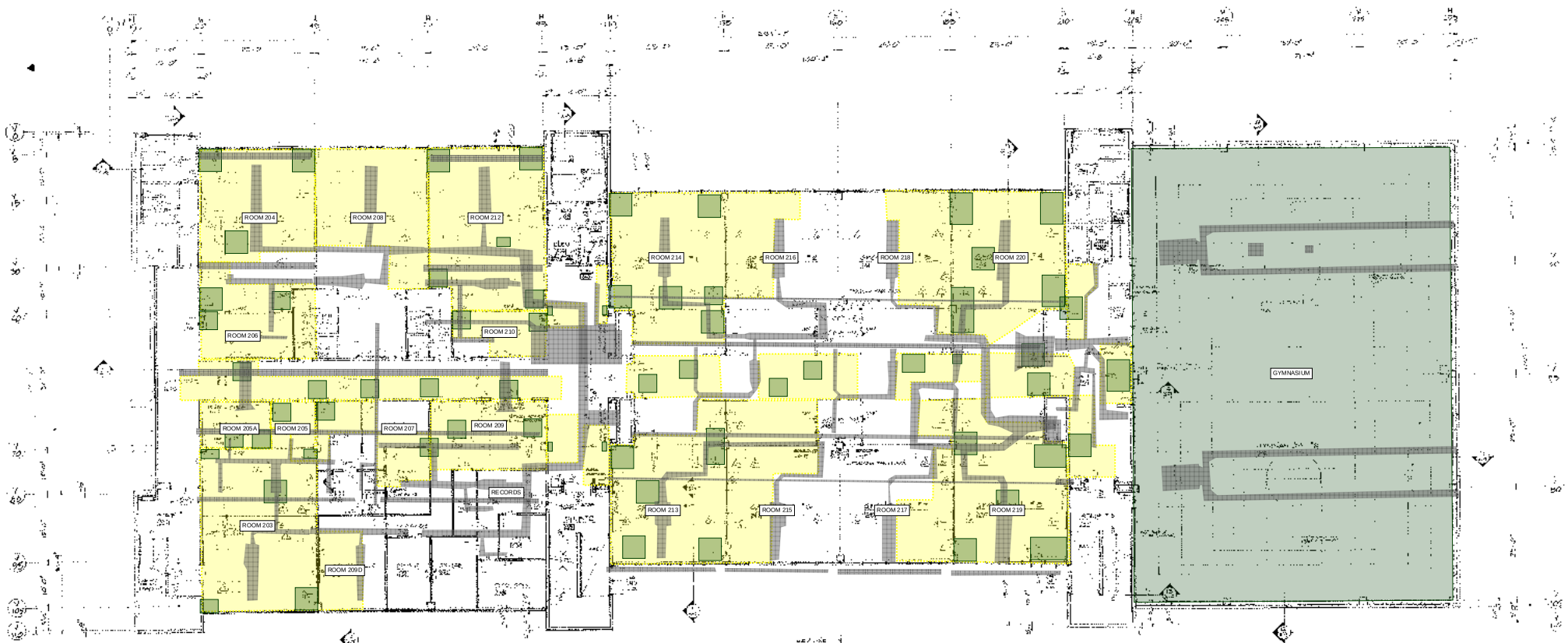


Figure 1:
Level 1 Visual and Hands-On Survey Locations
(Level 2 Underside, observed from Level 1)



WHCIS: Key

Description
Hands-On Survey
Mechanical Obstruction
Visual Survey

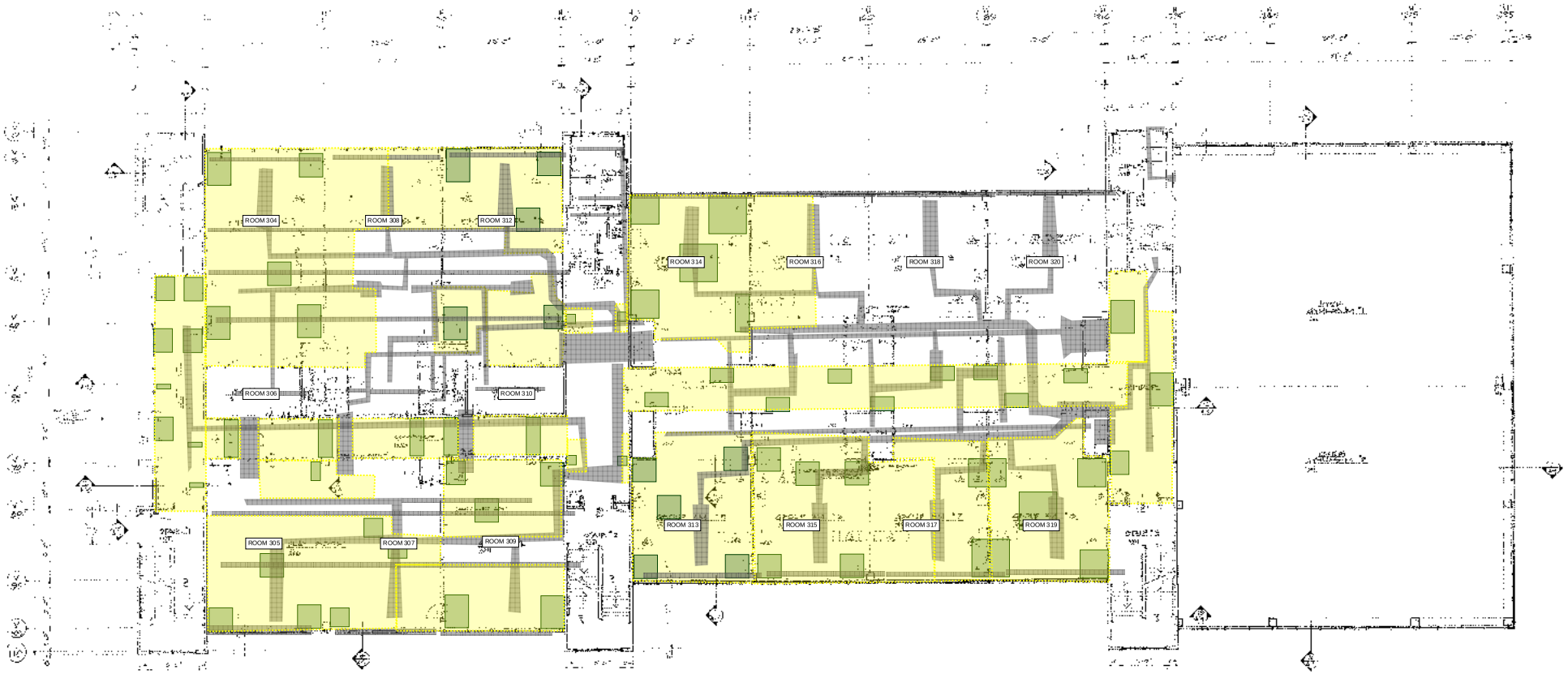
Figure 2:
Level 2 Visual and Hands-On Survey Locations
(Level 3 Underside, observed from Level 2)

SECOND FLOOR PLAN

WARD FOUR
ELEMENTARY SCHOOL

RICH, LANG & COTE, INC.
ARCHITECTS

SHEET NUMBER
A-2



WHCIS: Key

Description
Hands-On Survey
Mechanical Obstruction
Visual Survey

Figure 3:
Level 3 Visual and Hands-On Survey Locations
(Level 4 Underside, observed from Level 3)

WARD FOUR ELEMENTARY SCHOOL

RICH, LANG & COTE, INC.
ARCHITECTS

SHEET NUMBER A-3

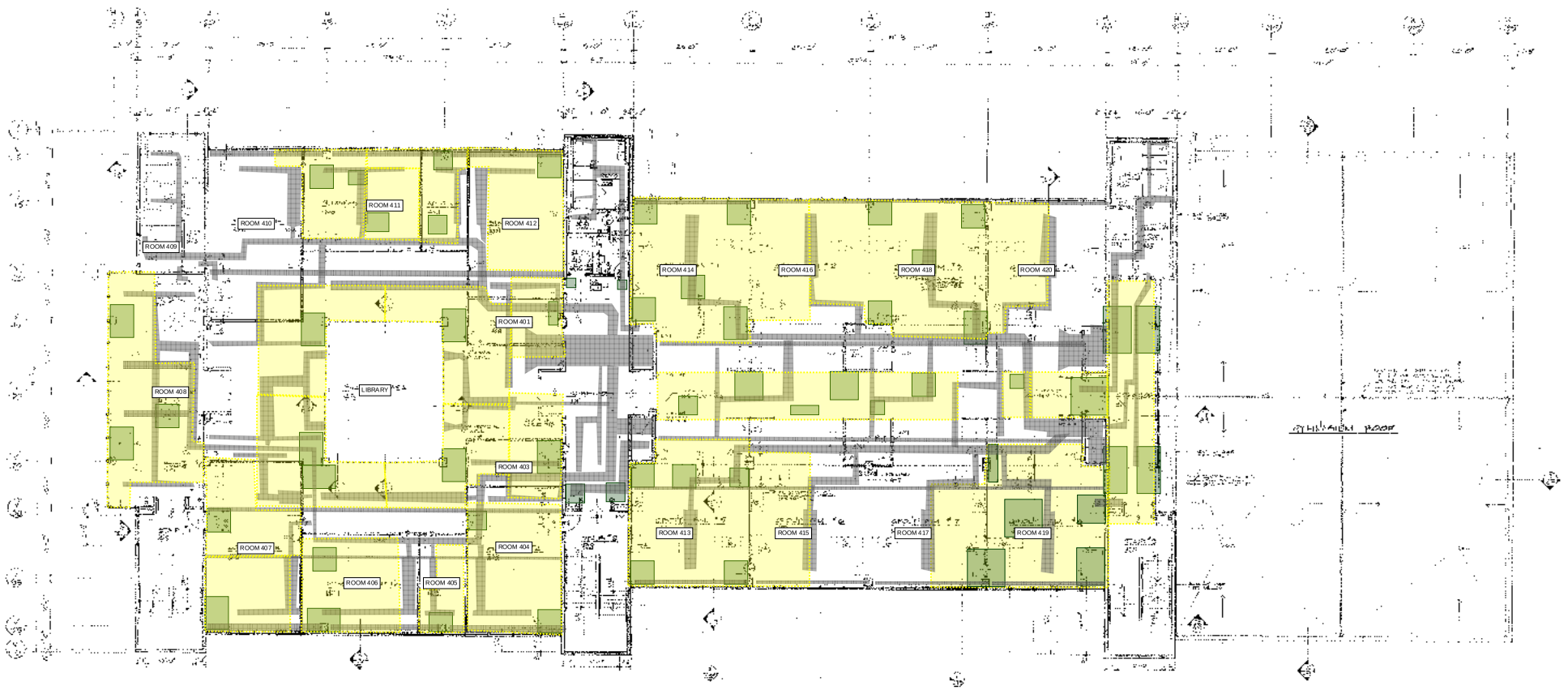


Figure 4:
Level 4 Visual and Hands-On Survey Locations
(Roof Underside, observed from Level 4)

WARD FOUR ELEMENTARY SCHOOL

RICH, LANG & COTE, INC.
ARCHITECTS

SHEET NUMBER
A-4

16 August 2023

Ms. Debora Mitrano
Capital Projects and Planning City
of Somerville
1 Franey Road
Somerville, MA 02145

Project 230889 – Inspections for Fall Hazards at Winter Hill Community School, Somerville, MA

Dear Ms. Mitrano:

Attached is our field report summarizing our findings and recommendations from our inspections of the stair towers of the Winter Hill Community School.

During our inspections, we identified a few locations representing fall hazards and localized areas of unsound concrete, as described in the report. These locations are localized and not widespread. Based on our findings, from a structural perspective, the stairs can be occupied after removal of the fall hazards and repair of unsound concrete identified in the report. However, we understand that recent environmental testing revealed the presence of hazardous materials on concrete elements throughout the school. We further understand that access and occupancy of the school will be restricted until the extent and scope of remedial environmental work is defined.

Sincerely yours,

Sal A. Capobianco, P.E.
Senior Principal
MA License No. 34343

J. Gustavo Tumialan, P.E.
Associate Principal
MA License No. 51044

Encls.

FIELD REPORT NO. 3				
Report By:	Kasey E. Mearls, Giuliana R. Stovall, and Gustavo Tumialan			
Date of Site Visit: **Date Report Issued:**	26 July – 4 August 2023 16 August 2023			
Project No./Keyword:	230889	WINT		
Project Name:	Inspections for Fall Hazards at Winter Hill Community School, Somerville, MA		**Purpose:**	Inspections for Fall Hazards at Stair Towers
Meeting/Work Location:	Site		**Time –** **from:** **to:**	7:00 a.m. 4:00 p.m.
Weather:	Sunny		**Ambient Temperature:**	90°F
Persons Contacted:	Debora Mitrano (City of Somerville) Jared Brewer (SPS New England, Inc.)			
Distribution:	Debora Mitrano (City of Somerville)			
This report is limited. The following items are based on brief and limited observations of certain selected locations; all similar locations may not have been observed. Other issues of equal or greater importance may not be addressed in this report. Recommendations included in this report are for consideration by the project team and are not construction change directives.				

Simpson Gumpertz & Heger Inc. (SGH) visited the Winter Hill Community School between 26 July 2023 and 4 August 2023 to perform inspections of the walls, landings, and stairs at the four stair towers. These inspections are part of an ongoing inspection program at other areas of the school, including the kitchen, cafeteria, classrooms, offices, etc.

This field report summarizes our findings and recommendations from our inspections at the stair towers. The inspection team included the following individuals:

- Giuliana R. Stovall
- Kasey E. Mearls
- Sylvia P. Costa
- Brandin W. Harvey
- Gustavo Tumialan

1. BACKGROUND AND OBJECTIVE

The stair tower structural systems consist of hollow-core precast concrete planks and precast concrete stairs supported on precast concrete wall panels. The underside of the stair landings is concealed by ceiling tiles.

The objective of our inspections is to identify areas that represent fall hazards or that require repairs.

2. FIELD INSPECTION

SPS New England, Inc. (SPS) assisted us with our inspection. At our direction, SPS removed ceiling tiles to expose the underside of the landings above and provided staging for our visual and hands-on inspections. Our hands-on inspections involved close-up examinations and tapping with hammers to detect unsound concrete. The extent of our inspections included the following:

- Stair 1 is located at the northern side of the building and provides access to the library wing at Level 4. The stair spans from Level 2 to Level 4 and includes four landings and four stair runs.
- Stair 2 is located at the center of the building, between the classroom and office wings. The stair spans from Level 1 to Level 4 and includes nine landings and eight stair runs.
- Stair 3 is located at the southern side of the building, adjacent to the cafeteria. The stair spans from Level 1 to Level 4 and includes nine landings and eight stair runs.
- Stair 4 is located next to the Gymnasium and provides access from Level 2 to an exterior exit at Level 1. The stair includes two landings, and two stair runs. Our observation at this stair included the walls and underside of the floor above; the underside of the stair runs and landings was not accessible.

We performed visual and hands-on surveys at the undersides of the landings and stair runs and the interior wall faces. Our survey included all surfaces accessible from the floor and staging provided by SPS that were not concealed by ceiling tiles; approximately ten percent of the landing undersides were concealed by tiles that were attached to light fixtures and could not be removed. The remaining ceiling tiles are tight to the underside of the ceiling and prevented visual and hands-on inspections.

3. FIELD OBSERVATIONS

Below is a summary of our field observations, shown in the attached Figures 5-7:

General Observations:

- The underside of the landings and stair runs is generally sound.
- The grout at the connections between the precast wall panels is generally unsound. The grout poses a potential fall hazard in multiple locations, described below (Photo 1).
- There is heavy efflorescence at the panel joints and walls of Stairs 1, 2, and 3 at the roof level (Photo 2).
- There are several existing spalls and potential fall hazards, measuring approximately 2 in. by 4 in., along wood furring strips at the underside of the landings and roofs (Photo 3). Multiple furring strips were wet at the time of inspection. The furring strips appear abandoned.

- There are existing spalls adjacent to mechanical hangers throughout the stair towers, measuring approximately 2 in. by 2 in. (Photo 4).
- The steel bearing plates supporting the precast concrete landing panels are typically corroded (Photo 5).

Stair 1 Observations:

- There are thirteen potential fall hazards at the areas that we inspected, as described below:

  - Two potential fall hazards at connections at the western edge of the northern-facing wall between Levels 2 and 3, measuring 8 in. by 8 in. and 10 in. by 10 in.
  - Two potential fall hazards at the underside of the landing at Level 3, measuring 2 in. by 2 in. and 3 in. by 3 in.
  - Two potential fall hazards at connections at the southern-facing wall on Level 3, measuring 8 in. by 8 in. and 10 in. by 12 in.
  - One potential fall hazard at a connection at the top of the western-facing wall between Levels 3 and 4, measuring 8 in. by 8 in.
  - Two potential falls hazard at connections along the western-facing wall at the landing between Levels 3 and 4, each measuring 10 in. by 10 in.
  - Three potential fall hazards at connections at the top of the southern-facing wall at Level 4, each measuring 6 in. by 8 in.
  - One potential fall hazard at the joint between the stairs and landing at Level 4, measuring 2 in. by 4 in.

  In addition, we observed the following conditions:

  - Three existing spalls, measuring between 2 in. by 2 in. and 1 in. by 6 in., with efflorescence at the underside of the landing at Level 2.
  - One area of unsound concrete along a joint at the underside of the landing at Level 2, measuring 12 in. by 8 ft – 0 in.
  - One existing spall, measuring 4 in. by 4 in. at the base of the northern-facing wall at Level 3.
  - Three areas of unsound concrete at the base of the southern-facing wall on Level 3, measuring 2 in. by 12 in., 6 in. by 14 in., and 4 in. by 14 in..
  - One area of deteriorating cementitious coating at the southern-facing wall at Level 4, measuring 14 in. by 14 in. (Photo 6).
  - Four existing spalls at the underside of the roof, measuring between 2 in. by 4 in. and 3 in. by 24 in. (Photo 7).

Stair 2 Observations:

- There are thirty-eight potential fall hazards at the areas that we inspected, as described below:

- One potential fall hazard at a connection at the top of the western-facing wall at Level 1, measuring 8 in. by 8 in. (Photo 8).
- One potential fall hazard below the landing between Levels 1 and 2, measuring 4 in. by 8 in.
- One potential fall hazard at a connection at the top of the northern-facing wall at Level 2, measuring 8 in. by 8 in.
- Four potential fall hazards at the underside of the landing at Level 2, measuring between 2 in. by 2 in. and 4 in. by 4 in.
- Two potential fall hazards at the underside of the landing between Levels 2 and 3, measuring 2in. by 2 in. and 3 in. by 3 in.
- A potential fall hazard posed by loose grout along the panel bearing plate at the western wall at the underside of the landing between Levels 2 and 3.
- Two potential fall hazards at connections at the southern-facing wall between Levels 3 and 4, measuring 8 in. by 8 in. and 12 in. by 12 in.
- Two potential fall hazards at connections at the western-facing wall between Levels 3 and 4, each measuring 8 in. by 8 in.
- One potential fall hazard at a connection at the northern-facing wall between Levels 3 and 4, measuring 8 in. by 10 in.
- One potential fall hazard at the underside of the landing at Level 4, measuring 2 in. by 4 in.
- Three potential fall hazards at connections at the western-facing wall between Level 4 and the roof, each measuring 10 in. by 12 in.
- Three potential fall hazards the southern-facing wall between Level 4 and the roof, measuring between 6 in. by 6 in. and 8 in. by 8 in.
- Four potential fall hazards at the northern-facing wall between Level 4 and the roof, two at the mid-height of the wall, measuring 10 in. by 12 in. and 12 in. by 14 in., and two at connections, measuring 12 in. by 15 in.
- A potential fall hazard posed by loose grout at the bearing plates at Level 4 and the roof.
- Three potential fall hazards at the southern-facing wall at the penthouse, one at the top of the wall, measuring 2 in. by 3 in., and two at connections, each measuring 10 in. by 12 in.
- Eight potential fall hazards at the underside of the roof, each measuring 2 in. by 2 in.

In addition, we observed the following conditions:

- Two areas of unsound concrete at the northern-facing wall between Levels 1 and 2, measuring 5 in. by 10 in. and 10 in. by 10 in.
- One area of unsound concrete at the northern-facing wall at Level 2, measuring 10 in. by 36 in.
- One existing spall at the top of the southern-facing wall at Level 3, measuring 2 in. by 6 in.

- One area of unsound concrete at the southern-facing wall at Level 3, measuring 2 in. by 6 in.
- Two areas of unsound concrete at the northern-facing wall at Level 3, measuring 6 in. by 13 in. and 13 in. by 16 in.
- One area of unsound concrete at the northern-facing wall between Level 4 and the roof, measuring 12 in. by 30 in.
- Two existing spalls at the underside of the landing between Level 4 and the roof, measuring 2 in. by 2 in..
- Two existing spalls at the underside of the stair run from Level 4 to the roof, measuring 2 in. by 2 in. and 4 in. by 6 in. (Photo 9).

Stair 3 Observations:

- There are fifty-three potential fall hazards at the areas that we inspected, as described below:

  - One potential fall hazard at the base of the northern-facing wall at Level 1, measuring 6 in. by 9 in.
  - One potential fall hazard at a connection at the top of the southern-facing wall at the landing between Levels 1 and 2, measuring 8 in. by 8 in.
  - Two potential fall hazards at the northern-facing wall at the landing between Levels 1 and 2, each measuring 4 in. by 8 in.
  - Two potential fall hazards posed by loose grout at the bearing plate on the northern and western sides of the landing between Levels 1 and 2.
  - Two potential fall hazards at connections at the southern-facing wall at the landing between Levels 2 and 3, measuring 8 in. by 10 in. and 12 in. by 12 in.
  - Five potential fall hazards at connections at the western-facing wall at the landing between Levels 2 and 3, each measuring 8 in. by 8 in.
  - Three potential fall hazards at connections at the northern-facing wall at the landing between Levels 2 and 3, measuring between 6 in. by 18 in. and 12 in. by 12 in.
  - Two potential fall hazards posed by loose grout at the bearing plates on the northern and southern sides of the landing between Levels 2 and 3.
  - Two potential fall hazards at the underside of the landing between Levels 3 and 4.
  - Four potential fall hazards at connections at the southern-facing wall at the landing between Levels 3 and 4, measuring between 6 in. by 9 in. and 9 in. by 12 in.
  - Three potential fall hazards at connections at the western-facing wall at the landing between Levels 3 and 4, measuring between 6 in. by 9 in. and 8 in. by 8 in.
  - Three potential fall hazards at connections at the northern-facing wall at the landing between Levels 3 and 4, measuring between 2 in. by 2 in. and 9 in. by 12 in.
  - Two potential fall hazards at connections at the southern-facing wall at the landing between Level 4 and the roof, measuring between 6 in. and 9 in. and 8 in. by 14 in.

- Six potential fall hazards at connections at the western-facing wall at the landing between Level 4 and the roof, measuring between 6 in. and 9 in. and 12 in. by 12 in.
- Three potential fall hazards at connections at the northern-facing wall at the landing between Level 4 and the roof, measuring between 12 in. and 12 in. and 6 in. by 16 in.
- One potential fall hazard at a connection at the eastern-facing wall between Level 4 and the roof, measuring 6 in. by 18 in.
- One potential fall hazard at the vertical face of the landing at the roof level, measuring 4 in. by 4 in.
- Ten potential fall hazards along wood furring strips at the underside of the roof, each measuring 2 in. by 2 in.

In addition, we observed the following conditions:

- One area of unsound concrete at the base of the southern-facing wall at the landing between Levels 1 and 2, measuring 6 in. by 6 in.
- One area of unsound concrete at the base of the northern-facing wall at Level 1, measuring 6 in. by 16 in.
- The steel bearing plate at the northern edge of the landing between Levels 1 and 2 is severely corroded and actively crumbling.
- The steel bearing plate at the southern and northern edges of the landing between Levels 2 and 3 is concealed by plywood; the plywood is wet at the southern edge (Photo 10).
- There are four existing spalls on the underside of the landings between Levels 3 and 4, each measuring 2 in. by 4 in.
- One existing spall at the northern-facing wall between Level 4 and the roof, measuring 12 in. by 12 in.
- The paint at the northern-facing wall between Levels 1 and 2 and Level 4 and the roof is peeling. There is evidence of active leaks along the wall (Photo 11).

Stair 4 Observations:

- There are four potential fall hazards at the areas that we inspected, as described below:
  - The grout at the four connections above the exterior door on Level 1 is loose (Photo 12).

In addition, we observed the following conditions:

- A 6 in. by 6 in. area of unsound concrete along the south-facing wall, adjacent to the landing at Level 2.
- There is heavy efflorescence along the south-facing wall.
- There are two existing 1 in. by 4 in. spalls along a panel joint above the stair.

4. SUMMARY & RECOMMENDATIONS

The extent of our inspections included a large percentage of each stair tower. However, we were unable to inspect areas concealed by the remaining ceiling tiles. During our inspections, we identified locations representing potential fall hazards and localized areas of unsound concrete. Based on our findings, it is likely that potential fall hazards are present in the areas that we did not inspect.

The table below summarizes the extent of our inspection and potential fall hazards:

Level	Stair 1		Stair 2		Stair 3		Stair 4	
	% of Inspected Areas	Potential Fall Hazards	% of Inspected Areas	Potential Fall Hazards	% of Inspected Areas	Potential Fall Hazards	% of Inspected Areas	Potential Fall Hazards
1	-	-	100%	1	100%	1	100%	4
2	100%	0	90%	6	80%	5	100%	0
3	100%	6	90%	3	100%	12	-	-
4	100%	6	90%	6	90%	12	-	-
Roof	100%	1	85%	22	80%	23	-	-
Total	**100%**	**13**	**91%**	**38**	**90%**	**53**	**100%**	**4**

Based on our inspections of the underside of the floors and roof, we recommend the following:

- Remove concrete identified as a potential fall hazard at the underside of the landings, stair runs, and wall faces. Removal of unsound concrete at these locations does not compromise the stairs' structural integrity and, therefore, does not require immediate repairs.
- Repair areas of unsound concrete, primarily located at connections between panels.
- Remove the abandoned wood furring strips at each landing underside and remove loose concrete along or concealed by the furring.
- Clean and coat the corroded steel bearing plates at each landing. Notify the engineer if the section loss exceeds 25% of the original thickness. Bearing plates with significant section loss require replacement or strengthening. Remove the plywood concealing the steel bearing plates at Stair 3 and notify the engineer for further inspection.

SGH will prepare a plan showing potential fall hazards and coordinate the removal of potential fall hazards with SPS while on site.



Photo 1

Loose grout at connection.



Photo 2

Heavy efflorescence at panel joints at the roof level.



Photo 3

Potential fall hazard at wood furring.



Photo 4

Existing spalls adjacent to mechanical hangers.



Photo 5

Corroded steel bearing plate at landing and wall connection.



Photo 6

Deteriorating cementitious coating at Stair 1 wall.

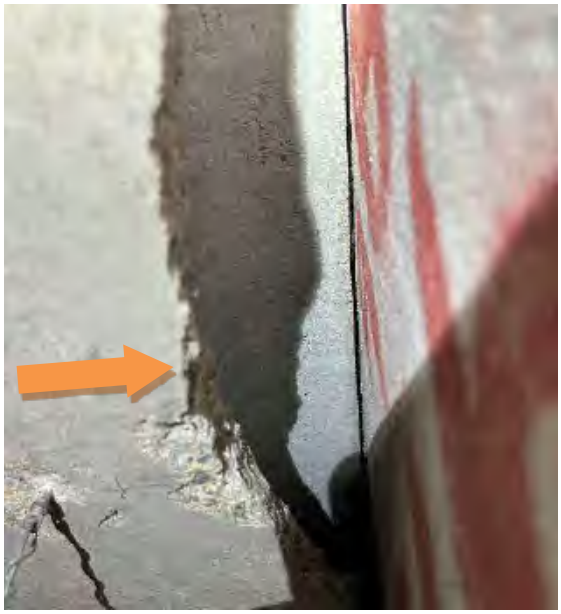


Photo 7

Existing spall at Stair 1 roof.



Photo 8

Potential fall hazard at Stair 1 with exposed bar.

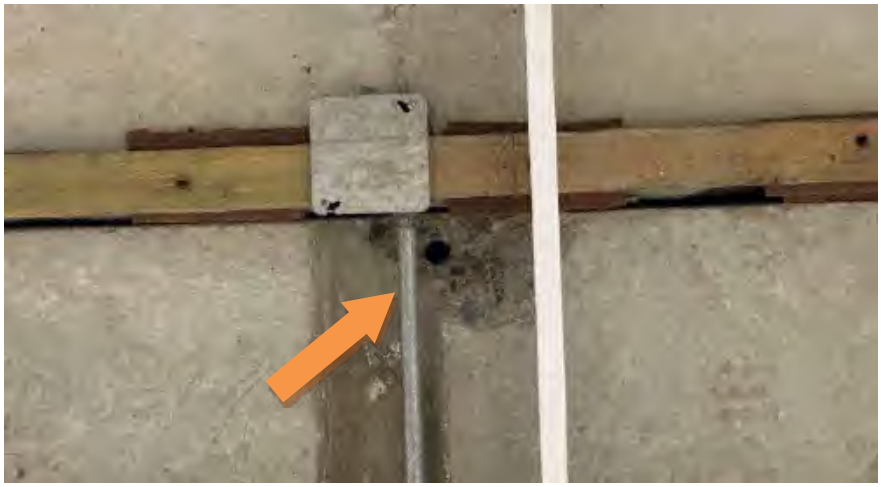


Photo 9

Existing spall at the underside of the landing between Level 4 and the roof.



Photo 10

Wet plywood covering bearing plate at the Stair 3 landing between Levels 2 and 3.



Photo 11

Peeling paint at Stair 3.



Photo 12

Loose grout above exterior door at Stair 4.

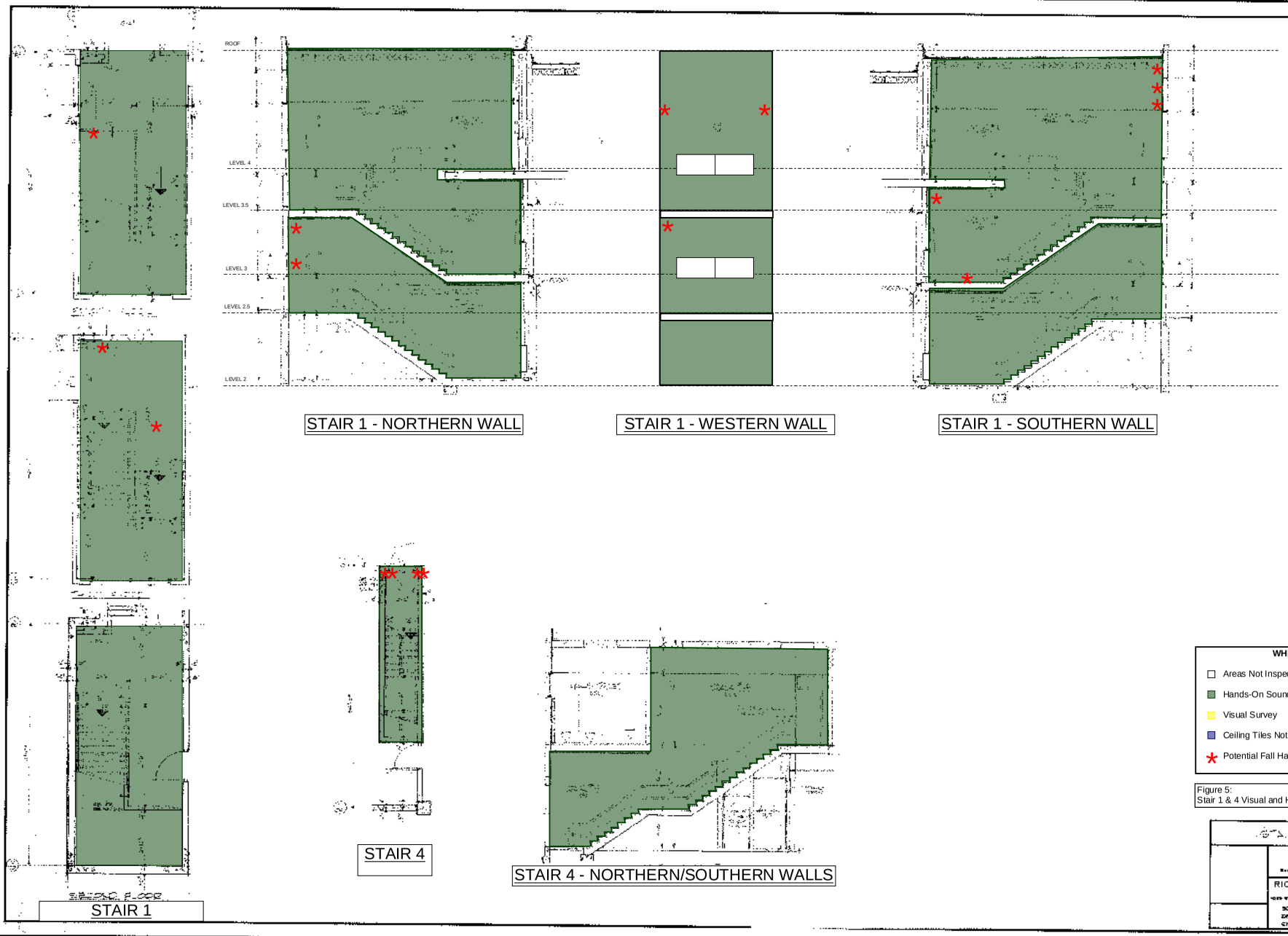


Figure 5:
Stair 1 & 4 Visual and Hands-On Survey Locations

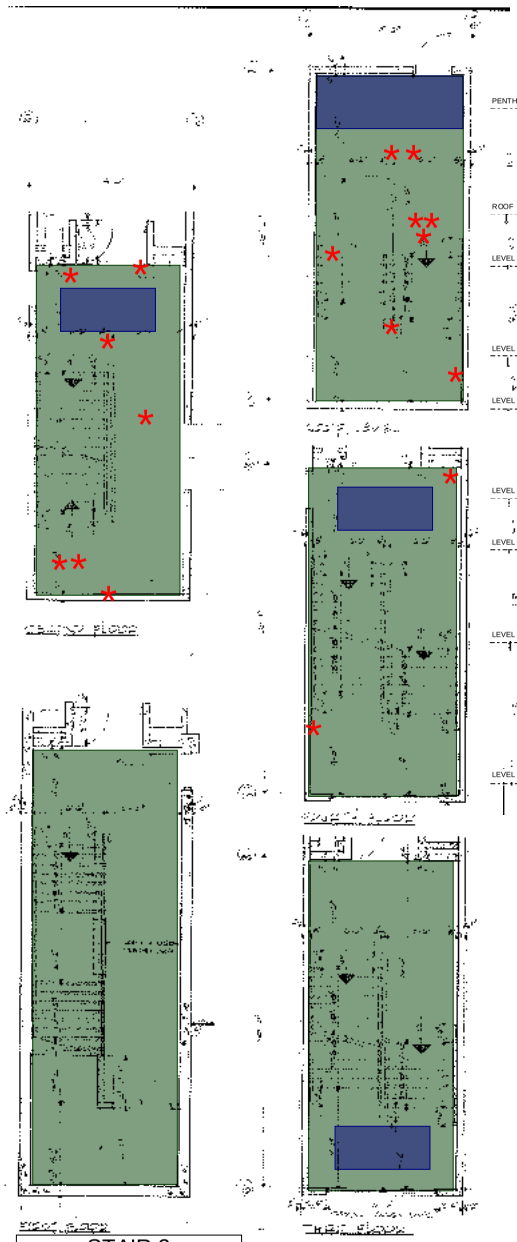
STAIR FALL HAZARDS

WARD FOUR ELEMENTARY SCHOOL

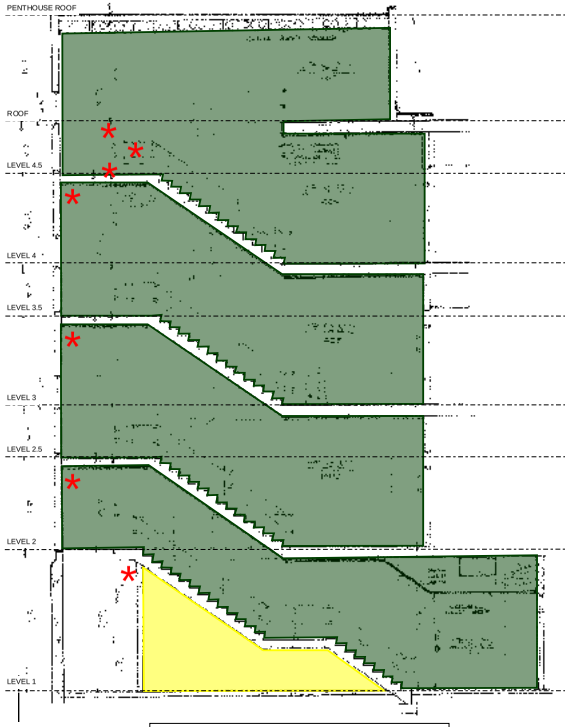
RICH, LANG & COTE, INC.
ARCHITECTS

SCALE:
DRAWN BY
CHECKED BY
DATE
REV.
REV.

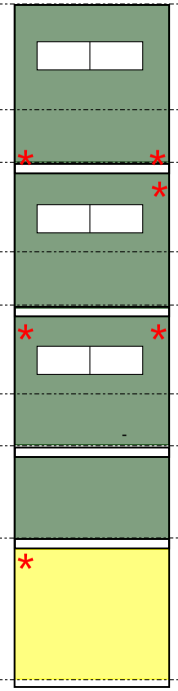
SHEET NUMBER
A-15



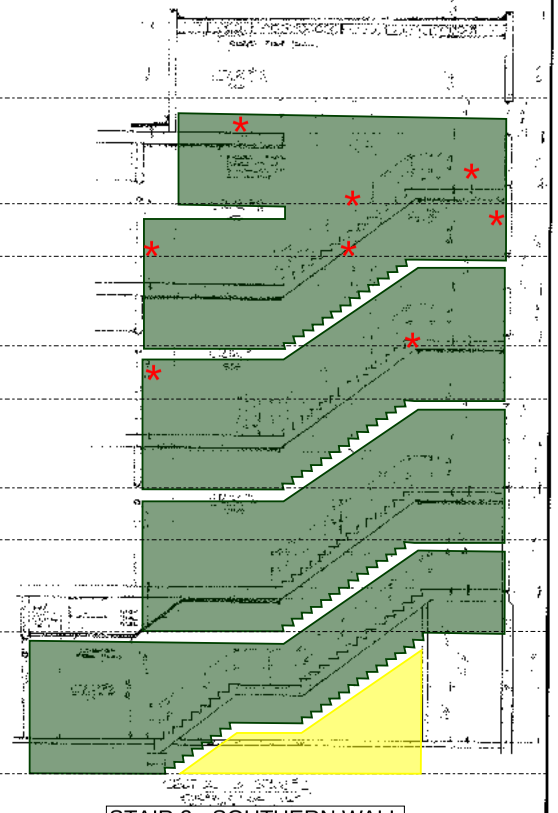
STAIR 2



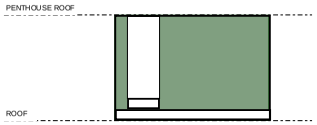
STAIR 2 - NORTHERN WALL



STAIR 2 - WESTERN WALL



STAIR 2 - SOUTHERN WALL



STAIR 2 - EASTERN PENTHOUSE WALL

WHICS: KEY

- Areas Not Inspected
- Hands-On Sounding / Ceiling Tiles Removed
- Visual Survey
- Ceiling Tiles Not Removed
- Potential Fall Hazard

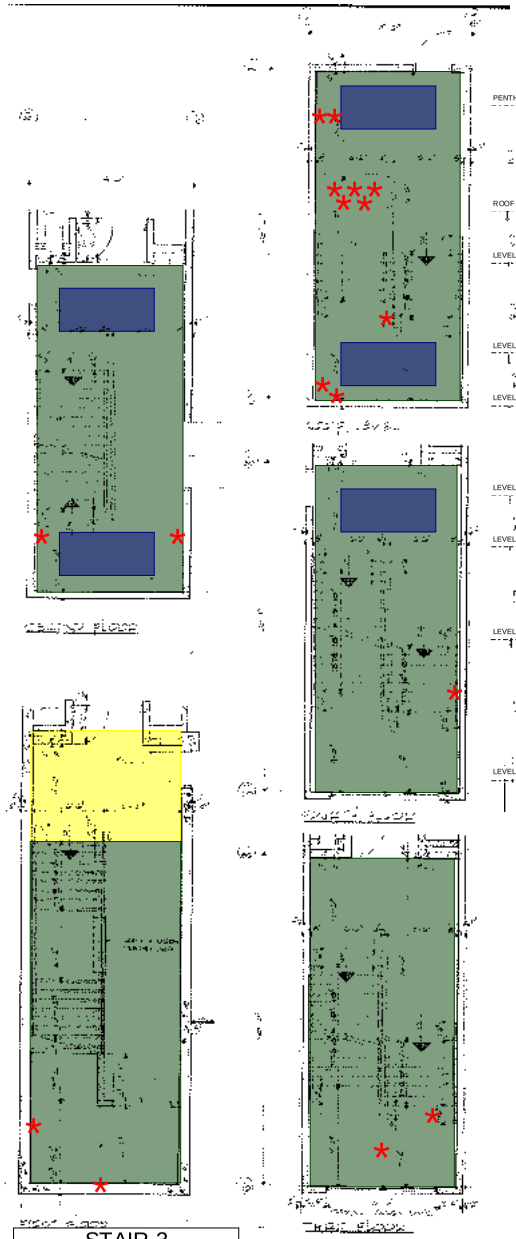
Figure 6:
Stair 2 Visual and Hands-On Survey Locations

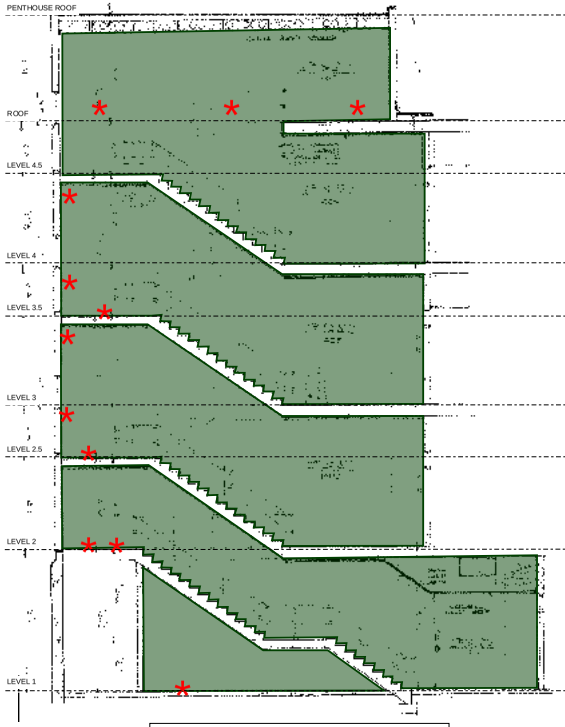
WARD FOUR
ELEMENTARY SCHOOL

RICH, LANG & COTE, INC.
ARCHITECTS

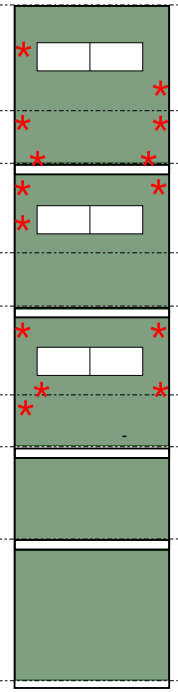
SCALE:
DRAWN BY
CHECKED BY
DATE
REV.
REV.

SHEET NUMBER
A-15

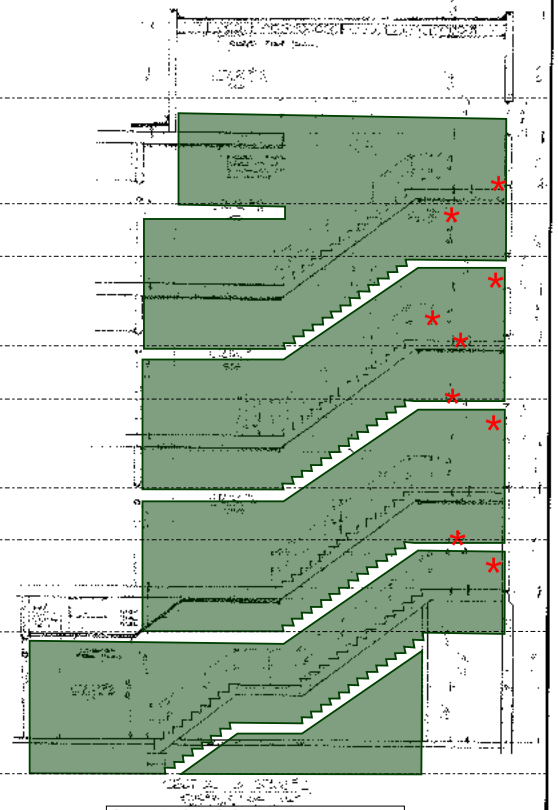




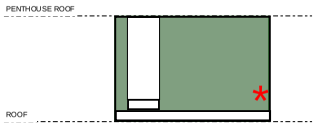
STAIR 3 - NORTHERN WALL



STAIR 3 - WESTERN WALL



STAIR 3 - SOUTHERN WALL



STAIR 3 - EASTERN PENTHOUSE WALL

WHICS: KEY

- Areas Not Inspected
- Hands-On Sounding / Ceiling Tiles Removed
- Visual Survey
- Ceiling Tiles Not Removed
- Potential Fall Hazard

Figure 7:
Stair 3 Visual and Hands-On Survey Locations

WARD FOUR ELEMENTARY SCHOOL

RICH, LANG & COTE, INC.
ARCHITECTS

SCALE:
DRAWN BY
CHECKED BY
DATE
REV.
REV.

SHEET NUMBER
A-15

17 August 2023

Ms. Debora Mitrano
Capital Projects and Planning
City of Somerville
1 Franey Road
Somerville, MA 01245

Project 230889 – Inspections for Fall Hazards at Building Facade, Winter Hill Community School, Somerville, MA

Dear Ms. Mitrano:

Attached is our field report summarizing our findings and recommendations from our inspection of the facade of the Winter Hill Community School.

During our inspections, we identified a few locations representing fall hazards, as described in the report. These locations are localized and not widespread. Based on our findings, from a structural perspective, the outdoor areas surrounding the facade can be used and occupied, after removal of the fall hazards identified in the report. However, we understand that recent environmental testing revealed the presence of hazardous materials on concrete elements throughout the interior of the school. We further understand that access and occupancy of the school will be restricted until the extent and scope of remedial environmental work is defined.

Sincerely yours,

Sal A. Capobianco, P.E.
Senior Principal
MA License No. 34343

J. Gustavo Tumialan, P.E.
Associate Principal
MA License No. 51044

I:\BOS\Projects\2023\230889.00-WINT\WP\007SACapobianco-L-230889.00.scg.docx

Encls.

FIELD REPORT NO. 4			
Report By:	Kasey E. Mearls, Giuliana R. Stovall, and J. Gustavo Tumialan		
Dates of Site Visits: **Date Report Issued:**	18 – 27 July 2023 17 August 2023		
Project No./Keyword:	230889	WINT	**Purpose:** Inspections for fall hazards at building concrete facade.
Project Name:	Inspections for Fall Hazards at Winter Hill Community School, Somerville, MA		
Meeting/Work Location:	Site		**Time –** **from:** 7:00 a.m. **to:** 4:00 p.m.
Weather:	Sunny		**Ambient Temperature:** 90°F
Persons Contacted:	Debora Mitrano (City of Somerville) Jared Brewer (SPS New England, Inc.)		
Distribution:	Debora Mitrano (City of Somerville)		

This report is limited. The following items are based on brief and limited observations of certain selected locations; all similar locations may not have been observed. Other issues of equal or greater importance may not be addressed in this report. Recommendations included in this report are for consideration by the project team and are not construction change directives.

Simpson Gumpertz & Heger Inc. (SGH) visited the Winter Hill Community School between 18 and 26 July 2023 to perform inspections of the exterior building facade. These inspections are part of an ongoing inspection program at other areas of the school, including the kitchen, cafeteria, stairways, etc.

This field report summarizes our findings and recommendations from our inspections of the concrete panels in the building facade. We did not inspect windows. The inspection team included the following individuals:

- Giuliana Stovall
- Kasey Mearls
- Sylvia Costa
- Brandin Harvey
- Gustavo Tumialan

1. BACKGROUND AND OBJECTIVE

The Winter Hill Community School was built in the mid1970s. The school is a four-story structure with penthouse structures. The building facade includes precast concrete panels.

The objective of our inspection is to identify areas that represent fall hazards or that require repairs in the facade.

2. FIELD INSPECTION

We visually surveyed most of the facade from the ground, utilizing binoculars as necessary and from the building roof. Our visual survey included approx. 95% of the facade, as shown in the attached Fig. 8. We did not perform hands-on inspections.

3. FIELD OBSERVATIONS

Below is a summary of our field observations:

General Observations:

- There is corrosion staining present throughout the east facade (Thurston Street), typically located below windows, and continuing vertically in line with the mullions (Photo 1).
- There are horizontal hairline cracks at several locations throughout the facade.
- Multiple fixtures, including bells and speakers, attached to the facade panels appear loose (Photo 2).
- There are several existing repairs along the facade, ranging from 1 sq ft to 5 sq ft.

North Facade:

- There are three potential fall hazards at the north facade, two measuring approx. 1 sq ft each, and one measuring 2 sq ft.

In addition, we observed the following conditions:

- There are small cracks at the beam joints above the north entry (Photo 3).
- The bell at Stair 1 and the speaker on the east face of the entry appear loose.

South Facade:

- There are five potential fall hazards at the south facade, approx. 1 sq ft each (Photo 4).

In addition, we observed the following conditions:

- There is an existing spall at the base of the wall, approx. 1 sq ft.

East Facade:

- There are six potential fall hazards at the east facade, approx. 1 sq ft each.

In addition, we observed the following conditions:

- There are several existing spalls, less than 1 sq ft each (Photo 5).
- The bell on the northern tower appears loose.

West Facade:

- There is one potential fall hazard at the west facade, measuring approx. 2 sq ft, at the northern stair tower.

In addition, we observed the following conditions:

- There are multiple small diagonal cracks at the corners of door openings.
- The steel frames supporting the mechanical ducts at the northern stair tower are corroded (Photo 6).
- There are several small spalls along the northern stair tower.

4. SUMMARY & RECOMMENDATIONS

The extent of our inspections included most of the facade. However, we were unable to perform a hands-on inspection of suspect areas to verify presence of additional fall hazards, such as fixtures attached to the facade. During our inspection, we identified fifteen locations representing potential fall hazards. The table below summarizes the potential fall hazards that we observed from ground level:

Building Side	Potential Fall Hazards
North Facade	3
South Facade	5
East Facade	6
West Facade	1
Total	**15**

Based on our inspections of the building facade, we recommend the following:

- Remove concrete identified as a potential fall hazard. Removal of unsound concrete at these locations does not compromise the facade's structural integrity, and therefore, does not require immediate repairs.
- Inspect and resecure loose fixtures.
- Perform a hands-on inspection of representative and suspect areas.

The attached Fig. 8 shows the potential fall hazards found during our inspection. SGH will coordinate the removal of potential fall hazards with SPS while on site.

I:\BOS\Projects\2023\230889.00-WINT\WP\007KEMearls-F4-230889.00.scg.docx



Photo 1

Corrosion staining along East facade.



Photo 2

Potentially loose fixture at East facade.



Photo 3

Crack at beam joint above north entry.



Photo 4

Potential fall hazard at facade.



Photo 5

Existing spall at east facade.



Photo 6

Corroded steel frames at Stair 1.


West Elevation
North Elevation
Stair 3
East Elevation
North Elevation
Stair 4
South Elevation
North Elevation
WHCIS: KEY
Visual Survey
Potential Fall Hazard
Figure 8
Facade
Potential Fall Hazards
RICH LANG & COTE INC
A-6

17 August 2023

Ms. Debora Mitrano
Capital Projects and Planning
City of Somerville
1 Franey Road
Somerville, MA 02145

Project 230889 – Inspections for Fall Hazards at Winter Hill Community School, Somerville, MA

Dear Ms. Mitrano:

Attached is our field report summarizing our findings and recommendations from our inspections of the Winter Hill Community School other observations from our inspections that are not related to the building structure and facade. These observations do not pose fall hazards. Our findings include environmental concerns, aesthetic conditions, tripping hazards, etc.

We recommend that the City review the conditions described in the field report and address them as required.

We understand that recent environmental testing revealed the presence of hazardous materials on concrete elements throughout the interior of the school. We further understand that access and occupancy of the school will be restricted until the extent and scope of remedial environmental work is defined.

Sincerely yours,

Sal A. Capobianco, P.E.
Senior Principal
MA License No. 34343

J. Gustavo Tumialan, P.E.
Associate Principal
MA License No. 51044

I:\BOS\Projects\2023\230889.00-WINT\WP\008SACapobianco-L-230889.00.scg.docx

Encls.

FIELD REPORT NO. 5			
Report By:	Kasey E. Mearls, Giuliana R. Stovall, and J. Gustavo Tumialan		
Dates of Site Visits: **Date Report Issued:**	18 July – 4 August 2023 17 August 2023		
Project No./Keyword:	230889	WINT	**Purpose:** Observations not related to building structure and facade (non-structural conditions).
Project Name:	Inspections for Fall Hazards at Winter Hill Community School, Somerville, MA		
Meeting/Work Location:	Site		**Time –** **from:** 7:00 a.m. **to:** 4:00 p.m.
Weather:	Sunny		**Ambient Temperature:** 90°F
Persons Contacted:	Debora Mitrano (City of Somerville) Jared Brewer (SPS New England, Inc.)		
Distribution:	Debora Mitrano (City of Somerville)		
This report is limited. The following items are based on brief and limited observations of certain selected locations; all similar locations may not have been observed. Other issues of equal or greater importance may not be addressed in this report. Recommendations included in this report are for consideration by the project team and are not construction change directives.			

Simpson Gumpertz & Heger Inc. (SGH) visited the Winter Hill Community School between 18 July and 4 August 2023 to perform inspections in the building interior and building facade. These inspections are part of an ongoing inspection program at the school. Field Reports 1 – 4 summarize our findings.

This field report summarizes other observations from our inspections that are not related to the building structure and facade. These findings include environmental concerns, aesthetic conditions, tripping hazards, etc. The inspection team included the following individuals:

- Giuliana Stovall
- Kasey Mearls
- Sylvia Costa
- Brandin Harvey
- Kevin Misaro
- Gustavo Tumialan

1. BACKGROUND AND OBJECTIVE

Field Reports 1 – 4 provide a description of the building structure and facade as well as the objectives of our inspections.

2. FIELD INSPECTION

Field Reports 1 – 4 summarize the extents and methodology of our inspections.

3. FIELD OBSERVATIONS

Below is a summary of our observations:

Level 1:

- There are multiple cracked mortar joints in the CMU partition walls at Level 1 (Photo 1).
- The rubber grating at an exterior door at Level 1 is damaged and presents a tripping hazard (Photo 2).
- There were several deceased mice and mouse droppings in the ceiling above the kitchen (Photo 3). The City of Somerville directed the Contractor to remove the mice during the replacement of the kitchen ceiling,

Level 2:

- There are multiple deceased mice in the ceiling above the hallway in the office wing.

Level 3:

- There is mold along the insulation above the ceiling at the exterior wall in Classroom 314 (Photo 4).

Stairs:

- The paint at the northern-facing wall between Levels 1 and 2 and Level 4 and the roof of Stair 3 is peeling. There is evidence of active leaks along the wall (Photo 5).
- There is water damage at the exterior doors at Level 2 of Stair 2 and Level 1 of Stair 3.

Facade:

- The sidewalk outside the exit on the southern face of the building is cracked and spalled and presents a tripping hazard (Photo 6).
- The stairs down to Thurston Street are moderately worn, and the metal nosing is corroded (Photo 7).

- The curb at the north entry is spalled (Photo 8).
- Approx. 8 sq ft of the loading dock is spalled, with exposed and corroded reinforcement (Photo 9).
- The curb along the concrete ramp to the west entrance platform is cracked and spalling (Photo 10).
- Sealant is cracked and debonded from many panel joints and windows throughout the facade (Photo 11).

4. SUMMARY & RECOMMENDATIONS

The extent of our inspections included a large percentage of the school. The non-structural findings were generally localized. It is possible that additional non-structural hazards exist in areas we did not inspect. We recommend that the City review the conditions described above and address them as required.



Photo 1

Cracked CMU partition walls at Level 1.



Photo 2

Tripping hazard at exterior door.



Photo 3

Mouse droppings in kitchen ceiling.



Photo 4

Mold along insulation at exterior wall.



Photo 5

Peeling paint at Stair 3.



Photo 6

Damaged sidewalk at southern entrance.



Photo 7

Worn and corroded exterior stairs to Thurston Street.



Photo 8

Spalled curb at north entry.



Photo 9

Spalling at edge of loading dock.



Photo 10

Cracked and spalled curb along the ramp to the west entrance.



Photo 11

Cracked joint sealant at concrete panels.

29 September 2023

Ms. Debora Mitrano
Capital Projects and Planning City of Somerville
1 Franey Road
Somerville, MA 02145

Project 230889 – Inspections for Fall Hazards at Winter Hill Community School, Somerville, MA

Dear Ms. Mitrano:

Attached is our field report summarizing our findings and recommendations from our additional inspections of the interior of the Winter Hill Community School.

During July and August 2023, we performed inspections at selective areas of the building's interior and facade. The findings from these inspections are summarized in our Field Reports 1 through 5, issued between 24 July and 17 August 2023.

We returned to the site in September 2023 to inspect areas of the building interior that were not inspected in July and August. Our Field Report No. 2, dated 24 July 2023, summarizes our findings and recommendations for the building interior areas including classrooms, offices, and hallways. The following field report supplements Field Report No. 2.

During our inspections, we identified a few locations representing fall hazards and localized areas of unsound concrete, as described in the report. These locations are localized and not widespread. Based on our findings, from a structural perspective, the classrooms, offices, library, restrooms, mechanical and storage rooms, and hallways can be occupied after removal of the fall hazards and repair of unsound concrete identified in the report.

Sincerely yours,

Sal A. Capobianco, P.E.
Senior Principal
MA License No. 34343

J. Gustavo Tumialan, P.E.
Associate Principal
MA License No. 51044

I:\BOS\Projects\2023\230889.00-WINT\WP\012SACapobianco-L-230889.00.nec.docx

Encls.

FIELD REPORT NO. 6				
Report By:	Kasey Mearls and Gustavo Tumialan			
Date of Site Visit: **Date Report Issued:**	18-20 September 2023 29 September 2023			
Project No./Keyword:	230889	WINT		
Project Name:	Inspections for Fall Hazards at Winter Hill Community School, Somerville, MA		**Purpose:**	Additional Inspections for Fall Hazards at the Interior
Meeting/Work Location:	Site		**Time –**	**from:** 7:00 a.m. **to:** 2:00 p.m.
Weather:	Sunny		**Ambient Temperature:**	70°F
Persons Contacted:	Debora Mitrano (City of Somerville)			
Distribution:	Debora Mitrano (City of Somerville)			
This report is limited. The following items are based on brief and limited observations of certain selected locations; all similar locations may not have been observed. Other issues of equal or greater importance may not be addressed in this report. Recommendations included in this report are for consideration by the project team and are not construction change directives.				

Simpson Gumpertz & Heger Inc. (SGH) visited the Winter Hill Community School between 18 and 20 September 2023 to perform inspections of the underside of the floors above the classrooms, offices, and hallways. These inspections are part of an ongoing inspection program at the school.

This field report summarizes our findings and recommendations from our inspections of the areas above. The inspection team included the following individuals:

- Kasey Mearls
- Brandin Harvey
- Kevin Misaro

1. BACKGROUND AND OBJECTIVE

The Winter Hill Community School was built in the mid-1970s. The school is a four-story structure with penthouse structures. The floor and roof structural systems consist of hollow-core precast concrete planks supported on cast-in-place concrete beams and columns. Concrete beams and columns support the planks. The underside of the floors above the classrooms, offices, hallways, library, and portions of the Gymnasium are concealed by ceiling tiles.

The objective of our inspections is to identify areas that represent fall hazards or that require repairs. During July and August 2023, we inspected approximately 65% of the interior areas and 100% of the Gymnasium, stair towers, and facade. The findings from these inspections are summarized in our Field Reports 1 through 5, issued between 24 July and 17 August 2023.

We returned to the site in September 2023 to inspect areas of the building interior that were not inspected in July and August. Our Field Report No. 2, dated 24 July 2023, summarizes our findings and recommendations for the building interior areas including classrooms, offices, and hallways. This field report supplements Field Report No. 2.

2. FIELD INSPECTION

SPS New England, Inc. (SPS) assisted us with our inspection. At our direction, SPS removed ceiling tiles to expose the underside of the floors above and provided staging for our visual and hands-on inspections. Our hands-on inspections involved close-up examinations and tapping with hammers to detect unsound concrete. The attached Figures 9-12 show the extent of our visual (blue shaded areas) and hands-on surveys (purple shaded areas) during the second inspection phase and the extent of our visual (yellow shaded areas) and hands-on (green shaded areas) from our initial inspections. The extent of our inspections included the following:

- **Level 1** includes the kitchen, cafeteria, five classrooms, hallways, restrooms, custodial rooms, and storage rooms.

    - Kitchen and Cafeteria: Our Field Report No. 1, dated 24 July 2023, summarizes our findings and recommendations on our inspections of the kitchen and cafeteria.
    - Classrooms: We performed inspections in the remaining classrooms. SPS removed four ceiling tiles within each classroom: one tile at the center of the room and three at the columns. From these four inspection points, we performed a visual survey above the entirety of the classroom and a hands-on survey of the area above each removed tile. We performed a visual survey of approximately 100% and a hands-on survey of approximately 15% of the underside of the concrete floor above the classrooms.
    - Hallways: Approximately 20% of the ceiling tiles were removed in each hallway to perform our inspections. Existing mechanical equipment and ducts prevented us from performing hands-on surveys at several points along the underside. However, we were able to perform visual surveys in these areas. We performed a visual survey of approximately 100% and a hands-on survey of approximately 10% of the underside of the concrete floor above the hallways.
    - Restrooms: We inspected five of the six restrooms; the restroom within Suite 106 was locked and could not be accessed. SPS removed one ceiling tile within each restroom. From each inspection point, we performed a visual survey above the entirety of the restroom and a hands-on survey of the area above each removed tile. We performed a visual survey of approximately 100% and a hands-on survey of approximately 15% of the underside of the concrete floor above the restrooms.
    - Custodial and Storage Rooms: We inspected eight of the ten custodial and storage rooms. Two rooms within Suite 106 were locked and could not be accessed: the food service room and Mechanical Room M-103. SPS removed one ceiling tile in Rooms CC-101 108 and the storage rooms within Rooms 105 and 109. Ceiling tiles did not conceal the structure above the remaining storage rooms. From each

inspection point, we performed a visual survey above the entirety of the room and a hands-on survey of the area above each removed tile and suspect areas in rooms without tiles. We performed a visual survey of approximately 70% and a hands-on survey of approximately 5% of the underside of the concrete floor above the custodial and storage rooms.

- **Level 2** includes twelve classrooms, fifteen offices or other rooms, hallways, restrooms, and the Gymnasium. The Gymnasium and eight classrooms are in the southern wing of the building. The offices and four classrooms are in the northern wing of the building.

    - Classrooms: We performed inspections within the remaining classrooms. SPS removed five ceiling tiles within each classroom: one tile at each corner and one at the center. From these five inspection points, we performed a visual survey above the entirety of the classroom and a hands-on survey of the area above each removed tile. We performed a visual survey of approximately 100% and a hands-on survey of approximately 10% of the underside of the concrete floor above the classrooms.
    - Hallways: Approximately 20% of the ceiling tiles were removed in each remaining hallway area to perform our inspections. Existing mechanical equipment and ducts prevented us from performing hands-on surveys at several points along the underside. However, we were able to perform visual surveys in these areas. We performed a visual survey of approximately 100% and a hands-on survey of approximately 10% of the underside of the concrete floor above the hallways.
    - Offices: We performed inspections within the six remaining offices. SPS removed one to two ceiling tiles in each office to perform our inspections. We performed a visual survey of approximately 100% and a hands-on survey of approximately 10% of the underside of the concrete floor above the offices.
    - Restrooms: SPS removed one ceiling tile within three of the four multi-stall restrooms; the men's room in the northern wing was locked and could not be accessed. We visually inspected the three private restrooms between classrooms and offices in the northern wing from the removed tiles within adjacent classrooms. From each inspection point, we performed a visual survey above the entirety of the restroom and a hands-on survey of the area above each removed tile. We performed a visual survey of approximately 90% and a hands-on survey of approximately 10% of the underside of the concrete floor above the restrooms.
    - Gymnasium: Our Field Report No. 2, dated 8 August 2023, summarizes our findings and recommendations on our inspection of the Gymnasium.

- **Level 3** includes thirteen classrooms, two offices, restrooms, storage and mechanical rooms, and hallways. Eight classrooms are in the southern wing of the building, and five classrooms and two offices are in the northern wing.

    - Classrooms: We performed inspections within the remaining classrooms. SPS removed five ceiling tiles within each classroom to perform our inspections: one tile

at each corner of each room and one at the center. From these five inspection points, we performed a visual survey of the entirety of the ceiling in the selected classrooms and approximately one-third of each adjacent classroom and a hands-on survey of the area above each removed tile. We performed a visual survey of approximately 100% and a hands-on survey of approximately 10% of the underside of the concrete floor above the classrooms.

- Offices: We performed inspections within the two offices. SPS removed one to two office ceiling tiles to perform our inspections. We performed a visual survey of approximately 100% and a hands-on survey of approximately 15% of the underside of the concrete floor above the offices.
- Restrooms: SPS removed one ceiling tile within the four multi-stall restrooms. We visually inspected the two private restrooms between classrooms and offices in the northern wing from the removed tiles within adjacent classrooms. From each inspection point, we performed a visual survey above the entirety of the restroom and a hands-on survey of the area above each removed tile. We performed a visual survey of approximately 90% and a hands-on survey of approximately 10% of the underside of the concrete floor above the restrooms.
- Storage and Mechanical Rooms: Ceiling tiles do not conceal the structure above the storage and mechanical rooms. We performed a visual survey of the entirety of the storage and mechanical rooms and a hands-on survey of select areas.
- Hallways: Approximately 20% of the ceiling tiles were removed in each remaining hallway area to perform our inspections. Existing mechanical equipment and ducts prevented us from performing hands-on surveys at several points along the underside. However, we were able to perform visual surveys in these areas. We performed a visual survey of approximately 100% and a hands-on survey of approximately 10% of the underside of the concrete floor above the hallways.

- **Level 4** includes eight classrooms, hallways, restrooms, storage and mechanical rooms, and the library. Eight classrooms are in the southern wing of the building. The library is in the northern wing of the building and includes offices, smaller classrooms, restrooms, and the art studio. The roof directly above the reading area is framed with precast concrete beams with skylights. The roof above the rest of the library and surrounding rooms consists of hollow-core precast concrete planks supported on cast-in-place concrete beams and columns concealed by ceiling tiles.

  - Classrooms: We performed inspections within the remaining classrooms. SPS removed five ceiling tiles within each classroom to perform our inspections: one tile at each corner of each room and one at the center. From these five inspection points, we performed a visual survey above the entirety of the classroom and a hands-on survey of the area above each removed tile. We performed a visual survey of approximately 100% and a hands-on survey of approximately 10% of the underside of the concrete floor above the classrooms.

- Hallways: Approximately 15% of the ceiling tiles were removed in each remaining hallway for our inspections. Existing mechanical equipment and ducts prevented us from performing hands-on surveys at several points along the underside. However, we were able to perform visual surveys in these areas. We performed a visual survey of approximately 100% and a hands-on survey of approximately 10% of the underside of the concrete floor above the hallways.
- Restrooms: SPS removed one ceiling tile within the four multi-stall restrooms. From each inspection point, we performed a visual survey above the entirety of the restroom and a hands-on survey of the area above each removed tile. We performed a visual survey of approximately 100% and a hands-on survey of approximately 15% of the underside of the concrete floor above the restrooms.
- Storage and Mechanical Rooms: Ceiling tiles do not conceal the structure above the storage and mechanical rooms. We performed a visual survey of the entirety of the storage and mechanical rooms and a hands-on survey of select areas.
- Library: SPS removed ceiling tiles at five additional locations within the library and two locations in three surrounding rooms. From these inspection points, we performed a visual survey above each room and a hands-on survey of the area above each removed tile. We performed a visual survey of approximately 100% and a hands-on survey of approximately 10% of the underside of the concrete roof above.

3. FIELD OBSERVATIONS

Below is a summary of our field observations:

General Observations:

- The underside of the floor and roof structures are generally sound.
- There are small cracks with efflorescence at several locations throughout the underside of the floor and roof. The concrete surrounding these cracks is generally sound.
- There are small spalls measuring less than 2 in. by 2 in. at several locations throughout the classrooms, offices, and hallways. The spalls are typically located adjacent to mechanical hangers and appear to be abandoned attachment locations. Additional spalls exist at other locations, such as panel joints, beams, and columns. The concrete surrounding the spalls is generally sound.
- There is heavy corrosion staining along beams, corbels, and mechanical ducts throughout Levels 3 and 4. No active leaks were observed.

Level 1 Observations:

- Classrooms: there are two additional potential fall hazards at the additional locations that we inspected (eight total, including those detailed in Field Report No. 2), as described below:

    - One potential fall hazard at a column in Room 104, measuring approximately 12 in. by 12 in. (Photo 1).
    - One potential fall hazard at a previous repair on a column in Room 103, measuring approximately 16 in. by 16 in. (Photo 2).
    - Loose grout posing a potential fall hazard along a beam and column joint in Room 103 (Photo 3).

    In addition, we observed the following conditions that do not pose fall hazards:

    - There is an existing 3 in. by 6 in. spall along a panel joint in Room 103. The surrounding concrete is sound.
    - Heavy efflorescence is present along a panel joint at a column in Room 104. Approximately 6 in. of joint sealant is missing between the column and panel (Photo 4).

- Custodial and Storage Rooms: there are three additional potential fall hazards at the additional locations that we inspected (four total, including those detailed in Field Report No. 2), as described below:

    - One potential fall hazard at a column in Room 108, measuring approximately 3 in. by 6 in. (Photo 5).
    - Two potential fall hazards on a column in Room ST-108, measuring approximately 2 in. by 3 in. and 2 in. by 6 in. (Photo 6).

    In addition, we observed the following conditions that do not pose fall hazards:

    - There is a crack along a panel, roughly aligned with a column, and cracks at a beam and column joint in Room 107 (Photo 7). The concrete in this area is sound.
    - There is an existing spall, measuring approximately 2 sq ft, along a beam in Room CC-101. The surrounding concrete is sound.

- Hallways: there is one potential fall hazard at the additional locations that we inspected, as described below:

    - Loose grout along the top of the CMU wall at the elevator posing a potential fall hazard (Photo 8).

In addition, we observed the following conditions that do not pose fall hazards:

- Grout debris is on the ceiling tiles in multiple locations in the hallway between the classrooms (Photo 9). No active spalling was observed.

Level 2 Observations:

- Classrooms: there are nine additional potential fall hazards at the additional locations that we inspected (ten total, including those detailed in Field Report No. 2), as described below:

  - One potential fall hazard at a column in Room ST-202, measuring approximately 6 in. by 12 in. (Photo 10).
  - One potential fall hazard around three sides of a column between Rooms 216 and 218, measuring approximately 2 in. wide (Photo 11). There is a previous repair in this column that is unsound.
  - One potential fall hazard at a column in Room ST-203, measuring approximately 12 in. by 12 in. (Photo 12).
  - Two potential fall hazards at a column and a beam between Rooms 215 and 217, measuring approximately 8 in. by 8 in. and 6 in. by 6 in., respectively (Photo 13).
  - One potential fall hazard at a previous repair next to a column in Room 215, measuring approximately 18 in. by 18 in. (Photo 14).
  - One potential fall hazard is adjacent to a column in Room 217, measuring approximately 3 in. by 10 in. (Photo 15).
  - Loose grout at the top of the CMU wall in Room 208 posing a potential fall hazard.
  - Loose concrete is present along a panel joint in Room 220.

  In addition, we observed the following conditions that do not pose fall hazards:

  - An existing spall is adjacent to a column in Room 215, measuring approximately 4 in. by 6 in. The surrounding concrete is sound.
  - There is an existing spall along the top of a beam in Room 215, measuring approximately 3 in. by 12 in. The surrounding concrete is sound.
  - There is an existing spall along a panel joint in Room 215, measuring approximately 4 in. by 6 in. The surrounding concrete is sound.
  - There is a corrosion stain along a panel between Rooms 218 and 220, measuring approximately 6 in. by 6 in. The surrounding concrete is sound.
  - An existing spall, measuring approximately 3 in. by 3 in., is adjacent to a column in Room 216. The surrounding concrete is sound.
  - There are two existing spalls along panel joints in Room 208, measuring approximately 4 in. by 6 in. and 2 in. by 3 in. The surrounding concrete is sound.

- Hallways: there are two potential fall hazards at the additional locations that we inspected, as described below:

- One potential fall hazard, measuring approximately 2 in. by 3 in. at the column outside of the elevator shaft.

- Loose joint filler along the exterior wall in the northern hallway posing a potential fall hazard.

In addition, we observed the following conditions that do not pose fall hazards:

- There is an existing spall, measuring approximately 4 in. by 8 in., with corrosion staining, along a joint in the hallway outside of the Gymnasium (Photo 16). The surrounding concrete is sound.

- Offices: no potential fall hazards exist in the office areas we inspected.

- Restrooms: no potential fall hazards exist in the restrooms we inspected.

Level 3 Observations:

- Classrooms: there are seven additional potential fall hazards at the additional locations that we inspected (ten total, including those detailed in Field Report No. 2), as described below:

  - There are two potential fall hazards at a column in Room 320, measuring approximately 2 in. by 3 in. and 1 in. by 4 in. (Photo 17).
  - One potential fall hazard is at a column in Room 320, measuring approximately 3 in. by 6 in. (Photo 18).
  - There is one potential fall hazard at a previous repair between Rooms 317 and 319, measuring approximately 8 in. by 36 in. (Photo 19).
  - One potential fall hazard along a joint in Room 315 measures approximately 2 in. by 3 in. (Photo 20).
  - One potential fall hazard is at a column in Room 315, measuring approximately 3 in. by 6 in. (Photo 21).
  - There is one potential fall hazard at the column in the workroom between Rooms 315 and 317, measuring approximately 8 in. by 8 in.

  In addition, we observed the following conditions that do not pose fall hazards:

  - There is an existing spall, measuring approximately 1 in. by 2 in., along a panel joint in Room 317. The surrounding concrete is sound.
  - A 16 in. long crack exists in a panel at a mechanical hanger in the workroom between Rooms 315 and 317 (Photo 22). The surrounding concrete is sound.
  - The parge coat at a column in Room 317 is debonded.
  - A 1 in. by 6 in. spall exists along a panel joint in Room 315. The surrounding concrete is sound.

- There is a 24 in. long crack with corrosion staining between Rooms 316 and 318 (Photo 23). The surrounding concrete is sound.

- Offices: There is one potential fall hazard in the office areas that we inspected, as described below:

  - A potential fall hazard is at a joint along the wall between Room 306 and the northern hallway, measuring approximately 3 in. by 6 in. (Photo 24).

  In addition, we observed the following conditions that do not pose fall hazards:

  - There is an existing spall at the column between Room 306 and the northern hallway, measuring approximately 3 in. by 6 in. (Photo 25). The surrounding concrete is sound.

- Restrooms: there are no potential fall hazards at the restrooms we inspected.

- Storage and Mechanical Rooms: There is one potential fall hazard in one of the storage rooms, as described below:

  - There is a potential fall hazard along the entire length of a crack above Room ST-306, measuring approximately 3 in. wide (Photo 26).

  In addition, we observed the following conditions that do not pose fall hazards:

  - A crack runs parallel to the panel span above Room ST-306, extending the entire length. Four existing spalls are along the crack, each measuring approximately 1 in. by 3 in. The crack appears to run along a joint between two panels that has been previously infilled with grout. The surrounding concrete is sound, except for the potential fall hazards described above. A raised area in the floor above aligns with the crack (Photo 27).

- Hallways: there are no potential fall hazards in the hallway areas that we inspected.

Level 4 Observations:

- Classrooms: there are two additional potential fall hazards at the additional locations that we inspected (four total, including those detailed in Field Report No. 2), as described below:

  - One potential fall hazard at the joint between a column and wall, measuring approximately 3 in. by 24 in., in Room 417 (Photo 28).
  - One potential fall hazard, measuring approximately 12 in. by 12 in. at a wall in Room 420 (Photo 29). There is also a non-structural potential fall hazard in the area, posed by loose ductwork (Photo 30).

In addition, we observed the following conditions that do not pose fall hazards:

- There is minor cracking and approximately 1 sq ft of unsound concrete at a panel joint in Room 416.
- There is approximately 1 sq ft of unsound concrete and corrosion staining at a beam and column joint in Room 417.

- Hallways: there are no potential fall hazards at the additional locations we inspected.

  We observed the following conditions that do not pose fall hazards:

  - A 4 ft-0 in. long crack with corrosion staining exists in the hallway between the classrooms and the Library (Photo 31).

- Restrooms: there are no potential fall hazards at the restrooms we inspected.

- Storage and Mechanical Rooms: there is one potential fall hazard in the storage rooms that we inspected, as described below:

  - There is one potential fall hazard at the top of a CMU wall in the storage room in the southern wing of the building, measuring approximately 12 in. by 12 in. (Photo 32).

  In addition, we observed the following conditions that do not pose fall hazards:

  - An existing spall with exposed reinforcing bar, measuring approximately 12 in. by 12 in., is in the storage room in the southern wing of the building, adjacent to the potential fall hazard described above.

- Library: There are no potential fall hazards at the additional locations we inspected.

4. SUMMARY AND RECOMMENDATIONS

The extent of our inspections included all interior areas except for a few restrooms and some storage and mechanical rooms as described above. During our inspections, we identified locations representing fall hazards and localized areas of unsound concrete. The observed potential fall hazards are localized and not widespread.

The table below summarizes the extent of our inspection and potential fall hazards:

Area	Approximate % of Visually Inspected Areas	Potential Fall Hazards
Classrooms	100%	32
Hallways	100%	3
Offices	100%	1

Area	Approximate % of Visually Inspected Areas	Potential Fall Hazards
Library	100%	0
Restrooms	90%	0
Storage & Mechanical Rooms	70%	6

Based on our inspections of the underside of the floors and roof, we recommend the following:

- Remove concrete identified as a potential fall hazard at the underside of the floors and roof structures. Removal of unsound concrete at these locations does not compromise the floor's structural integrity and, therefore, does not require immediate repairs.

- The small areas of unsound concrete that we found are not loose and do not pose a potential fall hazard at this time. We recommend repairing unsound concrete areas before reoccupation of the building.

- Remove grout and joint filler identified as a potential fall hazard at the top of the partition CMU walls and beam and column joints at locations identified in this report. Removed grout may need to be repaired to restore fire separation between rooms. This item requires further verification.

- The conditions at the crack above the Level 3 storage room do not currently pose a risk of structural failure. Notify the engineer after the potential fall hazards are removed for additional inspection if corroded reinforcement is present. In addition, we recommend that a tile be removed at the raised area in the floor above for additional inspection.

Figures 9 through 12, attached, show all potential fall hazards discovered during our inspections.



Photo 1

Potential fall hazard at column in Room 104.



Photo 2

Potential fall hazard above a column in Room 103.



Photo 3

Loose grout at a joint in Room 103.



Photo 4

Efflorescence at panel joint in Room 104.



Photo 5

Potential fall hazard at column in Room 108.



Photo 6

Potential fall hazard in Room ST-108.

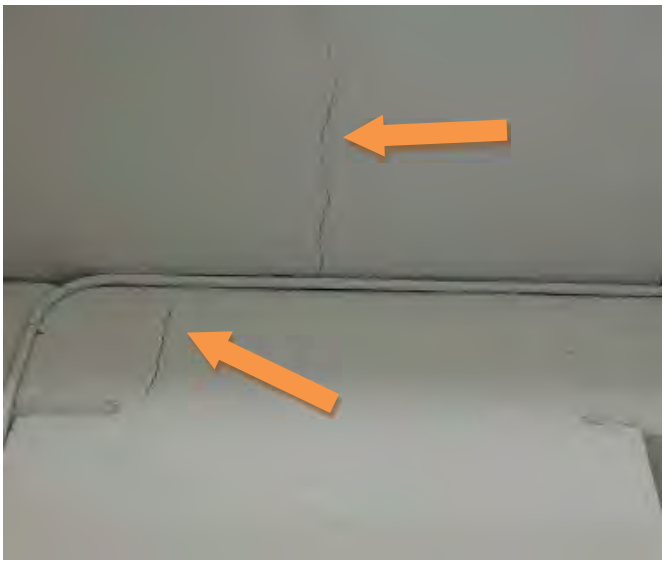


Photo 7

Crack along panel and at beam and column joint in Room 107.



Photo 8

Loose grout at top of CMU wall.



Photo 9

Grout debris on ceiling tiles.



Photo 10

Potential fall hazard at column in Room ST-202.



Photo 11

Potential fall hazard in Rooms 216 and 218.



Photo 12

Potential fall hazard at column in Room ST-203.



Photo 13

Potential fall hazards between Rooms 215 and 217.



Photo 14

Potential fall hazard with exposed reinforcement at a previous repair in Room 215.



Photo 15

Potential fall hazard at column in Room 217.



Photo 16

Existing spall with corrosion staining in hallway adjacent to gymnasium.



Photo 17

Potential fall hazards at column in Room 320.



Photo 18

Potential fall hazard above column in Room 320.



Photo 19

Potential fall hazard at previous repair between Rooms 317 and 319.



Photo 20

Potential fall hazard at a column joint in Room 315.



Photo 21

Potential fall hazard at a column in Room 315.



Photo 22

Crack along panel span in workroom.



Photo 23

Crack with corrosion stains between Rooms 316 and 318.



Photo 24

Potential fall hazard between Room 306 and the northern hallway.



Photo 25

Existing spall between Room 306 and the northern hallway.



Photo 26

Potential fall hazards along a crack in Room ST-306.



Photo 27

Raised floor above crack in Level 4 storage room.



Photo 28

Potential fall hazard at column in Room 417.



Photo 29

Potential fall hazard in Room 420.



Photo 30

Loose ductwork in Room 420.



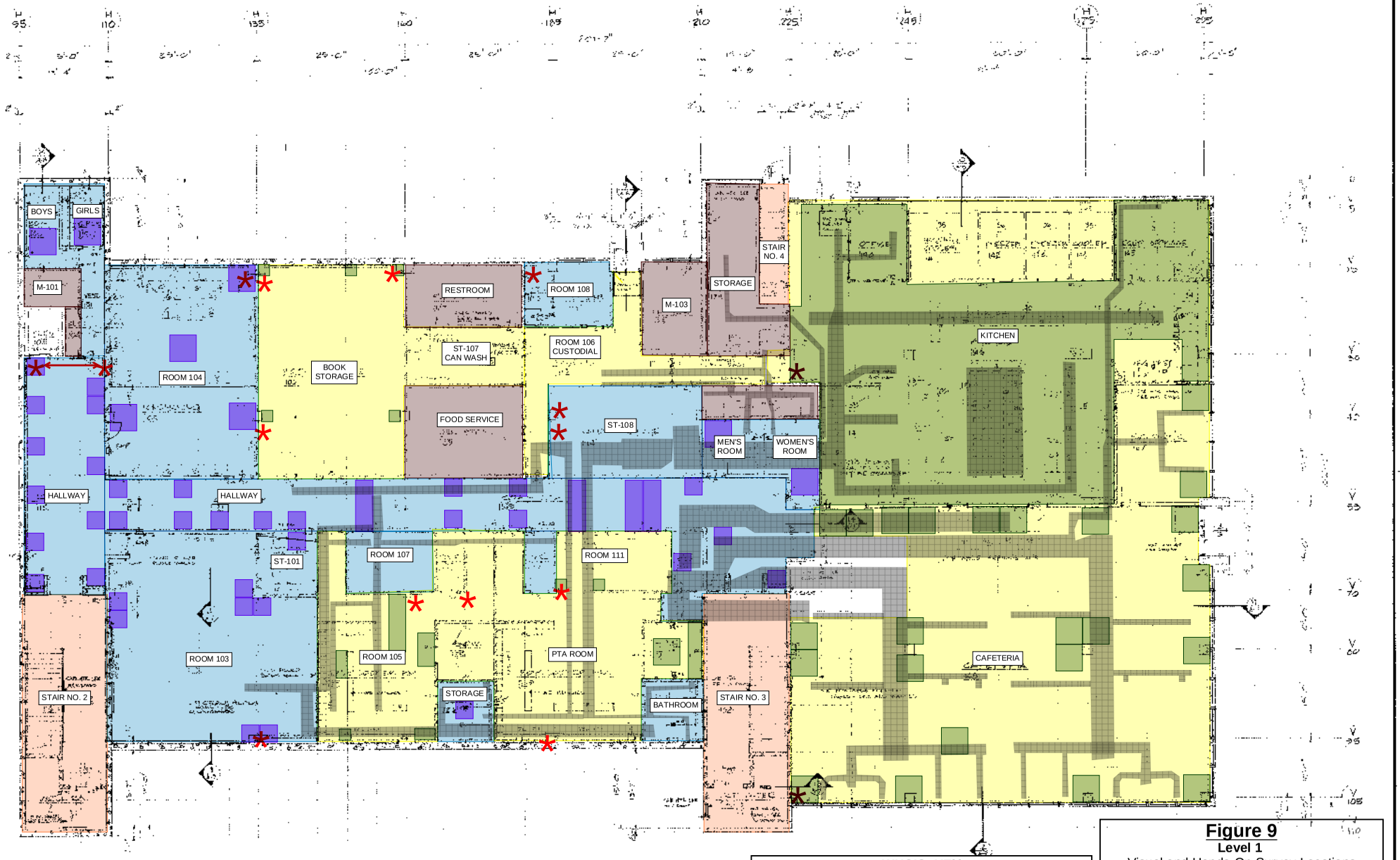
Photo 31

Crack with corrosion staining above the hallway outside of the library.



Photo 32

Potential fall hazard and exposed reinforcement at wall in Level 4 storage room.



TYP. ACOUSTICALLY TREATED WALLS

WHCIS: KEY

- Areas Not Accessible
- Areas Not Inspected
- Mechanical Obstruction
- Phase 1: Hands-On Sounding/Ceiling Tiles Removed
- Phase 1: Visual Survey
- Phase 2: Hands-On Sounding/Ceiling Tiles Removed
- Phase 2: Visual Survey
- Stair Survey - See Field Report 3
- Potential Fall Hazard
- Potential Fall Hazard - Removed

Figure 9
Level 1
Visual and Hands-On Survey Locations
(Level 2 Underside, observed from Level 1)

Notes:
1. This plan includes surveys performed and potential fall hazards noted during the Phase 1 inspections.
2. See Figures 5-7 from Field Report No. 3, dated 16 August 2023, for surveys performed and potential fall hazards at the stairs.
3. See Figure 8 from Field Report No. 4, dated 17 August 2023, for surveys performed and potential fall hazards at the facade.

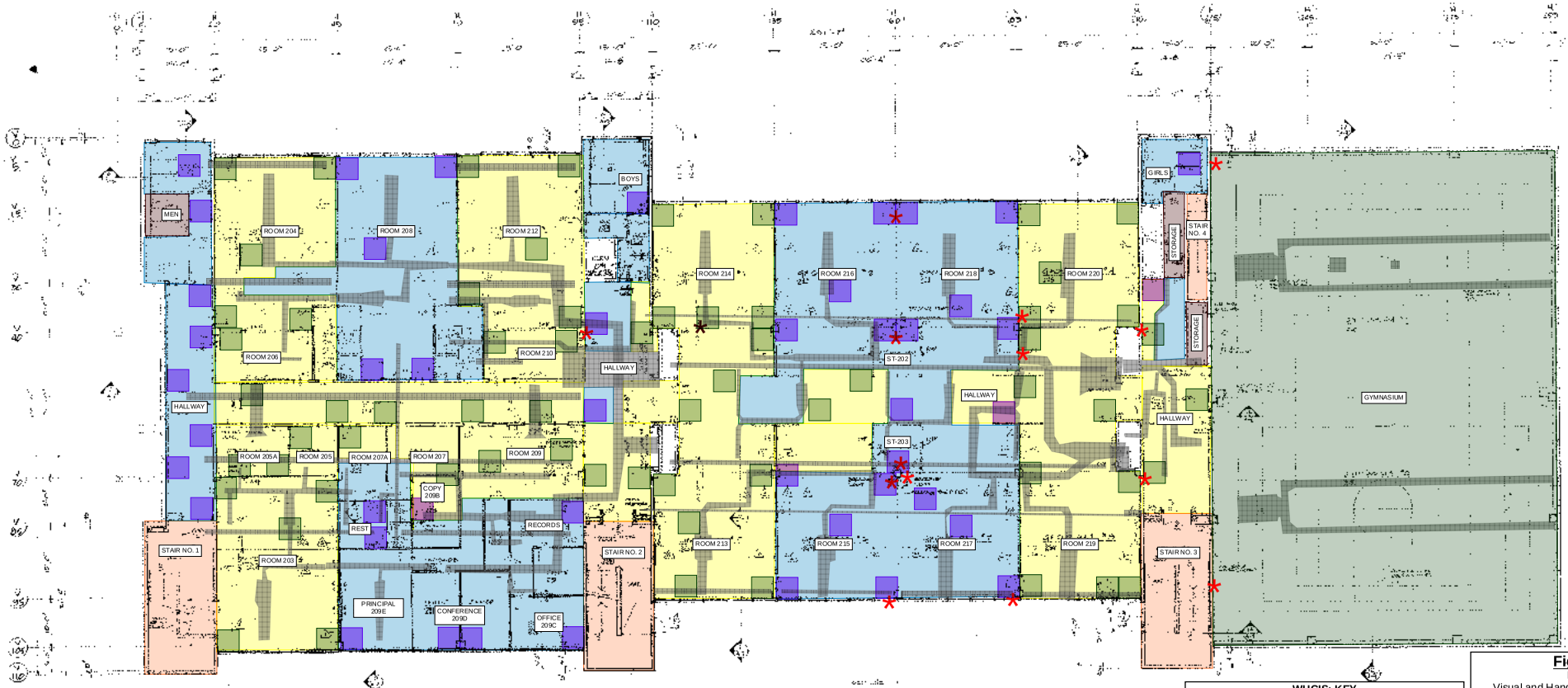


Figure 10
Level 2
Visual and Hands-On Survey Locations
(Level 3 Underside, observed from Level 2)

WHCIS: KEY

- Areas Not Accessible
- Areas Not Inspected
- Mechanical Obstruction
- Phase 1: Hands-On Sounding/Ceiling Tiles Removed
- Phase 1: Visual Survey
- Phase 2: Hands-On Sounding/Ceiling Tiles Removed
- Phase 2: Visual Survey
- Stair Survey - See Field Report 3
- Potential Fall Hazard
- Potential Fall Hazard - Removed

Notes:
1. This plan includes surveys performed and potential fall hazards noted during the Phase 1 inspections.
2. See Figures 5-7 from Field Report No. 3, dated 16 August 2023, for surveys performed and potential fall hazards at the stairs.
3. See Figure 8 from Field Report No. 4, dated 17 August 2023, for surveys performed and potential fall hazards at the facade.

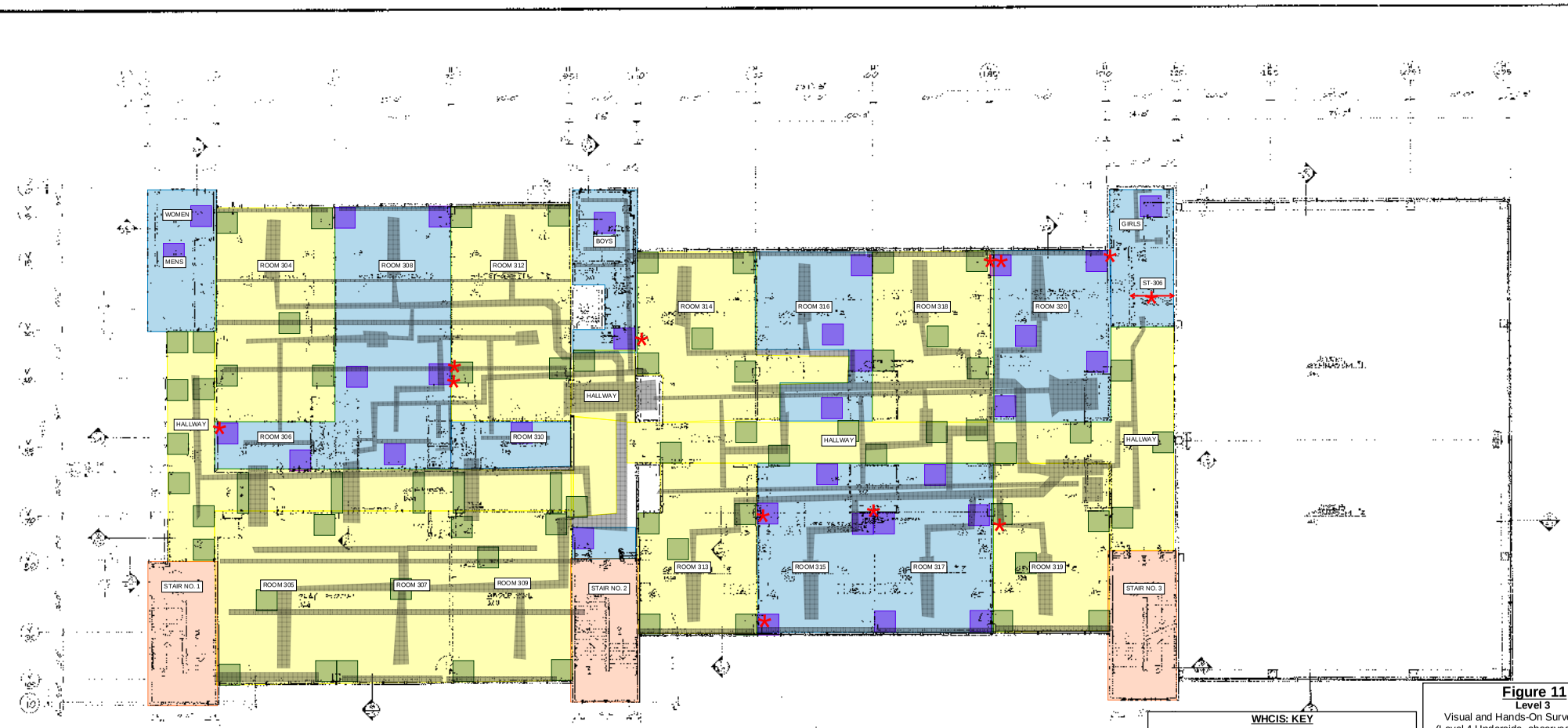
SECOND FLOOR PLAN

WARD FOUR ELEMENTARY SCHOOL

RICH, LANG & COTE, INC.
ARCHITECTS

DRAWN BY
CHECKED BY

SHEET NUMBER
A-2



WHCIS: KEY

- Areas Not Accessible
- Areas Not Inspected
- Mechanical Obstruction
- Phase 1: Hands-On Sounding/Ceiling Tiles Removed
- Phase 1: Visual Survey
- Phase 2: Hands-On Sounding/Ceiling Tiles Removed
- Phase 2: Visual Survey
- Stair Survey - See Field Report 3
- Potential Fall Hazard
- Potential Fall Hazard - Removed

Figure 11
Level 3
Visual and Hands-On Survey Locations
(Level 4 Underside, observed from Level 3)

Notes:
1. This plan includes surveys performed and potential fall hazards noted during the Phase 1 inspections.
2. See Figures 5-7 from Field Report No. 3, dated 16 August 2023, for surveys performed and potential fall hazards at the stairs.
3. See Figure 8 from Field Report No. 4, dated 17 August 2023, for surveys performed and potential fall hazards at the facade.

WARD FOUR ELEMENTARY SCHOOL

RICH, LANG & COTE, INC.
ARCHITECTS

SHEET NUMBER A-3

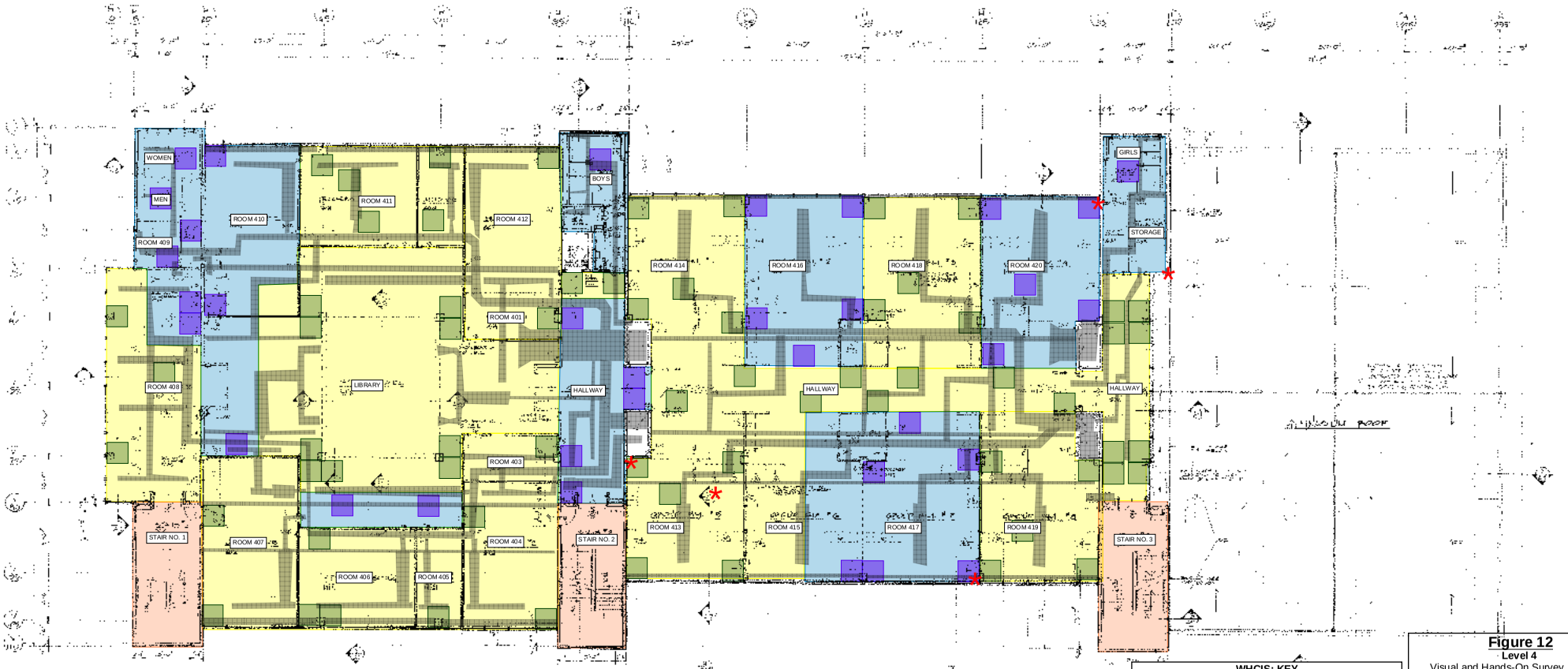


Figure 12
Level 4
Visual and Hands-On Survey Locations
(Roof Underside, observed from Level 4)

WHCIS: KEY

- Areas Not Accessible
- Areas Not Inspected
- Mechanical Obstruction
- Phase 1: Hands-On Sounding/Ceiling Tiles Removed
- Phase 1: Visual Survey
- Phase 2: Hands-On Sounding/Ceiling Tiles Removed
- Phase 2: Visual Survey
- Stair Survey - See Field Report 3
- Potential Fall Hazard
- Potential Fall Hazard - Removed

Notes:
1. This plan includes surveys performed and potential fall hazards noted during the Phase 1 inspections.
2. See Figures 5-7 from Field Report No. 3, dated 16 August 2023, for surveys performed and potential fall hazards at the stairs.
3. See Figure 8 from Field Report No. 4, dated 17 August 2023, for surveys performed and potential fall hazards at the facade.

FOURTH FLOOR PLAN

WARD FOUR ELEMENTARY SCHOOL

RICH, LANG & COTE, INC. ARCHITECTS

SHEET NUMBER A-4

APPENDIX B

DAILY REPORTS

Memorandum

Date: 21 August 2023

To: Debora Mitrano, City of Somerville, Capital Projects and Planning

From: Simpson Gumpertz & Heger Inc.

Project: 230889 -WINT - Inspections for Fall Hazards at Winter Hill Community School, Somerville, MA

Subject: Summary of SGH Daily Inspection Reports

Simpson Gumpertz & Heger Inc. (SGH) visited the Winter Hill Community School as part of an ongoing inspection program between 26 July 2023 and 4 August 2023 to perform inspections of the kitchen, cafeteria, classrooms, offices, stairs, facade, etc. We reported the findings of our daily inspections by e-mail throughout the inspection period. At your request we prepared this memorandum to compile our daily inspection reports. Field reports 1 to 5 provide a more detailed summary and recommendations from our inspections.

The daily reports are organized in chronological order and state the number of engineers on site, the work performed, the areas occupied, and a summary of our observations for each day.

18 July 2023

The SGH team included three engineers. We performed the following tasks:

- Visual survey of the facade.
- Walkthrough of interior areas as preparation for our inspections.

Below is a summary of our observations:

Facade:

We performed a visual survey of approximately 95% of the facade from the ground, utilizing binoculars as necessary. We did not survey the south facade from Level 4 to the roof as this area is stepped back from the rest of the building. We also did not survey the roof penthouse. We plan to perform these surveys next week. We will coordinate roof access with you.

- The facade is generally in good condition.
- There are some areas with localized unsound concrete representing potential fall hazards. The unsound concrete areas are typically small, in the order of 4 in. by 4 in. The maximum size is approximately 24 in. by 12 in. We recommend performing close-up inspections at these areas. Access will require a lift (boom or scissor). We will coordinate with SPS to sound these areas and remove loose concrete.
- The sealant is deteriorated at most of the joints. Sealant is cracked or pulling away from the sides.

19 July 2023

The SGH team included two engineers. We performed the following tasks:

- Visual survey and representative hands-on survey of the kitchen and cafeteria.

Below is a summary of our observations:

Cafeteria

We performed a visual survey of approximately 90% of the cafeteria ceiling and a hands-on inspection of approximately 10% of the ceiling. SPS removed ceiling tiles at each of the column locations and at four locations between the columns (~15% of the tiles), and we used baker staging to access the area.

- The cafeteria ceiling is generally in good condition.
- We noted one potential fall hazard. We will coordinate with SPS to remove the loose concrete.
- At the CMU block wall separating the cafeteria from the kitchen/faculty dining, the grout between the top of the CMU wall and the underside of the beam is loose along the length of the wall. This is not a structural issue but does pose a potential fall hazard. We will further review this condition with you at our meeting tomorrow.
- We noted efflorescence at a couple panel joints and one location at the spandrel beam above the exterior entrance to the cafeteria. We sounded representative areas of concrete around the efflorescence and did not find any further concrete deterioration.

Kitchen & Faculty Dining

We performed a visual survey of approximately 80% of the kitchen ceiling, and a hands-on inspection of approximately 5% of the ceiling. SPS removed ceiling tiles at each of the column locations and between four and six tiles between each column gridline (~10% of the tiles, there were several large pieces of equipment where there the tiles were not accessible). We used baker staging to survey the area. There are many mechanical ducts tight to the ceiling in this area that blocked the view of the ceiling, especially near large equipment. SPS will remove additional ceiling tiles so we can perform more hands-on inspections.

- The kitchen ceiling is generally in good condition.

- We noted one potential fall hazard. We will coordinate with SPS to remove any loose concrete.
- We noted efflorescence at a couple panel joints. We sounded representative areas of concrete around the efflorescence and did not find any further concrete deterioration.

20 July 2023

The SGH team included four engineers. We performed the following tasks:

- Visual and hands-on survey of the gymnasium.
- Visual survey and representative hands-on survey of the Level 1 rooms with no ceiling tiles.
- Visual survey and representative hands-on survey of the Level 2 classrooms and hallways on the classroom side of the building.
- Visual survey and representative hands-on survey of the Level 3 hallways on the classroom side of the building.

Below is a summary of our observations today:

Gymnasium

We performed a visual survey of approximately 90% of the gymnasium ceiling and a hands-on inspection of approximately 90% of the ceiling. SPS removed ceiling tiles at four locations (approximately 20% of the tiles), and we used a scissor lift to access the area.

- The gymnasium ceiling is generally in good condition.
- We noted two potential fall hazards. We will coordinate with SPS to remove the loose concrete.
- We noted one concrete repair location. The mechanism used to raise and lower the basketball hoop is anchored directly adjacent to the repair location. We will review the condition and advise accordingly.
- We noted moisture staining on the panels and attached wood members. The staining was caused by failed sealant at the bottom of the window panels. We can discuss means to mitigate this condition.

Level 1

We performed a visual survey of approximately 95% of the Level 1 ceiling where there were no ceiling tiles (~50% of the Level 1, not including the kitchen/cafeteria). We performed a hands-on inspection of suspect areas, utilizing a ladder to access the area.

- The Level 1 ceiling is generally in good condition.
- We noted seven potential fall hazards (one in the Custodian Office; one in what is labeled as the "Boy's Locker Room" on the original plan but is now the PTA room; two in Room 105; three in Room 106). We will coordinate with SPS to remove the loose concrete. A small piece of concrete fell when hammer sounded at three locations (one in Room 105; two in Room 106). See attached photos.

Level 2: Classrooms & Hallways

We performed a visual survey of approximately 50% of the Level 2 ceiling and a hands-on inspection of approximately 10% of the ceiling. SPS removed ceiling tiles in the classrooms at the columns and at one location in the center of the room between columns, typically. SPS removed approximately 30% of the ceiling tiles in the hallways. We directed SPS to remove additional tiles to access suspect areas as necessary.

- The Level 2 ceiling on the classroom side of the building is generally in good condition.
- We noted one potential fall hazard in Room 214. We will coordinate with SPS to remove the loose concrete.

Level 3: Hallways

We performed a visual survey of approximately 50% of the Level 3 ceiling in the hallways. SPS removed approximately 30% of the ceiling tiles in the hallways.

- The Level 3 ceiling in the hallways is generally in good condition.

21 July 2023

The SGH team included three engineers. We performed the following tasks:

- Hands-on survey of the kitchen.
- Visual survey and representative hands-on survey of the Level 3 classrooms.
- Visual survey and representative hands-on survey of the Level 4 classrooms and hallways on the classroom side of the building.
- Visual survey and representative hands-on survey of the lobby between the classrooms and offices on Levels 2, 3, and 4.

Below is a summary of our observations today:

Kitchen

We performed a hands-on inspection of approximately 80% of the kitchen ceiling. SPS removed 95% of the ceiling tiles. Areas not surveyed are obscured by MEP (ducts, exhaust hoods, etc.).

- The kitchen ceiling is generally in good condition.
- We noted one potential fall hazard. We will coordinate with SPS to remove the loose concrete.
- We noted three small existing spalls; there is no additional loose concrete at these areas.
- We noted three small areas of unsound concrete; there is no loose concrete at these areas.
- We noted efflorescence at panel joints and beams throughout the space, but no active leaks.

Level 3: Classrooms

We performed a visual survey of approximately 50% of the Level 3 ceiling and a hands-on inspection of approximately 10% of the ceiling. SPS removed ceiling tiles in the classrooms at the columns and at one location in the center of the room between columns, typically.

- The Level 3 ceiling on the classroom side of the building is generally in good condition.
- We noted one potential fall hazard within classroom 314. We will coordinate with SPS to remove the loose concrete.

Level 4: Classrooms and Hallways

We performed a visual survey of approximately 50% of the Level 4 ceiling and a hands-on inspection of approximately 10% of the ceiling. SPS removed ceiling tiles in the classrooms at the columns and at one location in the center of the room between columns, typically. SPS removed approximately 30% of the ceiling tiles in the hallways. We directed SPS to remove additional tiles to access suspect areas as necessary.

- The Level 4 ceiling on the classroom side of the building is generally in good condition.
- We noted two potential fall hazards in Room 413. We will coordinate with SPS to remove the loose concrete.

Elevator Lobby: Levels 2, 3, and 4

We performed a visual survey of approximately 90% of the ceiling in these areas and a hands-on inspection of approximately 10% of the ceiling. SPS removed ceiling tiles at the corners of the lobbies.

- The ceiling in these areas is generally in good condition.

22-23 July 2023

SGH was not on site on these dates.

24 July 2023

The SGH team included two engineers. We performed the following tasks:

- Visual survey and representative hands-on survey of two Level 3 offices.
- Visual survey and representative hands-on survey of the Level 2, 3 and 4 hallways between the classrooms and gymnasium.
- Visual survey and representative hands-on survey of the Level 2 hallway at the office side of the building.

Below is a summary of our observations today:

Level 3: Offices (Rooms 309 and 312)

- We performed a visual survey of approximately 95% of the ceiling and a hands-on survey of approximately 10% in two offices.
- The ceiling in both offices is generally in good condition. We noted no spalls, cracks, or potential fall hazards in Room 309.
- We noted four existing spalls in the ceiling of Room 312. The concrete around the spalls is sound.
- We noted two potential fall hazards; the grout along two columns are loose in Room 312.

Gymnasium Hallway: Levels 2, 3 and 4

- We performed a visual survey of approximately 90% of the ceiling and a hands-on survey of approximately 10%.
- The hallway ceiling is generally in good condition.
- We noted one spall between a panel and beam at the Level 4 ceiling, one spall on a corbel at the Level 3 ceiling, and one spall along a joint at the Level 2 ceiling.
- We noted three potential fall hazards at the Level 2 ceiling.

Office Hallway: Level 2

- We performed a visual survey of approximately 80% of the ceiling and a hands-on survey of approximately 10%.
- The hallway ceiling is generally in good condition.
- We noted one existing spall at a hanger supporting a mechanical unit.
- We noted one sagging ceiling panel, which we discussed on-site.

25 July 2023

The SGH team included three engineers. We performed the following tasks:

- Visual and representative hands-on survey of the Level 2 and 3 offices and hallways.

Below is a summary of our observations today:

Level 2 and 3: Offices

- We performed a visual survey of approximately 45% and a hands-on survey of approximately 8% of the ceiling above offices and classrooms in the North wing.
- The ceiling in the offices is generally in good condition.
- We noted efflorescence at several panel joints, beams, and columns, similar to that found in other areas of the school.
- We noted several small spalls (less than 6 in. x 6 in.). The concrete surrounding the spalls is sound.
- We noted one potential fall hazard at the Level 3 ceiling.
- We noted two potential fall hazards at the Level 2 ceiling.

Level 3: Hallway

- We performed a visual survey of approximately 80% and a hands-on survey of approximately 10% of the ceiling above the Level 3 hallway on the office side of the building.
- The ceiling in the hallway is generally in good condition.
- We noted efflorescence at several panel joints, beams, and columns, similar to that found in other areas of the school.
- We noted several small spalls (less than 6 in. x 6 in.). The concrete surrounding the spalls is sound.

We plan to have three engineers on site tomorrow, working in the library, the remaining Level 3 classrooms, and any miscellaneous interior areas within our scope. Our interior inspection, excluding the stair towers, should be complete by EOD tomorrow. SPS has informed us that the stair staging will be delivered Thursday but will not be constructed until early next week.

Once the staging is installed, we plan to have three to four engineers on site each day to complete a 100% hands-on survey of the stair tower walls and ceilings. We will also coordinate a day to perform a hands-on inspection of select locations along the facade.

26 July 2023

The SGH team included three engineers. We performed the following tasks:

- Visual survey and representative hands-on survey of two Level 3 offices.
- Visual survey and representative hands-on survey of the Level 4 library and adjoining rooms.
- Visual survey and hands-on survey of walls accessible without staging at all levels of Stair 2.
- Visual survey and hands-on survey of walls accessible without staging at Level 4 and the roof level of Stair 3.
- Visual survey of penthouse facade and facade of south elevation from Level 4 to the roof level.

Below is a summary of our observations today:

Level 3: Offices (Rooms 304 and 305)

- We performed a visual survey of approximately 80% of the ceiling and a hands-on survey of approximately 10% in the rooms.
- The ceiling in both rooms is generally in good condition. We noted several small spalls and some areas of efflorescence at cracks and panels joints.
- We noted one potential fall hazard in Room 304.

Level 4: Library and Adjoining Rooms

- We performed a visual survey of approximately 60% of the library ceiling and a hands-on survey of approximately 10%. We performed a visual survey of approximately 25% of the adjoining rooms and a hands-on survey of approximately 5%. We will return to survey the remaining adjoining rooms tomorrow.
- The library ceiling and the ceilings in the adjoining rooms are generally in good condition. We noted several small spalls and some areas of efflorescence at cracks and panels joints.
- We noted one potential fall hazard at the library ceiling.

Stair 2: Walls accessible without staging, All Levels

- We performed a visual survey and hands on survey of approximately 50% of the walls at all levels. We will return to complete the visual and hands-on survey of the remaining walls utilizing staging.
- The walls are generally in good condition, with the exception of the panel lift pockets (also called grout pockets). The lift pockets are deteriorated, typically, and many pose potential fall hazards, especially at the upper levels. There are also some areas of delaminated concrete at certain panels. We will review these areas with you.
- We noted ten potential fall hazards at the walls thus far.

Stair 3: Walls accessible without staging, Levels 4 and Roof

- We performed a visual survey and hands on survey of approximately 50% of the walls at Levels 4 and the roof level. We will return to complete the visual and hands-on survey of the other levels from the ground and the remaining areas of the walls utilizing staging.
- The walls are generally in good condition, with the exception of the panel lift pockets (also called grout pockets). The lift pockets are deteriorated, typically, and many pose potential fall hazards.
- We noted fifteen potential fall hazards at the walls thus far.

Facade: Penthouse and Level 4 to Roof South Elevation

- We performed a visual survey of approximately 95% of the remaining facade.
- The facade is generally in good condition.
- There is one section at the Level 4 South elevation where sealant is missing.
- We noted one potential fall hazard at the penthouse South elevation. We noted one potential fall hazard at the Level 4 South elevation.

We plan to have three engineers on site tomorrow, working in the remaining adjoining rooms to the Library on Level 4. We will also continue to work in the stairs to sound walls accessible without staging.

27 July 2023

The SGH team included three engineers. We performed the following tasks:

- Visual survey and representative hands-on survey of the remaining adjoining rooms to the Library at Level 4.
- Visual survey and hands-on survey of walls accessible without staging at all levels of Stair 1.
- Visual survey and hands-on survey of walls accessible without staging at Levels 1 through 3 of Stair 3.
- Visual survey and hands-on survey of walls accessible without staging at Stair 4.

Below is a summary of our observations today:

Level 4: Remaining Adjoining Rooms to Library

- We performed a visual survey of approximately 50% of the adjoining rooms to the library to date and a hands-on survey of approximately 10%.
- The library ceiling and the ceilings in the adjoining rooms are generally in good condition. We noted several small spalls and some areas of efflorescence at cracks and panel joints.
- We did not note any potential fall hazards.

Stair 1: Walls accessible without staging, All Levels

- We performed a visual survey and hands on survey of approximately 50% of the walls at all levels. We will return to complete the visual and hands-on survey of the remaining walls utilizing staging.
- The walls are generally in good condition, with the exception of the panel lift pockets (also called grout pockets). The lift pockets are deteriorated, typically, and many pose potential fall hazards, especially at the upper levels.
- We noted four potential fall hazards at the walls thus far.

Stair 3: Walls accessible without staging, Levels 1 through 3

- We performed a visual survey and hands on survey of approximately 50% of the walls at Levels 1 through 3. We will return to complete the visual and hands-on survey of the remaining areas of the walls utilizing staging.
- The walls are generally in good condition, with the exception of the panel lift pockets (also called grout pockets). The lift pockets are deteriorated, typically, and many pose potential fall hazards.
- We noted thirteen additional potential fall hazards at the walls (for a total of twenty-eight potential fall hazards at this stair thus far).

Stair 4: Walls accessible without staging

- We performed a visual survey and hands on survey of approximately 50% of the walls. We will return to complete the visual and hands-on survey of the remaining areas of the walls utilizing staging.
- The walls are generally in good condition, with the exception of the panel lift pockets (also called grout pockets). The lift pockets are deteriorated, typically.
- We did not note any potential fall hazards thus far.

Unless otherwise directed by you, we do not plan to have engineers on site 28 July 2023 through 1 August 2023. We plan to resume work at the stairs utilizing staging on 2 August 2023, dependent on staging assembly schedule.

28 July - 1 August 2023

SGH was not on site on these dates while SPS installed staging at the stairs.

2 August 2023

The SGH team included three engineers. We performed the following tasks:

- Visual survey and hands-on survey of walls accessible with staging at all levels, except Level 4 to the roof, of Stairs 1, 2, and 3.
- Visual survey and hands-on survey of the undersides of the roof of Stair 1.
- Visual survey and hands-on survey of the undersides of landings at Levels 3 through 5 of Stair 2.

Below is a summary of our observations:

Stair 1: Walls, Roof Underside

- To date, we have performed a visual survey and hands on survey of approximately 80% of the walls at all levels. We will return to complete the visual and hands-on survey of the remaining areas. We performed a visual survey and hands on survey of approximately 95% of the stair tower roof.
- The walls are generally in good condition, with the exception of the panel lift pockets (also called grout pockets). The lift pockets are deteriorated, typically, and many pose potential fall hazards, especially at the upper levels.
- The roof is generally in good condition. We noted several spalls and some areas of efflorescence at cracks and panel joints.
- At the walls, we noted eight additional fall hazards (for a total of 12 potential fall hazards at this stair thus far). We did not note any potential fall hazards at the roof underside.

Stair 2: Walls, Landing Undersides at Levels 3-5

- To date, we have performed a visual survey and hands on survey of approximately 80% of the walls at all levels. We will return to complete the visual and hands-on survey of the remaining areas. We performed a visual survey and hands on survey of approximately 50% of the landing undersides at Levels 3-5. The lighting prevented the removal of the remaining 50% of ceiling tiles, so we are unable to observe the remaining areas.

- The walls are generally in good condition, with the exception of the panel lift pockets (also called grout pockets). The lift pockets are deteriorated, typically, and many pose potential fall hazards, especially at the upper levels.
- The landing undersides are generally in good condition. We noted several small spalls.
- At the walls, we noted eleven additional fall hazards (for a total of twenty-one potential fall hazards at this stair thus far). We noted two potential fall hazards at the landing undersides.

Stair 3: Walls

- To date, we have performed a visual survey and hands on survey of approximately 80% of the walls at all levels. We will return to complete the visual and hands-on survey of the remaining areas.
- The walls are generally in good condition, with the exception of the panel lift pockets (also called grout pockets). The lift pockets are deteriorated, typically, and many pose potential fall hazards, especially at the upper levels.
- The landing undersides are generally in good condition. We noted several small spalls.
- We noted five additional fall hazards (for a total of thirty-three potential fall hazards at this stair thus far).

3 August 2023

The SGH team included three engineers. We performed the following tasks:

- Visual and hands-on survey of the remaining landing and roof undersides at Stairs 1, 2, 3, and 4.

Below is a summary of our observations:

Stairs 1-4: Landing Undersides

- We have performed a visual and hands-on survey of approximately 90% of the landing undersides at all levels. We will return to complete the visual and hands-on survey of the stair undersides.

- The landings are typically in good condition; we noted small spalls (approximately 2 in. by 2 in.) throughout the landing undersides, typically at existing furring strips and hangers. We observed typical efflorescence along panel joints at the roof level of each stair tower and along the exterior walls of Stair 3. Several small spalls are along furring strips, ceiling hangers, and panel joints.

- At the landing undersides, we noted the following potential fall hazards:

    - Stair 1: We noted two additional potential fall hazards at Level 3, for a total of fourteen potential fall hazards at this stair thus far.
    - Stair 2: We noted fifteen additional potential fall hazards across Level 2 and the roof, for a total of thirty-six potential fall hazards at this stair thus far.
    - Stair 3: We noted six additional potential fall hazards across Levels 2-5, for a total of thirty-nine potential fall hazards at this stair thus far.
    - Stair 4: We noted four potential fall hazards at the lift pockets above the exterior door.

- Additionally, we noted that the steel bearing plates at the exterior walls at each level of Stair 3 are corroded; the corrosion is severe at Level 2 and moderate at other levels.

- At Level 2 of Stair 2, the bearing plates typically observed on each floor are concealed by plywood – we noted that one corner of the plywood adjacent to the exterior door is wet.

4 August 2023

The SGH team included two engineers. We performed the following tasks:

- Visual and hands-on survey of the stair tread undersides and remaining walls at Stairs 1, 2, 3, and 4.

Stairs 1-3 – Stair Tread Undersides

- We have performed a visual and hands-on survey of approximately 95% of the stair tread undersides at all levels.
- The stair tread undersides are typically in good condition.
- At the stair tread undersides and walls, we noted the following potential fall hazards:
    - Stair 1: We noted no additional potential fall hazards, for a total of fourteen potential fall hazards at this stair.
    - Stair 2: We noted no additional potential fall hazards, for a total of thirty-six potential fall hazards at this stair.
    - Stair 3: We noted two additional potential fall hazards at the stair tread undersides and two additional potential fall hazards at the walls at Levels 4 and 5, for a total of forty-three potential fall hazards at this stair.
    - Stair 4: We noted no additional potential fall hazards, for a total of four potential fall hazards at this stair.
- Additionally, we noted some potentially loose grout between the wall and stairs at Levels 4 and 5 of Stair 2 and 3.

Memorandum

Date: 3 October 2023

To: Debora Mitrano, City of Somerville, Capital Projects and Planning

From: Simpson Gumpertz & Heger Inc.

Project: 230889.00-WINT - Inspections for Fall Hazards at Winter Hill Community School, Somerville, MA

Subject: Summary of SGH Daily Inspection Reports

Simpson Gumpertz & Heger Inc. (SGH) visited the Winter Hill Community School as part of an ongoing inspection program between 18 and 20 September 2023 to perform additional inspections of the classrooms, offices, restrooms, hallways, etc. We reported the findings of our daily inspections by e-mail throughout the inspection period. At your request we prepared this memorandum to compile our daily inspection reports. Field report 6 provides a more detailed summary and recommendations from our inspections.

The daily reports are organized in chronological order and state the number of engineers on site, the work performed, the areas occupied, and a summary of our observations for each day.

18 September 2023

We visited the site on 9/18. The SGH team included two engineers. We performed the following tasks:

- Visual and hands-on inspection of Level 1 classrooms, offices, hallways, and storage rooms.
- Visual and hands-on inspection of Level 2 offices.

Below is a summary of our observations:

Level 1:

We performed a visual survey of approximately 80% of the remaining rooms and hands-on surveys at locations where tiles were removed. Three rooms in the 106 custodial suite were locked. We can return to those rooms if access can be coordinated.

- The floor above Level 1 is generally in good condition.
- We noted seven potential fall hazards throughout Level 1. Our next field report will include these areas on a mark-up plan.
- We noted loose grout at the top of multiple non-load-bearing CMU walls, similar to the condition between the kitchen and cafeteria we discussed previously.
- We discovered approximately ten deceased mice on glue traps in the ceiling above room ST-101 (between classrooms 103 and 105). The mice have not yet been removed.
- We noted localized areas of efflorescence at four locations, primarily around columns.
- There is a crack along a concrete panel above room 107. The surrounding concrete is sound.

Level 2:

We performed a visual survey of 100% of the remaining Level 2 offices and hands-on surveys where tiles were removed.

- The floor above the offices is generally in good condition.

We noted localized corrosion staining along a beam above the “Rest Room” by the nurse’s office. The beam and surrounding concrete are sound.

19 September 2023

We visited the site on 9/19. The SGH team included two engineers. We performed the following tasks:

- Visual and hands-on inspection of Level 2 classrooms, hallways and storage rooms.
- Visual and hands-on inspection of Level 3 classrooms.

Below is a summary of our observations:

Level 2:

We performed a visual survey of approximately 95% of the remaining rooms and hands-on surveys at locations where tiles were removed. We have not yet inspected the restrooms.

- The floor above Level 2 is generally in good condition.
- We noted nine potential fall hazards throughout Level 2.
- We noted four small existing spalls above room 215. The surrounding concrete is sound.
- We noted an exposed prestressing strand at the end of a panel above Room 215.
- We noted corrosion staining along multiple beams.
- We noted a deceased mouse in the ceiling above Room 217, and mouse droppings in the ceiling above Rooms 216 and ST-202.
- We noted two cracks above Room 216; the surrounding concrete is sound and does not pose a potential fall hazard.

Level 3:

We performed a visual survey of four of the remaining classrooms and a storage room and hands-on surveys at locations where tiles were removed.

- The floor above Level 3 is generally in good condition.
- We noted eight potential fall hazards throughout the four classrooms on Level 3.

- There is a crack spanning across the storage room adjacent to the girls' room, across from stair 3. There is some loose concrete along the crack, but the surrounding concrete is otherwise sound.
- There are several existing small spalls above the classrooms. The surrounding concrete is sound.
- We noted two cracks above classrooms; the concrete surrounding these cracks is sound.

20 September 2023

We visited the site on 9/20. The SGH team included two engineers. We performed the following tasks:

- Visual and hands-on inspection of Level 3 classrooms, hallways and restrooms.
- Visual and hands-on inspection of Level 4 classrooms, restrooms and library.

Below is a summary of our observations:

Level 3:

We performed a visual survey of approximately 95% of the remaining rooms and hands-on surveys at locations where tiles were removed. We have not yet inspected the restrooms.

- The floor above Level 3 is generally in good condition.
- We noted one potential fall hazard throughout Level 3 today, in addition to the 8 noted yesterday (9 total).
- The ceiling tiles above the boys' room behind the elevator are sagging.
- We noted two small existing spalls, above Rooms 306 and 310.
- We noted one previously leaking crack above the girls room on the gymnasium side of the building, along with some corroded steel debris in the ceiling. The concrete surrounding the crack is sound.

Level 4:

We performed a visual survey of the remaining classrooms and a library rooms and hands-on surveys at locations where tiles were removed.

- The roof above Level 4 is generally in good condition.
- We noted two potential fall hazards throughout Level 4.
- There is a section of ductwork above room 420 that is detached and poses a potential fall hazard.
- The floor within the storage room is bulging directly above the crack in the Level 3 storage room we noted yesterday.

We noted efflorescence and corrosion staining at multiple locations throughout the roof above. The concrete surrounding the stains is generally sound.

APPENDIX C

inspection logs

SGH

CLIENT Beyer Blinder Belle

SUBJECT Winter Hill Community School Inspection Log

SHEET NO.

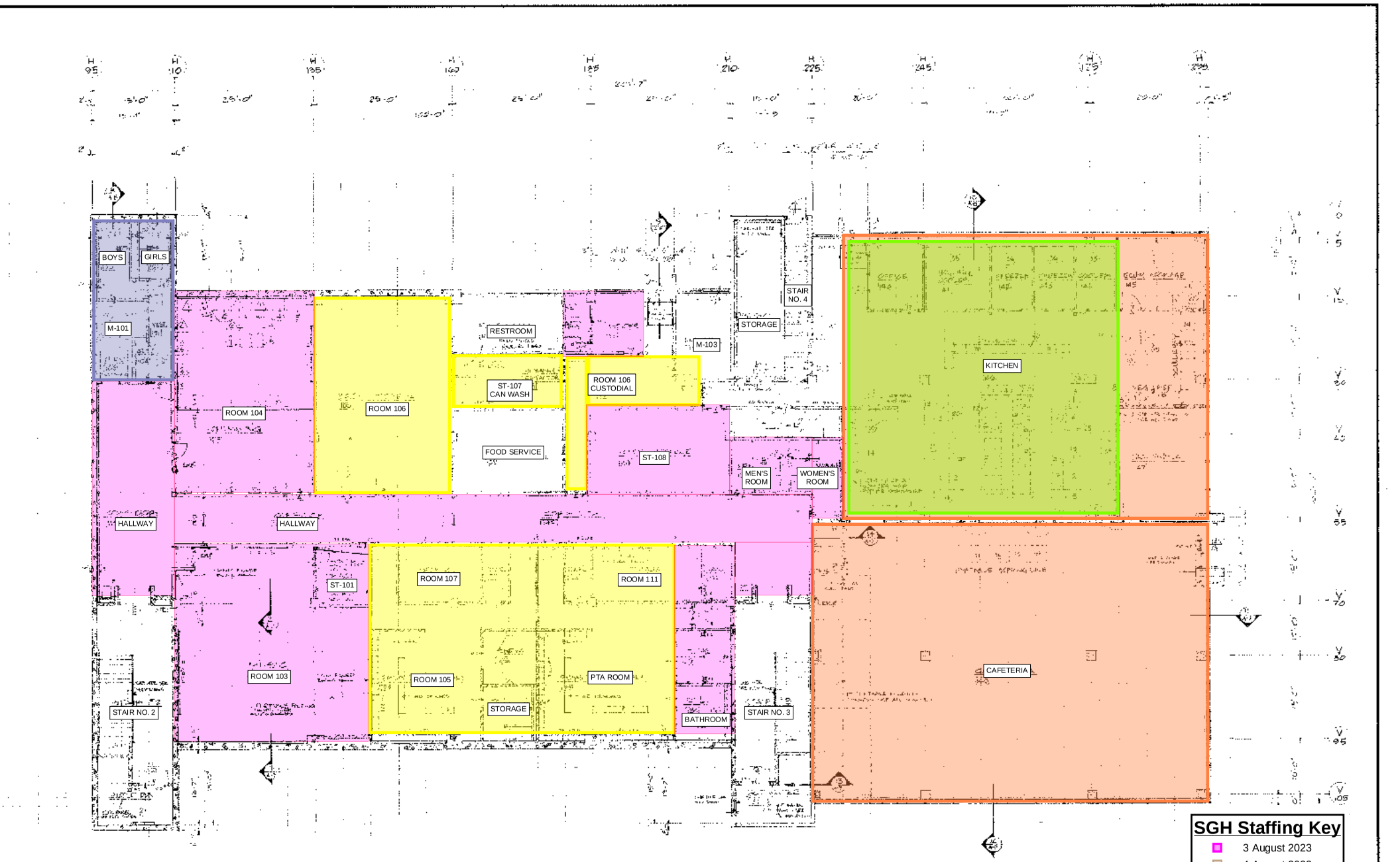
PROJECT NO. 230889.00

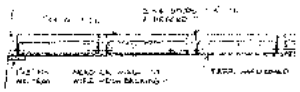
DATE 3 October 2023

BY KEM/BWH

CHECKED BY

Date	Key	SGH Staff	SGH Activity	SPS Activity
6/13/2023		J. Gustavo Tumialan	Initial Walkthrough	N/A
		Sal A. Capobianco		
6/26/2023		J. Gustavo Tumialan	Follow-up Walthrough	N/A
7/18/2023		J. Gustavo Tumialan	Exterior Façade	N/A
		Giuliana R. Stovall		
		Kasey E. Mearls		
		Sylvia P. Costa		
7/19/2023		Giuliana R. Stovall	Kitchen & Cafeteria	Kitchen & Cafeteria
		Sylvia P. Costa		
7/20/2023		Giuliana R. Stovall	Level 1 Classrooms	Level 2, 3 & 4 Classrooms & Hallways
		Kasey E. Mearls	Level 2 Classrooms & Hallways	
		Sylvia P. Costa		
		Kevin A. Misaro	Gymnasium	
7/21/2023		Kasey E. Mearls	Level 3 Classrooms & Hallways	Level 2, 3 & 4 Classrooms & Hallways
		Sylvia P. Costa	Level 4 Classrooms & Hallways	
		Brandin W. Harvey	Kitchen	Kitchen Tile Removal
7/24/2023		Kasey E. Mearls	Level 2 Hallways	Kitchen Tile Replacement
		Sylvia P. Costa	Level 3 Classrooms, Offices & Hallways	
		Brandin W. Harvey	Level 4 Classrooms & Hallways	Level 3 Offices
7/25/2023		Kasey E. Mearls	Level 2 Classrooms & Offices	Kitchen Tile Replacement
		Sylvia P. Costa	Level 3 Classrooms & Offices	
		Giuliana R. Stovall	Level 4 Hallways	Level 2 & 3 Offices
7/26/2023		Brandin W. Harvey	Level 4 Offices & Library	Level 4 Offices & Library
		Sylvia P. Costa	Stair 3 Walls - Level 4 to Roof	
		Giuliana R. Stovall	Penthouse Façade	
7/27/2023		Brandin W. Harvey	Level 4 Library	Library
		Sylvia P. Costa	Stair 3 Walls	
		Giuliana R. Stovall	Stair 4 Walls	
8/2/2023		Brandin W. Harvey	Stair 1, 2, 3 & 4 Walls	Stair Staging Set-Up
		Sylvia P. Costa	Stair 1 Level 2	
		Giuliana R. Stovall	Stair 2	
8/3/2023		Brandin W. Harvey	Stair 1	Stair Staging Set-Up
		Sylvia P. Costa	Stair 2 Level 1 & 2	
		Kasey E. Mearls	Stair 3	
			Stair 4	
8/4/2023		J. Gustavo Tumialan	Stairs 1, 2, 3 & 4	Level 4 Additional Tile Removal
		Giuliana R. Stovall		
9/18/2023		Kasey E. Mearls	Level 1	Level 1 & 2 Tile Removal
		Kevin A. Misaro	Level 2 Offices	
9/19/2023		Kasey E. Mearls	Level 2	Level 3 & 4 Tile Removal
		Brandin W. Harvey	Level 3	
9/20/2023		Kasey E. Mearls	Level 3 & 4	Level 1-4 Restroom Tile Removal
		Kevin A. Misaro	Levels 1-4 Restrooms	





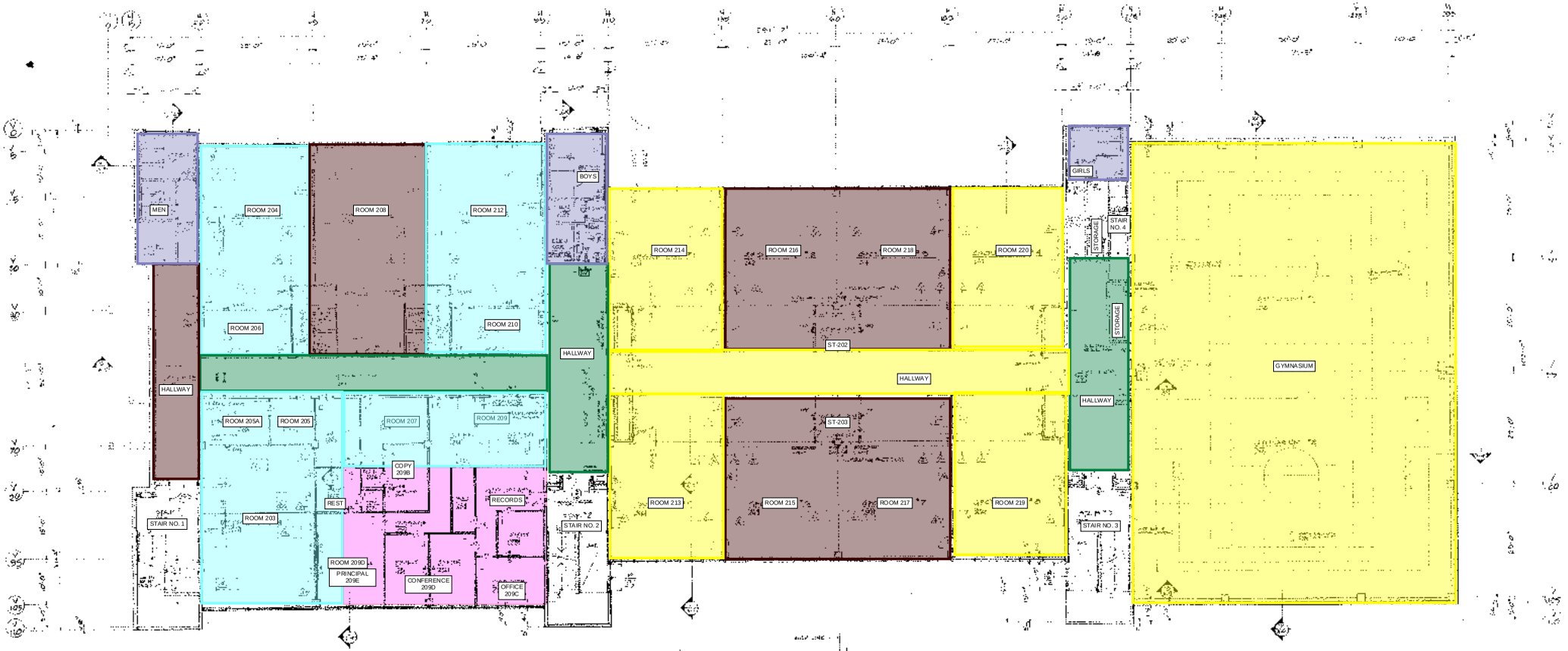
TYP ACOUSTICALLY TREATED WALLS

SGH MARKUP
Staffing Schedule
3 October 2023

Note: See sheet A-13 for work performed at stairs

SGH Staffing Key

- 3 August 2023
- 4 August 2023
- 18 July 2023
- 18 September 2023
- 19 July 2023
- 20 July 2023
- 20 September 2023
- 20 September 2023
- 21 July 2023
- 24 July 2023
- 25 July 2023
- 26 July 2023
- 27 July 2023



SGH Staffing Key

- 3 August 2023
- 4 August 2023
- 18 July 2023
- 18 September 2023
- 19 July 2023
- 20 July 2023
- 20 September 2023
- 20 September 2023
- 21 July 2023
- 24 July 2023
- 25 July 2023
- 26 July 2023
- 27 July 2023

SGH MARKUP
Staffing Schedule
3 October 2023

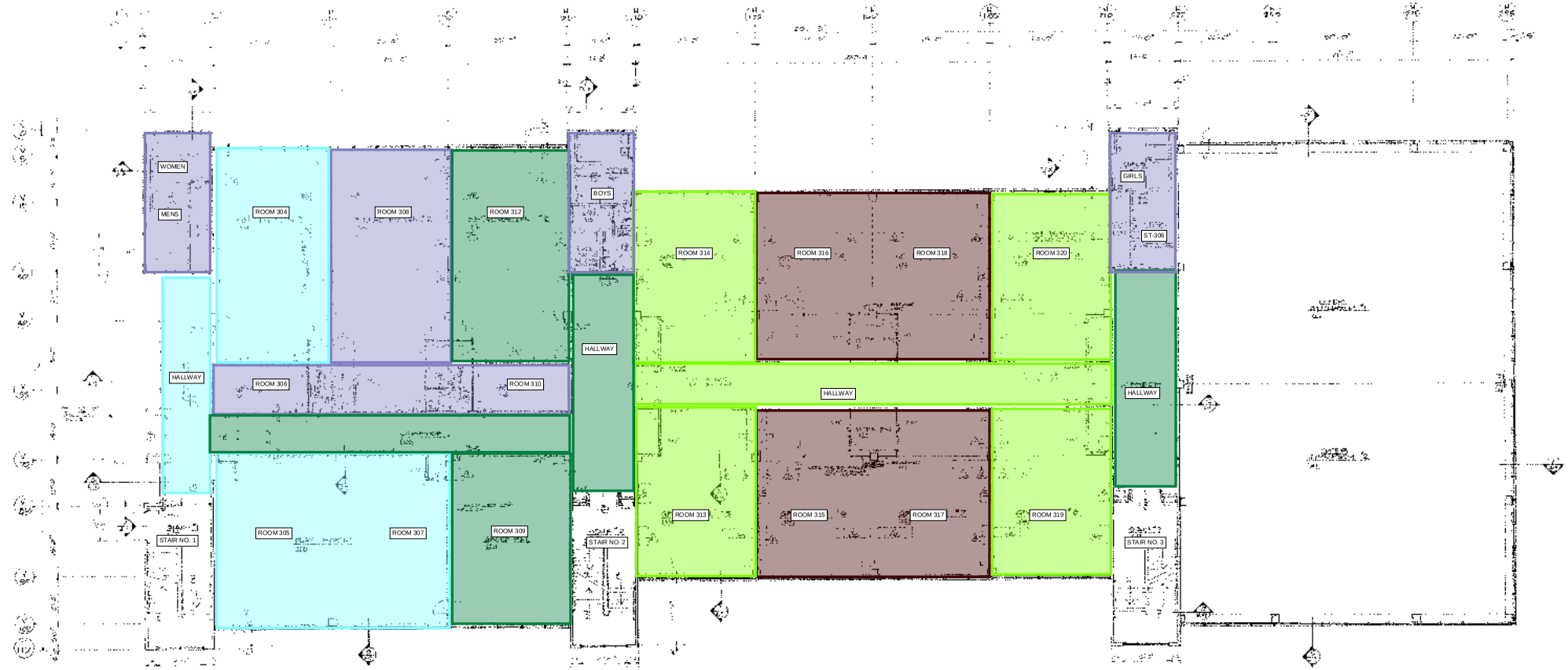
Note: See sheet A-13 for work performed at stairs

WARD FOUR
ELEMENTARY SCHOOL

RICH, LANG & COTE, INC.
ARCHITECTS

SCALE: AS INDICATED
DRAWN BY:
CHECKED BY:

A-9



SGH Staffing Key

- 3 August 2023
- 4 August 2023
- 18 July 2023
- 18 September 2023
- 19 July 2023
- 20 July 2023
- 20 September 2023
- 20 September 2023
- 21 July 2023
- 24 July 2023
- 25 July 2023
- 26 July 2023
- 27 July 2023

SGH MARKUP
Staffing Schedule
3 October 2023

Note: See sheet A-13 for work performed at stairs

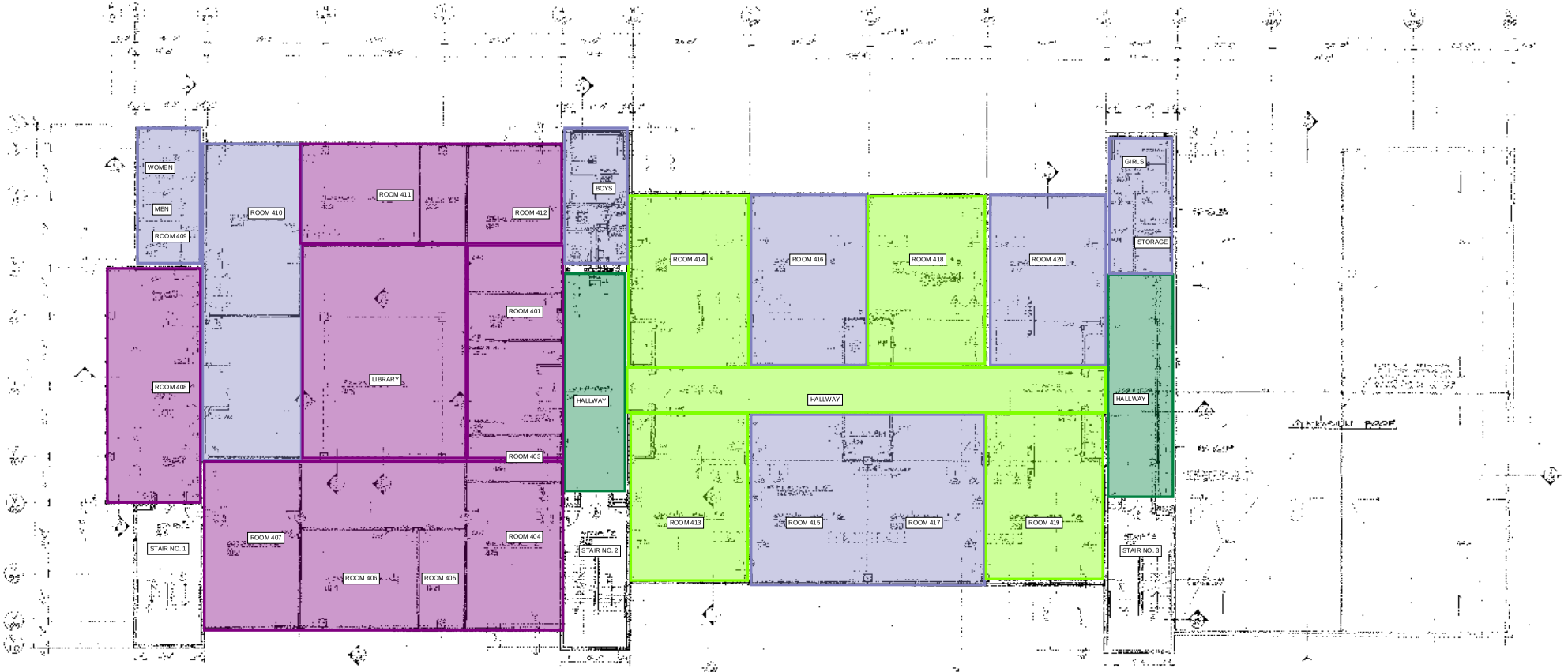
FIRST FLOOR PLAN

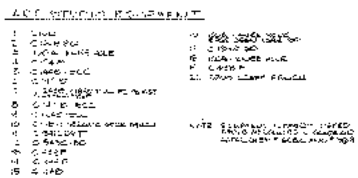
WARD FOUR ELEMENTARY SCHOOL

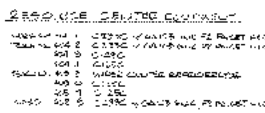
RICH, LANG & COTE, INC.
ARCHITECTS

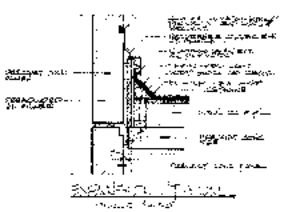
SCALE: 1/8" = 1'-0"
DRAWN BY: RLV
CHECKED BY: RLV

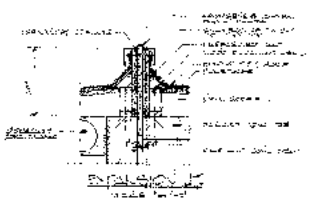
SHEET NUMBER A-3

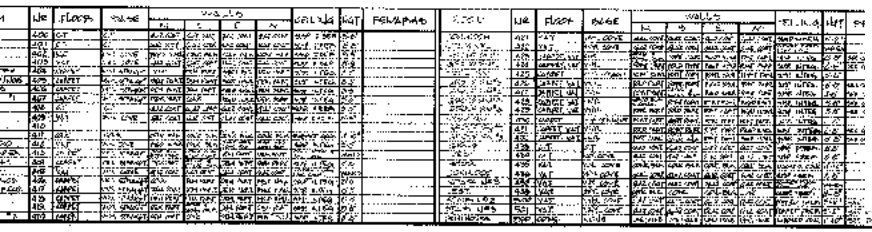












SGH MARKUP
Staffing Schedule
3 October 2023

Note: See sheet A-13 for work performed at stairs

SGH Staffing Key

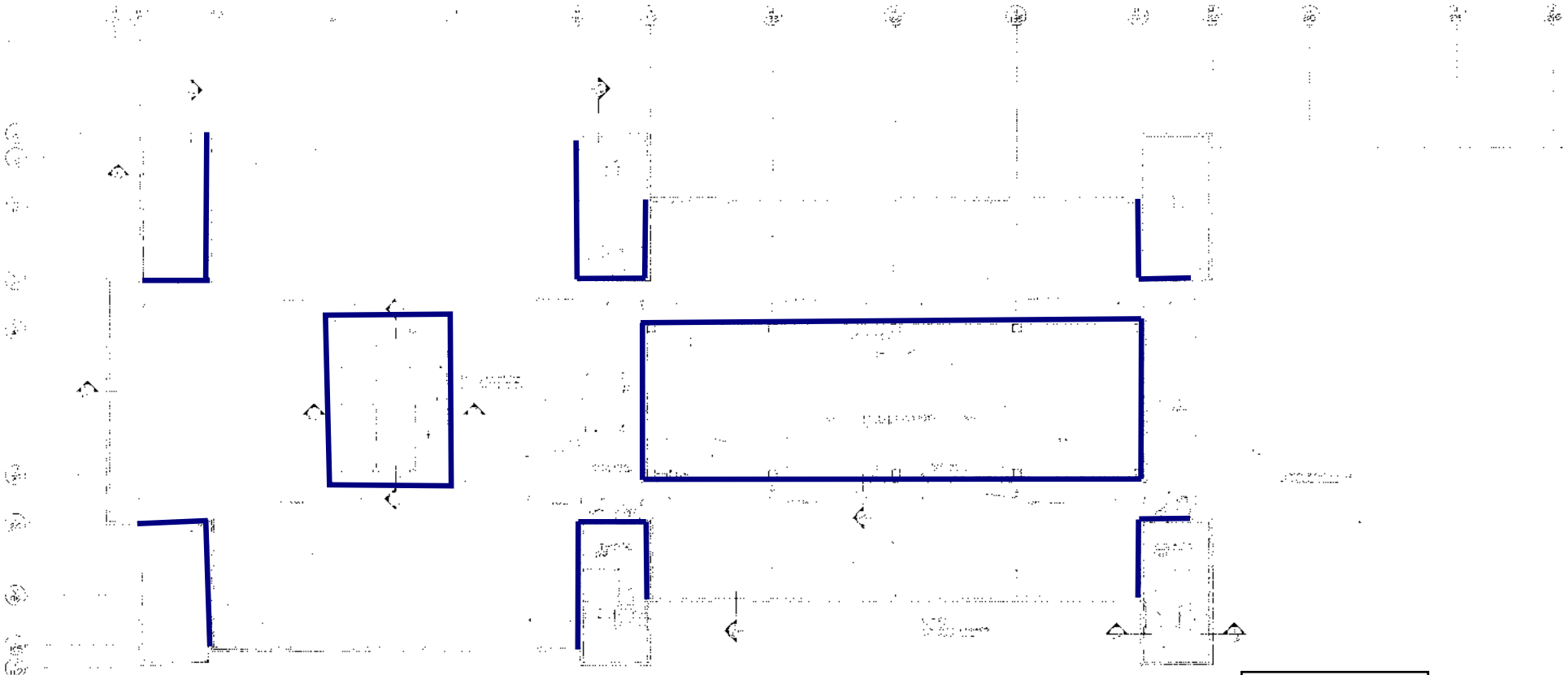
- 3 August 2023
- 4 August 2023
- 18 July 2023
- 18 September 2023
- 19 July 2023
- 20 July 2023
- 20 September 2023
- 20 September 2023
- 21 July 2023
- 24 July 2023
- 25 July 2023
- 26 July 2023
- 27 July 2023

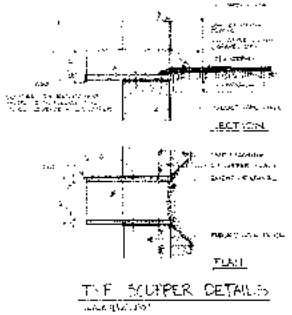
WARD FOUR ELEMENTARY SCHOOL

RICH, LANG & COTE, INC.
ARCHITECTS

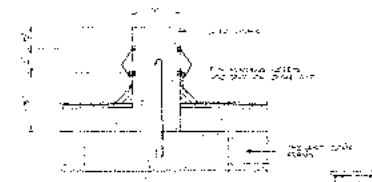
SCALE: 1/8" = 1'-0"
DRAWN BY: REV.
CHECKED BY: REV.

SHEET NUMBER
A-4





T.P.O. SCUPPER DETAILS



SCALE: 3/4"=1'-0" ELEVATION DETAIL

SGH Staffing Key

- 3 August 2023
- 4 August 2023
- 18 July 2023
- 18 September 2023
- 19 July 2023
- 20 July 2023
- 20 September 2023
- 20 September 2023
- 21 July 2023
- 24 July 2023
- 25 July 2023
- 26 July 2023
- 27 July 2023

SGH MARKUP
Staffing Schedule
9 August 2023

ROOF PLAN

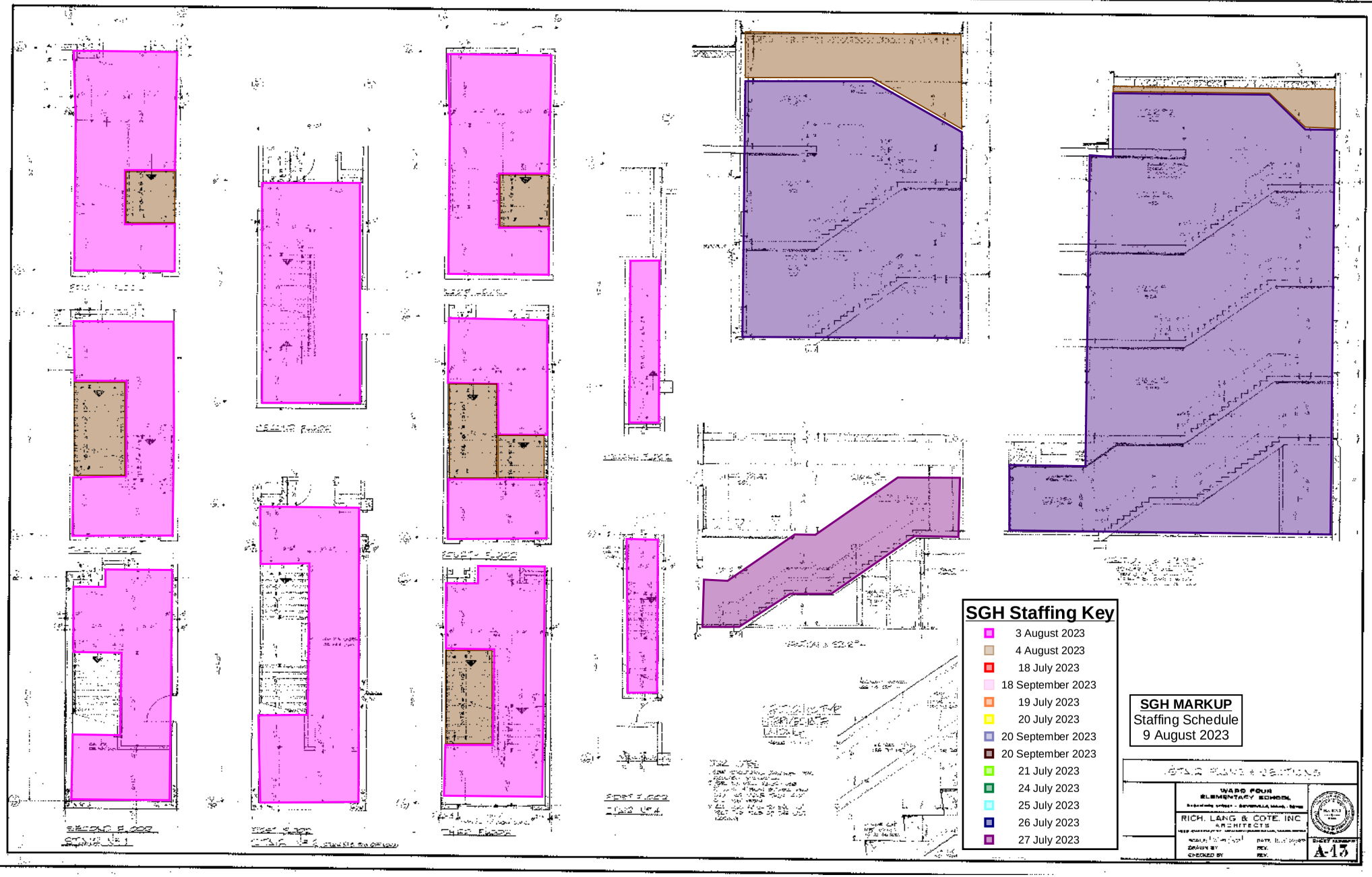
WARD PARK ELEMENTARY SCHOOL

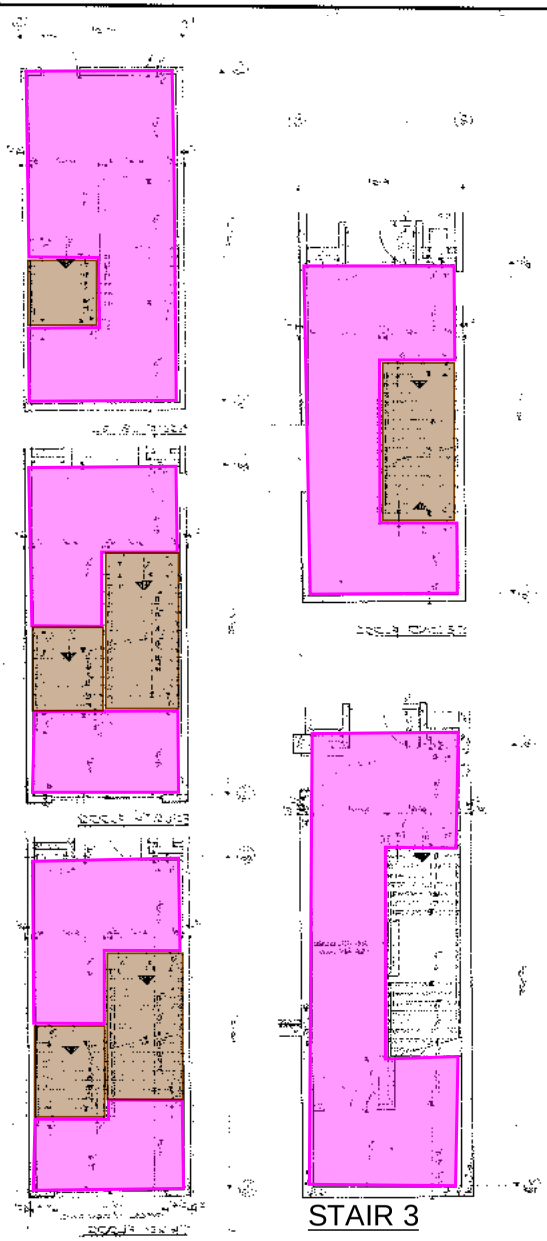
RICH, LANG & COTÉ, INC.
ARCHITECTS

SCALE AS NOTED
DRAWN BY RFH
CHECKED BY REV. -

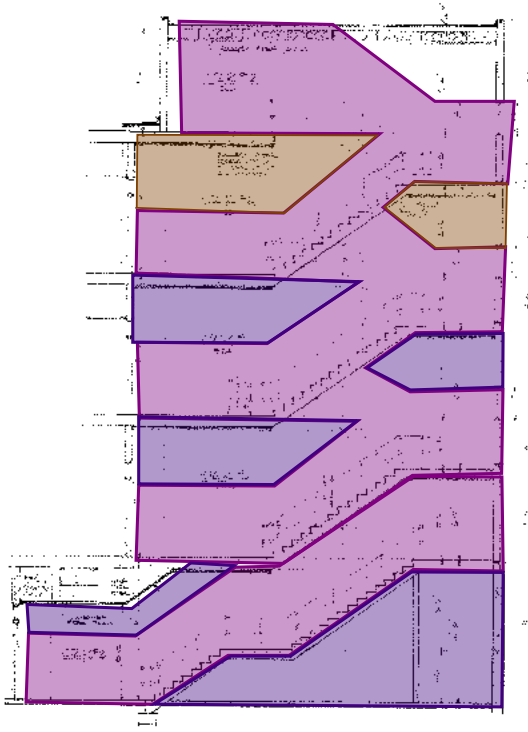
SHEET NUMBER A-15


WEST ELEVATION
EAST ELEVATION
SOUTH ELEVATION
NORTH ELEVATION
SGH Staffing Key
3 August 2023
4 August 2023
18 July 2023
18 September 2023
19 July 2023
20 July 2023
20 September 2023
20 September 2023
21 July 2023
24 July 2023
25 July 2023
26 July 2023
27 July 2023
SGH MARKUP
Staffing Schedule
9 August 2023
WARD FOUR
ELEMENTARY SCHOOL
RICH, LANG & COTÉ, INC.
ARCHITECTS
A-6


SGH Staffing Key
3 August 2023
4 August 2023
18 July 2023
18 September 2023
19 July 2023
20 July 2023
20 September 2023
20 September 2023
21 July 2023
24 July 2023
25 July 2023
26 July 2023
27 July 2023
SGH MARKUP
Staffing Schedule
9 August 2023
WARD FOUR ELEMENTARY SCHOOL
RICH, LANG & COTE, INC
ARCHITECTS
A-13



STAIR 3



STAIR 3

SGH Staffing Key

- 3 August 2023
- 4 August 2023
- 18 July 2023
- 18 September 2023
- 19 July 2023
- 20 July 2023
- 20 September 2023
- 20 September 2023
- 21 July 2023
- 24 July 2023
- 25 July 2023
- 26 July 2023
- 27 July 2023

SGH MARKUP
Staffing Schedule
9 August 2023

STAIR PLANS & SECTIONS

WARD FOUR ELEMENTARY SCHOOL

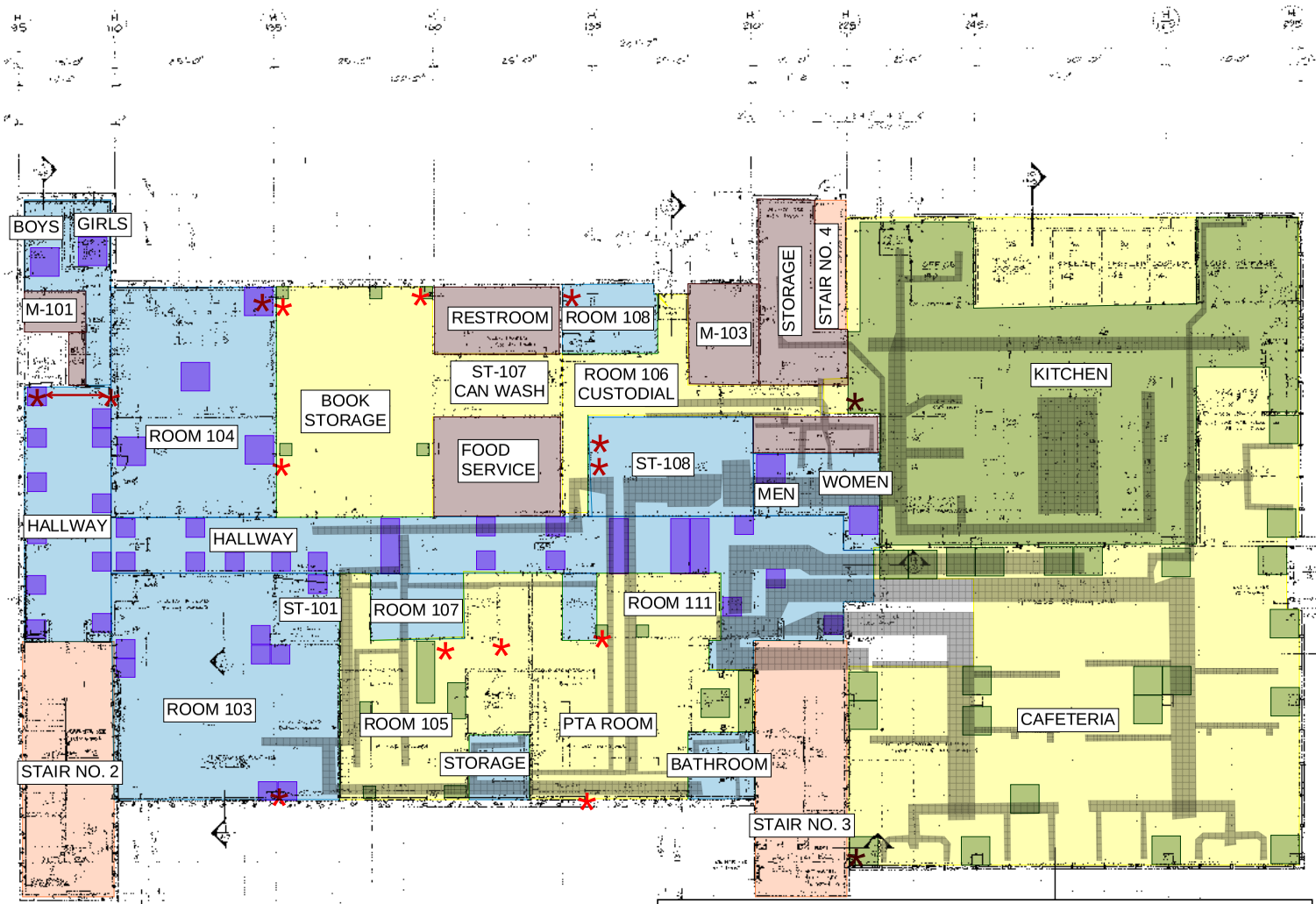
RICH, LANG & COTE, INC
ARCHITECTS

DRAWN BY
CHECKED BY
REV.
REV.

SHEET NUMBER
A-13

APPENDIX D

FIGURES



WHCIS: KEY

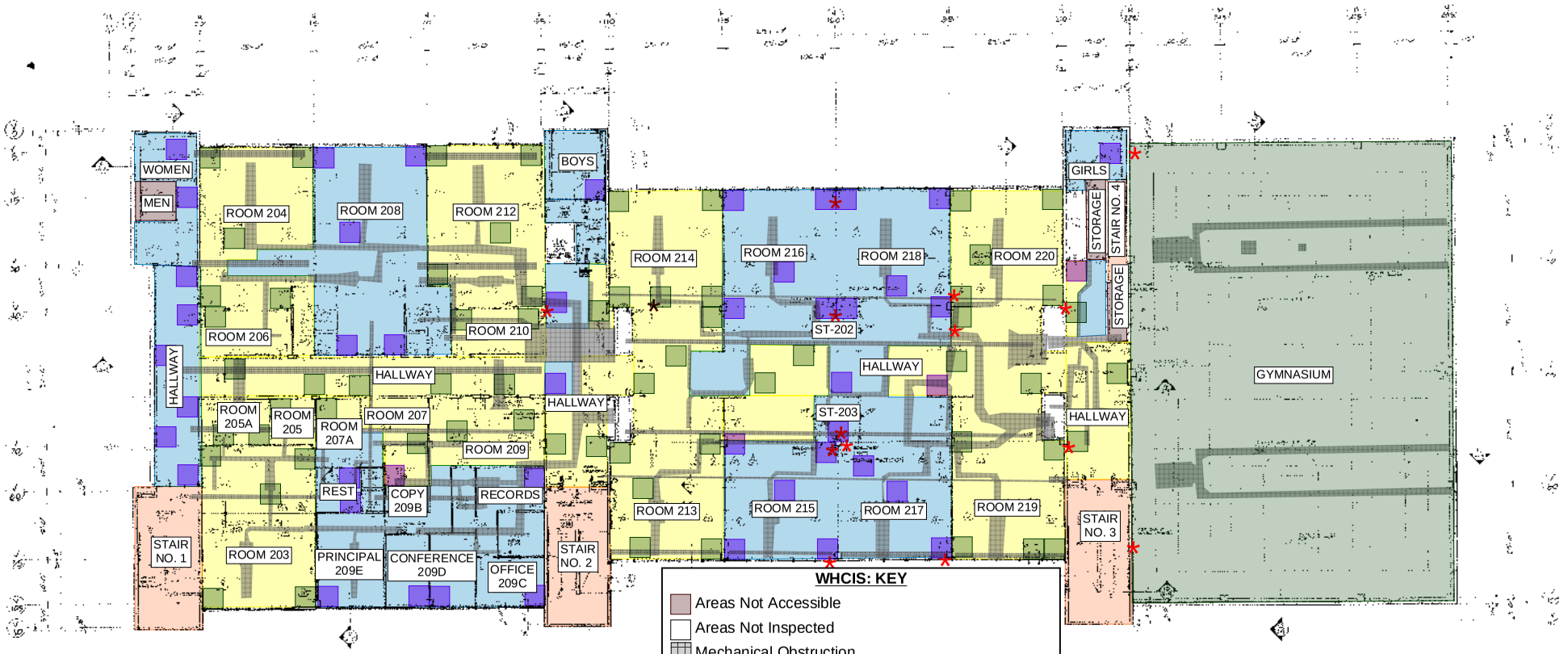
- Areas Not Accessible
- Areas Not Inspected
- Mechanical Obstruction
- Phase 1: Hands-On Sounding/Ceiling Tiles Removed
- Phase 1: Visual Survey
- Phase 2: Hands-On Sounding/Ceiling Tiles Removed
- Phase 2: Visual Survey
- Stair Survey - See Field Report 3
- Potential Fall Hazard
- Potential Fall Hazard - Removed

Figure 9
Level 1
Visual and Hands-On Survey Locations
(Level 2 Underside, observed from Level 1)

Notes:
1. This plan includes surveys performed and potential fall hazards noted during the Phase 1 inspections.
2. See Figures 5-7 from Field Report No. 3, dated 16 August 2023, for surveys performed and potential fall hazards at the stairs.
3. See Figure 8 from Field Report No. 4, dated 17 August 2023, for surveys performed and potential fall hazards at the facade.

COTE, INC.

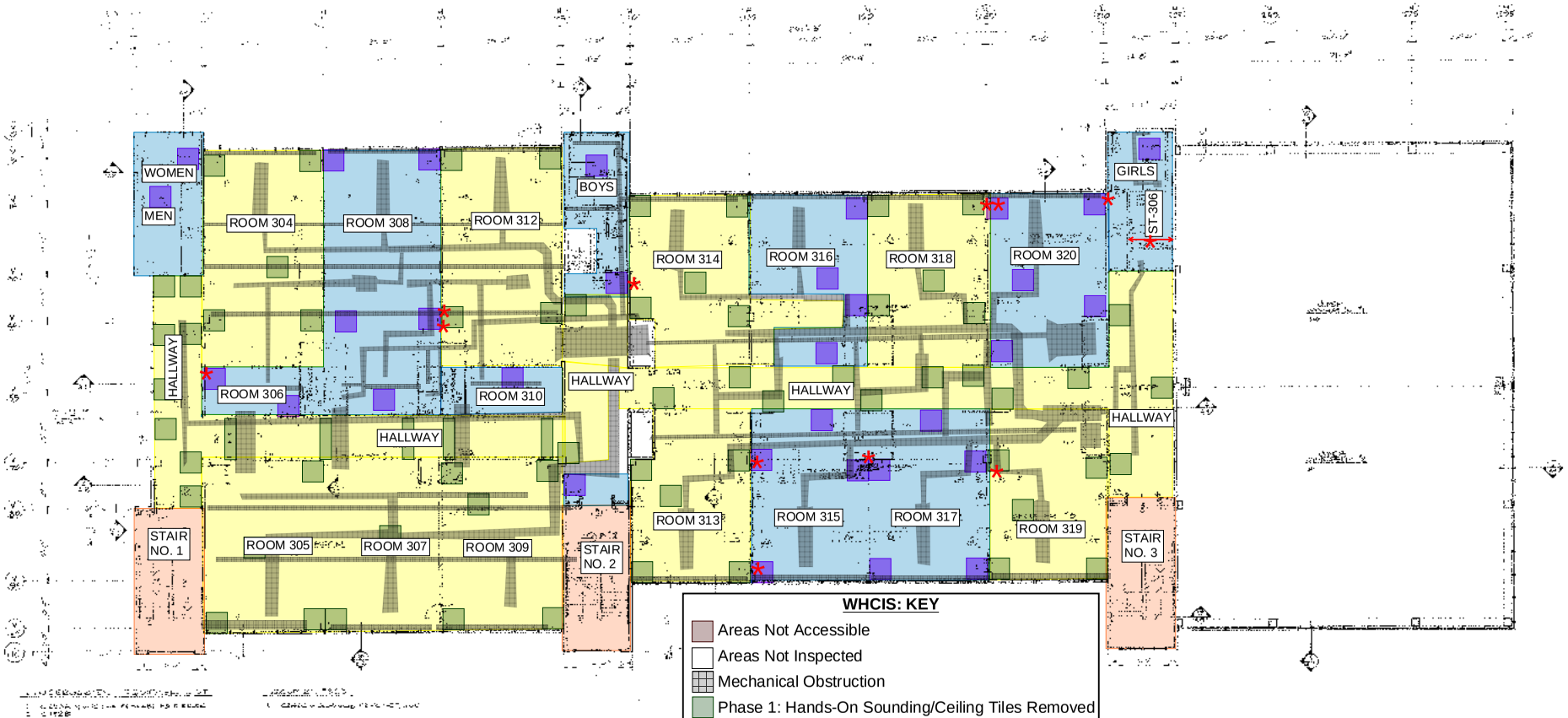
SHEET NUMBER A-1



Notes:
1. This plan includes surveys performed and potential fall hazards noted during the Phase 1 inspections.
2. See Figures 5-7 from Field Report No. 3, dated 16 August 2023, for surveys performed and potential fall hazards at the stairs.
3. See Figure 8 from Field Report No. 4, dated 17 August 2023, for surveys performed and potential fall hazards at the facade.

Figure 10
Level 2
Visual and Hands-On Survey Locations
(Level 3 Underside, observed from Level 2)

SECOND FLOOR PLAN
WARD FOUR ELEMENTARY SCHOOL
RICH, LANG & COTE, INC.
ARCHITECTS
SHEET NUMBER A-2



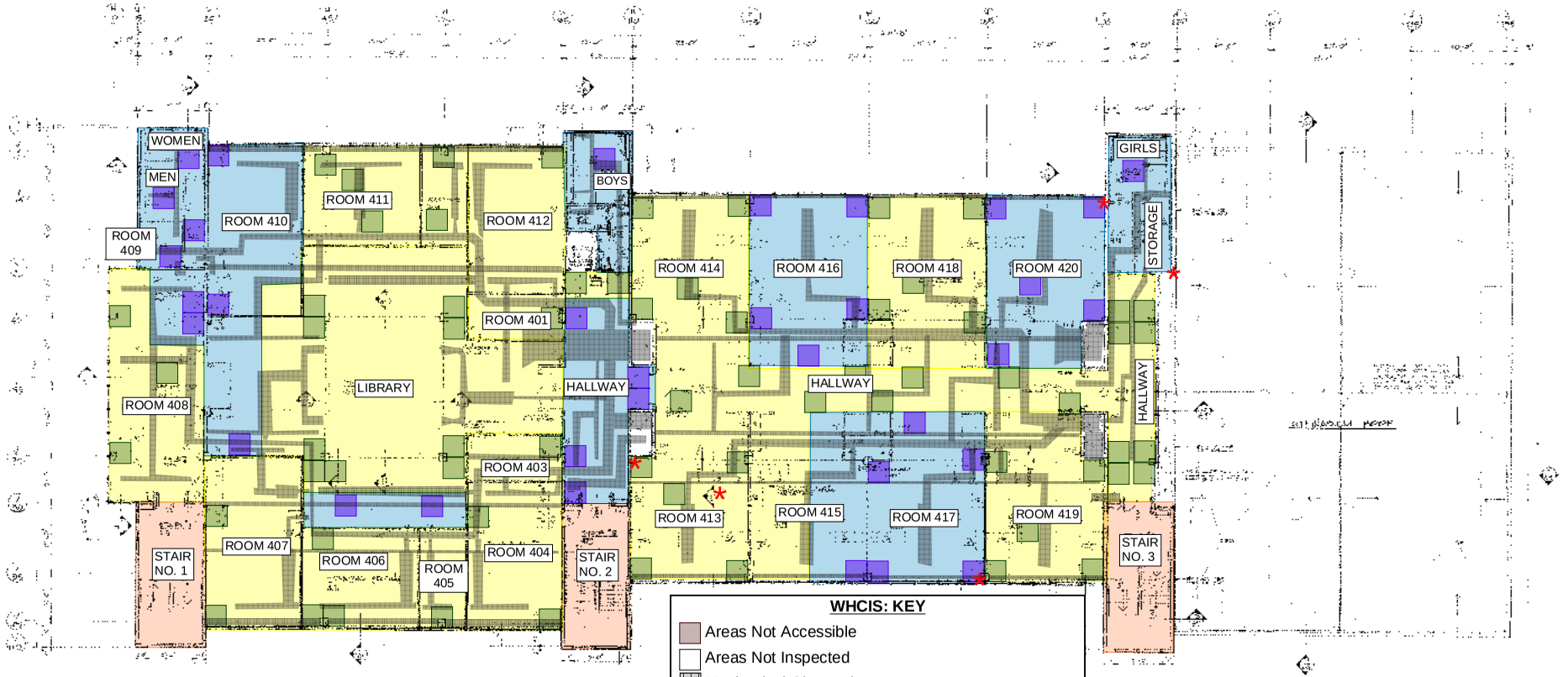
WHCIS: KEY

- Areas Not Accessible
- Areas Not Inspected
- Mechanical Obstruction
- Phase 1: Hands-On Sounding/Ceiling Tiles Removed
- Phase 1: Visual Survey
- Phase 2: Hands-On Sounding/Ceiling Tiles Removed
- Phase 2: Visual Survey
- Stair Survey - See Field Report 3
- Potential Fall Hazard
- Potential Fall Hazard - Removed

Notes:
1. This plan includes surveys performed and potential fall hazards noted during the Phase 1 inspections.
2. See Figures 5-7 from Field Report No. 3, dated 16 August 2023, for surveys performed and potential fall hazards at the stairs.
3. See Figure 8 from Field Report No. 4, dated 17 August 2023, for surveys performed and potential fall hazards at the facade.

Figure 11
Level 3
Visual and Hands-On Survey Locations
(Level 4 Underside, observed from Level 3)

WARD FOUR ELEMENTARY SCHOOL
RICH, LANG & COTE, INC. ARCHITECTS
SHEET NUMBER A-3



WHCIS: KEY

- Areas Not Accessible
- Areas Not Inspected
- Mechanical Obstruction
- Phase 1: Hands-On Sounding/Ceiling Tiles Removed
- Phase 1: Visual Survey
- Phase 2: Hands-On Sounding/Ceiling Tiles Removed
- Phase 2: Visual Survey
- Stair Survey - See Field Report 3
- Potential Fall Hazard
- Potential Fall Hazard - Removed

Notes:

1. This plan includes surveys performed and potential fall hazards noted during the Phase 1 inspections.
2. See Figures 5-7 from Field Report No. 3, dated 16 August 2023, for surveys performed and potential fall hazards at the stairs.
3. See Figure 8 from Field Report No. 4, dated 17 August 2023, for surveys performed and potential fall hazards at the facade.

Figure 12
Level 4
Visual and Hands-On Survey Locations
(Roof Underside, observed from Level 4)

WARD FOUR ELEMENTARY SCHOOL
RICH, LANG & COTE, INC. ARCHITECTS
A-4

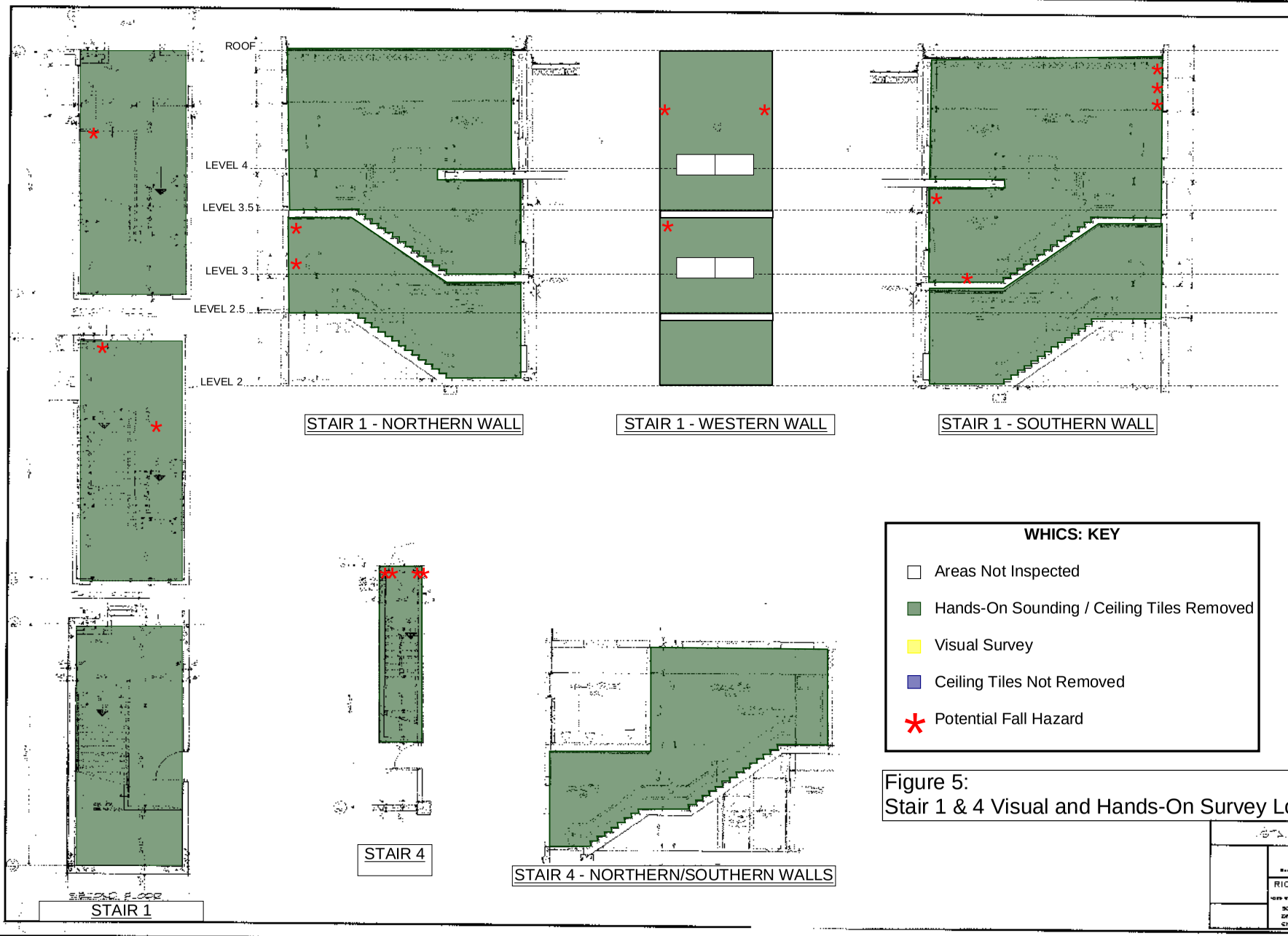


Figure 5:
Stair 1 & 4 Visual and Hands-On Survey Locations

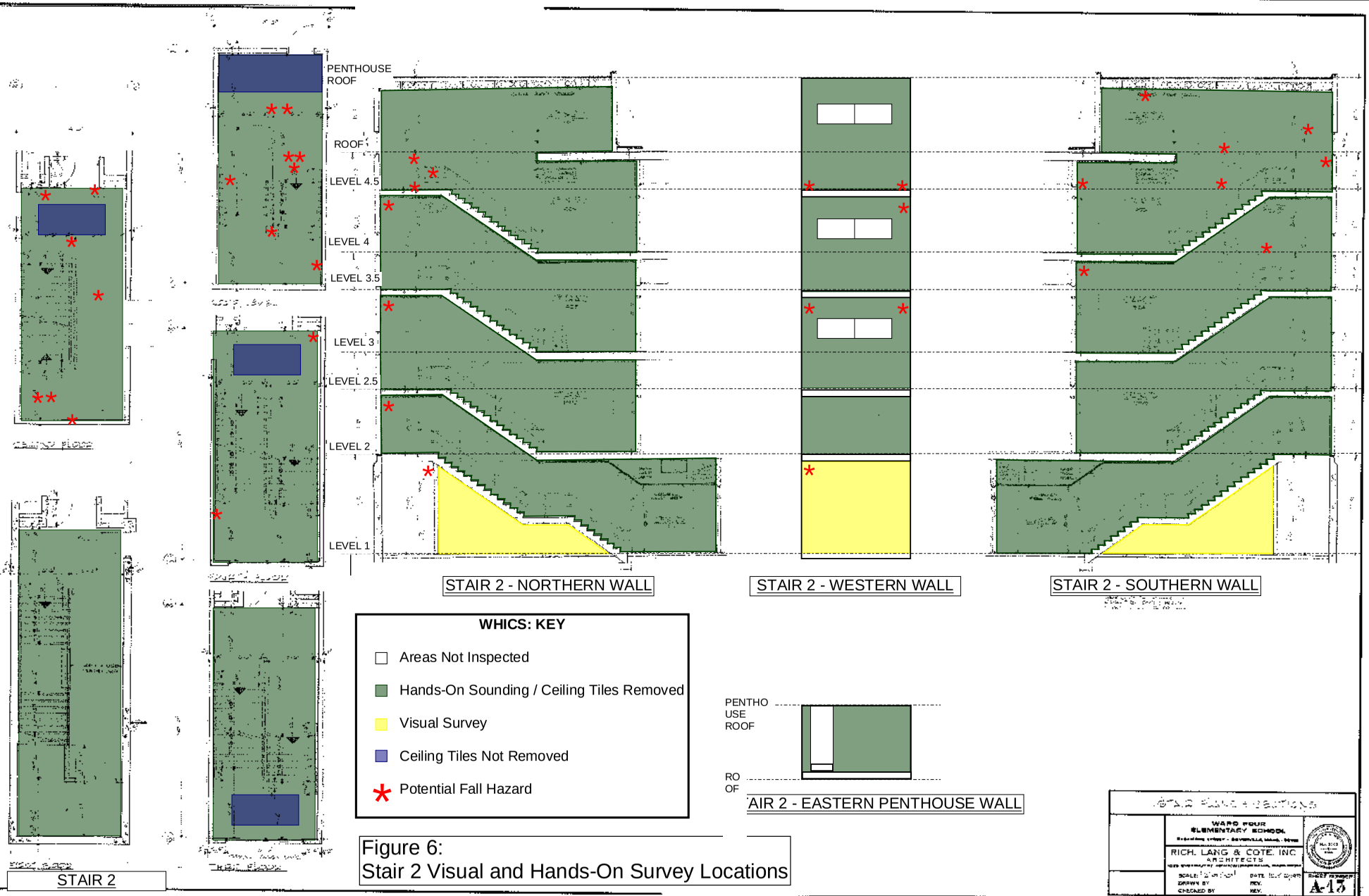


Figure 6:
Stair 2 Visual and Hands-On Survey Locations

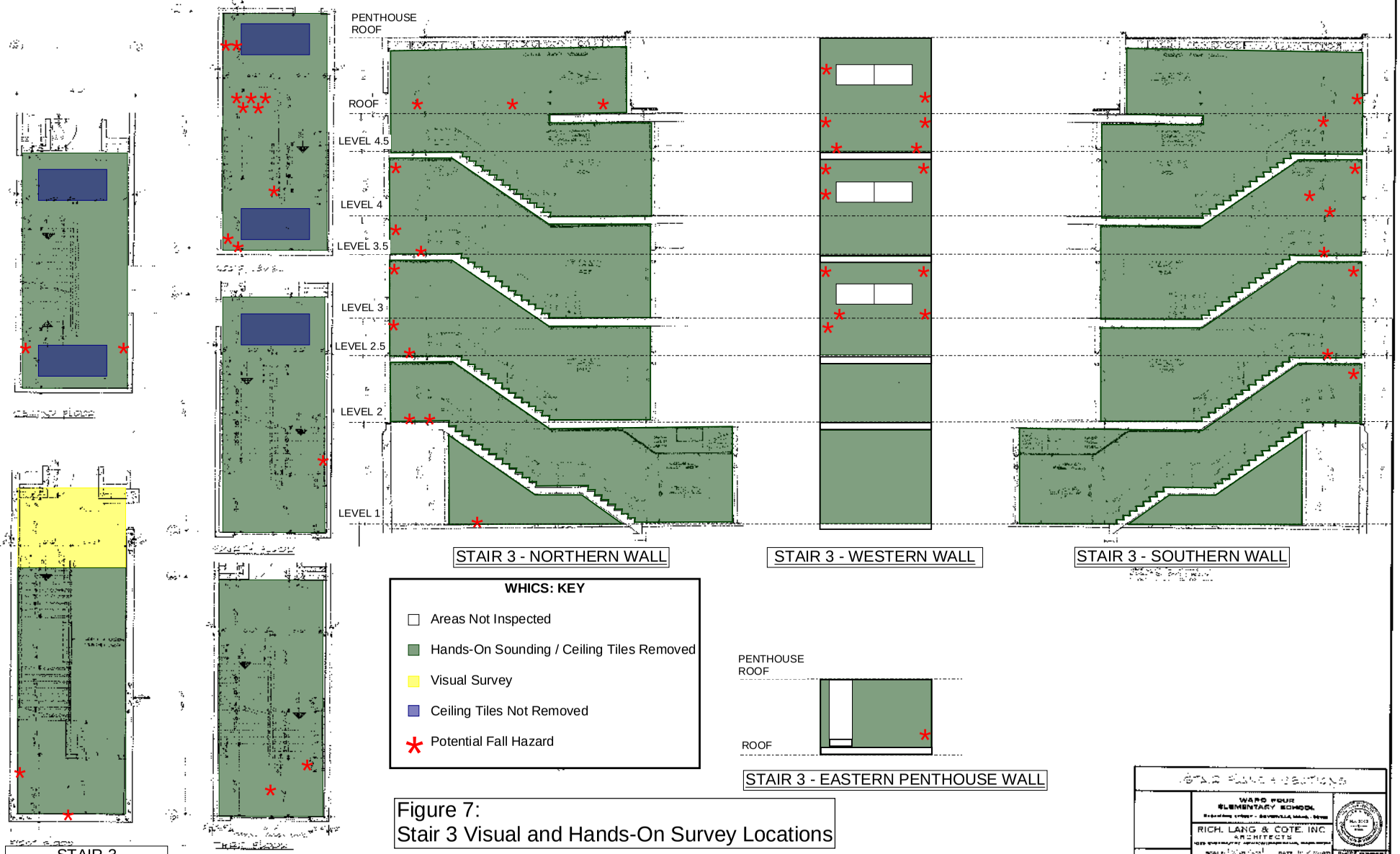


Figure 7:
Stair 3 Visual and Hands-On Survey Locations



Figure 8
Facade
Potential Fall Hazards

JENSEN HUGHES
Advancing the Science of Safety

Somerville Winter Hill Community School Building Code Summary Memo

June 5, 2023 – Updated November 7, 2023

To:	Aaron Lamport
From:	Derek Snow, Shaine Grogan
Subject:	Somerville Building's Code Summary Memo Winter Hill Community School

Code Summary

As requested, Jensen Hughes has prepared this memo as a brief code summary for the Winter Hill Community School located at 115 Sycamore Street in Somerville, MA.

This code summary was based on a visual survey of the buildings conducted on Tuesday, April 18, 2023, and correspondence with Beyer Blinder Belle Architects & Planners. This memo outlines existing construction type, occupancy, and means of egress conditions observed and is not intended to serve as a detailed code report or assessment of the buildings. The review is completed in accordance with the requirements of the 9th Edition Massachusetts State Building Code (780 CMR) and the Massachusetts Comprehensive Fire Safety Code (527 CMR).

GENERAL EXISTING BUILDING COMPLIANCE

Existing buildings are subject to the requirements of 780 CMR, as outlined below:

- The legal occupancy of any structure existing on the date of adoption of the code (780 CMR) is permitted to continue, without change, except as is specifically covered in 780 CMR or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public (780 CMR §102.6).
- Unless specifically provided otherwise in 780 CMR, and narrow to the provisions of 780 CMR, any existing building or structure must meet and must be presumed to meet the provisions of the applicable laws, codes, rules or regulations, bylaws or ordinances in effect at the time such building or structure was constructed or altered and is allowed to continue to be occupied pursuant to its use and occupancy, provided that the building or structure is maintained by the Owner in accordance with 780 CMR (780 CMR §102.6.2).
- Means of egress, lighting, and ventilation in existing buildings, whether or not undergoing repairs, alterations, changes of occupancy, are subject to the provisions of 780 CMR §102.6.4. When applicable, the following conditions are susceptible to citation from the Building Official and should be corrected in all existing buildings:
    - Inadequate number of means of egress.
    - Egress components with insufficient width or so arranged to be inadequate, including signage and lighting.

- Inadequate lighting and ventilation.

Where full compliance is not practical, the Building Official may accept compliance alternatives, engineering, or other evaluations that adequately address the deficiency.

- All buildings and structures and all parts thereof, both existing and new, and all systems and equipment therein which are regulated by 780 CMR must be maintained in a safe, operable and sanitary condition. All service equipment, means of egress, devices and safeguards which are required in a building or structure, or which were required by a previous statute in a building or structure, when erected, altered or repaired, must be maintained in good working order (780 CMR §102.8). The owner is responsible for compliance with 780 CMR (780 CMR §102.8.1).
- The provisions of 780 CMR Chapter 34 apply to the repair, alteration, change of occupancy, addition to and relocation of existing buildings (780 CMR 34 §101.2).

WINTER HILL COMMUNITY SCHOOL

Construction Type: The building includes four (4) levels and appears to be a fully concrete structure, including exterior load-bearing walls, concrete columns and beams, interior CMU walls, and precast concrete floor/ceilings. The building appears to most closely resemble Type IB or Type IIA, noncombustible protected construction depending on the fire-resistance rating of floor construction and interior and exterior loadbearing wall assemblies. If it is confirmed that floor/ceiling assemblies and interior and exterior loadbearing wall assemblies will provide a minimum 2-hour fire-resistance rating, the building likely consists of Type IB construction.

Existing Occupancy: Group E (educational). Assembly spaces in the building are assumed to be ancillary and supportive to the educational operation of the building. The occupancy classification(s) must be confirmed through review of existing building documentation on record with the City of Somerville.

Proposed Occupancy: Group E (educational).

Change of Occupancy: Jensen Hughes is not aware of any proposed change of occupancy for the existing building. Should large assembly spaces such as the gymnasium be used to serve civic functions (e.g., community meetings, fairs, etc.) such spaces must be classified as true Group A occupancies and could result in a change of occupancy classification for the building.

Number of Exits: The building is provided with multiple egress stairways and exits to grade.

There are four (4) stairways: two (2) enclosed exit stairs that serve all floors (first through fourth) of the building and that discharge to the exterior from the second floor level; one (1) enclosed exit stair that serves all floors but the first floor and that discharges to the exterior from the third floor level; and one (1) enclosed exit stair that serves only the gymnasium on the second floor and that discharges to the exterior from the first floor level. The gymnasium is served by two exit stairs in total.

In addition to the noted exit stairs, various floor levels are also served by the main entry/exits. The third floor is provided with an exit having access to both Sycamore Street and Thurston Street and the first floor is provided with an exit having access to Medford Street.

Preliminary Means of Egress Considerations for Renovations:

- The first-floor exit leading to Medford Street is required to have unobstructed access to the public way. A locked gate is provided along the exit discharge to Medford Street to provide security for the adjacent playground area. It is unclear if this gate is readily openable from the egress side without the use of a key or special knowledge of effort. It should be confirmed that this arrangement is acceptable to the City of Somerville, especially during school hours.

DRAFT

- Some exit stairs were observed to have storage or other combustible materials at the landings within the enclosure(s). Exit stairs must not be used for any purpose other than circulation.
- Guards and handrails throughout do not satisfy the current requirements for new construction per 780 CMR. In general, such conditions are permitted to be maintained provided they are in compliance with the code at the time of original construction and not considered to be in danger of collapse. Although permitted to be maintained, as a safety improvement to the existing building, improvements to the guards and handrails are recommended.
- Any alterations must be done in a manner that maintains the level of protection provided for the means of egress. Newly reconfigured space must be provided with adequate number of exits and exit capacity as required per 780 CMR Chapter 34.
- A Level 2 or Level 3 alteration may trigger required upgrades to the existing means of egress. Further assessment would be required based on scope of work and occupancies/spaces to be upgraded.

Fire Protection Systems: The building is not sprinklered but is provided with what appears to be a Class III standpipe system with hose connections located in stairways. All associated hoses for the standpipe system have been removed from the connection/hose cabinets. Should a renovation work area exceed 50% of the floor area, the entire work area or floor level where the renovation is occurring must be provided with automatic sprinkler protection. Furthermore, under M.G.L. c. 148, s. 26, when existing buildings greater than 7,500 square feet in gross area undergo “major alteration”, a system of automatic sprinklers is required to be installed throughout the building. A conventional fire alarm system with very limited notification coverage is installed in the building. The fire alarm system appears to be comprised of manual pull station initiating devices and combination audible/visual notification appliances located sporadically throughout the building. As part of any renovations, the existing fire alarm system should be modified/extended to provide adequate coverage for any new or reconfigured spaces. Given the lack of existing coverage and apparent age of existing fire alarm components, a full replacement is recommended with a fire alarm system that will also initiate the occupant notification signal utilizing an emergency voice/alarm communication system. Portable fire extinguishers, emergency lighting, and illuminated exit signage were also observed in/near exits and exit access throughout the building.

Other Renovation Considerations: If the construction cost of any proposed renovation work in the existing building is expected to cost more than 30% of the full and fair cash value of the building, the entire building, exclusive of employee-only work areas, is required to comply fully with the new construction accessibility requirements of 521 CMR (521 CMR §3.3.2). This would trigger extensive upgrades to stairs, doors, and entrances, including providing wheelchair accessibility at all public entrances, accessible restrooms, and other accessible elements. The building is provided with an elevator which may not meet current accessible cab size requirements. However, in existing buildings, where existing shaft configuration prohibits strict compliance with the building code, the code allows for a cab to be the maximum size allowable to fit within the existing shaft provided the inside car area is no smaller than 48 inches by 48 inches, wall-to-wall and wall-to-door. Further analysis would need to be conducted based on the extent of proposed renovations. Some level of accessibility upgrades will likely be required even with limited renovation work that does not exceed the 30% threshold.

DRAFT

Nitsch Engineering

2 Center Plaza, Suite 430
Boston, MA 02108-1928
T: 617-338-0063
F: 617-338-6472
www.nitscheng.com

Building Renovation & Department Relocation Master Plan

Winter Hill School
Somerville, Massachusetts
Nitsch Project #14334

Site Utility Infrastructure Narrative

November 13, 2023

The City of Somerville is evaluating programmatic and site changes at Winter Community Innovation Hill School, located at 115 Sycamore Street. Nitsch Engineering reviewed available existing site documentation, Mass GIS information, City planning documents, and performed a site visit to observe the existing site. This narrative outlines the existing site utility infrastructure that serves the site and highlights opportunities and concerns or issues to be considered if the site is redeveloped.

Documents reviewed by Nitsch Engineering:

- City of Somerville Sewer and Stormwater Systems, dated May 2022
- City of Somerville Water Works System, dated March 2022
- City of Somerville Citywide Flood Mitigation and Water Quality Improvements Plan, dated March 2021
- City of Somerville Climate Change Vulnerability Assessment, dated June 2017
- Ward Four Elementary School Architectural Plans, dated July 1973
- Winter Hill Community Innovation Schoolyard Project – Phase 1 Construction Documents, dated March 2017

Winter Hill Community Innovation School

Winter Hill Community Innovation School houses grades pre-K through 8 as Somerville's first Innovation School. The school sits on a 1.97-acre sloped site at the corner of Sycamore Street and Medford Street in the Winter Hill neighborhood. The main entrance to the school is on the south side and includes playground area at the front of the building. On the south and west sides, public sidewalks are adjacent to the building along Medford and Sycamore Streets. The north side includes playground space, a steep slope, and an artificial turf playing field. The east side of the building features a landscaped courtyard and pedestrian access to Medford Street. There is no public vehicle access or parking onsite.

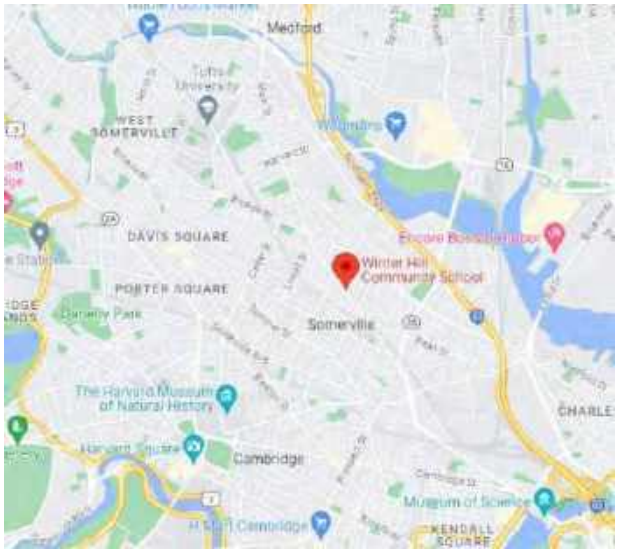




Figure 1 (left). Location of the site in Somerville.
Figure 2 (right). Aerial locus of the site.





Figure 3 (left). The west side of the site, looking north uphill along the Sycamore Street sidewalk.
Figure 4 (right). The south side of the site, looking east downhill along the Medford Street sidewalk at the front entrance to the school.

Site Drainage:

The site is served with drainage inlets and services around the perimeter. No ponding issues were noted by City maintenance staff. City of Somerville Sewer and Stormwater Systems records from 2022 indicate that drain lines connect to 8" vitrified clay combined sewer main in Sycamore Street and 24" brick combined sewer main in Medford Street shown in Figure 5.

The 1973 architectural plans indicate that building drainage connects to 20" combined sewer main in Sycamore Street at the western corner of the site via a 12" cast iron storm drain. The 1973 plans indicate that drainage at the eastern side of the site is collected by eight catch basins and travels in an eastern direction to a storm main of unknown size in Thurston Street (see Figure 6).

Construction documents from 2017 show upgrades to the site's schoolyard through replacement of the basketball court at the eastern corner of the site with a turf field. Underdrain systems below the turf field provide enhanced stormwater drainage, with drain lines on the eastern, western, and southern edges of the field tying into an existing drainage manhole at the southeastern corner of the field (see Figure 8).

The Winter Hill School site is not located in a planned sewer separation project area. The site is in the S2 sewershed as noted in the Citywide Flood Mitigation and Water Quality Improvements Plan.

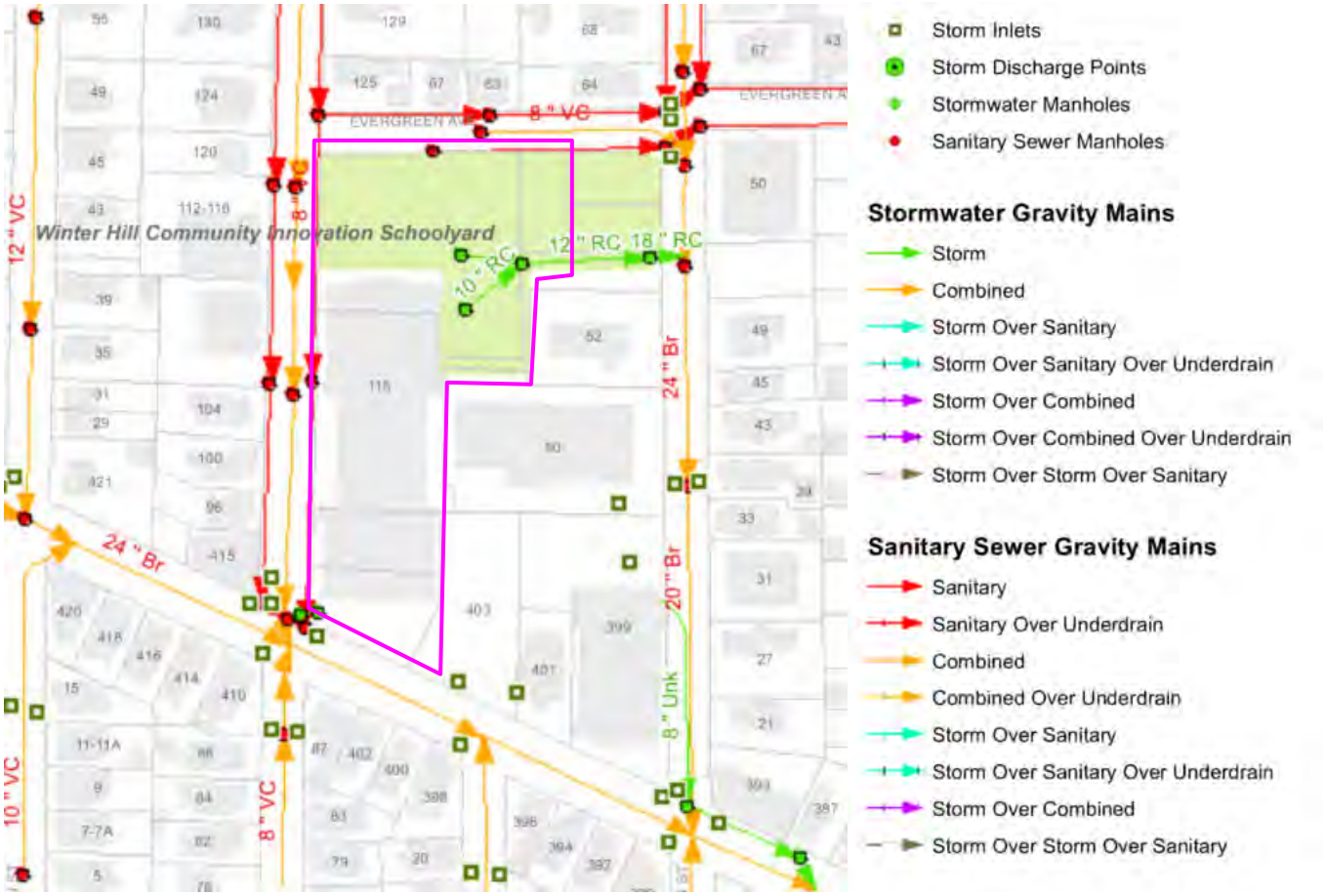


Figure 5. Excerpt from City of Somerville Sewer and Stormwater Systems showing 8" vitrified clay combined and 24" brick combined sewer mains in Sycamore Street and Medford Street, respectively.

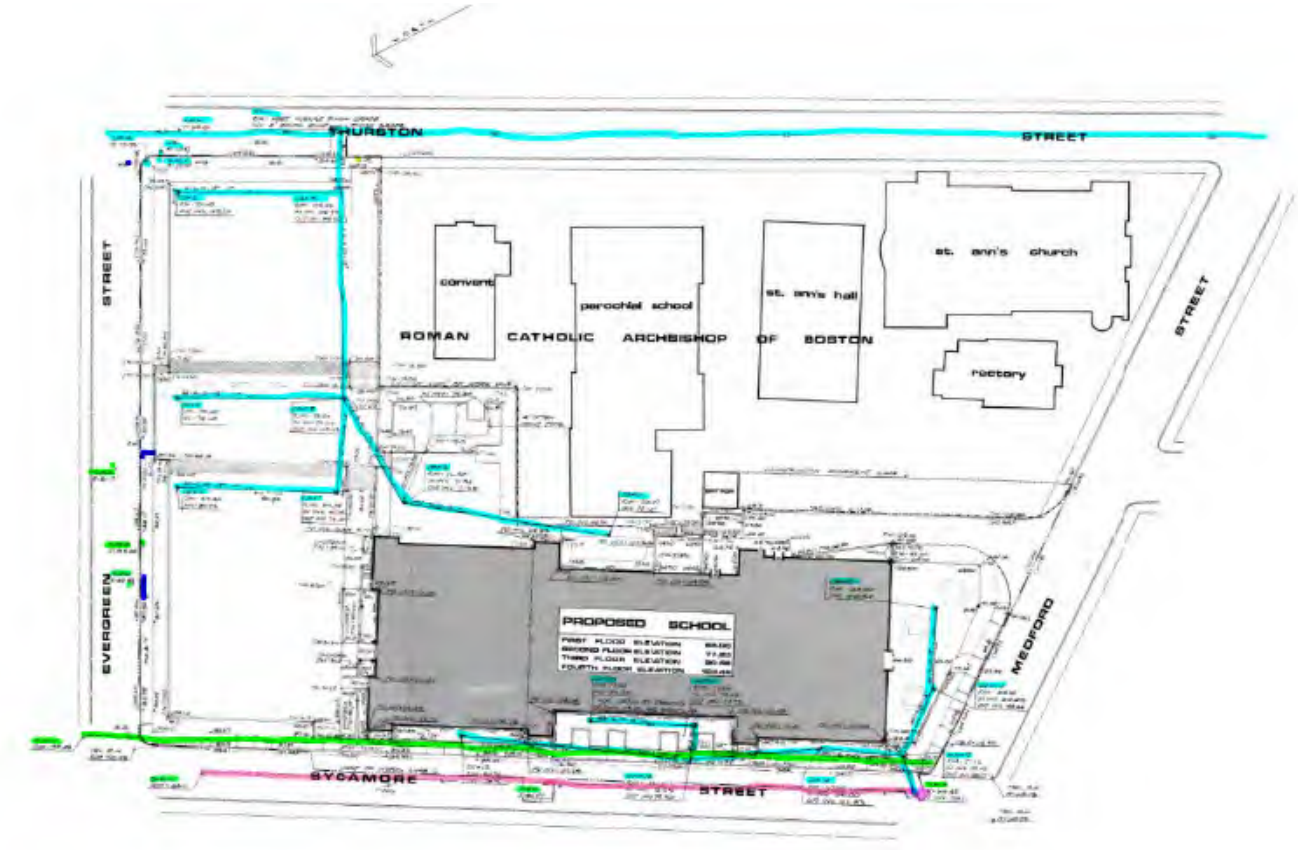


Figure 6. Excerpt from 1973 architectural plan showing location of utility services. Drainage system highlighed in teal, sewer in green, and combined sewer/drain in pink.

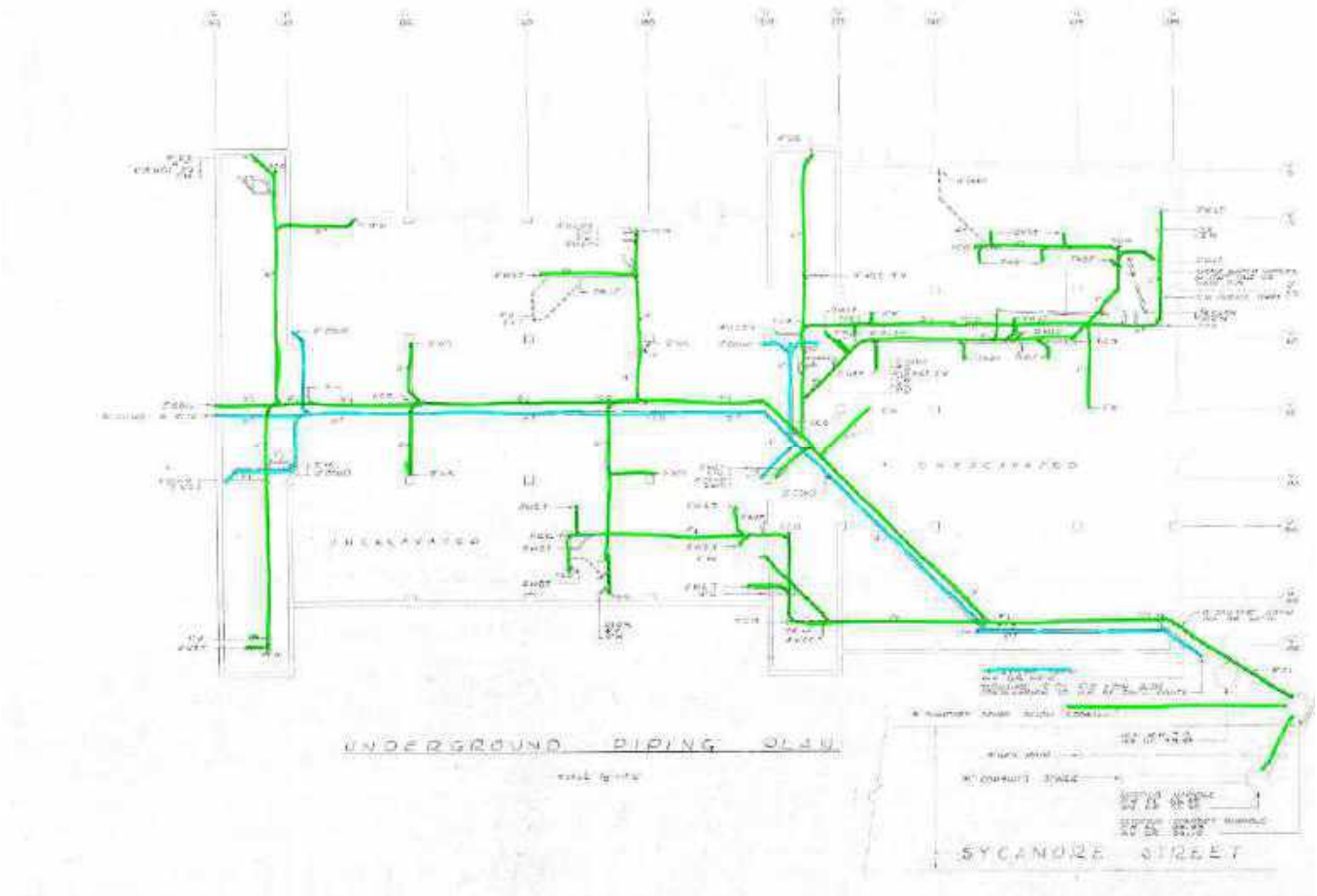


Figure 7. Excerpt of 1973 architectural plans showing underground piping plan. Sanitary sewer connected highlighted in green and drainage connection highlighted in teal.

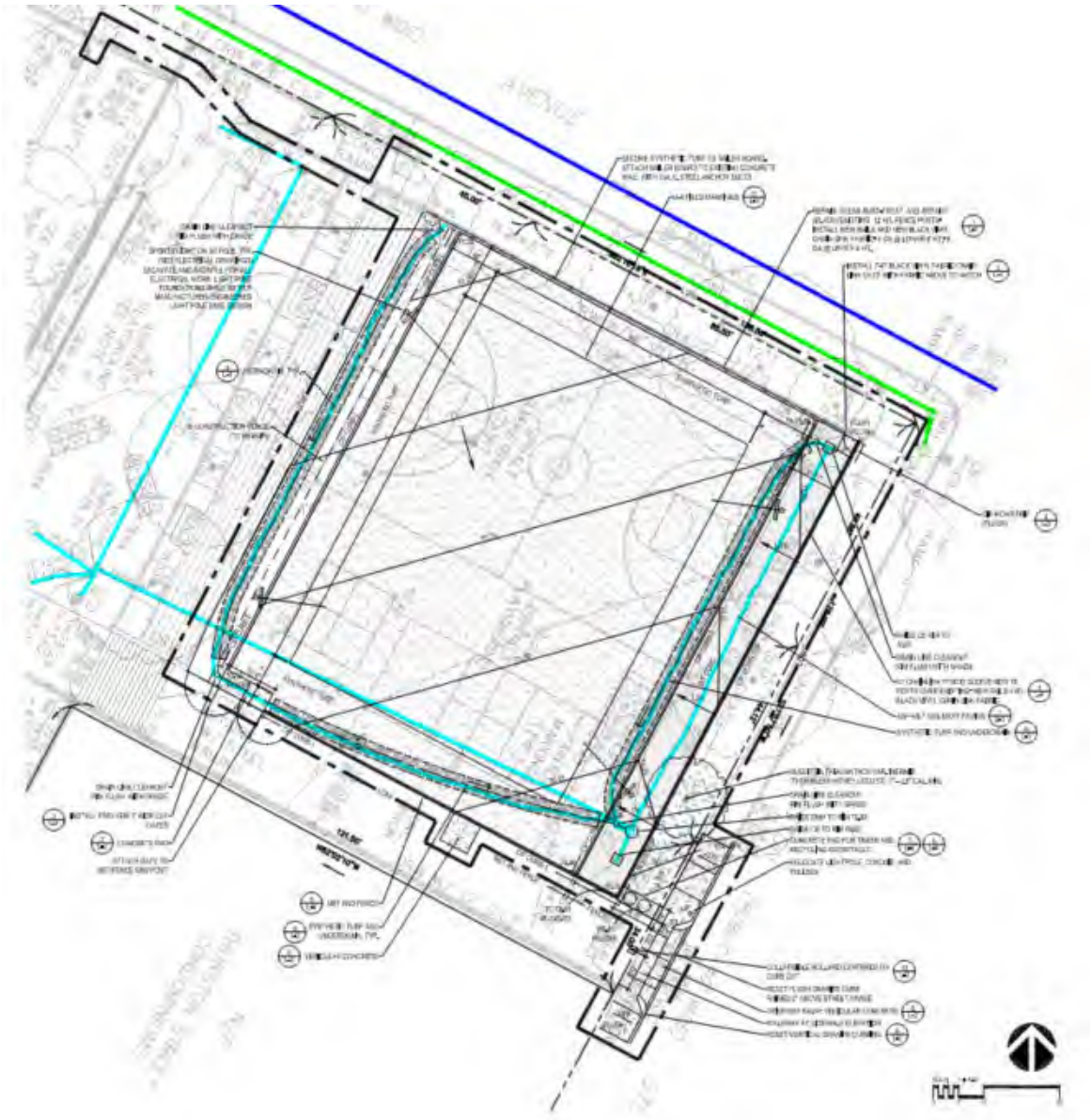


Figure 8. Excerpt of 2017 construction documents showing schoolyard improvements. Drainage lines highlighted in teal, sewer lines highlighted in green, and water lines highlighted in blue.

Sanitary Sewer:

The 1973 architectural plans indicate that the school building has an 8” sewer service off the west corner of the building that ties into a 20” combined sewer main in Sycamore Street at a sanitary manhole at the corner of Sycamore and Medford Streets (see Figure 7). Per utility information from the 2022 City of Somerville Sewer and Stormwater Systems records, the 8” sewer line running along the western side of the building is vitrified clay, and sewer lines are presumed to connect to combined sewer main in Medford Street (24” brick) shown in Figure 5. No concerns were noted by City staff for the sewer service.

Water Systems:

High pressure water lines are located in Sycamore Street as shown on Figure 9. Domestic water and fire protection lines tap into the water main in Sycamore Street. A standpipe and call box are located on Sycamore Street shown in Figure 14.

Floor plans from the 1973 architectural plans indicate water service to the building connects at the northern corner of the site to the water main (8") in Sycamore Street. Per the 1973 architectural plans, a hydrant is located in front of the playground area and is presumed to connect to the 8" water main in Evergreen Street (see Figure 10). No concerns were noted by City staff for the water service.

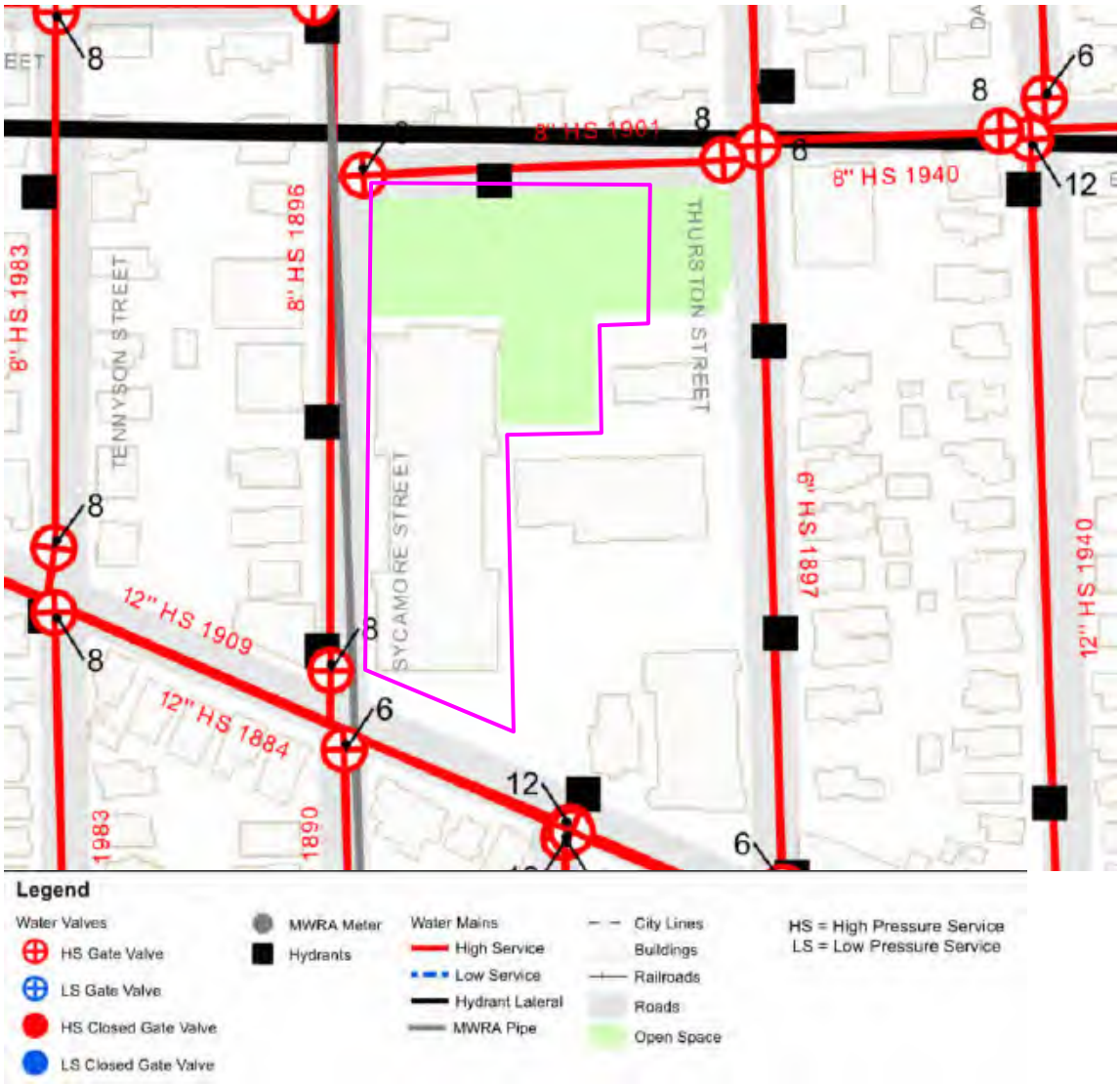


Figure 9. Excerpt from City of Somerville Water Works System plans showing high pressure water service in Sycamore Street serving the site.

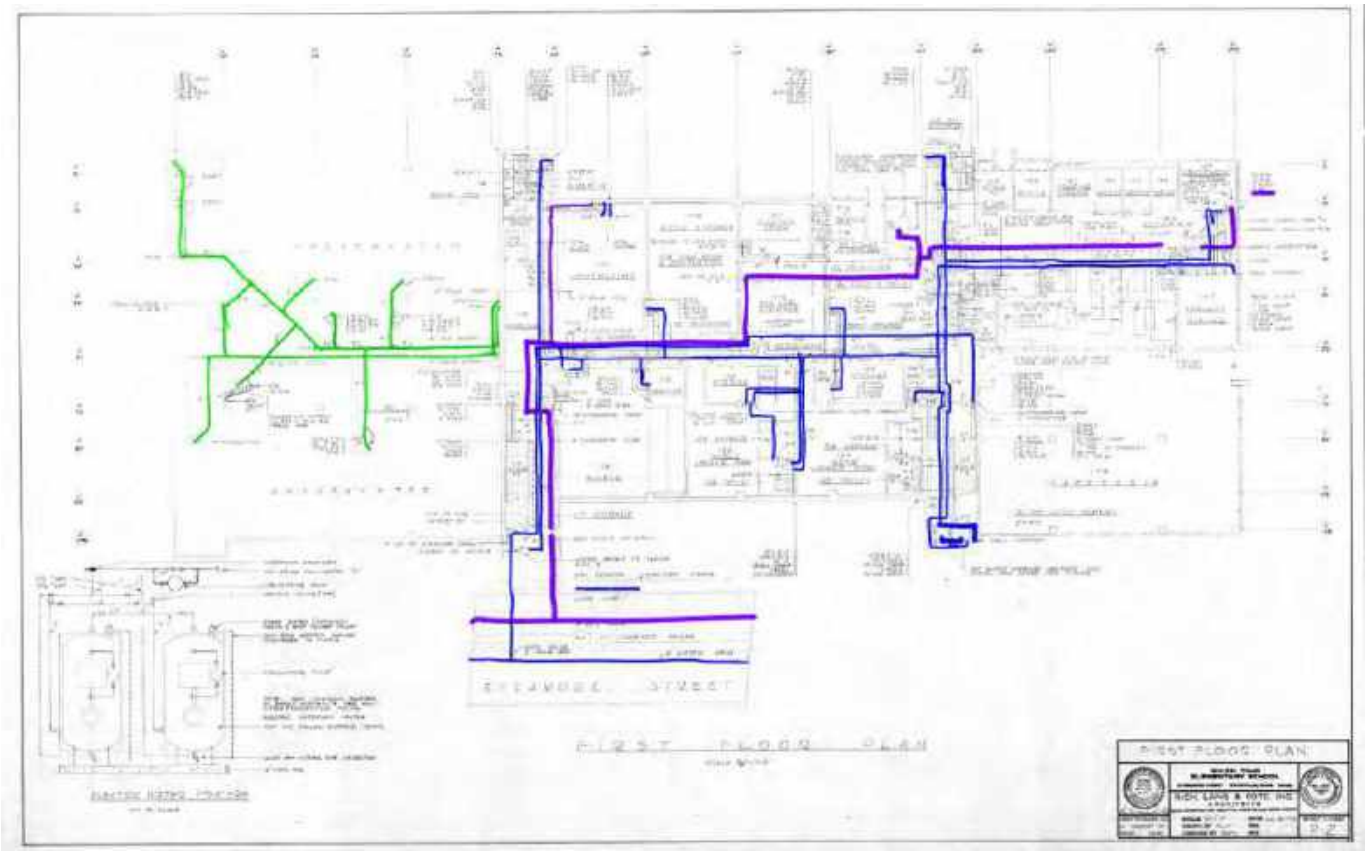


Figure 10. Excerpt of 1973 architectural plans showing water and gas connections. Water lines highlighted in blue, gas lines highlighted in purple, and sewer lines highlighted in green.

Other Utilities:

The 1973 architectural plans indicate existing gas service exits west from the building and travels to the 4" gas main in Sycamore Street as shown in Figure 9. A gas meter is located on the west side of the building as shown in Figure 17.

Per the 1973 architectural plans, electric services feed the Winter Hill Community School building from a 3" underground conduit in Sycamore Street (see Figure 11). The plan notes the future extension of a 4" conduit at the eastern edge of the building terminating at Medford Street, to be performed by Boston Edison Co. Construction documents from 2017 schoolyard improvements show enhanced lighting, with underground electric lines running around the northern, eastern, and western edges of the schoolyard connecting to a new electrical equipment cabinet at the northeast corner of the asphalt playground (see Figure 12).

Correspondence with the City of Somerville's Capital Projects and Information Technology (IT) departments yielded the following information: existing copper phone lines at the site are with Verizon and there is an existing dark fiber via contract between the City and Astound/RCA.

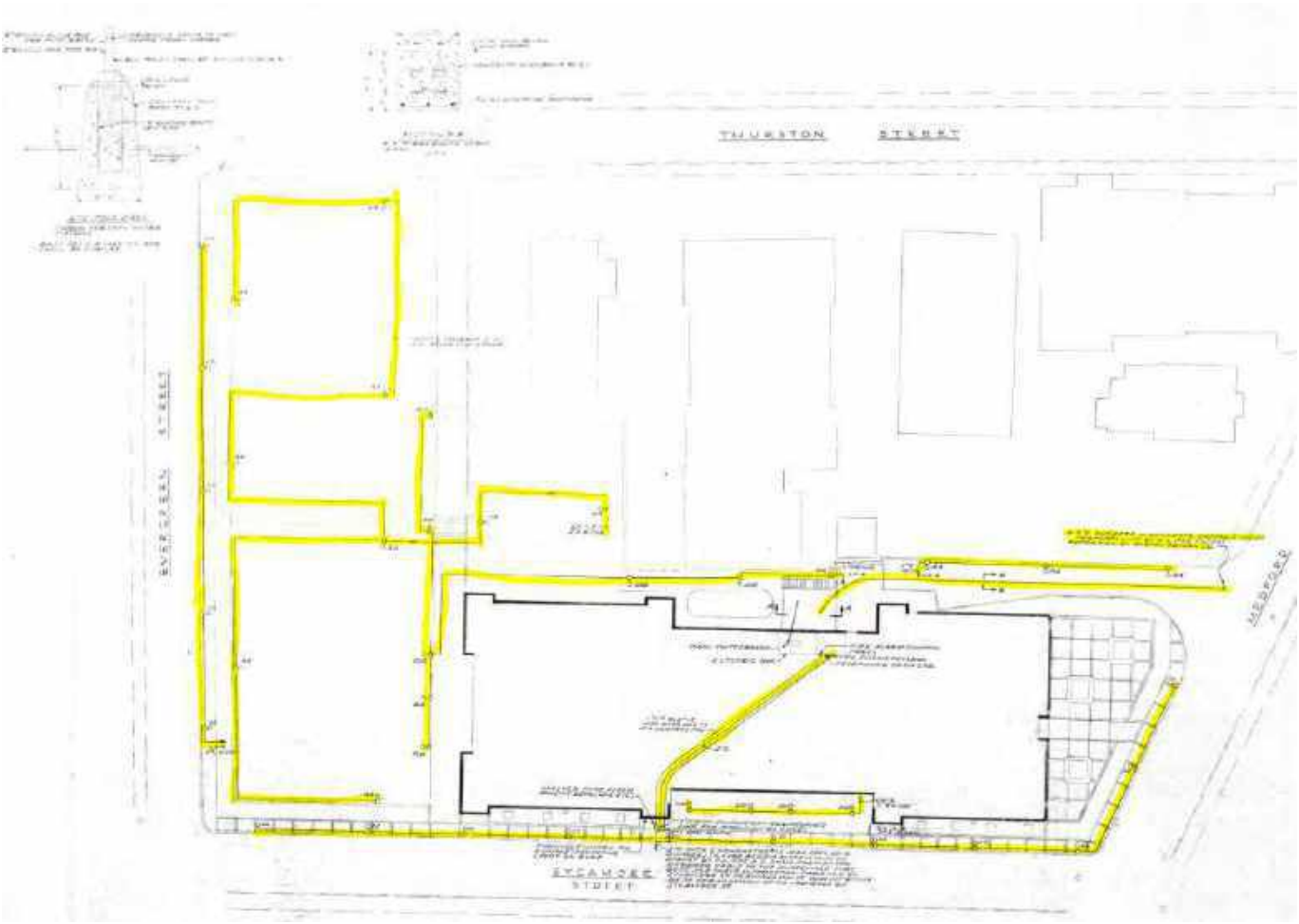


Figure 11. Excerpt of 1973 architectural plans showing electric service, highlighted in yellow.

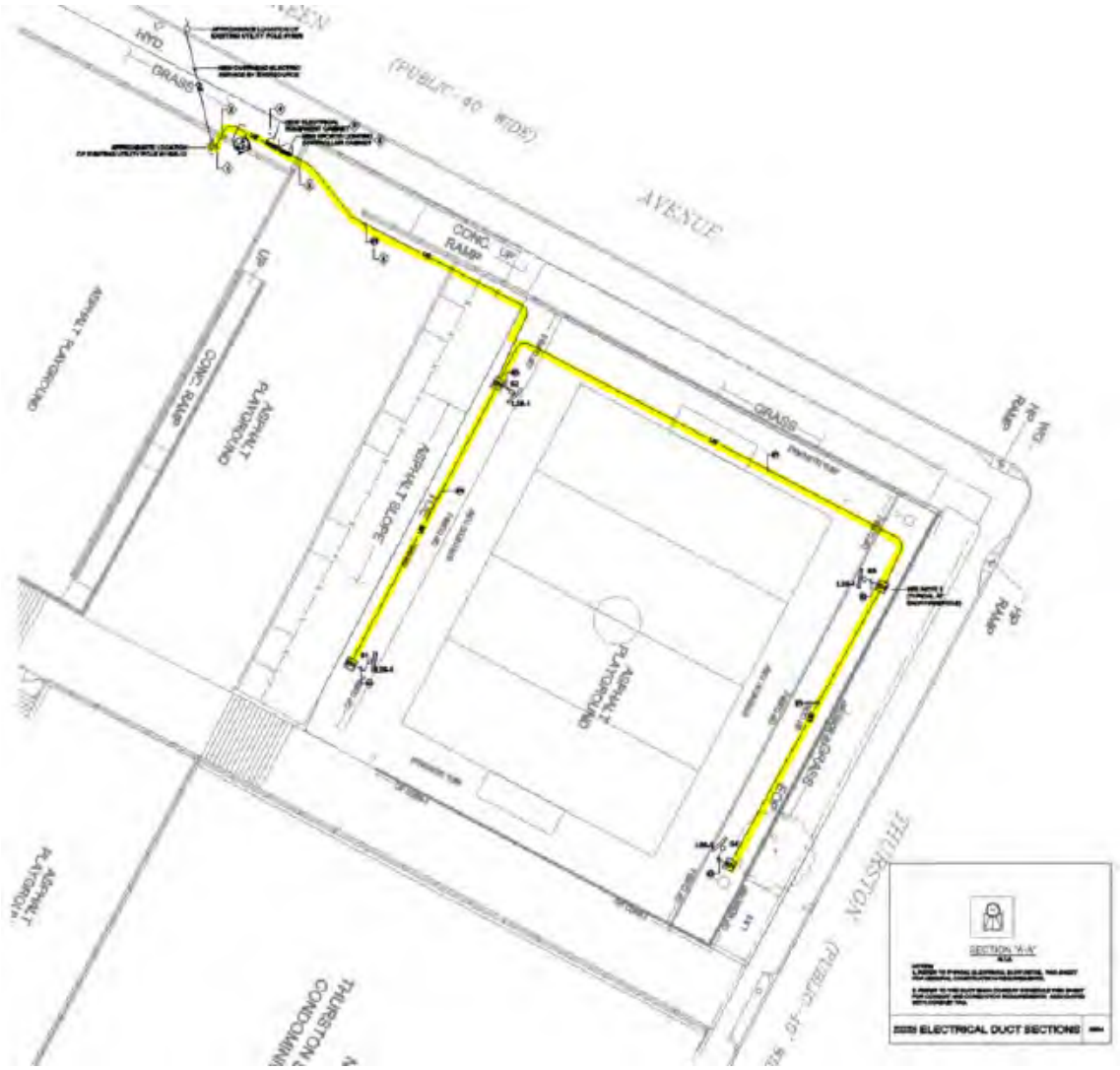


Figure 12. Excerpt of 2017 construction documents showing electric improvements in schoolyard. Underground electric lines hightlighted in yellow.

Climate Vulnerability Considerations:

The city of Somerville is committed to sustainability planning with the goals of reducing greenhouse gas emissions, improving air and water quality, promoting green building practices, supporting local businesses, and creating pollinator habitat. They have set ambitious targets, such as achieving carbon neutrality by 2050 and reducing waste by 50% by 2030. To reach these goals, Somerville is implementing initiatives like green infrastructure improvements, energy efficiency retrofits, renewable energy projects, and community engagement programs. The City is also addressing climate change impacts, coastal and inland flooding, and infrastructure challenges by upgrading stormwater management systems, developing a Climate Forward Plan, implementing Complete Streets programs, and working on a sewer separation project to mitigate combined sewer overflows. Somerville is improving flood resilience with sewer separation, green infrastructure practices, infrastructure elevation, floodplain management, and community education.

Somerville flood maps and climate reports assess coastal and inland flooding models. According to mapping and models referenced in the City of Somerville Citywide Flood Mitigation and Water Quality Improvements Plan and City of Somerville Climate Change Vulnerability Assessment, the site is not especially vulnerable to flooding and sea level rise. An excerpt from the City model flooding in Figure 13 shows no flooding (dark or light blue) caused by the 10% or 1% annual return storm event combined with 10% and 1% annual return storm surge.

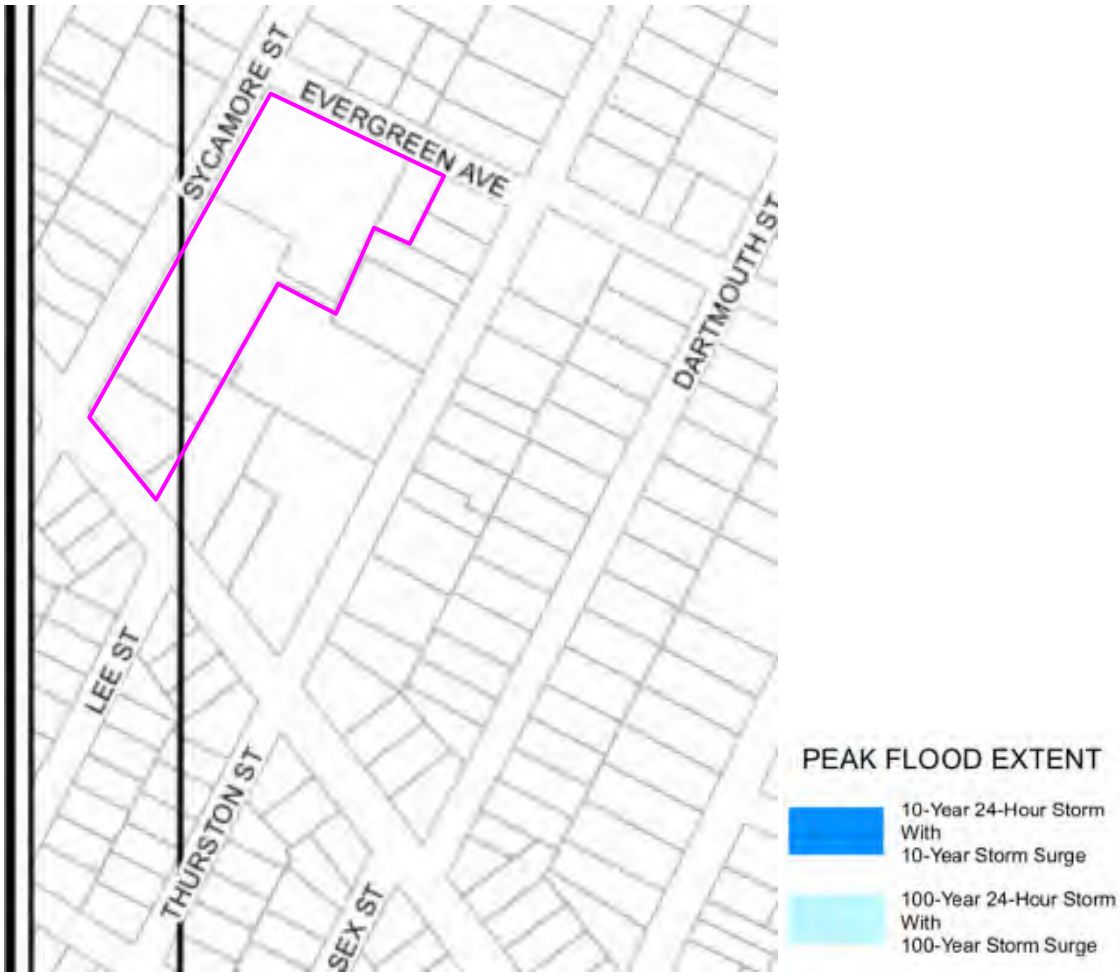


Figure 13. Excerpt from City of Somerville Citywide Flood Mitigation and Water Quality Improvements Plan.



Figure 14. Play areas



Figure 15. Landscaped courtyard and blacktop play area at east side of building.

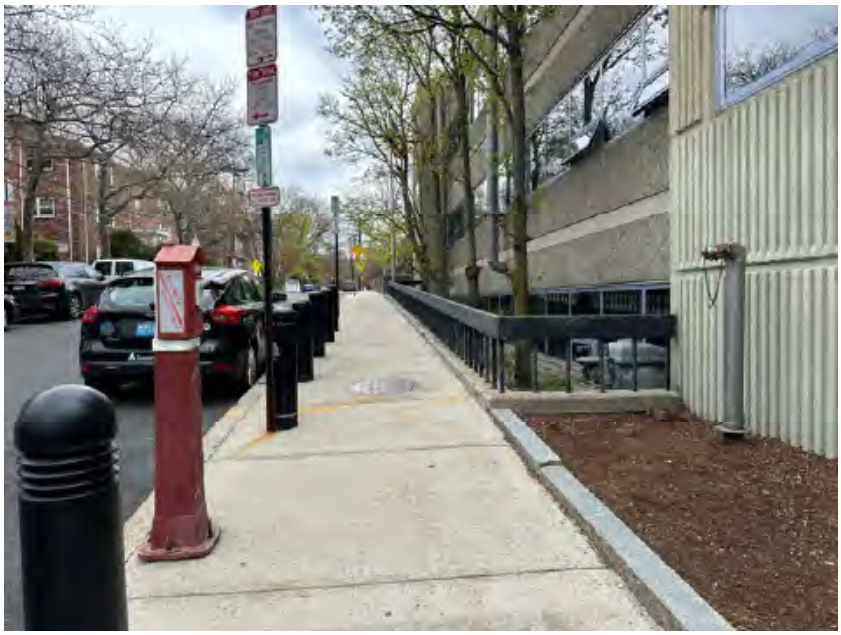

Figure 16. Fire protection utilities at the west side of the building along Sycamore Street.


Figure 17. Gas meter on Sycamore Street.



Figure 18. Catch basin along Medford Street near the main building entrance.

Preliminary Site Opportunities and Constraints

- Evaluate and replace utility services where needed
- Perform review of accessible routes and entrances to identify needs
- Consider areas where hardscape can be reduced or made permeable and route roof and hardscape runoff to bioretention areas
- Opportunity to evaluate main circulation routes and entrances to increase visible sustainable design/stormwater management, and highlight Somerville's commitment to sustainability

Winter Hill Community School
MEP/FP Existing Conditions Assessment
DRAFT 07/11/2023

HVAC

Existing Conditions

Much of the major HVAC infrastructure within the building has been in place since the original building construction. Various repairs have been made over the years, and more recently modifications have been implemented for air quality due to COVID.

The majority of the building is served by two custom AHUs in the penthouse with chilled water coils, hot water coils, and single belt-driven fans with VFDs. A smaller AHU serves the cafeteria and a dedicated make-up air unit serves the kitchen. There are two (2) gas-fired heating-only rooftop units serving the gym; these are not original to the building, but the exact age is not available. A smaller AHU serves miscellaneous spaces on the first floor but was not observed during the site visit. Electric steam humidification and UV filtration were recently added to all AHUs and RTUs due to COVID. Additional freestanding filtration units are located in many classrooms. Air is distributed to classrooms via linear diffusers in modular ceiling grids with plenum return. VAV boxes have electric reheat coils. Rust was observed on ceiling grilles and ductwork appears to be dirty; significant leakage is likely.

Chilled water for the AHUs is generated by a water-cooled chiller and cooling tower located in the penthouse/roof. The chiller was installed in 2008 or 2009 and significant rebuild/repairs were made last year; it is in fair condition. The cooling tower is in poor condition and is slated for major maintenance this year; its expected remaining service life is less than five years. Chiller and cooling tower pumps are of similar vintage and condition; they each have one (1) pump and share a common standby.

The building was originally designed with electric heating coils, but AHUs were retrofitted with hot water coils and a boiler added on the roof. The boiler appears to be in poor condition; it provides hot water to the AHUs only; heating hot water is not distributed throughout the building.

The building controls are a mixture of pneumatic and digital; the systems are reported to be in poor condition.

Maintenance and Repair

With the exception of the chiller, all major HVAC equipment is nearing the end of useful service life and is expected to require major repairs within the next 5 years. The AHUs should be replaced and significant modifications to ductwork and distribution would likely be needed to meet mechanical and energy codes. The original design documents indicate that the AHUs were not designed with adequate outside air to comply with current code and support healthy and productive learning environments. Energy recovery would be required for new AHUs. The boiler is in need of replacement; however, the combustion equipment and electric reheat coils would not meet the City of Somerville requirements for decarbonization and electrification.

Renovation or rehabilitation of the building would require significant infrastructure and distribution replacement, including new AHUs, cooling towers, heating equipment, pumps, ductwork, and VAV boxes. Modern HVAC design for similar K-12 schools favors systems with dedicated outside air (DOAS) with energy recovery, and terminal level heating and cooling for thermal comfort and efficiency.



Natural gas fired boiler (front) and cooling tower (rear) are both in poor condition.



Chiller was observed with open tubes due to recent maintenance.



Chilled water and condenser water pumps with common stand-by.



Hot water pump



Electric steam humidification and UV filtration were added to AHUs during COVID.



Antiquated pneumatic AHU Controls





Corridor air distribution showing corrosion (left) and modular ceiling air distribution in classrooms (right)



UV filtration and steam humidification added to gym during COVID.



Deteriorated duct insulation

Fire Protection

Existing Conditions

A six-inch combined water and fire service enters the building. The service splits into a four-inch fire protection system and a two-inch domestic water service. A single check valve is connected to the system. No double check valve was observed on site. No main alarm check valve was observed on site. A four-inch fire main serves the building. Current code requires a double check valve and main alarm check valve on the fire protection service entering the building. The building did not have any sprinkler coverage.

Maintenance and Repair

Provide new double check valve on fire protection main serving the building.
Provide sprinkler coverage for the building.



Domestic Water and Fire Protection Service Entrance



Fire Protection Service Entrance and Fire Department Connection



Fire Hose Valve Cabinet with Two Connections



Free Standing Fire Department Connection

Plumbing

Existing Conditions

A six-inch combined water and fire service enters the building. The service splits into a four-inch fire protection system and a two-inch domestic water service. No backflow preventer was observed onsite for the domestic water connection. No connection to an irrigation system was observed on site. A two-inch water meter measures the water flow for the building.

A gas fired boiler and storage tank generate hot water for the building. The boiler was replaced in 2013 and is still operating within its expected lifespan. The storage tank was replaced in 2016 and is nearing its life expectancy. Glass lined storage tanks have an average lifespan of 7-10 years.

Rainwater drains from the roof through a primary and overflow piping. The primary rainwater piping exits the building below grade through a twelve-inch pipe. The overflow rainwater piping discharges above grade on the exterior of the building.

Sanitary drainage discharges from the building in an eight-inch sanitary pipe. The kitchen grease waste discharges to the sanitary drainage and the three-pot sink first drains through a grease separator. No central grease separator was observed on site to process the kitchen waste discharge.

Natural gas enters the building in two locations. Natural gas serves the HVAC and domestic water heating system. Exterior piping is rusting, and paint has come off.

Maintenance and Repair

Provide new reduced pressure backflow preventer on the domestic water service to the building.

Recommend inspecting all rainwater piping and performing destructive testing on a random selection of fittings.

Recommend inspecting all sanitary piping and performing destructive testing on a random selection of fittings. There is no exterior grease separator and extensive work on the kitchen will require a new grease separator for the entire kitchen. This would be approximately 2,000 gallons and installed exterior to the kitchen below grade.



Domestic Water and Fire Protection Service Entrance



Water Meter at Entrance



Domestic Water Heater



Kitchen Electric Water Booster



Primary and Secondary Roof Drains



Grease Separator for 3-Pot Sink



Natural Gas Service Entrance, Meter and Regulator

Electrical

The major electrical distribution systems within the building have been in place since the original building construction. With an average service life of 25-35 years for most electrical cabling and equipment, the installed systems are approaching the end of their expected service life.

The electrical service consists of a utility company pad mounted transformer located on grade, which serves a 2500A, 277/480 main switchboard located in the basement main electrical room. The main switchboard distributes power to sub-distribution panels located throughout the building. Much of the distribution equipment is manufactured by Zinsco/Sylvania. Zinsco/Sylvania no longer manufactures electrical equipment and replacement parts and support is not readily available for this equipment.

Emergency power for the building is fed from a 75KW/94KVA natural gas generator. The generator serves a single automatic transfer switch, which in turn feeds an emergency distribution panel which distributes power to sub-distribution panels located throughout the building. The current emergency distribution does not meet the requirements for segregation between emergency loads, legally required loads, and optional standby loads.

Maintenance and Repair:

1. All of the breakers in the building should be inspected, tested, and serviced every 1-3 years. This shall include operating of all breakers.
2. All of the switchboards and panelboards in the building should be inspected, infrared scanned, cleaned, tested, and serviced every 1-3 years.
3. The existing generator should be tested and maintained in accordance with manufacturer's requirements.
4. Although equipment is beyond useful life and becoming difficult to maintain, there is no immediate need for upgrades provided all equipment is serviced and continues to operate. However, if there were any renovation to the building, all existing infrastructure would likely need to be replaced.



Existing utility company switchgear and transformer



Existing generator




Existing main switchboard main breaker and distribution section

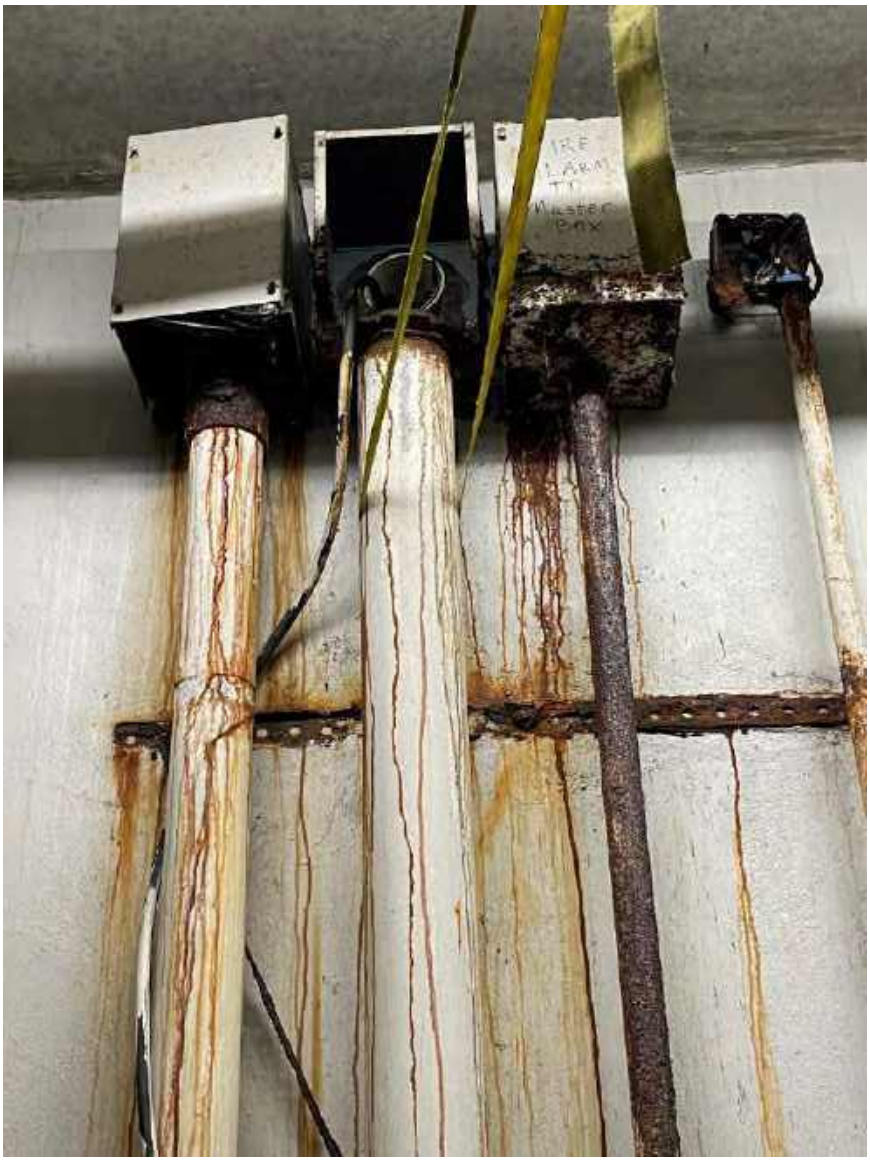




Existing panelboard



Existing panelboard, code violation for access to panel



Existing conduits with water damage/rust



Existing fire alarm panel

2. Programming Minutes & Presentations

Projected Enrollment of Special Education Students with High Level of Need

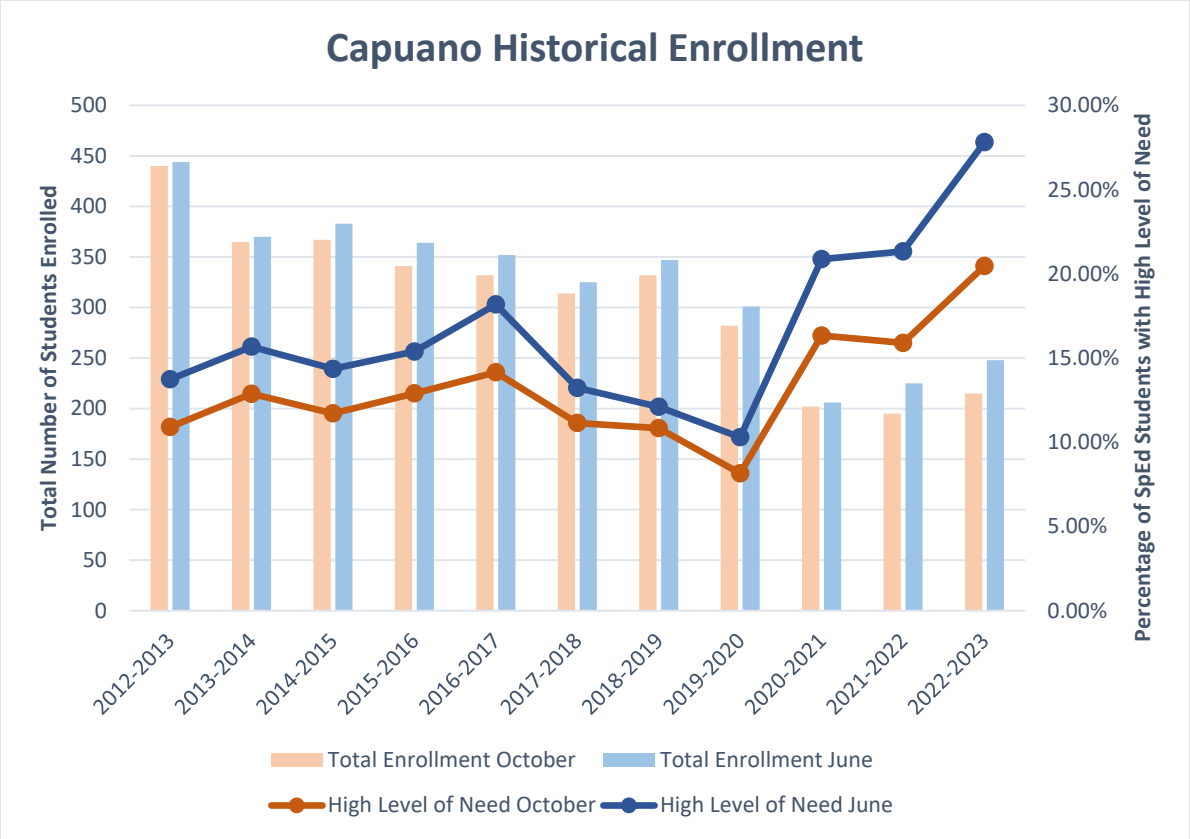
The table below is the original data produced by Flo Analytics with estimates of forecasted enrollment of high needs special education students for the next 10 years by school.

Fall Enrollment Numbers in Special Education for students designated "High Level of Need"

	Observed	Forecasted									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Argenziano	0	0	0	0	0	0	0	0	0	0	0
Brown	1	0	0	0	0	0	0	0	0	0	0
Capuano	44	38	36	33	33	34	35	35	36	36	36
East Somerville	8	11	10	10	10	10	10	10	9	9	9
Full Circle	13	7	7	7	7	7	7	7	7	7	7
Healey	7	13	13	13	13	13	12	12	12	12	12
Kennedy	24	31	30	30	30	30	29	28	27	27	26
Next Wave	8	8	8	8	8	8	8	8	8	8	8
Somerville High	19	27	28	27	27	27	27	28	29	29	28
West Somerville	0	1	1	1	1	1	1	1	1	1	1
Winter Hill	47	45	43	42	43	43	41	40	39	39	38

In the historic enrollment data, only the Capuano demonstrated an average of increased enrollment from October to June (an average of 1.33 times greater than the October numbers; 1.30 excluding Covid; 1.59 this past year). All other schools averaged around 1:1 ratio, or just below 1:1 between October and June enrollment, **suggesting that the Flo projections for the Fall would be most appropriate for estimating enrollment of SpEd students with high level of need at all schools except the Capuano**.

At the Capuano, enrollment increases significantly each year from October to June, particularly in special education. **June enrollment has been an average of 1.30 times higher than October enrollment for SpEd students with high level of need over the past 10 years (disregarding Covid: SY2019 and SY2020).** Further, the data suggests that this increase in large part is due to increased enrollment of these SpEd students with high levels of need. **Historically, we see an increase in the proportion of students that identify as SpEd with high level of need from October to June.** The figure below demonstrates that although we've seen an overall decline in Capuano enrollment [bar graphs, axis left], the amount of Special Education students with high level of need has increased [line graphs, axis right].



In particular, the last two school years saw a large jump in enrollment of these students, likely due to the addition of the 1st grade AIM program at the Cap [orange and blue line graphs]. **In Spring 2023, 27.8% of students at the Capuano were SpEd students with high level of need, compared to 10.3% in Spring 2019** (pre-Covid). This is coupled by the observation that SY2021-22 and SY2022-23 saw the largest jumps in overall enrollment from October to June [difference between blue and orange bars]. Therefore, I suggest adjusting for BOTH the 1) expected growth of students enrolled from October to June and 2) the recent increase in the population of special education students with a high level of need. Forecasts Flo provided of total enrollment is a more accurate prediction to base decisions on than of smaller groupings in particular (lower sample sizes = less reliable for prediction models). Thus, I also suggest using the proportion of special education students enrolled as an indicator to also include with total enrollment projections.

The table below includes 4 different trajectories of potential forecasts of students with high level of need at the Capuano. Equations are outlined below, one in each row. Each row indicates factors (to be multiplied) in the equation.

Forecasting Equation	Flo Analytics	$\frac{Average(June\ Enrollment)}{Average(October\ Enrollment)}$	$\frac{Average(June\ High\ Level\ of\ Need)}{Average(June\ Total\ Students)}$
Low	High Level of Need		
Low-Moderate	High Level of Need	High Level of Need Ratio not including Covid Years	
Moderate-High	High Level of Need	High Level of Need Ratio from 2022-2023 School Year	
High *Suggested	**All Capuano**	**All Capuano for SY2021-22 and SY2022-23**	**SY2021-22 and SY2022-23**

Capuano Enrollment Numbers in Special Education for students designated "High Level of Need"

Scenario	Calculation	2022	Forecasted Fall Enrollment									
			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Low	*Fall Flo Analytics Middle Projection*	44	38	36	33	33	34	35	35	36	36	36
Low-Moderate	*Flo * Average June:Oct Ratio*	58	50	47	44	44	45	46	46	47	47	47
Moderate-High	*Flo * 2023 June:Oct Ratio*	69	60	57	52	52	54	55	55	57	57	57
High *Suggested	*Flo Total Enrollment Cap * SY21,SY22 June:Oct * Proportion of Students with High Level of Need SY21,SY22*	63	62	59	54	55	57	58	58	59	59	60

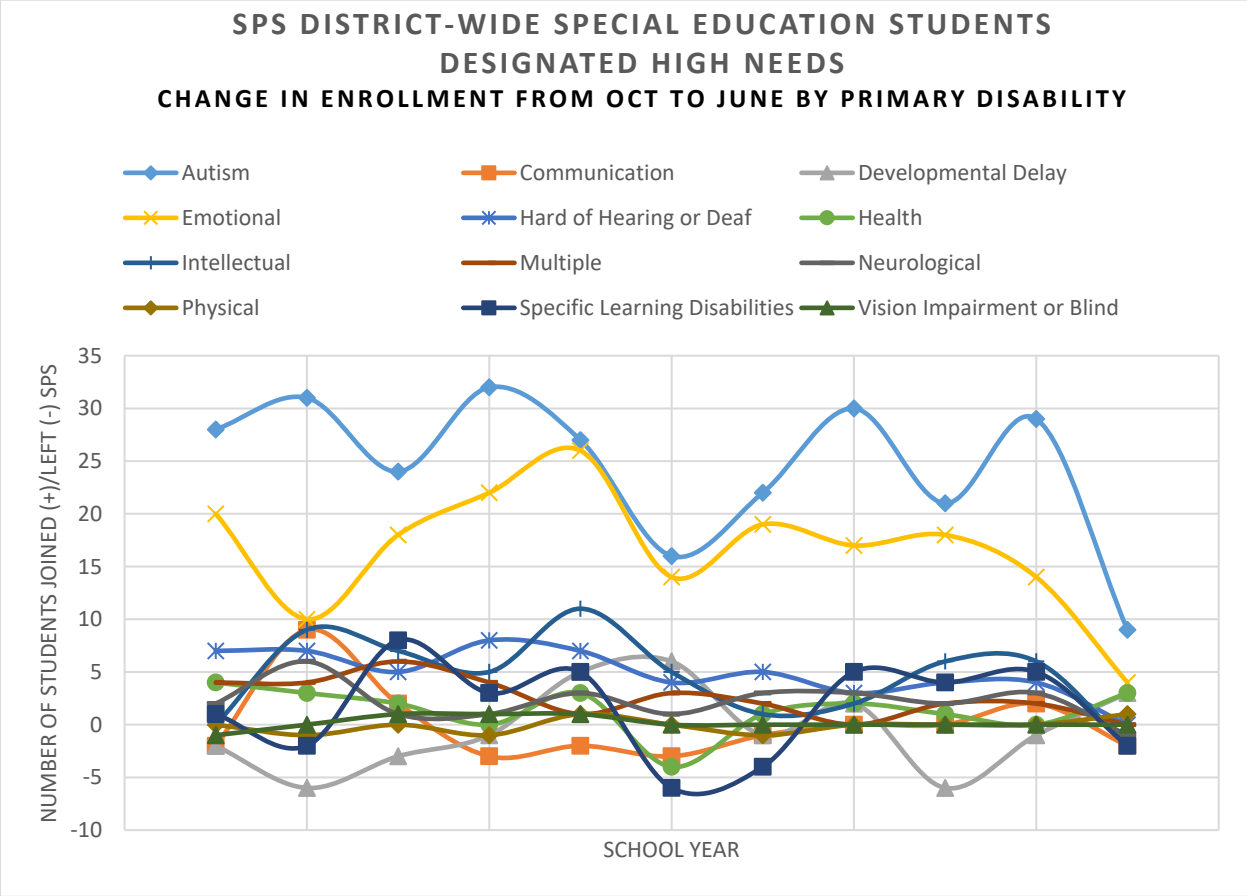
The table below can be used for the entire district, if folks decide to go with the suggested method of forecasting Capuano enrollment.

Adjusted Enrollment Numbers in Special Education for students designated "High Level of Need"

	Observed	Forecasted									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Argenziano	0	0	0	0	0	0	0	0	0	0	0
Brown	1	0	0	0	0	0	0	0	0	0	0
Capuano	63	62	59	54	55	57	58	58	59	59	60
East Somerville	8	11	10	10	10	10	10	10	9	9	9
Full Circle	13	7	7	7	7	7	7	7	7	7	7
Healey	7	13	13	13	13	13	12	12	12	12	12
Kennedy	24	31	30	30	30	30	29	28	27	27	26
Next Wave	8	8	8	8	8	8	8	8	8	8	8
Somerville High	19	27	28	27	27	27	27	28	29	29	28
West Somerville	0	1	1	1	1	1	1	1	1	1	1
Winter Hill	47	45	43	42	43	43	41	40	39	39	38

Additional Context to Consider: Special Education Students with High Level of Need

The graph below demonstrates that fluctuations in the district high needs population from October to June is mainly caused by increases in students with the primary disability of Autism or Emotional disorders. Each data point is a school year, starting with the 2012-2013 school year on the far left and the 2022-2023 school year on the far right. Positive numbers indicate an increase in high needs students in the district with each primary disability from October to June; negative numbers indicate a decrease.



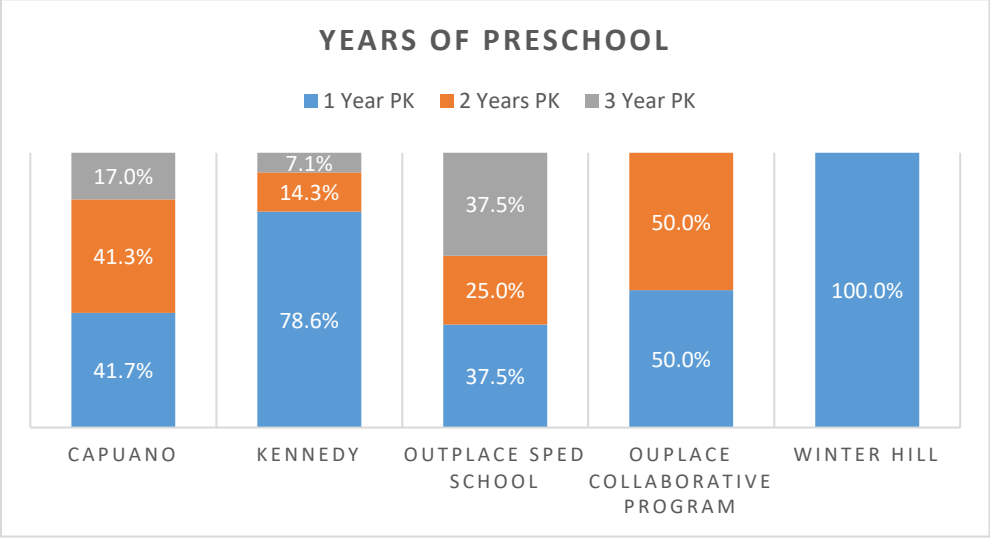
Historical Movement for Capuano Special Ed Students with High Levels of Need Transitioning out of PreK

For the past 10 years, the Capuano has housed the vast majority of our PreK special education students with high levels of need (see Table below).

Historical PK Enrollment of Special Education Students with High Level of Need

	CAP	KDY	WHCIS	Outplace SpEd School	Outplace Collab Program	Grand Total
2012-2013	49	2		2		53
2013-2014	48	5		2		55
2014-2015	47	4		1		52
2015-2016	49	1		2		52
2016-2017	54	3		3	1	61
2017-2018	33			3	2	38
2018-2019	33			1		34
2019-2020	27	2	6			35
2020-2021	31	1		1		33
2021-2022	35			1		36
Average	**41**	**3**	**1**	**2**	**1**	**45**

Approximately 58% of special education students with high levels of need stay at the Capuano for more than 1 year of preschool. The graph below includes data for the past 10 years, thus likely underestimates number of students attending 2 or 3 years (e.g., does not include records before 2012-2013).



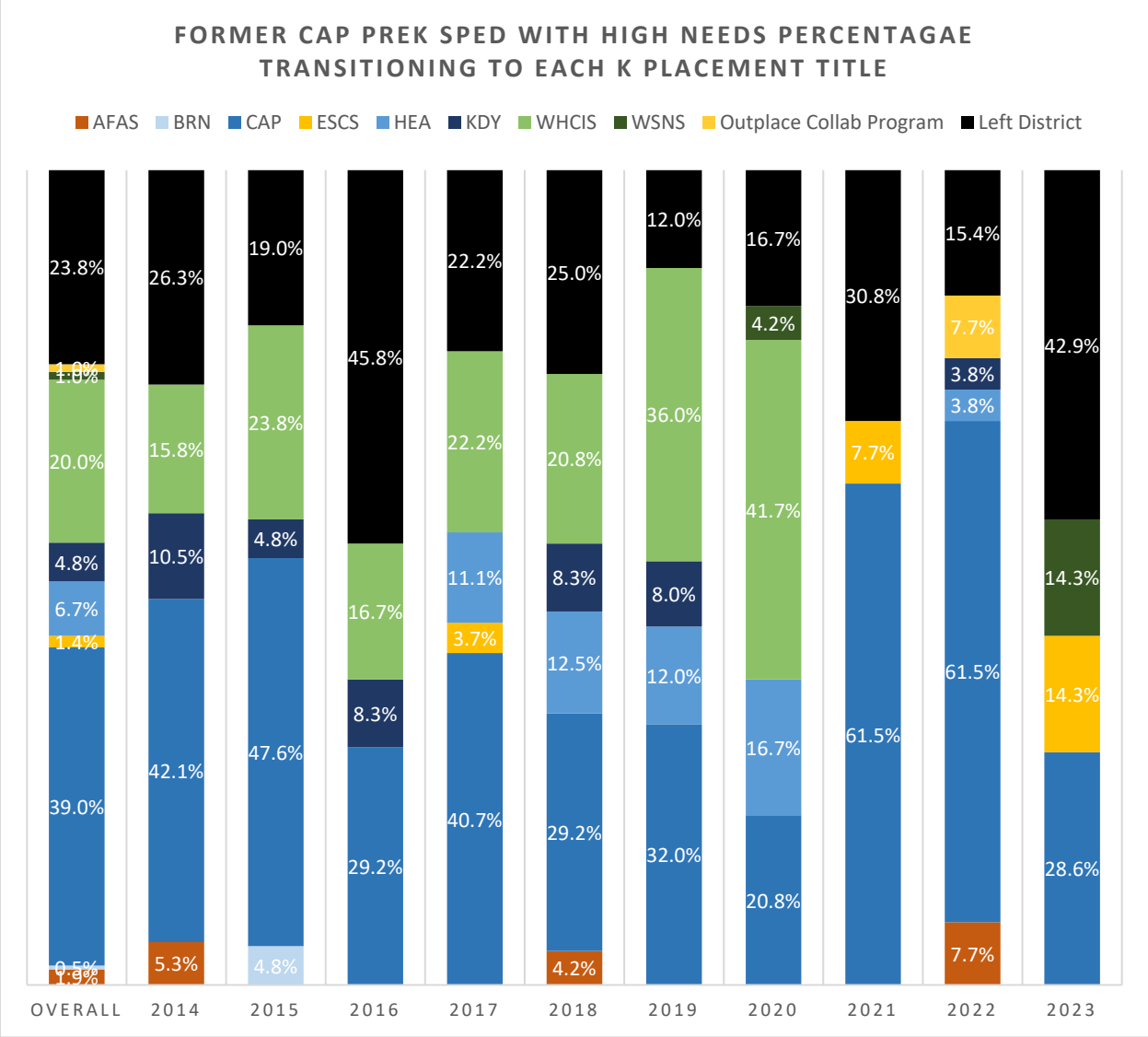
As students transition out of preschool at the Capuano, most students have historically transitioned to the Capuano or Winter Hill kindergarten programs. The two tables below show the 1) number and 2) percentage of special education students with high level of need who transitioned out of the Capuano preschool programs into kindergarten. The percentage of students is also presented in the graph below for quick interpretation of data patterns.

High Needs PreK Students at Capuano transition to Kinder in Following Schools by Spring of SY

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
AFAS	1				1				2		1
BRN		1									1
Cap	8	10	7	11	7	8	5	8	16	2	9
ESCS				1				1		1	1
HEA				3	3	3	4		1		3
KDY	2	1	2		2	2			1		2
WHCIS	3	5	4	6	5	9	10				6
WSNS							1			1	1
Outplace Collab Program									2		1
Left District	5	4	11	6	6	3	4	4	4	3	5
Total	**19**	**21**	**24**	**27**	**24**	**25**	**24**	**13**	**26**	**7**	**21**

High Needs PreK Students at Capuano transition to Kinder in Following Schools by Spring of SY

	Overall	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
AFAS	1.9%	5.3%	0.0%	0.0%	0.0%	4.2%	0.0%	0.0%	0.0%	7.7%	0.0%	**1.72%**
BRN	0.5%	0.0%	4.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	**0.48%**
CAP	39.0%	42.1%	47.6%	29.2%	40.7%	29.2%	32.0%	20.8%	61.5%	61.5%	28.6%	**39.32%**
ESCS	1.4%	0.0%	0.0%	0.0%	3.7%	0.0%	0.0%	0.0%	7.7%	0.0%	14.3%	**2.57%**
HEA	6.7%	0.0%	0.0%	0.0%	11.1%	12.5%	12.0%	16.7%	0.0%	3.8%	0.0%	**5.61%**
KDY	4.8%	10.5%	4.8%	8.3%	0.0%	8.3%	8.0%	0.0%	0.0%	3.8%	0.0%	**4.37%**
WHCIS	20.0%	15.8%	23.8%	16.7%	22.2%	20.8%	36.0%	41.7%	0.0%	0.0%	0.0%	**17.70%**
WSNS	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.2%	0.0%	0.0%	14.3%	**1.85%**
Outplace Collab Program	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.7%	0.0%	**0.77%**
Left District	23.8%	26.3%	19.0%	45.8%	22.2%	25.0%	12.0%	16.7%	30.8%	15.4%	42.9%	**25.61%**



Transitioning out of Kindergarten

For the past 10 years, the Capuano has housed the vast majority of our K special education students with high levels of need (see Table below).

Historical Kindergarten Enrollment of Special Education Students with High Level of Need

	AFAS	CAP	HEA	KDY	WHCIS	WSNS	Outplace SpEd School	Outplace Collab Program	Grand Total
2012-2013		11		3	9			1	24
2013-2014		11		5	4				20
2014-2015		8	1	3	7			1	20
2015-2016		7		2	5		1		15
2016-2017		10	1	1	5				17
2017-2018	1	10	1	3	3				18
2018-2019		9	1	2	3		3	1	19
2019-2020		4		1	9	1	1		16
2020-2021		12		1					13
2021-2022		13					1	2	16
Average	**1**	**10**	**1**	**3**	**5**	**1**	**1**	**1**	**18**

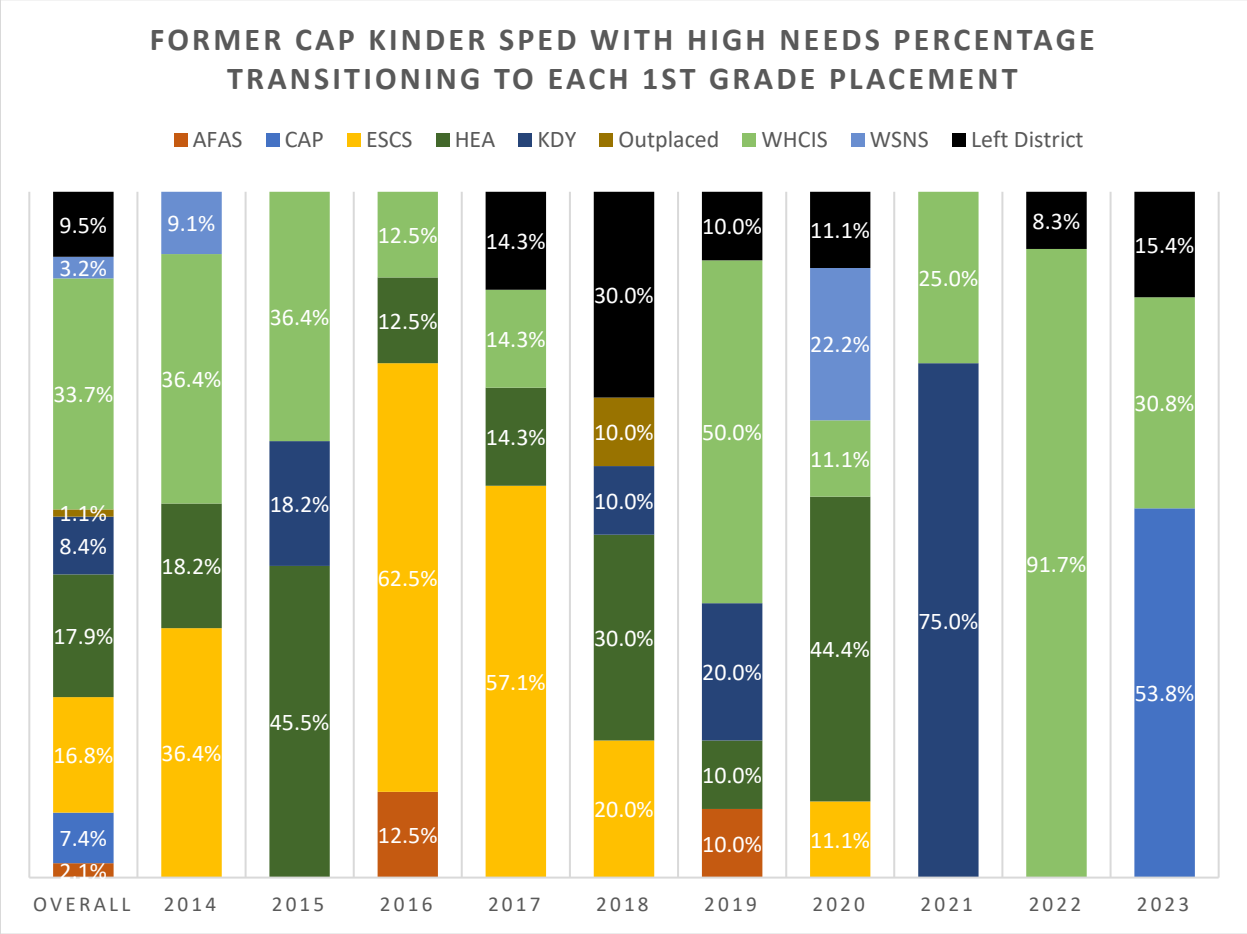
As students transition out of kindergarten at the Capuano, most students have historically transitioned to either the Winter Hill, East Somerville, or Healey schools. In more recent years (2020-2021+) we've seen an increase in placement instead at the Kennedy and Winter Hill. In 2022-2023 school year, the Capuano also added a 1st grade program, where 54% of high need and transitioning kindergarten students enrolled for 1st grade. The two tables below show the 1) number and 2) percentage of special education students with high level of need who transitioned out of the Capuano kindergarten programs into first grade. The percentage of students is also presented in the graph below for quick interpretation of data patterns.

High Needs Kindergarten Students at Capuano transition to First Grade in Following Schools by Spring of SY

	Overall	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
AFAS	2			1			1					**1**
CAP	7										7	**1**
ESCS	16	4		5	4	2		1				**2**
HEA	17	2	5	1	1	3	1	4				**2**
KDY	8		2			1	2		3			**1**
Outplaced	1					1						**1**
WHCIS	32	4	4	1	1		5	1	1	11	4	**4**
WSNS	3	1						2				**1**
Left District	9				1	3	1	1		1	2	**1**
Total	**95**	**11**	**11**	**8**	**7**	**10**	**10**	**9**	**4**	**12**	**13**	**10**

High Needs Kindergarten Students at Capuano transition to First Grade in Following Schools by Spring of SY

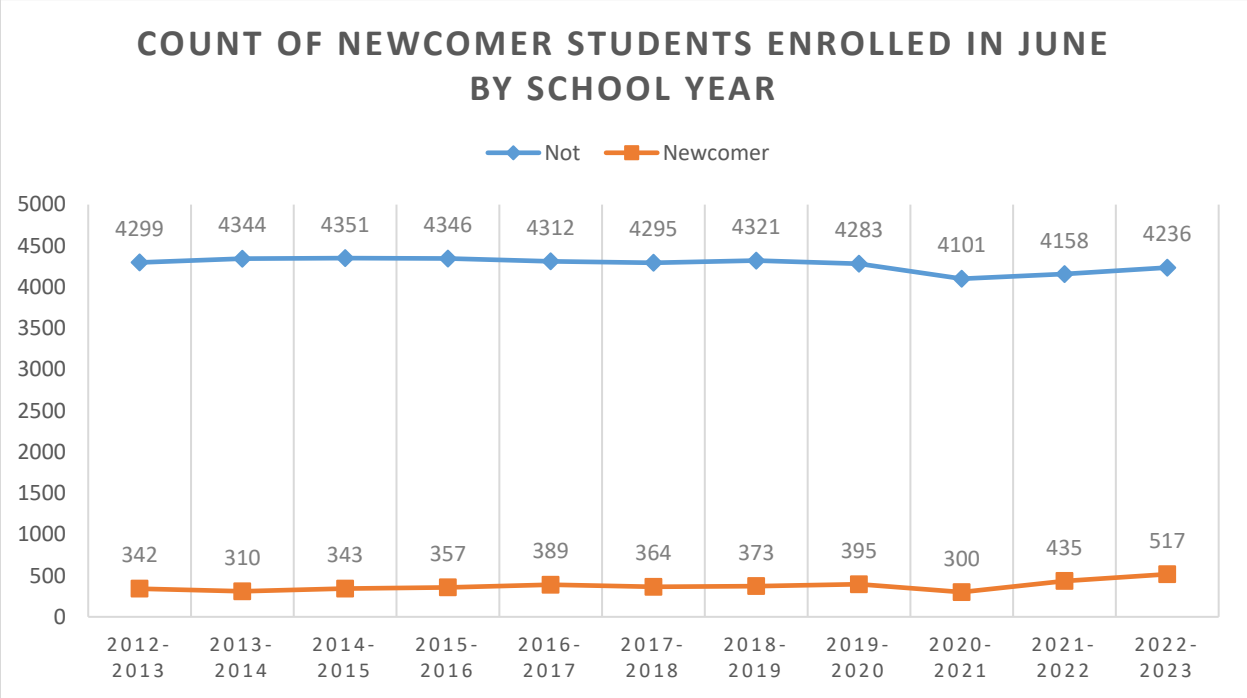
	Overall	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
AFAS	2.1%	0.0%	0.0%	12.5%	0.0%	0.0%	10.0%	0.0%	0.0%	0.0%	0.0%
CAP	7.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	53.8%
ESCS	16.8%	36.4%	0.0%	62.5%	57.1%	20.0%	0.0%	11.1%	0.0%	0.0%	0.0%
HEA	17.9%	18.2%	45.5%	12.5%	14.3%	30.0%	10.0%	44.4%	0.0%	0.0%	0.0%
KDY	8.4%	0.0%	18.2%	0.0%	0.0%	10.0%	20.0%	0.0%	75.0%	0.0%	0.0%
Outplaced	1.1%	0.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%
WHCIS	33.7%	36.4%	36.4%	12.5%	14.3%	0.0%	50.0%	11.1%	25.0%	91.7%	30.8%
WSNS	3.2%	9.1%	0.0%	0.0%	0.0%	0.0%	0.0%	22.2%	0.0%	0.0%	0.0%
Left District	9.5%	0.0%	0.0%	0.0%	14.3%	30.0%	10.0%	11.1%	0.0%	8.3%	15.4%



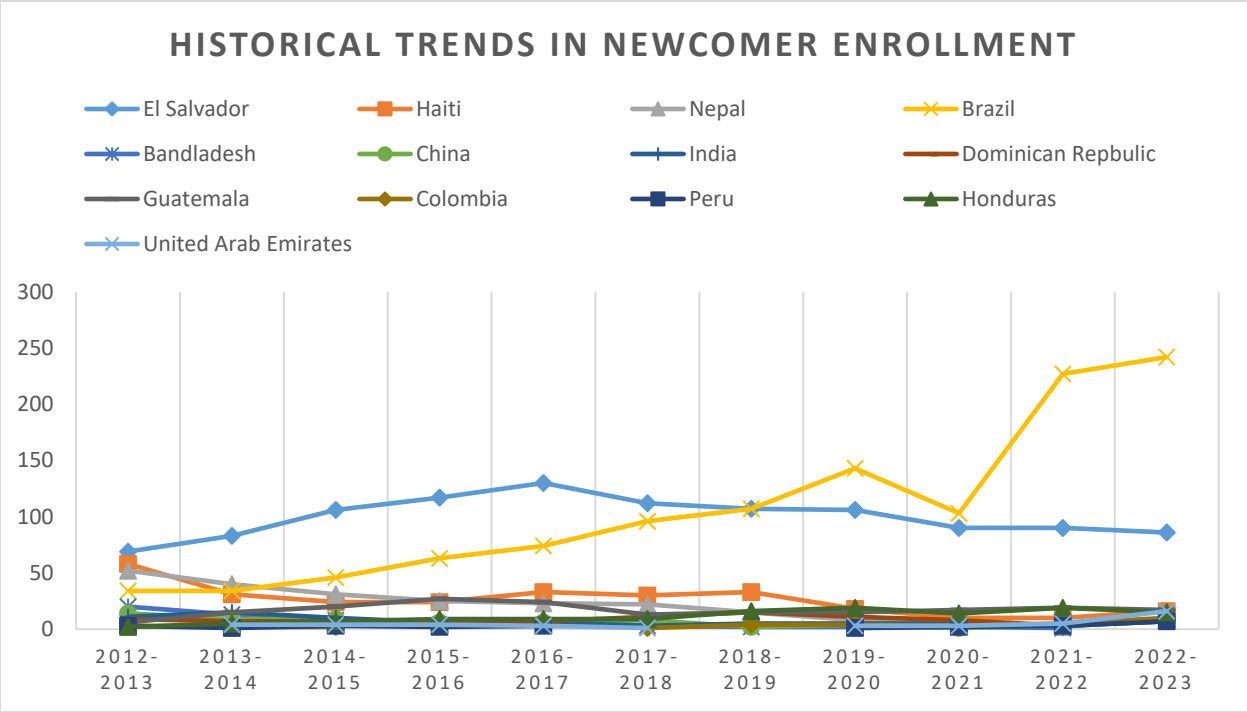
Historical Trends in Newcomer Populations in SPS

Newcomer students are defined as students born outside of the United States with less than 3 years of formalized education in the US. Enrollment of newcomer students in Somerville were relatively stable over the past decade, with a notable change in enrollment patterns in the last 3 years. We saw a marked decrease in 2020-2021, likely due to the Covid-19 pandemic; followed by an increase in newcomer enrollment in 2021-2022 and 2022-2023 that is substantially higher than enrollment prior to the pandemic (see Table and graph below).

	Count		Percentage	
	Not	Newcomer	Not	Newcomer
2012-2013	4299	342	92.6%	7.4%
2013-2014	4344	310	93.3%	6.7%
2014-2015	4351	343	92.7%	7.3%
2015-2016	4346	357	92.4%	7.6%
2016-2017	4312	389	91.7%	8.3%
2017-2018	4295	364	92.2%	7.8%
2018-2019	4321	373	92.1%	7.9%
2019-2020	4283	395	91.6%	8.4%
2020-2021	4101	300	93.2%	6.8%
2021-2022	4158	435	90.5%	9.5%
2022-2023	4236	517	89.1%	10.9%
Grand Total	**47046**	**4125**	**91.9%**	**8.1%**



The majority of newcomer students enrolled are coming from Brazil and El Salvador. Enrollment of students from El Salvador has been relatively consistent. Conversely, enrollment of newcomer students from Brazil has grown exponentially from 34 in 2012-2013 to now 242 students in the most previous school year (see Graph and Table Below).



	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Grand Total
Bandladesh	20	13	8	3	3	3	2	2	2	1		**57**
Brazil	34	34	46	63	74	96	107	143	103	227	242	**1170**
China	14	9	9	6	6	8	2	4	1	3	7	**69**
Colombia	3	2	2			1	4	4	3	5	10	**34**
Dominican Repbulic	9	7	7	6	7	11	15	11	8	3	9	**93**
El Salvador	69	83	106	117	130	112	107	106	90	90	86	**1117**
Guatemala	6	15	20	27	24	13	15	15	17	19	17	**196**
Haiti	58	31	24	24	33	30	33	18	10	10	16	**288**
Honduras	2	5	7	9	9	9	16	19	14	19	15	**127**
India	11	15	10	6	6	3	5	5	5	3	7	**76**
Nepal	52	40	31	25	23	22	15	8	5	2	9	**232**
Peru	3	1	3	2	3			1	2	3	7	**24**
United Arab Emirates		4	4	4	3	1		3	3	5	16	**43**
Other	61	51	66	65	68	55	52	56	37	45	83	**644**
Total	**342**	**310**	**343**	**357**	**389**	**364**	**373**	**395**	**300**	**435**	**524**	**4170**

Additionally, we have historically seen an increase in enrollment of newcomer students in grades K/1 and 9.

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Grand Total
PK	8	8	19	15	15	14	19	34	14	20	36	202
KF	26	21	28	35	33	33	33	36	39	37	54	375
1	35	24	22	34	43	43	37	52	34	39	60	423
2	26	35	34	26	43	33	25	28	24	40	52	366
3	21	16	14	17	16	28	25	19	11	31	42	240
4	14	21	18	20	18	17	28	25	10	21	27	219
5	14	14	20	19	20	15	17	24	17	29	24	213
6	22	11	14	18	20	25	14	16	13	31	29	213
7	20	18	13	14	18	25	31	14	12	23	31	219
8	24	15	17	21	15	19	29	25	13	23	24	225
9	60	60	65	56	60	31	45	53	27	75	60	592
10	35	37	41	47	45	44	39	46	42	31	58	465
11	33	30	37	30	42	36	30	23	40	31	18	350
12	4		1	5	1	1	1		4	4	9	30
Grand Total	342	310	343	357	389	364	373	395	300	435	524	4132

Projected Enrollment of Special Education Students with High Level of Need

The table below is the original data produced by Flo Analytics with estimates of forecasted enrollment of high needs special education students for the next 10 years by school.

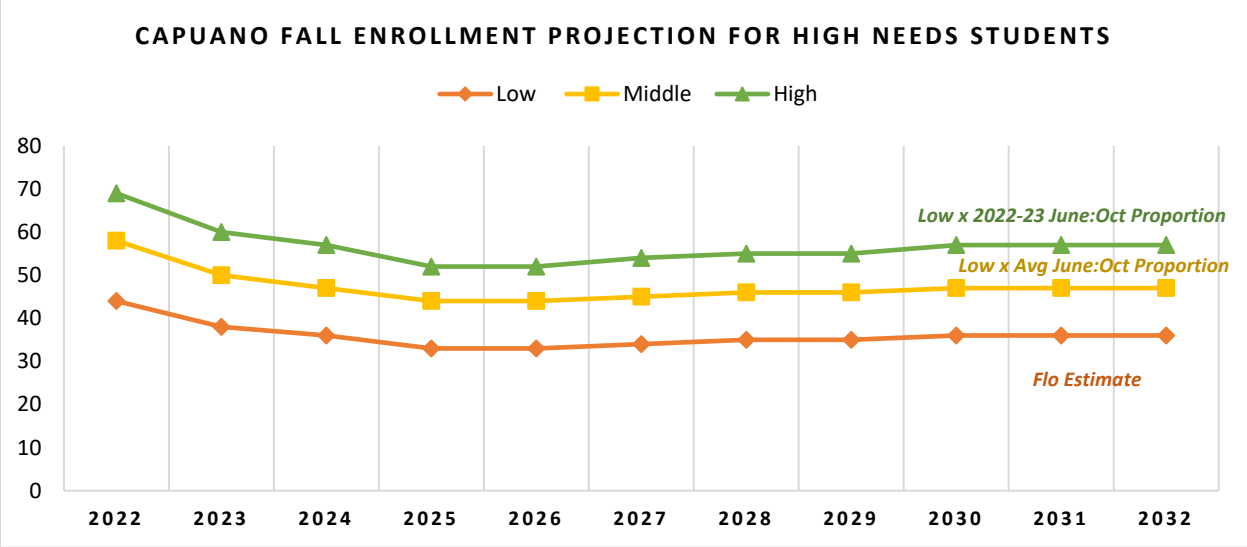
Fall Enrollment Numbers in Special Education for students designated "High Needs"

	Observed	Forecasted									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Argenziano	0	0	0	0	0	0	0	0	0	0	0
Brown	1	0	0	0	0	0	0	0	0	0	0
Capuano	44	38	36	33	33	34	35	35	36	36	36
East Somerville	8	11	10	10	10	10	10	10	9	9	9
Full Circle	13	7	7	7	7	7	7	7	7	7	7
Healey	7	13	13	13	13	13	12	12	12	12	12
Kennedy	24	31	30	30	30	30	29	28	27	27	26
Next Wave	8	8	8	8	8	8	8	8	8	8	8
Somerville High	19	27	28	27	27	27	27	28	29	29	28
West Somerville	0	1	1	1	1	1	1	1	1	1	1
Winter Hill	47	45	43	42	43	43	41	40	39	39	38

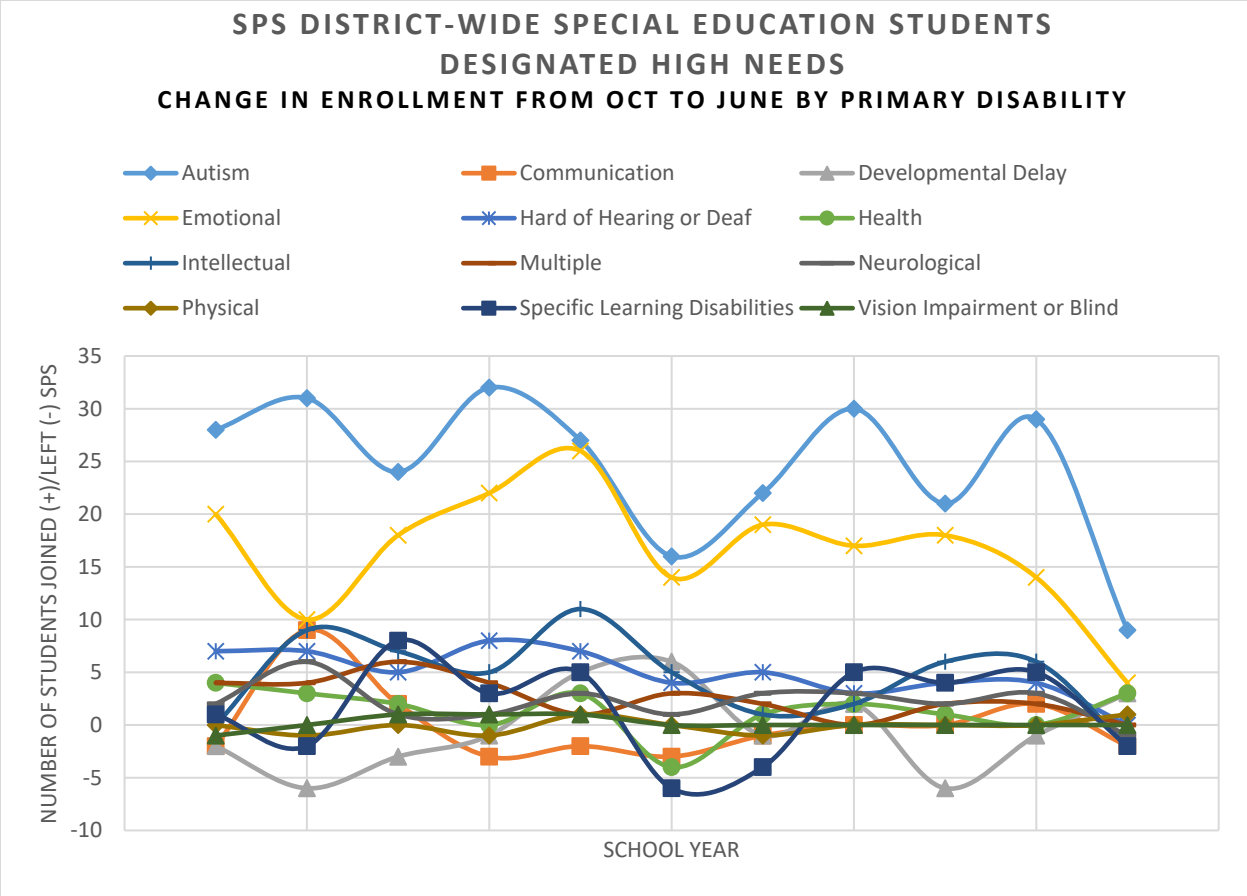
In the historic enrollment data, only the Capuano demonstrated an average of increased enrollment from October to June (an average of 1.33 times greater than the October numbers; 1.30 excluding Covid; 1.59 this past year). All other schools averaged around 1:1 ratio, or just below 1:1 between October and June enrollment. The table below indicates projected low, middle, and high enrollment of high needs special education students for the Capuano. Low is the forecast that Flo analytics provided (their "middle" scenario in the report). Middle is the Flo analytics forecast multiplied by the average proportion increase from October to June, excluding Covid years. High is based off the ratio from the 2022-2023 school-year. This is also demonstrated in a line graph for ease of interpretation.

Capuano Enrollment Numbers in Special Education for students designated with a "High" Level of Need

			Forecasted Fall Enrollment									
Scenario	**Calculation**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**
Low	*Fall Flo Analytics Middle Projection*	44	38	36	33	33	34	35	35	36	36	36
Middle	*Flo * Average June:Oct Ratio*	58	50	47	44	44	45	46	46	47	47	47
High	*Flo * 2023 June:Oct Ratio*	69	60	57	52	52	54	55	55	57	57	57



The graph below demonstrates that fluctuations in the district high needs population from October to June is mainly caused by increases in students with the primary disability of Autism or Emotional disorders. Each data point is a school year, starting with the 2012-2013 school year on the far left and the 2022-2023 school year on the far right. Positive numbers indicate an increase in high needs students in the district with each primary disability from October to June; negative numbers indicate a decrease.



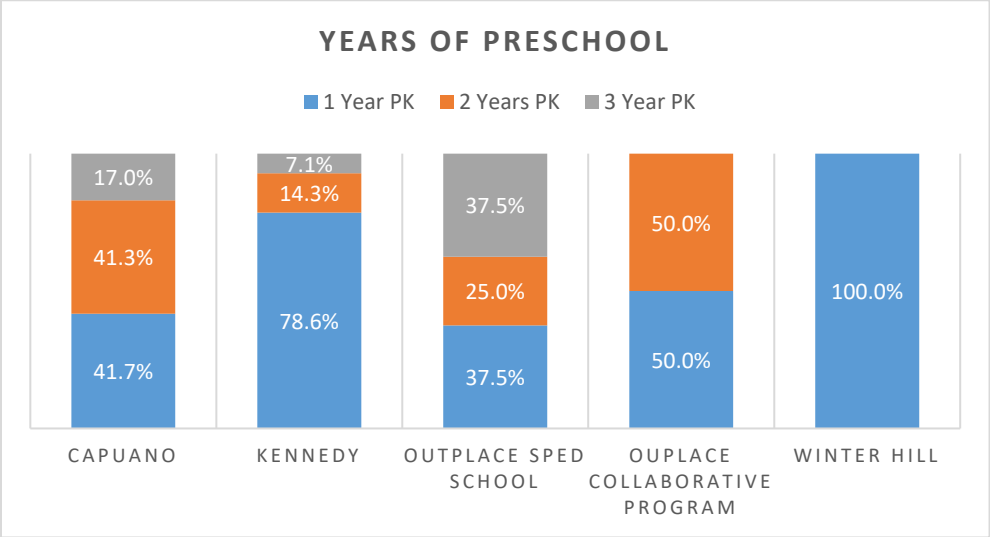
Historical Movement for Capuano Special Ed Students with High Levels of Need Transitioning out of PreK

For the past 10 years, the Capuano has housed the vast majority of our PreK special education students with high levels of need (see Table below).

Historical PK Enrollment of Special Education Students with High Level of Need

	CAP	KDY	WHCIS	Outplace SpEd School	Outplace Collab Program	Grand Total
2012-2013	49	2		2		53
2013-2014	48	5		2		55
2014-2015	47	4		1		52
2015-2016	49	1		2		52
2016-2017	54	3		3	1	61
2017-2018	33			3	2	38
2018-2019	33			1		34
2019-2020	27	2	6			35
2020-2021	31	1		1		33
2021-2022	35			1		36
Grand Total	406	18	6	16	3	449

Approximately 58% of special education students with high levels of need stay at the Capuano for more than 1 year of preschool. The graph below includes data for the past 10 years, thus likely underestimates number of students attending 2 or 3 years (e.g., does not include records before 2012-2013).



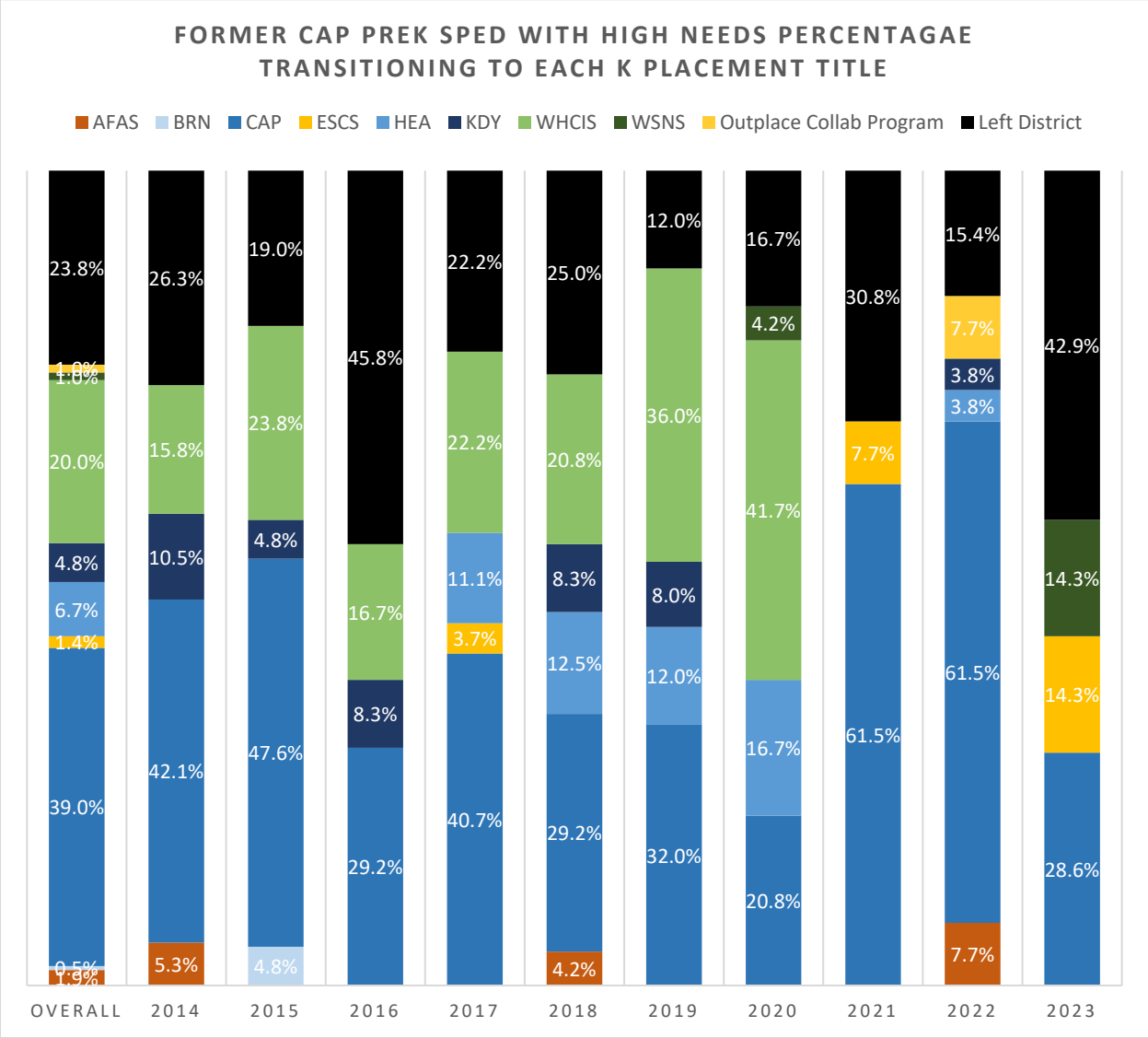
As students transition out of preschool at the Capuano, most students have historically transitioned to the Capuano or Winter Hill kindergarten programs. The two tables below show the 1) number and 2) percentage of special education students with high level of need who transitioned out of the Capuano preschool programs into kindergarten. The percentage of students is also presented in the graph below for quick interpretation of data patterns.

High Needs PreK Students at Capuano transition to Kinder in Following Schools by Spring of SY

	Overall	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
AFAS	4	1				1				2	
BRN	1		1								
Cap	82	8	10	7	11	7	8	5	8	16	2
ESCS	3				1				1		1
HEA	14				3	3	3	4		1	
KDY	10	2	1	2		2	2			1	
WHCIS	42	3	5	4	6	5	9	10			
WSNS	2							1			1
Outplace Collab Program	2									2	
Left District	50	5	4	11	6	6	3	4	4	4	3
Total	**210**	**19**	**21**	**24**	**27**	**24**	**25**	**24**	**13**	**26**	**7**

High Needs PreK Students at Capuano transition to Kinder in Following Schools by Spring of SY

	Overall	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
AFAS	1.9%	5.3%	0.0%	0.0%	0.0%	4.2%	0.0%	0.0%	0.0%	7.7%	0.0%
BRN	0.5%	0.0%	4.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
CAP	39.0%	42.1%	47.6%	29.2%	40.7%	29.2%	32.0%	20.8%	61.5%	61.5%	28.6%
ESCS	1.4%	0.0%	0.0%	0.0%	3.7%	0.0%	0.0%	0.0%	7.7%	0.0%	14.3%
HEA	6.7%	0.0%	0.0%	0.0%	11.1%	12.5%	12.0%	16.7%	0.0%	3.8%	0.0%
KDY	4.8%	10.5%	4.8%	8.3%	0.0%	8.3%	8.0%	0.0%	0.0%	3.8%	0.0%
WHCIS	20.0%	15.8%	23.8%	16.7%	22.2%	20.8%	36.0%	41.7%	0.0%	0.0%	0.0%
WSNS	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.2%	0.0%	0.0%	14.3%
Outplace Collab Program	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.7%	0.0%
Left District	23.8%	26.3%	19.0%	45.8%	22.2%	25.0%	12.0%	16.7%	30.8%	15.4%	42.9%



Transitioning out of Kindergarten

For the past 10 years, the Capuano has housed the vast majority of our K special education students with high levels of need (see Table below).

Historical Kindergarten Enrollment of Special Education Students with High Level of Need

	AFAS	CAP	HEA	KDY	WHCIS	WSNS	Outplace SpEd School	Outplace Collab Program	Grand Total
2012-2013		11		3	9			1	24
2013-2014		11		5	4				20
2014-2015		8	1	3	7			1	20
2015-2016		7		2	5		1		15
2016-2017		10	1	1	5				17
2017-2018	1	10	1	3	3				18
2018-2019		9	1	2	3		3	1	19
2019-2020		4		1	9	1	1		16
2020-2021		12		1					13
2021-2022		13					1	2	16
Grand Total	**1**	**95**	**4**	**21**	**45**	**1**	**6**	**5**	**178**

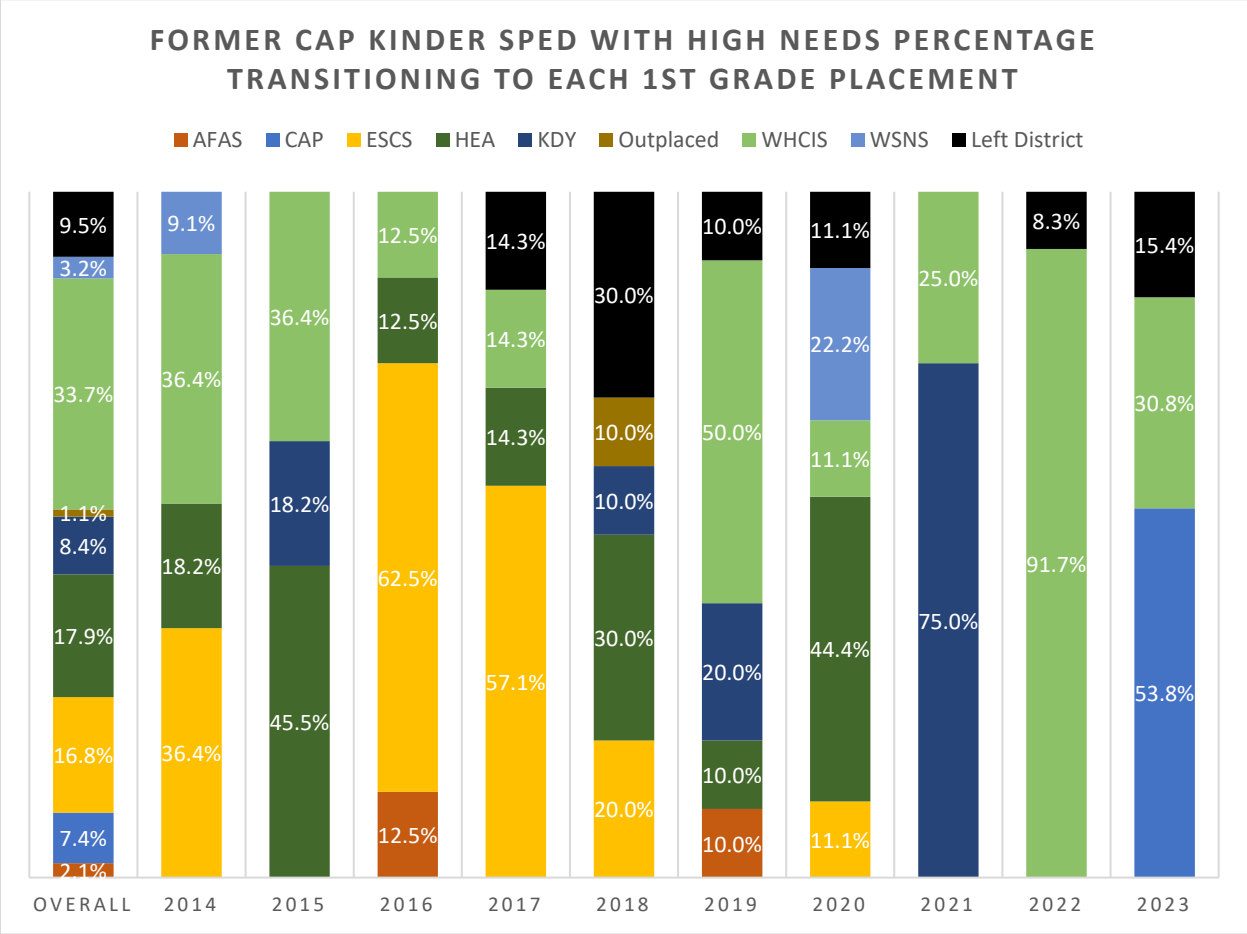
As students transition out of kindergarten at the Capuano, most students have historically transitioned to either the Winter Hill, East Somerville, or Healey schools. In more recent years (2020-2021+) we've seen an increase in placement instead at the Kennedy and Winter Hill. In 2022-2023 school year, the Capuano also added a 1st grade program, where 54% of high need and transitioning kindergarten students enrolled for 1st grade. The two tables below show the 1) number and 2) percentage of special education students with high level of need who transitioned out of the Capuano kindergarten programs into first grade. The percentage of students is also presented in the graph below for quick interpretation of data patterns.

High Needs Kindergarten Students at Capuano transition to First Grade in Following Schools by Spring of SY

	Overall	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
AFAS	2			1			1				
CAP	7										7
ESCS	16	4		5	4	2		1			
HEA	17	2	5	1	1	3	1	4			
KDY	8		2			1	2		3		
Outplaced	1					1					
WHCIS	32	4	4	1	1		5	1	1	11	4
WSNS	3	1						2			
Left District	9				1	3	1	1		1	2
Total	**95**	**11**	**11**	**8**	**7**	**10**	**10**	**9**	**4**	**12**	**13**

High Needs Kindergarten Students at Capuano transition to First Grade in Following Schools by Spring of SY

	Overall	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
AFAS	2.1%	0.0%	0.0%	12.5%	0.0%	0.0%	10.0%	0.0%	0.0%	0.0%	0.0%
CAP	7.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	53.8%
ESCS	16.8%	36.4%	0.0%	62.5%	57.1%	20.0%	0.0%	11.1%	0.0%	0.0%	0.0%
HEA	17.9%	18.2%	45.5%	12.5%	14.3%	30.0%	10.0%	44.4%	0.0%	0.0%	0.0%
KDY	8.4%	0.0%	18.2%	0.0%	0.0%	10.0%	20.0%	0.0%	75.0%	0.0%	0.0%
Outplaced	1.1%	0.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%
WHCIS	33.7%	36.4%	36.4%	12.5%	14.3%	0.0%	50.0%	11.1%	25.0%	91.7%	30.8%
WSNS	3.2%	9.1%	0.0%	0.0%	0.0%	0.0%	0.0%	22.2%	0.0%	0.0%	0.0%
Left District	9.5%	0.0%	0.0%	0.0%	14.3%	30.0%	10.0%	11.1%	0.0%	8.3%	15.4%



Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

Albert Argenziano School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		**34**	**33,557**			**8,917**		**26**	**24,640**	
Pre-Kindergarten w/ toilet						0	1,200		-	1,100 SF min - 1,300 SF max
PK Classroom	1,238	1	1,238			1,238				
Kindergarten w/ toilet						-4,800	1,200	4	4,800	1,100 SF min - 1,300 SF max; 2 sinks min. req
Kindergarten w/ toilet	1,235	1	1,235			1,235				
Kindergarten w/ toilet	1,170	1	1,170			1,170				
Kindergarten w/ toilet	974	1	974			974				
SEI K Classroom	968	1	968			968				
General Classrooms - Grades 1-6						-15,200	950	16	15,200	900 SF min - 1,000 SF max; 2 sinks min. req
First Grade	984	1	984			984				
First Grade	967	1	967			967				
First Grade	1,177	1	1,177			1,177				
SEI First Grade	920	1	920			920				
Second Grade	953	1	953			953				
Second Grade	948	1	948			948				
Second Grade	922	1	922			922				
Second Grade	972	1	972			972				
Third Grade	946	1	946			946				
Third Grade	968	1	968			968				
Third Grade	949	1	949			949				
SEI Third Grade	922	1	922			922				
Fourth Grade	1,116	1	1,116			1,116				
Fourth Grade	979	1	979			979				
Fourth Grade	855	1	855			855				
SEI Fourth Grade	965	1	965			965				
Fifth Grade	973	1	973			973				
Fifth Grade	963	1	963			963				
SEI Fifth Grade	1,015	1	1,015			1,015				
Sixth Grade	1,117	1	1,117			1,117				
Sixth Grade	964	1	964			964				
Sixth Grade	944	1	944			944				
STE Room- Grades 3-6							1,080	lines for Additional information		
STE Storage							120	lines for Additional information		
General Classrooms - Grades 7-8						-2,850	950	3	2,850	850 SF min - 950 SF max
Seventh Grade	980	1	980			980				
Seventh Grade	966	1	966			966				
Eighth Grade	951	1	951			951				
Eighth Grade	963	1	963			963				
Science Classroom / Lab- Grades 7-8						-1,440	1,440	1	1,440	1 period / day / student
Seventh Grade Science	1,239	1	1,239			1,239				
Prep room						-200	200	1	200	
Central Chemical Storage Rm						-150	150	1	150	
Commons	866	1	866			866				
ESL Specialists 3-5, 6-8	488	1	488			488				
SPECIAL EDUCATION		**10**	**5,662**			**122**		**11**	**5,540**	
Self-Contained SPED - Grades K-6						-2,850	950	3	2,850	900-1,300 SF equal to surrounding classrooms
Self-Contained SPED - Grades 7-8 toilet						-950	950	1	950	850-950 SF equal to surrounding classrooms
Self-Contained SPED - Grades K-6 toilet						-180	60	3	180	
Self-Contained SPED - Grades 7-8 toilet						-60	60	1	60	
Resource Room - Grades K-6						-1,000	500	2	1,000	
Resource Room - Grades 7-8						0	500	0	-	
Small Group Room / Reading						-500	500	1	500	1/2 size Genl. Clrm.
Language-Based Classroom Grades 3-5	967	1	967			967				

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

Albert Argenziano School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Resource	487	1	487			487				
Resource (2)	1,538	1	1,538			1,538				
ESL Specialist & K-2 Reading	494	1	494			494				
Reading	490	1	490			490				
Reading	495	1	495			495				
Speech	243	1	243			243				
OT	456	1	456			456				
Social Worker & Adjustment Counselor	263	1	263			263				
Adjustment Counselor	229	1	229			229				
ART & MUSIC		**2**	**2,846**			**-2,779**		**10**	**5,625**	
Art Classroom - Grades K-6						-1,000	1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom - Grades 7-8						-1,200	1,200	1	1,200	assumed use - 50% population 2 times / week
Art Rm & Storage	1,412	1	1,412			1,412				
Art Workroom w/ Storage & kiln						-300	150	2	300	
Band / Chorus - 100 seats						-1,500	1,500	1	1,500	
Music Classroom / Large Group - 25-50 seats						-1,200	1,200	1	1,200	assumed schedule 2 times / week / student
Music Rm & Storage	1,434	1	1,434			1,434				
Music Practice / Ensemble - Grades K-6						-225	75	3	225	
Music Practice / Ensemble - Grades 7-8						-200	200	1	200	
VOCATIONS & TECHNOLOGY		**0**	**0**			**-1,440**		**1**	**1,440**	
Technology/Engineering Rooms						-1,440	1,440	1	1,440	Assumed use - 50% Population - 5 times/week; 850 SF - 2,000 SF; Based on Grades 7-8
HEALTH & PHYSICAL EDUCATION		**4**	**5,795**			**-2,523**		**5**	**8,318**	Excess PE Spaces Policy
Gymnasium	5,216	1	5,216			-784	6,000	1	6,000	6000 SF Min. Size
Gym Storeroom	107	1	107			-43	150	1	150	
Health Instructor's Office w/ Shower & Toilet	223	1	223			55	168	1	168	
Locker Rooms - Boys / Girls w/ Toilets						-2,000	1,000	2	2,000	
Team Rm.	249	1	249			249				
MEDIA CENTER		**1**	**3,799**			**686**		**1**	**3,113**	
Media Center/Reading Room	3,799	1	3,799			686	3,113	1	3,113	
DINING & FOOD SERVICE		**4**	**6,471**			**-1,525**		**5**	**7,996**	
Cafeteria / Dining	3,017	1	3,017			-943	3,960	1	3,960	2 seatings - 15SF per seat
Kitchen	2,704	1	2,704			876	1,828	1	1,828	1600 SF for first 300 + 1 SF/student Add'l
Chair / Table / Equipment Storage	91	1	91			-285	376	1	376	200 SF for first 300 + .333 SF/student Add'l
Staff Lunch Room						-232	232	1	232	200 SF for first 400 + .25 SF/student Add'l
Stage	659	1	659			-941	1,600	1	1,600	
MEDICAL		**4**	**625**			**15**		**5**	**610**	
Medical Suite Toilet	49	1	49			-11	60	1	60	
Nurses' Office / Waiting Room	392	1	392			142	250	1	250	
Examination Room / Resting	92	1	92			-208	100	3	300	
Office	92	1	92			92				
ADMINISTRATION & GUIDANCE		**12**	**3,355**			**544**		**15**	**2,811**	
Principal's Office w/ Conference Area	243	1	243			-132	375	1	375	
Principal's Secretary / Waiting						-125	125	1	125	
Assistant Principal's Office - AP1	243	1	243			118	125	1	125	
Assistant Principal's Office - AP2						0	125	0	-	
General Office / Waiting Room / Toilet	561	1	561			156	405	1	405	
Conference room	427	1	427			159	268	1	268	
Teachers' Mail and Time Room						-100	100	1	100	
Duplicating Room						-159	159	1	159	
Records Room						-126	126	1	126	
Supervisory / Spare Office						-125	125	1	125	
General Waiting Room						-100	100	1	100	

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

Albert Argenziano School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Guidance Office	255	1	255			-195	150	3	450	
Guidance Storeroom						-38	38	1	38	
Teachers' Work Room	688	1	688			274	414	1	414	
Staff Kitchen	148	1	148			148				
ISS	103	1	103			103				
Storage	75	1	75			75				
File	70	1	70			70				
Dean	274	1	274			274				
Dean	268	1	268			268				
CUSTODIAL & MAINTENANCE		**0**	**0**			**-2,106**		**7**	**2,106**	
Custodian's Office						-150	150	1	150	
Custodian's Workshop						-353	353	1	353	
Custodian's Storage						-375	375	1	375	
Storeroom						-352	352	1	352	
Recycling Room / Trash						-400	400	1	400	
Receiving and General Supply						-276	276	1	276	
Network / Telecom Room						-200	200	1	200	
OTHER		**3**	**1,066**			**1,066**		**0**	**0**	
After School Coordinator	455	1	455			455				
Academic Storage	147	1	147			147				
PTA & Parent Liason	464	1	464			464				
Total Building Net Floor Area (NFA)			**63,176**			**978**			**62,198**	
Proposed Student Capacity / Enrollment									**528**	Enter grade enrollments below
							K-6	82%	**206**	Lower Elementary; Grades K-2
									227	Upper Elemntary; Grades 3-6
							7-8	18%	**95**	Middle/Jr. High; Grades 7-8
							PK		**17**	
							Total PK-8		**545**	
Total Building Gross Floor Area (GFA)[2]									**93,297**	
Grossing factor (GFA/NFA)									**1.50**	

* Hyperlinks are to specific MSBA policy related to inclusion of these spaces in the District Proposed Program (STE) or space in excess of MSBA guidelines (Health and Physical Education) and the MSBA funding policy related to them.

Existing Space Summary - Somerville K-8 Schools

Date: 10/26/2023

Benjamin G Brown School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		**15**	**11,990**			**1,990**		**10**	**10,000**	
Pre-Kindergarten w/ toilet						0	1,200		0	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet						-2,400	1,200	2	2,400	1,100 SF min - 1,300 SF max; 2 sinks min. req
General Classrooms - Grade 1-6						-7,600	950	8	7,600	900 SF min - 1,000 SF max; 2 sinks min. req
Classroom B07	807	1	807			807				
Classroom B08	756	1	756			756				
Classroom 101	895	1	895			895				
Classroom 102	885	1	885			885				
Classroom 105	883	1	883			883				
Classroom 106	889	1	889			889				
Classroom 107	883	1	883			883				
Classroom 201	895	1	895			895				
Classroom 202	885	1	885			885				
Classroom 205	883	1	883			883				
Classroom 206	889	1	889			889				
Classroom 207	882	1	882			882				
Classroom 306	735	1	735			735				
Classroom 307	729	1	729			729				
STE Room- Grade 3-6							1,080	Refer to STE Guidelines		
STE Storage							120	Refer to STE Guidelines		
Anteroom	94	1	94			94				
SPECIAL EDUCATION		**0**	**0**			**-3,020**		**6**	**3,020**	
Self-Contained SPED						-1,900	950	2	1,900	900-1,300 SF equal to surrounding classrooms
Self-Contained SPED - toilet						-120	60	2	120	
Resource Room						-500	500	1	500	1/2 size Genl. Clrm.
Small Group Room / Reading						-500	500	1	500	1/2 size Genl. Clrm.
ART & MUSIC		**2**	**745**			**-1,680**		**4**	**2,425**	
Art Classroom - 25 seats	735	1	735			-265	1,000	1	1,000	assumed schedule 2 times / week / student
Art Workroom w/ Storage & kiln	10	1	10			-140	150	1	150	
Music Classroom / Large Group - 25-50 seats						-1,200	1,200	1	1,200	assumed schedule 2 times / week / student
Music Practice / Ensemble						-75	75	1	75	
HEALTH & PHYSICAL EDUCATION		**0**	**0**			**-6,300**		**3**	**6,300**	Excess PE Spaces Policy
Gymnasium						-6,000	6,000	1	6,000	6000 SF Min. Size
Gym Storeroom						-150	150	1	150	
Health Instructor's Office w/ Shower & Toilet						-150	150	1	150	
MEDIA CENTER		**2**	**1,478**			**-542**		**1**	**2,020**	
Media Center / Reading Room	1,400	1	1,400			-620	2,020	1	2,020	
Library Office	78	1	78			78				
DINING & FOOD SERVICE		**2**	**501**			**-4,097**		**5**	**4,598**	
Cafeteria / Dining						-1,598	1,598	1	1,598	2 seatings - 15SF per seat
Stage						-1,000	1,000	1	1,000	
Chair / Table / Equipment Storage						-200	200	1	200	
Kitchen	397	1	397			-1,203	1,600	1	1,600	1600 SF for first 300 + 1 SF/student Add'l
Staff Lunch Room						-200	200	1	200	20 SF/Occupant
Storage	104	1	104			104				
MEDICAL		**1**	**230**			**-180**		**3**	**410**	
Medical Suite Toilet						-60	60	1	60	
Nurses' Office / Waiting Room						-250	250	1	250	
Examination Room / Resting						-100	100	1	100	
Health	230	1	230			230				
ADMINISTRATION & GUIDANCE		**4**	**665**			**-1,350**		**11**	**2,015**	
General Office / Waiting Room / Toilet						-300	300	1	300	
Teachers' Mail and Time Room						-100	100	1	100	
Duplicating Room						-150	150	1	150	

Existing Space Summary - Somerville K-8 Schools

Date: 10/26/2023

Benjamin G Brown School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Records Room						-110	110	1	110	
Principal's Office w/ Conference Area						-375	375	1	375	
Principal's Secretary / Waiting						-125	125	1	125	
Assistant Principal's Office						0	120	0	-	
Supervisory / Spare Office						-120	120	1	120	
Conference Room	144	1	144			-106	250	1	250	
Office	86	1	86			86				
Guidance Office						-150	150	1	150	
Guidance Storeroom						-35	35	1	35	
Teachers' Work Room						-300	300	1	300	
Counseling	374	1	374			374				
Breakroom/Stor	61	1	61			61				
CUSTODIAL & MAINTENANCE		**1**	**387**			**-1,138**		**6**	**1,525**	
Custodian's Office	387	1	387			237	150	1	150	
Custodian's Workshop						-375	375	1	375	
Recycling Room / Trash						-400	400	1	400	
Receiving and General Supply						-200	200	1	200	
Storeroom						-200	200	1	200	
Network / Telecom Room						-200	200	1	200	
OTHER		**10**	**2,856**			**2,856**		**0**	**0**	
Storage B08B	225	1	225			225				
Storage B08A	132	1	132			132				
Storage B07B	134	1	134			134				
Storage B02E	138	1	138			138				
Storage	59	1	59			59				
Storage	345	1	345			345				
Storage	1,065	1	1,065			1,065				
Department Storage B06	113	1	113			113				
Department Storage B04	259	1	259			259				
Break Room	386	1	386			386				
Total Building Net Floor Area (NFA)			**18,852**			**-13,461**			**32,313**	
Proposed Student Capacity / Enrollment									**213**	Enter grade enrollments below
									121	Lower Elementary; Grades K-2
									92	Upper Elementary; Grades 3-6
Total Building Gross Floor Area (GFA)[2]									**38,340**	
Grossing factor (GFA/NFA)									**1.19**	

* Hyperlinks are to specific MSBA policy related to inclusion of these spaces in the District Proposed Program (STE) or space in excess of MSBA guidelines (Health and Physical Education) and the MSBA funding policy related to them.

Existing Space Summary - Somerville K-8 Schools

Date: 10/26/2023

Capuano Early Childhood Ctr.	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		**26**	**28,508**			**18,758**		**10**	**9,750**	
Pre-Kindergarten w/ toilet						0	1,200		-	1,100 SF min - 1,300 SF max
Subseparate ECIP (previously After School Rr	1,100	1	1,100			1,100				
Pre-K AIM	1,156	1	1,156			1,156				
SubseparateECIP Pre-K	1,156	1	1,156			1,156				
Pre-K AIM and ECIP Subseparate	1,000	1	1,000			1,000				
Pre-K AIM	1,000	1	1,000			1,000				
ECIP	1,160	1	1,160			1,160				
ECIP	1,160	1	1,160			1,160				
ECIP	1,160	1	1,160			1,160				
ECIP	1,150	1	1,150			1,150				
Pre-K AIM	1,165	1	1,165			1,165				
Pre-K AIM	1,150	1	1,150			1,150				
Pre-K AIM	1,150	1	1,150			1,150				
Pre-K AIM	1,150	1	1,150			1,150				
Pre K Gen Ed.	1,145	1	1,145			1,145				
Pre K Gen Ed.	1,145	1	1,145			1,145				
Pre K Gen Ed.	990	1	990			990				
Empty (Winter Hill)	1,000	1	1,000			1,000				
Pre-K Gen Ed.	1,150	1	1,150			1,150				
Pre-K Gen Ed.	1,152	1	1,152			1,152				
Pre-K Gen Ed.	1,000	1	1,000			1,000				
Empty (Winter Hill)	1,000	1	1,000			1,000				
Kindergarten w/ toilet						-1,200	1,200	1	1,200	1,100 SF min - 1,300 SF max; 2 sinks min. req
K AIM	1,146	1	1,146			1,146				
K Gen Ed.	1,155	1	1,155			1,155				
K AIM	1,145	1	1,145			1,145				
K Gen Ed.	1,153	1	1,153			1,153				
General Classrooms - Grade 1-6						-8,550	950	9	8,550	900 SF min - 1,000 SF max; 2 sinks min. req
STE Room- Grade 3-6							1,080	Refer to STE Guidelines for Additional information		
STE Storage							120	Refer to STE Guidelines for Additional information		
ESL / Social Worker	670	1	670			670				
SPECIAL EDUCATION		**9**	**2,925**			**-95**		**6**	**3,020**	
Self-Contained SPED						-1,900	950	2	1,900	900-1,300 SF equal to surrounding classrooms
Self-Contained SPED - toilet						-120	60	2	120	
Resource Room						-500	500	1	500	1/2 size Genl. Clrm.
Small Group Room / Reading						-500	500	1	500	1/2 size Genl. Clrm.
Speech & Language	785	1	785			785				
Sensory	145	1	145			145				
OT	145	1	145			145				
OT	145	1	145			145				
PT	270	1	270			270				
Behavioral Analysis	145	1	145			145				
Small Group	145	1	145			145				
Resource / Speech & Language	1,000	1	1,000			1,000				
Speech & Language / After School Coordinator	145	1	145			145				
ART & MUSIC		**4**	**2,398**			**-27**		**4**	**2,425**	
Art Classroom - 25 seats	928	1	928			-72	1,000	1	1,000	assumed schedule 2 times / week / student
Art Workroom w/ Storage & kiln	270	1	270			120	150	1	150	
Music Classroom / Large Group - 25-50 seats	985	1	985			-215	1,200	1	1,200	assumed schedule 2 times / week / student
Music Practice / Ensemble						-75	75	1	75	
Music Storage	215	1	215			215				

Existing Space Summary - Somerville K-8 Schools

Date: 10/26/2023

Capuano Early Childhood Ctr.	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
HEALTH & PHYSICAL EDUCATION		**4**	**5,783**			**-517**		**3**	**6,300**	Excess PE Spaces Policy
Gymnasium	5,425	1	5,425			-575	6,000	1	6,000	6000 SF Min. Size
Gym Storeroom	94	1	94			-56	150	1	150	
Health Instructor's Office w/ Shower & Toilet	163	1	163			13	150	1	150	
Gym Office	101	1	101			101				
MEDIA CENTER		**2**	**2,748**			**728**		**1**	**2,020**	
Media Center / Reading Room	2,578	1	2,578			558	2,020	1	2,020	
Work Office	170	1	170			170				
DINING & FOOD SERVICE		**5**	**5,500**			**888**		**5**	**4,613**	
Cafeteria / Dining	3,015	1	3,015			1,403	1,613	1	1,613	2 seatings - 15SF per seat
Stage	873	1	873			-127	1,000	1	1,000	
Chair / Table / Equipment Storage	154	1	154			-46	200	1	200	
Kitchen	1,016	1	1,016			-584	1,600	1	1,600	1600 SF for first 300 + 1 SF/student Add'l
Staff Lunch Room	442	1	442			242	200	1	200	20 SF/Occupant
MEDICAL		**1**	**700**			**290**		**3**	**410**	
Medical Suite Toilet						-60	60	1	60	
Nurses' Office / Waiting Room						-250	250	1	250	
Examination Room / Resting						-100	100	1	100	
Nurse Suite	700	1	700			700				
ADMINISTRATION & GUIDANCE		**16**	**3,461**			**1,446**		**11**	**2,015**	
General Office / Waiting Room / Toilet	239	1	239			-61	300	1	300	
Teachers' Mail and Time Room						-100	100	1	100	
Duplicating Room	58	1	58			-92	150	1	150	
Records Room						-110	110	1	110	
Principal's Office w/ Conference Area	265	1	265			-110	375	1	375	
Principal's Secretary / Waiting	195	1	195			70	125	1	125	
Assistant Principal's Office	170	1	170			170	120	0	-	
Supervisory / Spare Office						-120	120	1	120	
Conference Room	356	1	356			106	250	1	250	
Guidance Office						-150	150	1	150	
Guidance Storeroom						-35	35	1	35	
Teachers' Work Room	150	1	150			-150	300	1	300	
Dean	110	1	110			110				
SPED Director	110	1	110			110				
Counselor/Educator	500	1	500			500				
Family Liason	145	1	145			145				
Staff Rm.	200	1	200			200				
EC Coaches	268	1	268			268				
EC Director	360	1	360			360				
Staff Rm.	195	1	195			195				
Psychologist	140	1	140			140				
CUSTODIAL & MAINTENANCE		**9**	**2,113**			**213**		**7**	**1,900**	
Custodian's Office	169	1	169			19	150	1	150	
Custodian's Workshop						-375	375	1	375	
Custodian's Storage	390	1	390			15	375	1	375	
Recycling Room / Trash						-400	400	1	400	
Receiving and General Supply	228	1	228			28	200	1	200	
Storeroom						-200	200	1	200	
Network / Telecom Room						-200	200	1	200	
Community Rec Storage	138	1	138			138				
After School	777	1	777			777				
Storage	136	1	136			136				
IT	135	1	135			135				
STO Supply	140	1	140			140				

Existing Space Summary - Somerville K-8 Schools

Date: 10/26/2023

Capuano Early Childhood Ctr.	Existing Conditions		
ROOM TYPE	**ROOM NFA[1]**	# OF RMS	**area totals**
Total Building Net Floor Area (NFA)			**54,136**
Proposed Student Capacity / Enrollment			
Total Building Gross Floor Area (GFA)[2]			
Grossing factor (GFA/NFA)			

Difference to MSBA Guidelines		
ROOM NFA1	# OF RMS	**area totals**
		21,684

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA[1]	# OF RMS	**area totals**	**Comments**
		32,453	
		215	Enter grade enrollments below
		52	Lower Elementary; Grades K-2
		0	Upper Elementary; Grades 3-6
		163	PK
		38,700	
		1.19	

* Hyperlinks are to specific MSBA policy related to inclusion of these spaces in the District Proposed Program (STE) or space in excess of MSBA guidelines (Health and Physical Education) and the MSBA funding policy related to them.

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

East Somerville School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		**37**	**31,573**			**-1,357**		**35**	**32,930**	
Pre-Kindergarten w/ toilet						0	1,200		-	1,100 SF min - 1,300 SF max
PK Classroom	1,014	1	1,014			1,014				
Kindergarten w/ toilet						-4,800	1,200	4	4,800	1,100 SF min - 1,300 SF max; 2 sinks min. req
Kindergarten Classroom	1,007	1	1,007			1,007				
Kindergarten Classroom	1,006	1	1,006			1,006				
Kindergarten Classroom	1,009	1	1,009			1,009				
General Classrooms - Grades 1-6						-19,950	950	21	19,950	900 SF min - 1,000 SF max; 2 sinks min. req
First Grade Classroom	844	1	844			844				
First Grade Classroom	844	1	844			844				
First Grade Classroom	881	1	881			881				
Dual Language First Grade Classroom	868	1	868			868				
Second Grade Classroom	868	1	868			868				
Second Grade Classroom	847	1	847			847				
Second Grade Classroom	847	1	847			847				
Dual Language Second Grade Classroom	881	1	881			881				
Third Grade Classroom	845	1	845			845				
Third Grade Classroom	858	1	858			858				
Third Grade Classroom	863	1	863			863				
Dual Language Third Grade Classroom	845	1	845			845				
Fourth Grade Classroom	844	1	844			844				
Fourth Grade Classroom	844	1	844			844				
Fourth Grade Classroom	836	1	836			836				
Dual Language Fourth Grade Classroom	845	1	845			845				
Fifth Grade Classroom	848	1	848			848				
Fifth Grade Classroom	845	1	845			845				
Fifth Grade Classroom	847	1	847			847				
Dual Language Fifth Grade Classroom	825	1	825			825				
Sixth Grade Classroom	842	1	842			842				
Sixth Grade Classroom	828	1	828			828				
Sixth Grade Math Classroom	862	1	862			862				
Dual Language Sixth Grade Classroom	858	1	858			858				
STE Room- Grades 3-6							1,080	Refer to STE Guidelines for Additional information		
STE Storage							120	Refer to STE Guidelines for Additional information		
General Classrooms - Grades 7-8						-4,750	950	5	4,750	850 SF min - 950 SF max
Seventh & Eighth Grade Classroom	910	1	910			910				
Seventh & Eighth Grade Classroom	810	1	810			810				
Seventh & Eighth Grade Classroom	879	1	879			879				
Seventh & Eighth Grade Classroom	840	1	840			840				
Seventh & Eighth Grade Classroom	844	1	844			844				
Seventh & Eighth Grade Classroom	879	1	879			879				
Seventh & Eighth Grade Classroom	856	1	856			856				
Eighth Grade ELA Classroom	856	1	856			856				
Science Classroom / Lab- Grades 7-8						-2,880	1,440	2	2,880	1 period / day / student

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

East Somerville School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Prep room						-400	200	2	400	
Central Chemical Storage Rm						-150	150	1	150	
ELL	248	1	248			248				
SPECIAL EDUCATION		**13**	**4,719**			**-4,341**		**18**	**9,060**	
Self-Contained SPED - Grades K-6						-3,800	950	4	3,800	900-1,300 SF equal to surrounding classrooms
Self-Contained SPED - Grades 7-8 toilet						-1,900	950	2	1,900	850-950 SF equal to surrounding classrooms
Self-Contained SPED - Grades K-6 toilet						-240	60	4	240	
Self-Contained SPED - Grades 7-8 toilet						-120	60	2	120	
Resource Room - Grades K-6						-1,500	500	3	1,500	
Resource Room - Grades 7-8						-500	500	1	500	
Small Group Room / Reading						-1,000	500	2	1,000	1/2 size Genl. Clrm.
Specialists	290	1	290			290				
Reading	349	1	349			349				
Resource Room (3)	937	1	937			937				
SPED Office	124	1	124			124				
Small Group Room / Reading	404	1	404			404				
Literacy Classroom	577	1	577			577				
Adjustment Counselor	158	1	158			158				
Reading Specialist	190	1	190			190				
Reading Specialist	180	1	180			180				
Resource (3)	376	1	376			376				
ACCESS Testing	543	1	543			543				
Resource	474	1	474			474				
SPED Conference	117	1	117			117				
ART & MUSIC		**4**	**4,344**			**-2,506**		**13**	**6,850**	
Art Classroom - Grades K-6						-2,000	1,000	2	2,000	assumed schedule 2 times / week / student
Art Classroom - Grades 7-8						-1,200	1,200	1	1,200	assumed use - 50% population 2 times / week
Art Workroom w/ Storage & kiln						-450	150	3	450	
Band / Chorus - 100 seats						-1,500	1,500	1	1,500	
Music Classroom / Large Group - 25-50 seats	979	1	979			-221	1,200	1	1,200	assumed schedule 2 times / week / student
Music Practice / Ensemble - Grades K-6						-300	75	4	300	
Music Practice / Ensemble - Grades 7-8						-200	200	1	200	
Art Classroom	886	1	886			886				
Art Classroom	1,358	1	1,358			1,358				
Band/Chorus Rm.	1,121	1	1,121			1,121				
VOCATIONS & TECHNOLOGY		**1**	**919**			**-521**		**1**	**1,440**	
Technology/Engineering Rooms						-1,440	1,440	1	1,440	Assumed use - 50% Population - 5 times/week; 850 SF - 2,000 SF; Based on Grades 7-8
Computer Rm.	919	1	919			919				
HEALTH & PHYSICAL EDUCATION		**3**	**10,956**			**2,634**		**5**	**8,322**	Excess PE Spaces Policy
Gymnasium	10,398	1	10,398			4,398	6,000	1	6,000	6000 SF Min. Size
Gym Storeroom	286	1	286			136	150	1	150	
Health Instructor's Office w/ Shower & Toilet	272	1	272			100	172	1	172	
Locker Rooms - Boys / Girls w/ Toilets						-2,000	1,000	2	2,000	

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

East Somerville School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
MEDIA CENTER		**1**	**3,121**			**-878**		**1**	**3,999**	
Media Center/Reading Room	3,121	1	3,121			-878	3,999	1	3,999	
DINING & FOOD SERVICE		**5**	**8,087**			**-1,571**		**5**	**9,658**	
Cafeteria / Dining	3,736	1	3,736			-1,597	5,333	1	5,333	2 seatings - 15SF per seat
Kitchen	3,595	1	3,595			1,584	2,011	1	2,011	1600 SF for first 300 + 1 SF/student Add'l
Chair / Table / Equipment Storage	178	1	178			-259	437	1	437	200 SF for first 300 + .333 SF/student Add'l
Staff Lunch Room						-278	278	1	278	200 SF for first 400 + .25 SF/student Add'l
Stage	1,307					-1,600	1,600	1	1,600	
Kitchen Office	124	1	124			124				
Teacher Lunch / Workroom	454	1	454			454				
MEDICAL		**3**	**594**			**-16**		**5**	**610**	
Medical Suite Toilet	45	1	45			-15	60	1	60	
Nurses' Office / Waiting Room	446	1	446			196	250	1	250	
Examination Room / Resting	103	1	103			-197	100	3	300	
ADMINISTRATION & GUIDANCE		**17**	**4,517**			**1,364**		**16**	**3,153**	
Principal's Office w/ Conference Area	359	1	359			-16	375	1	375	
Principal's Secretary / Waiting						-125	125	1	125	
Assistant Principal's Office - AP1						-126	126	1	126	
Assistant Principal's Office - AP2						0	126	0	-	
General Office / Waiting Room / Toilet	477	1	477			-18	495	1	495	
Family Liason / Conference room	378	1	378			106	272	1	272	
Teachers' Mail and Time Room						-100	100	1	100	
Duplicating Room	273	1	273			112	161	1	161	
Records Room	93	1	93			-36	129	1	129	
Supervisory / Spare Office						-126	126	1	126	
General Waiting Room						-100	100	1	100	
Guidance Office	148	1	148			-452	150	4	600	
Guidance Office	153	1	153			153				
Guidance Storeroom	44	1	44			6	38	1	38	
Teachers' Work Room						-506	506	1	506	
A.P.I	163	1	163			163				
Social Worker	358	1	358			358				
Counseling	340	1	340			340				
Counseling / Social Worker	190	1	190			190				
Guidance Waiting	61	1	61			61				
Assistant Principal / Small Group Rm.	578	1	578			578				
Dean	126	1	126			126				
Teacher's Rm.	372	1	372			372				
Unidos Office / Conf / Curriculum Rm.	404	1	404			404				
CUSTODIAL & MAINTENANCE		**6**	**1,698**			**-586**		**7**	**2,284**	
Custodian's Office	283	1	283			133	150	1	150	
Custodian's Workshop	638	1	638			290	348	1	348	
Custodian's Storage						-375	375	1	375	

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

East Somerville School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Storeroom						-474	474	1	474	
Recycling Room / Trash	348	1	348			-52	400	1	400	
Receiving and General Supply	304	1	304			-33	337	1	337	
Network / Telecom Room						-200	200	1	200	
Custodial	81	1	81			81				
Custodial	44	1	44			44				
OTHER		**6**	**5,724**			**5,724**		**0**	**0**	
Technology Office	1,062	1	1,062			1,062				
PTA	221	1	221			221				
Auditorium	3,333	1	3,333			3,333				
IT Office	120	1	120			120				
Storage	150	1	150			150				
Empty Room TBD	838	1	838			838				
Total Building Net Floor Area (NFA)			**76,252**			**-2,054**			**78,306**	
Proposed Student Capacity / Enrollment									**711**	Enter grade enrollments below
							K-6	78%	**221**	Lower Elementary; Grades K-2
									336	Upper Elemntary; Grades 3-6
							7-8	22%	**154**	Middle/Jr. High; Grades 7-8
							PK		**18**	
							Total PK-8		**729**	
Total Building Gross Floor Area (GFA)[2]									**117,459**	
Grossing factor (GFA/NFA)									**1.50**	

* Hyperlinks are to specific MSBA policy related to inclusion of these spaces in the District Proposed Program (STE) or space in excess of MSBA guidelines (Health and Physical Education) and the MSBA funding policy related to them.

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

Winter Hill School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		**25**	**19,404**			**274**		**21**	**19,130**	
Pre-Kindergarten w/ toilet						0	1,200		-	1,100 SF min - 1,300 SF max
Pre-Kindergarten Classroom	872	1	872			872				
Kindergarten w/ toilet						-2,400	1,200	2	2,400	1,100 SF min - 1,300 SF max; 2 sinks min. req
Kindergarten Classroom	983	1	983			983				
Kindergarten Classroom	872	1	872			872				
Passage/Bathrooms	134	1	134			134				
Passage/Bathrooms	134	1	134			134				
General Classrooms - Grades 1-6						-9,500	950	10	9,500	900 SF min - 1,000 SF max; 2 sinks min. req
First Grade Classroom	825	1	825			825				
First Grade Classroom	828	1	828			828				
Second Grade Classroom	820	1	820			820				
Second Grade Classroom	820	1	820			820				
Third Grade Classroom	825	1	825			825				
Third Grade Classroom	843	1	843			843				
Fourth Grade Classroom	845	1	845			845				
Fourth Grade Classroom	833	1	833			833				
Fourth Grade Classroom	825	1	825			825				
Fifth Grade Classroom	835	1	835			835				
Sixth Grade Classroom	840	1	840			840				
Sixth Grade Classroom	840	1	840			840				
STE Room- Grades 3-6							1,080	Refer to STE Guidelines for Additional information		
STE Storage							120	Refer to STE Guidelines for Additional information		
General Classrooms - Grades 7-8						-3,800	950	4	3,800	850 SF min - 950 SF max
Seventh Grade Classroom	835	1	835			835				
Seventh Grade Classroom	820	1	820			820				
Eighth Grade Classroom	820	1	820			820				
Eighth Grade Classroom	835	1	835			835				
Eighth Grade Classroom	832	1	832			832				
Eighth Grade Classroom	832	1	832			832				
Eighth Grade EL Classroom	840	1	840			840				
Science Classroom / Lab- Grades 7-8						-2,880	1,440	2	2,880	1 period / day / student
Prep room						-400	200	2	400	
Central Chemical Storage Rm						-150	150	1	150	
ESL	616	1	616			616				
SPECIAL EDUCATION		**25**	**14,077**			**9,547**		**9**	**4,530**	
Self-Contained SPED - Grades K-6						-1,900	950	2	1,900	900-1,300 SF equal to surrounding classrooms
Self-Contained SPED - Grades 7-8 toilet						-950	950	1	950	850-950 SF equal to surrounding classrooms
Self-Contained SPED - Grades K-6 toilet						-120	60	2	120	
Self-Contained SPED - Grades 7-8 toilet						-60	60	1	60	
Resource Room - Grades K-6						-500	500	1	500	
Resource Room - Grades 7-8						-500	500	1	500	
Small Group Room / Reading						-500	500	1	500	1/2 size Genl. Clrm.
Autism Classroom	890	1	890			890				
Autism Classroom	1,115	1	1,115			1,115				
Autism Classroom	1,214	1	1,214			1,214				
Autism Classroom	1,115	1	1,115			1,115				
Passage & Bathrooms	136	1	136			136				
Passage & Bathrooms	136	1	136			136				
Autism Classroom	906	1	906			906				
Autism Classroom 1st / 2nd	710	1	710			710				
Autism Classroom	843	1	843			843				
OT	200	1	200			200				
Sensory	200	1	200			200				

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

Winter Hill School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
BCBA	425	1	425			425				
BCBA Office	198	1	198			198				
BCBA Office	179	1	179			179				
Speech & Language	146	1	146			146				
Resource / SPED (4)	843	1	843			843				
SPED Department	186	1	186			186				
SLIFE 5/6	615	1	615			615				
SLIFE 7/8	830	1	830			830				
Speech & Language	196	1	196			196				
OT/PT	720	1	720			720				
Reading / Academic Coaches	507	1	507			507				
Autism Classroom	830	1	830			830				
Newcomer Classroom 3ROOMS! Of SEI 1 (6-7-8 G	845	1	845			845				
Speech & Language	92	1	92			92				
ART & MUSIC		**3**	**2,966**			**-2,584**		**9**	**5,550**	
Art Classroom - Grades K-6						-1,000	1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom - Grades 7-8						-1,200	1,200	1	1,200	assumed use - 50% population 2 times / week
Art Workroom w/ Storage & kiln						-300	150	2	300	
Band / Chorus - 100 seats						-1,500	1,500	1	1,500	
Music Classroom / Large Group - 25-50 seats	1,091	1	1,091			-109	1,200	1	1,200	assumed schedule 2 times / week / student
Music Practice / Ensemble - Grades K-6						-150	75	2	150	
Music Practice / Ensemble - Grades 7-8						-200	200	1	200	
Art Classroom - 25 seats	1,011	1	1,011			1,011	1,000	0	-	assumed schedule 2 times / week / student
Theater Room	864	1	864			864				
VOCATIONS & TECHNOLOGY		**0**	**0**			**-1,440**		**1**	**1,440**	
Technology/Engineering Rooms						-1,440	1,440	1	1,440	Assumed use - 50% Population - 5 times/week; 850 SF - 2,000 SF; Based on Grades 7-8
HEALTH & PHYSICAL EDUCATION		**2**	**7,195**			**-1,137**		**5**	**8,332**	Excess PE Spaces Policy
Gymnasium	7,050	1	7,050			1,050	6,000	1	6,000	6000 SF Min. Size
Gym Storeroom						-150	150	1	150	
Health Instructor's Office w/ Shower & Toilet	145	1	145			-37	182	1	182	
Locker Rooms - Boys / Girls w/ Toilets						-2,000	1,000	2	2,000	
MEDIA CENTER		**2**	**3,491**			**933**		**1**	**2,558**	
Media Center/Reading Room	2,980	1	2,980			422	2,558	1	2,558	
Multi-Purpose Rm.	511	1	511			511				
DINING & FOOD SERVICE		**7**	**29,396**			**22,526**		**5**	**6,870**	
Cafeteria / Dining	3,450		24,150			21,120	3,030	1	3,030	2 seatings - 15SF per seat
Kitchen	3,283	1	3,283			1,579	1,704	1	1,704	1600 SF for first 300 + 1 SF/student Add'l
Chair / Table / Equipment Storage						-335	335	1	335	200 SF for first 300 + .333 SF/student Add'l
Staff Lunch Room	308	1	308			107	201	1	201	200 SF for first 400 + .25 SF/student Add'l
Stage						-1,600	1,600	1	1,600	
Food Service Storage	188	1	188			188				
Food Service Storage	374	1	374			374				
Food Service Storage	236	1	236			236				
Food Service Offices	290	1	290			290				
Food Service	567	1	567			567				
MEDICAL		**3**	**737**			**227**		**4**	**510**	
Medical Suite Toilet						-60	60	1	60	
Nurses' Office / Waiting Room						-250	250	1	250	
Examination Room / Resting						-200	100	2	200	
Nurse Office	92	1	92			92				
Nurse Office	83	1	83			83				
Nurse's Suite	562	1	562			562				
ADMINISTRATION & GUIDANCE		**12**	**3,161**			**436**		**15**	**2,725**	
Principal's Office w/ Conference Area	297	1	297			-78	375	1	375	

Existing Space Summary - Somerville K - 8 Schools

* Hyperlinks are to specific MSBA policy related to inclusion of these spaces in the District Proposed Program (STE) or space in excess of MSBA guidelines (Health and Physical Education) and the MSBA funding policy related to them.

Date: 10/26/2023

Winter Hill School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Principal's Secretary / Waiting						-125	125	1	125	
Assistant Principal's Office - AP1	440	1	440			310	130	1	130	
Assistant Principal's Office - AP2						0	130	0	-	
General Office / Waiting Room / Toilet	375	1	375			39	336	1	336	
Conference room	302	1	302			20	282	1	282	
Teachers' Mail and Time Room						-100	100	1	100	
Duplicating Room	139	1	139			-27	166	1	166	
Records Room						-139	139	1	139	
Supervisory / Spare Office						-130	130	1	130	
General Waiting Room						-100	100	1	100	
Guidance Office						-450	150	3	450	
Guidance Storeroom						-40	40	1	40	
Teachers' Work Room						-352	352	1	352	
Counseling	91	1	91			91				
Counselor	195	1	195			195				
Counselor	150	1	150			150				
Family Liason	198	1	198			198				
Admin Storage	70	1	70			70				
Counselor / Bilinguilists	189	1	189			189				
Teacher Work / Bookrm.	715	1	715			715				
CUSTODIAL & MAINTENANCE		**2**	**419**			**-1,544**		**5**	**1,963**	
Custodian's Office						-150	150	1	150	
Custodian's Workshop						-334	334	1	334	
Custodian's Storage						-375	375	1	375	
Storeroom						-269	269	1	269	
Recycling Room / Trash						-400	400	1	400	
Receiving and General Supply	171	1	171			-64	235	1	235	
Network / Telecom Room						-200	200	1	200	
Custodial	248	1	248			248				
OTHER		**11**	**2,247**			**2,247**		**0**	**0**	
After School / Music Rm.	864	1	864			864				
After School	484	1	484			484				
Storage	45	1	45			45				
Storage	45	1	45			45				
Academic Storage	95	1	95			95				
Academic Storage	95	1	95			95				
Academic Storage	92	1	92			92				
Academic Storage	92	1	92			92				
Academic Storage	92	1	92			92				
IT	197	1	197			197				
IT	146	1	146			146				
Total Building Net Floor Area (NFA)			**83,093**			**29,485**			**53,608**	
Proposed Student Capacity / Enrollment									**404**	Enter grade enrollments below
							K-6	68%	**116**	Lower Elementary; Grades K-2
									157	Upper Elemntary; Grades 3-6
							7-8	32%	**131**	Middle/Jr. High; Grades 7-8
							PK	4%	**18**	
							Total PK-8		**422**	Total PK-8
Total Building Gross Floor Area (GFA)[2]									**80,412**	
Grossing factor (GFA/NFA)									**1.50**	

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

Arthur Healey School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		**33**	**28,669**			**6,179**		**24**	**22,490**	
Pre-Kindergarten w/ toilet						0	1,200		-	1,100 SF min - 1,300 SF max
Pre Kindergarten Classroom	1,102	1	1,102			1,102				
Dual Language Pre Kindergarten Classroom	1,116	1	1,116			1,116				
Kindergarten w/ toilet						-3,600	1,200	3	3,600	1,100 SF min - 1,300 SF max; 2 sinks min. req
Kindergarten Classroom	1,104	1	1,104			1,104				
Kindergarten Classroom	1,107	1	1,107			1,107				
Kindergarten Classroom *w/o toilet	867	1	867			867				
General Classrooms - Grades 1-6						-14,250	950	15	14,250	900 SF min - 1,000 SF max; 2 sinks min. req
First Grade Classroom	866	1	866			866				
First Grade Classroom	876	1	876			876				
Second Grade Classroom	868	1	868			868				
Second Grade Classroom	867	1	867			867				
Second Grade Classroom	872	1	872			872				
Second Grade Classroom	872	1	872			872				
Third Grade Classroom	854	1	854			854				
Third Grade Classroom	853	1	853			853				
SEI Third Grade Classroom	863	1	863			863				
SEI Third Grade Classroom	867	1	867			867				
Fourth Grade Classroom	861	1	861			861				
SEI Fourth Grade Classroom	863	1	863			863				
Fifth Grade Classroom	855	1	855			855				
Fifth Grade Classroom	851	1	851			851				
Fifth Grade Classroom	857	1	857			857				
SEI Fifth Grade Classroom	860	1	860			860				
Fifth/Sixth Grade Science	855	1	855			855				
Sixth Grade Classroom	856	1	856			856				
Sixth Grade Classroom	846	1	846			846				
Sixth Grade Classroom	856	1	856			856				
STE Room- Grades 3-6							1,080	Refer to STE Guidelines for Additional information		
STE Storage							120	Refer to STE Guidelines for Additional information		
General Classrooms - Grades 7-8						-2,850	950	3	2,850	850 SF min - 950 SF max
Seventh Grade Math Classroom	857	1	857			857				
Seventh/Eighth Grade Math Classroom	846	1	846			846				
Seventh/Eighth Grade Social Studies Classro	857	1	857			857				
Seventh/Eighth Grade ELA Classroom	850	1	850			850				
Science Classroom / Lab- Grades 7-8						-1,440	1,440	1	1,440	1 period / day / student
Seventh/Eighth Grade Science Classroom	859	1	859			859				
Prep room	197	1	197			-3	200	1	200	
Central Chemical Storage Rm						-150	150	1	150	
ELL (3)	848	1	848			848				

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

Arthur Healey School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Spanish Classroom	841	1	841			841				
SPECIAL EDUCATION		**12**	**5,877**			**337**		**11**	**5,540**	
Self-Contained SPED - Grades K-6						-2,850	950	3	2,850	900-1,300 SF equal to surrounding classrooms
Self-Contained SPED - Grades 7-8 toilet						-950	950	1	950	850-950 SF equal to surrounding classrooms
Self-Contained SPED - Grades K-6 toilet						-180	60	3	180	
Self-Contained SPED - Grades 7-8 toilet						-60	60	1	60	
Resource Room - Grades K-6						-1,000	500	2	1,000	
Resource Room - Grades 7-8						0	500	0	-	
Small Group Room / Reading						-500	500	1	500	1/2 size Genl. Clrm.
Remedial Reading	440	1	440			440				
SPED Classroom	870	1	870			870				
Reading Classroom (3)	843	1	843			843				
IEP Team Facilitator	197	1	197			197				
Mental Health	136	1	136			136				
BAM	132	1	132			132				
BAM	481	1	481			481				
SPED Resource	832	1	832			832				
SPED Resource	843	1	843			843				
SPED Reading / Small Group	327	1	327			327				
Speech & Language (2)	515	1	515			515				
OT	261	1	261			261				
ART & MUSIC		**2**	**2,873**			**-2,752**		**10**	**5,625**	
Art Classroom - Grades K-6						-1,000	1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom - Grades 7-8						-1,200	1,200	1	1,200	assumed use - 50% population 2 times / week
Art Workroom w/ Storage & kiln						-300	150	2	300	
Band / Chorus - 100 seats						-1,500	1,500	1	1,500	
Music Classroom / Large Group - 25-50 seats						-1,200	1,200	1	1,200	assumed schedule 2 times / week / student
Music Room (including practice)	1,369	1	1,369			1,369				
Music Practice / Ensemble - Grades K-6						-225	75	3	225	
Music Practice / Ensemble - Grades 7-8						-200	200	1	200	
Art Classroom - 25 seats	1,504	1	1,504			1,504	1,000	0	-	assumed schedule 2 times / week / student
VOCATIONS & TECHNOLOGY		**0**	**0**			**-1,440**		**1**	**1,440**	
Technology/Engineering Rooms						-1,440	1,440	1	1,440	Assumed use - 50% Population - 5 times/week; 850 SF - 2,000 SF; Based on Grades 7-8
HEALTH & PHYSICAL EDUCATION		**3**	**7,150**			**-1,170**		**5**	**8,320**	Excess PE Spaces Policy
Gymnasium	6,633	1	6,633			633	6,000	1	6,000	6000 SF Min. Size
Gym Storeroom	395	1	395			245	150	1	150	
Health Instructor's Office w/ Shower & Toilet	122	1	122			-48	170	1	170	
Locker Rooms - Boys / Girls w/ Toilets						-2,000	1,000	2	2,000	
MEDIA CENTER		**2**	**3,956**			**1,030**		**1**	**2,926**	
Media Center/Reading Room	3,716	1	3,716			790	2,926	1	2,926	
Storage	240	1	240			240				

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

Arthur Healey School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
DINING & FOOD SERVICE		**5**	**4,914**			**-2,710**		**5**	**7,624**	
Cafeteria / Dining	3,403	1	3,403			-250	3,653	1	3,653	2 seatings - 15SF per seat
Kitchen	715	1	715			-1,072	1,787	1	1,787	1600 SF for first 300 + 1 SF/student Add'l
Chair / Table / Equipment Storage	110	1	110			-252	362	1	362	200 SF for first 300 + .333 SF/student Add'l
Staff Lunch Room						-222	222	1	222	200 SF for first 400 + .25 SF/student Add'l
Stage	562	1	562			-1,038	1,600	1	1,600	
Kitchen Storage	124	1	124			124				
MEDICAL		**1**	**699**			**189**		**4**	**510**	
Medical Suite Toilet						-60	60	1	60	
Nurses' Office / Waiting Room						-250	250	1	250	
Examination Room / Resting						-200	100	2	200	
Nurse's Suite	699	1	699			699				
ADMINISTRATION & GUIDANCE		**12**	**5,127**			**2,351**		**15**	**2,776**	
Principal's Office w/ Conference Area	186	1	186			-189	375	1	375	
Principal's Secretary / Waiting						-125	125	1	125	
Assistant Principal's Office - AP1	183	1	183			57	126	1	126	
Assistant Principal's Office - AP2						0	126	0	-	
General Office / Waiting Room / Toilet	485	1	485			102	383	1	383	
Conference room	271	1	271			1	270	1	270	
Teachers' Mail and Time Room						-100	100	1	100	
Duplicating Room	116	1	116			-44	160	1	160	
Records Room						-128	128	1	128	
Supervisory / Spare Office						-126	126	1	126	
General Waiting Room						-100	100	1	100	
Guidance Office						-450	150	3	450	
Guidance Storeroom						-38	38	1	38	
Teachers' Work Room						-394	394	1	394	
Student and Family Services	123	1	123			123				
Student and Family Services	115	1	115			115				
Counselor	255	1	255			255				
Staff Rm.	413	1	413			413				
Counselor & Social Worker	472	1	472			472				
Social Worker / Small Group Academic Instruction	2,311	1	2,311			2,311				
Social Worker	197	1	197			197				
CUSTODIAL & MAINTENANCE		**2**	**334**			**-1,728**		**7**	**2,062**	
Custodian's Office	247	1	247			97	150	1	150	
Custodian's Workshop						-350	350	1	350	
Custodian's Storage						-375	375	1	375	
Storeroom						-325	325	1	325	
Recycling Room / Trash						-400	400	1	400	
Receiving and General Supply	87	1	87			-175	262	1	262	
Network / Telecom Room						-200	200	1	200	

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

Arthur Healey School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
OTHER		**4**	**3,283**			**3,283**		**0**	**0**	
Computer Lab / After School	2,295	1	2,295			2,295				
Academic Storage	370	1	370			370				
Community Room	508	1	508			508				
IT	110	1	110			110				
Total Building Net Floor Area (NFA)			**62,882**			**3,569**			**59,313**	
Proposed Student Capacity / Enrollment									**487**	Enter grade enrollments below
							K-6	80%	**173**	Lower Elementary; Grades K-2
									215	Upper Elemntary; Grades 3-6
							7-8	20%	**99**	Middle/Jr. High; Grades 7-8
							PK		**23**	
							Total PK-8		**510**	
Total Building Gross Floor Area (GFA)[2]									**88,969**	
Grossing factor (GFA/NFA)									**1.50**	

* Hyperlinks are to specific MSBA policy related to inclusion of these spaces in the District Proposed Program (STE) or space in excess of MSBA guidelines (Health and Physical Education) and the MSBA funding policy related to them.

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

West Somerville School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		**21**	**18,000**			**2,410**		**17**	**15,590**	
Pre-Kindergarten w/ toilet						0	1,200		-	1,100 SF min - 1,300 SF max
PK Classroom * w/o toilet	872	1	872			872				
Kindergarten w/ toilet						-2,400	1,200	2	2,400	1,100 SF min - 1,300 SF max; 2 sinks min. req
Kindergarten Classroom * w/o toilet	872	1	872			872				
Kindergarten Classroom	1,166	1	1,166			1,166				
General Classrooms - Grades 1-6						-9,500	950	10	9,500	900 SF min - 1,000 SF max; 2 sinks min. req
First Grade Classroom	867	1	867			867				
First Grade Classroom	873	1	873			873				
Second Grade Classroom	874	1	874			874				
Second Grade Classroom	873	1	873			873				
Third Grade Classroom	837	1	837			837				
Third Grade Classroom	858	1	858			858				
Fourth Grade Classroom	859	1	859			859				
Fourth Grade Classroom	862	1	862			862				
Fifth Grade Classroom	863	1	863			863				
Fifth Grade Classroom	860	1	860			860				
Sixth Grade Classroom Math/Science	866	1	866			866				
Sixth Grade Classroom Eng/Science	861	1	861			861				
STE Room- Grades 3-6							1,080	Refer to STE Guidelines for Additional information		
STE Storage							120	Refer to STE Guidelines for Additional information		
General Classrooms - Grades 7-8						-1,900	950	2	1,900	850 SF min - 950 SF max
Seventh & Eighth Grade Spanish	635	1	635			635				
Seventh & Eighth Grade Math Classroom	866	1	866			866				
Seventh & Eighth Grade ELA Classroom	865	1	865			865				
Seventh & Eighth Grade SS Classroom	864	1	864			864				
Science Classroom / Lab- Grades 7-8						-1,440	1,440	1	1,440	1 period / day / student
Seventh & Eighth Grade Science Classroom	867	1	867			867				
Prep room						-200	200	1	200	
Central Chemical Storage Rm						-150	150	1	150	
ELL & Small Group	640	1	640			640				
SPECIAL EDUCATION		6	**1,283**			**-2,747**		8	**4,030**	
Self-Contained SPED - Grades K-6						-1,900	950	2	1,900	900-1,300 SF equal to surrounding classrooms
Self-Contained SPED - Grades 7-8 toilet						-950	950	1	950	850-950 SF equal to surrounding classrooms
Self-Contained SPED - Grades K-6 toilet						-120	60	2	120	
Self-Contained SPED - Grades 7-8 toilet						-60	60	1	60	
Resource Room - Grades K-6						-500	500	1	500	
Resource Room - Grades 7-8						0	500	0	-	
Small Group Room / Reading						-500	500	1	500	1/2 size Genl. Clrm.
Small Group Academic Support	296	1	296			296				
Sensory / OT	284	1	284			284				
Small Group Rm.	91	1	91			91				
Academic Support / Small Group	294	1	294			294				
Adjustment Counselor	216	1	216			216				

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

West Somerville School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
IEP Team Leader	102	1	102			102				
ART & MUSIC		**2**	**1,987**			**-3,563**		**9**	**5,550**	
Art Classroom - Grades K-6						-1,000	1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom - Grades 7-8						-1,200	1,200	1	1,200	assumed use - 50% population 2 times / week
Art Workroom w/ Storage & kiln						-300	150	2	300	
Band / Chorus - 100 seats						-1,500	1,500	1	1,500	
Music Classroom / Large Group - 25-50 seats						-1,200	1,200	1	1,200	assumed schedule 2 times / week / student
Music Practice / Ensemble - Grades K-6						-150	75	2	150	
Music Practice / Ensemble - Grades 7-8						-200	200	1	200	
Music Rm. / Vestibule / Practice Rms.	1,031	1	1,031			1,031				
Art Rm. / Kiln / Storage	956	1	956			956				
VOCATIONS & TECHNOLOGY		**0**	**0**			**-1,440**		**1**	**1,440**	
Technology/Engineering Rooms						-1,440	1,440	1	1,440	Assumed use - 50% Population - 5 times/week; 850 SF - 2,000 SF; Based on Grades 7-8
HEALTH & PHYSICAL EDUCATION		**3**	**4,311**			**-4,012**		**5**	**8,323**	Excess PE Spaces Policy
Gymnasium	4,147	1	4,147			-1,853	6,000	1	6,000	6000 SF Min. Size
Gym Storeroom	97	1	97			-53	150	1	150	
Health Instructor's Office w/ Shower & Toilet	67	1	67			-106	173	1	173	
Locker Rooms - Boys / Girls w/ Toilets						-2,000	1,000	2	2,000	
MEDIA CENTER		**1**	**1,984**			**-368**		**1**	**2,352**	
Media Center/Reading Room	1,984	1	1,984			-368	2,352	1	2,352	
DINING & FOOD SERVICE		**4**	**3,189**			**-3,220**		**5**	**6,409**	
Cafeteria / Dining	2,167	1	2,167			-473	2,640	1	2,640	2 seatings - 15SF per seat
Kitchen	661	1	661			-991	1,652	1	1,652	1600 SF for first 300 + 1 SF/student Add'l
Chair / Table / Equipment Storage						-317	317	1	317	200 SF for first 300 + .333 SF/student Add'l
Staff Lunch Room						-200	200	1	200	200 SF for first 400 + .25 SF/student Add'l
Stage	270	1	270			-1,330	1,600	1	1,600	
Kitchen Storage	91	1	91			91				
MEDICAL		**1**	**454**			**-56**		**4**	**510**	
Medical Suite Toilet						-60	60	1	60	
Nurses' Office / Waiting Room						-250	250	1	250	
Examination Room / Resting						-200	100	2	200	
Nurse's Suite	454	1	454			454				
ADMINISTRATION & GUIDANCE		**10**	**2,804**			**300**		**14**	**2,504**	
Principal's Office w/ Conference Area	110	1	110			-265	375	1	375	
Principal's Secretary / Waiting						-125	125	1	125	
Assistant Principal's Office - AP1	176	1	176			49	127	1	127	
Assistant Principal's Office - AP2						0	127	0	-	
General Office / Waiting Room / Toilet	549	1	549			229	320	1	320	
Conference room	167	1	167			-106	273	1	273	
Teachers' Mail and Time Room						-100	100	1	100	
Duplicating Room	78	1	78			-84	162	1	162	
Records Room						-131	131	1	131	
Supervisory / Spare Office						-127	127	1	127	
General Waiting Room						-100	100	1	100	

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

West Somerville School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Guidance Office	296	1	296			-4	150	2	300	
Guidance Storeroom						-38	38	1	38	
Teachers' Work Room						-326	326	1	326	
Admin Support / Mediation	110	1	110			110				
Social Worker 3rd and 4th Grade	342	1	342			342				
Faculty Workrm.	656	1	656			656				
Dean	320	1	320			320				
CUSTODIAL & MAINTENANCE		**2**	**271**			**-1,652**		**7**	**1,923**	
Custodian's Office						-150	150	1	150	
Custodian's Workshop						-346	346	1	346	
Custodian's Storage						-375	375	1	375	
Storeroom						-235	235	1	235	
Recycling Room / Trash						-400	400	1	400	
Receiving and General Supply	127	1	127			-90	217	1	217	
Network / Telecom Room						-200	200	1	200	
Building Storage	144	1	144			144				
OTHER		**4**	**2,154**			**2,154**		**0**	**0**	
Storage	284	1	284			284				
Storage	264	1	264			264				
Storage	245	1	245			245				
After School	1,361	1	1,361			1,361				
Total Building Net Floor Area (NFA)			**36,437**			**-12,194**			**48,631**	
Proposed Student Capacity / Enrollment									**352**	Enter grade enrollments below
							K-6	77%	**114**	Lower Elementary; Grades K-2
									157	Upper Elemntary; Grades 3-6
							7-8	23%	**81**	Middle/Jr. High; Grades 7-8
							PK	5%	**18**	
							Total PK-8		**370**	
Total Building Gross Floor Area (GFA)[2]						**-72,947**			**72,947**	
Grossing factor (GFA/NFA)									**1.50**	

* Hyperlinks are to specific MSBA policy related to inclusion of these spaces in the District Proposed Program (STE) or space in excess of MSBA guidelines (Health and Physical Education) and the MSBA funding policy related to them.

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

John F. Kennedy School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES		**24**	**25,130**			**5,740**		**21**	**19,390**	
(List classrooms of different sizes separately)										
Pre-Kindergarten w/ toilet						0	1,200		-	1,100 SF min - 1,300 SF max
Pre-K Classroom	885	1	885			885				
Pre-K Classroom / After School * w/o toilet	615	1	615			615				
						0				
Kindergarten w/ toilet						-2,400	1,200	2	2,400	1,100 SF min - 1,300 SF max; 2 sinks min. req
Kindergarten Classroom	1,373	1	1,373			1,373				
Kindergarten Classroom	1,358	1	1,358			1,358				
General Classrooms - Grades 1-6						-11,400	950	12	11,400	900 SF min - 1,000 SF max; 2 sinks min. req
First Grade Classroom	1,007	1	1,007			1,007				
First Grade Classroom	1,007	1	1,007			1,007				
Second Grade Classroom	1,031	1	1,031			1,031				
Second Grade Classroom	988	1	988			988				
Third Grade Classroom	944	1	944			944				
Third Grade Classroom	942	1	942			942				
Fourth Grade Classroom	951	1	951			951				
Fourth Grade Classroom	954	1	954			954				
Fifth Grade Classroom	957	1	957			957				
Fifth Grade Classroom	953	1	953			953				
Sixth Grade Classroom	1,011	1	1,011			1,011				
Sixth Grade Classroom	1,020	1	1,020			1,020				
STE Room- Grades 3-6							1,080	Refer to STE Guidelines for Additional information		
STE Storage							120	Refer to STE Guidelines for Additional information		
General Classrooms - Grades 7-8						-3,800	950	4	3,800	850 SF min - 950 SF max
Seventh Grade Classroom	936	1	936			936				
Seventh/Eighth Grade Classroom	944	1	944			944				
Seventh/Eighth Grade Classroom	933	1	933			933				
Seventh/Eighth Grade Classroom	928	1	928			928				
Eighth Grade Classroom	971	1	971			971				
Science Classroom / Lab- Grades 7-8						-1,440	1,440	1	1,440	1 period / day / student
Seventh & Eighth Grade Science	1,520	1	1,520			1,520				
Seventh & Eighth Grade Science & Prep Rm.	2,004	1	2,004			2,004				
Prep room						-200	200	1	200	
Central Chemical Storage Rm						-150	150	1	150	
ESL Lab	898	1	898			898				
SPECIAL EDUCATION		**24**	**11,359**			**5,319**		**12**	**6,040**	
Self-Contained SPED - Grades K-6						-2,850	950	3	2,850	900-1,300 SF equal to surrounding classrooms
Self-Contained SPED - Grades 7-8 toilet						-950	950	1	950	850-950 SF equal to surrounding classrooms
Self-Contained SPED - Grades K-6 toilet						-180	60	3	180	
Self-Contained SPED - Grades 7-8 toilet						-60	60	1	60	
Resource Room - Grades K-6						-1,000	500	2	1,000	
Resource Room - Grades 7-8						-500	500	1	500	
Small Group Room / Reading						-500	500	1	500	1/2 size Genl. Clrm.
Reading	187	1	187			187				
Speech	460	1	460			460				
Sensory	441	1	441			441				
SPED Department Head Office	446	1	446			446				
OT	750	1	750			750				

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

John F. Kennedy School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Resource	172	1	172			172				
Breakout / Testing	86	1	86			86				
Breakout / Testing	47	1	47			47				
Adjustment Counselor	180	1	180			180				
Speech	368	1	368			368				
Life Skills Program	1,004	1	1,004			1,004				
Life Skills Program	937	1	937			937				
Life Skills Program	1,010	1	1,010			1,010				
Life Skills Program	463	1	463			463				
SKIP	713	1	713			713				
Resource	827	1	827			827				
Resource	938	1	938			938				
Quiet Room	88	1	88			88				
Quiet Room	47	1	47			47				
Quiet Room	47	1	47			47				
L.A.B Director Office	167	1	167			167				
L.A.B Classroom	605	1	605			605				
SEEK Classrooms	688	1	688			688				
SEEK Classrooms	688	1	688			688				
ART & MUSIC		**3**	**2,316**			**-3,234**		**9**	**5,550**	
Art Classroom - Grades K-6						-1,000	1,000	1	1,000	assumed schedule 2 times / week / student
Art Classroom - Grades 7-8						-1,200	1,200	1	1,200	assumed use - 50% population 2 times / week
Art Workroom w/ Storage & kiln						-300	150	2	300	
Band / Chorus - 100 seats						-1,500	1,500	1	1,500	
Music Classroom / Large Group - 25-50 seats						-1,200	1,200	1	1,200	assumed schedule 2 times / week / student
Music Practice / Ensemble - Grades K-6						-150	75	2	150	
Music Practice / Ensemble - Grades 7-8						-200	200	1	200	
Music Storage	39	1	39			39				
Art Room & Storage	1,117	1	1,117			1,117				
Music Room / Vestibule / Practice Rm.	1,160	1	1,160			1,160				
VOCATIONS & TECHNOLOGY		**1**	**1,160**			**-280**		**1**	**1,440**	
Technology/Engineering Rooms						-1,440	1,440	1	1,440	Assumed use - 50% Population - 3 times/week, 650 SF - 2,000 SF; Based on Grades 7-8
Computer Lab	1,160	1	1,160			1,160				
HEALTH & PHYSICAL EDUCATION		**3**	**6,690**			**-1,637**		**5**	**8,327**	Excess PE Spaces Policy
Gymnasium	6,212	1	6,212			212	6,000	1	6,000	6000 SF Min. Size
Gym Storeroom	316	1	316			166	150	1	150	
Health Instructor's Office w/ Shower & Toilet	162	1	162			-15	177	1	177	
Locker Rooms - Boys / Girls w/ Toilets						-2,000	1,000	2	2,000	
MEDIA CENTER		**1**	**3,246**			**603**		**1**	**2,643**	
Media Center/Reading Room	3,246	1	3,246			603	2,643	1	2,643	
DINING & FOOD SERVICE		**5**	**6,252**			**-799**		**5**	**7,051**	
Cafeteria / Dining	3,990	1	3,990			810	3,180	1	3,180	2 seatings - 15SF per seat
Kitchen	966	1	966			-758	1,724	1	1,724	1600 SF for first 300 + 1 SF/student Add'l
Chair / Table / Equipment Storage	260	1	260			-81	341	1	341	200 SF for first 300 + .333 SF/student Add'l
Staff Lunch Room						-206	206	1	206	200 SF for first 400 + .25 SF/student Add'l
Stage	726	1	726			-874	1,600	1	1,600	
Kitchen Storage	310	1	310			310				
MEDICAL		**3**	**1,001**			**491**		**4**	**510**	
Medical Suite Toilet						-60	60	1	60	
Nurses' Office / Waiting Room						-250	250	1	250	
Examination Room / Resting						-200	100	2	200	

Existing Space Summary - Somerville K - 8 Schools

Date: 10/26/2023

John F. Kennedy School	Existing Conditions			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Nurse's Suite	661	1	661			661				
Nurse's Office	225	1	225			225				
Nurse's Office	115	1	115			115				
ADMINISTRATION & GUIDANCE		**13**	**3,909**			**1,179**		**15**	**2,730**	
Principal's Office w/ Conference Area	175	1	175			-200	375	1	375	
Principal's Secretary / Waiting						-125	125	1	125	
Assistant Principal's Office - AP1	150	1	150			22	128	1	128	
Assistant Principal's Office - AP2						0	128	0	-	
General Office / Waiting Room / Toilet	468	1	468			119	349	1	349	
Conference room	202	1	202			-75	277	1	277	
Teachers' Mail and Time Room						-100	100	1	100	
Duplicating Room	81	1	81			-82	163	1	163	
Records Room						-134	134	1	134	
Supervisory / Spare Office						-128	128	1	128	
General Waiting Room						-100	100	1	100	
Guidance Office						-450	150	3	450	
Guidance Storeroom						-39	39	1	39	
Teachers' Work Room	655	1	655			293	362	1	362	
Teacher Rm.	309	1	309			309				
Teacher Rm.	242	1	242			242				
Teacher Office	427	1	427			427				
Faculty Rm.	450	1	450			450				
Counselor	292	1	292			292				
Counselor	294	1	294			294				
Counselor Ed / Guidance	164	1	164			164				
CUSTODIAL & MAINTENANCE		**1**	**220**			**-1,770**		**7**	**1,990**	
Custodian's Office						-150	150	1	150	
Custodian's Workshop						-341	341	1	341	
Custodian's Storage						-375	375	1	375	
Storeroom						-283	283	1	283	
Recycling Room / Trash						-400	400	1	400	
Receiving and General Supply	220	1	220			-21	241	1	241	
Network / Telecom Room						-200	200	1	200	
OTHER		**10**	**3,593**			**3,593**		**0**	**0**	
Book Rm.	524	1	524			524				
PTA	78	1	78			78				
PTA	502	1	502			502				
IT	63	1	63			63				
Building Storage	226	1	226			226				
After School / Academic Coaches	860	1	860			860				
After School	822	1	822			822				
IT / Computer Staff	330	1	330			330				
Storage	96	1	96			96				
Storage	92	1	92			92				
Total Building Net Floor Area (NFA)			**64,876**			**9,205**			**55,671**	
Proposed Student Capacity / Enrollment									**424**	Enter grade enrollments below
							K-6	73%	**127**	Lower Elementary; Grades K-2
									183	Upper Elemntary; Grades 3-6
							7-8	27%	**114**	Middle/Jr. High; Grades 7-8
							PK	4%	**18**	
							Total PK-8		**442**	

* Hyperlinks are to specific MSBA policy related to inclusion of these spaces in the District Proposed Program (STE) or space in excess of MSBA guidelines (Health and Physical Education) and the MSBA funding policy related to them.

Date: 10/26/2023

Somerville Public Schools Winter Hill Only	Proposed Program						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
	NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
CORE ACADEMIC			**12,650**			**12,650**			**4,910**			**7,740**	STE Guidelines Policy
(List rooms of different sizes separately)													
Kindergarten Classroom with Toilet	1,200	1	1,200	1,200	1	1,200	0	0	0	1,200	1	1,200	1,100 NSF (minimum size) - 1,300 NSF (maximum size); Minimum of (2) sinks required per Kindergarten Classroom
General Classroom (Grades 1-6)	950	6	5,700	950	6	5,700	0	1	950	950	5	4,750	900 NSF (minimum size) - 1,000 NSF (maximum size); Minimum of (2) sinks required per General Classroom
Science, Technology, Engineering (STE) Room (Grades 3-6) (if applicable)	1,080	1	1,080	1,080	1	1,080	0	1	1,080	1,080	0	-	1,080 NSF (minimum size); Refer to the 2018 STE Guidelines for additional information.
STE Storage Room (If applicable)	120	1	120	120	1	120	0	1	120	120	0	-	Minimum of (1) 120 NSF STE Storage Room required per STE Room; Refer to the 2018 STE Guidelines for additional information.
General Classroom (Grades 7-8)	900	2	1,800	900	2	1,800	0	2	1,800	900	0	-	850 NSF (minimum size) - 950 NSF (maximum size)
Science Classroom / Lab (Grades 7-8)	1,400	1	1,400	1,400	1	1,400	-40	0	-40	1,440	1	1,440	Assumed schedule: 1 period per day per student; 1,440 NSF (minimum size); Refer to the Science Lab Guidelines for additional information
Prep Room	200	1	200	200	1	200	0	0	0	200	1	200	(1) 200 NSF Prep Room required per Science Classroom / Lab
Central Chemical Storage Room	150	1	150	150	1	150	0	0	0	150	1	150	(1) 150 NSF Central Chemical Storage Room Required
ESL	400	0	0	400	0	0	400	0	0				
Extended Learning Commons	500	2	1,000	500	2	1,000	500	2	1,000				
SPECIAL EDUCATION			**3,920**			**3,920**			**900**			**3,020**	Special Education spaces require DESE review and approval.
Self-Contained Special Education Classroom (Grades K-6)	950	1	950	950	1	950	0	0	0	950	1	950	900 NSF (minimum size) - 1,300 NSF; equal to the size of the proposed General Classrooms that serve the same student population.
Self-Contained Special Education Classroom (Grades 7-8)	950	1	950	950	1	950	0	0	0	950	1	950	850 NSF (minimum size) - 950 NSF; equal to the size of the proposed General Classrooms that serve the same student population.
Self-Contained Special Education Toilet Room (Grades K-6)	60	1	60	60	1	60	0	0	0	60	1	60	
Self-Contained Special Education Toilet Room (Grades 7-8)	60	1	60	60	1	60	0	0	0	60	1	60	
Resource Room (Grades K-6)	500	1	500	500	1	500	0	0	0	500	1	500	
Resource Room (Grades 7-8)	500	0	0	500	0	0	0	0	0	500	0	-	
Small Group Room	500	1	500	500	1	500	0	0	0	500	1	500	1/2 size of a General Classroom
Occupation and Physical Therapy	500	1	500	500	1	500	500	1	500				
Sensory Room	200	1	200	200	1	200	200	1	200				
Adjustment Counselor	200	1	200	200	1	200	200	1	200				
ART & MUSIC			**3,125**			**3,125**			**0**			**3,125**	
Art Classroom (Grades K-6)	1,000	0	0	1,000	0	0	0	0	0	1,000	0	-	Assumed schedule: 2 times per week per student
Art Classroom (Grades 7-8)	1,200	1	1,200	1,200	1	1,200	0	0	0	1,200	1	1,200	Assumed schedule: 50% total enrollment; 2 times per week
Art Workroom with Storage and Kiln	150	1	150	150	1	150	0	0	0	150	1	150	
Band / Chorus (100 seats)	1,500	1	1,500	1,500	1	1,500	0	0	0	1,500	1	1,500	
Music Classroom / Large Group (25-50 seats)	1,200	0	0	1,200	0	0	0	0	0	1,200	0	-	Assumed schedule: 2 times per week per student
Music Practice / Ensemble (Grades K-6)	75	1	75	75	1	75	0	0	0	75	1	75	
Music Practice / Ensemble (Grades 7-8)	200	1	200	200	1	200	0	0	0	200	1	200	
Theater	900	0	0	900	0	0	900	0	0				
VOCATIONS & TECHNOLOGY			**1,440**			**1,440**			**0**			**1,440**	STE Guidelines Policy
Technology / Engineering Rooms	1,440	1	1,440	1,440	1	1,440	0	0	0	1,440	1	1,440	Assumed schedule: 50% total enrollment (Grades 7-8); 5 times per week; 850 NSF (minimum size) - 2,000 NSF (maximum size)

Date: 10/26/2023

Somerville Public Schools Winter Hill Only	Proposed Program						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
	NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
HEALTH & PHYSICAL EDUCATION			**8,322**			**8,322**			**0**			**8,322**	Excess Physical Education Spaces Policy
Gymnasium	6,000	1	6,000	6,000	1	6,000	0	0	0	6,000	1	6,000	
Gym Storeroom	150	1	150	150	1	150	0	0	0	150	1	150	
Health Instructor's Office with Shower and Toilet	172	1	172	172	1	172	0	0	0	172	1	172	
Locker Rooms - Boys and Girls with Toilets	1,000	2	2,000	1,000	2	2,000	0	0	0	1,000	2	2,000	
MEDIA CENTER			**2,167**			**2,167**			**0**			**2,167**	
Media Center / Reading Room	2,167	1	2,167	2,167	1	2,167	0	0	0	2,167	1	2,167	
DINING & FOOD SERVICE			**4,935**			**4,935**			**0**			**4,935**	
Cafeteria / Dining	1,335	1	1,335	1,335	1	1,335	0	0	0	1,335	1	1,335	Based on 2 lunch seatings - 15 NSF per seat
Stage	1,600	1	1,600	1,600	1	1,600	0	0	0	1,600	1	1,600	
Kitchen	1,600	1	1,600	1,600	1	1,600	0	0	0	1,600	1	1,600	1,600 NSF for first 300 students + 1 NSF per additional student
Chair / Table / Equipment Storage	200	1	200	200	1	200	0	0	0	200	1	200	200 NSF for first 300 students + 0.333 NSF per additional student
Staff Lunch Room	200	1	200	200	1	200	0	0	0	200	1	200	200 NSF for first 400 students + 0.25 NSF per additional student
MEDICAL			**510**			**510**			**100**			**410**	
Medical Suite Toilet	60	1	60	60	1	60	0	0	0	60	1	60	
Nurses' Office / Waiting Room	250	1	250	250	1	250	0	0	0	250	1	250	
Examination Room / Resting	100	2	200	100	2	200	0	1	100	100	1	100	
ADMINISTRATION & GUIDANCE			**2,305**			**2,305**			**0**			**2,305**	
Principal's Office with Conference Area	375	1	375	375	1	375	0	0	0	375	1	375	
Principal's Secretary / Waiting	125	1	125	125	1	125	0	0	0	125	1	125	
Assistant Principal's Office - AP1	127	1	127	127	1	127	0	0	0	127	1	127	
Assistant Principal's Office - AP2	0	0	0	0	0	0	-127	0	0	127	0	-	
General Office / Waiting Room with Toilet	300	1	300	300	1	300	0	0	0	300	1	300	
Conference Room	272	1	272	272	1	272	0	0	0	272	1	272	
Teachers' Mail and Time Room	100	1	100	100	1	100	0	0	0	100	1	100	
Copy Room	161	1	161	161	1	161	0	0	0	161	1	161	
Records Room	130	1	130	130	1	130	0	0	0	130	1	130	
Supervisory / Spare Office	127	1	127	127	1	127	0	0	0	127	1	127	
General Waiting Room	100	1	100	100	1	100	0	0	0	100	1	100	
Guidance Office	150	1	150	150	1	150	0	0	0	150	1	150	
Guidance Storeroom	38	1	38	38	1	38	0	0	0	38	1	38	
Teachers' Work Room	300	1	300	300	1	300	0	0	0	300	1	300	
Family Liason & Family Center	900	0	0	900	0	0	900	0	0				
Counselor / Bilingualists	175	0	0	175	0	0	175	0	0				
CUSTODIAL & MAINTENANCE			**1,872**			**1,872**			**0**			**1,872**	
Custodian's Office	150	1	150	150	1	150	0	0	0	150	1	150	
Custodian's Workshop	347	1	347	347	1	347	0	0	0	347	1	347	
Custodian's Storage	375	1	375	375	1	375	0	0	0	375	1	375	
Storeroom	200	1	200	200	1	200	0	0	0	200	1	200	
Recycling Room / Trash	400	1	400	400	1	400	0	0	0	400	1	400	
Receiving and General Supply	200	1	200	200	1	200	0	0	0	200	1	200	
Network / Telecom Room	200	1	200	200	1	200	0	0	0	200	1	200	
OTHER			**0**			**0**			**0**			**0**	
Pre-Kindergarten Classroom with Toilet (if applicable)	1,200	0	0	1,200	0	0	0	0	0	1,200	0	-	1,100 NSF (minimum size) - 1,300 NSF (maximum size)
Pantry	150	0	0	150	0	0	150	0	0				
Mothers Room / Lactation	100	0	0	100	0	0	100	0	0				

Date: 10/26/2023

Somerville Public Schools Winter Hill Only	Proposed Program						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
	NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
After School Program	900	0	0	900	0	0	900	0	0				
										# of Grades	**9**		
Total Building Net Floor Area (NFA)			**41,246**			**41,246**			**5,910**	K	1	**35,336**	**Total Building Net Floor Area (NFA)**
										Grade 1	1		
Proposed Student Capacity / Enrollment										Grade 2	1	**178**	**Total Enrollment (Enter Design Enrollment)**
										Grade 3	1	**20**	Kindergarten Enrollment
								Grades K-6	78%	Grade 4	1	**40**	Lower Elementary School Enrollment (Grades 1-2)
										Grade 5	1	**79**	Upper Elementary School Enrollment (Grades 3-6)
								Grades 7-8	22%	Grade 6	1	**40**	Upper Middle School Enrollment (Grades 7-8)
										Grade 7	1		
										Grade 8	1		
Total Building Gross Floor Area (GFA)[2]						61,869						**53,004**	**Total Building Gross Floor Area (GFA)[2]**
Grossing Factor (GFA / NFA)						**1.50**						**1.50**	**Grossing Factor (GFA / NFA)**

Date: 10/26/2023

Somerville Public Schools Brown with Kennedy	Proposed Program						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
	NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
CORE ACADEMIC			**32,130**			**32,130**			**3,200**			**28,930**	STE Guidelines Policy
Kindergarten Classroom with Toilet	1,200	4	4,800	1,200	4	4,800	0	0	0	1,200	4	4,800	1,100 NSF (minimum size) - 1,300 NSF (maximum size); Minimum of (2) sinks required per Kindergarten Classroom
General Classroom (Grades 1-6)	950	18	17,100	950	18	17,100	0	0	0	950	18	17,100	900 NSF (minimum size) - 1,000 NSF (maximum size); Minimum of (2) sinks required per General Classroom
Science, Technology, Engineering (STE) Room (Grades 3-6) (if applicable)	1,080	1	1,080	1,080	1	1,080	0	1	1,080	1,080	0	-	1,080 NSF (minimum size); Refer to the 2018 STE Guidelines for additional information.
STE Storage Room (If applicable)	120	1	120	120	1	120	0	1	120	120	0	-	Minimum of (1) 120 NSF STE Storage Room required per STE Room; Refer to the 2018 STE Guidelines for additional information.
General Classroom (Grades 7-8)	900	4	3,600	900	4	3,600	0	0	0	900	4	3,600	850 NSF (minimum size) - 950 NSF (maximum size)
Science Classroom / Lab (Grades 7-8)	1,440	2	2,880	1,440	2	2,880	0	0	0	1,440	2	2,880	Assumed schedule: 1 period per day per student; 1,440 NSF (minimum size); Refer to the Science Lab Guidelines for additional information
Prep Room	200	2	400	200	2	400	0	0	0	200	2	400	(1) 200 NSF Prep Room required per Science Classroom / Lab
Central Chemical Storage Room	150	1	150	150	1	150	0	0	0	150	1	150	(1) 150 NSF Central Chemical Storage Room Required
Extended Learning Commons	500	4	2,000	500	4	2,000	500	4	2,000				
SPECIAL EDUCATION			**13,560**			**13,560**			**6,000**			**7,560**	Special Education spaces require DESE review and approval.
Self-Contained Special Education Classroom (Grades K-6)	950	3	2,850	950	3	2,850	0	0	0	950	3	2,850	900 NSF (minimum size) - 1,300 NSF; equal to the size of the proposed General Classrooms that serve the same student population.
Self-Contained Special Education Classroom (Grades 7-8)	950	3	2,850	950	3	2,850	0	0	0	950	3	2,850	850 NSF (minimum size) - 950 NSF; equal to the size of the proposed General Classrooms that serve the same student population.
Self-Contained Special Education Toilet Room (Grades K-6)	60	3	180	60	3	180	0	0	0	60	3	180	
Self-Contained Special Education Toilet Room (Grades 7-8)	60	3	180	60	3	180	0	0	0	60	3	180	
Resource Room (Grades K-6)	500	2	1,000	500	2	1,000	0	0	0	500	2	1,000	
Resource Room (Grades 7-8)	500	1	500	500	1	500	0	0	0	500	1	500	
SEEK	950	2	1,900	950	2	1,900	950	2	1,900				
LAB	60	1	60	60	1	60	60	1	60				
Life Skills	950	4	3,800	950	4	3,800	950	4	3,800				
Life Skills Toilet	60	4	240	60	2	240	60	2	240				
ART & MUSIC			**5,625**			**5,625**			**0**			**5,625**	
Art Classroom (Grades K-6)	1,000	1	1,000	1,000	1	1,000	0	0	0	1,000	1	1,000	Assumed schedule: 2 times per week per student
Art Classroom (Grades 7-8)	1,200	1	1,200	1,200	1	1,200	0	0	0	1,200	1	1,200	Assumed schedule: 50% total enrollment; 2 times per week
Art Workroom with Storage and Kiln	150	2	300	150	2	300	0	0	0	150	2	300	
Band / Chorus (100 seats)	1,500	1	1,500	1,500	1	1,500	0	0	0	1,500	1	1,500	
Music Classroom / Large Group (25-50 seats)	1,200	1	1,200	1,200	1	1,200	0	0	0	1,200	1	1,200	Assumed schedule: 2 times per week per student
Music Practice / Ensemble (Grades K-6)	75	3	225	75	3	225	0	0	0	75	3	225	
Music Practice / Ensemble (Grades 7-8)	200	1	200	200	1	200	0	0	0	200	1	200	
VOCATIONS & TECHNOLOGY			**1,440**			**1,440**			**0**			**1,440**	STE Guidelines Policy
Technology / Engineering Rooms	1,440	1	1,440	1,440	1	1,440	0	0	0	1,440	1	1,440	Assumed schedule: 50% total enrollment (Grades 7-8); 5 times per week; 850 NSF (minimum size) - 2,000 NSF (maximum size)
HEALTH & PHYSICAL EDUCATION			**8,322**			**8,322**			**0**			**8,322**	Excess Physical Education Spaces Policy
Gymnasium	6,000	1	6,000	6,000	1	6,000	0	0	0	6,000	1	6,000	

Date: 10/26/2023

Somerville Public Schools Brown with Kennedy	Proposed Program						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
	NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
Gym Storeroom	150	1	150	150	1	150	0	0	0	150	1	150	
Health Instructor's Office with Shower and Toilet	172	1	172	172	1	172	0	0	0	172	1	172	
Locker Rooms - Boys and Girls with Toilets	1,000	2	2,000	1,000	2	2,000	0	0	0	1,000	2	2,000	
MEDIA CENTER			**3,553**			**3,553**			**0**			**3,553**	
Media Center / Reading Room	3,553	1	3,553	3,553	1	3,553	0	0	0	3,553	1	3,553	
DINING & FOOD SERVICE			**8,805**			**8,805**			**1**			**8,804**	
Cafeteria / Dining	4,628	1	4,628	4,628	1	4,628	1	0	1	4,628	1	4,628	Based on 2 lunch seatings - 15 NSF per seat
Stage	1,600	1	1,600	1,600	1	1,600	0	0	0	1,600	1	1,600	
Kitchen	1,917	1	1,917	1,917	1	1,917	0	0	0	1,917	1	1,917	1,600 NSF for first 300 students + 1 NSF per additional student
Chair / Table / Equipment Storage	406	1	406	406	1	406	0	0	0	406	1	406	200 NSF for first 300 students + 0.333 NSF per additional student
Staff Lunch Room	254	1	254	254	1	254	0	0	0	254	1	254	200 NSF for first 400 students + 0.25 NSF per additional student
MEDICAL			**610**			**610**			**0**			**610**	
Medical Suite Toilet	60	1	60	60	1	60	0	0	0	60	1	60	
Nurses' Office / Waiting Room	250	1	250	250	1	250	0	0	0	250	1	250	
Examination Room / Resting	100	3	300	100	3	300	0	0	0	100	3	300	
ADMINISTRATION & GUIDANCE			**3,061**			**3,061**			**0**			**3,061**	
Principal's Office with Conference Area	375	1	375	375	1	375	0	0	0	375	1	375	
Principal's Secretary / Waiting	125	1	125	125	1	125	0	0	0	125	1	125	
Assistant Principal's Office - AP1	127	1	127	127	1	127	0	0	0	127	1	127	
Assistant Principal's Office - AP2	127		0	127	0	0	0	0	0	127	0	-	
General Office / Waiting Room with Toilet	447	1	447	447	1	447	0	0	0	447	1	447	
Conference Room	272	1	272	272	1	272	0	0	0	272	1	272	
Teachers' Mail and Time Room	100	1	100	100	1	100	0	0	0	100	1	100	
Copy Room	161	1	161	161	1	161	0	0	0	161	1	161	
Records Room	130	1	130	130	1	130	0	0	0	130	1	130	
Supervisory / Spare Office	127	1	127	127	1	127	0	0	0	127	1	127	
General Waiting Room	100	1	100	100	1	100	0	0	0	100	1	100	
Guidance Office	150	4	600	150	4	600	0	0	0	150	4	600	
Guidance Storeroom	38	1	38	38	1	38	0	0	0	38	1	38	
Teachers' Work Room	459	1	459	459	1	459	0	0	0	459	1	459	
CUSTODIAL & MAINTENANCE			**2,189**			**2,189**			**0**			**2,189**	
Custodian's Office	150	1	150	150	1	150	0	0	0	150	1	150	
Custodian's Workshop	347	1	347	347	1	347	0	0	0	347	1	347	
Custodian's Storage	375	1	375	375	1	375	0	0	0	375	1	375	
Storeroom	411	1	411	411	1	411	0	0	0	411	1	411	
Recycling Room / Trash	400	1	400	400	1	400	0	0	0	400	1	400	
Receiving and General Supply	306	1	306	306	1	306	0	0	0	306	1	306	
Network / Telecom Room	200	1	200	200	1	200	0	0	0	200	1	200	
OTHER			**2,400**			**2,400**			**2,400**			**0**	
Pre-Kindergarten Classroom with Toilet (if applicable)	1,200	2	2,400	1,200	2	2,400	0	2	2,400	1,200	0	-	1,100 NSF (minimum size) - 1,300 NSF (maximum size)
										# of Grades	**9**		
Total Building Net Floor Area (NFA)			**81,695**			**81,695**			**11,600**	K	1	**70,095**	**Total Building Net Floor Area (NFA)**
										Grade 1	1		
Proposed Student Capacity / Enrollment										Grade 2	1	**617**	**Total Enrollment (Enter Design Enrollment)**
										Grade 3	1	**69**	Kindergarten Enrollment
								Grades K-6	78%	Grade 4	1	**137**	Lower Elementary School Enrollment (Grades 1-2)

Date: 10/26/2023

Somerville Public Schools Brown with Kennedy	Proposed Program						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
	NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
										Grade 5	1	**274**	Upper Elementary School Enrollment (Grades 3-6)
								Grades 7-8	22%	Grade 6	1	**137**	Upper Middle School Enrollment (Grades 7-8)
										Grade 7	1		
										Grade 8	1		
Total Building Gross Floor Area (GFA)[2]						**122,543**						**105,143**	**Total Building Gross Floor Area (GFA)[2]**
Grossing Factor (GFA / NFA)						**1.50**						**1.50**	**Grossing Factor (GFA / NFA)**

Date: 10/26/2023

Somerville Public Schools Kennedy Only	Proposed Program						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
	NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
CORE ACADEMIC			**23,640**			**23,640**			**3,200**			**20,440**	STE Guidelines Policy
Kindergarten Classroom with Toilet	1,200	3	3,600	1,200	3	3,600	0	0	0	1,200	3	3,600	1,100 NSF (minimum size) - 1,300 NSF (maximum size); Minimum of (2) sinks required per Kindergarten Classroom
General Classroom (Grades 1-6)	950	13	12,350	950	13	12,350	0	0	0	950	13	12,350	900 NSF (minimum size) - 1,000 NSF (maximum size); Minimum of (2) sinks required per General Classroom
Science, Technology, Engineering (STE) Room (Grades 3-6) (if applicable)	1,080	1	1,080	1,080	1	1,080	0	1	1,080	1,080	0	-	1,080 NSF (minimum size); Refer to the 2018 STE Guidelines for additional information.
STE Storage Room (If applicable)	120	1	120	120	1	120	0	1	120	120	0	-	Minimum of (1) 120 NSF STE Storage Room required per STE Room; Refer to the 2018 STE Guidelines for additional information.
General Classroom (Grades 7-8)	900	3	2,700	900	3	2,700	0	0	0	900	3	2,700	850 NSF (minimum size) - 950 NSF (maximum size)
Science Classroom / Lab (Grades 7-8)	1,440	1	1,440	1,440	1	1,440	0	0	0	1,440	1	1,440	Assumed schedule: 1 period per day per student; 1,440 NSF (minimum size); Refer to the Science Lab Guidelines for additional information
Prep Room	200	1	200	200	1	200	0	0	0	200	1	200	(1) 200 NSF Prep Room required per Science Classroom / Lab
Central Chemical Storage Room	150	1	150	150	1	150	0	0	0	150	1	150	(1) 150 NSF Central Chemical Storage Room Required
Extended Learning Commons	500	4	2,000	500	4	2,000	500	4	2,000				
SPECIAL EDUCATION			**11,040**			**11,040**			**6,000**			**5,040**	Special Education spaces require DESE review and approval.
Self-Contained Special Education Classroom (Grades K-6)	950	2	1,900	950	2	1,900	0	0	0	950	2	1,900	900 NSF (minimum size) - 1,300 NSF; equal to the size of the proposed General Classrooms that serve the same student population.
Self-Contained Special Education Classroom (Grades 7-8)	950	2	1,900	950	2	1,900	0	0	0	950	2	1,900	850 NSF (minimum size) - 950 NSF; equal to the size of the proposed General Classrooms that serve the same student population.
Self-Contained Special Education Toilet Room (Grades K-6)	60	2	120	60	2	120	0	0	0	60	2	120	
Self-Contained Special Education Toilet Room (Grades 7-8)	60	2	120	60	2	120	0	0	0	60	2	120	
Resource Room (Grades K-6)	500	1	500	500	1	500	0	0	0	500	1	500	
Resource Room (Grades 7-8)	500	1	500	500	1	500	0	0	0	500	1	500	
SEEK	950	2	1,900	950	2	1,900	950	2	1,900				
LAB	60	1	60	60	1	60	60	1	60				
Life Skills	950	4	3,800	950	4	3,800	950	4	3,800				
Life Skills Toilet	60	4	240	60	2	240	60	2	240				
ART & MUSIC			**5,550**			**5,550**			**0**			**5,550**	
Art Classroom (Grades K-6)	1,000	1	1,000	1,000	1	1,000	0	0	0	1,000	1	1,000	Assumed schedule: 2 times per week per student
Art Classroom (Grades 7-8)	1,200	1	1,200	1,200	1	1,200	0	0	0	1,200	1	1,200	Assumed schedule: 50% total enrollment; 2 times per week
Art Workroom with Storage and Kiln	150	2	300	150	2	300	0	0	0	150	2	300	
Band / Chorus (100 seats)	1,500	1	1,500	1,500	1	1,500	0	0	0	1,500	1	1,500	
Music Classroom / Large Group (25-50 seats)	1,200	1	1,200	1,200	1	1,200	0	0	0	1,200	1	1,200	Assumed schedule: 2 times per week per student
Music Practice / Ensemble (Grades K-6)	75	2	150	75	2	150	0	0	0	75	2	150	
Music Practice / Ensemble (Grades 7-8)	200	1	200	200	1	200	0	0	0	200	1	200	
VOCATIONS & TECHNOLOGY			**1,440**			**1,440**			**0**			**1,440**	STE Guidelines Policy
Technology / Engineering Rooms	1,440	1	1,440	1,440	1	1,440	0	0	0	1,440	1	1,440	Assumed schedule: 50% total enrollment (Grades 7-8); 5 times per week; 850 NSF (minimum size) - 2,000 NSF (maximum size)
HEALTH & PHYSICAL EDUCATION			**8,322**			**8,322**			**0**			**8,322**	Excess Physical Education Spaces Policy
Gymnasium	6,000	1	6,000	6,000	1	6,000	0	0	0	6,000	1	6,000	

Date: 10/26/2023

Somerville Public Schools Kennedy Only	Proposed Program						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
	NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
Gym Storeroom	150	1	150	150	1	150	0	0	0	150	1	150	
Health Instructor's Office with Shower and Toilet	172	1	172	172	1	172	0	0	0	172	1	172	
Locker Rooms - Boys and Girls with Toilets	1,000	2	2,000	1,000	2	2,000	0	0	0	1,000	2	2,000	
MEDIA CENTER			**2,703**			**2,703**			**0**			**2,703**	
Media Center / Reading Room	2,703	1	2,703	2,703	1	2,703	0	0	0	2,703	1	2,703	
DINING & FOOD SERVICE			**7,188**			**7,188**			**1**			**7,188**	
Cafeteria / Dining	3,293	1	3,293	3,293	1	3,293	1	0	1	3,293	1	3,293	Based on 2 lunch seatings - 15 NSF per seat
Stage	1,600	1	1,600	1,600	1	1,600	0	0	0	1,600	1	1,600	
Kitchen	1,739	1	1,739	1,739	1	1,739	0	0	0	1,739	1	1,739	1,600 NSF for first 300 students + 1 NSF per additional student
Chair / Table / Equipment Storage	346	1	346	346	1	346	0	0	0	346	1	346	200 NSF for first 300 students + 0.333 NSF per additional student
Staff Lunch Room	210	1	210	210	1	210	0	0	0	210	1	210	200 NSF for first 400 students + 0.25 NSF per additional student
MEDICAL			**510**			**510**			**0**			**510**	
Medical Suite Toilet	60	1	60	60	1	60	0	0	0	60	1	60	
Nurses' Office / Waiting Room	250	1	250	250	1	250	0	0	0	250	1	250	
Examination Room / Resting	100	2	200	100	2	200	0	0	0	100	2	200	
ADMINISTRATION & GUIDANCE			**2,733**			**2,733**			**0**			**2,733**	
Principal's Office with Conference Area	375	1	375	375	1	375	0	0	0	375	1	375	
Principal's Secretary / Waiting	125	1	125	125	1	125	0	0	0	125	1	125	
Assistant Principal's Office - AP1	127	1	127	127	1	127	0	0	0	127	1	127	
Assistant Principal's Office - AP2	127		0	127	0	0	0	0	0	127	0	-	
General Office / Waiting Room with Toilet	358	1	358	358	1	358	0	0	0	358	1	358	
Conference Room	272	1	272	272	1	272	0	0	0	272	1	272	
Teachers' Mail and Time Room	100	1	100	100	1	100	0	0	0	100	1	100	
Copy Room	161	1	161	161	1	161	0	0	0	161	1	161	
Records Room	130	1	130	130	1	130	0	0	0	130	1	130	
Supervisory / Spare Office	127	1	127	127	1	127	0	0	0	127	1	127	
General Waiting Room	100	1	100	100	1	100	0	0	0	100	1	100	
Guidance Office	150	3	450	150	3	450	0	0	0	150	3	450	
Guidance Storeroom	38	1	38	38	1	38	0	0	0	38	1	38	
Teachers' Work Room	370	1	370	370	1	370	0	0	0	370	1	370	
CUSTODIAL & MAINTENANCE			**2,011**			**2,011**			**0**			**2,011**	
Custodian's Office	150	1	150	150	1	150	0	0	0	150	1	150	
Custodian's Workshop	347	1	347	347	1	347	0	0	0	347	1	347	
Custodian's Storage	375	1	375	375	1	375	0	0	0	375	1	375	
Storeroom	293	1	293	293	1	293	0	0	0	293	1	293	
Recycling Room / Trash	400	1	400	400	1	400	0	0	0	400	1	400	
Receiving and General Supply	246	1	246	246	1	246	0	0	0	246	1	246	
Network / Telecom Room	200	1	200	200	1	200	0	0	0	200	1	200	
OTHER			**2,400**			**2,400**			**2,400**			**0**	
Pre-Kindergarten Classroom with Toilet (if applicable)	1,200	2	2,400	1,200	2	2,400	0	2	2,400	1,200	0	-	1,100 NSF (minimum size) - 1,300 NSF (maximum size)
										# of Grades	**9**		
Total Building Net Floor Area (NFA)			**67,537**			**67,537**			**11,600**	K	1	**55,937**	**Total Building Net Floor Area (NFA)**
										Grade 1	1		
Proposed Student Capacity / Enrollment										Grade 2	1	**439**	**Total Enrollment (Enter Design Enrollment)**
										Grade 3	1	**49**	Kindergarten Enrollment
								Grades K-6	78%	Grade 4	1	**98**	Lower Elementary School Enrollment (Grades 1-2)

Date: 10/26/2023

Somerville Public Schools Kennedy Only	Proposed Program						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
	NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
										Grade 5	1	**195**	Upper Elementary School Enrollment (Grades 3-6)
								Grades 7-8	22%	Grade 6	1	**98**	Upper Middle School Enrollment (Grades 7-8)
										Grade 7	1		
										Grade 8	1		
Total Building Gross Floor Area (GFA)[2]						**101,306**						**83,905**	**Total Building Gross Floor Area (GFA)[2]**
Grossing Factor (GFA / NFA)						**1.50**						**1.50**	**Grossing Factor (GFA / NFA)**

Date: 10/26/2023

Somerville Public Schools Winter Hill Brown Consolidation	Proposed Program						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
	NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
CORE ACADEMIC			**38,300**			**38,300**			**10,320**			**27,980**	STE Guidelines Policy
Kindergarten Classroom with Toilet	1,200	4	4,800	1,200	4	4,800	0	0	0	1,200	4	4,800	1,100 NSF (minimum size) - 1,300 NSF (maximum size); Minimum of (2) sinks required per Kindergarten Classroom
General Classroom (Grades 1-6)	950	21	19,950	950	21	19,950	0	4	3,800	950	17	16,150	900 NSF (minimum size) - 1,000 NSF (maximum size); Minimum of (2) sinks required per General Classroom
Science, Technology, Engineering (STE) Room (Grades 3-6) (if applicable)	1,080	1	1,080	1,080	1	1,080	0	1	1,080	1,080	0	-	1,080 NSF (minimum size); Refer to the 2018 STE Guidelines for additional information.
STE Storage Room (If applicable)	120	1	120	120	1	120	0	1	120	120	0	-	Minimum of (1) 120 NSF STE Storage Room required per STE Room; Refer to the 2018 STE Guidelines for additional information.
General Classroom (Grades 7-8)	900	5	4,500	900	5	4,500	0	1	900	900	4	3,600	850 NSF (minimum size) - 950 NSF (maximum size)
Science Classroom / Lab (Grades 7-8)	1,400	3	4,200	1,400	3	4,200	-40	1	1,320	1,440	2	2,880	Assumed schedule: 1 period per day per student; 1,440 NSF (minimum size); Refer to the Science Lab Guidelines for additional information
Prep Room	200	3	600	200	3	600	0	1	200	200	2	400	(1) 200 NSF Prep Room required per Science Classroom / Lab
Central Chemical Storage Room	150	1	150	150	1	150	0	0	0	150	1	150	(1) 150 NSF Central Chemical Storage Room Required
ESL	400	1	400	400	1	400	400	1	400				
Extended Learning Commons	500	5	2,500	500	5	2,500	500	5	2,500				
SPECIAL EDUCATION			**23,305**			**23,305**			**15,245**			**8,060**	Special Education spaces require DESE review and approval.
Self-Contained Special Education Classroom (Grades K-6)			0	0	0	0	-950	-3	-2,850	950	3	2,850	900 NSF (minimum size) - 1,300 NSF; equal to the size of the proposed General Classrooms that serve the same student population.
Self-Contained Special Education Classroom (Grades 7-8)			0	0	0	0	-950	-3	-2,850	950	3	2,850	850 NSF (minimum size) - 950 NSF; equal to the size of the proposed General Classrooms that serve the same student population.
Self-Contained Special Education Toilet Room (Grades K-6)			0	0	0	0	-60	-3	-180	60	3	180	
Self-Contained Special Education Toilet Room (Grades 7-8)			0	0	0	0	-60	-3	-180	60	3	180	
Resource Room (Grades K-6)	500	3	1,500	500	3	1,500	0	1	500	500	2	1,000	
Resource Room (Grades 7-8)	500	1	500	500	1	500	0	0	0	500	1	500	
Small Group Room	125	16	2,000	125	16	2,000	-375	15	1,500	500	1	500	1/2 size of a General Classroom
Self-Contained Autism Program	950	11	10,450	950	11	10,450	950	11	10,450				
Self-Contained Autism Program Toilet Room	60	11	660	60	11	660	60	11	660				
Self-Contained SLIFE Program	950	2	1,900	950	2	1,900	950	2	1,900				
Self-Contained SLIFE Program Toilet Room	60	2	120	60	2	120	60	2	120				
Newcomer SEI Grades 6-8	900	3	2,700	900	3	2,700	900	3	2,700				
Occupational Therapy	250	1	250	250	1	250	250	1	250				
Physical Therapy	500	1	500	500	1	500	500	1	500				
Sensory Room	200	3	600	200	3	600	200	3	600				
BCBA Offices	175	3	525	175	3	525	175	3	525				
Speech & Language	200	2	400	200	2	400	200	2	400				
Academic Coaches	200	4	800	200	4	800	200	4	800				
Adjustment Counselor	200	2	400	200	2	400	200	2	400				
ART & MUSIC			**6,525**			**6,525**			**900**			**5,625**	
Art Classroom (Grades K-6)	1,000	1	1,000	1,000	1	1,000	0	0	0	1,000	1	1,000	Assumed schedule: 2 times per week per student
Art Classroom (Grades 7-8)	1,200	1	1,200	1,200	1	1,200	0	0	0	1,200	1	1,200	Assumed schedule: 50% total enrollment; 2 times per week
Art Workroom with Storage and Kiln	150	2	300	150	2	300	0	0	0	150	2	300	
Band / Chorus (100 seats)	1,500	1	1,500	1,500	1	1,500	0	0	0	1,500	1	1,500	

Date: 10/26/2023

Somerville Public Schools Winter Hill Brown Consolidation	Proposed Program						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
	NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
Music Classroom / Large Group (25-50 seats)	1,200	1	1,200	1,200	1	1,200	0	0	0	1,200	1	1,200	Assumed schedule: 2 times per week per student
Music Practice / Ensemble (Grades K-6)	75	3	225	75	3	225	0	0	0	75	3	225	
Music Practice / Ensemble (Grades 7-8)	200	1	200	200	1	200	0	0	0	200	1	200	
Theater	900	1	900	900	1	900	900	1	900				
VOCATIONS & TECHNOLOGY			**1,440**			**1,440**			**0**			**1,440**	STE Guidelines Policy
Technology / Engineering Rooms	1,440	1	1,440	1,440	1	1,440	0	0	0	1,440	1	1,440	Assumed schedule: 50% total enrollment (Grades 7-8); 5 times per week; 850 NSF (minimum size) - 2,000 NSF (maximum size)
HEALTH & PHYSICAL EDUCATION			**8,322**			**8,322**			**0**			**8,322**	Excess Physical Education Spaces Policy
Gymnasium	6,000	1	6,000	6,000	1	6,000	0	0	0	6,000	1	6,000	
Gym Storeroom	150	1	150	150	1	150	0	0	0	150	1	150	
Health Instructor's Office with Shower and Toilet	172	1	172	172	1	172	0	0	0	172	1	172	
Locker Rooms - Boys and Girls with Toilets	1,000	2	2,000	1,000	2	2,000	0	0	0	1,000	2	2,000	
MEDIA CENTER			**3,367**			**3,367**			**0**			**3,367**	
Media Center / Reading Room	3,367	1	3,367	3,367	1	3,367	0	0	0	3,367	1	3,367	
DINING & FOOD SERVICE			**10,273**			**10,273**			**1,823**			**8,450**	
Cafeteria / Dining	4,335	1	4,335	4,335	1	4,335	0	0	0	4,335	1	4,335	Based on 2 lunch seatings - 15 NSF per seat
Stage	1,600	1	1,600	1,600	1	1,600	0	0	0	1,600	1	1,600	
Kitchen	3,200	1	3,200	3,200	1	3,200	1,322	0	1,322	1,878	1	1,878	1,600 NSF for first 300 students + 1 NSF per additional student
Chair / Table / Equipment Storage	393	1	393	393	1	393	0	0	0	393	1	393	200 NSF for first 300 students + 0.333 NSF per additional student
Staff Lunch Room	245	1	245	245	1	245	1	0	1	245	1	245	200 NSF for first 400 students + 0.25 NSF per additional student
District Food Service Offices	125	4	500	125	4	500	125	4	500				
MEDICAL			**610**			**610**			**0**			**610**	
Medical Suite Toilet	60	1	60	60	1	60	0	0	0	60	1	60	
Nurses' Office / Waiting Room	250	1	250	250	1	250	0	0	0	250	1	250	
Examination Room / Resting	100	3	300	100	3	300	0	0	0	100	3	300	
ADMINISTRATION & GUIDANCE			**4,122**			**4,122**			**1,250**			**2,872**	
Principal's Office with Conference Area	375	1	375	375	1	375	0	0	0	375	1	375	
Principal's Secretary / Waiting	125	1	125	125	1	125	0	0	0	125	1	125	
Assistant Principal's Office - AP1	127	1	127	127	1	127	0	0	0	127	1	127	
Assistant Principal's Office - AP2			0	0	0	0	-127	0	0	127	0	-	
General Office / Waiting Room with Toilet	428	1	428	428	1	428	0	0	0	428	1	428	
Conference Room	272	1	272	272	1	272	0	0	0	272	1	272	
Teachers' Mail and Time Room	100	1	100	100	1	100	0	0	0	100	1	100	
Copy Room	161	1	161	161	1	161	0	0	0	161	1	161	
Records Room	130	1	130	130	1	130	0	0	0	130	1	130	
Supervisory / Spare Office	127	1	127	127	1	127	0	0	0	127	1	127	
General Waiting Room	100	1	100	100	1	100	0	0	0	100	1	100	
Guidance Office	150	3	450	150	3	450	0	0	0	150	3	450	
Guidance Storeroom	38	1	38	38	1	38	0	0	0	38	1	38	
Teachers' Work Room	439	1	439	439	1	439	0	0	0	439	1	439	
Family Liason & Family Center	900	1	900	900	1	900	900	1	900				
Counselor / Bilingualists	175	2	350	175	2	350	175	2	350				
CUSTODIAL & MAINTENANCE			**2,150**			**2,150**			**0**			**2,150**	
Custodian's Office	150	1	150	150	1	150	0	0	0	150	1	150	
Custodian's Workshop	347	1	347	347	1	347	0	0	0	347	1	347	

Date: 10/26/2023

Somerville Public Schools Winter Hill Brown Consolidation	Proposed Program						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
	NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
Custodian's Storage	375	1	375	375	1	375	0	0	0	375	1	375	
Storeroom	385	1	385	385	1	385	0	0	0	385	1	385	
Recycling Room / Trash	400	1	400	400	1	400	0	0	0	400	1	400	
Receiving and General Supply	293	1	293	293	1	293	0	0	0	293	1	293	
Network / Telecom Room	200	1	200	200	1	200	0	0	0	200	1	200	
OTHER			**3,350**			**3,350**			**3,350**			**0**	
Pre-Kindergarten Classroom with Toilet (if applicable)	1,200	1	1,200	1,200	1	1,200	0	1	1,200	1,200	0	-	1,100 NSF (minimum size) - 1,300 NSF (maximum size)
Pantry	150	1	150	150	1	150	150	1	150				
Mothers Room / Lactation	100	2	200	100	2	200	100	2	200				
After School Program	900	2	1,800	900	2	1,800	900	2	1,800				
										# of Grades	**9**		
Total Building Net Floor Area (NFA)			**101,764**			**101,764**				K	1	**68,877**	**Total Building Net Floor Area (NFA)**
										Grade 1	1		
Proposed Student Capacity / Enrollment										Grade 2	1	**578**	**Total Enrollment (Enter Design Enrollment)**
										Grade 3	1	**64**	Kindergarten Enrollment
								Grades K-6	78%	Grade 4	1	**128**	Lower Elementary School Enrollment (Grades 1-2)
										Grade 5	1	**257**	Upper Elementary School Enrollment (Grades 3-6)
								Grades 7-8	22%	Grade 6	1	**128**	Upper Middle School Enrollment (Grades 7-8)
										Grade 7	1		
										Grade 8	1		
Total Building Gross Floor Area (GFA)[2]						**152,646**						**103,315**	**Total Building Gross Floor Area (GFA)[2]**
Grossing Factor (GFA / NFA)						**1.50**						**1.50**	**Grossing Factor (GFA / NFA)**

Date: 10/26/2023

Somerville Public Schools Winter Hill Only	Proposed Program						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
	NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
CORE ACADEMIC			**27,700**			**27,700**			**9,410**			**18,290**	STE Guidelines Policy
(List rooms of different sizes separately)													
Kindergarten Classroom with Toilet	1,200	2	2,400	1,200	2	2,400	0	0	0	1,200	2	2,400	1,100 NSF (minimum size) - 1,300 NSF (maximum size); Minimum of (2) sinks required per Kindergarten Classroom
General Classroom (Grades 1-6)	950	15	14,250	950	15	14,250	0	3	2,850	950	12	11,400	900 NSF (minimum size) - 1,000 NSF (maximum size); Minimum of (2) sinks required per General Classroom
Science, Technology, Engineering (STE) Room (Grades 3-6) (if applicable)	1,080	1	1,080	1,080	1	1,080	0	1	1,080	1,080	0	-	1,080 NSF (minimum size); Refer to the 2018 STE Guidelines for additional information.
STE Storage Room (If applicable)	120	1	120	120	1	120	0	1	120	120	0	-	Minimum of (1) 120 NSF STE Storage Room required per STE Room; Refer to the 2018 STE Guidelines for additional information.
General Classroom (Grades 7-8)	900	4	3,600	900	4	3,600	0	1	900	900	3	2,700	850 NSF (minimum size) - 950 NSF (maximum size)
Science Classroom / Lab (Grades 7-8)	1,400	2	2,800	1,400	2	2,800	-40	1	1,360	1,440	1	1,440	Assumed schedule: 1 period per day per student; 1,440 NSF (minimum size); Refer to the Science Lab Guidelines for additional information
Prep Room	200	2	400	200	2	400	0	1	200	200	1	200	(1) 200 NSF Prep Room required per Science Classroom / Lab
Central Chemical Storage Room	150	1	150	150	1	150	0	0	0	150	1	150	(1) 150 NSF Central Chemical Storage Room Required
ESL	400	1	400	400	1	400	400	1	400				
Extended Learning Commons	500	5	2,500	500	5	2,500	500	5	2,500				
SPECIAL EDUCATION			**23,305**			**23,305**			**18,265**			**5,040**	Special Education spaces require DESE review and approval.
Self-Contained Special Education Classroom (Grades K-6)			0	0	0	0	-950	-2	-1,900	950	2	1,900	900 NSF (minimum size) - 1,300 NSF; equal to the size of the proposed General Classrooms that serve the same student population.
Self-Contained Special Education Classroom (Grades 7-8)			0	0	0	0	-950	-2	-1,900	950	2	1,900	850 NSF (minimum size) - 950 NSF; equal to the size of the proposed General Classrooms that serve the same student population.
Self-Contained Special Education Toilet Room (Grades K-6)			0	0	0	0	-60	-2	-120	60	2	120	
Self-Contained Special Education Toilet Room (Grades 7-8)			0	0	0	0	-60	-2	-120	60	2	120	
Resource Room (Grades K-6)	500	3	1,500	500	3	1,500	0	2	1,000	500	1	500	
Resource Room (Grades 7-8)	500	1	500	500	1	500	0	1	500	500	0	-	
Small Group Room	125	16	2,000	125	16	2,000	-375	15	1,500	500	1	500	1/2 size of a General Classroom
Self-Contained Autism Program	950	11	10,450	950	11	10,450	950	11	10,450				
Self-Contained Autism Program Toilet Room	60	11	660	60	11	660	60	11	660				
Self-Contained SLIFE Program	950	2	1,900	950	2	1,900	950	2	1,900				
Self-Contained SLIFE Program Toilet Room	60	2	120	60	2	120	60	2	120				
Newcomer SEI Grades 6-8	900	3	2,700	900	3	2,700	900	3	2,700				
Occupational Therapy	250	1	250	250	1	250	250	1	250				
Physical Therapy	500	1	500	500	1	500	500	1	500				
Sensory Room	200	3	600	200	3	600	200	3	600				
BCBA Offices	175	3	525	175	3	525	175	3	525				
Speech & Language	200	2	400	200	2	400	200	2	400				
Academic Coaches	200	4	800	200	4	800	200	4	800				
Adjustment Counselor	200	2	400	200	2	400	200	2	400				
ART & MUSIC			**6,450**			**6,450**			**900**			**5,550**	
Art Classroom (Grades K-6)	1,000	1	1,000	1,000	1	1,000	0	0	0	1,000	1	1,000	Assumed schedule: 2 times per week per student
Art Classroom (Grades 7-8)	1,200	1	1,200	1,200	1	1,200	0	0	0	1,200	1	1,200	Assumed schedule: 50% total enrollment; 2 times per week
Art Workroom with Storage and Kiln	150	2	300	150	2	300	0	0	0	150	2	300	

Date: 10/26/2023

Somerville Public Schools Winter Hill Only	Proposed Program						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
	NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
Band / Chorus (100 seats)	1,500	1	1,500	1,500	1	1,500	0	0	0	1,500	1	1,500	
Music Classroom / Large Group (25-50 seats)	1,200	1	1,200	1,200	1	1,200	0	0	0	1,200	1	1,200	Assumed schedule: 2 times per week per student
Music Practice / Ensemble (Grades K-6)	75	2	150	75	2	150	0	0	0	75	2	150	
Music Practice / Ensemble (Grades 7-8)	200	1	200	200	1	200	0	0	0	200	1	200	
Theater	900	1	900	900	1	900	900	1	900				
VOCATIONS & TECHNOLOGY			**1,440**			**1,440**			**0**			**1,440**	STE Guidelines Policy
Technology / Engineering Rooms	1,440	1	1,440	1,440	1	1,440	0	0	0	1,440	1	1,440	Assumed schedule: 50% total enrollment (Grades 7-8); 5 times per week; 850 NSF (minimum size) - 2,000 NSF (maximum size)
HEALTH & PHYSICAL EDUCATION			**8,322**			**8,322**			**0**			**8,322**	Excess Physical Education Spaces Policy
Gymnasium	6,000	1	6,000	6,000	1	6,000	0	0	0	6,000	1	6,000	
Gym Storeroom	150	1	150	150	1	150	0	0	0	150	1	150	
Health Instructor's Office with Shower and Toilet	172	1	172	172	1	172	0	0	0	172	1	172	
Locker Rooms - Boys and Girls with Toilets	1,000	2	2,000	1,000	2	2,000	0	0	0	1,000	2	2,000	
MEDIA CENTER			**2,517**			**2,517**			**0**			**2,517**	
Media Center / Reading Room	2,517	1	2,517	2,517	1	2,517	0	0	0	2,517	1	2,517	
DINING & FOOD SERVICE			**10,168**			**10,168**			**3,335**			**6,833**	
Cafeteria / Dining	4,335	1	4,335	4,335	1	4,335	1,335	0	1,335	3,000	1	3,000	Based on 2 lunch seatings - 15 NSF per seat
Stage	1,600	1	1,600	1,600	1	1,600	0	0	0	1,600	1	1,600	
Kitchen	1,700	1	1,700	1,700	1	1,700	0	0	0	1,700	1	1,700	1,600 NSF for first 300 students + 1 NSF per additional student
District Kitchen	1,500	1	1,500	1,500	1	1,500	1,500	1	1,500				
Chair / Table / Equipment Storage	333	1	333	333	1	333	0	0	0	333	1	333	200 NSF for first 300 students + 0.333 NSF per additional student
Staff Lunch Room	200	1	200	200	1	200	0	0	0	200	1	200	200 NSF for first 400 students + 0.25 NSF per additional student
District Food Service Offices	125	4	500	125	4	500	125	4	500				
MEDICAL			**510**			**510**			**0**			**510**	
Medical Suite Toilet	60	1	60	60	1	60	0	0	0	60	1	60	
Nurses' Office / Waiting Room	250	1	250	250	1	250	0	0	0	250	1	250	
Examination Room / Resting	100	2	200	100	2	200	0	0	0	100	2	200	
ADMINISTRATION & GUIDANCE			**3,794**			**3,794**			**1,250**			**2,544**	
Principal's Office with Conference Area	375	1	375	375	1	375	0	0	0	375	1	375	
Principal's Secretary / Waiting	125	1	125	125	1	125	0	0	0	125	1	125	
Assistant Principal's Office - AP1	127	1	127	127	1	127	0	0	0	127	1	127	
Assistant Principal's Office - AP2	0		0	0	0	0	-127	0	0	127	0	-	
General Office / Waiting Room with Toilet	339	1	339	339	1	339	0	0	0	339	1	339	
Conference Room	272	1	272	272	1	272	0	0	0	272	1	272	
Teachers' Mail and Time Room	100	1	100	100	1	100	0	0	0	100	1	100	
Copy Room	161	1	161	161	1	161	0	0	0	161	1	161	
Records Room	130	1	130	130	1	130	0	0	0	130	1	130	
Supervisory / Spare Office	127	1	127	127	1	127	0	0	0	127	1	127	
General Waiting Room	100	1	100	100	1	100	0	0	0	100	1	100	
Guidance Office	150	2	300	150	2	300	0	0	0	150	2	300	
Guidance Storeroom	38	1	38	38	1	38	0	0	0	38	1	38	
Teachers' Work Room	350	1	350	350	1	350	0	0	0	350	1	350	
Family Liason & Family Center	900	1	900	900	1	900	900	1	900				
Counselor / Bilingualists	175	2	350	175	2	350	175	2	350				

Date: 10/26/2023

Somerville Public Schools Winter Hill Only	Proposed Program						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
	NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
CUSTODIAL & MAINTENANCE			**1,972**			**1,972**			**0**			**1,972**	
Custodian's Office	150	1	150	150	1	150	0	0	0	150	1	150	
Custodian's Workshop	347	1	347	347	1	347	0	0	0	347	1	347	
Custodian's Storage	375	1	375	375	1	375	0	0	0	375	1	375	
Storeroom	267	1	267	267	1	267	0	0	0	267	1	267	
Recycling Room / Trash	400	1	400	400	1	400	0	0	0	400	1	400	
Receiving and General Supply	233	1	233	233	1	233	0	0	0	233	1	233	
Network / Telecom Room	200	1	200	200	1	200	0	0	0	200	1	200	
OTHER			**3,350**			**3,350**			**3,350**			**0**	
Pre-Kindergarten Classroom with Toilet (if applicable)	1,200	1	1,200	1,200	1	1,200	0	1	1,200	1,200	0	-	1,100 NSF (minimum size) - 1,300 NSF (maximum size)
Pantry	150	1	150	150	1	150	150	1	150				
Mothers Room / Lactation	100	2	200	100	2	200	100	2	200				
After School Program	900	2	1,800	900	2	1,800	900	2	1,800				
										# of Grades	**9**		
Total Building Net Floor Area (NFA)			**89,528**			**89,528**			**36,510**	K	1	**53,018**	**Total Building Net Floor Area (NFA)**
										Grade 1	1		
Proposed Student Capacity / Enrollment										Grade 2	1	**400**	**Total Enrollment (Enter Design Enrollment)**
										Grade 3	1	**44**	Kindergarten Enrollment
								Grades K-6	78%	Grade 4	1	**89**	Lower Elementary School Enrollment (Grades 1-2)
										Grade 5	1	**178**	Upper Elementary School Enrollment (Grades 3-6)
								Grades 7-8	22%	Grade 6	1	**89**	Upper Middle School Enrollment (Grades 7-8)
										Grade 7	1		
										Grade 8	1		
Total Building Gross Floor Area (GFA)[2]						134,292						**79,527**	**Total Building Gross Floor Area (GFA)[2]**
Grossing Factor (GFA / NFA)						**1.50**						**1.50**	**Grossing Factor (GFA / NFA)**

SOMERVILLE PUBLIC SCHOOLS
K-8 CAPACITY STUDY MINUTES

PMA Consultants

PROJECT:	**Somerville K-8 Masterplan**	**MEETING DATE:**	**June 06, 2023**
LOCATION:	**Virtual Meeting**	**MEETING NUMBER:**	**002**

ATTENDEES:

City/SPS:	☒ Rich Raiche (RR)	☒ Chad Mazza (CM)	☐ Jessica Boston-Davis (JBD)	☒ Will Verbits (WV)
	☒ Melissa Woods (MW)	☒ Elizabeth Galloway (EG)	☒ Paulina Mitropoulos (PM)	☐ Jeff Curley (JC)
	☒ Susana Hernandez-Morgan (SM)	☐ Ruben Carmona (RC)	☐ Sarah Jo Torgrimson (SJT)	☐ Samantha Eligene (SE)
PMA:	☐ Sean Burke (SB)	☒ Nick Masse (NM)	☐ Chad Crittenden (CCr)	☒ Anthony Lopresti (ALo)
	☒ Mitch Miller (MM)			
BBB/Subs:	☒ Aaron Lamport (AL)	☒ Monica Siebenmorgen (MS)	☒ Cameron Henry (CH)	☐ Peter Turowski (PT)
	☐ Libby Turowski (LT)	☒ Mike Pirollo (MP)		

CALENDAR ITEMS

Item	Action/Due	Notes
01.01	ALL	**Calendar Items / Scheduled Meetings: Update 06/06/2023:** Programming Meetings- 05/09 and 05/30 (internal programming) occurred, today's meeting 06/06 continuation of programming, and future meeting targeted for 06/20 if needed. Concepts Meetings – TBD to discuss site/other elements if at that stage, and TBD for interpretations based initial concepts meeting's discussions.

DESIGN DISCUSSIONS

Item	Action/Due	Notes
01.02	None	**Project Schedule: Update 06/06/2023:** • PH2 programming to continue, with PH3 concepts to be pushed until PH2 is complete. Hope is PH2 is complete by 06/20/2023. BBB/MW/EG would circle back to group on high level schedule on study completion per SPS request.
01.03	ALL	**Enrollment Study: Update 06/06/2023:** • Capacity Analysis MSBA Standard (23 students per classroom (St./CR) for grades 1-8): MP reviewed capacity each school can handle based off 15 students St./CR for Pre-K, 18 St./CR Kindergarten, and 23 St./CR (MSBA standards) 1-8. Of note, Winter Hill and Kennedy analyzed separately due to the self-contained special education programs which requires different classroom capacity (6 St./CR). Capacity Analysis showed for current enrollment and enrollment projections in 5 and 10 years that there was ample capacity to handle the enrollment, with the exception that FLO Analytics did not forecast self-contained special education enrollment for Winter Hill/Kennedy • *POST MEETING NOTE- enrollment forecast was calculated by projecting spec. education enrollment as a % of total enrollment, 5% at Kennedy and 11% at Winter Hill. Historic data suggests enrollment will continue at these %'s. Liz Galloway issued an updated BBB 06/06/2023 presentation to the remainder of the working group members on this attendance list on 06/08/2023 which contains this information.* • Capacity Analysis Somerville Standard: MP then reviewed the enrollment charts (today, 5, and 10 years based off Somerville standard of 18 St./CR in grades 1-8. The analysis showed deficits in capacity for today's enrollment at East, Kennedy, West, and Winter Hill for gen-ed population but spec. ed OK. The 10-year enrollment projection showed just enough capacity for all schools in SPS. • The analysis was then shifted to a 5-year horizon capacity surplus, or deficit based off enrollment #'s in the District (again, using Somerville 18 St./CR standard), with the assumption the Brown/Winter Hill buildings will be out of commission. This analysis showed a need for the new school to accommodate a minimum of 577 students district wide (deficit of 696 students between Brown/Kennedy/West/Winter Hill, surplus of 119 between Argenziano, East, and Healy. Capuano excluded due to specialty programming.). The projection does not include extra spaces like art classrooms, music rooms, cafeterias/auditoriums, etc.

		• *POST MEETING NOTE- Numbers presented on June 6th related to a new building needed to accommodate a minimum of 577 students District wide were further updated as Brown 6-8 students are currently accounted for in buildings outside Brown. The overall capacity numbers were updated to reflect re-balancing of all students across all schools when a new building comes online. The revised numbers showed a need for the new school to accommodate a minimum of 475 students. This number should be re-evaluated once Special Education projected enrollment is confirmed. Liz Galloway issued an updated BBB 06/06/2023 presentation to the remainder of the working group members on this attendance list on 06/08/2023 which contains this information.* • Discussion: - CM noted there is zero space in Winter Hill today even if analysis above shows it. MP noted the lack of support spaces for the programs. Per CM, For 2023-2024 school year, WH school is targeting 11 classrooms for Autism programming, an increase of 3 from the previous year and WH cannot handle the continued increases due to lack of space/lack of resource spaces. - Per SM, 23.5% students across SPS utilize special education services in some capacity, not necessarily requiring set aside rooms but again utilizing some service of special education that down the line requires set aside space like break out rooms. 5% of enrollment at Kennedy and 11% at Winter Hill are self-contained special education. - City IAM/project team to engage principal/chief administration at each school for future meeting to discuss deficiencies in space for programs not currently known to this group/discussed at this meeting. Meeting to be 1-1.5hrs. - SM/PM noted some space constraints for multi-lingual learners (MLL). - RR noted long term solution is reason for today's convo, noting outcome of this study is to determine how many new buildings required for 2030 and beyond. As discussed previously, district leadership programming meeting needed to make sure new project addresses current deficiencies District wide. - ESL/newcomer programs need review/individual program meetings. - Food group discussions with staff at Kennedy/Winter Hill also needed to understand space/layout required.
01.04	None	**<u>Class Size Benchmarks:</u> Update 06/06/2023:** • As noted last meeting, Somerville standard for max numbers of students per classroom in grades 1-8 is 18 students. • Self-Contained Program Needs: - 1 sensory room per floor, class sizes typically 5-8 students but sometimes as small as 3-5 for students requiring significant support. - Supports spaces required for speech/language pathologist, occupational/physical therapists, counselors, BCBA, Department Head, Testing and Evaluation Location, and Resource Rooms.
01.05	None	**<u>Program Locations:</u> Update 06/06/2023:** • Special Education Programs/Locations below: • Argenziano- • Brown- • Capuano- Adapt, Include, and Motivate (AIM), and Early Childhood Intervention Program. • East SOM- 1 multi-graded classroom. • Healey- 2 multi-graded classrooms • Kennedy- Life Skills, Social and Educational Enrichment Kennedy (SEEK), and Specialized Kennedy Intensive Program (SKIP). • West- • Winter Hill- Adapt, Include, Motivate (AIM).

PMA Consultants assumes, to the best of our knowledge, that the above content of these Meeting Minutes depicts all that transpired during this Project meeting. All attendees are required to address by memo or via e-mail, any omissions, errors, or inconsistencies in the reporting of these Meeting Minutes, to the writer, within two (2) business days of receipt of these Meeting Minutes.

PREPARED BY: Anthony LoPresti, PMA Consultants LLC **DATE:** July 20, 2022

SOMERVILLE PUBLIC SCHOOLS
K-8 CAPACITY STUDY MINUTES

PMA Consultants

PROJECT:	**Somerville K-8 Masterplan**	**MEETING DATE:**	**June 20, 2023**
LOCATION:	**Virtual Meeting**	**MEETING NUMBER:**	**003**

ATTENDEES:

City/SPS:	☒ Rich Raiche (RR)	☒ Chad Mazza (CM)	☐ Jessica Boston-Davis (JBD)	☒ Will Verbits (WV)
	☒ Melissa Woods (MW)	☐ Elizabeth Galloway (EG)	☒ Paulina Mitropoulos (PM)	☒ Jeff Curley (JC)
	☒ Susana Hernandez-Morgan (SM)	☒ Ruben Carmona (RC)	☒ Sarah Jo Torgrimson (SJT)	☒ Samantha Eligene (SE)
PMA:	☐ Sean Burke (SB)	☒ Nick Masse (NM)	☐ Chad Crittenden (CCr)	☒ Anthony Lopresti (ALo)
	☒ Mitch Miller (MM)			
BBB/Subs:	☒ Aaron Lamport (AL)	☒ Monica Siebenmorgen (MS)	☒ Cameron Henry (CH)	☐ Peter Turowski (PT)
	☐ Libby Turowski (LT)	☐ Mike Pirollo (MP)		

CALENDAR ITEMS

Item	Action/Due	Notes
01.01	ALL	**Calendar Items / Scheduled Meetings: Update 06/20/2023:** Programming Meetings- meeting today at 06/20 and follow up scheduled for next Tuesday 06/27. Meeting also scheduled for 07/11 at 9am. Concepts Meetings – TBD to discuss site/other elements, and once site/other elements discussed interpretations meetings to follow based off initial concepts meeting's discussions. (NEW) Principals Meeting- SPS/MW to coordinate time for sometime next week 06/26-06/30 for BBB to meet with principals of the K-8 schools in the District to discuss space deficiencies at their buildings. Rosanna Parabello to be included as discussion will also focus on after school program space needs.

DESIGN DISCUSSIONS

Item	Action/Due	Notes
01.02	None	**Project Schedule: Update 06/20/2023:** • PH2 programming ongoing, with PH3 concepts continuing to be pushed until special education programming space needs are squared away. Overview Schedule TBD as dependent upon PH2 completion.
01.03	BBB/SPS	**Enrollment Study: Update 06/20/2023:** Agenda for the meeting was to discuss the increase in October to June special education enrollment. Specifically, where are the students coming from or shifting from? How has SPS handled the large shifts in medium/high years? • Discussion related to special education enrollment: - October/June enrollment difference: SE noted Flo's study does not factor in June enrollment increases, study had to reflect October because Flo needed same date assumption for every year. WH/Kennedy did not show as much as an increase, but Capuano showed a high increase. Team noted discussion that COVID-2020 year is an outlier on lack of enrollment increase. WV noted the increase is coming through early intervention at Capuano, seeing an uptick in referral in students on the autism spectrum. Evaluation occurs between 2-3 years of age and determines if student needs a "program" placement (in-room vs. walk in services). - JC noted 8 pre-K AIM classrooms/ 3 Kindergarten AIM classrooms. This year SPS had to add based off pre-K rising midyear enrollment (Oct. 2022 31 students to June 2023 48 students). WV noted when there is an influx of this amount, a class is added mid-year to provide programming before 3rd birthday. RC suggested SJT/SE look at June special education data and do projection. SM noted to look at data based on when programs started to now (not just last 10 years) because as programs are set up and it is a good program, increase of families moving to Somerville for these programs. CM noted the start was around 2011-2012. SJT noted trend over the last 10 years had more students sent to placement outside of SPS, and SPS goal is to keep more students in-district. JC noted/team agreed to not use 2021 data as programs cannot run virtually/artificially decreased the trendline of acceleration for the enrollment in these programs. AL noted the hope moving forward is to mitigate the need of

		adding extra rooms for the influx of students. Assumption for new building would be assuming dedicated classrooms only have 6 student occupancy but have the capacity to handle 8 and thus able to handle a 25% increase over the school year for spec. ed. enrollment. JC/WV noted 4 is the lowest but 5-6 students is the average. Team moving forward with the approach to have capacity to add students mid-year to slightly under enrolled classrooms. - BBB to share previous presentation to SJT/SE, and SJT/SE to analyze Spec. Ed. Oct vs. June enrollment data with removal of the past 2 years due to data skewing. SJT to also review immigration trends, but unsure on the accuracy of this data. Analysis would be for by needs/by school/by grade. SJT/SE to provide this analysis by EOW, with team to meet next Tuesday 06/27 to review the data to try to further progression of PH2 completion.
01.04	None	**<u>Class Size Benchmarks:</u> Update 06/20/2023:** • RR inquired if AIM classrooms need to be same sized as typical gen-ed classrooms, or if they are smaller/more flexible spaces. CM noted they cannot be same size as gen-ed as they need separate areas, separate seating, and defined space for students. • SPS noted classrooms cannot be overloaded with students, and the goal is to keep a room of 8 students or less with 1 teacher/1aide per room.
01.05	None	**<u>Program Locations:</u> Update 06/20/2023:** • Capuano: 8 pre-K classrooms and 3 Kindergarten classrooms in Capuano program. • Discussion related to program and space deficiencies at other SPS schools: - As previously noted, the new building study should plan to accommodate other programs missing or not operating efficiently at other SPS buildings. - JC inquired if could be done remotely or must be in person, if to send them information and elicit feedback, or schedule multiple meetings with clusters of principals. RR noted huge value in conversations, and meetings preferred with the other school principals. The team discussed including staff beyond principals' level, but JC/RC agreed that would not be required. - RC inquired on emotional/political capacity of the district, specifically if K-8 model vs middle school model had been discussed. RR noted this question is something to be addressed as part of PH3 (site concepts/interpretations of site concepts feedback). PH3 provides the massing of the building or buildings and locations needed to address deficiencies, and community process would then kick in to support the determinations of the study to bring the project into the design phase. - JC noted as part of study, Winter Hill currently has a lot of space that is non-classroom and as discussions occur with other principals/staff in the district, need to ensure we are factoring in for space beyond just educational settings. RR concurred, noting dedication for space for after school programs is important to understand. JC noted for after school programs having dedicated space to use/stage prior to regular school activities ending would be of huge help. BBB to follow up with T2 regarding how much space would be non-structured classroom space. - MW inquired if there is any other staff member or program needed to be spoken to that is not already in the works of planning. The team noted to add Rosana Parabello (community schools director of all sites) to the principals meeting. Team noted questions would be on % of students in this program, as well as what is the limiting factor on enrollment (space, staffing, finances, etc.). - Immigration demographics- RC inquired if trends were being factored in Flo study. JC noted Flo did not address this/SJT noted this was out of scope of the original process. SM inquired if state maintained this data, with PM to follow up with Maria Muti (Somerville Office of Immigrant Affairs) to discuss if this data lives somewhere .

PMA Consultants assumes, to the best of our knowledge, that the above content of these Meeting Minutes depicts all that transpired during this Project meeting. All attendees are required to address by memo or via e-mail, any omissions, errors, or inconsistencies in the reporting of these Meeting Minutes, to the writer, within two (2) business days of receipt of these Meeting Minutes.

PREPARED BY: Anthony LoPresti, PMA Consultants LLC **DATE:** July 21, 2022

SOMERVILLE PUBLIC SCHOOLS
K-8 CAPACITY STUDY MINUTES

PMA Consultants

PROJECT:	**Somerville K-8 Masterplan**	**MEETING DATE:**	**June 27, 2023**
LOCATION:	**Virtual Meeting**	**MEETING NUMBER:**	**004**

ATTENDEES:

City/SPS:	☒ Rich Raiche (RR)	☐ Chad Mazza (CM)	☐ Jessica Boston-Davis (JBD)	☐ Will Verbits (WV)
	☒ Melissa Woods (MW)	☒ Elizabeth Galloway (EG)	☐ Paulina Mitropoulos (PM)	☒ Jeff Curley (JC)
	☒ Susana Hernandez-Morgan (SM)	☒ Ruben Carmona (RC)	☐ Sarah Jo Torgrimson (SJT)	☒ Samantha Eligene (SE)
PMA:	☐ Sean Burke (SB)	☒ Nick Masse (NM)	☐ Chad Crittenden (CCr)	☒ Anthony Lopresti (ALo)
	☒ Mitch Miller (MM)			
BBB/Subs:	☒ Aaron Lamport (AL)	☒ Monica Siebenmorgen (MS)	☒ Cameron Henry (CH)	☒ Peter Turowski (PT)
	☐ Libby Turowski (LT)	☒ Mike Pirollo (MP)		

CALENDAR ITEMS

Item	Action/Due	Notes
01.01	ALL	**Calendar Items / Scheduled Meetings: Update 06/27/2023:** Programming Meetings – All Working Group Meetings are being held virtually and the upcoming meetings are set for 7/11 at 9am and 7/25 at 9am. Concepts Meetings – *(no update from last week)* TBD to discuss site/other elements, and once site/other elements discussed interpretations meetings to follow based off initial concepts meeting's discussions. Principals Meeting – Meeting set for 6/29 at 11am. After School Program – RR would like to follow the Principal's Meeting with the After Schools Program to understand the extent of the program and how much space they require; and for other community uses.

DESIGN DISCUSSIONS

Item	Action/Due	Notes
01.02	None	**Project Schedule: Update 06/27/2023:** • MW noted the goal is that by the end of this meeting, the study moves into the next phase, PH3 Concepts. MW noted that the schedule is slipping; promise to City Council and School Committee was to have study wrapped up by the end of this summer. The intent of having a meeting on 7/11 is to talk SQFT/space needs, and that is in jeopardy as the meeting cannot occur until the special education the special education numbers are squared away. MW stressed the importance of progress within the programming phase and not fine-tuning small factors that would not have large overall impact on building space. • RR notes that the mass of the building is critical first, with swing space being able to be identified/added. RR noted it is hard to account for all District needs for a 10-20 year period with the changes in needs that occur over decades, but we need to make sure this group is comfortable with the underlying assumptions and projections to allow BBB to begin to space size and get to an acceptable level that can be justified with the numbers to School Committee, City Council, and the voters. o Superintendent RC agrees, noting it is not as though we are growing by leaps and bounds o RC agreed with RR clear rational is needed so the building size can be justifiable. Ruben continues – let's settle on a clear rationale that can be justifiable; don't have the clarity of the data.
01.03	BBB/SPS	**Enrollment Study: Update 06/27/2023:** • SE shared charts below from FloAnalytics. SE noted first chart based off October 1 enrollments, which are historically lower than June. SE then shared second graphic, which compares October to June numbers with 3 different increase scenarios (October projections, Avg. increase, High Spring increase). SE noted High is based off 2022-2023 school year, while middle is average increase over the past 10 years. The increase is being driven by autism and emotional learners.

Projected Enrollment of Special Education Students with High Level of Need

The table below is the original data produced by Flo Analytics with estimates of forecasted enrollment of high needs special education students for the next 10 years by school.

Fall Enrollment Numbers in Special Education for students designated "High Needs"

	Observed	Forecasted									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Argenziano	0	0	0	0	0	0	0	0	0	0	0
Brown	1	0	0	0	0	0	0	0	0	0	0
Capuano	44	38	36	33	33	34	35	35	36	36	36
East Somerville	8	11	10	10	10	10	10	10	9	9	9
Full Circle	13	7	7	7	7	7	7	7	7	7	7
Healey	7	13	13	13	13	13	12	12	12	12	12
Kennedy	24	31	30	30	30	30	29	28	27	27	26
Next Wave	8	8	8	8	8	8	8	8	8	8	8
Somerville High	19	27	28	27	27	27	27	28	29	29	28
West Somerville	0	1	1	1	1	1	1	1	1	1	1
Winter Hill	47	45	43	42	43	43	41	40	39	39	38

In the historic enrollment data, only the Capuano demonstrated an average of increased enrollment from October to June (an average of 1.33 times greater than the October numbers; 1.30 excluding Covid; 1.59 this past year). All other schools averaged around 1:1 ratio, or just below 1:1 between October and June enrollment. The table below indicates projected low, middle, and high enrollment of high needs special education students for the Capuano. Low is the forecast that Flo analytics provided (their "middle" scenario in the report). Middle is the Flo analytics forecast multiplied by the average proportion increase from October to June, excluding Covid years. High is based off the ratio from the 2022-2023 school-year. This is also demonstrated in a line graph for ease of interpretation.

School Year Enrollment Numbers in Special Education for students designated "High Needs"

Scenario	Calculation	2022	Forecasted 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Low	*Fall Flo Analytics*	44	38	36	33	33	34	35	35	36	36	36
Middle	*Flo * Average Spring Increase*	58	50	47	44	44	45	46	46	47	47	47
High	*Flo * Spring 2023 Increase*	69	60	57	52	52	54	55	55	57	57	57

- Next charts shared by SE spoke to transitioning for Capuano Spec. education students out of Pre-K, Capuano having majority Kindergarten spec. ed. students. Major takeaway from Pre-K to K is that most students stay at Capuano or enroll at Winter Hill. Next charts shared by SE is that students transitioning out of kindergarten to 1st grade is that most go to Winter Hill, with some enrollment to East and Healey.
- JC noted a lack of pattern within the numbers of where students are going each year (2 years ago Winter Hill, Kennedy 2021, etc.
- RC inquired if a distinction could be made for students on structural planning, SE noted for this report all students considered high needs but for specialized spaces, further discussions would be needed to discuss space needs for specific designs/fits.
- AL noted if the charts above refer to all of special needs and not the students in special classrooms (meaning some are in gen. ed. classes, would greatly affect the quantities for BBB/T2 to come up with from a school population standpoint as special needs students would be blended into Gen-Ed population and affects space needs. SE noted most special education students require special classrooms regardless.
- MP inquired if it is safe to assume anyone under high needs are in substantially separate classrooms, in which SE noted it is safe to assume that but would need to confirm with the spec. ed. data. MP noted that T2 and City of Somerville are currently assuming this, but each

		specialized space need is not distinguished (meaning autism and emotional space would be designed the same). • LG inquired how to properly project future needs, with population appearing to be steady but this past year/upcoming year indicated jumps in Autism classrooms. RR reiterated this sentiment, fear is being too aggressive on space needs based off this year's October to June increase in transfers to spec. ed. programs but not accounting for transfers out (49%). • RR inquired if the 2022/2023 graph applies to the ratio on this table. MS confirmed the graph applies the ratio. RR noted it may be interesting to think about this as a baseline shift. SE noted that they can create a projection if helpful. RR responded noting being cautious about aggressiveness with baseline shift if 2023 is a new shift of students moving out of the District. • MP notes that this will assume students are matriculating through the systems and will keep pushing students to Kennedy and Winter Hill. MP ultimately noted – if the District wants to shift this, that changes the data. Important for the District to decide where do these programs want to be? • BBB notes potential to size rooms with lower end numbers so the District has the ability over the school year to absorb added quantity. (Example: Room has 6 but could take 8 – giving a 33% surge buffer). o RR pointed out the top year max enrollment is 6 per classroom (needing 10 on the high and if target is 4 you get more classrooms for ideal occupancy). ▪ BBB notes that this line of logic may suit us well. • JC requests a smaller group meeting with the Capuano Principal to better understand the enrollment level at the school. JC further notes that this year had 23 classrooms at Capuano – 11 AIM, 2 very specialized subset classrooms. Capuano Principal will know better of what is separate vs integrated. Team needs to ensure extra space is set aside for incoming AIM students that need separate programming. • BBB to use "high" projections on spec. ed. enrollment increase as basis, with this year increase being middle ratio.
01.04	None	**<u>Class Size Benchmarks:</u> Update 06/27/2023:** • Capuano has a bulk of the Kindergarten enrollment of special needs in the District o 2-3 years of Preschool at Capuano o 1 year at Kennedy/Winter Hill o Capuano had 1st grade this year but will not moving forward
01.05	None	**<u>Program Locations:</u> Update 06/27/2023:** No discussions held on this topic during this meeting.
04.01	None	**<u>Newcomers and MLL Learners:</u> Update 06/27/2023:** • Superintendent RC inquired if the changes in newcomers or MLL Learners will change the final composition of the classrooms across the board? SE noted that this year specifically had the largest number in the last 5 years – almost 11%, with most enrolling in 9th grade and the next largest is a bump in grades K-1. SE noted a further review would be needed to see which students entered gen. ed. spaces vs. specialized, dependent upon their language level. Superintendent suggested diving deeper to see the impact on overall classrooms. SM recommended team to follow up with PM on this question for answers. • EG inquired if they are in separate or integrated classrooms? SE noted that it depends on language level. • EG inquired if the number in one of those separate rooms is more general than standard classrooms? Superintendent RC noted that the composition of those classrooms were smaller, with a higher concentration of SLIFE (Severe Limited Interruption) at Winter Hill. o SM requested a meeting with Paulina (SPS) to review. o JC agreed with SM, noting that conversations with folks closer to the data will be beneficial. o MW agreed that we can follow up with those meetings.
04.02	City/SPS	**<u>Miscellaneous SPS Space Needs to Future School:</u> Update 06/27/2023:** <u>After School Programming –</u> RR noted follow up with other school principals still needed to discuss spaces needs for programs not discussed, as well as after school programs. RR noted once again data does not need to be perfect for each category, but bridging gaps/building flexibility in the building to manage spikes for any needs is the key. MP inquired if District administration could make some of these decisions as

		BBB/T2 will need these answers ASAP in order to finish space needs. MP noted would still need to meet with other school principals, but any way to expedite any answers is needed. JC noted District leadership can attend principals meeting to discuss these questions, noting generally more space will be better then reprogramming across SPS schools. RR noted currently there is just no understanding of space needs at other schools, so need to iron out if the needs are dire or required but not emergency. Food Service – MP inquired if the future school is intended to have a full cooking kitchen or a warming kitchen, as well as if the Winter Hill Staff will be relocated to the new school.

PMA Consultants assumes, to the best of our knowledge, that the above content of these Meeting Minutes depicts all that transpired during this Project meeting. All attendees are required to address by memo or via e-mail, any omissions, errors, or inconsistencies in the reporting of these Meeting Minutes, to the writer, within two (2) business days of receipt of these Meeting Minutes.

PREPARED BY: Nick Masse, PMA Consultants LLC **DATE:** July 27, 2022

SOMERVILLE PUBLIC SCHOOLS
K-8 CAPACITY STUDY MINUTES

PMA Consultants

PROJECT:	**Somerville K-8 Masterplan**	**MEETING DATE:**	**July 25, 2023**
LOCATION:	**Virtual Meeting**	**MEETING NUMBER:**	**005**

ATTENDEES:

City/SPS:	☒ Rich Raiche (RR)	☒ Chad Mazza (CM)	☒ Jessica Boston-Davis (JBD)	☐ Will Verbits (WV)
	☒ Melissa Woods (MW)	☒ Elizabeth Galloway (EG)	☒ Paulina Mitropoulos (PM)	☒ Jeff Curley (JC)
	☒ Susana Hernandez-Morgan (SM)	☒ Ruben Carmona (RC)	☒ Sarah Jo Torgrimson (SJT)	☒ Samantha Eligene (SE)
PMA:	☐ Sean Burke (SB)	☐ Nick Masse (NM)	☒ Chad Crittenden (CCr)	☒ Anthony Lopresti (ALo)
	☒ Mitch Miller (MM)			
BBB/Subs:	☒ Aaron Lamport (AL)	☒ Monica Siebenmorgen (MS)	☒ Cameron Henry (CH)	☒ Peter Turowski (PT)
	☐ Libby Turowski (LT)	☒ Mike Pirollo (MP)		

CALENDAR ITEMS

Item	Action/Due	Notes
01.01	ALL	**Calendar Items / Scheduled Meetings: Update 07/25/2023:** Programming Meetings – final programming meeting today. Concepts Meetings – meetings to occur virtually on 08/08, and 09/05. Principals Meeting – no further meetings scheduled. After School Program – no further meetings scheduled.

DESIGN DISCUSSIONS

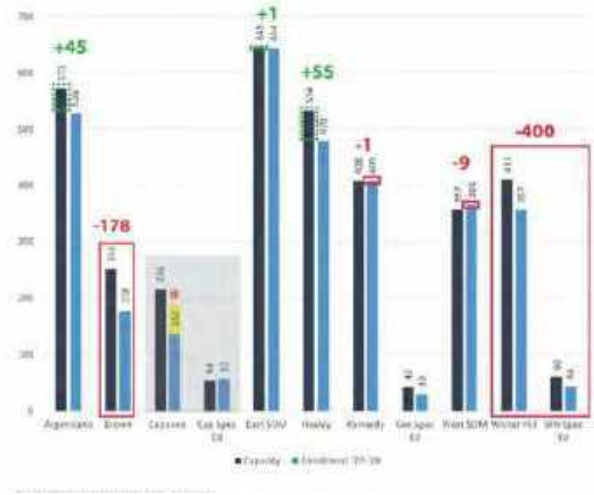
Item	Action/Due	Notes
01.02	City	**Project Schedule: Update 07/25/2023:** *NOTE- discussion occurred after line item 01.03 Enrollment Study/Programming Space Needs item below.* • MS noted with programming complete/consensus achieved today, project team can start PH3 for this group/study. PH3 will focus on size, sites, massing, etc. Meetings are tentatively targeted for 9AM on 08/08/23, and 09/05/23 . EG to send invites to working group members. • RC inquired if the team is ready for discussion related to discuss combining Brown/Winter Hill or leaning towards separate schools. MW noted the project team now has the space needs information down to start reviewing SQFT needs against existing SPS assets/sites. MW noted working group as part of this PH3/future meetings will also need to review Brown study done by BBB 2 years ago on how to address Brown to meet modern needs of K-5 population. Additionally, MW noted team needs to review Winter Hill site/existing building to determine if building could be renovated/added upon to meet needs of programming there. MW noted it is key to receive group feedback at the 08/08 meeting, and then coming back on 09/05 meeting to discuss potential sites if the new building(s) will not be built on existing sites. RC noted he understood after hearing this we are not yet ready to communicate anything but once the rough ideas start coming to frame, team needs to start strategizing outreach to community. •
01.03	City/SPS	**(Revised) Enrollment Study/Programming Space Needs: Update 07/25/2023:** Programming Update: MS recapped enrollment study update (projected need/capacity by enrollment analysis). • Somerville Special Education Programs- programs specific to each school, with self-contained support program needs. Enrollment varies by school, with MS noted SPS thought enrollment projection by FloAnalytics for Capuano seemed low. • Principal Meetings- design team met with principals to discuss deficiencies by School as well as whole-scale District wide needs such as after school programs. MS noted the meetings helped inform the team on how to think of larger District wide needs/need for after school programs and better understand the distribution of special education programs. • Multilingual Learner Education (MLE)- design team got better understanding/answer to question

of "how do these programs fit?" for these classes at Argenziano, Healey, and Winter Hill.

<u>New School Capacity:</u>

- MP noted assumption on design team's end was to account for entire Brown and Winter Hill school populations (578 students) for new school given SPS doubts on other schools like Healy/West/Argenziano to handle any additional students even with projected capacity by FloAnalytics. Additionally, the design team reviewed potentially adding buffer to the 578 students in case there continues to be an influx in special education programs. MS clarified the capacity analysis is strictly off enrollment, and doesn't factor in other space needs like specialized space (i.e. Auditorium). MP shared multiple charts below, noting that with no general ed. projections from FloAnalytics At Capuano for June 5 and 10 yr. enrollments, it is impossible to review Capuano vs. other schools and be equal. Yellow highlight's FloAnalytics October numbers, and backs out SPS special education provided enrollment numbers. This may result in an artificially low enrollment projection for Capuano for gen. ed., but can be updated if SPS provides projections for Capuano June 5 and 10 yr.

PROJECTED NEW SCHOOL CAPACITY - 5 YEAR HORIZON



Student Capacity Need	
Brown	178
Winter Hill	400
Total	578

Potential Adjustments	
Argenziano	45
Healey	55
East Somerville	1
Kennedy	-1
West Somerville	-9
Total	91

UPDATED CAPACITY ANALYSIS

	Argenziano (PK-8)	Brown (K-5)	Capuano (PK-8)	East Som (PK-8)	Healey (PK-8)	Kennedy (PK-8)	West Som (PK-8)	Winter Hill (PK-8)	District Total Capacity
# Pre-K Classrooms (15 st./ classroom)	1 (15)		7 (105)	1 (15)	2 (30)	2 (30)	1 (15)	1 (15)	15 (225)
ECP (15 st./classroom - Capuano)			5 (75)						5 (75)
# Kindergarten Classrooms (18 st./ classroom)	4 (72)	2 (36)	2 (36)	3 (54)	3 (54)	2 (36)	2 (36)	2 (36)	20 (360)
# 1-8 Grade Classrooms (18 st./ classroom)	27 (486)	12 (216)		32 (576)	25 (450)	19 (342)	17 (306)	20 (360)	152 (2,736)
Spec. Ed (6 st./classroom - AM, SAFE, SRP, SEPD)			9 (54)			7 (42)		10 (60)	26 (156)
TOTAL # CLASSROOMS	32	14	23	36	30	30	20	33	218
TOTAL CAPACITY (STUDENTS)	570	252	270	684	534	426	357	477	3,552

SPECIAL EDUCATION ENROLLMENT UPDATE

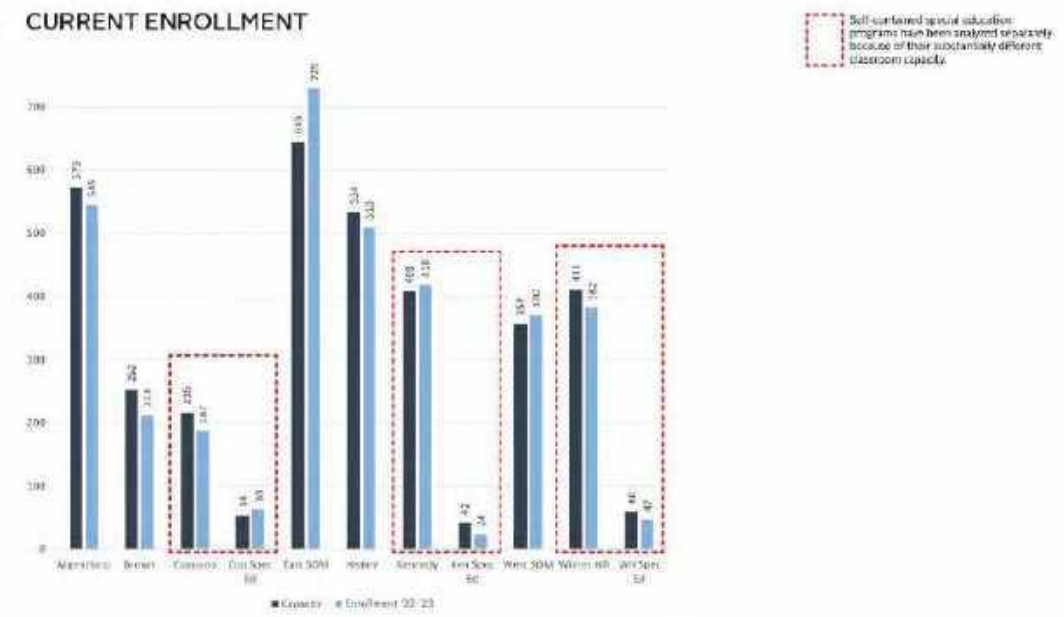
Projected Enrollment by School

Adjusted Enrollment Numbers in Special Education for students designated "High Level of Need"

	Observed	Forecasted								
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Argenziano	0	0	0	0	0	0	0	0	0	0	0
Brown	1	0	0	0	0	0	0	0	0	0	0
Capuano	63	62	59	54	55	57	58	58	59	59	60
East Somerville	8	11	10	10	10	10	10	10	9	9	9
Full Circle	13	7	7	7	7	7	7	7	7	7	7
Healey	7	13	13	13	13	13	12	12	12	12	12
Kennedy	24	31	30	30	30	30	29	28	27	27	26
Next Wave	8	8	8	8	8	8	8	8	8	8	8
Somerville High	19	27	28	27	27	27	27	28	29	29	28
West Somerville	0	1	1	1	1	1	1	1	1	1	1
Winter Hill	47	45	43	42	43	43	41	40	39	39	38

Excerpt from SPS Special Education Capuano Forecasted Numbers (June 30 2023)

- Chart above indicates Capuano showing increase to do influx of students heading into early education. Other schools stayed level.



- MP noted chart above indicates capacity is based off classes/X amount per class = required need. MP reiterated capacity does not show space needs outside of typical classroom space. MP also noted over 10 years, indications of a slight decline in enrollment/slight opening in Capacity besides Kennedy in current year and 5-year projections, with Kennedy slowing at 10 years.
- MP noted based off this information above, all of Brown/Winter Hill will move into new school as well as specialized programs at Winter Hill. If SPS was interested in adding specialized spaces or moving more programs to the new building, this would increase space needs/size of the new building.
- JC thanked SJT/SE as charts are more accurate/reflective of what SPS administration and principals are seeing/hearing at their schools for space needs.
- MW noted outcome of K-8 masterplan is to see what a new school building will need to be sized/look like. MW noted 2 items in programming process that need to be stated in plan to set the direction for SPS: 1) No specific recommendations as to splitting special education program/what other programs the new building might need to accommodate for. This needs clarity to highlight future planning/space availability in the study. 2) The request by different principals for dedicated physical changes in their schools to adjust to their programs/how they shift over time. Mayor has working group occurring to create more collaboration between Capital Projects/DPW. Principals discussed the physical

		issues in their building thus the discussions between Capital Projects/DPW revolve around how to address those items in writing as part of this process. • RC inquired if there was a list of buildings struggling, with MW noting specific to each program. RC noted some of these issues should be in concert with District strategy, with 5- and 10-year ideas vs. programs right now that might need adjusting in the future. RC noted the idea for collaboration is great and is looking forward to the process. • SJT noted Brown is K-5, and 5th graders shift elsewhere in the city. SJT inquired if Brown 5th graders moving into 6th grade will still be shifted internally in the city or in the new building. RR noted this will be analyzed in next phase, with strong suspicion Brown being K-5 and the students moving elsewhere after 5th grade is why 2 schools are over capacity as almost all of Brown students go to Kennedy or West. RR noted as we move forward, the team needs to study option to relieve Kennedy/West by having additional grades 6-8 capacity in new school. • RC noted working group has not outlined plan to discuss/address potential SPS special education distribution changes. RC noted additionally a process needs to be outlined with community on this effort to address these complexities.
01.04	BBB	**Class Size Benchmarks: Update 07/25/2023:** • RC inquired on average students per class, MP noted PreK is 15 students, K is 18 students, and 1-8 is also 18 students. Special education programs with sensory spaces assumed 6 students per space. Newcomer SEI programs also assume 18 students per class, looped in general 1-8 line above. • PM noted SLIFE classes typ. have 10 students. MS noted BBB looped SLIFE into category with 6 student assumption to have buffer, will update presentation to clarify this.
01.05	None	**Program Locations: Update 07/25/2023:** no specific discussions on this line item discussed during this meeting.
04.01	None	**Newcomers and MLL Learners: Update 07/25/2023:** item discussed above in line item 01.03 Enrollment Study/Programming Space Needs.
04.02	None	**Miscellaneous SPS Space Needs to Future School: Update 07/25/2023:** no specific discussions on this line item discussed during this meeting.

PMA Consultants assumes, to the best of our knowledge, that the above content of these Meeting Minutes depicts all that transpired during this Project meeting. All attendees are required to address by memo or via e-mail, any omissions, errors, or inconsistencies in the reporting of these Meeting Minutes, to the writer, within two (2) business days of receipt of these Meeting Minutes.

PREPARED BY: Anthony LoPresti, PMA Consultants LLC **DATE:** August 02, 2022

SOMERVILLE PUBLIC SCHOOLS
K-8 CAPACITY STUDY MINUTES

PMA Consultants

PROJECT:	**Somerville K-8 Masterplan**	**MEETING DATE:**	**August 08, 2023**
LOCATION:	**Virtual Meeting**	**MEETING NUMBER:**	**006**

ATTENDEES:

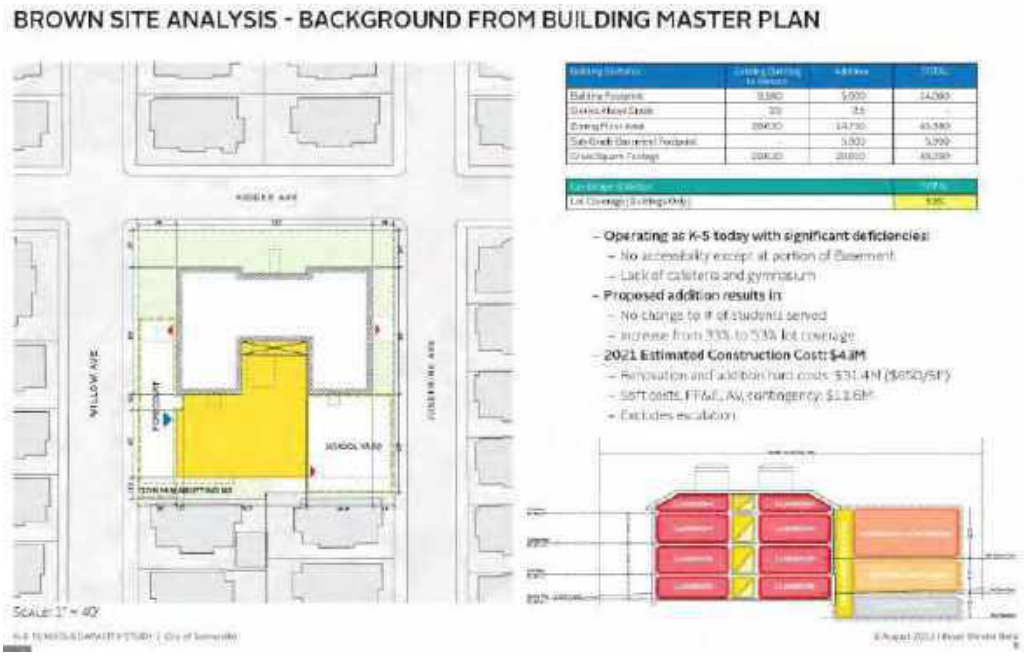
City/SPS:	☒ Rich Raiche (RR)	☐ Chad Mazza (CM)	☐ Jessica Boston-Davis (JBD)	☐ Will Verbits (WV)
	☒ Melissa Woods (MW)	☒ Elizabeth Galloway (EG)	☒ Paulina Mitropoulos (PM)	☒ Jeff Curley (JC)
	☒ Susana Hernandez-Morgan (SM)	☒ Ruben Carmona (RC)	☐ Sarah Jo Torgrimson (SJT)	☐ Samantha Eligene (SE)
PMA:	☐ Sean Burke (SB)	☐ Nick Masse (NM)	☐ Chad Crittenden (CCr)	☒ Anthony Lopresti (ALo)
	☒ Mitch Miller (MM)			
BBB/Subs:	☒ Aaron Lamport (AL)	☒ Monica Siebenmorgen (MS)	☒ Cameron Henry (CH)	☒ Peter Turowski (PT)
	☐ Libby Turowski (LT)	☐ Mike Pirollo (MP)		

CALENDAR ITEMS

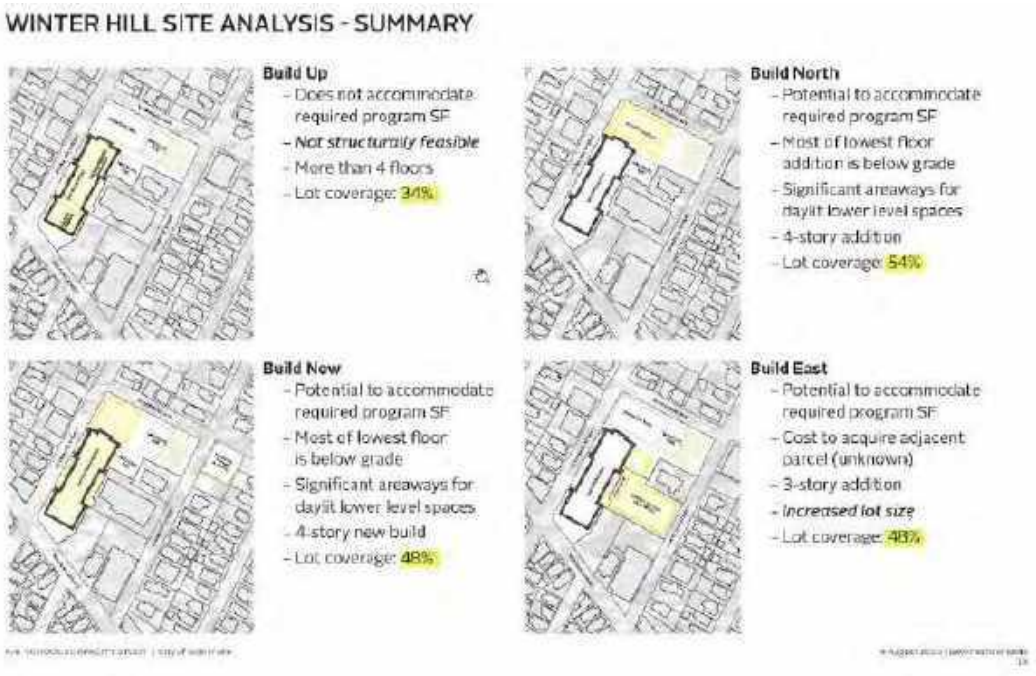
Item	Action/Due	Notes
01.01	ALL	**Calendar Items / Scheduled Meetings: Update 08/08/2023:** Programming Meetings – item closed as project has shifted to concepts phase. Concepts Meetings – meetings to occur virtually today and 09/05. Principals Meeting – no further meetings scheduled. Item closed. After School Program – no further meetings scheduled. Item closed.

DESIGN DISCUSSIONS

Item	Action/Due	Notes
01.02	None	**Project Schedule: Update 08/08/2023:** • LG/MS noted today's meeting will be to recap enrollment study, review existing site analysis for Brown from previously done Masterplan report in 2021 and Winter Hill for potential projects based off building size needs from programming, and next steps overview ahead of 09/05 meeting to review other potential sites.
01.03	None	**Enrollment Study/Programming Space Needs: Update 08/08/2023:** Recap of enrollment study analysis/previous programming meetings- • T2/BBB noted the projected enrollment need of 578 students as well as other miscellaneous District wide programming space needs deficiencies drives the need for est. 165k Gross SQFT building. • 165k Gross SQFT driven by core academic 35%, SPED 21%, and the remainder driven by Art/Music, Dining/Food Service, Voc. Tech. spaces driving the SQFT need. • T2 has been working on overall size incl. various misc. programming items (i.e., after school space) to solve in new building, but for today, to discuss construction options at both Brown and Winter Hill. • MS noted BBB would highlight the other schools in District and then highlight Brown/Winter Hill schools specifically regarding other schools' proximity as the juxtaposition is important. SM inquired on the distance between Brown/Winter Hill, MW noted it is 1.3 miles for driving (7-minute drive) and 1.2 miles for walking (24-minute walk via community path). • BBB highlighted all school sites being utilized by SPS at the moment to help better understand overall scale of building/sites SPS has and how to think about it for new school needs, in other terms, lot coverage. • Lot coverage highlights: Argenziano and East (two most comparable schools to the space needs) have lot coverages of 42% and 46%. Healy is lowest at 27%, and Capuano highest at 53%. BBB reiterated some of the numbers are deceiving as open site area does not necessarily mean space that can be utilized for SPS needs (i.e. small alley on one side of the building cannot be used for play space).

		• Conversation shifted to where the 165k SQFT building could go based off Brown/Winter Hill existing sites. See line items below for these discussions.
01.04	CLOSED	**Class Size Benchmarks: Update 08/08/2023:** no specific discussions on this line item discussed during this meeting. Item closed.
01.05	CLOSED	**Program Locations: Update 08/08/2023:** no specific discussions on this line item discussed during this meeting. Item closed.
04.01	CLOSED	**Newcomers and MLL Learners: Update 08/08/2023:** no specific discussions on this line item discussed during this meeting. Item closed.
04.02	CLOSED	**Miscellaneous SPS Space Needs to Future School: Update 08/08/2023:** no specific discussions on this line item discussed during this meeting. Item closed.
06.01	None	**Brown School Site Analysis: Update 08/08/2023:** MS noted Brown was studied in the Building Masterplan study that occurred in 2021. MS noted Brown was studied back in 2021 as Brown was the emergency need in the SPS building portfolio, with concern on mortar cracking in the building foundation. • Numerous configurations were studied to address programmatic challenges such as the missing gym/cafeteria space. The most feasible option relative to site/program need was an "L" shape on site that would house building addition for gym/cafetorium, and address accessibility needs. The lot coverage would be 53% (same as Capuano). The option did not address increased enrollment, and results in a reduced school yard/ability to have a school yard that is important for a K-5 population. 2021 estimated costs for the project were $43,000,000 (excludes escalation to present day dollars).  • RC inquired how long it the process would take to build this. AL noted the study on Brown did not go beyond this level, so no specific analysis was performed on schedule timelines. AL noted the recap highlights that just addressing the accessibility challenges/shortfall of programmatic spaces results in an extremely dense site with very little open area and not a lot of quality open play space. The option also assumes K-5 set up, where SPS now has desire for K-8 to be uniform across the District. AL noted the design would take over a year, and the construction would also be over a year and result in a full relocation of students to install. Overall estimate for 3 years to completion if moving straight into design. RC reiterated to team need to start thinking when we are at a point to present to community on our knowledge of these various options for input.

06.02		**<u>Winter Hill School Site Analysis:</u> Update 08/08/2023:** MS noted BBB reviewed the existing Winter Hill site to see what is possible for 165k SQFT building need. The following options below were presented, and a summary chart was provided on the options: <u>Option 1 Building Up:</u> • Option 1 reviewed building on top of existing building. Addition at the top requires existing mechanical units at roof to be removed/build new mechanical space on new roof. The building can only get the 131.5k SQFT. BBB noted this option also results in additional floors on top of the 4 existing in which the Winter Hill principal has already relayed issues with that number of stories. While this option does not address the full SQFT need, the major issue is that this option is not possible structurally per the structural engineer. AL noted the existing building is fundamentally precast concrete wall panels/columns/planks and was efficient for when building but not particularly flexible or able to be expanded upon as the design for redundant capacity for additional floors is not there. AL noted additionally it is not feasible to bring the building up to seismic code, and new foundations inside the building would be required. • JC inquired/MS clarified that this is adding stories onto existing structure, with the purpose of the scheme to review if there is a way to work with the existing building which structurally is not possible. • JC noted the 165k SQFT need seems high as it is 50-60% larger than East but has 150 students less. MS noted in programming meetings SPS relayed/showing the building is over capacity today at 729, and optimal capacity is somewhere in the 500-600 students' range. The specialty classrooms (i.e., AIM) which have 6 students or less also drive a larger SQFT need. • RR noted 2 problems with this option, structurally does not work unless a new structure is essentially built inside and around the existing building and that it does not address the SQFT need even if done. AL reiterated the issue as well with a 5-6 story building for younger students/special needs students. <u>Option 2 Build North:</u> • Option 2 analyzed leaving the existing building in place and building a new addition north. The addition would be 4 stories, and this option does get to the 165K SQFT. Most of the lowest floor relative to the site grade building north would result in the floor below grade and would require deep excavation for areaways to enable daylight to lower spaces. This option greatly reduces the outdoor yard area, and lot coverage increases to 54% which is higher than the current largest 53% at Capuano. BBB reiterated the perimeter around the building, while not technically included in the building coverage number, is not usable space for student activity and thus the lot coverage really is a higher number. <u>Option 3 Build New:</u> • Option 3 would be demolition of the existing building and build a completely brand new 4 story building that gets to the 165k SQFT need. The lowest floor once again will require deep excavation for areaways to enable daylight to that floor and reduces outdoor area for usage. There is a potential for future play yard if Annex gets moved. Lot coverage will be 48%, not including play yard at Annex. <u>Option 4 Build East:</u> • The fourth option studied the "what if" scenario of acquiring the adjacent parcel east of the existing building (St. Annes). The cost/appetite to acquire the parcel is unknown but would result in the existing 4-story building to remain and a new 3-story addition to be built east. The resulting SQFT is just shy of the 165k SQFT need, but results in 48% lot coverage. • JC inquired if the idea is the church sells the land or is it acquired by eminent domain and if by eminent domain, how long does that process take. RR noted the eminent domain process is lengthy and can wind up in court further delaying the project to be many years away from construction. • SM inquired if building east would mean the existing building stays the same. AL noted all options assume upgrades to the existing building such as a new mechanical system, upgraded finishes, but no upgrades to the structure of the existing building. Building east does not automatically trigger large scale structural upgrades of the existing building, but the construction team would

		need to be careful digging near the existing building to not undermine it. Design needs would result in a more complicated construction project. 
06.03	ALL	**<u>Next Steps:</u> Update 08/08/2023:** • MS noted the next meeting scheduled is on 09/05/2023 to discuss construction options at other potential sites that meet open space/SQFT needs, without the challenges the Brown and Winter Hill sites present. • JC noted East Somerville Community School open space is skewed as the space is used for staff parking which parents will de-value. RR agreed, noted the need for the team to discount open space at East that is used for parking to get an accurate comparison of open space for students used when comparing the new building vs. East. • Argenziano- RR inquired if Argenziano uses field for program space, JC confirmed they do, weather permitting. RR noted this increases the functional size of Argenziano. RC noted Argenziano in person appears massive and is 55k SQFT less than the proposed space need. PT noted in addition to the SPED program needs, the District kitchen, k-8 vocational spaces, and upper elementary STEAM spaces are factored into the building needs and that these spaces are not allowed by MSBA. PT noted T2 review of Argenziano was that it was lacking significant space for SPED/resource space and appears undersized for the population there. • RC noted reassuring there is potential to build on existing sites if needed. MW noted while indeed possible, the complexities of constructing at those sites in addition to re-homing the student population during that construction will be significant challenge. • RR noted that currently this group is not trying to answer all questions/select preferred alternative to move forward with. RR noted the goal is to get a head start on the feasibility study with the public process/community, with the goal to eliminate technically infeasible options. RR noted for example, while building vertically is technically feasible, it really can be easily eliminated as building vertical will not work structurally/the program space needs are not met. RR noted there were 3 viable technical options, 2 add./reno options of building north or east, and 1 option of demolishing the existing building/building completely new. RR reiterated the logistics of each option, the time, and the money is not yet understood for these options, but they are technically feasible. MW noted even that building east also may be ruled out with eminent domain/odd shaped building and construction that could result in more costly option. RR noted for the next meeting, the goal is to put forth technically feasible 1-site solution and discuss the following steps from there as a team. RC reiterated the want for community involvement in understanding needs/decision for the preferred option.

		• RC noted great exercise done here today, and noted the School Committee was inquiring for report on this study and if that was something to be done soon. Next School Committee meeting is for 08/28, RC to follow up with any requested items. • JC noted if best option is to combine the two schools, team needs to start thinking how to present and argue this is the best option for SPS/Community. RC agreed, noting the community would need some time to digest this analysis. RC did note based off Brown site, building there seems impossible. RR reiterated the need for the team to review options of combining/alternatives first prior to these discussions. • MW noted with removal of building vertically at Winter Hill, for team to have the 09/05 meeting be scheduled for 1.5 hours for the first hour to discuss the combining/different site option and a half hour set aside for discussion on all available options, and discussing what options should be removed prior to going to the community. BBB will be responsible for the final report that reviews how the working group got to the considerable options, but how this is conveyed is ultimately up to SPS/the City. • BBB/T2 to work with MW to have a slide at the 09/05 meeting that discusses how the 165k SQFT was arrived to.

PMA Consultants assumes, to the best of our knowledge, that the above content of these Meeting Minutes depicts all that transpired during this Project meeting. All attendees are required to address by memo or via e-mail, any omissions, errors, or inconsistencies in the reporting of these Meeting Minutes, to the writer, within two (2) business days of receipt of these Meeting Minutes.

PREPARED BY: Anthony LoPresti, PMA Consultants LLC **DATE:** August 15, 2022

SOMERVILLE PUBLIC SCHOOLS
K-8 CAPACITY STUDY MINUTES

PMA Consultants

PROJECT:	**Somerville K-8 Masterplan**	**MEETING DATE:**	**August 28, 2023**
LOCATION:	**Virtual Meeting**	**MEETING NUMBER:**	**007**

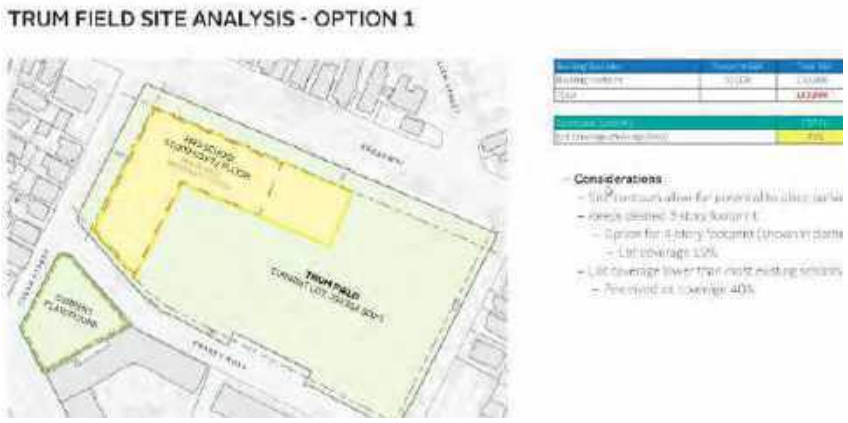
ATTENDEES:

City/SPS:	☒ Rich Raiche (RR)	☒ Chad Mazza (CM)	☐ Jessica Boston-Davis (JBD)	☐ Will Verbits (WV)
	☒ Melissa Woods (MW)	☒ Elizabeth Galloway (EG)	☐ Paulina Mitropoulos (PM)	☒ Jeff Curley (JC)
	☐ Susana Hernandez-Morgan (SM)	☒ Ruben Carmona (RC)	☐ Sarah Jo Torgrimson (SJT)	☐ Samantha Eligene (SE)
PMA:	☒ Sean Burke (SB)	☒ Nick Masse (NM)	☐ Chad Crittenden (CCr)	☒ Anthony Lopresti (ALo)
	☒ Mitch Miller (MM)			
BBB/Subs:	☒ Aaron Lamport (AL)	☒ Monica Siebenmorgen (MS)	☒ Cameron Henry (CH)	☐ Peter Turowski (PT)
	☐ Libby Turowski (LT)	☐ Mike Pirollo (MP)		

CALENDAR ITEMS

Item	Action/Due	Notes
01.01	ALL	**Calendar Items / Scheduled Meetings: Update 08/28/2023:** Concepts Meetings – meetings to occur virtually today and potentially 09/12 with larger working group.

DESIGN DISCUSSIONS

Item	Action/Due	Notes
01.02	None	**Project Schedule: Update 08/28/2023:** • Project has shifted into PH3: Concepts phase, with BBB noting today's meeting is to discuss concepts at Trum Field/prepare for 09/12 meeting with larger working group as the goal of the 09/12 meeting is to leave with preferred concept to bring to Mayor/City Council/Community.
01.03	None	**Enrollment Study/Programming Space Needs: Update 08/28/2023:** • BBB/T2 reviewed programming needs based off previous meeting notes, projected building size went from 165k SQFT to 153k SQFT. BBB noted 153k SQFT would not change concepts /building lot size needs that were presented at the previous meeting for the Winter Hill site.
06.01	None	**Brown School Site Analysis: Update 08/28/2023:** Refer to line item 07.01 for any discussions on Brown School site as discussions on concepts all took place under Trum Field Concepts (line item 07.01).
06.02	None	**Winter Hill School Site Analysis: Update 08/28/2023:** Refer to line item 07.01 for any discussions on Winter Hill School site as discussions on concepts all took place under Trum Field Concepts (line item 07.01).
06.03	ALL	**Next Steps: Update 08/28/2023:** Item closed here.
07.01	ALL	**Trum Field Concepts: Update 08/28/2023:** All options 153k SQFT. Option 1:  • 3 stories, 50k SQFT per floor. BBB noted parking is not included in this SQFT, and that the lot coverage is 25% but the perceived lot coverage would be 40% (slivers that do not actually equate to usable space are retracted). Red-dashed line shows footprint if building was changed to 4 stories (19% lot coverage). JC inquired if this option would allow mixed use/school yard usage like

Argenziano, MW noted there is some negotiation on what land is school/part of school during school hours is and what the demising line would be. MS reiterated this is high level conceptual, and the goal here is more to review lot coverage/options to explore.

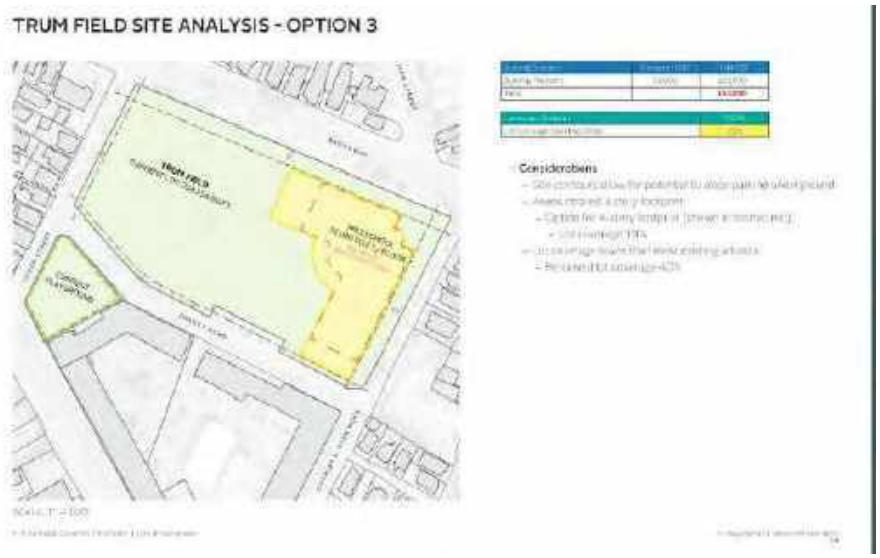
- MW inquired if the 3rd story sticks out over the east side of Trum Field, and if so, does not allow you to preserve the baseball field. RR noted the baseball field must be preserved.

Option 2:



- U-shaped building. BBB noted once again 3-story building with 50k SQFT per floor but allows 4-story option if preferred. Lot coverages like Option 1, and parking not included in the SQFT above just like Option 1.

Option 3:



- 3rd option involves building being placed on the other side of the lot. BBB noted once again 3-story building with 50k SQFT per floor but red-dashed line on figure shows potential for 4-story building if desired. BBB noted lot coverages the same as the previous two options.

Discussion on options:

- Setbacks: MW inquired on setbacks from Broadway/side streets, MS noted 30 feet.

- Number of stories: MW inquired on SPS desire for number of stories. RC noted the challenge is not floors, but the access to the floors is the challenge. JC agreed, noting he did not see a difference between a 3 or 4 story building/nor concerns on a 4-story building. AL noted across SPS only Winter Hill is a 4-story building, and even in Winter Hill on a tiny portion of the building is 4-story. AL noted there previously had been some comments from SPS staff on K-8 students'

movement, specifically issues with younger students going up and down through the building. Regardless of design, mitigation could occur via designating younger students' classrooms on the 1st and 2nd stories. RR noted a decision does not need to be made today, with MW noting it appears a 4-story building if right off the bat programming hurdles need to be solved.

- Why Trum: MW noted IAM is meeting with Mayor on Thursday to review options/aware of what outcome of K-8 masterplan will show. Options for Winter Hill/Options for Trum to be reviewed, with MW asking BBB to show a slide that aside from Winter Hill, Trum Field is the only available open site at this scale for combined school option. RR noted BBB needs to review how a 4-story option does not fit on Homans. LG inquired if showing map of the City with this location, with RR noting a general map that shows scarcity of lots that leads to Trum being the only available open lot is important, but a further in-depth review of the Homans site is definitely required to rule that site out. Homans currently is sub divided with power substation on eastern portion, and JC noted that center of gravity for City also gets further pulled east. AL showed quick sketch on Homans during this meeting that showed only the footprint of the building could fit but would be virtually zero open space. BBB to show footprint on Homans in appendices for MW/RR use if needed in meeting with mayor. BBB to also update slides with map mentioned above by LG.

- DPW lot: JC inquired why DPW lot was not an option, with team noting the soil underneath is contaminated, and a state order also limits the site use to Public Works and has to remained capped with parking lot that is currently at DPW. State legislature would be required to change this, and this is not the case with the field/the hope is the soil at the field is not contaminated/contaminated much less than soil underneath pavement at DPW.

- Separate projects at Brown/WH: RC inquired if option of exploring Brown/Winter Hill projects themselves had cost numbers associated for discussion. MW noted costs for Brown being an improved school for K-5 population were developed as part of the Masterplan study but numbers would need to be escalated. RR noted we are going to need an estimate regarding this option, with AL noting this is not currently in BBB's scope/developed. RR noted next steps can be discussed but an estimate is definitely needed.
  MW noted at final concepts meeting, with final costs for options, direction is needed from working group and the question will be what preferences exist for Winter Hill vs Trum options. RC noted that is why the question was asked, making preferences on options can be complicated from community point of view. MW noted for separate projects, addition is required at Brown and WH has to be built north or east, most likely north as IAM is unsure how receptive the Church would be to giving the land and how long that process could take, but these discussions need to be run by the Mayor. AL noted if you are adding to WH or full scale replacing, you have the issue of A) does that mean WH students are relocated permanently to Edgerly until completion and B) the second work is started at WH, food preparation needs to be relocated as it would be virtually impossible to keep the Kitchen open through construction (possible but extremely challenging from a logistical/utility perspective). JC inquired what % of SQFT is the production kitchen in the new building. MS noted 10% or so thus 15k SQFT but this number includes cafeteria space. If full scale kitchen was reduced to just a kitchen required to support 578 student population, the SQFT will be reduced but only by a minimal amount (BBB noted approximately 5k SQFT, building massing barely changes). JC noted understood, and reason for the ask is the full scale production is a District need not WH and for WH residents who want to stay at WH, that could be a question. JC noted having exercise to review if District went to vendor supplied food production is worthwhile
  LG noted based off discussions today and with Brown option that was reviewed in Masterplan that was strictly to address Brown deficiencies in space, does the team here need to show an option at WH without the Brown population/reasons why 2 separate projects is not desired. RC noted from SPS point of view, what would Brown look like with other programs that are more diverse/equitable, and may help District administration understand Brown's existence in SPS. RC belief is that communities of Brown/WH will want to keep the schools at their current locations, but available money/cost matters and without having that information, we have incomplete pictures. AL reminded the team the addition to Brown strictly addressed the need for a gym, cafeteria space, and a blended theater/assembly use as well as code compliance (additional stair,

		added elevator), but the addition would not allow SPS to accept a single extra student to the building, and the addition also results in chopping the existing school yard in half. If a future program need pops up, only way to handle that at Brown would be to further limit the number of students that can go to that school. JC noted the community may value having a community school over some of these concerns, noting Brown parents may be happy with just a new gym/cafeteria. JC noted ultimately the decision may be more about cost than community temperament, with JC noting politically speaking 2 separate schools/projects may be the preferred option. BBB to have T2 to extra program need for WH, review what SQFT is needed strictly for WH to diagram properly what two separate projects would entail. Team noting in summary a 2 building solution the challenge is how to build the school at WH, and 1 building option solution most likely leads to Trum. City IAM to review discussions with Mayor for input. • Problems solved across SPS at new building: RC inquired what problems across SPS are being solved as part of this building. MS noted this building will give the ability to the other schools to rebalance/reduce populations, and addresses need for breakout spaces/SPED accessory spaces required for a 578 student population but does not alleviate those needs at the other schools. This building would solve after school program needs, but from a programming perspective it is too difficult to solve other school problems in a completely separate building. MS reiterated this new building could allow for a potential re-programming across the District (shifting programs to different school locations). RC noted that additionally Brown 5th graders moving to middle school will not have to go elsewhere in the City, reiterating the point that some capacity will be relieved at other schools. • General notes: RC noted parking/green space would be a huge win in these options, and a question that has come up in the District is how to allow middle-schoolers to be themselves and that could be solved via an extra floor. RC noted it appears U-shaped building preserves more green space than the other options, but challenge with Trum field site option will be selling project to Brown/Winter Hill communities that are losing their community school, and athletics reduction at Trum • Looking ahead: Team discussed if 09/12 meeting needs to be postponed. City inquired on some updated cost per square foot information to PMA, with PMA noting it would not be out of the realm for all in construction costs to be $900-$1000 per square foot due to Somerville proximity to Boston, urban nature and challenges presented with those construction options. MW noted team will plan to attend 09/12 concepts meeting with larger working group at the moment, but with BBB needing time to review costing information for separate projects, and if the information is not available to review with the group, then the meeting will need to be pushed out.

PMA Consultants assumes, to the best of our knowledge, that the above content of these Meeting Minutes depicts all that transpired during this Project meeting. All attendees are required to address by memo or via e-mail, any omissions, errors, or inconsistencies in the reporting of these Meeting Minutes, to the writer, within two (2) business days of receipt of these Meeting Minutes.

PREPARED BY: Anthony LoPresti, PMA Consultants LLC **DATE:** September 06, 2023

SOMERVILLE PUBLIC SCHOOLS
K-8 CAPACITY STUDY MINUTES

PMA Consultants

PROJECT:	**Somerville K-8 Masterplan**	**MEETING DATE:**	**September 12, 2023**
LOCATION:	**Virtual Meeting**	**MEETING NUMBER:**	**008**

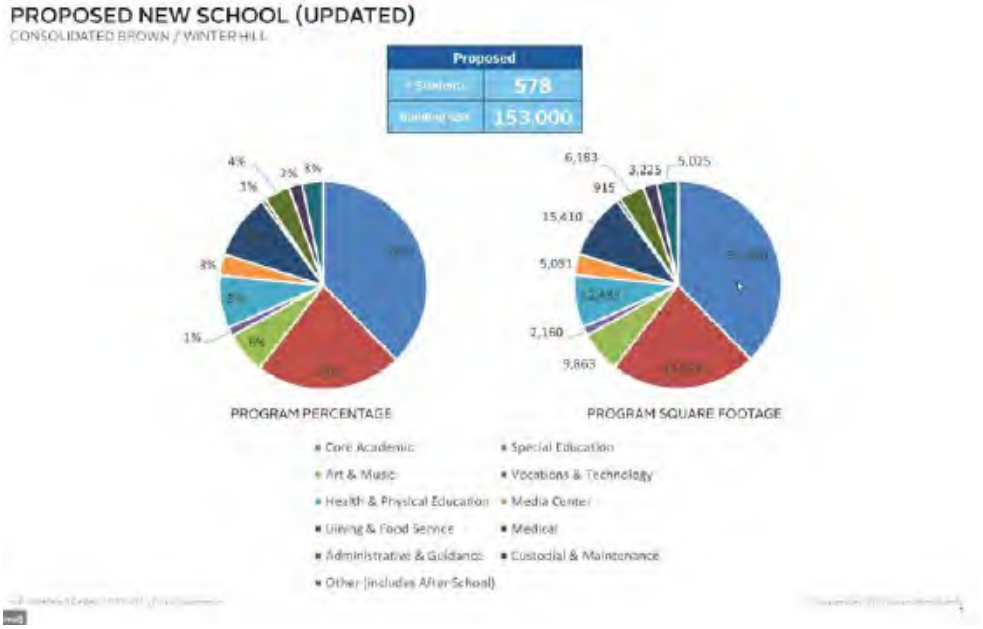
ATTENDEES:

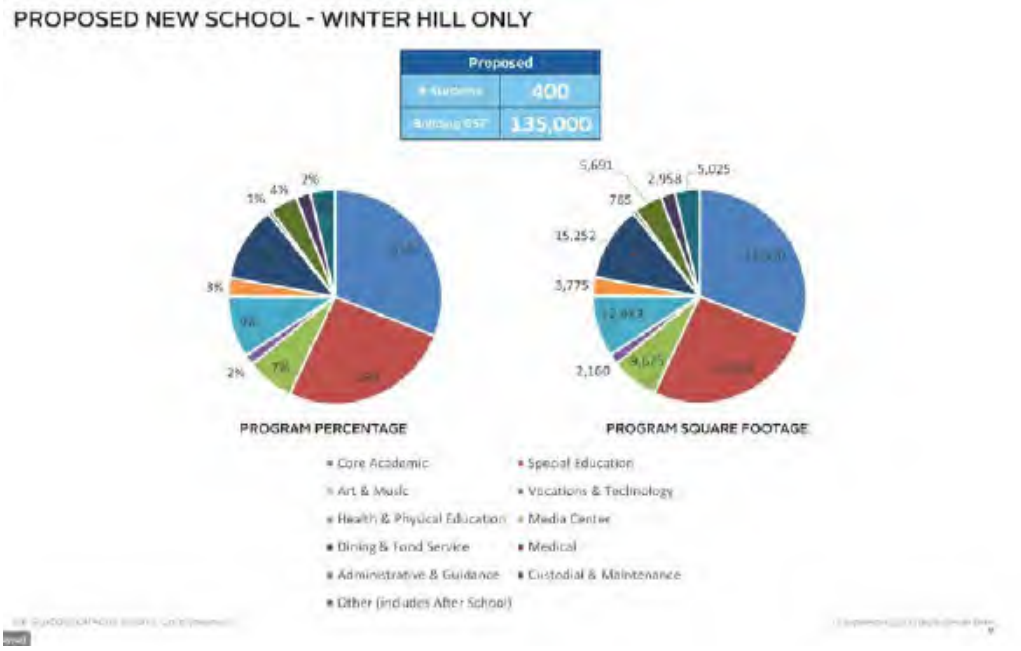
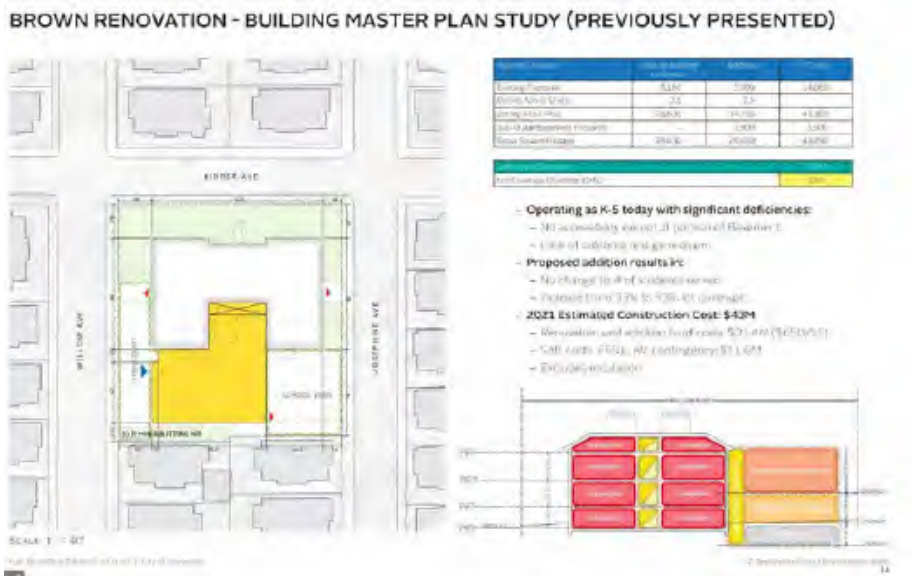
City/SPS:	☒ Rich Raiche (RR)	☒ Chad Mazza (CM)	☐ Jessica Boston-Davis (JBD)	☐ Will Verbits (WV)
	☒ Melissa Woods (MW)	☒ Elizabeth Galloway (EG)	☒ Paulina Mitropoulos (PM)	☒ Jeff Curley (JC)
	☐ Susana Hernandez-Morgan (SM)	☐ Ruben Carmona (RC)	☐ Sarah Jo Torgrimson (SJT)	☐ Samantha Eligene (SE)
PMA:	☐ Sean Burke (SB)	☐ Nick Masse (NM)	☐ Chad Crittenden (CCr)	☒ Anthony Lopresti (ALo)
	☐ Mitch Miller (MM)			
BBB/Subs:	☒ Aaron Lamport (AL)	☒ Monica Siebenmorgen (MS)	☒ Cameron Henry (CH)	☐ Peter Turowski (PT)
	☐ Libby Turowski (LT)	☒ Mike Pirollo (MP)		

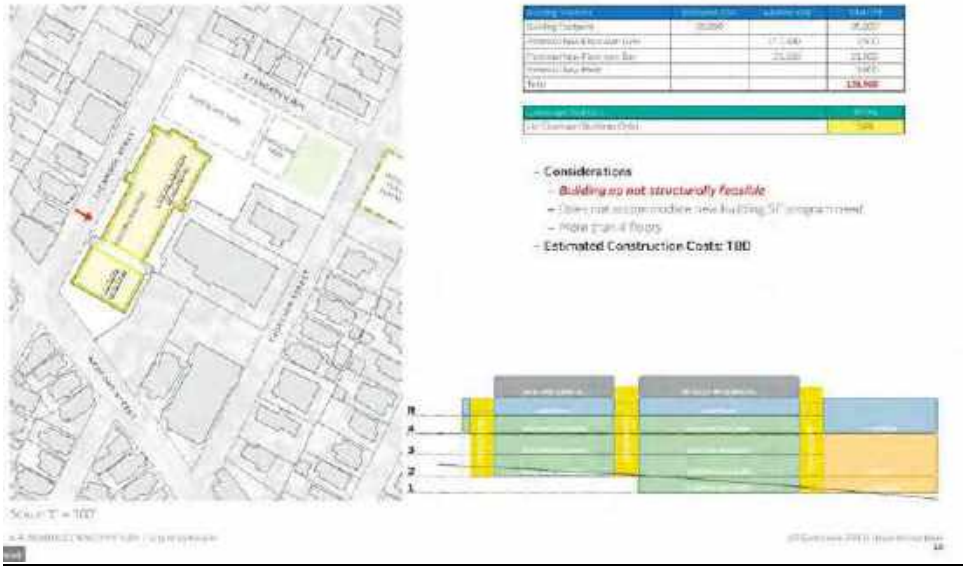
CALENDAR ITEMS

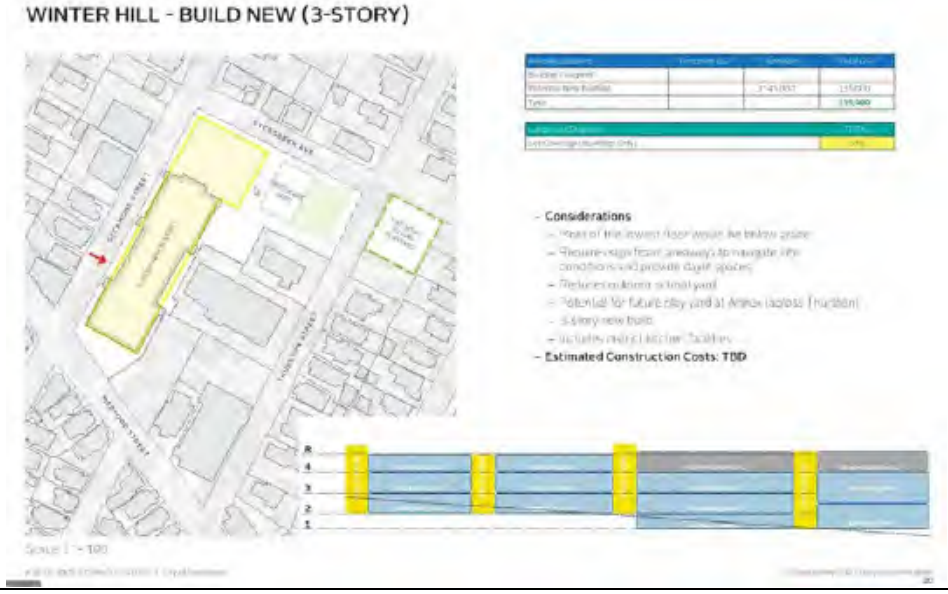
Item	Action/Due	Notes
01.01	ALL	**Calendar Items / Scheduled Meetings: Update 09/12/2023:** Concepts Meetings – final meeting occurring today.

DESIGN DISCUSSIONS

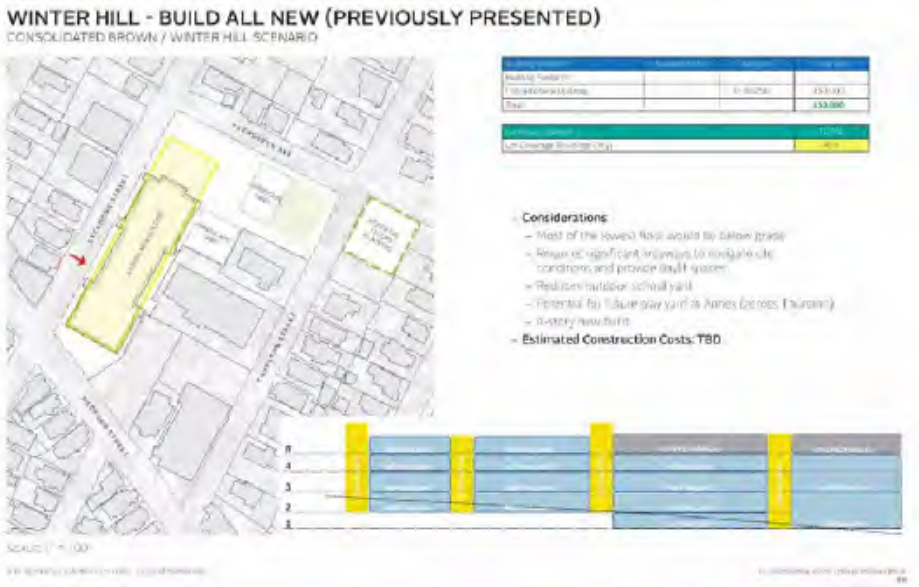
Item	Action/Due	Notes
01.02	None	**Project Schedule: Update 09/12/2023:** • Final concepts meeting occurring today, and from there, BBB to develop draft final report for team review.
01.03	None	**Enrollment Study/Programming Space Needs: Update 09/12/2023:** • BBB recapped the programming effort, noting a new building need for 578 students was the outcome. BBB/T2 reviewed comments from last meeting regarding the 165k SQFT need, and after review/reduction of some spaces when reviewing programming notes, the revised SQFT need is 153k SQFT. Argenziano/East/Kennedy most comparable in size. BBB noted if you remove Brown School enrollment needs, the WH only scenario would still result in 135k SQFT with SPED spaces being the driver of the SQFT need.  Winter Hill only:

		 • BBB noted the increased size to the kitchen due to WH kitchen being the food service for the entire District is a 3k SQFT increase (3k of 15k SQFT due to entire District need).
06.01	None	**<u>Brown School Site Analysis:</u> Update 09/12/2023:** In the "Two-Building" scenario, this would result in 3 potential different sites: Brown, Winter Hill, and Brown @ Kennedy. For Brown, 2 different sites discuss below: 1) The 2021 Masterplan analysis of the Brown Site involved renovating the building, adding an addition for gymnasium/cafetorium. See snip below of the 2021 analysis, notably that this project would not result in ability to accept more students and lot coverage goes from 33% to 53% and open space is actually much more affected as the open space on the sides of the building is not truly playable space.  2) Brown Addition @ Kennedy: the option does not address all needs, but if studied further in future, the concept is for a 2-story addition to meet the 25k SQFT need, and brings Brown into K-8 scenario.

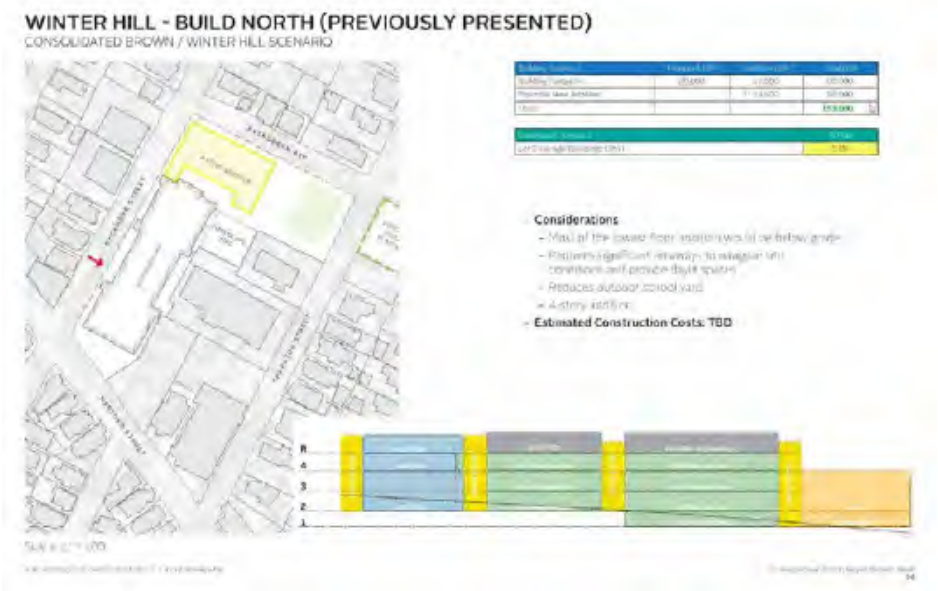
		BROWN ADDITION - AT KENNEDY  • Would result in 178 students shifting to Kennedy, Kennedy currently has 400 students (50% increase). • JC inquired if this option is workable given that Kennedy needs to stay full open during construction, and this would be major impact to school yard/school operations. RR noted it would be possible, but would definitely result in impacts/inconveniences for years (team noted look at High School project for example from a possibility perspective).
06.02	None	**<u>Winter Hill School Site Analysis:</u> Update 09/12/2023:** In the "Two-Building" scenario, this would result in 3 potential different sites: Brown, Winter Hill, and Brown @ Kennedy. For Winter Hill, multiple scenarios discussed below at the current Winter Hill site: 1) <u>Renovate + Build Up:</u> BBB noting while this is a conceptual option/structurally feasible, truly does not make sense as it does not accommodate overall new building SQFT need, is more than 4 stories, and most likely economically not make sense. See graphic below. **WINTER HILL - RENOVATION + BUILD UP**  2) <u>Build New (4 Story):</u> BBB noting most of the lowest floor is below grade, extensive area ways would be required to provide daylight/navigate site conditions. District previously expressed concerns with 4-story building for K-8 model. See graphic below.

		WINTER HILL - BUILD NEW (4-STORY)  3) Build New (3-Story): Same issues for the lowest floor as discussed above for the 4-story option. In this option, the outdoor school yard gets reduced compared to 4-story option but resolves 4-story concern previously relayed from SPS. BBB noted potential for a school playyard across the street at the Annex building, put is hypothetical and not guaranteed at the moment. See graphic below. WINTER HILL - BUILD NEW (3-STORY) 
08.01	BBB/City/SPS	**(NEW) Two-Building Opportunities Summary: Update 09/12/2023:** Two graphics below provided/described in detail by BBB to explain summaries of available options if a two-building solution was pursued by the City/SPS: 

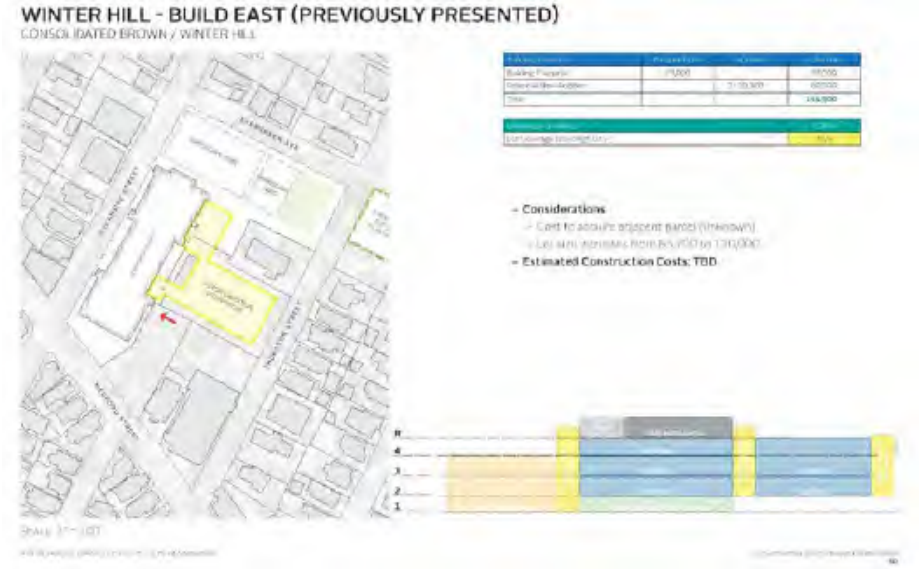
		 • MW inquired to SPS group if story height/distance is an issue at WH, with CM noting both are an issue as no way to get out of the building on either side/can only go out on the backside. CM requested team take into consideration location of cafeteria/play space for most easily accessible for exterior doors to allow students out to playground/back into the building in a reasonable amount of time. • JC noted Kennedy is similar stories wise as has 4 stories if you consider basement/pool level, and has not heard complaints regarding the # of stories. JC/CM noted SPS should further investigate internally if 4-stories is an actual issue or not, belief being that 4 stories for an urban school is common. • JC noted without costs, it is hard to go to the public explaining which options are/are not feasible (if costs are a factor as to why some options are not feasible). BBB reiterated once more that while renovating/building up at WH is structurally feasible, it truly is only in an unrealistic fashion. BBB noted an appendix in the final report can be included that discusses further why this option should not be for consideration. MS noted to review costs, truly need to higher an estimator. MS noted team could ask PMA for cost per SQFT but that would not be true analysis of individual concept needs. PMA noted base cost for each option would be roughly $900/SQFT. MW noted for BBB to continue in drafting final report, with cost item to be discussed outside of this meeting to determine what is required for costs to be attached to each option in the final report.
08.02	None	**(NEW)- One building Scenario Concepts at Winter Hill: Update 09/12/2023:** Analysis here is for a large, consolidated school for Brown/Winter Hill students at the Winter Hill site. BBB briefly touched on the previously presented concepts for this scenario at WH, with all scenarios being a 4-story building. 1) Option 1- Build Up: BBB noted as discussed previously in this meeting, not feasible. 2) Option 2- Build All New: See graphic below

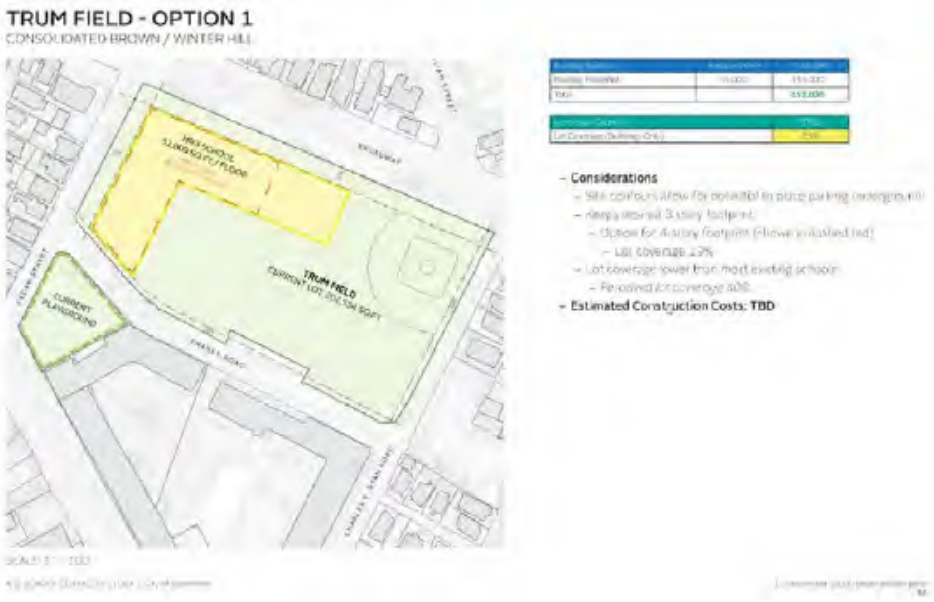
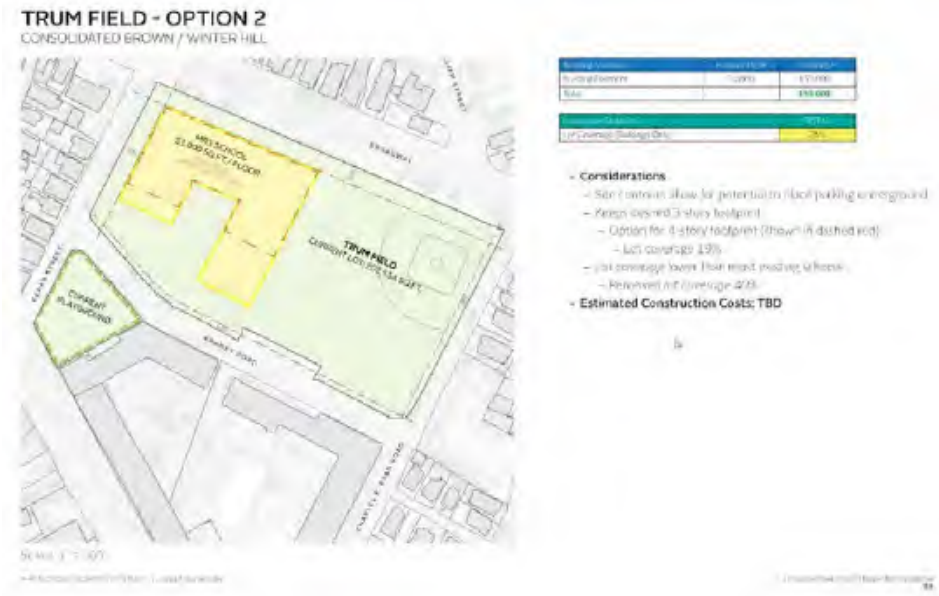


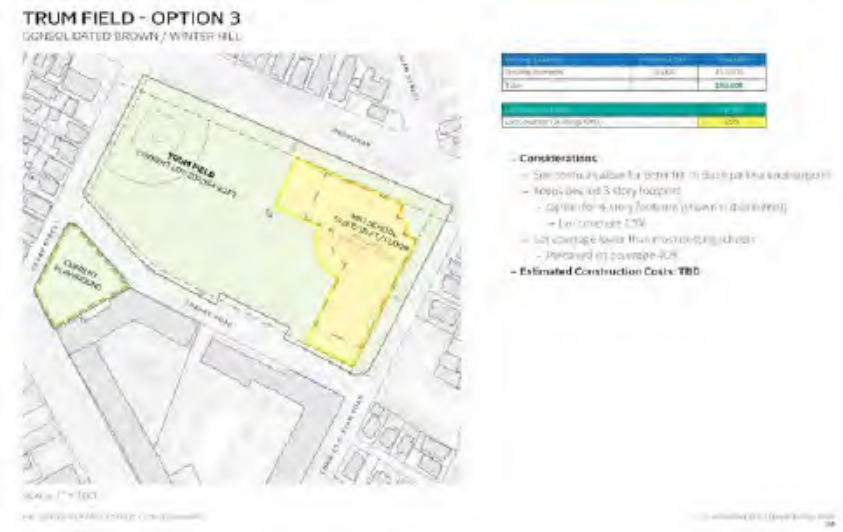
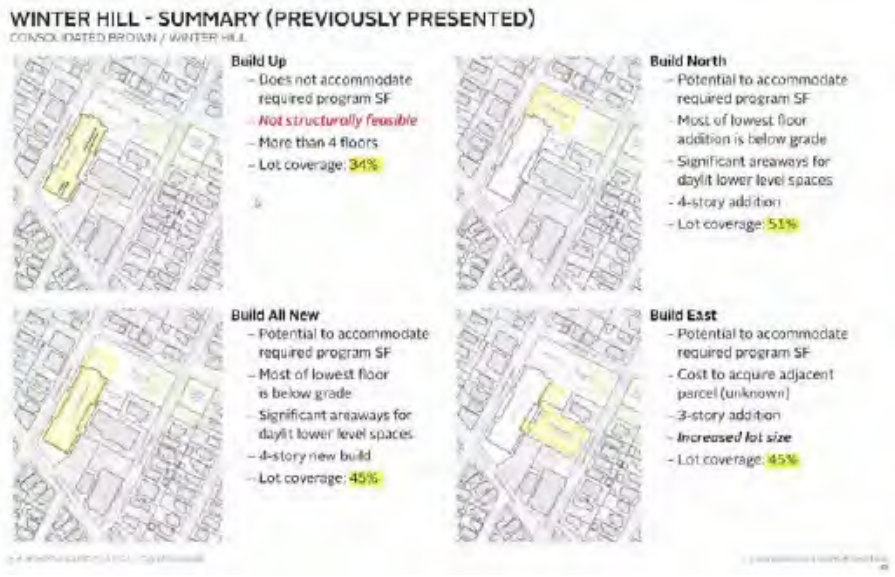
3) Option 3- Build North: See graphic below.



4) Option 4- Build East: See graphic below, also involves acquiring Church land to the East.



07.01	None	**(REVISED)- One building Scenario Concepts at Trum Field: Update 09/12/2023:** EG noted with site map overview of City and the need of 3.5 acres for this size of school, there are very limited to no options to house school of this size, and that is how the team ended up reviewing Trum Field as an option. MS reiterated that Trum is truly the only open space in City that could accommodate this school. 3 different options reviewed, with the goal on each option to keep one of the existing field's open during construction. All options shown are for 3-stories with 51k SQFT per floor, but dashed red-line on each graphic shows 4-story foot print for that option if desired with smaller SQFT per floor. BBB noted no costs currently known for any of the options. 1) Option 1: See graphic below.  2) Option 2: See graphic below.  3) Option 3: See graphic below.

		 • JC inquired if fields at Trum were both baseball, softball, or one and one? RR noted they are baseball and softball. MS noted either options allow baseball field to stay open on 1 side of the existing footprint. • JC inquired if any consideration was taken into account in redirecting Franey Road/taking playground space. RR/EG noted Franey has complexities with site history that would result in challenges to the project fiscally, as well as the bridge on Cedar Street adding complexities.
08.03	None	**<u>(NEW) One-Building Opportunities Summary:</u> Update 09/12/2023:** 1) Winter Hill Site: See graphic below.  2) Trum Field Summary:

		 • JC thanked the team for the presentation, very clear. JC noted still believe SQFT will be interrogated hard by the public because while the building will be better/more flexible than East (largest K-8 in City), it houses roughly the same enrollment but will be 40% larger. BBB noted that when incorporating virtually entire SPED needs across District as well as other speciality classrooms, that is the reasoning for the increased SQFT need. MP from T2 noted the proposed size also has more contemporary program space/experiential moves that newer buildings do not (i.e. small group intervention rooms). Dedicated after school space, break out learning spaces, and dedicated SPED support spaces also driving SQFT need. JC advised team to breakout/highlight the spaces/amenities in this proposed building that East does not have.
08.04	ALL	**(NEW) Next Steps: Update 09/12/2023:** • Building Story Preference- MW noted preference appears to be a 4-story building as it leaves more play space compared to 3-story. JC noted he is leaning in the same direction, need to include RC on the discussion. Team noted that this would be for WH or Trum, and for Kennedy, the desire would be to match the existing building height. • Narrowing of Options/Cost Estimating- RR noted some options need to be removed and then costs to be explored for other options. BBB noted build-up at WH should be removed. RR noted for 4-story building at Trum, the cost estimating is simplistic in nature. For WH, 2 estimates required for 4 story build new or reno/add (whether that is add north or add east), with all options bringing their own unique challenges. For Brown, we have 2021 cost estimating numbers. For Brown at Kennedy, simplistic in nature but need to review impacts to school operations/any considerations for how the construction is done (i.e. only Summers). RR noted for WH reno/build east, IAM needs/is currently chasing down possibility of acquiring the St. Anne's parcel, with Archdiocese feedback to be included in the final report. JC noted for these options that are estimated, the complexities/challenges/relocation costs need to be factored in and presented, RR agreed. BBB agreed, noting nuances for each option could be relayed and that an agreement with SPS needs to be sought for any option. • Geographic Representations- Team to develop figure that puts data/District map with each Ward/where students are sent to, and to graphically show how Trum option geographically makes sense, and the larger building size being able to accommodate other SQFT shortfalls across SPS. BBB noted can also have the graphic show center of gravity of the City and how the school placement can affect that (meaning if 1 school option at WH is pursued, center of gravity for SPS shifts further East and is less balanced community wise). JC inquired again to BBB if truly all other possible sites were reviewed/team can say confidently 1 building option can only fit at Trum (vs. other open space in City). BBB reviewed City map graphic again, noting confidently that Trum was only solution that worked/worked geographically. MW noted BBB could run exercise again once more for gut check. • Preparing for the future- JC noted a point should be made that this new building also may allow programming flexibility/changes for SPS in the future that currently cannot be accounted for.

		• Draft Final Report- MW noted BBB is to begin making final report, and to issue draft for review/comment to IAM/SPS. MW noted while no further meetings are currently scheduled, there may be reach out to meet to discuss comments on draft report/ahead of report finalization.

PMA Consultants assumes, to the best of our knowledge, that the above content of these Meeting Minutes depicts all that transpired during this Project meeting. All attendees are required to address by memo or via e-mail, any omissions, errors, or inconsistencies in the reporting of these Meeting Minutes, to the writer, within two (2) business days of receipt of these Meeting Minutes.

PREPARED BY: Anthony LoPresti, PMA Consultants LLC **DATE:** September 29, 2023

BEYER
BLINDER
BELLE

MEETING MINUTES

PROJECT:	Somerville K-8 School Capacity Study
BBB REF#	#2875.02
DATE:	01 May 2023, 10:00am -11:00am
LOCATION:	Teams Meeting
SUBJECT:	**Programming Interview – Winter Hill Community School**

PARTICIPANTS	FIRM
Melissa Woods	Somerville (SOM)
Rich Raiche	SOM
Elizabeth Galloway	SOM
Chad Mazza	Somerville Public Schools (SPS) Assistant Superintendent
Courtney Gosselin	SPS – Winter Hill Community Innovation School Principal
Monica Siebenmorgen	Beyer Blinder Belle (BBB)
Cameron Henry	BBB

ITEM	DESCRIPTION
1.0	**Introduction of New Attendees on Call**
1.1	• Liz Galloway: New Senior Project Manager at Somerville Capital Projects • Courtney Gosselin: 6th year as Winter Hill School Principal •
2.0	**Review of Winter Hill School Building Challenges**
2.1	• Most substantial challenges include: o Walls: ▪ Thin partitions are acoustically transparent. ▪ Confidentiality issues are created by shared faculty offices and poor acoustic separation. ▪ Students can hear instruction from adjacent classrooms. • Unfair to ask students to remain quiet all day during testing. o Building Layout: ▪ The odd layout of the school makes transitions from space to space inconvenient and awkward; the building program has changed significantly since construction in 1974. • Recess and Lunch are on opposite sides of the building. Ideally, they would be adjacent. ▪ Dismissal and Arrival are challenging as there is no place for students to wait near an entrance. Grades K-5 have a good system, but 6-8 have no space to wait for school to open. ▪ New special programs (AIM) require different relationships and accommodations for different teachers/specialists than a typical general education classroom layout.
2.2	• Recurring Maintenance Challenges: o Flooding and water intrusion

BEYER BLINDER BELLE
ARCHITECTS & PLANNERS LLP
33 Arch Street, 17th Floor
Boston, MA 02110
857 413 2840
beyerblinderbelle.com

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via the United States Postal Service.

ITEM	DESCRIPTION

- Water enters under both sets of entry doors on Sycamore Street during heavy rain.
- Occasional leaks in library, especially after snowfall
- Water runs down walls in stairwell closest to the gymnasium during heavy rain, occasional infiltration in other stairwells.
- Fourth Floor windows that face the church leak during heavy rain events. However, this has improved since the roof work was completed.

- Rodents
- Technology challenges
  - Cellphone reception inside the school is very poor, except Verizon.
  - Internet access is intermittent.
    - Chromebook connectivity has been a problem for teachers.
    - Unpredictability of internet access has been a problem for online testing.
- Age of building and systems and their deterioration:
  - Metal hand cranks on some windows are broken and cannot be replaced – windows are now inoperable.
  - Classroom sinks often leak, cause mold growth, and require maintenance.
    - Faucets often break.
  - The HVAC system provides comfort when it is functional, but the library is sometimes a challenge.
    - The HVAC system cannot easily switch between heating and cooling, causing 80+ degree temperatures in the 4th Floor classrooms and offices at transition times throughout the year.
    - Some rooms are not conditioned at all (ex. Office 406)
- Limited space for various programs:
  - Current allocation: 19 General Education rooms, 11 AIM rooms, 5 Newcomer Academy rooms

3.0 Desired Program Features

3.1

- Winter Hill Community School is home to multiple special educational programs from among the Somerville School system:
  - *AIM (Adapt, Include, Motivate) program for students with autism, since 2015*
  - *Newcomer Academy- ESL learning was expanded at Winter Hill School, ca. 2011*
  - *LIFE (Limited or Interrupted Formal Education), a program for students with inadequate prior access to education.*
- In addition to classroom spaces, many of the Winter Hill Community School programs need more specialized programming and office space for Counselors, Ed Techs, Board-Certified Behavioral Analysts (BCBAs), etc. who serve the special programs at Winter Hill School.
- Counselors' offices are currently located all over the building. These offices are best located together, close to the cafeteria.
  - Counselors' offices should include (or be adjacent to) counseling area for solo and group counseling.
- The AIM program is continuing to grow and will likely expand in the upper grades soon, as the enrollment in grades 1-3 is triple that of the upper grades. Grades 1-8 of Somerville's AIM program are all at Winter Hill School.
  - AIM program requires a redesign specific to the special needs of the program. The ideal arrangement is not easily pulled from the replicable General Education classroom standard.
  - AIM classrooms should be located off the standard classroom corridors of their respective grade levels to keep AIM students close to their peers.

ITEM	DESCRIPTION
	▪ Sensory Rooms/ Areas should be located on all levels of the building. • Individual learning spaces are desired but not currently possible due to space constraints. • High-need students need to be in an area with adults. ▪ The AIM program requires a comprehensive, clustered suite of classrooms with open space, staff offices, bathrooms, and sensory areas. o The Newcomer Academy and LIFE Program need a home base. There are currently around 60 students in the program at various levels, spread among five classrooms. 6-8th grades will be added. ▪ ESL and Resource Room teachers work in classrooms while class is in session. Non-classroom teachers need specific workspace/offices away from the classroom. ▪ Bi-lingual counselors serving the LIFE program currently occupy very small offices. New offices that can accommodate small groups are needed. o Parents and other volunteers often help with tutoring. This private instruction is regularly relegated to the hallway. Special, individual instruction/tutoring rooms would be useful.
3.2	• General Education Program Needs: o Dismissal and Arrival area ▪ A space near the entrance in which students may wait. ▪ Split into two separate entrances/ exits, one for older students and another for younger students. ▪ Area for bus drop-off ▪ Rooms on the existing school's First Floor/Basement level are used as After-school Rooms or Multi-purpose Rooms. Should something similar be located near the pick-up area in the new school program? o Middle School section- group 7th and 8th graders together. o Move playground next to the cafeteria (or vice versa); Recess follows lunch, and currently requires trekking through the entire school building to reach the play area. o Current daylight levels are adequate except in the Music and Theater rooms, (and some offices), which are underground and have no windows. are desired in all classrooms. o Classrooms are too small, and they are further restricted by the clutter of students' belongings. There is no place for students to store their things. Wall hooks in classrooms look cluttered and are too few for the number of students. ▪ Add built-in storage in the classroom for teachers. ▪ Add cubbies, separate from the classroom teaching area, for storage of students' belongings. ▪ Argenziano (AFA) is a model for organizing students' things – Principal Gosselin noted the system during a recent meeting there. o New triangular desks (middle grades) are popular. Most of the furniture is outdated and appears cobbled together. o Pre-K classrooms require attached restrooms
3.3	• Faculty and Staff Program Needs: o The current teacher workroom (#409) is large enough to meet teachers' needs. However, it also doubles as a book storage room and break room/ social area. ▪ Book Room should move to its own, separate location. ▪ Separate social and work functions of Faculty Room ▪ The current Teachers' Room has a stove, fridge, and separate faculty restroom. o A corner of the library is currently serving as a workspace for teachers. A separate work room for teachers, apart from their social/ lunch space, is needed.

ITEM	DESCRIPTION
	○ A small office was converted for use as a Mothers' Room. This programmatic element should be retained. ○ Provide office space for non-classroom teachers who are currently working in active classrooms.
4.0	**New Building Considerations**
4.1	• A new building will be constrained by lot size and land availability. • Somerville East is the most recent K-8 school to be built. Can programming there simply be copied? ○ General education programming is more easily copied. The AIM program, in particular, would require a programming redesign.

BEYER
BLINDER
BELLE

MEETING MINUTES

PROJECT:	Somerville K-8 School Capacity Study
BBB REF#	#2875.02
DATE:	09 May 2023, 9:00am -10:00am
LOCATION:	Teams Meeting
SUBJECT:	**Programming Kick-off and Enrollment Study Review**

PARTICIPANTS	FIRM
Melissa Woods	Somerville (SOM)
Rich Raiche	SOM
Elizabeth Galloway	SOM
Dr. Jeff Curley	Somerville Public Schools (SPS): Interim Superintendent
Chad Mazza	SPS: Assistant Superintendent
Dr. Susana Hernandez Morgan	SPS: Interim Chief of Staff and Strategy
Paulina Mitropoulos	SPS: Director, Multilingual Learner Education Department (MLE)
Will Verbits	SPS: Interim Director of Special Education
Anthony Lopresti	PMA Consultants
Mitch Miller	PMA Consultants
Nicholas Masse	PMA Consultants
Peter Turowski	T2 Architecture
Libby Turowski	T2 Architecture
Mike Pirollo	MLP Integrated Design- Education Consultant (T2 Consultant)
Aaron Lamport	Beyer Blinder Belle (BBB)
Monica Siebenmorgen	BBB
Cameron Henry	BBB

ITEM	DESCRIPTION
1.0	**Introduction of Attendees on Call**
1.1	• Liz Galloway: New Senior Project Manager at Somerville Capital Projects. She will send subsequent meeting invites.
2.0	**Review of K-8 Enrollment and Capacity Studies**
2.1	• Preliminary condition surveys of Somerville K-8 Schools were completed in December 2022 and January 2023 : o A detailed follow-up at Winter Hill Community Innovation School (WHCIS) was completed in April 2023.
2.2	• Peter Turowski and Mike Pirollo toured the SPS K-8 schools (except Brown) and reviewed the enrollment study to determine the best course for SPS K-8 facilities moving forward.

BEYER BLINDER BELLE
ARCHITECTS & PLANNERS LLP
33 Arch Street, 17th Floor
Boston, MA 02110
857 413 2840
beyerblinderbelle.com

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via the United States Postal Service.

ITEM	DESCRIPTION

- The goal of their analysis is to find a solution for the replacement of the district's two oldest buildings, Brown School and Winter Hill Community Innovation School.
  - Is the solution to simply combine the current enrollments of the Brown School and WHCIS in one building or should the consolidation be paired with a larger shift among catchment areas to more evenly distribute enrollment among the Somerville K-8 schools?
- Capacity of the existing schools was determined by comparing the net usable square footage to the Massachusetts School Building Authority (MSBA) standards for class size.
  - The number of core academic rooms per school is multiplied by the potential maximum number of students per classroom to determine the school's carrying capacity (# of students).
  - Target efficiency of school square footage is between 75% and 85%.
    - Some Somerville K-8 schools currently have extra capacity.
    - District wide, excepting Capuano and Brown, there is currently about 5,000 sf excess space beyond carrying capacity.
    - SPS doesn't want to push the capacity boundaries. MSBA maximum standard for students per classroom is not conducive to learning.
- The difference between carrying capacity and enrollment is projected to increase over time.
  - The enrollment study projects a decrease in enrollment over the next 10 years.
    - T2 used the mid-range enrollment projection data when studying school capacities.
    - Suggestion: Align the maximum classroom capacity calculations with the upper enrollment projections from the employment study—this way there will be capacity if the upper enrollment projections are realized.

2.3

- T2's school-by-school capacity study doesn't separate out Special Education programming in each school. However, the overall analysis of district-wide capacity *does* include special education capacity. District-wide special education capacity is based on MSBA standards.
  - Could the AIM program be divided up between two or more schools?
    - Kennedy's Special Education program is distinctively different from the AIM program at WHCIS.
    - The AIM program began at WHCIS, and it has grown larger and faster than initially expected. The program is running out of space, and could benefit from classrooms that are purpose-built for special education.
    - WHCIS is nearing the tipping point of the majority of the student population being considered special education. This may drive the need for spreading the AIM program out among other K-8 schools.
  - Special Education program needs will require special study because of the specific space needs of the programs and the population in the program is constantly fluctuating. The next step will include more detailed assessments of the program.

2.4

- Capacity studies need to account for Sheltered English Immersion programs as well.
  - There are currently 6 SEI classrooms at Argenziano, 6 SEI classrooms at Healey, and 5 SEI classrooms at WHCIS. WHCIS has a particular focus on ESL learning. All the middle school SEI programs are at WHCIS.
    - WHCIS' multi-lingual learners are intentionally consolidated there. This consolidation is based on the locations of new family arrivals.
      - Is there potential for expanding the Unidos program to West Somerville?

2.5

- The Somerville teachers' collective bargaining limits classroom capacity to 15 students per classroom in Pre-Kindergarten classes, 20 students per classroom in Kindergarten classes, and 26 students/ classroom in Grade 1-8 classrooms.

ITEM	DESCRIPTION

- The MSBA standard is lower – 23 students per classroom. T2 should use this standard going forward.
  - 23 students per classroom may still be too high for the creation of a good learning environment.
  - Historical classroom sizes in Somerville are lower than the MSBA standard.

3.0 Programming Goals and Next Steps

3.1

- Does SPS aspire to keep its K-8 schools or switch to a Middle School model?
  - Discussions about switching back to a Middle School model in Somerville are only preliminary. Planning should proceed under the assumption SPS will maintain its K-8 system.
  - A primary focus of planning for the Special Education programs should be to limit the number of transitions that students make over the course of their education at SPS.

3.2

- A case will eventually need to be made to the MSBA, the School Board, the City government, and the residents of the City of Somerville to justify the capacity and program of a new school.
  - The City of Somerville will determine its ideal class size benchmark. Is SPS' aspirational classroom density comparable to the MSBA capacity of 23 students per classroom or should the City set a lower K-8 classroom capacity?
  - The City will likely carry debt for the construction of a new school for 20-30 years. Therefore, the new school building must give SPS the capacity to handle Somerville's K-8 population's needs over the course of that time (or longer).
    - Planners and programmers need to understand the totality of need over time.
    - SPS has budgeted for consultants in 2023-24.

3.3

- WHCIS has the largest production kitchen among the K-8 schools in the system. This program should be retained.
  - The other, modern schools have the capacity to serve lunch to their own populations, but they cannot package meals en masse. The size of the WHCIS kitchen allows room for the bulky equipment needed to package meals on a large scale.

3.4

- The Brown School, if not replaced, would benefit from the addition of a Cafeteria and a Gymnasium.

BEYER
BLINDER
BELLE

MEETING MINUTES

PROJECT:	Somerville K-8 School Capacity Study
BBB REF#	#2875.02
DATE:	16 May 2023, 3:00pm -4:00pm
LOCATION:	Teams Meeting
SUBJECT:	**Special Education Programming**

PARTICIPANTS	FIRM
Melissa Woods	Somerville (SOM)
Rich Raiche	SOM
Elizabeth Galloway	SOM
Chad Mazza	SPS: Assistant Superintendent
Will Verbits	SPS: Interim Director of Special Education
Marisa MacDonald	SPS: Assistant Director of Special Education for Instruction and Programming
Peter Turowski	T2 Architecture
Mike Pirollo	MLP Integrated Design- Education Consultant (T2 Consultant)
Monica Siebenmorgen	Beyer Blinder Belle (BBB)

ITEM **DESCRIPTION**

1.0 Overview

1.1

- SOM provided an overview of the meeting goal: to better understand Special Education needs beyond what was expressed in the kick-off meeting - including class types, sizes and required supplemental program areas.
- T2 will take the information provided and re-frame the enrollment and capacity numbers to account for Special Education needs.

2.0 Overview of Special Ed Programs

2.1

- Marisa provided an overview of the special education programs and locations within SPS; those relevant to the K-8 programming conversation are highlighted in ***bold italicized text***.
    - Albert F. Agenziano School
        - *Adding a language-based program next year*
    - Arthur D. Healey School
        - ***Multigraded*** *(2 classrooms)*
    - Benjamin G. Brown School
    - East Somerville Community School
        - ***Multigraded*** *(1 classroom – only 8th grade next year)*
    - John F. Kennedy School
        - ***Life Skills*** *(intellectual impairments; not severe)*
        - ***SEEK - Social and Educational Enrichment Kennedy*** *(students with behavioral needs)*

BEYER BLINDER BELLE
ARCHITECTS & PLANNERS LLP
33 Arch Street, 17th Floor
Boston, MA 02110
857 413 2840
beyerblinderbelle.com

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via the United States Postal Service.

ITEM	DESCRIPTION

- ***SKIP – Specialized Kennedy Intensive Program*** *(students with physical and cognitive needs)*
- Michael E. Capuano Early Childhood Center
  - ***AIM - Adapt / Include / Motivate*** *(autism spectrum)*
  - ECIP – Early Childhood Intervention Program (Preschool ages 3-5; integrated with General Education)
- West Somerville Neighborhood School
- Winter Hill Community Innovation School
  - ***AIM - Adapt / Include / Motivate*** *(autism spectrum)*
- Next Wave / Full Circle Schools 6-12
- Somerville High School
  - AIM – 2 years out
  - Life Skills (intellectual impairments; not severe)
  - PATH (anxiety and depression)
  - SHIP (students with physical and cognitive needs)
  - Transitions (ages 18-22)

2.2

- List of associated spaces needed for special education programs.
  - Sensory rooms (1 per floor) – specific to AIM.
    - AIM students specifically require significant support.
      - These students are non-verbal, have behavioral issues, and require speech language services and BCBA support, and sensory rooms.
  - Speech language pathologist
  - Occupational / physical therapy (multiple teachers share space)
    - Typically, two PT's across the district (share space with OT)
  - Counselor
  - BCBA
  - Department head office (today often shares with other needs such as testing/evaluation)
  - Academic testing / visiting evaluation.
    - PK-K evaluation is play based.
  - Resource room
  - Physical education
    - Building gyms are sufficient; can divide the space for classes as needed.
  - Conference rooms
    - Typically building wide meeting spaces are sufficient.
    - More meetings today are virtual.
    - IEP meeting sizes – 12 would be the largest (average is 4-12)

2.3

- Ideal classroom sizes
  - Difficult to pinpoint because the needs vary by program type.
    - Some classes as small as 3-5 (e.g., AIM)
    - Others can accommodate 5-8 higher functioning students (e.g., multi-graded)

2.4

- Ideal locations
  - Would any programs move or change locations?
    - Programs are located where they are for a variety of reasons.
      - Some students (e.g., SEEK – 3rd floor at Kennedy) are particularly challenging and often destroy property.
      - Other students have physical disabilities that benefit from certain locations within a building (e.g., SKIP is on the 1st floor for students who require wheelchairs)
      - AIM student needs continue to grow (at Capuano and Winter Hill)

BEYER
BLINDER
BELLE

ITEM	DESCRIPTION
2.5	▪ Existing classrooms were not built with these groups in mind; SPS is often retrofitting classrooms for specific needs (e.g., implementing room dividers bolted to the floor) • Ideally a building or an entire section for a group would be retrofitted. ▪ It is often beneficial for students to stay in a single building throughout their K-8 years as transitions are uniquely challenging for these groups. • AIM is clustered today because of access to support needs. o It is possible this group could benefit from a new building because of the specific support needs required and the continued demand for these programs. o Moving to a new combined school could allow for a single centralized location which would be desirable. • Enrollment and growth projections o SPS is repeatedly asked to take students from outside Somerville and must turn them away because they have difficulty accommodating their own student special education needs. o AIM has seen 300% growth over the past five years while general ed enrollment has stayed flat. This need is exponentially growing.
3.0	**Next Steps**
3.1	**SPS to provide Special Education historical average and growth projection data to the design team.**
3.2	**SPS to send plans and summary worksheets to each school for final review and comments by EOD Friday.**
3.3	Tuesday 5/30: Follow-up review (internal with SOM and select SPS attendees) Tuesday 6/6: Next full bi-weekly to review revised numbers

BEYER
BLINDER
BELLE

MEETING MINUTES

PROJECT:	Somerville K-8 School Capacity Study
BBB REF#	#2875.02
DATE:	29 June 2023, 11:00am -12:00pm
LOCATION:	Teams Meeting
SUBJECT:	**SPS Principals - Programming**

PARTICIPANTS	FIRM
Melissa Woods	Somerville (SOM)
Rich Raiche	SOM
Elizabeth Galloway	SOM
Ruben Carmona	SPS Superintendent of Schools
Jeff Curley	SPS: Interim Superintendent of Schools
Susana Morgan	SPS: Interim Chief of Staff and Strategy
Jackie Piques	SPS: Interim Director of Communications and Grants
Courtney Gosselin	SPS Winter Hill Principal
Mary Ellen Cobb	SPS Healey Principal
Steve Marshall	SPS Kennedy Principal
Rosanna Paribello	SPS Community Schools/OTS
Mike Pirollo	MLP Integrated Design- Education Consultant (T2 Consultant)
Monica Siebenmorgen	Beyer Blinder Belle (BBB)
Cameron Henry	BBB
Anthony Lopresti	PMA

ITEM **DESCRIPTION**

1.0 Overview

1.1

- SOM provided an overview of the meeting goal:
  - To understand overall program needs for the SPS schools as a supplement to the original K-8 programming effort for a potential new Winter Hill / Brown School
  - To understand if any of these needs can/should be solved by a new school building

2.0 Questions

2.1 What programs are not adequately supported today? What spaces are missing or inadequate for delivering educational needs?

- Healey (Mary Ellen Cobbs)
  - Missing small group academic intervention and instruction
  - Clinicians (4-5) share a single office; does not allow for meetings with families/children
  - Social workers – lack ability to have private and confidential meetings or space for secure records

BEYER BLINDER BELLE
ARCHITECTS & PLANNERS LLP
33 Arch Street, 17th Floor
Boston, MA 02110
857 413 2840
beyerblinderbelle.com

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via the United States Postal Service.

- Room 208 was supposed to be renovated this summer – to provide a suite for psychoeducational, clinic and therapeutic care; that project is not happening
- Caseload is a major issue
- Current staff:
  - 1.5 Social Workers
  - 1.5 School Adjustment Counselors
  - 1 Counselor Educator
  - 1 BAM Counselor (Youth Guidance 5 days per week and after school)
  - 2 Riverside Clinicians
  - 1 Neighborhood Health Center Clinician
  - Rotating peer meditation and drug/alcohol counselor (3x weekly)
  - Note: The .5 positions are shared across SPS

- Kennedy (Steve)
  - SEEK spaces are too small; not conducive for the program itself; primarily because of disrepair
  - There is space not being used; a physical re-programming and re-structuring of the SEEK program is needed
    - Two quiet rooms; only one is used
    - Two classrooms on the 3rd floor are currently used, two others are not used; but the unused ones cannot be used for other activities as they are current set-up
    - Bathrooms within the classrooms are not beneficial to the program; space could be repurposed
  - Cafetorium set up is limiting b/c of acoustics for presentations
- Winter Hill (Courtney)
  - Lack of space for AIM programs (11 sub-separate rooms are needed for the fall)
    - AIM classrooms need separate spaces within the rooms; not big open spaces
    - Lack of space for OT, PT, SLPs, BCBAs
    - Bathrooms proximity for students who need support
  - Lack of space for newcomer classrooms (5 required for the fall)
  - Lack of resource rooms for special education outside the AIM program; all four teachers share a single space
  - Not enough spaces for private counseling; currently use conference rooms which interferes with other groups operating at the same time
    - Currently have 6 counselors; two bilingual
  - Lacking space for two Deans; currently working out of a closet and lack space for private conversations
  - Theater and music programs lack adequate space for performances
    - Run performances at the SHS or East; nowhere to have ceremonies
  - ELL students are in general education classes; not affiliated with newcomer program; need space for ESL specialists for planning, prep and small group work
  - Overprogrammed with special education and newcomers for the long term; an issue that needs to be addressed at the district level
  - Community Schools needs space; currently have one dedicated old locker room and share a storage room
- Community Schools (Rosana)
  - Often are assigned a dedicated space at the beginning of a school year; then it gets reassigned during the year for another need.
  - Ideally need a community room that is not attractive for use as a classroom
  - Retaining staff is a challenge; made to feel less important
  - 10-50% of students in the district are in afterschool programs; demand continues to grow

- Additional space needs:
  - Quiet space is needed for academic support; homework
  - Lacking space for sports activities
  - Spaces for messy enrichment activities (painting, etc.)
- They can continue to share spaces, but there are challenges around dismissal time and arrival of students; this overlaps during a time when teachers are still using their rooms
- Afterschool programs need prep time before students arrive
- Better proximity of after school spaces to pick up and drop off would also be helpful for parents

2.2 Should Special Education continue to be concentrated in Winter Hill and Kennedy, or should it be more distributed across SPS schools?

- Steve: It would be beneficial to be more distributed so that students could be part of their neighborhood school within their community; it is also important for communities to support their special needs students.
- Ruben: From a logistical point of view, providing services in one facility makes things more manageable. However, if we overtask a single building with a certain need it creates an imbalance.
- Courtney: Agrees with Ruben; the current configuration is a stress on WH's school resources and spaces. Also feels that students not in a school with special education miss out on understanding a large section of their own community – which is a disservice to all students. More options and distribution across the district would provide better options for parents as well.
  - Argenziano and Healey now have K-5 newcomer programs
  - Ideally SPS would extend parallel programs for AIM so students can stay in a single school for K-8
- Jeff: AIM and SEEK used to have dedicated administrators which could create a scheduling problem for those programs in a distributed model
- Mike: This is a deep question that needs follow up from leadership. While there are many advantages to providing distributed resources, long term you are also creating parallel schools. Is there an approach that would not be cost prohibitive but would provide more options and distribution?

2.3 What is driving so many lunch waves in schools?

- Lunch and recess can be challenging for behavior issues around special needs students
- 2 grades at a time at Winter Hill/Kennedy
- Middle school grades are larger with the newcomer program; can only manage two at a time
- Not enough staff supervision
- Limited by number of meals that can be served at a given time

2.4 What major elements or program are missing district wide? If you had more space what would you want to do with it?

- Mary Ellen: Healey would like to expand visual and fine arts; at the moment this is more driven by budget than by lack of space
- Jeff: 3 things
  - Expanding Unidos dual enrollment program to a central or west Somerville school
  - Extending OST (youth guidance) programs like Becoming a Man (BAM), Working on Womanhood, El Sistema to all schools
    - Requires dedicated OST planning space and at least one dedicated classroom
  - Offer 3rd grade strings at Brown and East
- Courtney:
  - Note per Jeff's list above: programs like BAM require space for 15 students; they often try to add these programs but then it infringes on other space uses and becomes challenging to navigate; it can create conflict among the adults (Community Schools has similar challenges)
  - Space for counselors to have interns; need confidential spaces to train the next generation of counselors

BEYER BLINDER BELLE

ITEM	DESCRIPTION
2.5	**What types of outdoor programs would you like to have if space was available?** o Steve: Use of the playground is limited; other schools have a turf/field. The uncovered generator is also an issue.
2.6	**What spaces are common in new construction in urban schools that are not currently provided in Somerville?** o Community center for clothing/food; high immigrant populations rely on and physically come to the schools for assistance with a wide range of needs. o A conversation with SFLC would be helpful here as they are the connective tissue o Community Health Clinic: there is one at SHS and a middle school focused one at East would be ideal o Performance spaces o Better spaces for teacher planning; to meet and gather with one another (PLC's)
3.0	**Next Steps**
3.1	**Follow up meeting with Principals not in attendance at today's meeting (date TBC):** o Glenda Soto - Argenziano o Samaria Hashem - East Somerville (Interim) o Shawn Maguire - Brown o Kim Baker - West Somerville (Interim)

BEYER
BLINDER
BELLE

MEETING MINUTES

PROJECT:	Somerville K-8 School Capacity Study
BBB REF#	#2875.02
DATE:	20 July 2023, 9:00am -10:00am
LOCATION:	Teams Meeting
SUBJECT:	**SPS Principals - Programming**

PARTICIPANTS	FIRM
Melissa Woods	Somerville (SOM)
Rich Raiche	SOM
Elizabeth Galloway	SOM
Ruben Carmona	SPS Superintendent of Schools
Jeff Curley	SPS: Former Interim Superintendent of Schools
Katherine Santiago	SPS: Assistant to the Superintendent
Glenda Soto	SPS: Argenziano Principal
Isabel Barros	SPS: Asst. Principal Winter Hill (formerly Interim Asst. Principal at West)
Julie Allen	SPS: East Somerville Assistant Principal
Berenice Mace-Diaz	SPS: East Somerville Principal
Mike Pirollo	MLP Integrated Design- Education Consultant (T2 Consultant)
Monica Siebenmorgen	Beyer Blinder Belle (BBB)
Cameron Henry	BBB

ITEM	DESCRIPTION
1.0	**Overview**

1.1	• SOM provided an overview of the meeting goal:
	  • To understand overall program needs for the SPS schools as a supplement to the original K-8 programming effort for a potential new Winter Hill / Brown School
	  • To understand if any of these needs can/should be solved by a new school building

2.0	**Questions**

2.1	**What programs are not adequately supported today? What spaces are missing or inadequate for delivering educational needs?** *(Note: all numbers noted were as provided by participants and are to be confirmed.)*
	• Argenziano (Glenda)
	  • Overall have a great building and are maximizing their spaces.
	  • The school was built based on patterns that existed previously because middle school numbers were declining, however they are now seeing challenges in accommodating middle school enrollment.
	  ▪ Currently (3) 5^{th}/6^{th} grade, (5) 7^{th}/8^{th} grade

BEYER BLINDER BELLE
ARCHITECTS & PLANNERS LLP
33 Arch Street, 17th Floor
Boston, MA 02110
857 413 2840
beyerblinderbelle.com

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via the United States Postal Service.

        - Using previous computer labs for classrooms; these labs are no longer necessary as part of their program needs.
        - Can increase their capacity to 630 and still be comfortable.
        - If existing middle school patterns continue, they will not have enough space; enrollment knows they cannot accommodate any additional 5th graders.
        - House K-5 SEI programs; these students eventually go to Winter Hill
            - Ideally these students would remain, and they have tried to make use of any available spaces to accommodate them; those most impacted are MLL students.
    - The building was originally constructed for classrooms and over time Somerville has created programs for student support and services that are not well accommodated by the existing building configurations.
- Brown (Shawn)
    - Lack of accessibility is a big challenge.
    - Brown lost the most students by percentage during the pandemic.
        - They are back to 235+/- today; within 20-30 of the capacity (276)
        - 46 students per grade level; 4th-5th grade numbers are still soft but are filling back in.
    - Their main office set up needs improvement and expansion.
    - They would like to offer Special Education programs like AIM at Winter Hill, but if there is a mobility issue Brown cannot be an option. These students typically go to Winter Hill
    - Today, special pullout services are happening in the stairwell. For Special Education services they rotate OT and PT out of spare rooms.
- East Somerville (Julie / Berenice)
    - One of the biggest challenges is that they similarly are doing pullout services for Special Education in the corridors.
        - They could reorganize some program elements to accommodate pull out services.
    - They have also taken over former computer labs for other uses.
        - The library media specialist is utilizing a former computer lab; the physical space set up (tables with computers) is limiting for the types of programs they provide and is not designed to accommodate all student ages, particularly younger students.
    - Currently have a self-contained 8th grade classroom; in 2024 they will not have that classroom.
    - The addition of specialty resources has created space challenges (3 reading specialists, social workers, 2 deans, 2 readers). This has required them to shift spaces around. They could be well served by a reprogramming effort to shift some services around.
    - They have systematically removed small sub-separate classroom spaces but still have students who would ideally be served by those kinds of spaces.
- West Somerville (Isabel)
    - The building would benefit from a 4th floor.
    - They have transformed rooms (computer lab, copy rooms) for intervention for embedded services, and still have students being served in hallways.
    - Most of their staff share spaces.
    - They do not currently have space to add additional programs. An extra PK would be great, and they would want a sister Life Skills program similar to Kennedy.
    - Building heating is unbalanced.
    - They shift schedules to accommodate community needs, after school programs, and family liaisons. Sharing and scheduling can create tension and frustration.
    - Workflows are impacted by the sharing of spaces.
- Capuano (Felix)
    - The addition of the Winter Hill students at the end of the year has created space challenges.

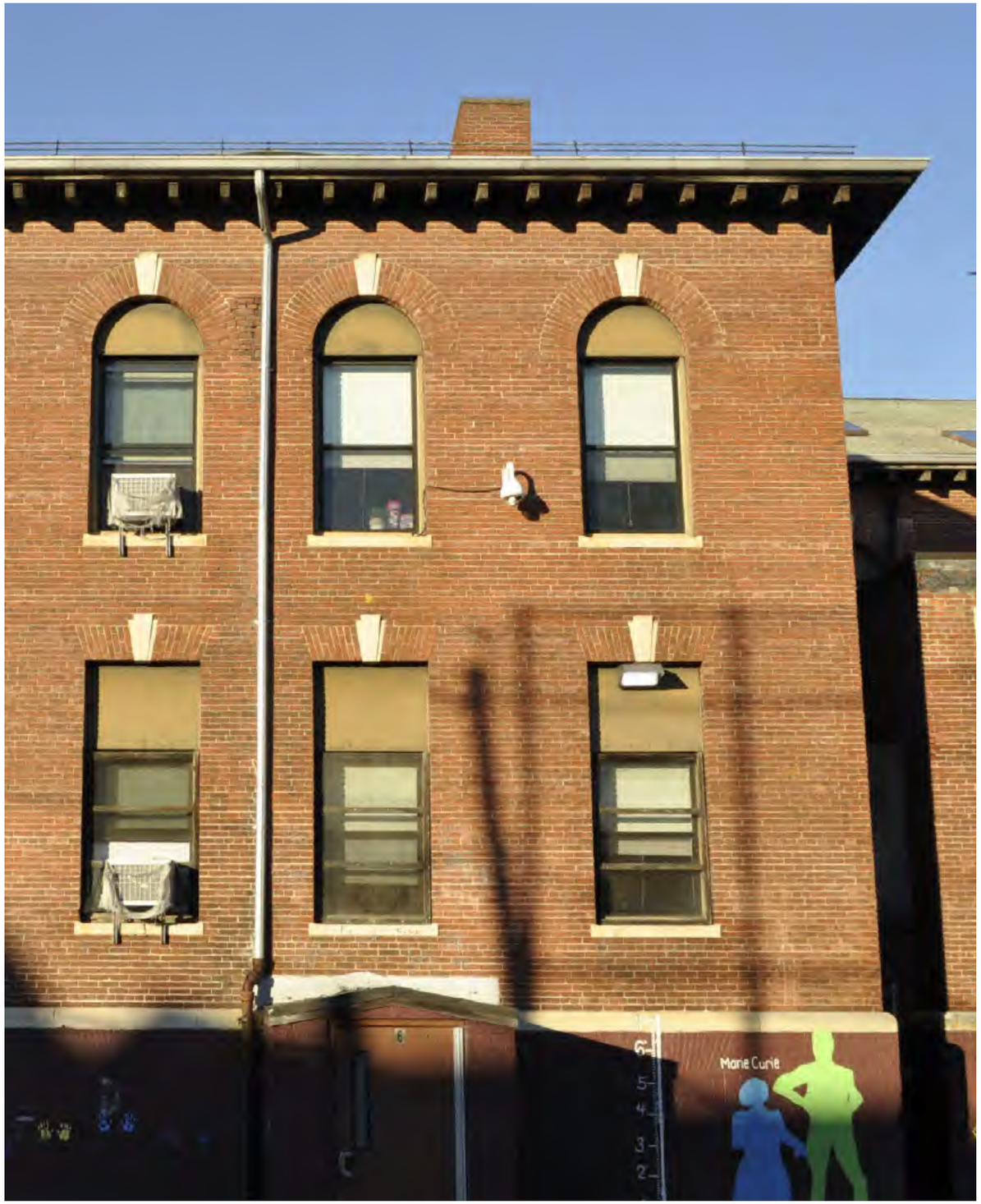
ITEM	DESCRIPTION

- Capuano used to have two rooms dedicated for community schools; they are now being used for Winter Hill.
- Their students are young, so their primary need outside classrooms is community schools.

- Need another PK AIM room.
- All of their students stay in their classrooms all day long.
- General classrooms sizes are 18-20.
- 4 integrated ECIPs; ideal class max size of 15.
- 49% of their integrated students have special needs.
- *Post Meeting: BBB stayed on the call to review floor plans and classroom sizes.*

SOMERVILLE PUBLIC SCHOOLS
K-8 CAPACITY STUDY

Programming, Follow-up Meeting – June 6, 2023
(Revised as noted - June 8 2023)

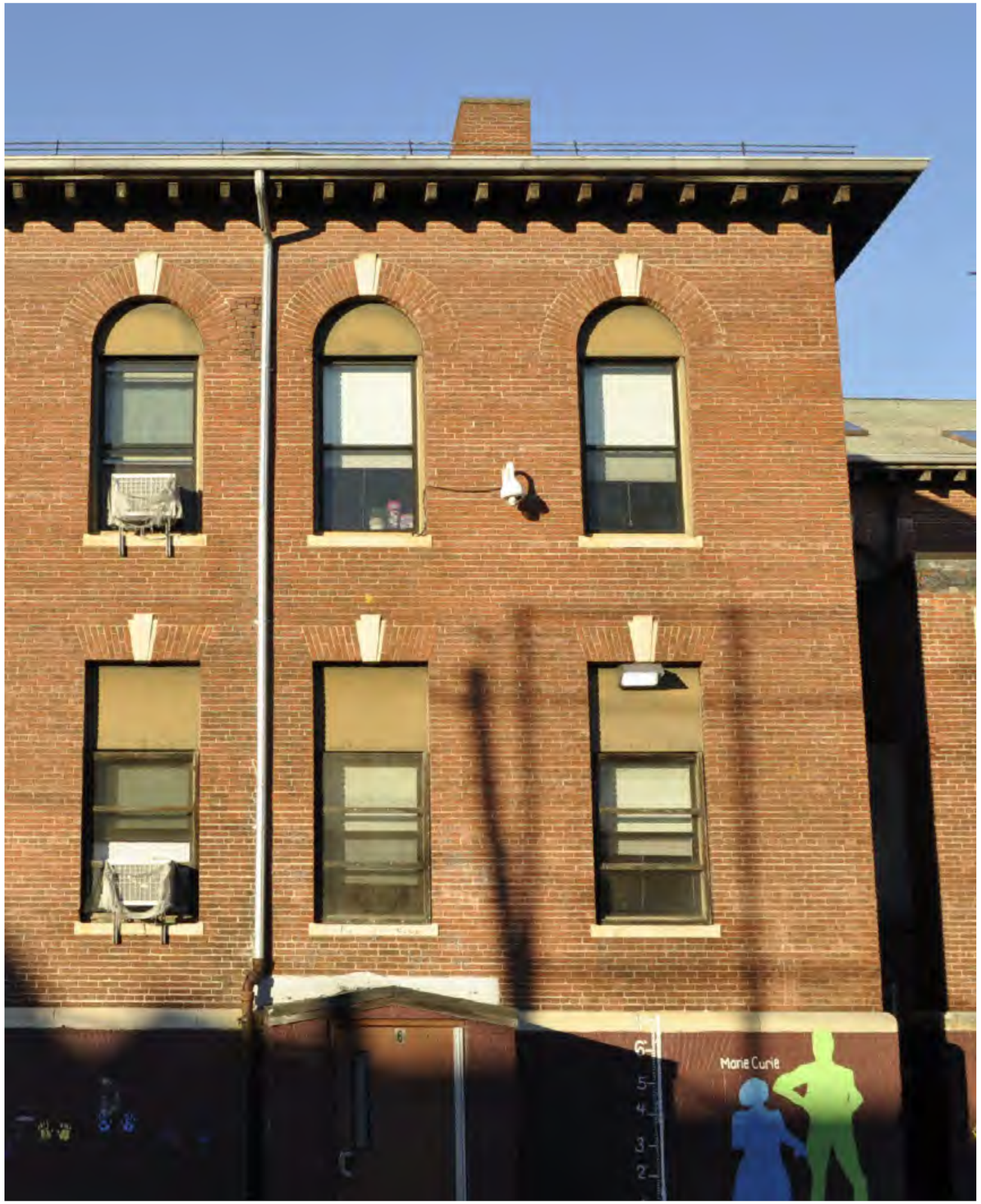


BEYER
BLINDER
BELLE

AGENDA

- **Special Education Programming Update**
- **Enrollment Study Update - MSBA/SOM**
  - Capacity Analysis
  - Enrollment Analysis
  - Projected Need

- **Next Steps**
  - Confirmation of Program Deficiencies



SPECIAL EDUCATION PROGRAMMING UPDATE

Somerville Special Education Programs

- Multigraded Programs:
  - -Healey (2 classrooms)
  - -East Somerville (1 classroom)
- Life Skills:
  - -Kennedy
- Social and Educational Enrichment Kennedy (SEEK):
  - -Kennedy
- ***Specialized Kennedy Intensive Program (SKIP):***
  - ***-Kennedy***
- ***Adapt, Include, Motivate (AIM):***
  - ***-Capuano***
  - ***-Winter Hill***
- Early Childhood Intervention Program (ECIP):
  - -Capuano

*Self-contained Special Education programs are shown bold and italicized.

Self-Contained Program Needs:

- Sensory Rooms (1 per floor)
- Class sizes from 5-8 students; as small as 3-5 for students who require significant support
- Support Spaces for Special Education:
  - - Speech/ Language Pathologist
  - - Occupational/ Physical Therapists
  - - Counselor
  - - BCBA
  - - Department Head
  - - Testing and Evaluation Location
  - - Resource Room

Open Items:

- Projected Enrollment

CAPACITY ANALYSIS - *MSBA STANDARDS (23 STUDENTS)*

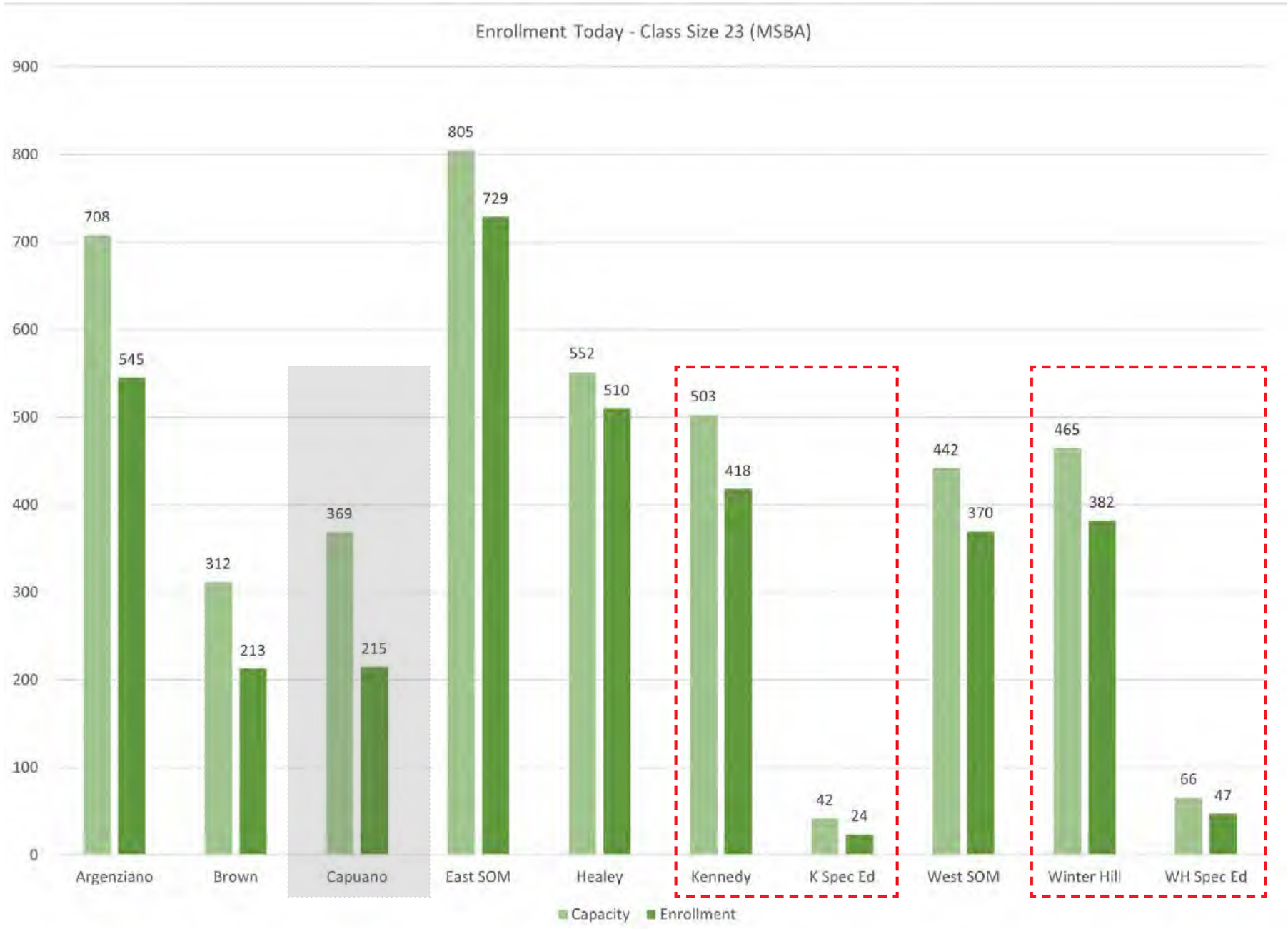
	Argenziano	Brown	Capuano	East Somerville	Healey	Kennedy Gen. Ed.	Kennedy Sp. Ed.	West Somerville	Winter Hill Gen. Ed.	Winter Hill Sp. Ed.	District Tot.
# Pre-K Classrooms *(15 st./ classroom)*	1 *(15)*	0	15 *(225)*	1 *(15)*	2 *(30)*	2 *(30)*		1 *(15)*	1 *(15)*		23 *(345)*
# Kindergarten Classrooms *(18 st./ classroom)*	4 *(72)*	2 *(36)*	8 *(144)*	3 *(54)*	3 *(54)*	2 *(36)*		2 *(36)*	2 *(36)*		26 *(468)*
# 1-8 Grade Classrooms *(23 st./ classroom)*	27 *(621)*	12 *(276)*	0	32 *(736)*	26 *(598)*	19 *(437)*	7 *(42)*	17 *(391)*	18 *(414)*	11 *(66)*	169 *(3,581)*
TOTAL # CLASSROOMS	32	14	23	36	31	23	7	20	21	11	218
TOTAL CAPACITY (STUDENTS)	***708***	***312***	***369***	***805***	***682***	***503***	***42***	***442***	***465***	***66***	***4,394***

Self-contained special education programs at Kennedy and Winter Hill have been analyzed separately because of their substantially different classroom capacity.

(18)

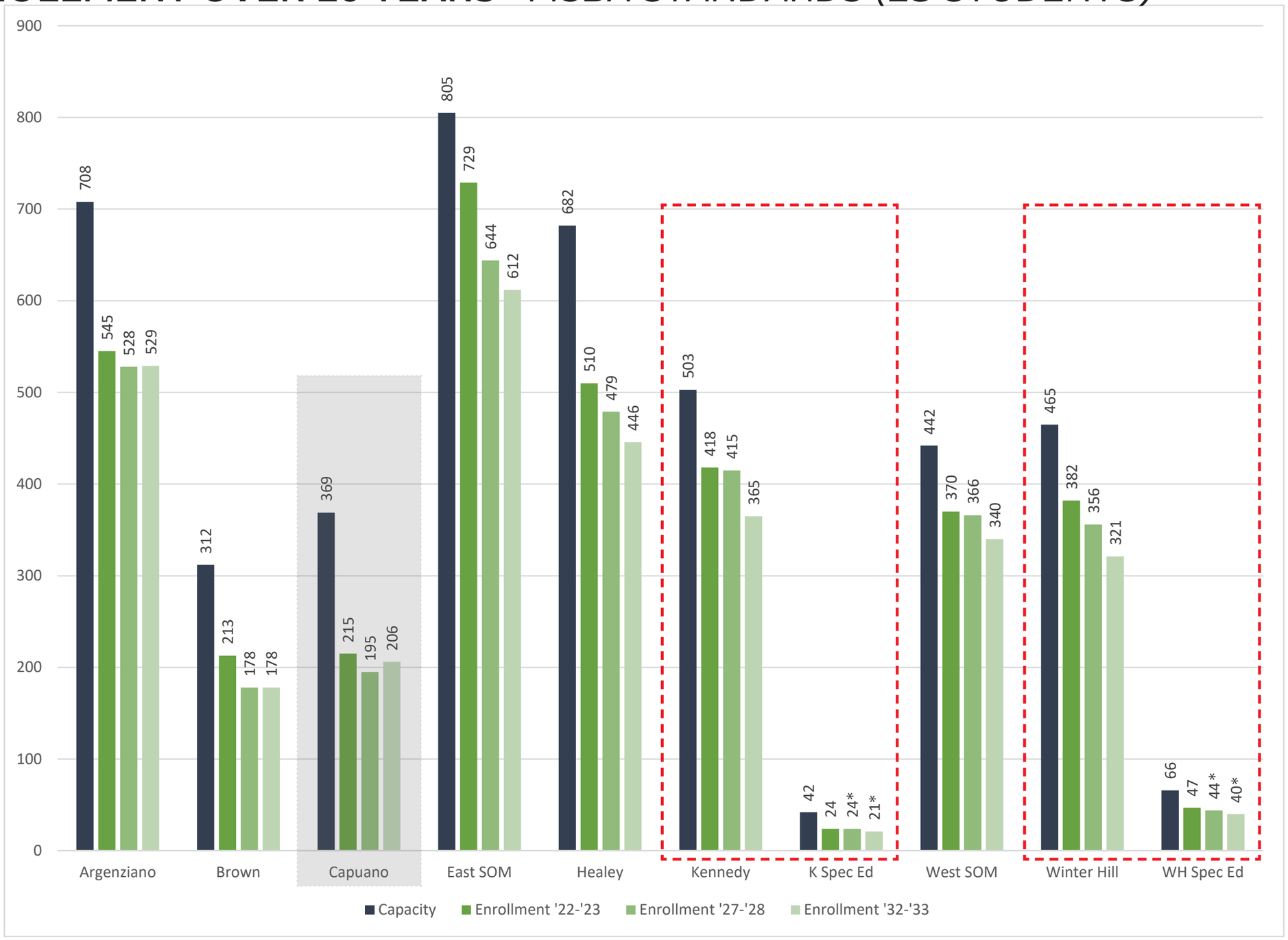
Self-contained Special Education classrooms are calculated at a capacity of 6 st. / classroom. The total program capacity is shown in red to highlight the variation from the Gen. Ed. standard.

CURRENT ENROLLMENT - *MSBA STANDARDS (23 STUDENTS)*



Self-contained special education programs at Kennedy and Winter Hill have been analyzed separately because of their substantially different classroom capacity.

ENROLLMENT OVER 10 YEARS - *MSBA STANDARDS (23 STUDENTS)*



Self-contained special education programs at Kennedy and Winter Hill have been analyzed separately because of their substantially different classroom capacity.

*Self-contained special education enrollment was not forecasted in FLO Analytics' study. The enrollment forecasted here was calculated by projecting the current special education enrollment as a percentage of the total enrollment (5% at Kennedy, 11% at Winter Hill; Historic data suggests enrollment will continue at these percentages - TBD).

CAPACITY ANALYSIS - *SOMERVILLE STANDARDS (18 STUDENTS)*

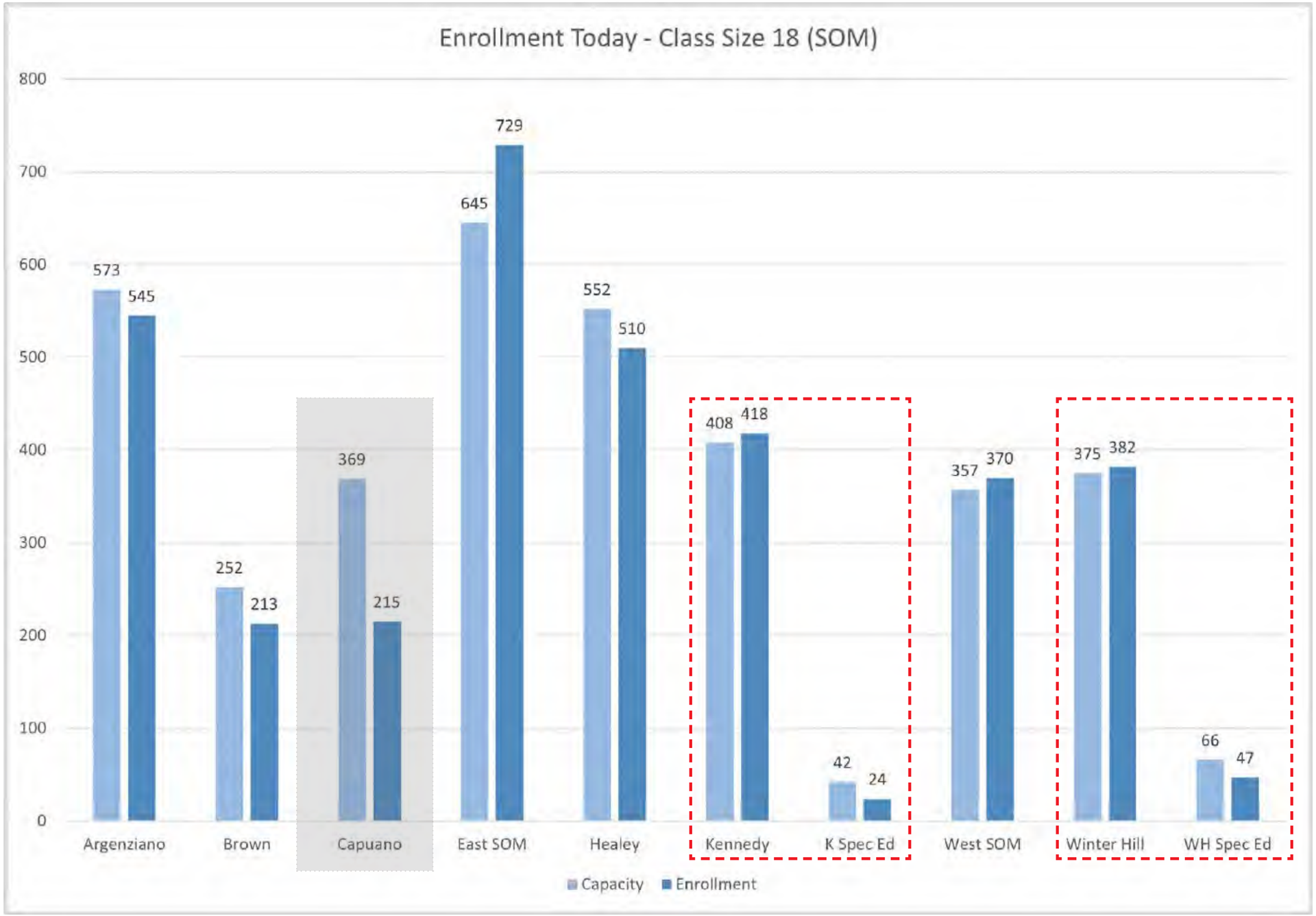
	Argenziano	Brown	Capuano	East Somerville	Healey	Kennedy Gen. Ed.	Kennedy Sp. Ed.	West Somerville	Winter Hill Gen. Ed.	Winter Hill Sp. Ed.	District Tot.
# Pre-K Classrooms *(15 st./ classroom)*	1 *(15)*	0	15 *(225)*	1 *(15)*	2 *(30)*	2 *(30)*		1 *(15)*	1 *(15)*		23 *(345)*
# Kindergarten Classrooms *(18 st./ classroom)*	4 *(72)*	2 *(36)*	8 *(144)*	3 *(54)*	3 *(54)*	2 *(36)*		2 *(36)*	2 *(36)*		26 *(468)*
# 1-8 Grade Classrooms *(18 st./ classroom)*	27 *(486)*	12 *(216)*	0	32 *(576)*	26 *(468)*	19 *(342)*	7 *(42)*	17 *(306)*	18 *(324)*	11 *(66)*	169 *(2,826)*
TOTAL # CLASSROOMS	32	14	23	36	31	23	7	20	21	11	218
TOTAL CAPACITY (STUDENTS)	*573*	*252*	*369*	*645*	*552*	*408*	*42*	*357*	*375*	*66*	**3,639**

Self-contained Special Education programs at Kennedy and Winter Hill have been analyzed separately because of their substantially different classroom capacity.

(18)

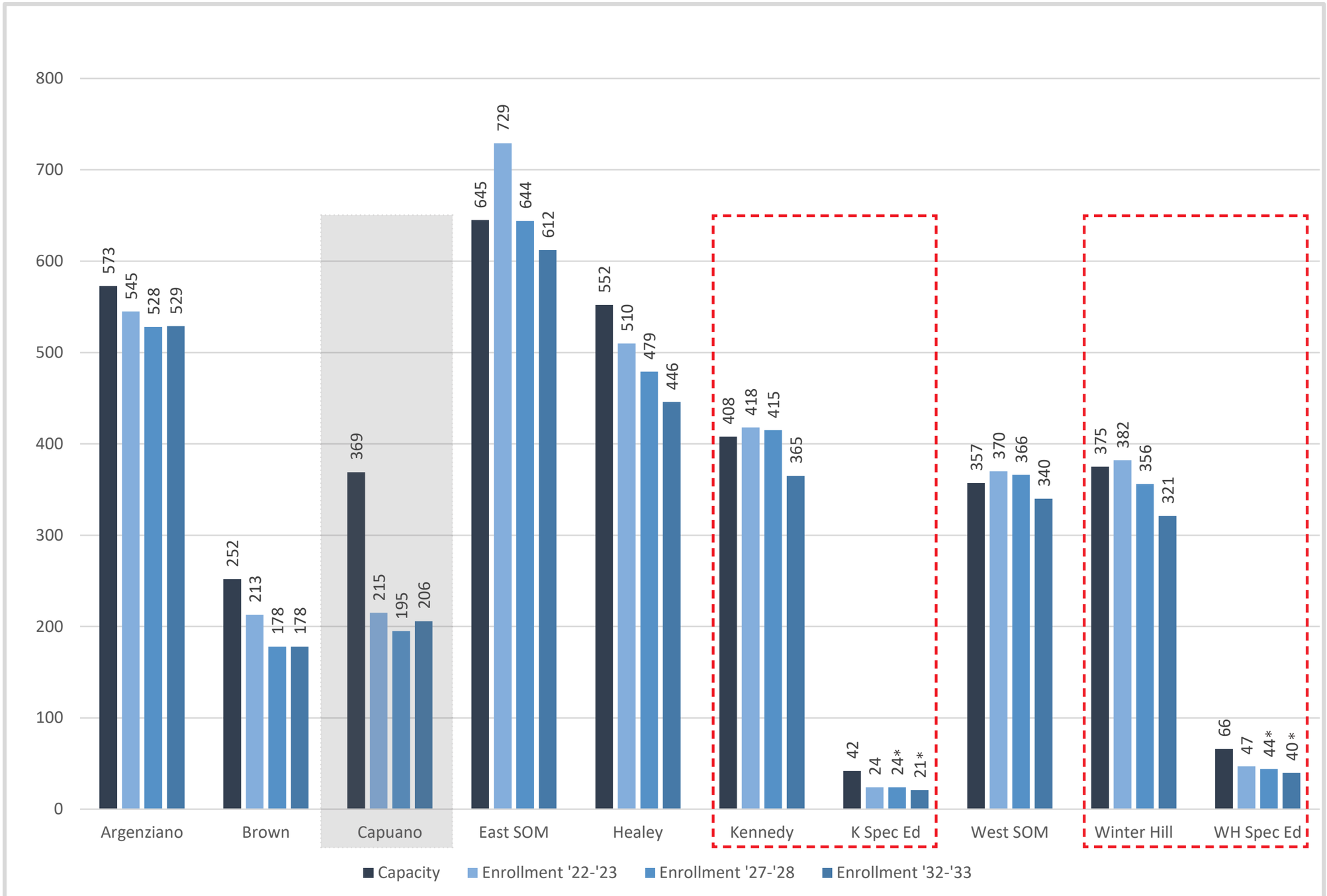
Self-contained Special Education classrooms are calculated at a capacity of 6 st. / classroom. The total program capacity is shown in red to highlight the variation from the Gen. Ed. standard.

CURRENT ENROLLMENT - *SOMERVILLE STANDARDS (18 STUDENTS)*



Self-contained special education programs at Kennedy and Winter Hill have been analyzed separately because of their substantially different classroom capacity.

K-8 ENROLLMENT OVER 10 YEARS - *SOMERVILLE STANDARDS (18 STUDENTS)*

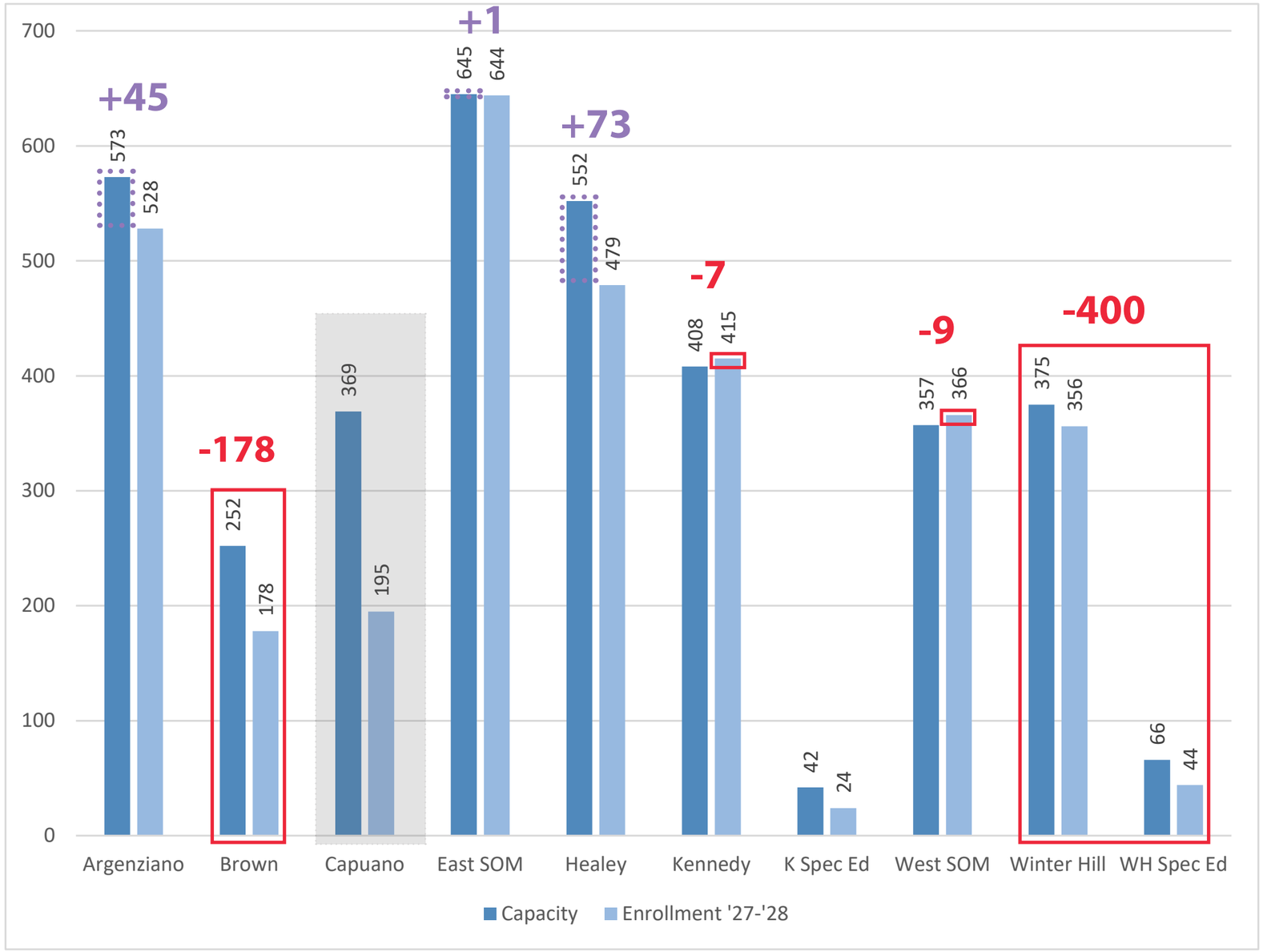


Self-contained special education programs at Kennedy and Winter Hill have been analyzed separately because of their substantially different classroom capacity.

*Self-contained special education enrollment was not forecasted in FLO Analytics' study. The enrollment forecasted here was calculated by projecting the current special education enrollment as a percentage of the total enrollment (5% at Kennedy, 11% at Winter Hill; Historic data suggests enrollment will continue at these percentages - TBD).

PROJECTED NEW SCHOOL CAPACITY - 5 YEAR HORIZON

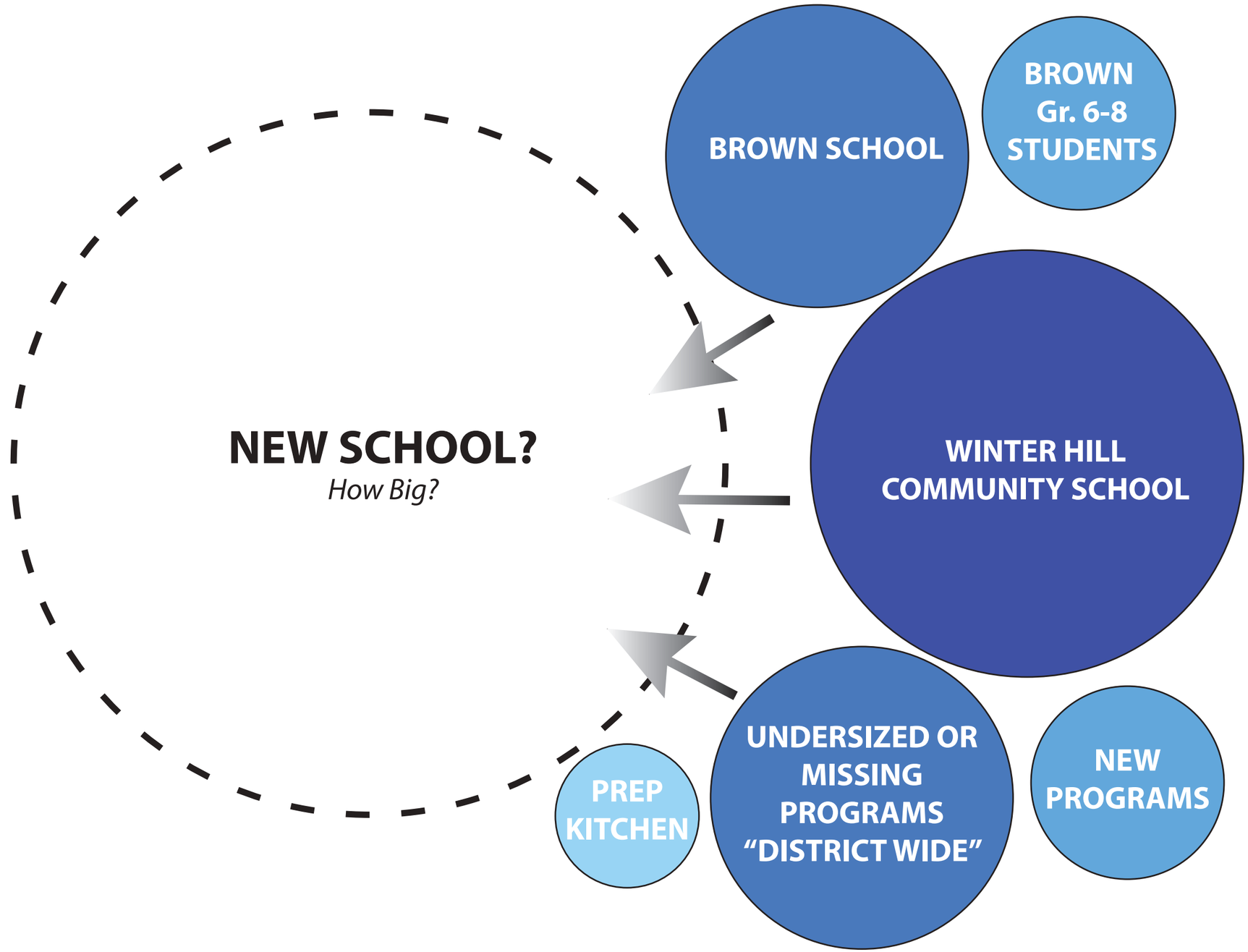
SOMERVILLE STANDARDS (18 STUDENTS)



Capacity Deficit	
Brown	-178
Kennedy	-7
West Som.	-9
Winter Hill	-400
Total Deficit	**-594**
Capacity Surplus	
Argenziano	45
East Som.	1
Healey	73
Total Surplus	**119**
New School to Accomodate (Minimum)	**475**

Note: Numbers presented on June 6th have been updated. Brown 6-8 students are currently accounted for in buildings outside Brown. The overall capacity numbers were updated to reflect a re-balancing of all students across all schools when a new building comes online. This number should be re-evaluated once Special Education projected enrollment in confirmed.

NEXT STEPS: PROJECTED NEED - BROWN, WINTER HILL + OTHER PROGRAM



PROJECT SCHEDULE

Phase 1: Existing Conditions Documentation

Phase 2: Programming

3 Meetings:

- May 9th-Kick off
- *May 30th-Programming Internal*
- **June 6th- Programming Follow-up**
- June 20th- TBD

Phase 3: Concepts

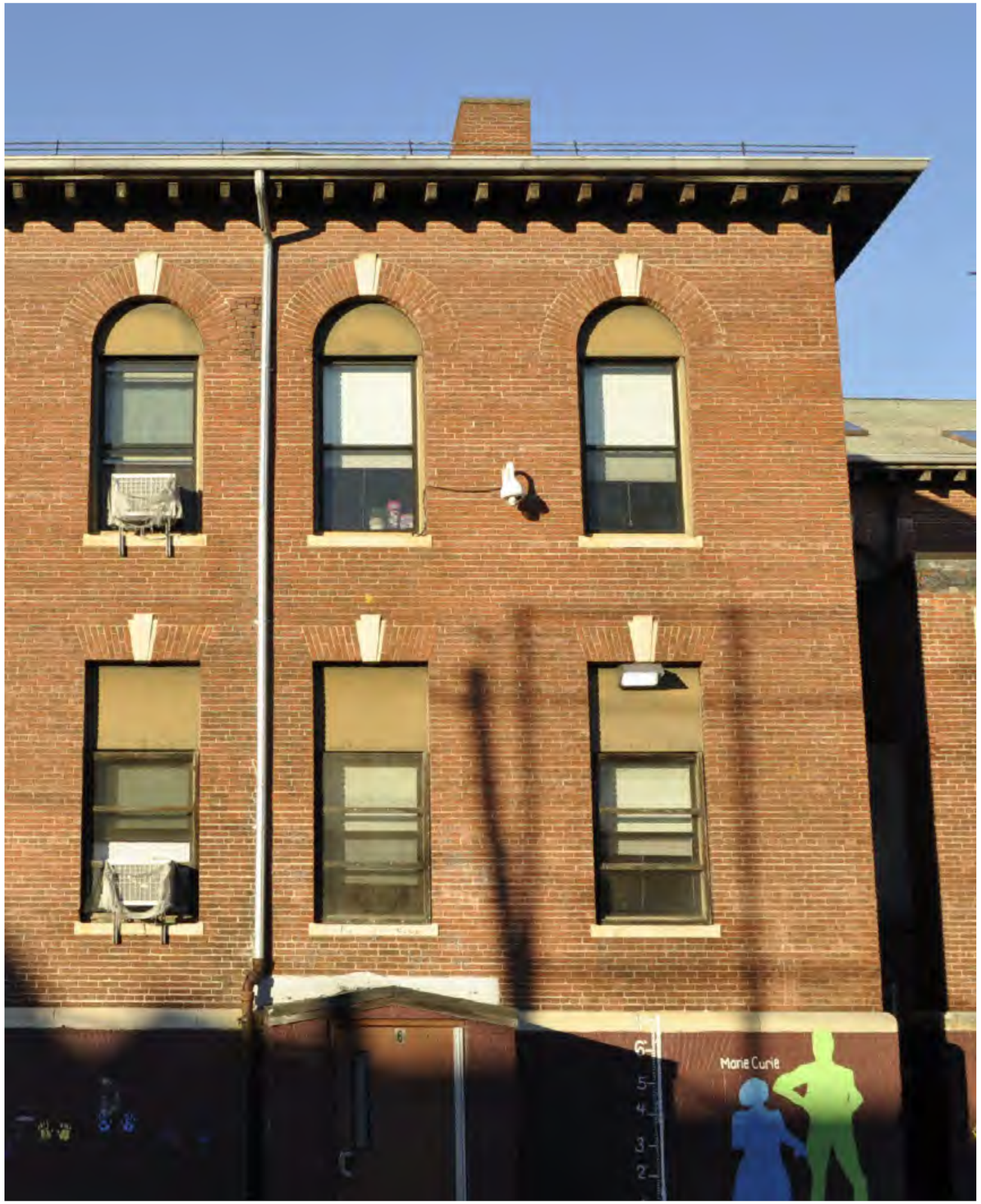
2 Meetings:

- TBD - Site/ Other Elements
- TBD - Interpretations



SOMERVILLE PUBLIC SCHOOLS
K-8 CAPACITY STUDY

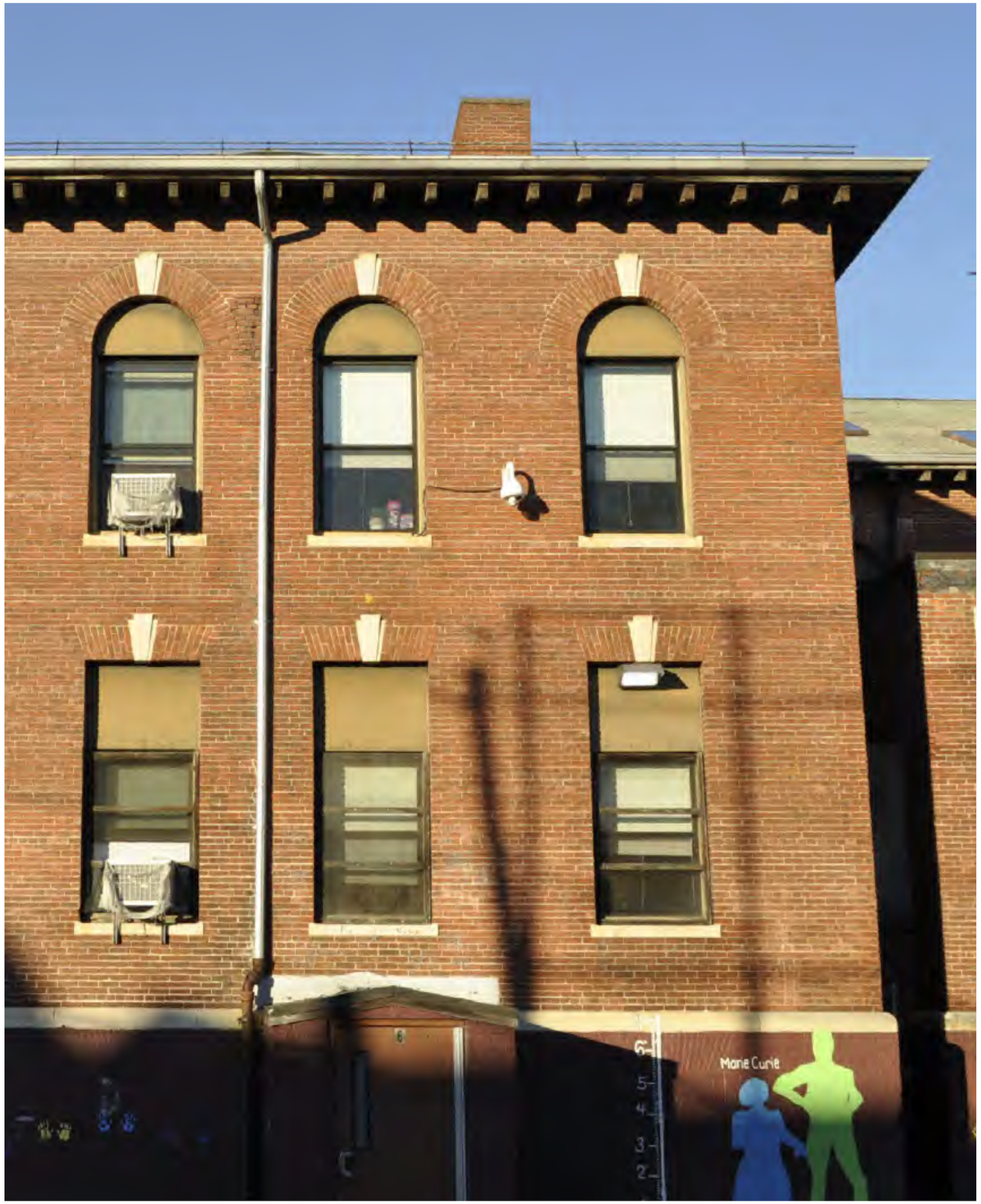
Programming, Follow-up Meeting – July 25, 2023



BEYER
BLINDER
BELLE

AGENDA

- **Programming Update**
- **Enrollment Study Update**
  - Projected Need
  - Capacity / Enrollment Analysis
- **Next Steps**



PROGRAMMING UPDATE

Somerville Special Education Programs

- Specific programs by School
- Self-Contained Support Program Needs
- Projected Enrollment (Capuano)

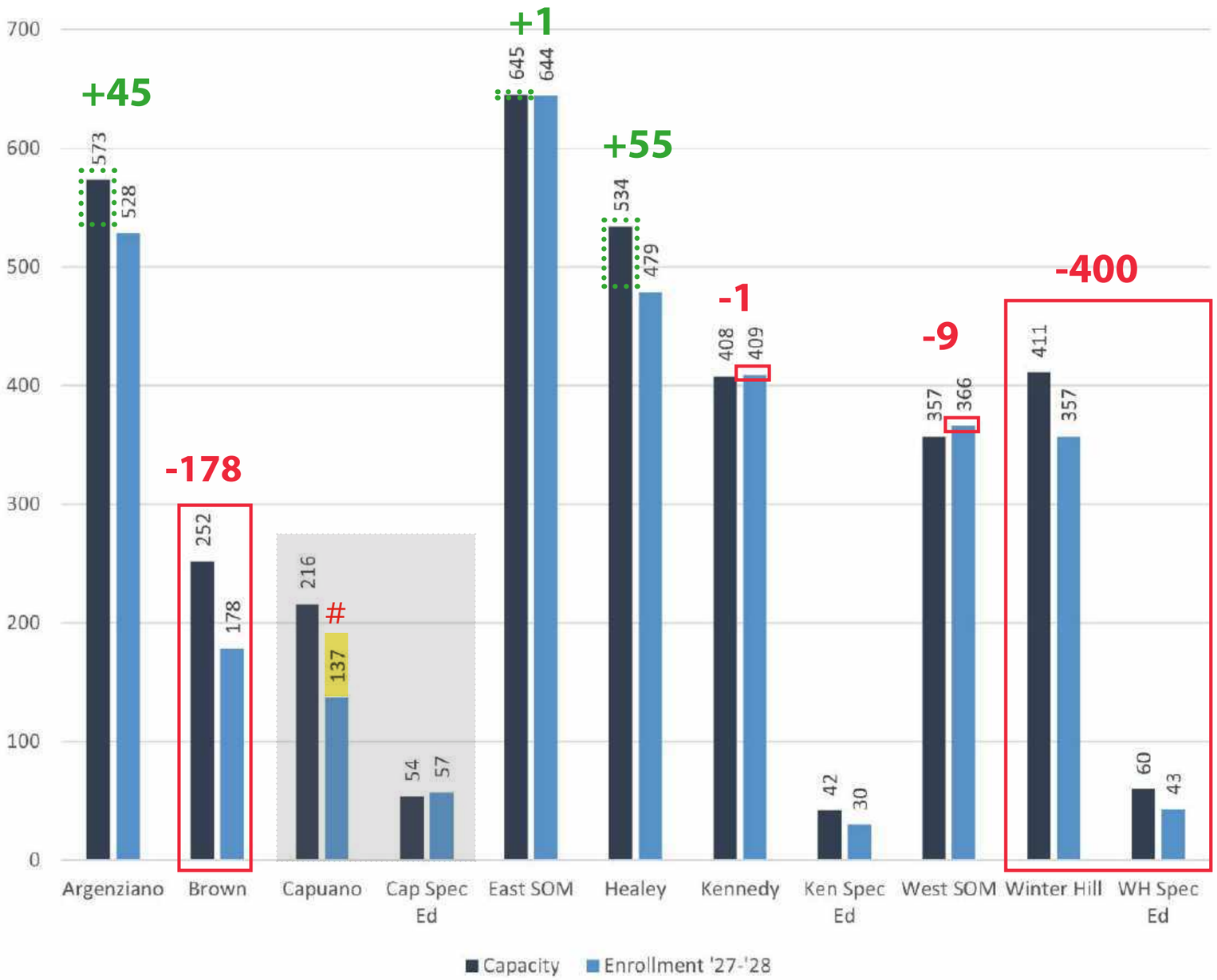
Principals Meetings

- Program deficiencies by School
- District wide needs
- After School programs
- Distribution of Special Education programs

MLE Meeting

- Confirmation of classes at Argenziano, Healey, and Winter Hill
- Class sizes of SLIFE, SEI, Newcomers, etc.

PROJECTED NEW SCHOOL CAPACITY - 5 YEAR HORIZON



Student Capacity Need	
Brown	178
Winter Hill	400
Total	578

Potential Adjustments	
Argenziano	45
Healey	55
East Somerville	1
Kennedy	-1
West Somerville	-9
Total	91

Notes:
1. Brown 6-8 students are currently accounted for in buildings outside Brown. The potential adjustments indicated here reflect a possible re-balancing of students across all schools when a new building comes online.
Capuano overall enrollment projection was provided by FloAnalytics based on October data ('28-195). SPS provided June Special Education enrollment adjustment but June general education enrollment projections beyond the current year are unknown.

UPDATED CAPACITY ANALYSIS

	Argenziano (PK-8)	Brown (K-5)	Capuano (PK-K)	East Som (PK-8)	Healey (PK-8)	Kennedy (PK-8)	West Som (PK-8)	Winter Hill (PK-8)	District Total Capacity
# Pre-K Classrooms *(15 st./ classroom)*	1 *(15)*		7 *(105)*	1 *(15)*	2 *(30)*	2 *(30)*	1 *(15)*	1 *(15)*	15 *(225)*
ECIP *(15 st./ classroom - Capuano)*			5 *(75)*						5 *(75)*
# Kindergarten Classrooms *(18 st./ classroom)*	4 *(72)*	2 *(36)*	2 *(36)*	3 *(54)*	3 *(54)*	2 *(36)*	2 *(36)*	2 *(36)*	20 *(360)*
# 1-8 Grade Classrooms *(18 st./ classroom)*	**27** *(486)*	**12** *(216)*		**32** *(576)*	**25** *(450)*	**19** *(342)*	**17** *(306)*	**20** *(360)*	152 *(2,736)*
Spec. Ed *(6 st./ classroom - AIM, SKIP, SEEK)* *SLIFE sim (not Spec Ed)*			9 *(54)*			7 *(42)*		10 *(60)*	26 *(156)*
TOTAL # CLASSROOMS	**32**	**14**	**23**	**36**	**30**	**30**	**20**	**33**	218
TOTAL CAPACITY (STUDENTS)	***573***	***252***	***270***	***645***	***534***	***450***	***357***	***471***	**3,552**

Notes:
1. School current use and capacities provided by SPS through review of floor plans and space summaries (spring 2023).
2. Self-contained Special Education programs (highlighted in red) have been analyzed separately because of their substantially different classroom capacity (6 per classroom)
3. SEI and Newcomer classrooms are included as part of General Education because their populations align similarly to the 18 students per classroom capacity.
4. SLIFE has been grouped into the Special Ed line based on classroom size only.

SPECIAL EDUCATION ENROLLMENT UPDATE

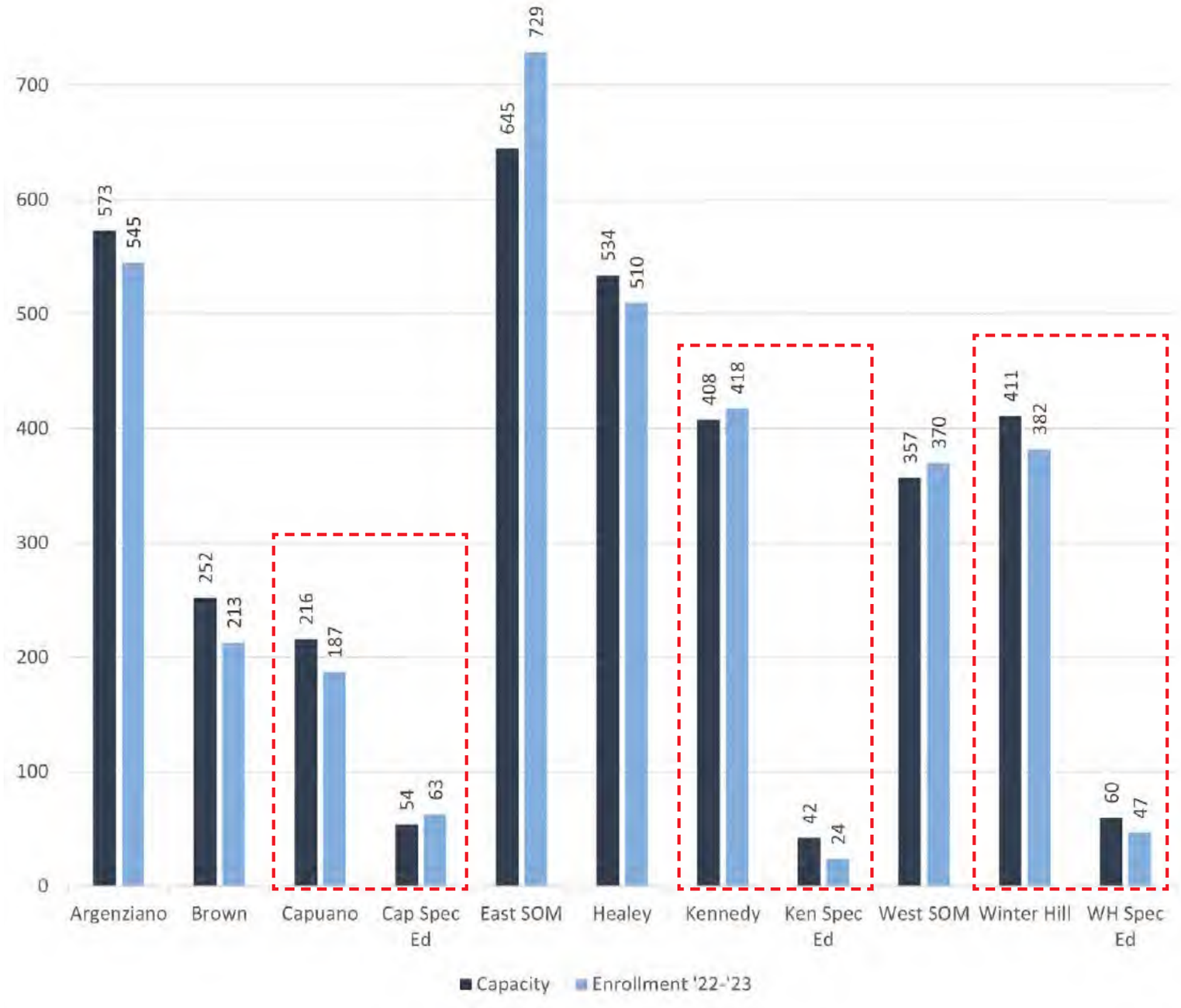
Projected Enrollment by School

Adjusted Enrollment Numbers in Special Education for students designated "High Level of Need"

	Observed	Forecasted									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Argenziano	0	0	0	0	0	0	0	0	0	0	0
Brown	1	0	0	0	0	0	0	0	0	0	0
Capuano	63	62	59	54	55	57	58	58	59	59	60
East Somerville	8	11	10	10	10	10	10	10	9	9	9
Full Circle	13	7	7	7	7	7	7	7	7	7	7
Healey	7	13	13	13	13	13	12	12	12	12	12
Kennedy	24	31	30	30	30	30	29	28	27	27	26
Next Wave	8	8	8	8	8	8	8	8	8	8	8
Somerville High	19	27	28	27	27	27	27	28	29	29	28
West Somerville	0	1	1	1	1	1	1	1	1	1	1
Winter Hill	47	45	43	42	43	43	41	40	39	39	38

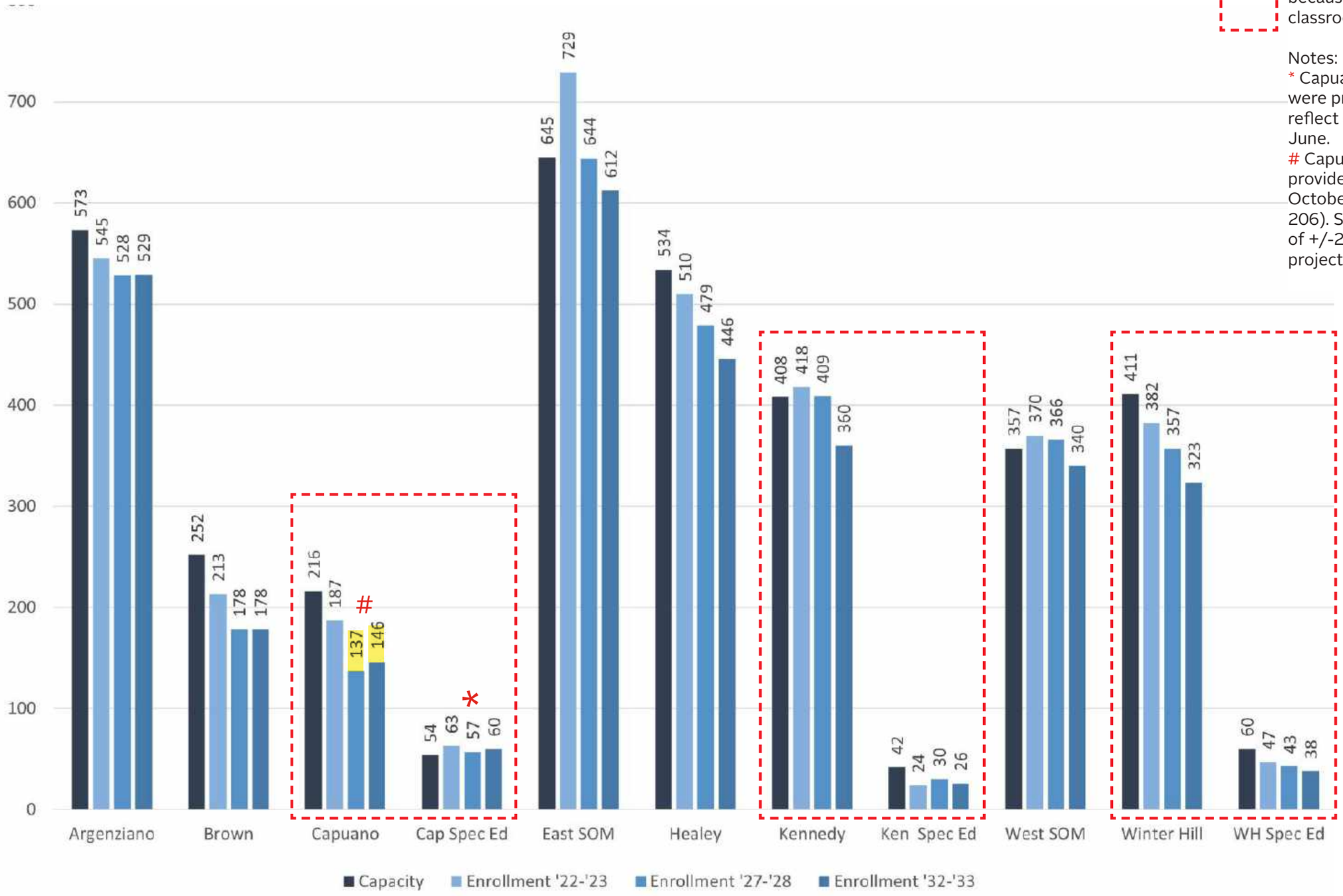
Excerpt from: SPS Special Education Capuano Forecasted Numbers (June 30, 2023)

CURRENT ENROLLMENT



Self-contained special education programs have been analyzed separately because of their substantially different classroom capacity.

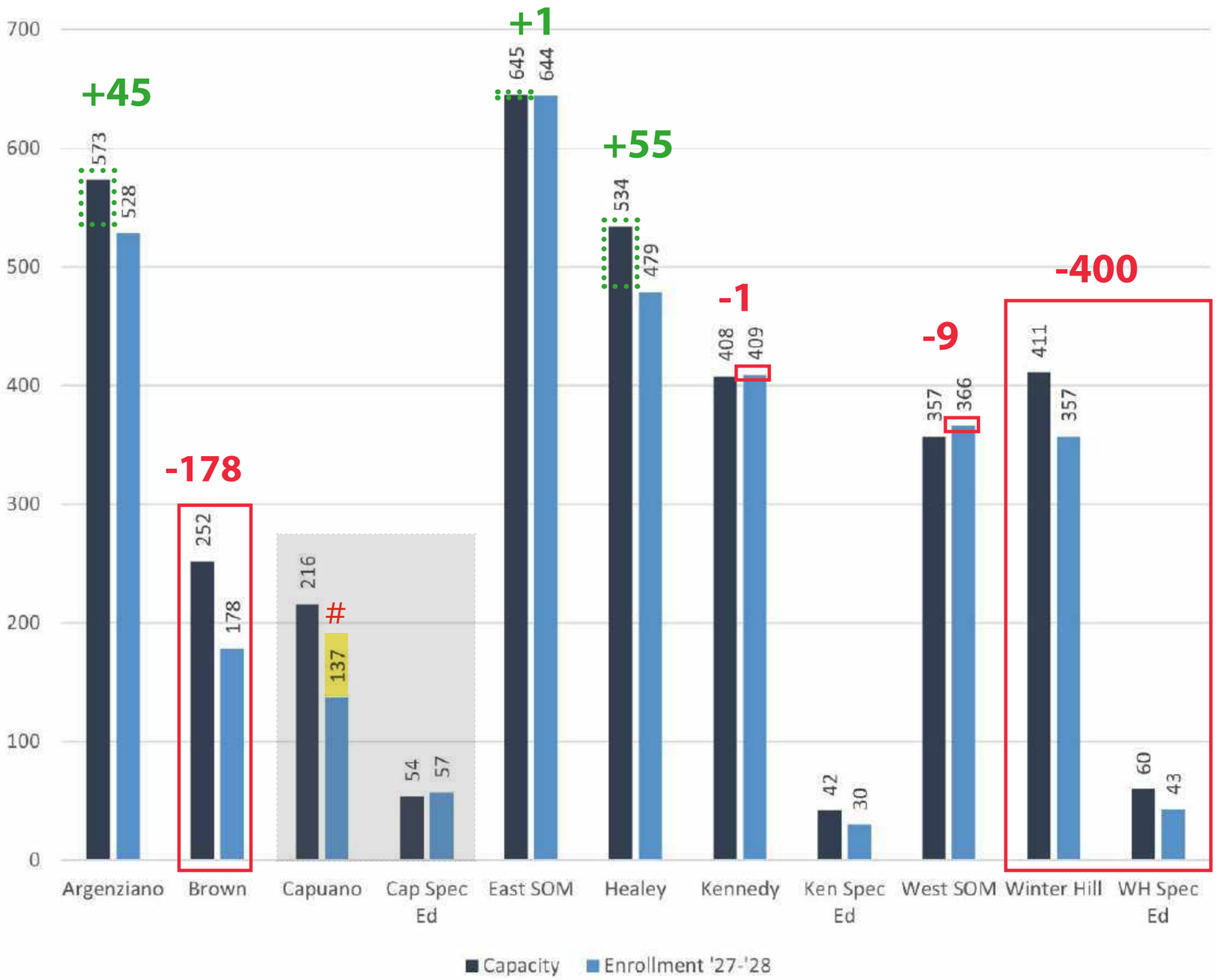
K-8 ENROLLMENT OVER 10 YEARS



Self-contained special education programs have been analyzed separately because of their substantially different classroom capacity.

Notes:
* Capuano Spec Ed enrollment forecasts were projected by SPS (see Slide 6) to reflect enrollment jumps from Oct to June.
# Capuano overall enrollment was provided by FloAnalytics based on October data ('23-215/'28-195/'33-206). SPS provided June enrollment of +/-250 '23. Future June enrollment projections are unknown.

PROJECTED NEW SCHOOL CAPACITY - 5 YEAR HORIZON



Student Capacity Need	
Brown	178
Winter Hill	400
Total	578

Potential Adjustments	
Argenziano	45
Healey	55
East Somerville	1
Kennedy	-1
West Somerville	-9
Total	91

Notes:
1. Brown 6-8 students are currently accounted for in buildings outside Brown. The potential adjustments indicated here reflect a possible re-balancing of students across all schools when a new building comes online.
Capuano overall enrollment projection was provided by FloAnalytics based on October data ('28-195). SPS provided June Special Education enrollment adjustment but June general education enrollment projections beyond the current year are unknown.

PROJECT SCHEDULE

Phase 1: Existing Conditions Documentation

Phase 2: Programming

- May 9th-Kick off
    - *May 30th-Programming Internal*
    - *June 6th- Programming Follow-up*
    - July 25th - Program Confirmation

Phase 3: Concepts

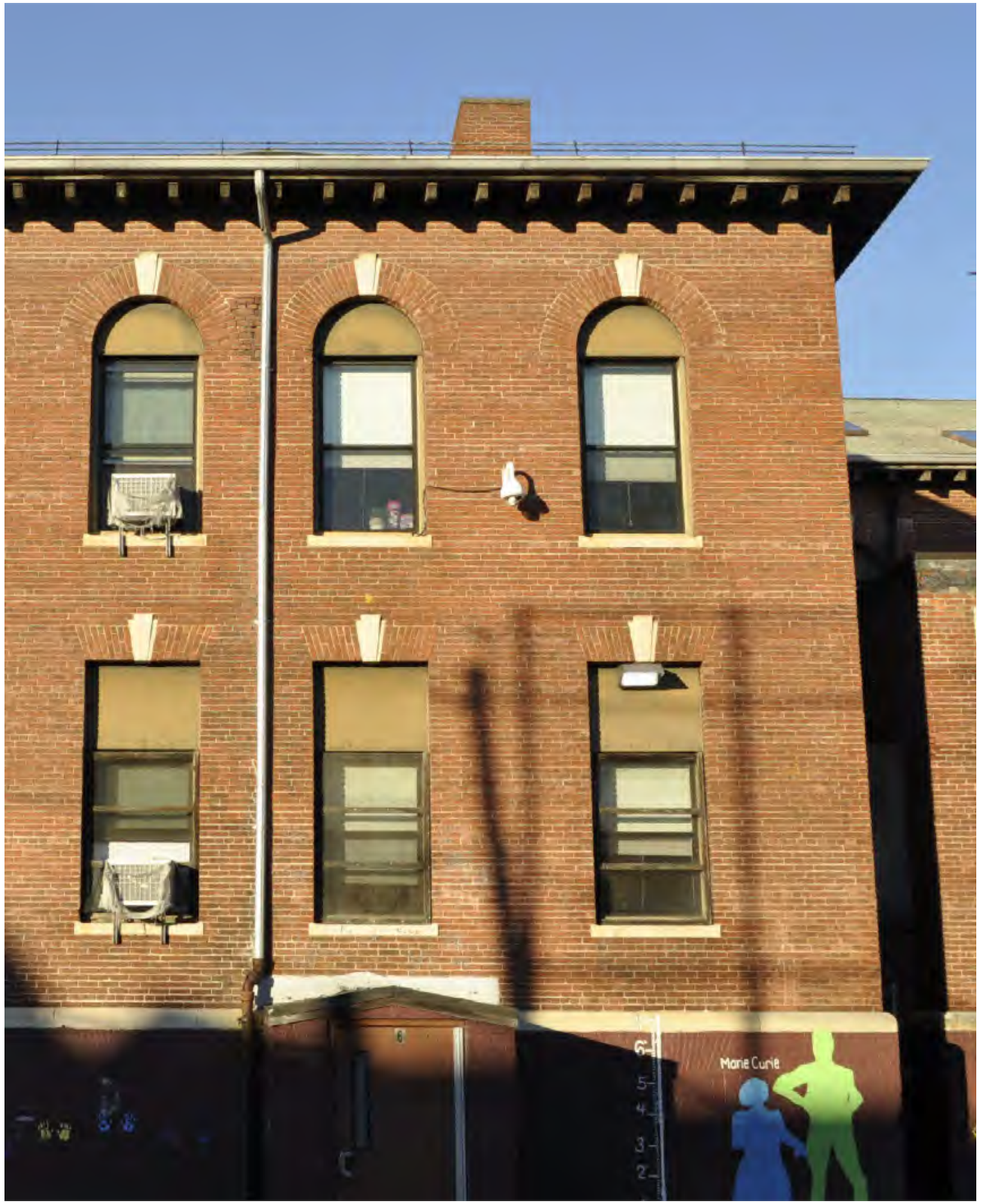
2 Meetings:

- TBC - New Building / Site Analysis
- TBC - Final Presentation



SOMERVILLE PUBLIC SCHOOLS
K-8 CAPACITY STUDY

Existing Sites Analysis – August 8, 2023



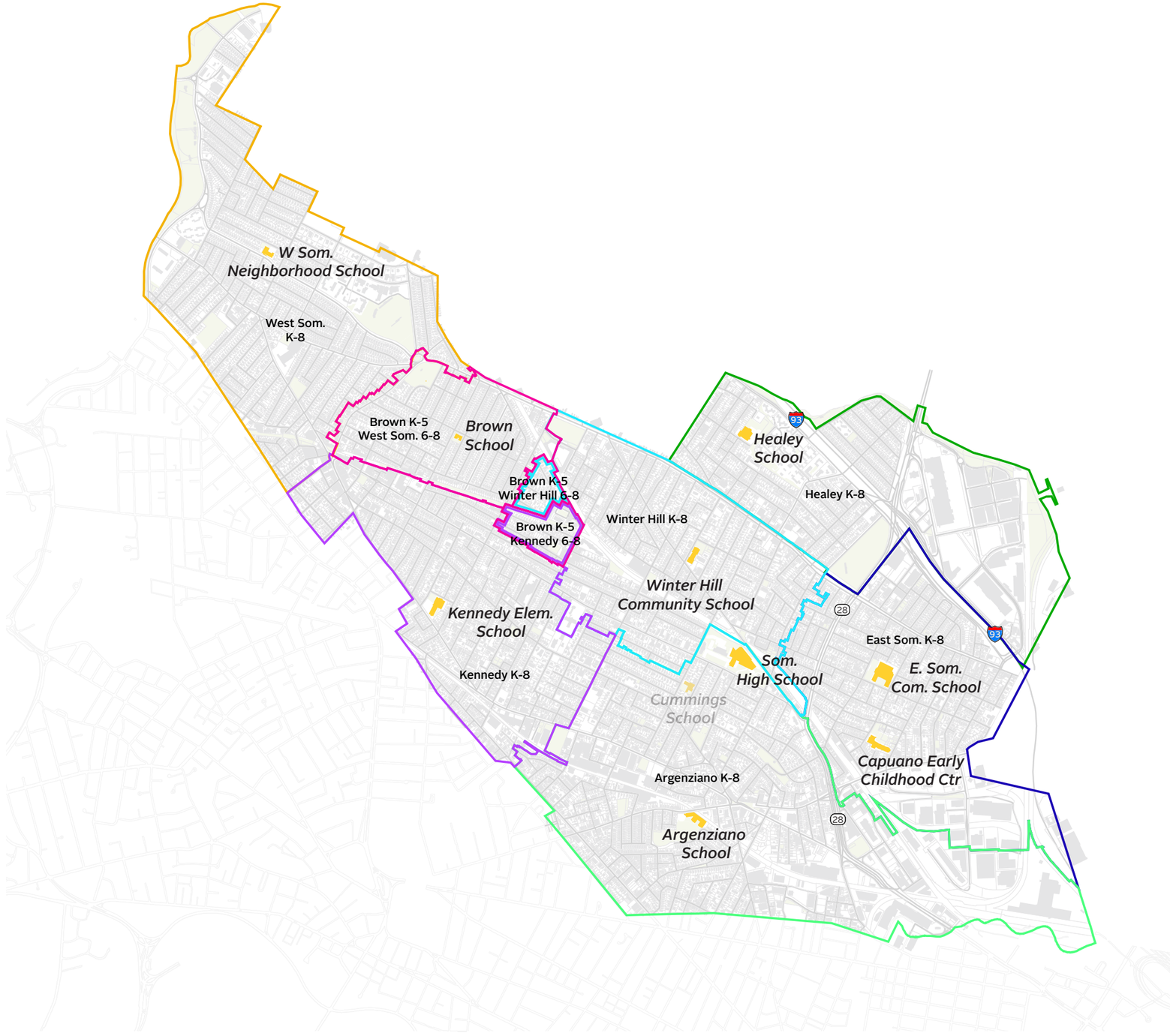
BEYER
BLINDER
BELLE

AGENDA

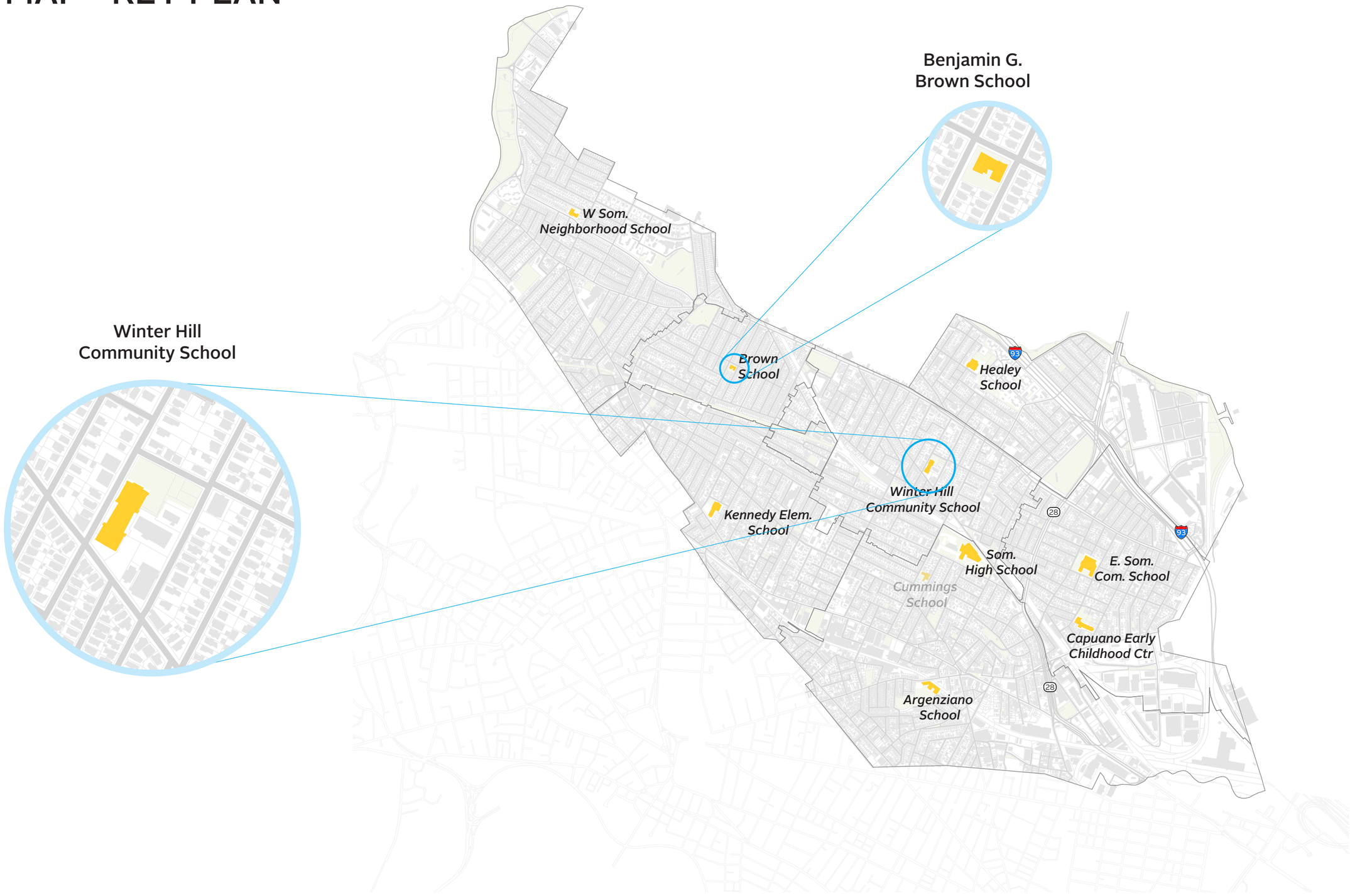
- **Enrollment Study Recap**
- **Existing Sites Analysis**
  - Brown (Recap from BMP)
  - Winter Hill
- **Next Steps**
  - Potential Sites



DISTRICT AND SCHOOLS MAP

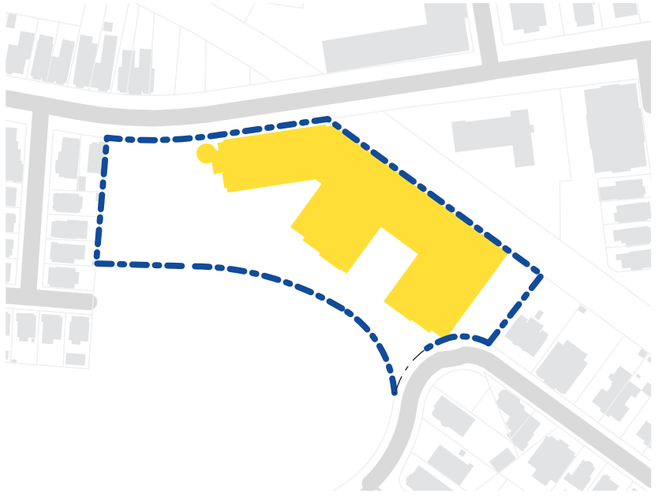


SCHOOLS MAP - KEY PLAN



EXISTING SCHOOL SITES

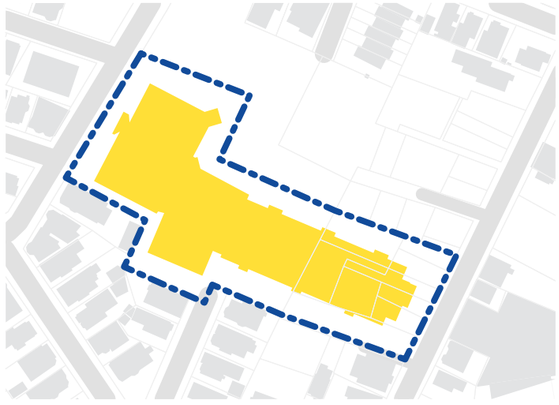
Note: Brown numbers are based on BBB floor plan dimensional review; all others are based on CoS provided overall building SF's and GIS footprints.



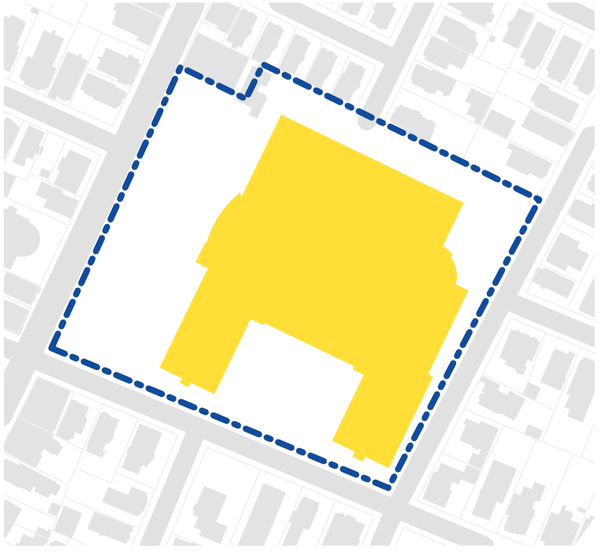
ARGENZIANO
Lot: 101,200 GSF
Bldg Footprint: 42,500 GSF
Bldg Overall (3 Fl): 110,000 GSF
#Students 2023: 545
Approx. Lot Coverage: 42%



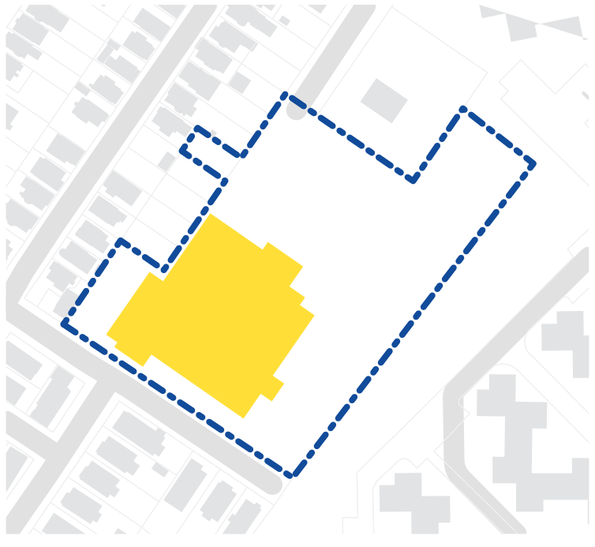
BROWN
Lot: 26,700 GSF
Bldg Footprint: 8,800 GSF
Bldg Overall (3.5 Fl): 31,500 GSF
#Students 2023: 213
Approx. Lot Coverage: 33%



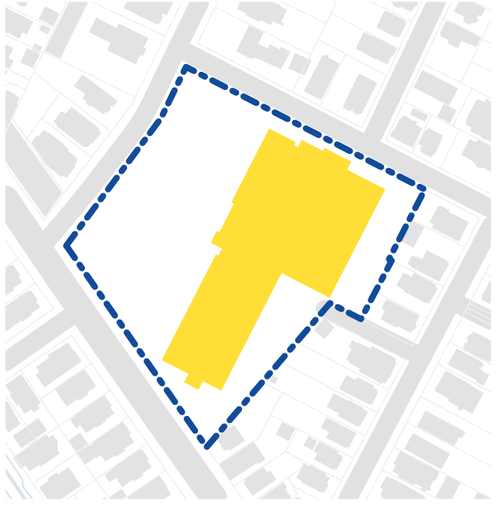
CAPUANO
Lot: 86,000 GSF
Bldg Footprint: 45,300 GSF
Bldg Overall (2 Fl): 85,000 GSF
#Students 2023: 216
Approx. Lot Coverage: 53%



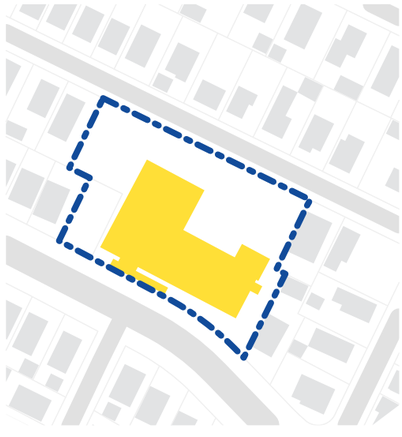
EAST SOMERVILLE
Lot: 204,900 GSF
Bldg Footprint: 94,200 GSF
Bldg Overall (2 Fl): 110,000 GSF
#Students 2023: 729
Approx. Lot Coverage: 46%



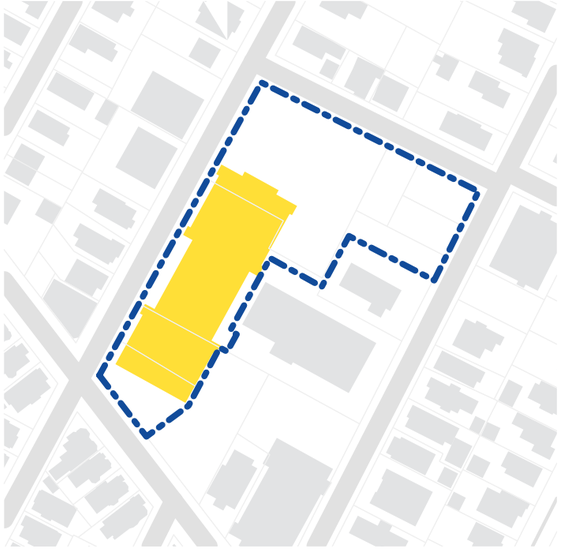
HEALEY
Lot: 143,500 GSF
Bldg Footprint: 38,900 GSF
Bldg Overall (3 Fl): 89,000 GSF
#Students 2023: 510
Approx. Lot Coverage: 27%



KENNEDY
Lot: 118,000 GSF
Bldg Footprint: 42,400 GSF
Bldg Overall (3 Fl): 149,000 GSF
#Students 2023: 442
Approx. Lot Coverage: 36%

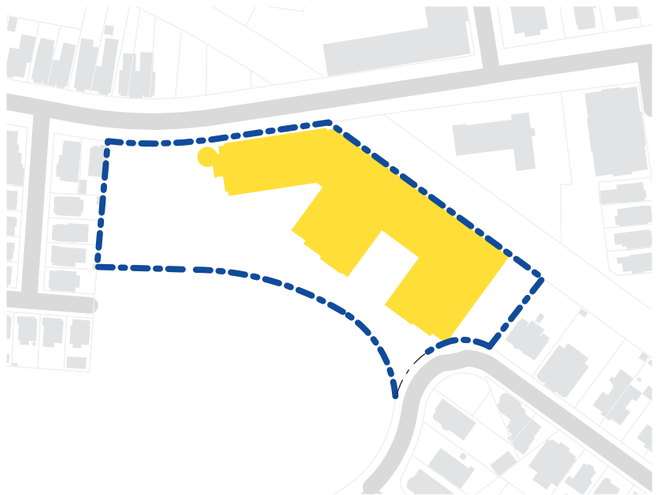


WEST SOMERVILLE
Lot: 58,000 GSF
Bldg Footprint: 20,500 GSF
Bldg Overall (3 Fl): 69,000 GSF
#Students 2023: 370
Approx. Lot Coverage: 35%

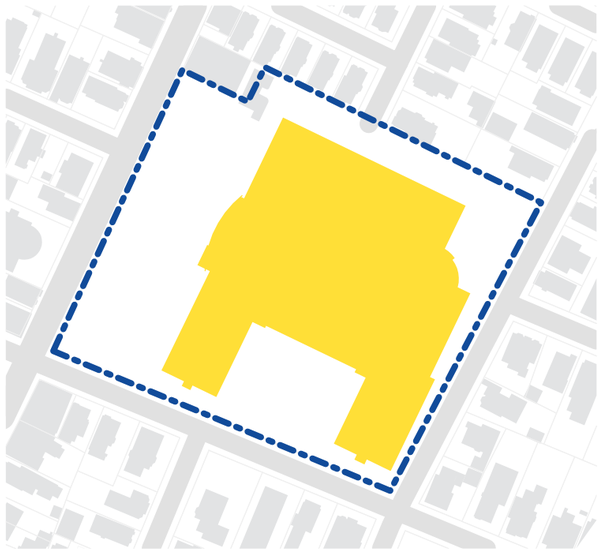


WINTER HILL
Lot: 85,700 GSF
Bldg Footprint: 29,000 GSF
Bldg Overall (4 Fl): 95,000 GSF
#Students 2023: 429
Approx. Lot Coverage: 34%

EXISTING SCHOOLS SCALE COMPARISON



ARGENZIANO
Lot: 101,200 GSF
Bldg Footprint: 42,500 GSF
Bldg Overall (3 Fl): 110,000 GSF
#Students 2023: 545
Approx. Lot Coverage: 42%

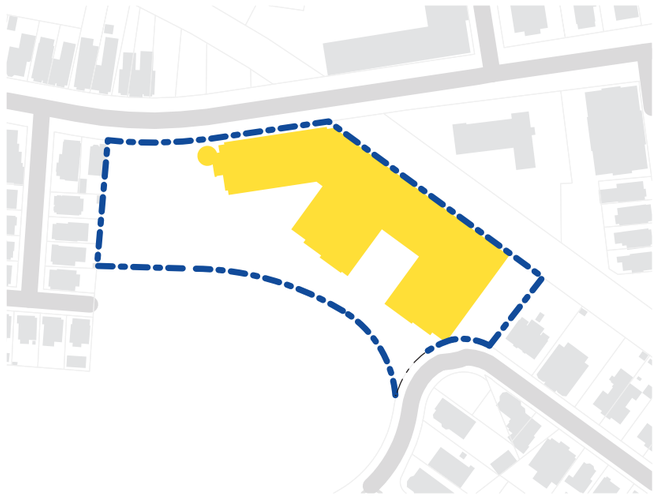


EAST SOMERVILLE
Lot: 204,900 GSF
Bldg Footprint: 94,200 GSF
Bldg Overall (2 Fl): 110,000 GSF
#Students 2023: 729
Approx. Lot Coverage: 46%

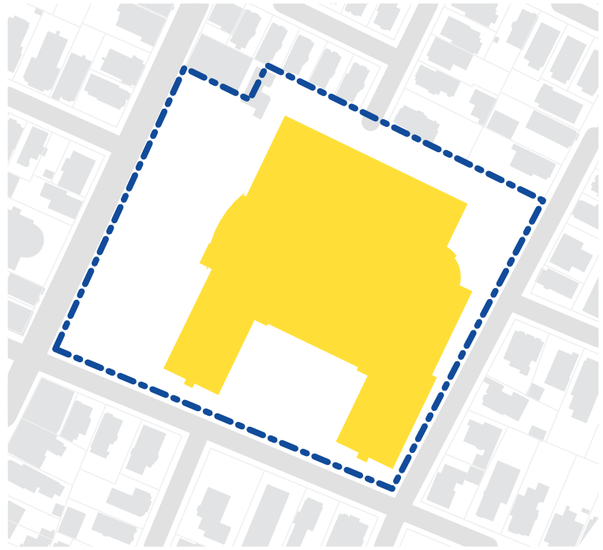




PROPOSED NEW SCHOOL



ARGENZIANO
Lot: 101,200 GSF
Bldg Footprint: 42,500 GSF
Bldg Overall (3 Fl): 110,000 GSF
#Students 2023: 545
Approx. Lot Coverage: 42%

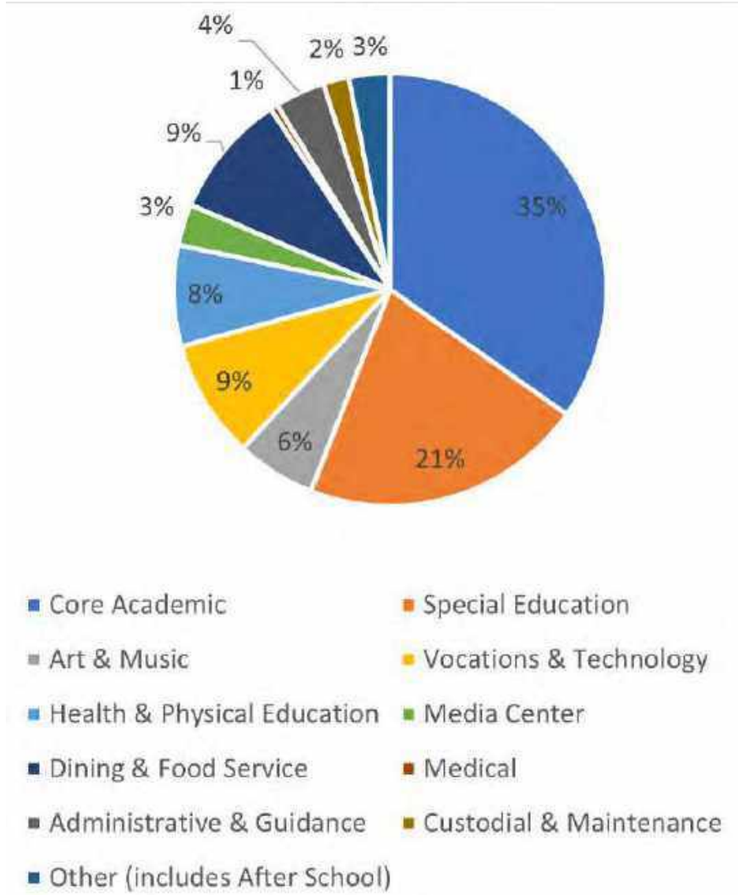


EAST SOMERVILLE
Lot: 204,900 GSF
Bldg Footprint: 94,200 GSF
Bldg Overall (2 Fl): 110,000 GSF
#Students 2023: 729
Approx. Lot Coverage: 46%

Proposed	
# Students	578
Building GSF	165,000



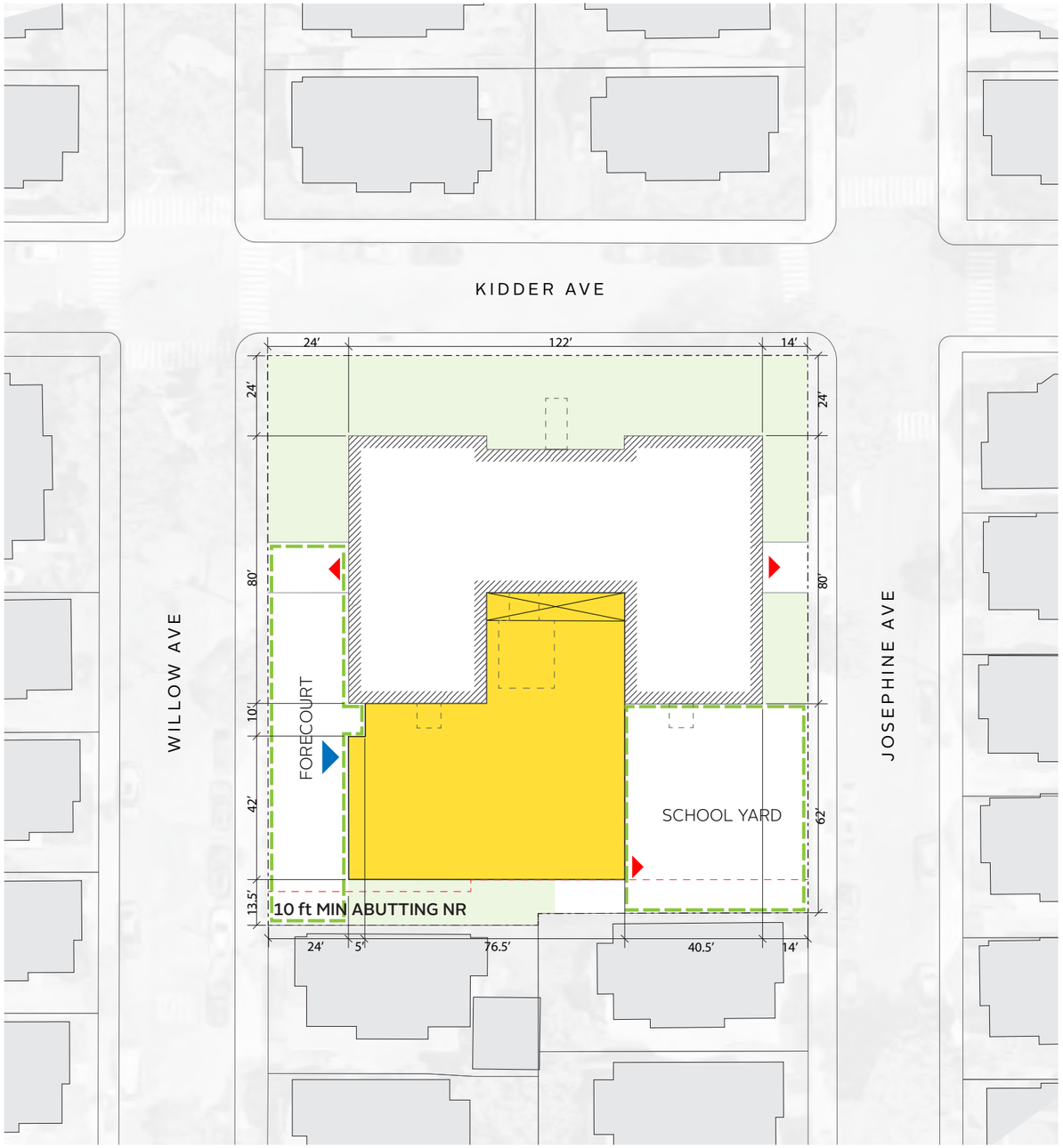




BROWN SITE ANALYSIS - BACKGROUND FROM BUILDING MASTER PLAN



BROWN SITE ANALYSIS - BACKGROUND FROM BUILDING MASTER PLAN

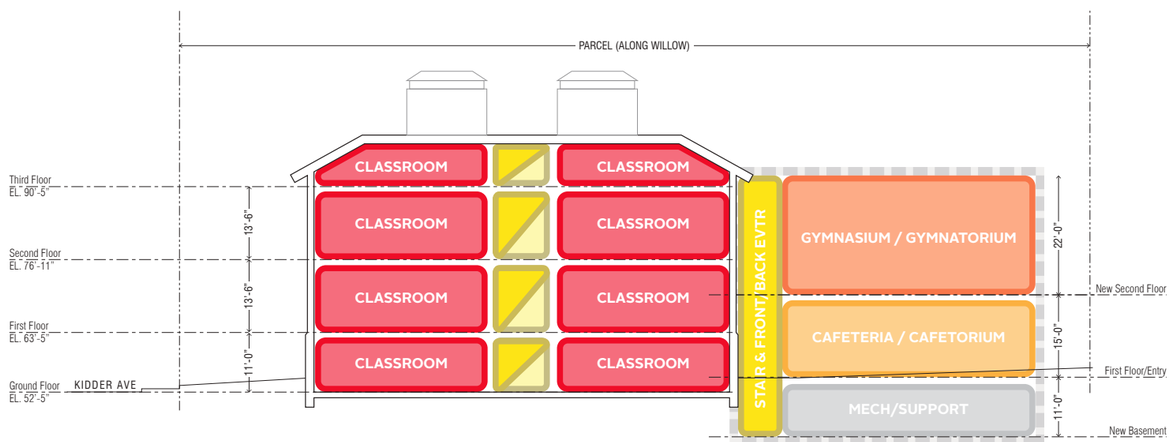


SCALE: 1" = 40'

Building Statistics	Existing Building to Remain	Addition	TOTAL
Building Footprint	8,180	5,900	14,080
Stories Above Grade	3.5	2.5	-
Zoning Floor Area	28,630	14,750	43,380
Sub-Grade Basement Footprint	-	5,900	5,900
Gross Square Footage	28,630	20,650	49,280

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	53%

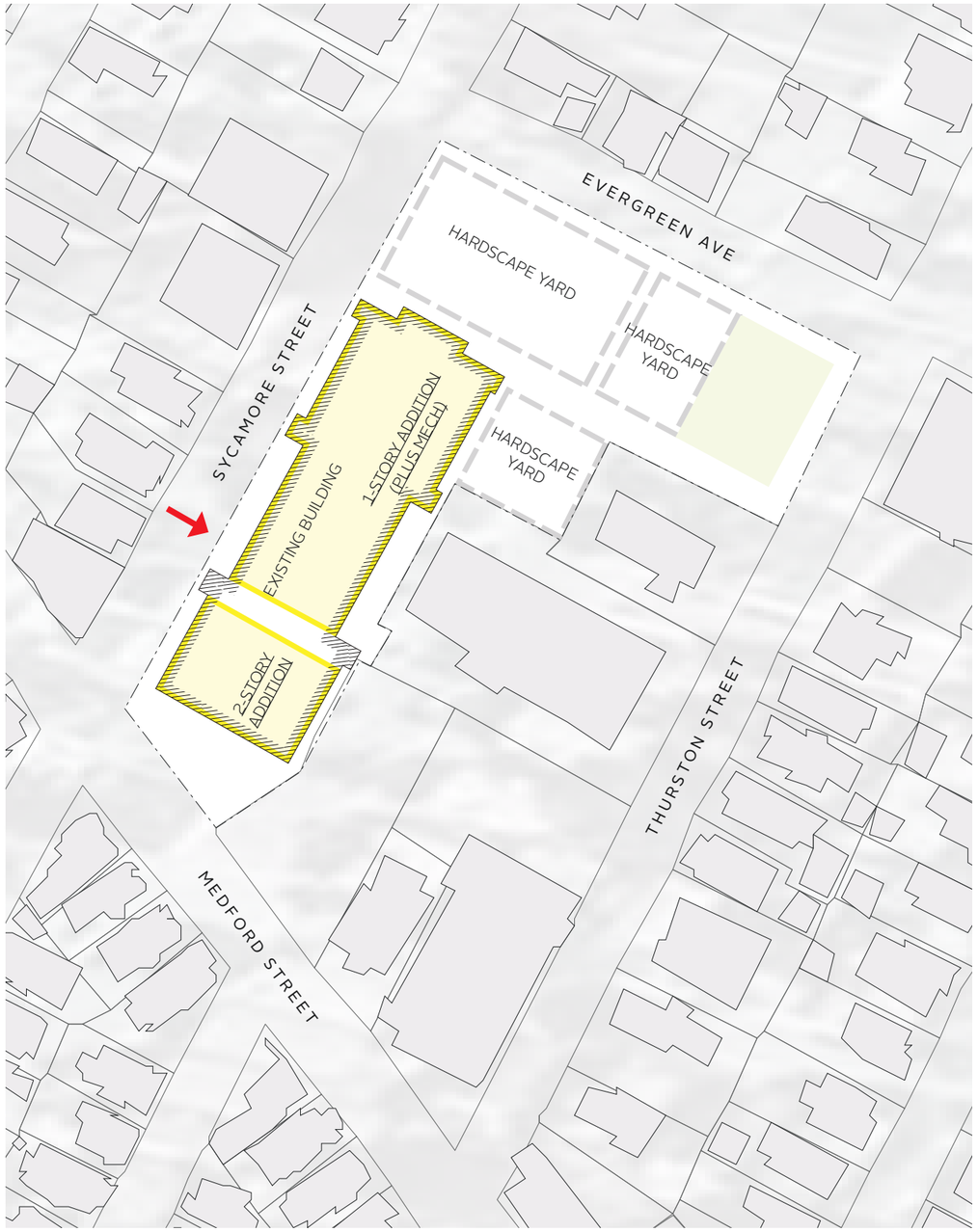
- **Operating as K-5 today with significant deficiencies:**
  - No accessibility except at portion of Basement
  - Lack of cafeteria and gymnasium
- **Proposed addition results in:**
  - No change to # of students served
  - Increase from 33% to 53% lot coverage
- **2021 Estimated Construction Cost: $43M**
  - Renovation and addition hard costs: $31.4M ($650/SF)
  - Soft costs, FF&E, AV, contingency: $11.6M
  - Excludes escalation



WINTER HILL SITE ANALYSIS



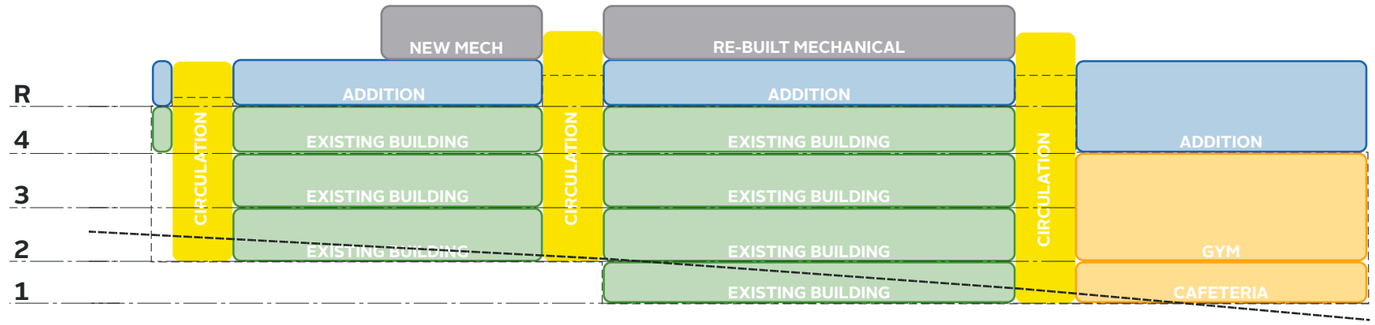
WINTER HILL SITE ANALYSIS - BUILD UP



Building Statistics	Footprint GSF	Addition GSF	Total GSF
Building Footprint	29,000	-	95,000
Potential New Floor over Gym		1* 7,500	7,500
Potential New Floor over Bar		21,500	21,500
Potential New Mech			7,500
Total			**131,500**

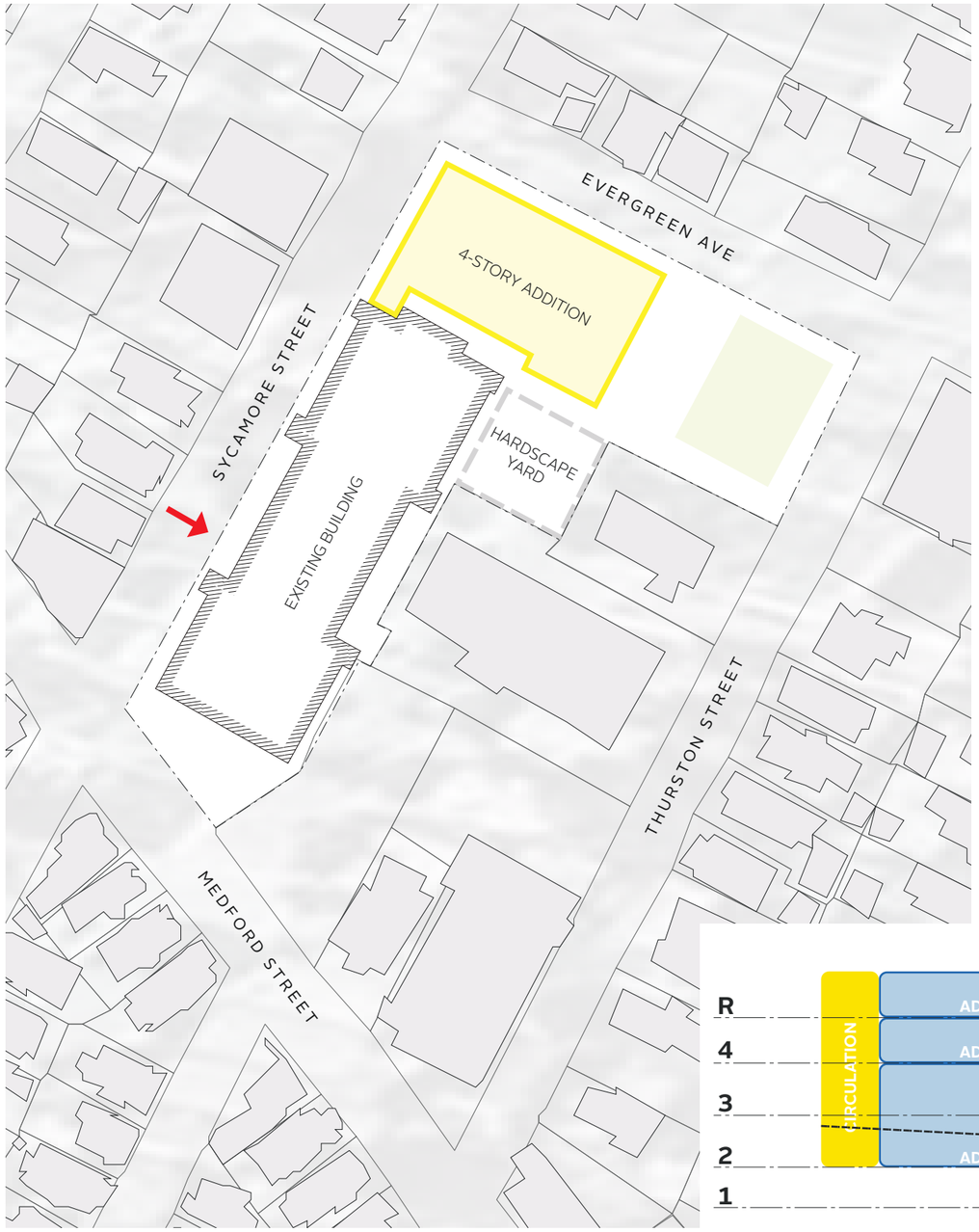
Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	34%

- **Considerations**
  - Building up not structurally feasible
  - Does not accommodate new building SF program need
  - More than 4 floors



SCALE: 1” = 100’

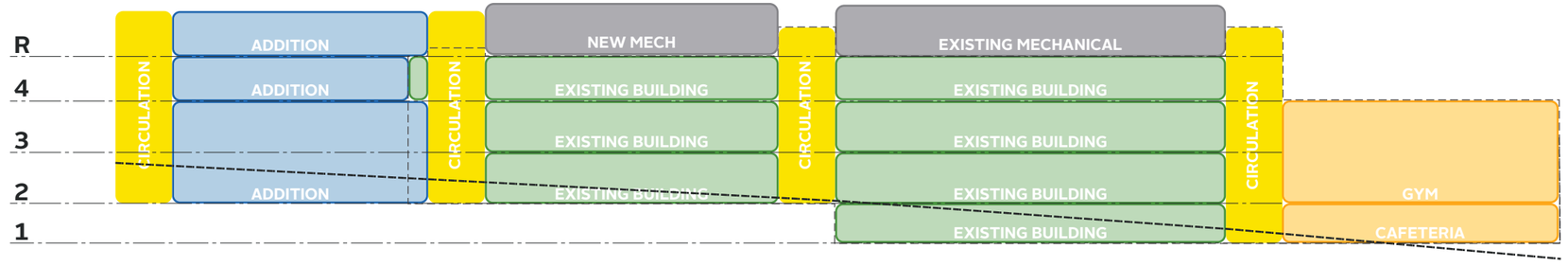
WINTER HILL SITE ANALYSIS - BUILD NORTH



Building Statistics	Footprint GSF	Addition GSF	Total GSF
Building Footprint	29,000	17.500	95,000
Potential New Addition		4* 17,500	70,000
Total			**165,000**

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	54%

- **Considerations**
  - Most of the lowest floor addition would be below grade
  - Requires significant areaways to navigate site conditions and provide daylit spaces
  - Reduces outdoor school yard
  - 4-story addition



SCALE: 1” = 100’

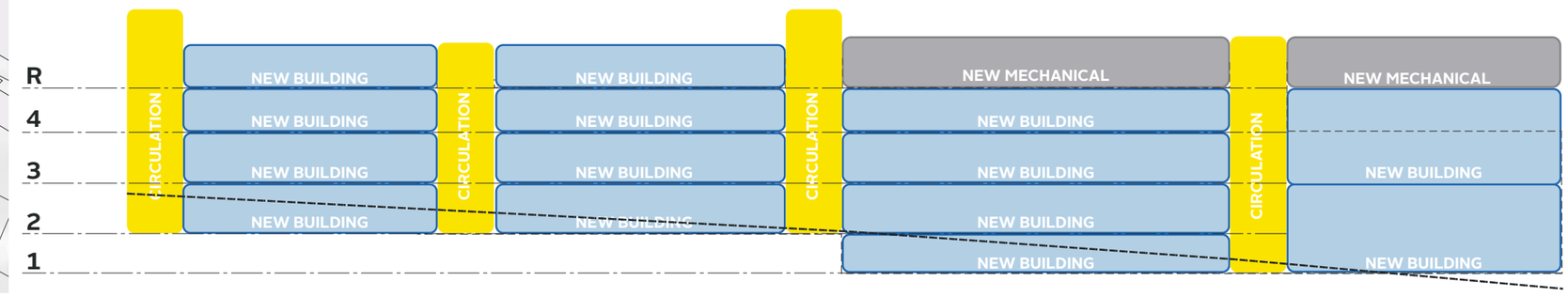
WINTER HILL SITE ANALYSIS - BUILD NEW



Building Statistics	Footprint GSF	Addition	Total GSF
Building Footprint	-	-	-
Potential New Building		4* 41,400	165,600
Total			**165,600**

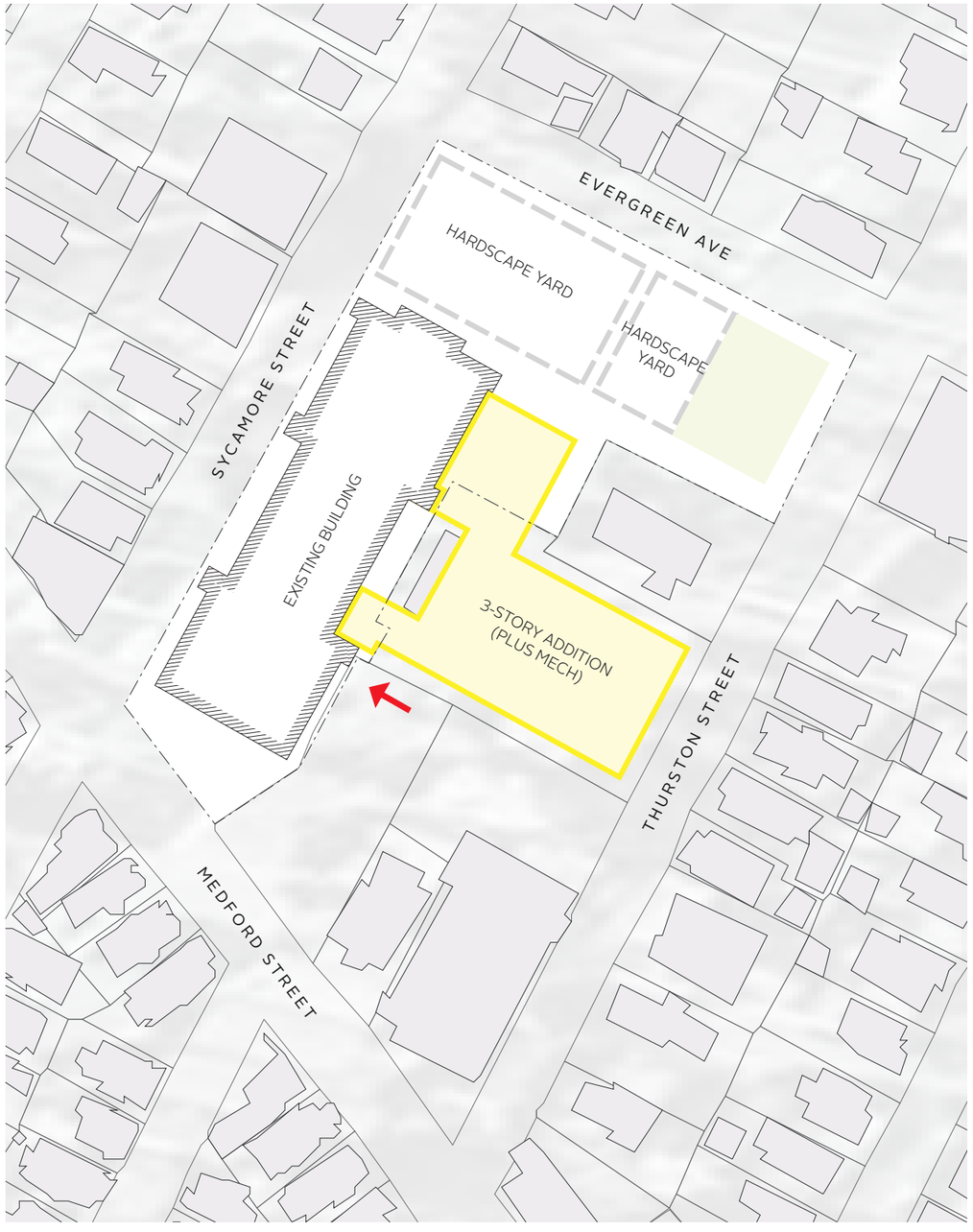
Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	48%

- **Considerations**
  - Most of the lowest floor would be below grade
  - Requires significant areaways to navigate site conditions and provide daylit spaces
  - Reduces outdoor school yard
  - Potential for future play yard at Annex (across Thurston)
  - 4-story new build



SCALE: 1" = 100'

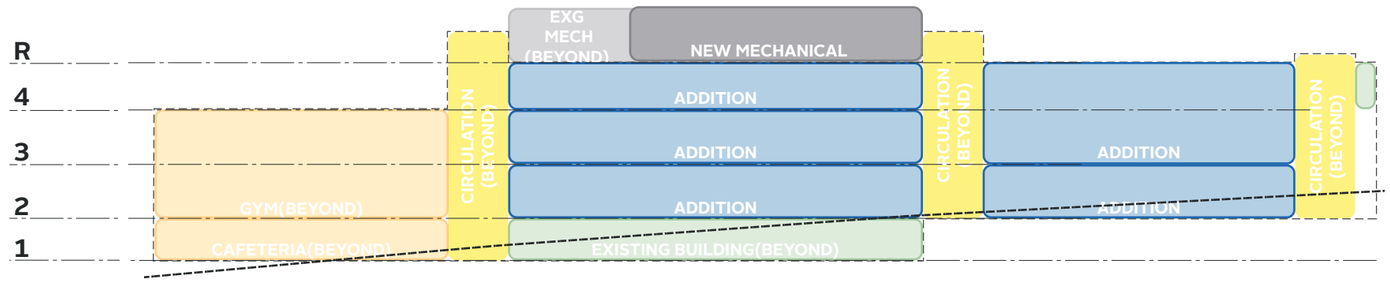
WINTER HILL SITE ANALYSIS - BUILD EAST



Building Statistics	Footprint GSF	Addition	Total GSF
Building Footprint	29,000	-	95,000
Potential New Addition		3* 23,300	69,900
Total			**164,900**

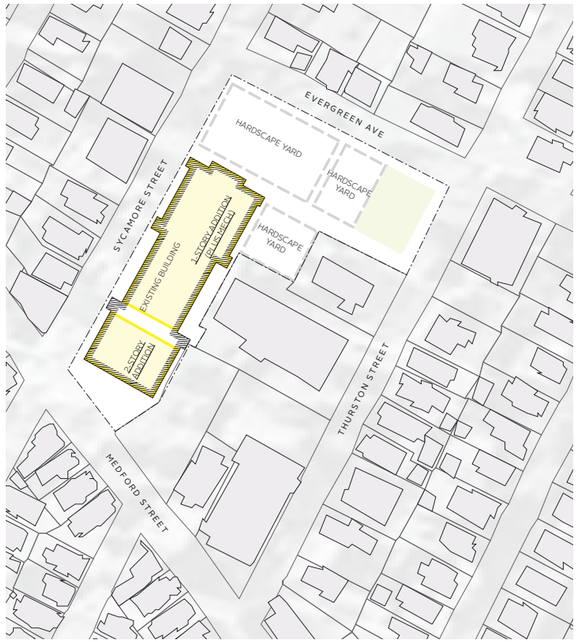
Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	48%

- **Considerations**
  - Cost to acquire adjacent parcel (unknown)
  - Lot size increases from 85,700 to 110,000



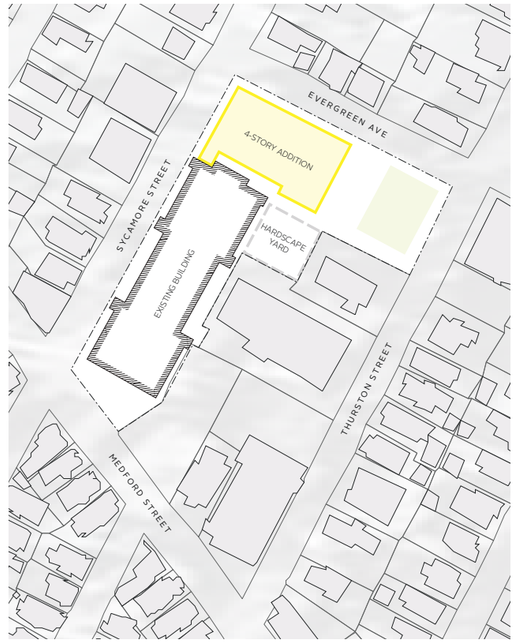
SCALE: 1" = 100'

WINTER HILL SITE ANALYSIS - SUMMARY



Build Up

- Does not accommodate required program SF
- ***Not structurally feasible***
- More than 4 floors
- Lot coverage: 34%



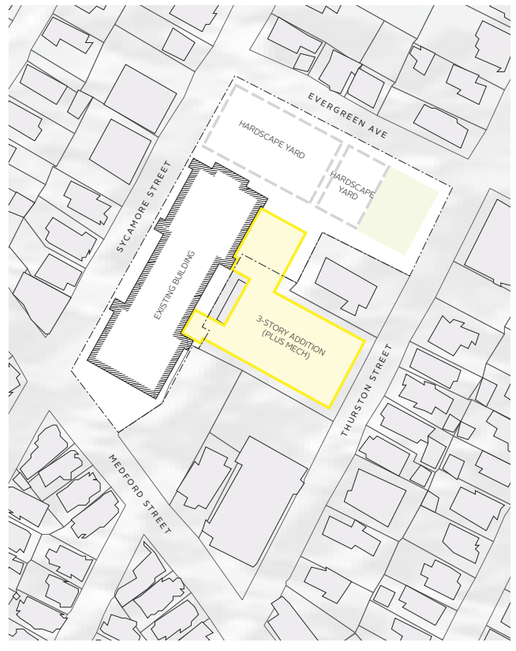
Build North

- Potential to accommodate required program SF
- Most of lowest floor addition is below grade
- Significant areaways for daylit lower level spaces
- 4-story addition
- Lot coverage: 54%



Build New

- Potential to accommodate required program SF
- Most of lowest floor is below grade
- Significant areaways for daylit lower level spaces
- 4-story new build
- Lot coverage: 48%



Build East

- Potential to accommodate required program SF
- Cost to acquire adjacent parcel (unknown)
- 3-story addition
- ***Increased lot size***
- Lot coverage: 48%

PROJECT SCHEDULE

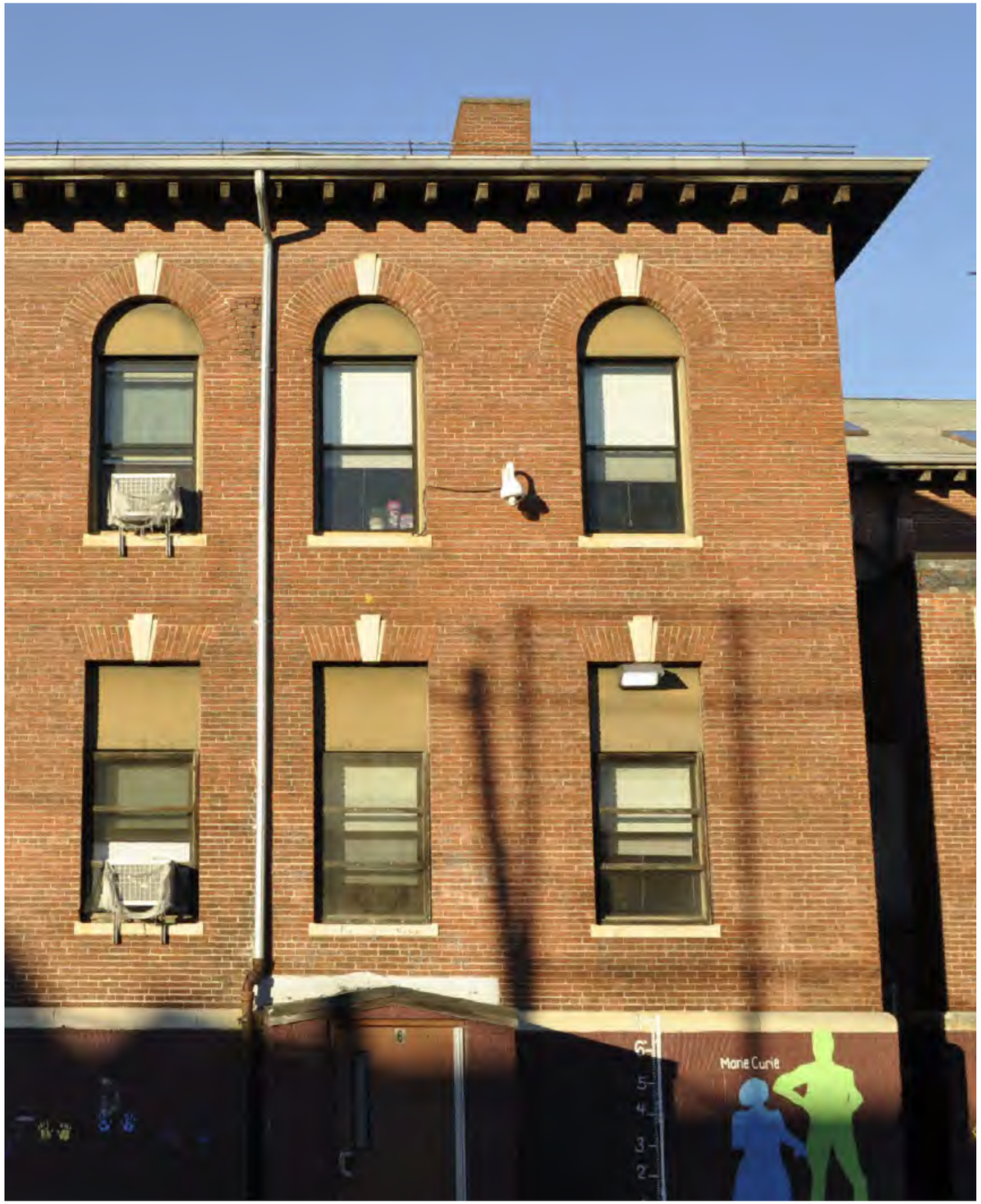
Phase 1: Existing Conditions Assessment

Phase 2: Programming

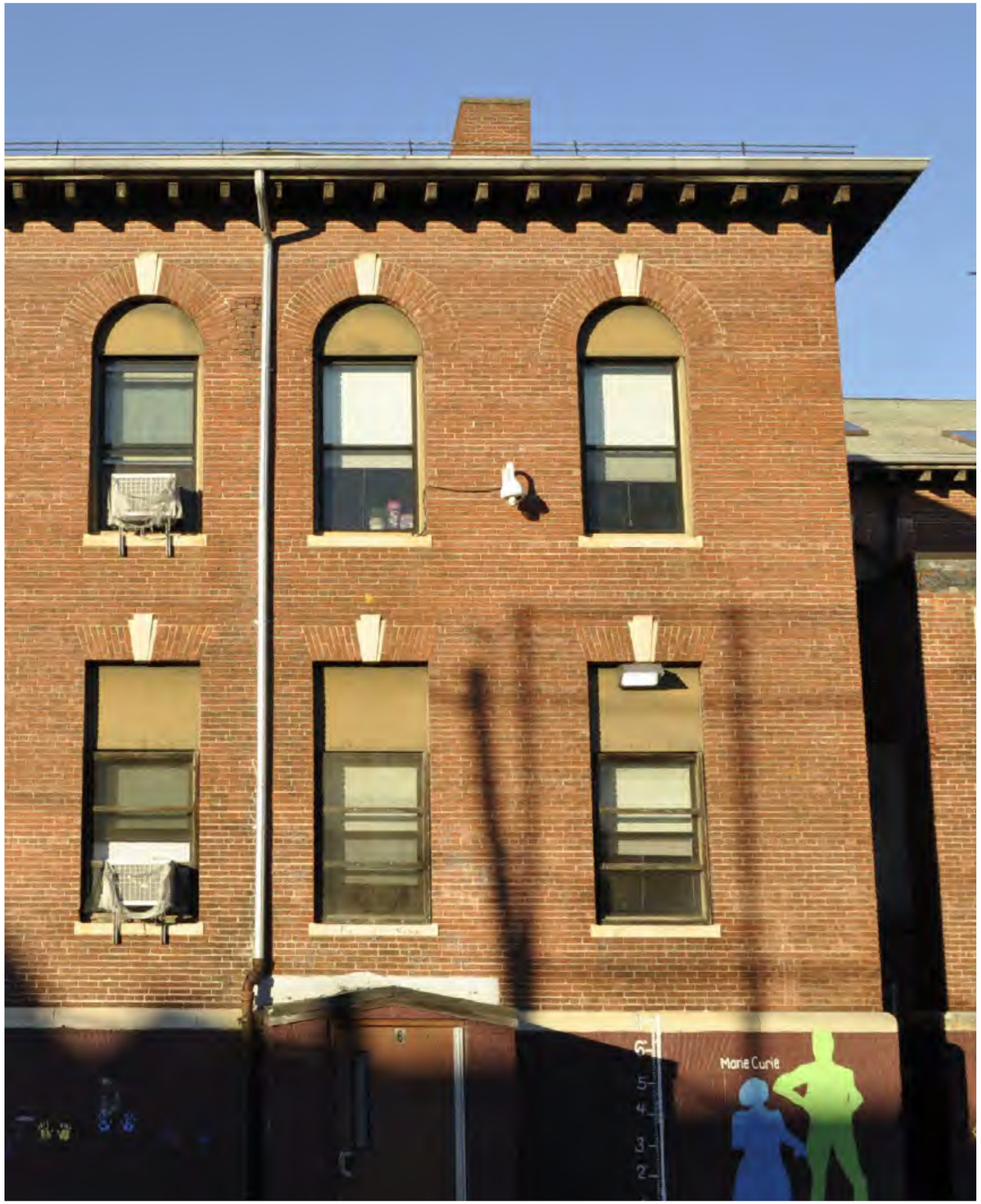
Phase 3: Concepts

2 Meetings:

- *8/8 - New Building / Exg Site Analysis*
- 9/5 - Final Presentation



APPENDIX

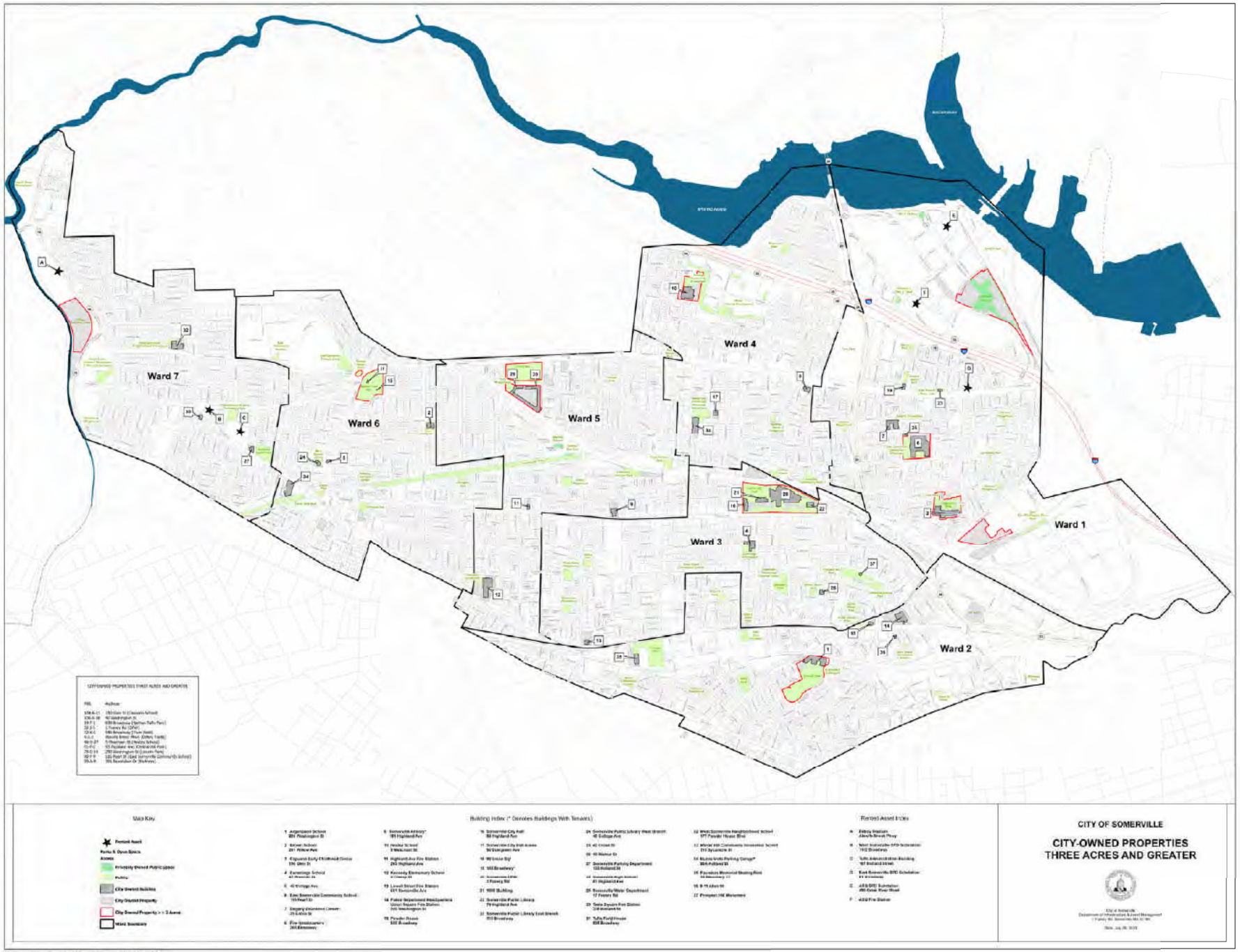


EXISTING K-8 SCHOOLS AND SCHOOLYARDS

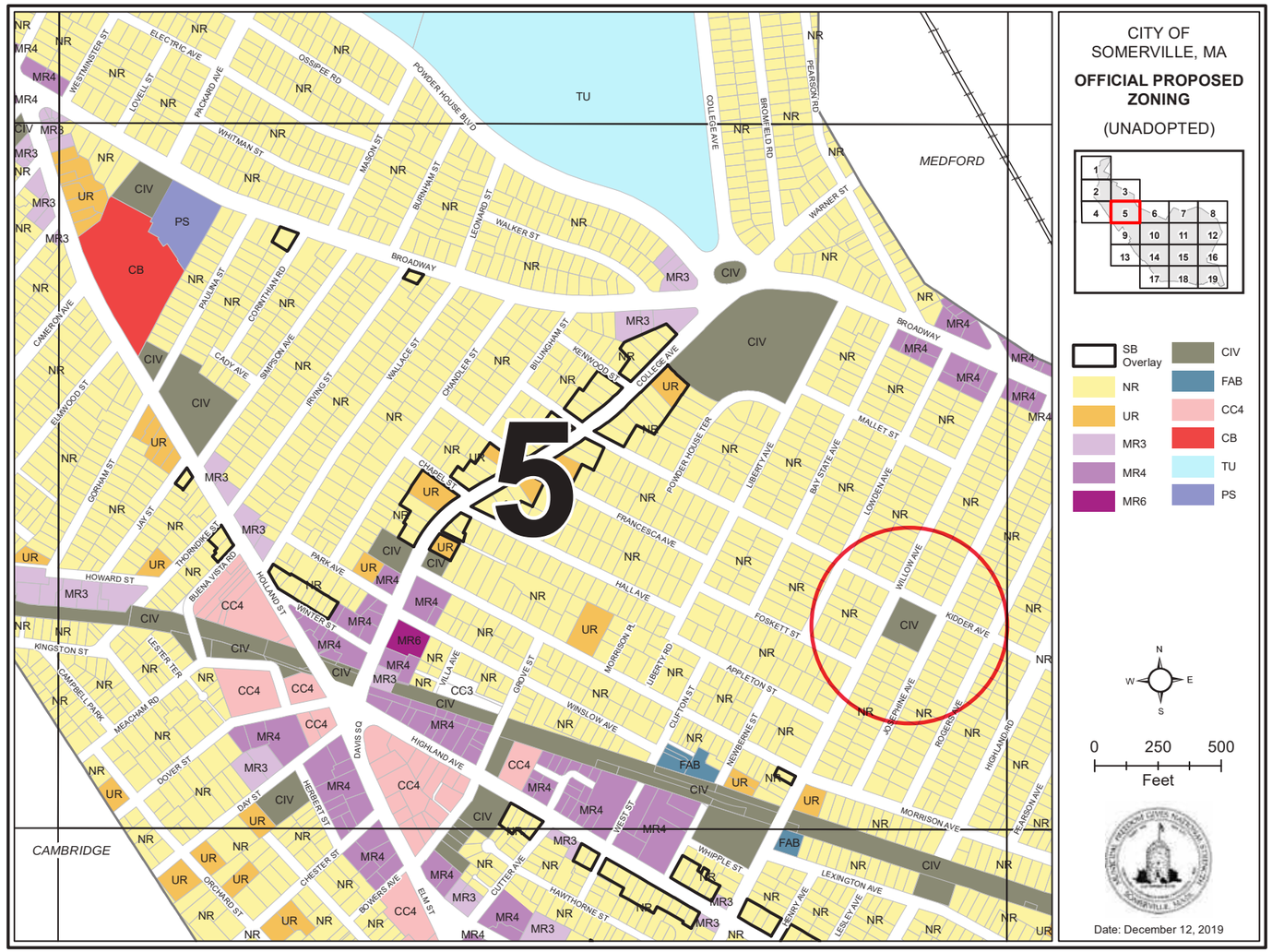
School	Building Footprint (GSF)	Lot Size (GSF)	Lot Coverage (%)	Overall Building (GSF)	# Floors	# Students 2023
Argenziano	42,500	101,200	42%	110,000	3	545
Brown	8,800**	26,700	33%	31,555**	3	213
Capuano	45,300	86,000	53%	85,000	2	216*
East Somerville	94,200	204,900	46%	110,000	2	729
Healey	38,900	143,500	27%	89,000	3	510
Kennedy	42,400	118,000	36%	149,000	3	442
West Somerville	20,500	58,000	35%	69,000	3	370
Winter Hill	29,000	85,700	34%	95,000	4	429
Averages	**40,200**	**103,000**	**38.2%**	**92,444**	**2.875**	**436**
Averages w/o Brown and Capuano	**44,583**	**118,500**	**36.7%**	**103,677**	**3**	**504**

Notes:
* Capuano numbers are based on June enrollment provided by SPS.
** Brown numbers are based on floor plan dimensional review; all others are based on CoS provided overall building SF's and GIS footprints.

POTENTIAL BUILDING SITES - COS PROVIDED LOT INFORMATION

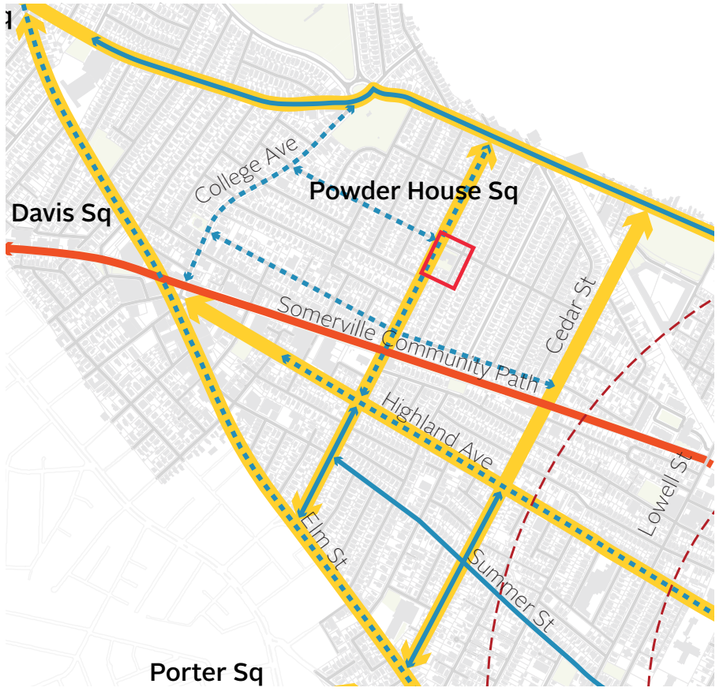


BROWN - ORIENTATION / ZONING ATLAS

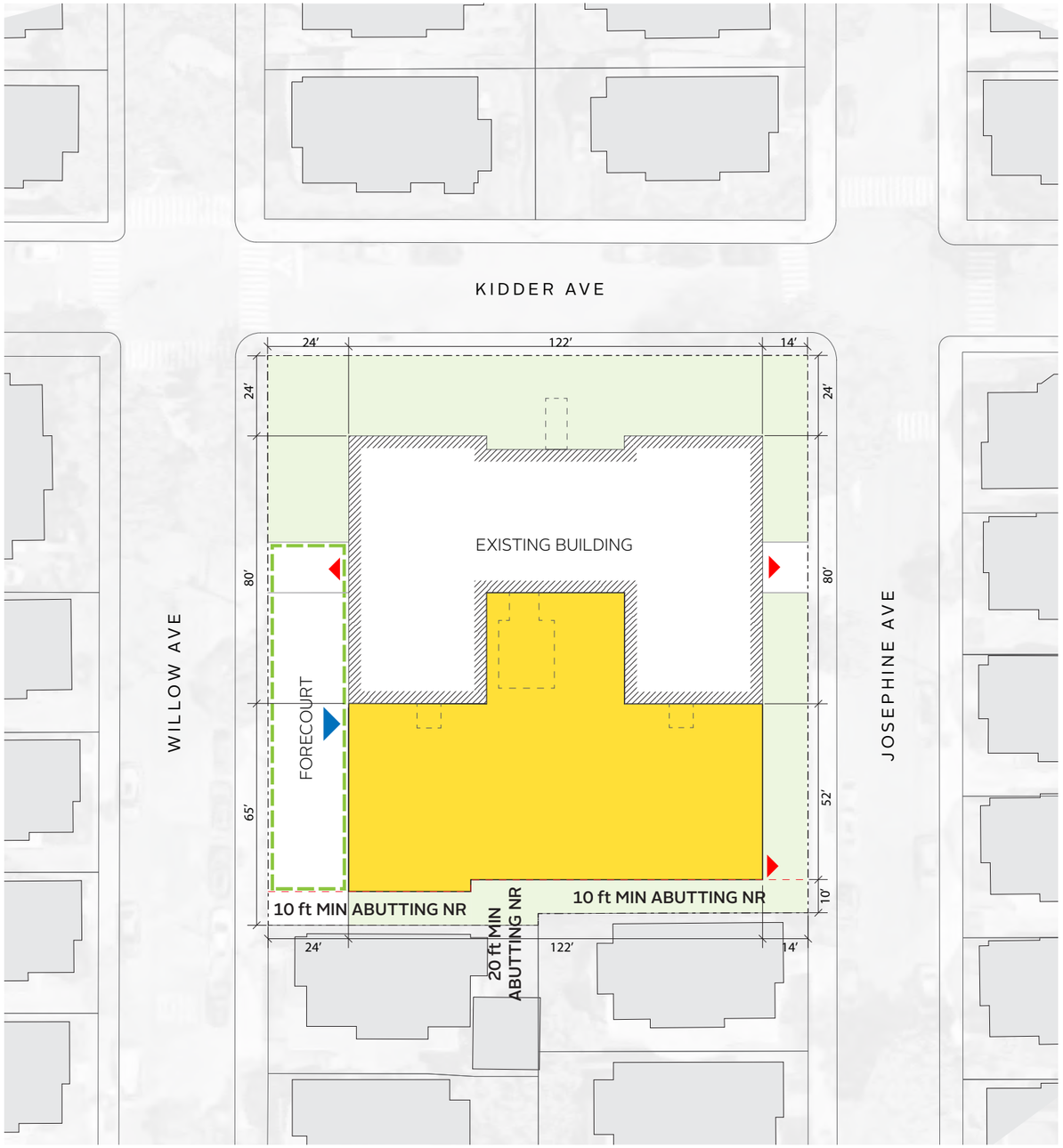




- Brown School Address: 201 Willow Avenue (bounded by Willow, Kidder, and Josephine)
- Parcel comprises a Civic (CIV) Special Zoning District, abutting Neighborhood Residential (NR)
- Willow is a collector street, connecting Broadway & Highland Avenues
- Willow Avenue is ±50’ ROW; Josephine is ±46’ ROW; Kidder is ±40’ ROW
- ***MR3 (Mid-Rise 3-Story) Development Requirements used as benchmark***



SITE DEVELOPMENT OPTION 1 - MAX BUILD-OUT



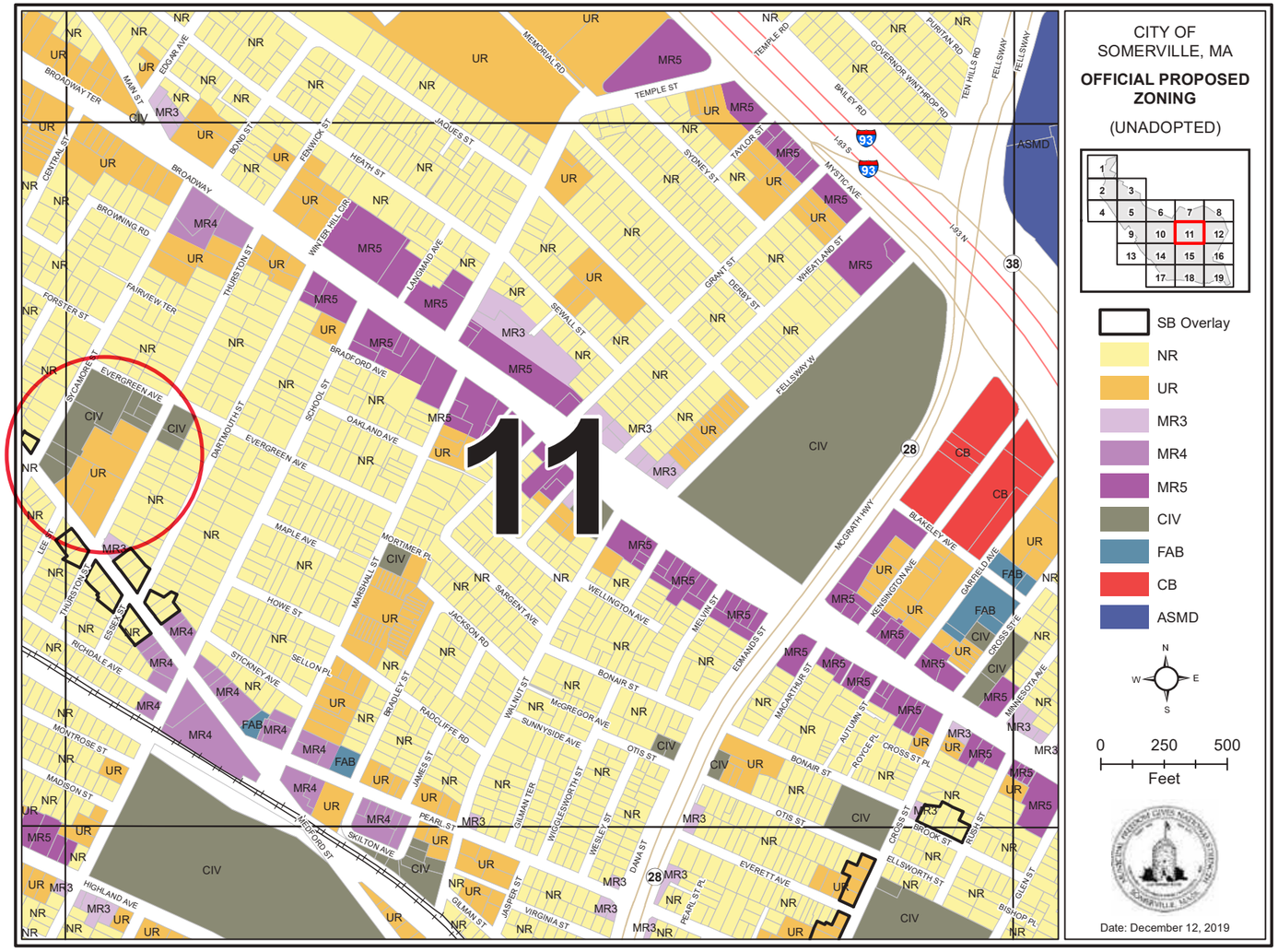
SCALE: 1" = 40'

Building Statistics	Existing Building to Remain	Addition	TOTAL
Building Footprint	8,180	7,880	16,060
Stories Above Grade	3.5	2.5	-
Zoning Floor Area	28,630	19,700	48,330
Sub-Grade Basement Footprint	-	7,880	7,880
Gross Square Footage	28,630	27,580	56,210

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	60%

- No good candidate area for school yard
- Still only 60% lot coverage by buildings

WINTER HILL - ORIENTATION / ZONING ATLAS



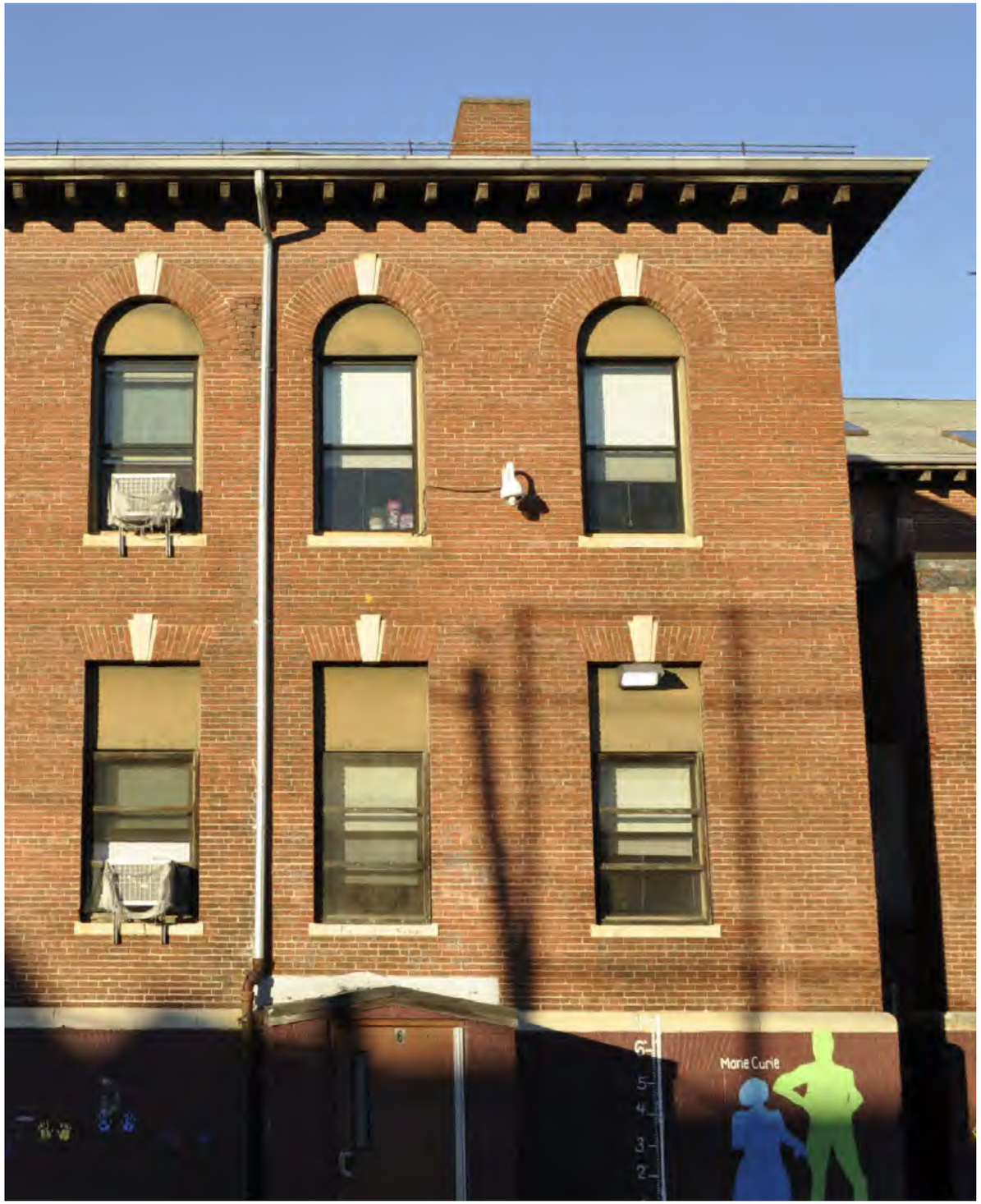




- Winter Hill School Address: 115 Sycamore Street (bounded by Medford, Sycamore and Evergreen)
- Parcel comprises a Civic (CIV) Special Zoning District, abutting Urban Residential (UR)
- Medford is a collector street, connecting Broadway & Highland Avenues
- Medford Street is ±XX' ROW; Sycamore is ±XX' ROW; Evergreen is ±40' ROW
- ***MR4 (Mid-Rise 4-Story) Development Requirements used as benchmark***

SOMERVILLE PUBLIC SCHOOLS
K-8 CAPACITY STUDY

Final Presentation – September 12, 2023



BEYER
BLINDER
BELLE

AGENDA

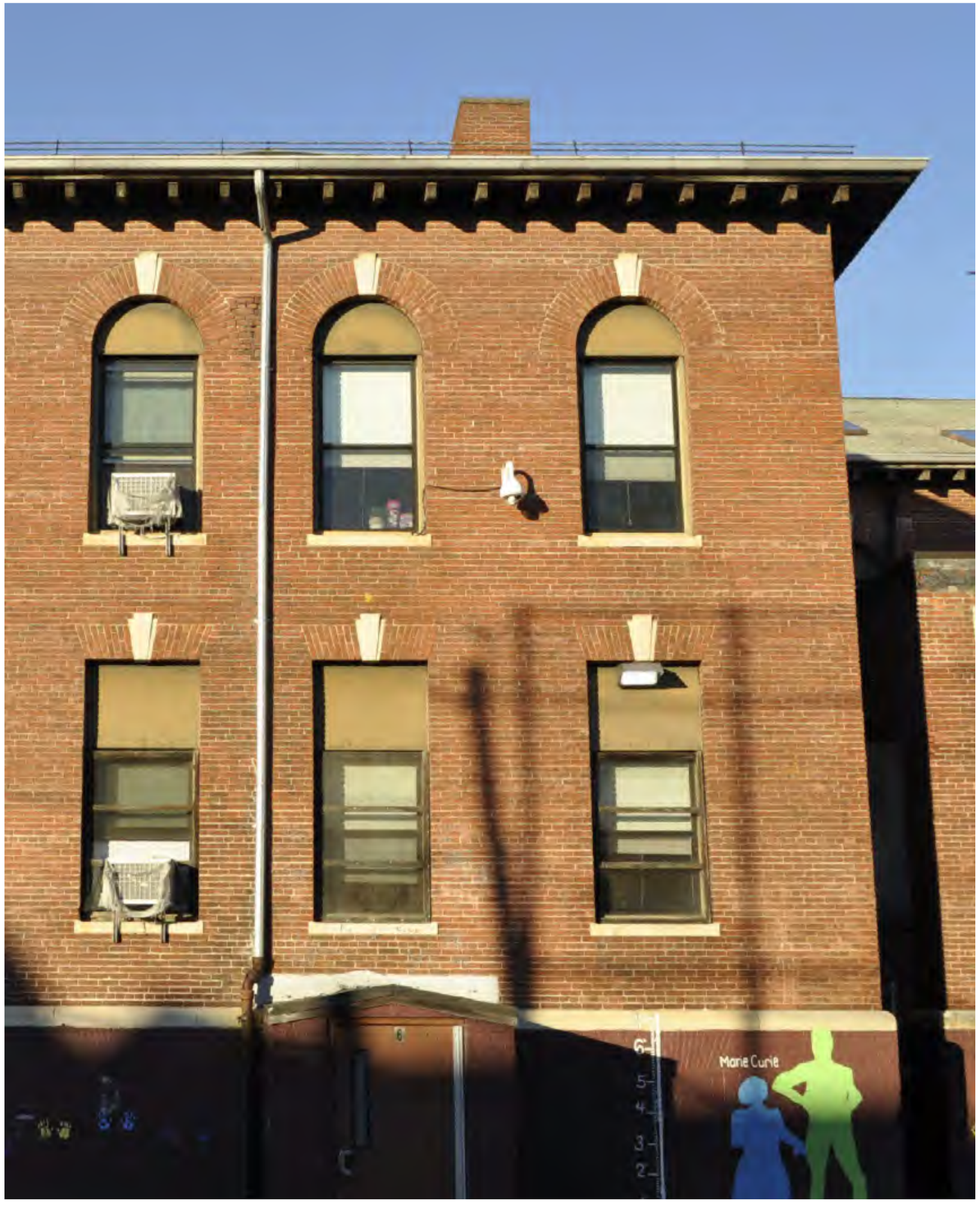
– **Programming Recap**

– **Two-Building Scenarios**

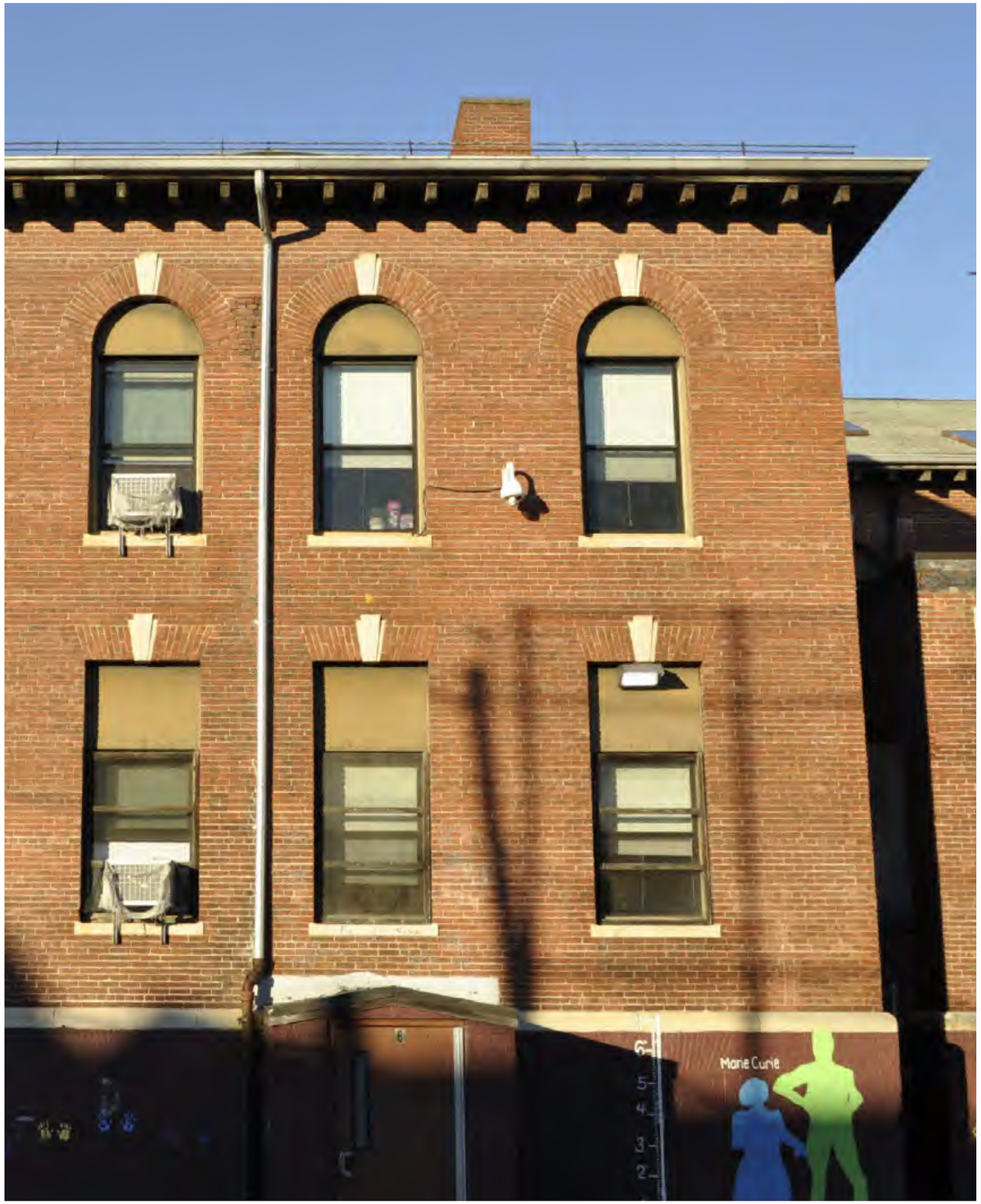
- Brown Renovation (Recap from BMP)
- Brown Addition at Kennedy
- Winter Hill Renovation or New Build

– **Consolidated Building Scenarios**

- At Winter Hill Site
- At Trum Field Site



PROGRAMMING RECAP



DISTRICT AND SCHOOLS MAP (PREVIOUSLY PRESENTED)

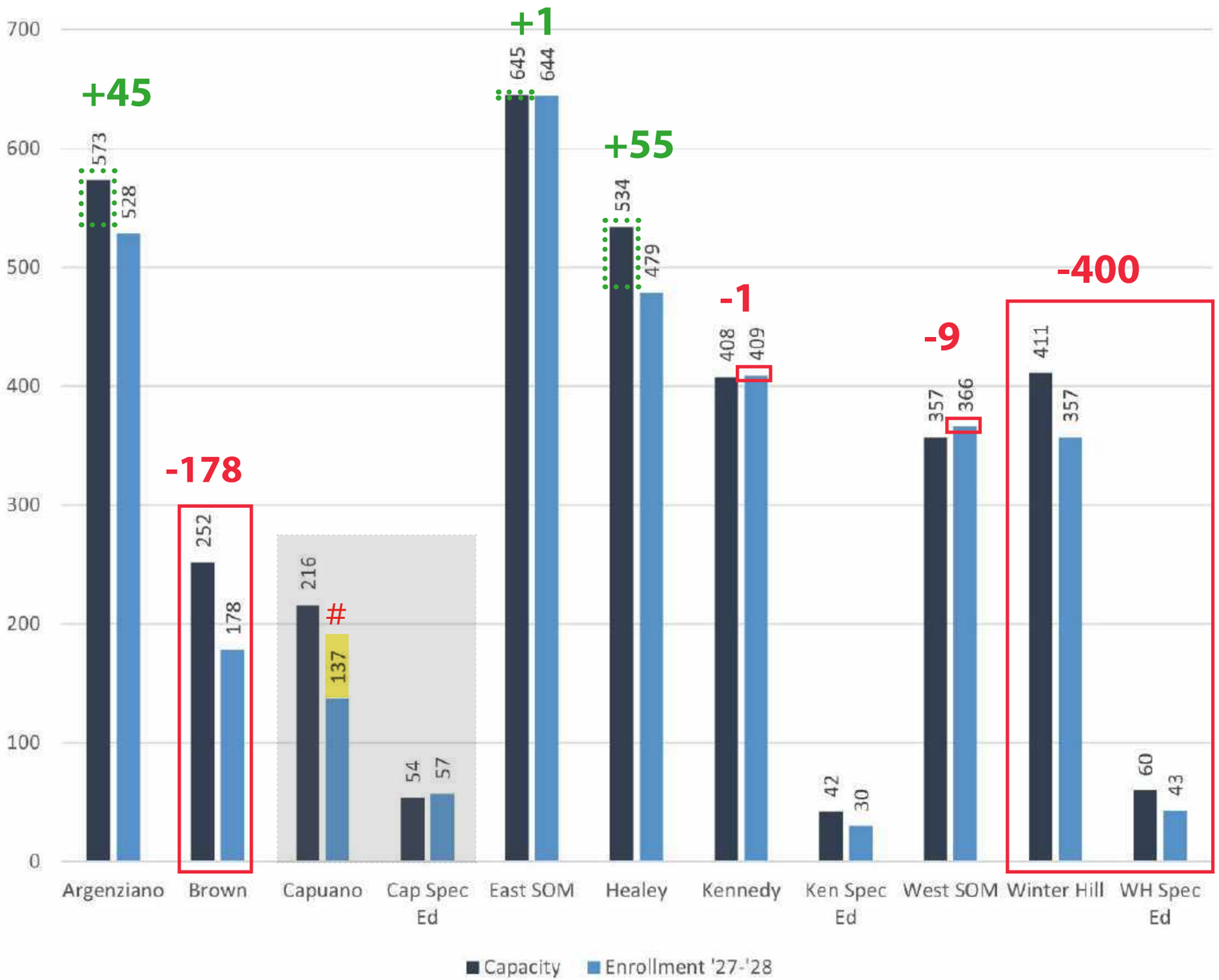


EXG SCHOOL CAPACITY ANALYSIS (PREVIOUSLY PRESENTED)

	Argenziano (PK-8)	Brown (K-5)	Capuano (PK-K)	East Som (PK-8)	Healey (PK-8)	Kennedy (PK-8)	West Som (PK-8)	Winter Hill (PK-8)	District Total Capacity
# Pre-K Classrooms *(15 st./ classroom)*	1 *(15)*		7 *(105)*	1 *(15)*	2 *(30)*	2 *(30)*	1 *(15)*	1 *(15)*	15 *(225)*
ECIP *(15 st./ classroom - Capuano)*			5 *(75)*						5 *(75)*
# Kindergarten Classrooms *(18 st./ classroom)*	4 *(72)*	2 *(36)*	2 *(36)*	3 *(54)*	3 *(54)*	2 *(36)*	2 *(36)*	2 *(36)*	20 *(360)*
# 1-8 Grade Classrooms *(18 st./ classroom)*	**27** *(486)*	**12** *(216)*		**32** *(576)*	**25** *(450)*	**19** *(342)*	**17** *(306)*	**20** *(360)*	152 *(2,736)*
Spec. Ed *(6 st./ classroom - AIM, SKIP, SEEK) SLIFE sim (not Spec Ed)*			9 *(54)*			7 *(42)*		10 *(60)*	26 *(156)*
TOTAL # CLASSROOMS	**32**	**14**	**23**	**36**	**30**	**30**	**20**	**33**	218
TOTAL CAPACITY (STUDENTS)	***573***	***252***	***270***	***645***	***534***	***450***	***357***	***471***	**3,552**

Notes:
1. School current use and capacities provided by SPS through review of floor plans and space summaries (spring 2023).
2. Self-contained Special Education programs (highlighted in red) have been analyzed separately because of their substantially different classroom capacity (6 per classroom)
3. SEI and Newcomer classrooms are included as part of General Education because their populations align similarly to the 18 students per classroom capacity.
4. SLIFE has been grouped into the Special Ed line based on classroom size only.

PROJECTED NEW SCHOOL CAPACITY - 5 YEAR HORIZON (PREVIOUSLY PRESENTED)



Student Capacity Need	
Brown	178
Winter Hill	400
Total	578

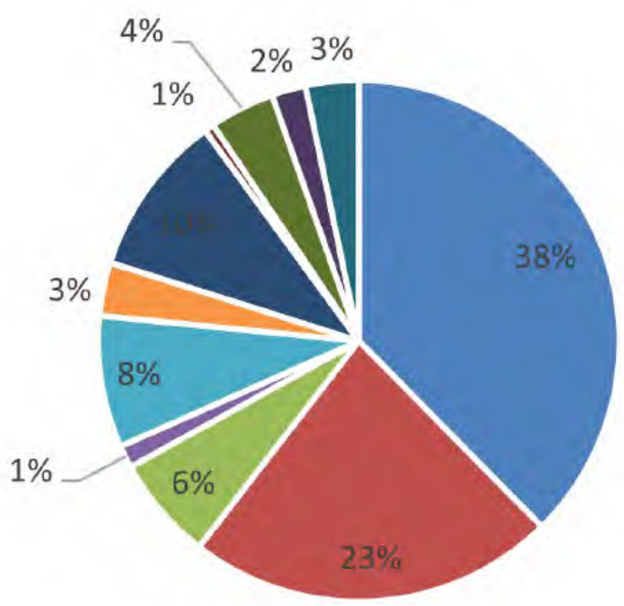
Potential Adjustments	
Argenziano	45
Healey	55
East Somerville	1
Kennedy	-1
West Somerville	-9
Total	91

Notes:
1. Brown 6-8 students are currently accounted for in buildings outside Brown. The potential adjustments indicated here reflect a possible re-balancing of students across all schools when a new building comes online.
Capuano overall enrollment projection was provided by FloAnalytics based on October data ('28-195). SPS provided June Special Education enrollment adjustment but June general education enrollment projections beyond the current year are unknown.

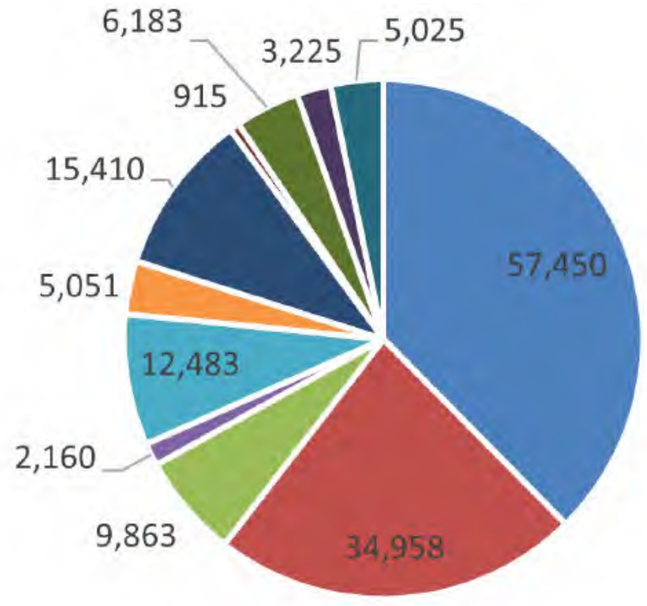
PROPOSED NEW SCHOOL (UPDATED)

CONSOLIDATED BROWN / WINTER HILL

Proposed	
# Students	578
Building GSF	153,000



PROGRAM PERCENTAGE

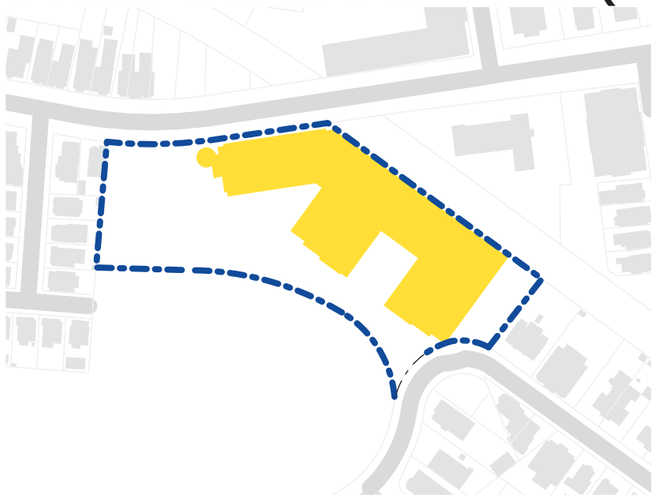


PROGRAM SQUARE FOOTAGE

- Core Academic
- Special Education
- Art & Music
- Vocations & Technology
- Health & Physical Education
- Media Center
- Dining & Food Service
- Medical
- Administrative & Guidance
- Custodial & Maintenance
- Other (includes After School)

EXISTING SCHOOL SITES (PREVIOUSLY PRESENTED)

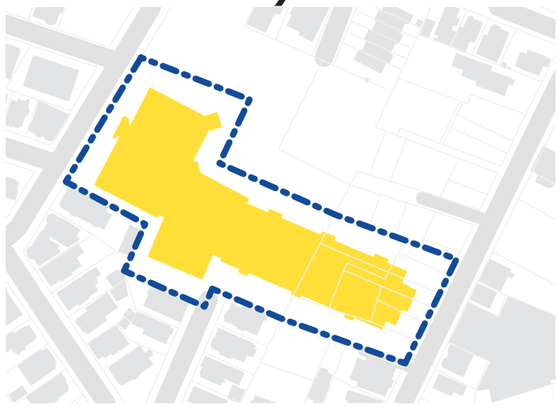
Note: Brown numbers are based on BBB floor plan dimensional review; all others are based on CoS provided overall building SF's and GIS footprints.



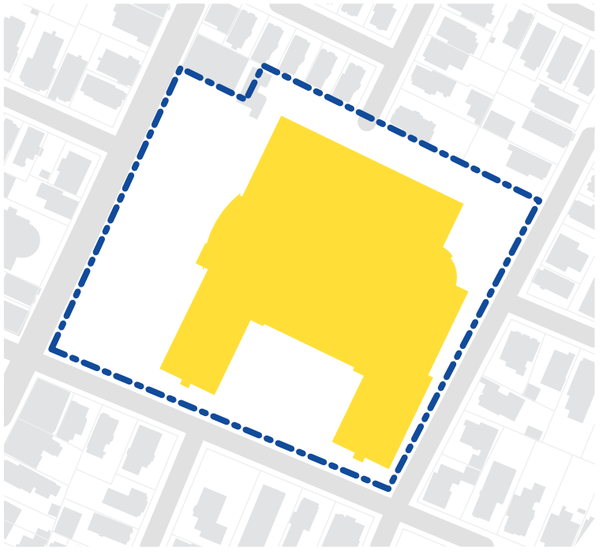
ARGENZIANO
Lot: 101,200 GSF
Bldg Footprint: 42,500 GSF
Bldg Overall (3 Fl): 110,000 GSF
#Students 2023: 545
Approx. Lot Coverage: 42%



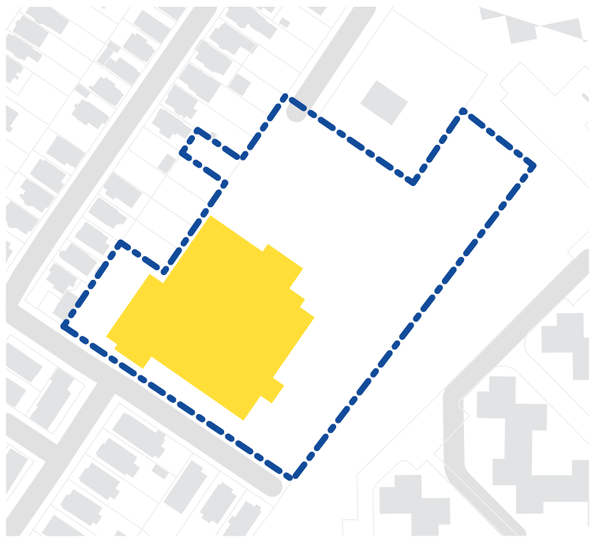
BROWN
Lot: 26,700 GSF
Bldg Footprint: 8,800 GSF
Bldg Overall (3.5 Fl): 31,500 GSF
#Students 2023: 213
Approx. Lot Coverage: 33%



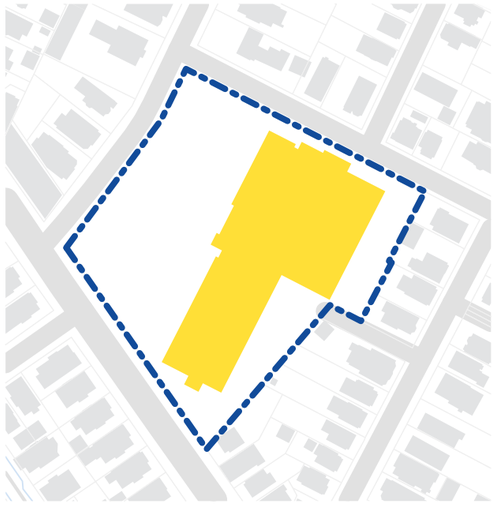
CAPUANO
Lot: 86,000 GSF
Bldg Footprint: 45,300 GSF
Bldg Overall (2 Fl): 85,000 GSF
#Students 2023: 216
Approx. Lot Coverage: 53%



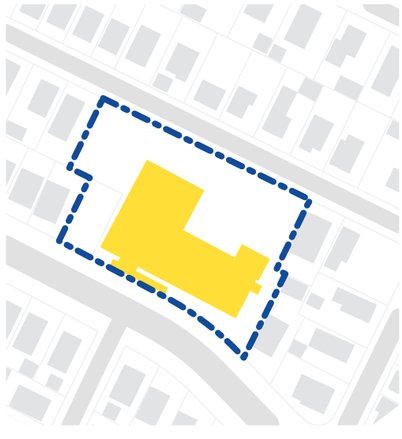
EAST SOMERVILLE
Lot: 204,900 GSF
Bldg Footprint: 94,200 GSF
Bldg Overall (2 Fl): 110,000 GSF
#Students 2023: 729
Approx. Lot Coverage: 46%



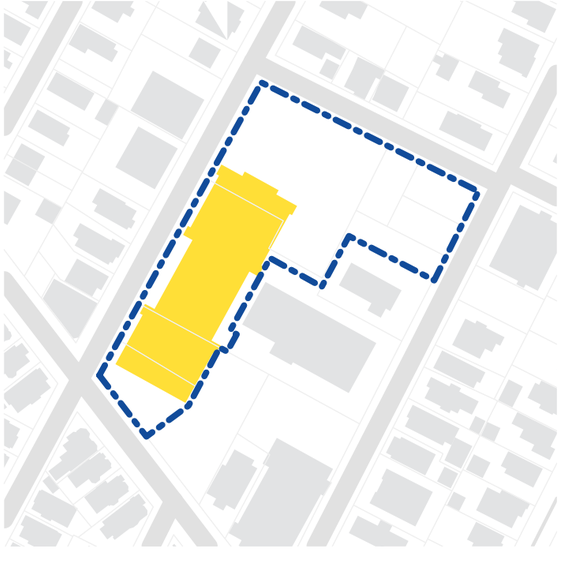
HEALEY
Lot: 143,500 GSF
Bldg Footprint: 38,900 GSF
Bldg Overall (3 Fl): 89,000 GSF
#Students 2023: 510
Approx. Lot Coverage: 27%



KENNEDY
Lot: 118,000 GSF
Bldg Footprint: 42,400 GSF
Bldg Overall (3 Fl): 121,000 GSF
#Students 2023: 442
Approx. Lot Coverage: 36%



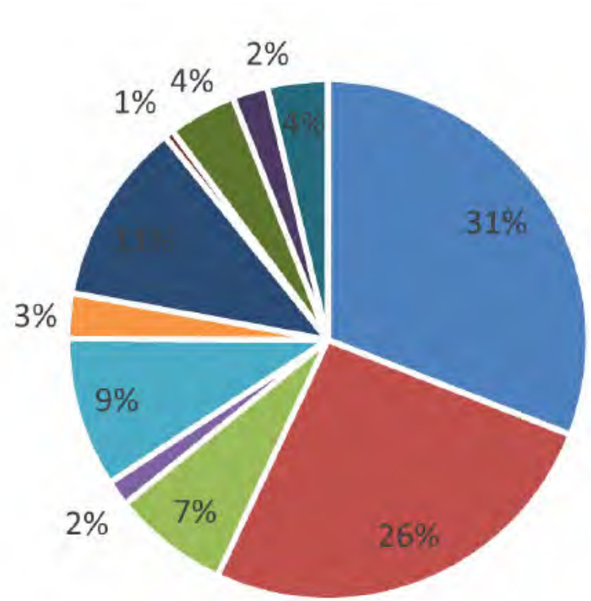
WEST SOMERVILLE
Lot: 58,000 GSF
Bldg Footprint: 20,500 GSF
Bldg Overall (3 Fl): 69,000 GSF
#Students 2023: 370
Approx. Lot Coverage: 35%



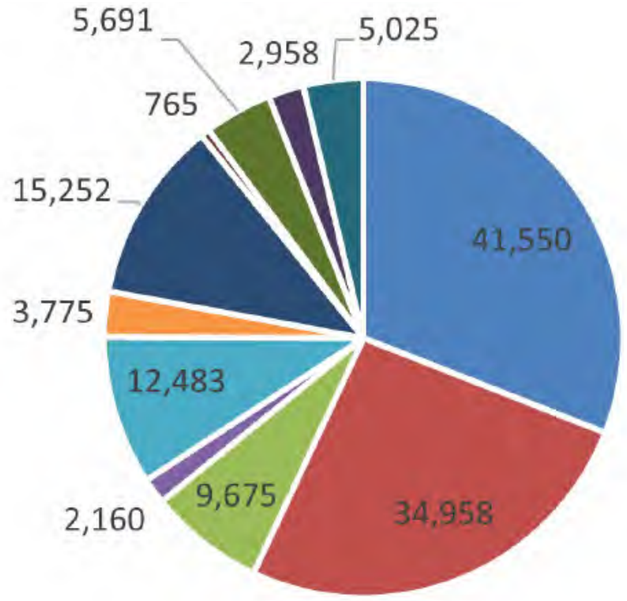
WINTER HILL
Lot: 85,700 GSF
Bldg Footprint: 29,000 GSF
Bldg Overall (4 Fl): 95,000 GSF
#Students 2023: 429
Approx. Lot Coverage: 34%

PROPOSED NEW SCHOOL - WINTER HILL ONLY

Proposed	
# Students	400
Building GSF	135,000



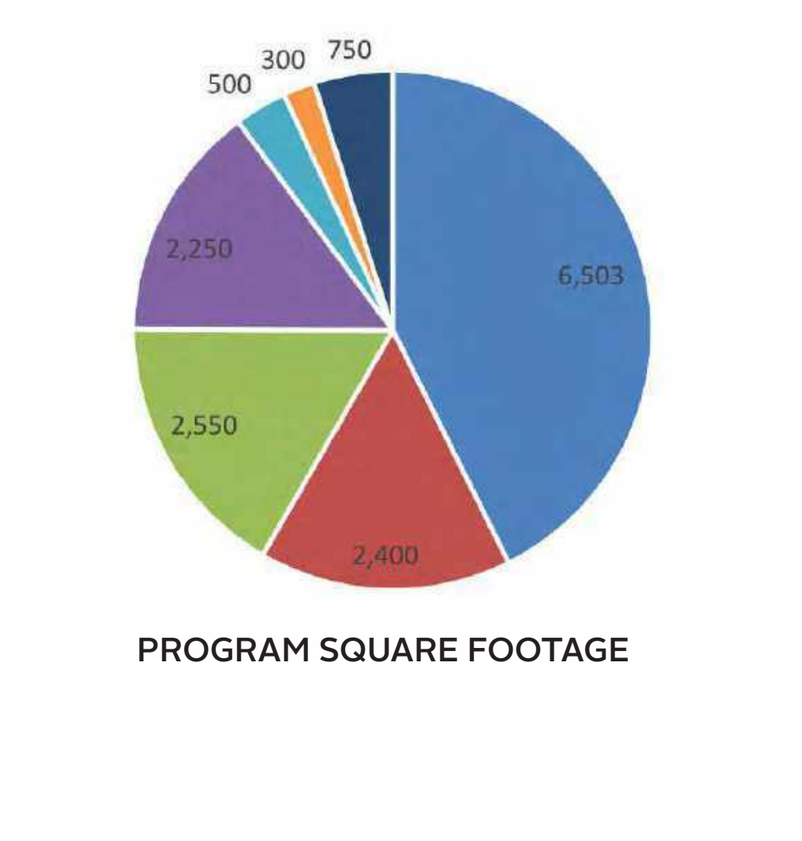
PROGRAM PERCENTAGE



PROGRAM SQUARE FOOTAGE

- Core Academic
- Special Education
- Art & Music
- Vocations & Technology
- Health & Physical Education
- Media Center
- Dining & Food Service
- Medical
- Administrative & Guidance
- Custodial & Maintenance
- Other (includes After School)

PROPOSED - FOOD SERVICE BREAKDOWN



PROGRAM SQUARE FOOTAGE

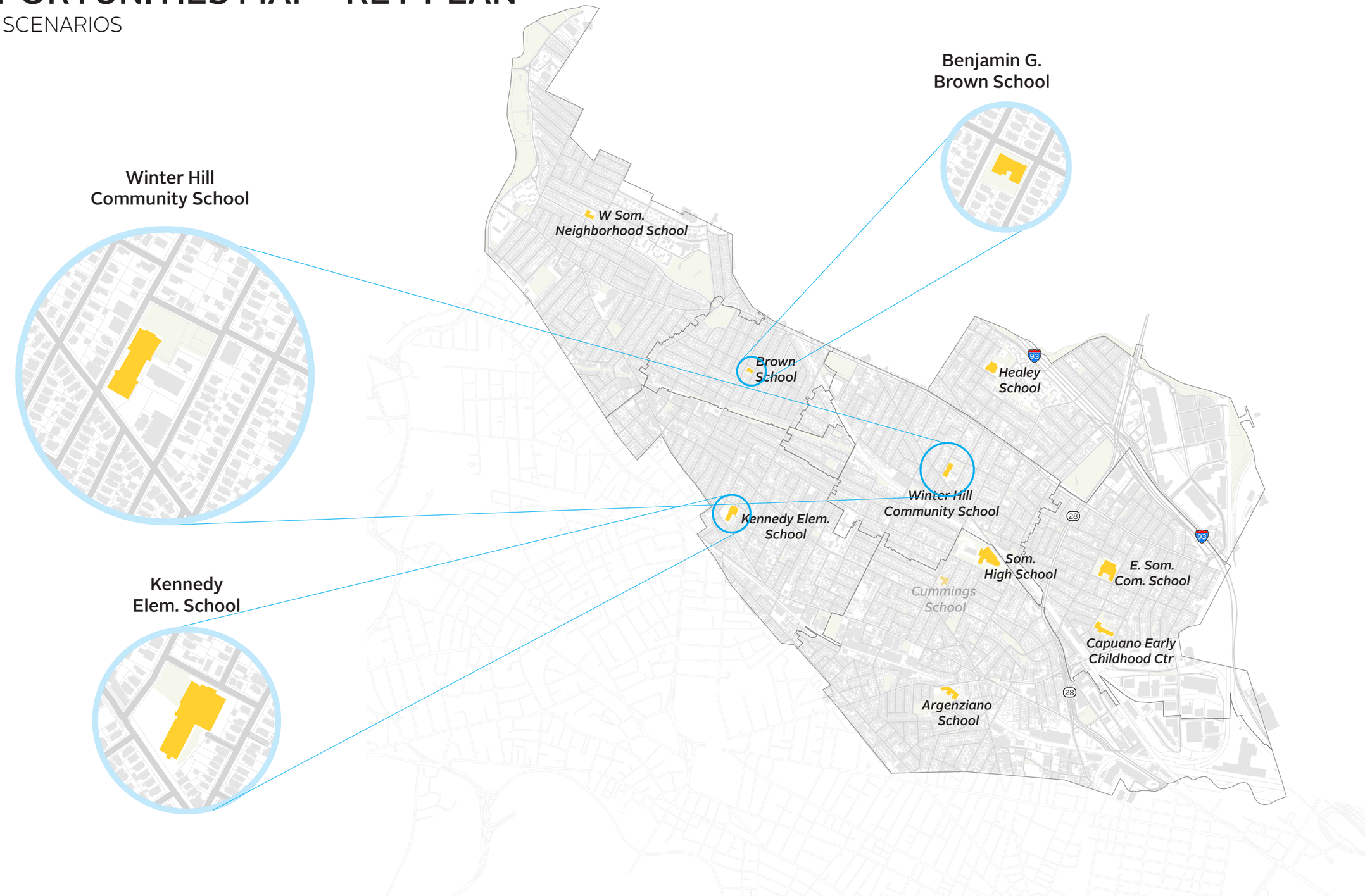
Proposed	
# Students	400
FS Program GSF	15,252
District FS GSF	3,000

TWO-BUILDING SCENARIOS



SITES OPPORTUNITIES MAP - KEY PLAN

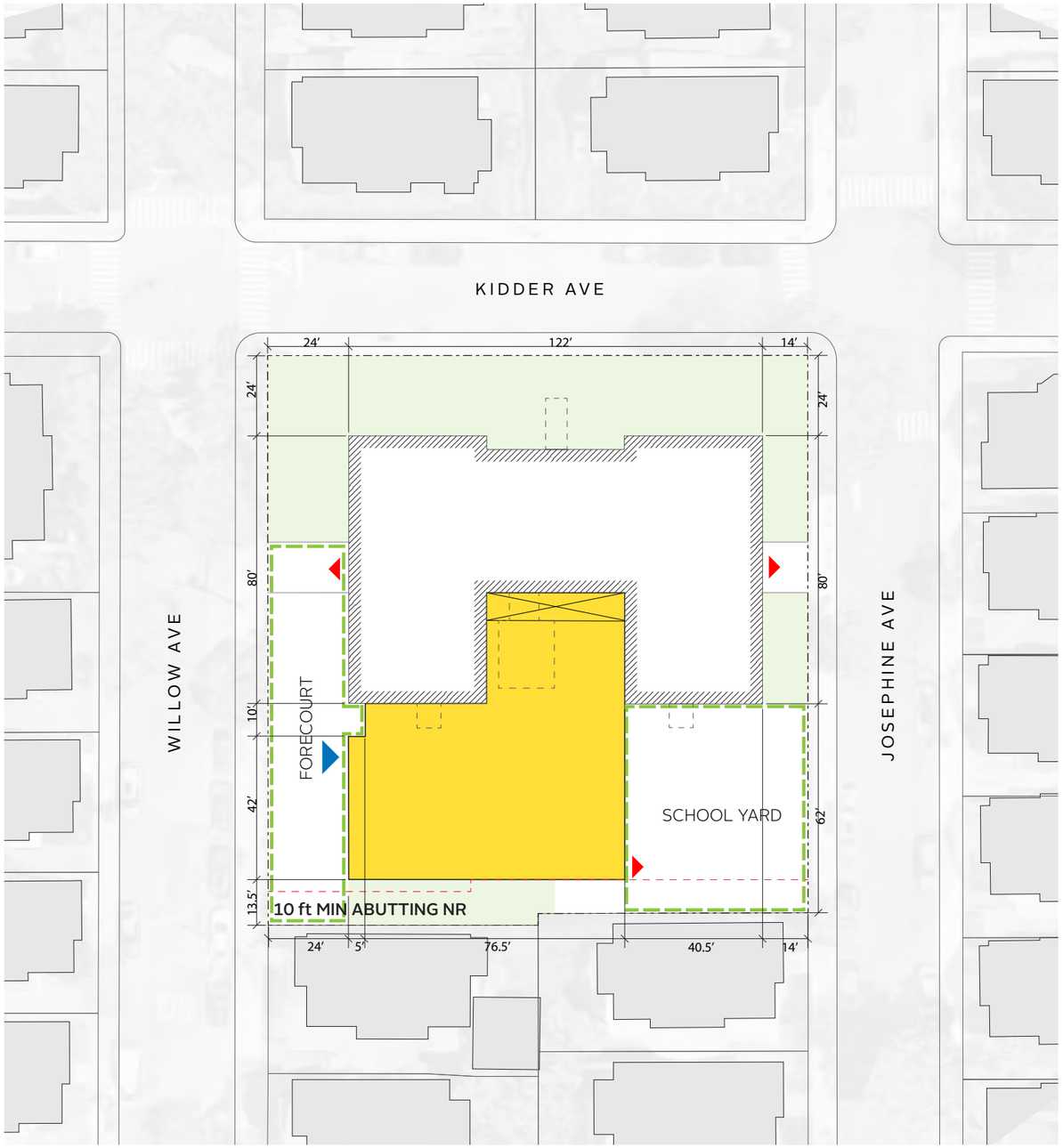
TWO-BUILDING SCENARIOS



BROWN RENOVATION - BUILDING MASTER PLAN STUDY (PREVIOUSLY PRESENTED)



BROWN RENOVATION - BUILDING MASTER PLAN STUDY (PREVIOUSLY PRESENTED)

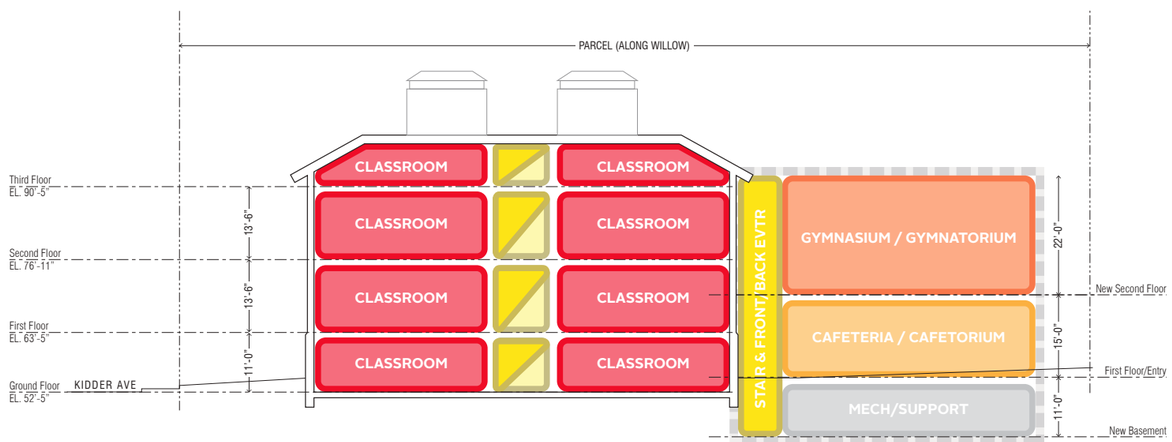


SCALE: 1" = 40'

Building Statistics	Existing Building to Remain	Addition	TOTAL
Building Footprint	8,180	5,900	14,080
Stories Above Grade	3.5	2.5	-
Zoning Floor Area	28,630	14,750	43,380
Sub-Grade Basement Footprint	-	5,900	5,900
Gross Square Footage	28,630	20,650	49,280

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	53%

- **Operating as K-5 today with significant deficiencies:**
  - No accessibility except at portion of Basement
  - Lack of cafeteria and gymnasium
- **Proposed addition results in:**
  - No change to # of students served
  - Increase from 33% to 53% lot coverage
- **2021 Estimated Construction Cost: $43M**
  - Renovation and addition hard costs: $31.4M ($650/SF)
  - Soft costs, FF&E, AV, contingency: $11.6M
  - Excludes escalation



BROWN ADDITION - AT KENNEDY



BROWN ADDITION - AT KENNEDY



SCALE: 1" = 100'

Building Statistics	Footprint GSF	Total GSF
Building Addition Footprint	25,000	25,000

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	47%

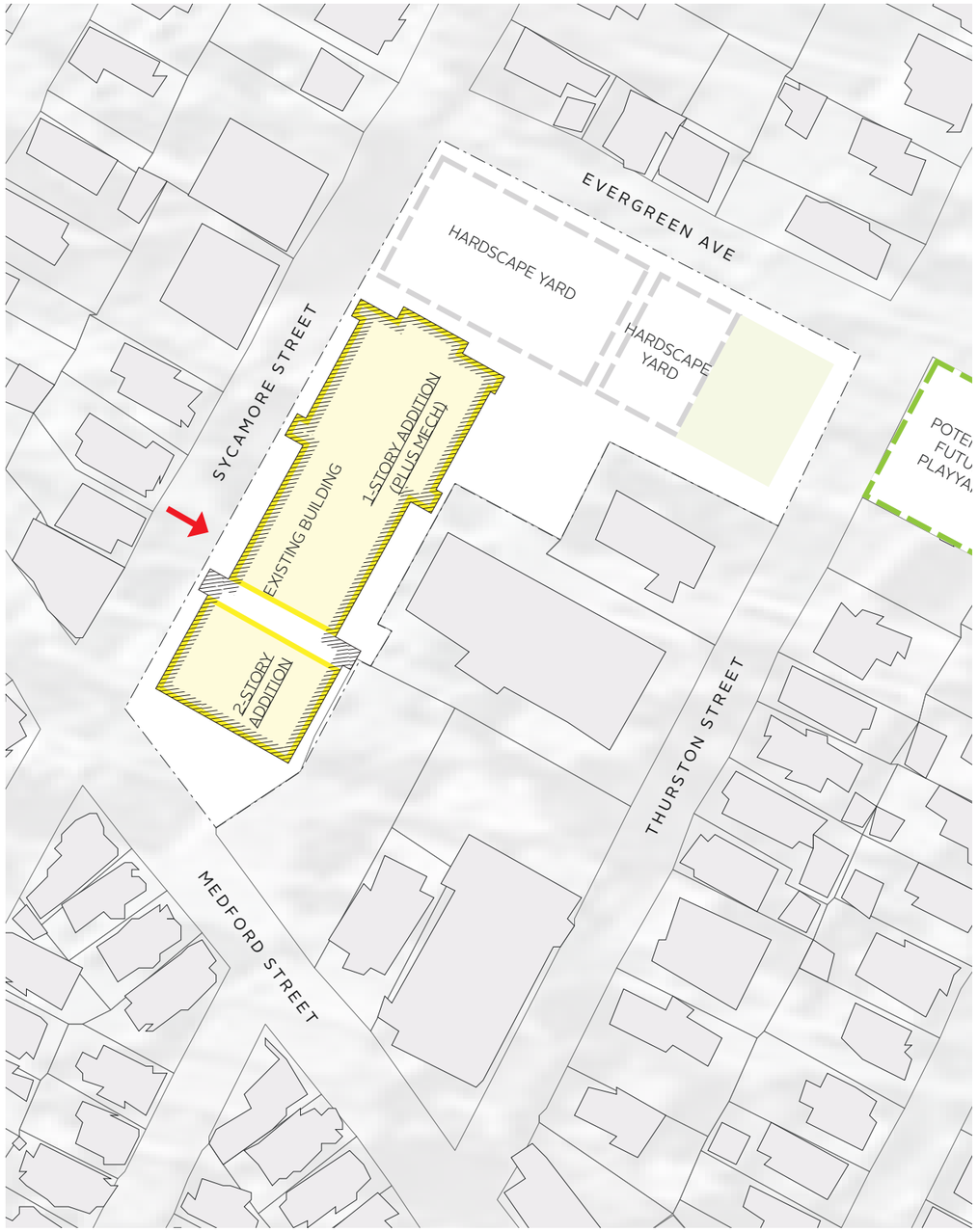
- **Considerations**
  - Program SF is **estimated**
  - 2-story footprint: 47% lot coverage
    - 3-story footprint: 43% lot coverage
  - *** Requires programming confirmation:**
    - New or expanded support and programs in addition to Brown classrooms
    - Classroom realignment to bring Brown (K-5) into overall K-8 scenario (+/-75% of 6-8 students from Brown go to Kennedy)
- **Estimated Construction Costs: TBD**

Proposed	
# Students	178
Program GSF	25,000*

WINTER HILL - RENOVATION OR NEW BUILD



WINTER HILL - RENOVATION + BUILD UP

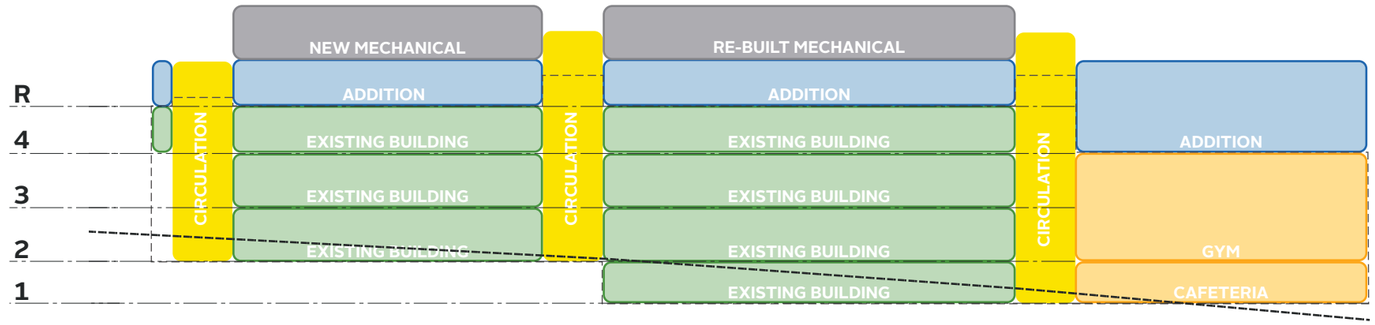


SCALE: 1" = 100'

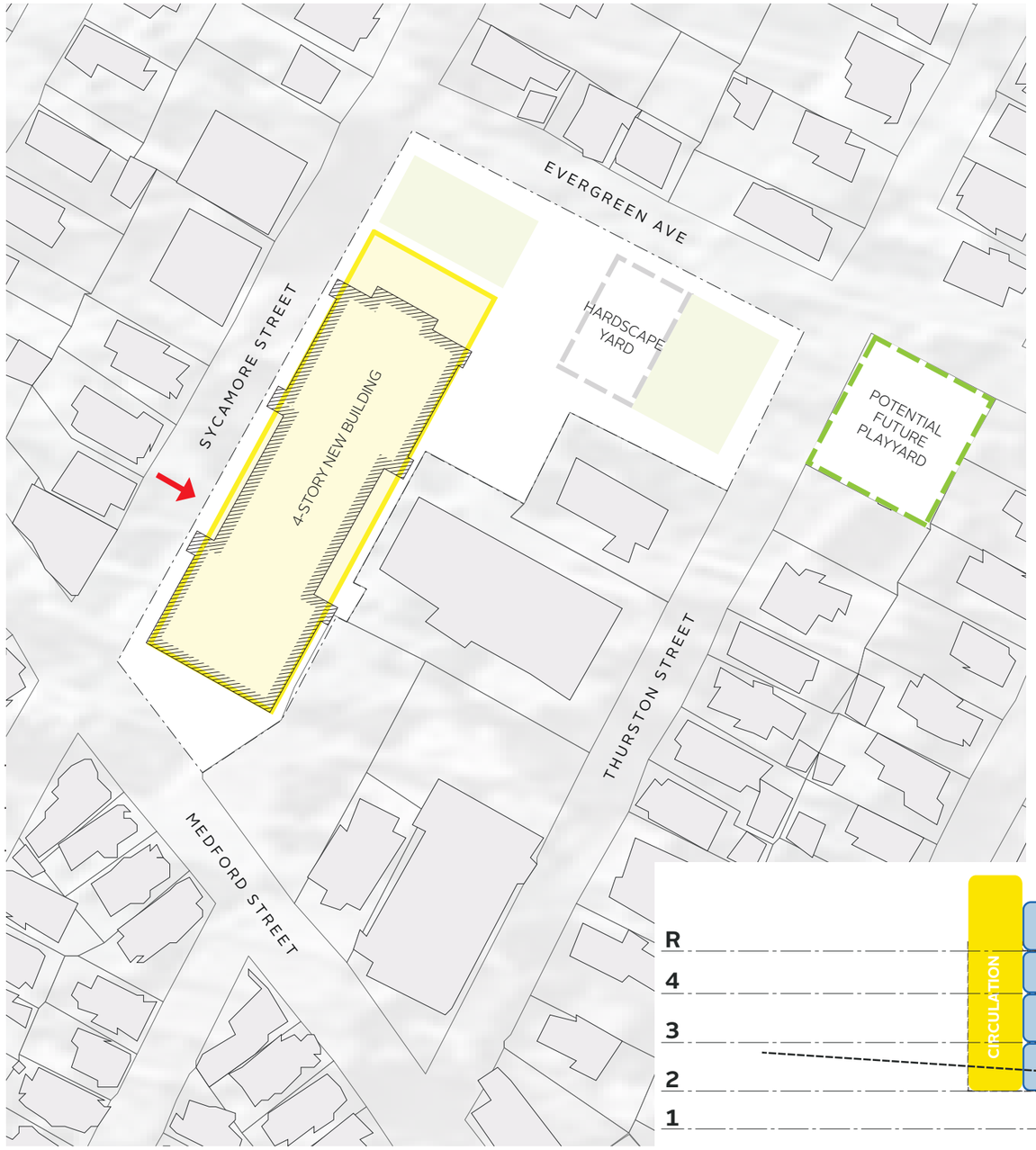
Building Statistics	Footprint GSF	Addition GSF	Total GSF
Building Footprint	29,000	-	95,000
Potential New Floor over Gym		1* 7,500	7,500
Potential New Floor over Bar		21,500	21,500
Potential New Mech			7,900
Total			**131,900**

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	34%

- **Considerations**
  - ***Building up not structurally feasible***
  - Does not accommodate new building SF program need
  - More than 4 floors
- **Estimated Construction Costs: TBD**



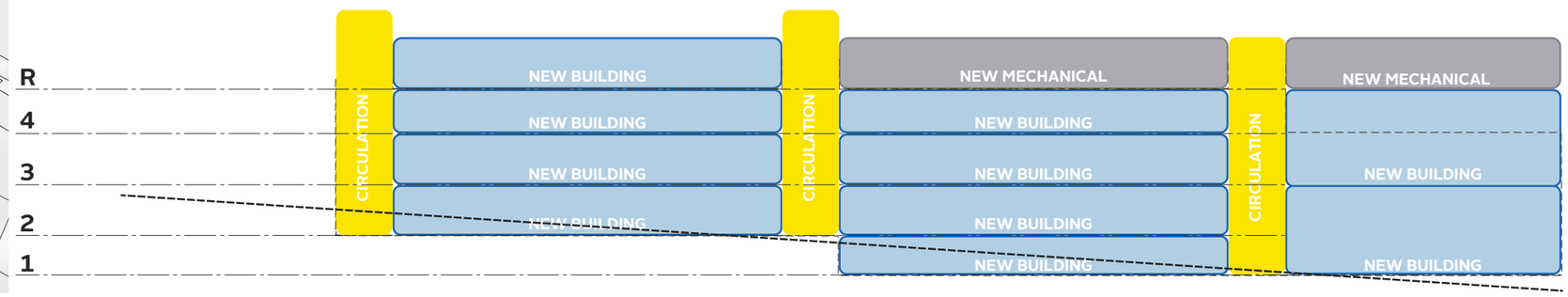
WINTER HILL - BUILD NEW (4-STORY)



Building Statistics	Footprint GSF	Addition	Total GSF
Building Footprint	-	-	-
Potential New Building		4* 33,750	135,000
Total			**135,000**

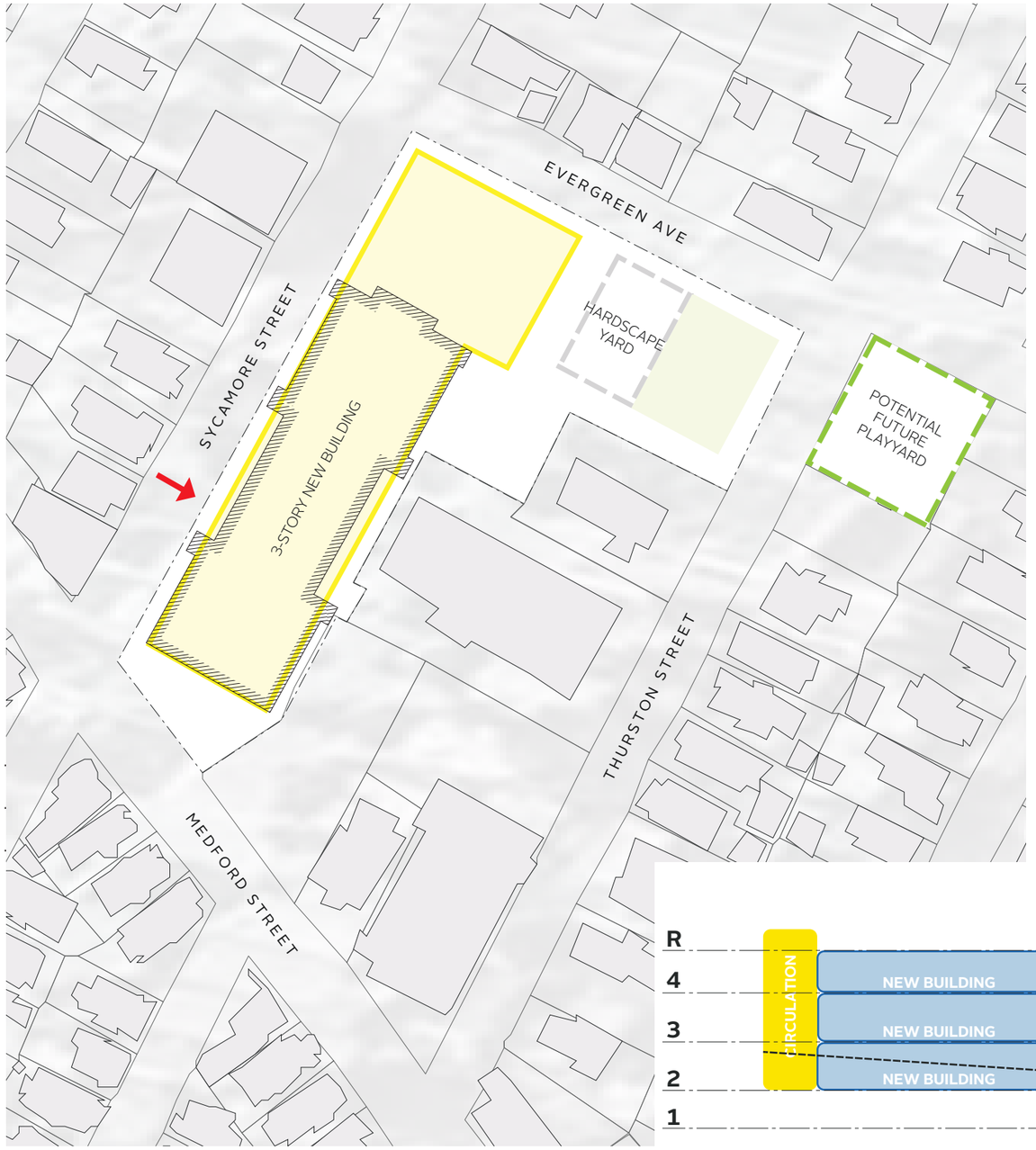
Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	39%

- **Considerations**
  - Most of the lowest floor would be below grade
  - Requires significant areaways to navigate site conditions and provide daylit spaces
  - Reduces outdoor school yard
  - Potential for future play yard at Annex (across Thurston)
  - 4-story new build
  - Includes district kitchen facilities
- **Estimated Construction Costs: TBD**



SCALE: 1" = 100'

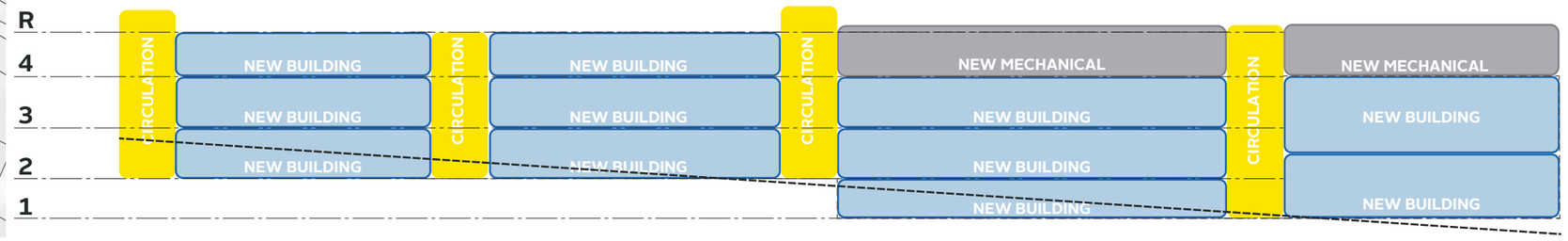
WINTER HILL - BUILD NEW (3-STORY)



Building Statistics	Footprint GSF	Addition	Total GSF
Building Footprint	-	-	-
Potential New Building		3* 45,000	135,000
Total			**135,000**

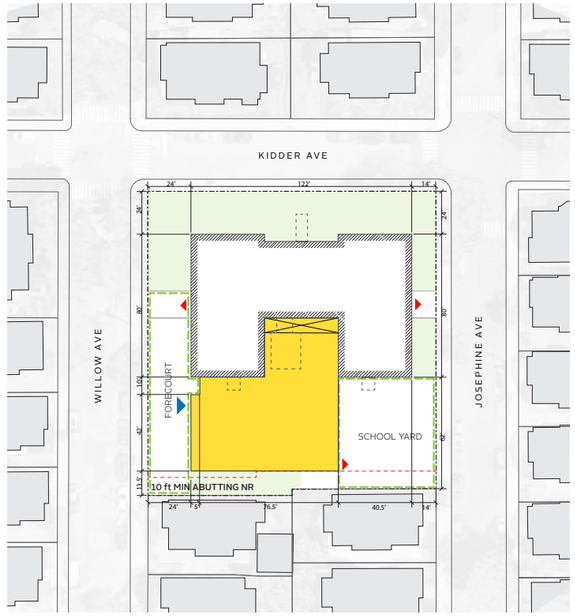
Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	53%

- **Considerations**
  - Most of the lowest floor would be below grade
  - Requires significant areaways to navigate site conditions and provide daylit spaces
  - Reduces outdoor school yard
  - Potential for future play yard at Annex (across Thurston)
  - 3-story new build
  - Includes district kitchen facilities
- **Estimated Construction Costs: TBD**



SCALE: 1” = 100’

TWO-BUILDING OPPORTUNITIES - BROWN



Addition

- Accommodated gym and cafeteria program
- Increased lot coverage
- No accessibility except at portion of basement
- No change in students served
- Reduces outdoor footprint for play space
- Lot coverage: 53%



Addition

- Estimated program SF
- Requires programming confirmation
- Increased lot coverage
- Brings Brown into K-8 model
- Displaces parking and drop off
- Lot coverage: 47%

TWO-BUILDING OPPORTUNITIES - WINTER HILL



Renovate + Build Up

- Does not accommodate required program SF
- *Not structurally feasible*
- More than 4 floors
- Lot coverage: 34%



Build New (4-Story)

- Potential to accommodate required program SF
- Most of lowest floor is below grade
- Significant areaways for daylit lower level spaces
- Lot coverage: 39%



Build New (3-Story)

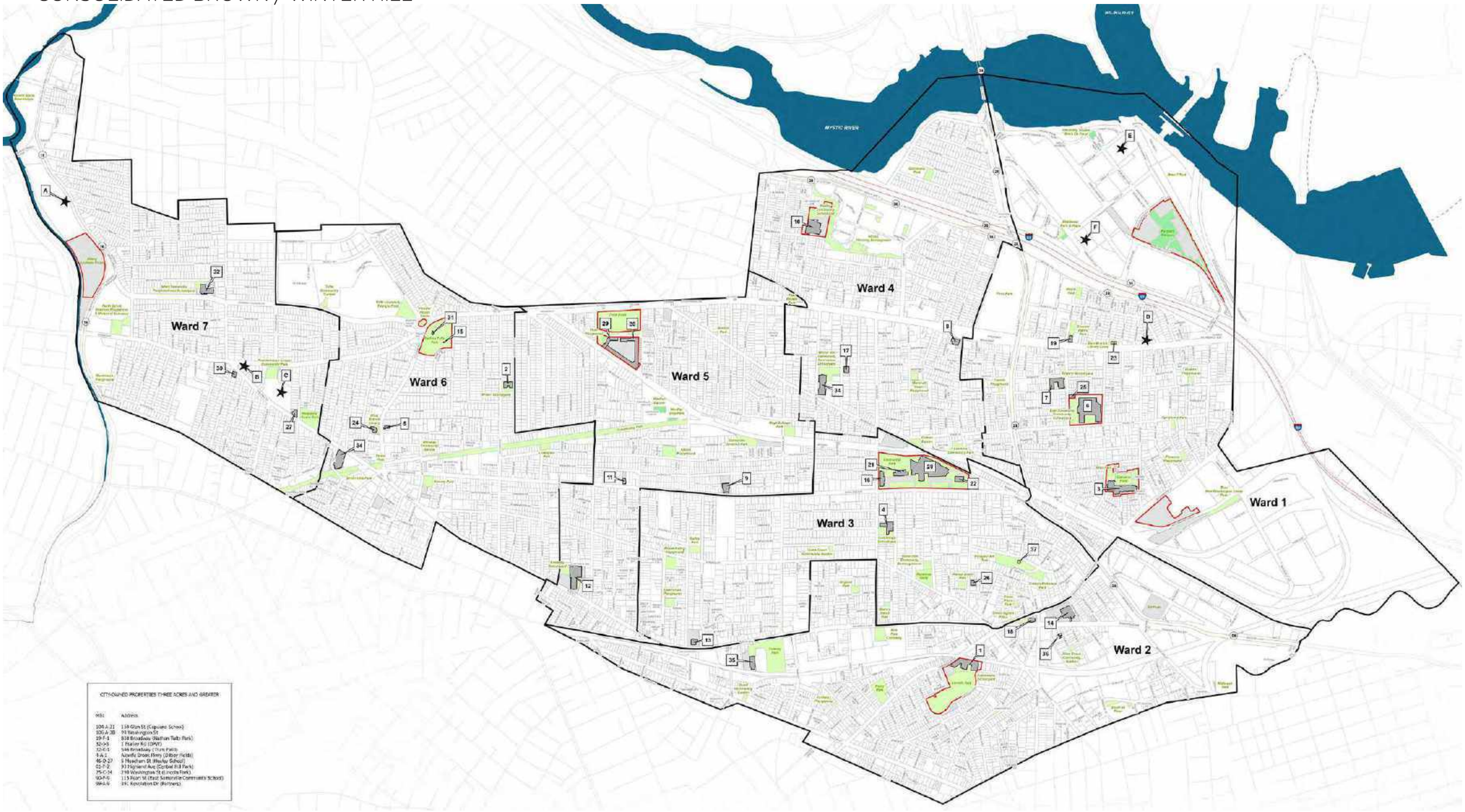
- Potential to accommodate required program SF
- Most of lowest floor is below grade
- Significant areaways for daylit lower level spaces
- Lot coverage: 53%

CONSOLIDATED BUILDING OPPORTUNITIES



SITE MAP - OVERVIEW

CONSOLIDATED BROWN / WINTER HILL

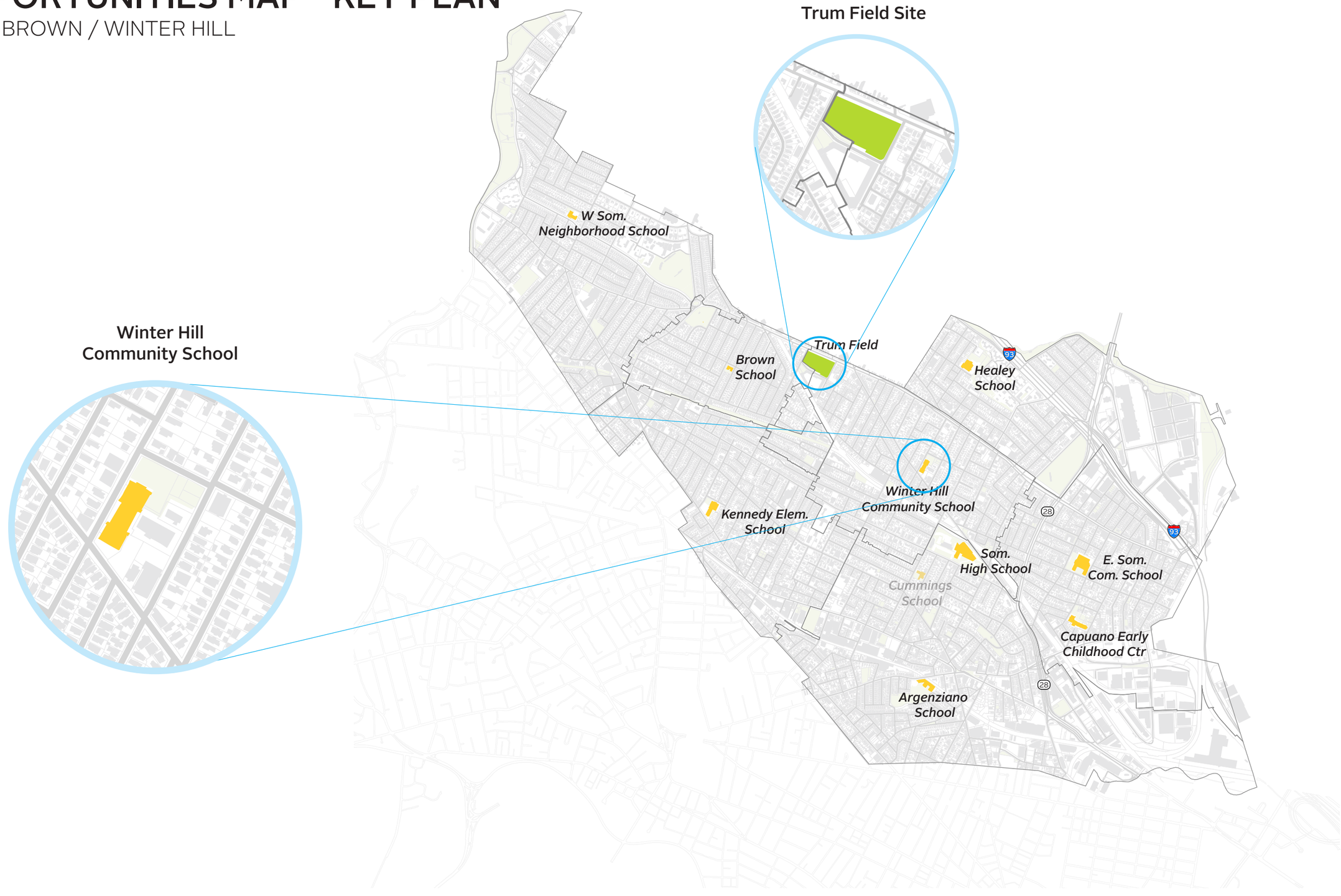


CITY-OWNED PROPERTIES THREE ACRES AND GREATER

MBL	Address
106-A-21	158 Glen St (Capuano School)
106-A-38	99 Washington St
19-F-1	838 Broadway (Nathan Tufts Park)
52-A-1	1 Parker Rd (DPW)
52-C-1	546 Broadway (Trum Field)
4-A-1	Alewife Brook Pkwy (Dilboy Field)
46-D-22	6 Hyndman St (Healey School)
01-F-2	93 Highland Ave (Cordasi Ball Park)
75-C-24	248 Washington St (Lincoln Park)
90-A-6	115 Rear St (East Somerville Community School)
99-A-6	291 Revolution Dr (Farmers)

SITES OPPORTUNITIES MAP - KEY PLAN

CONSOLIDATED BROWN / WINTER HILL

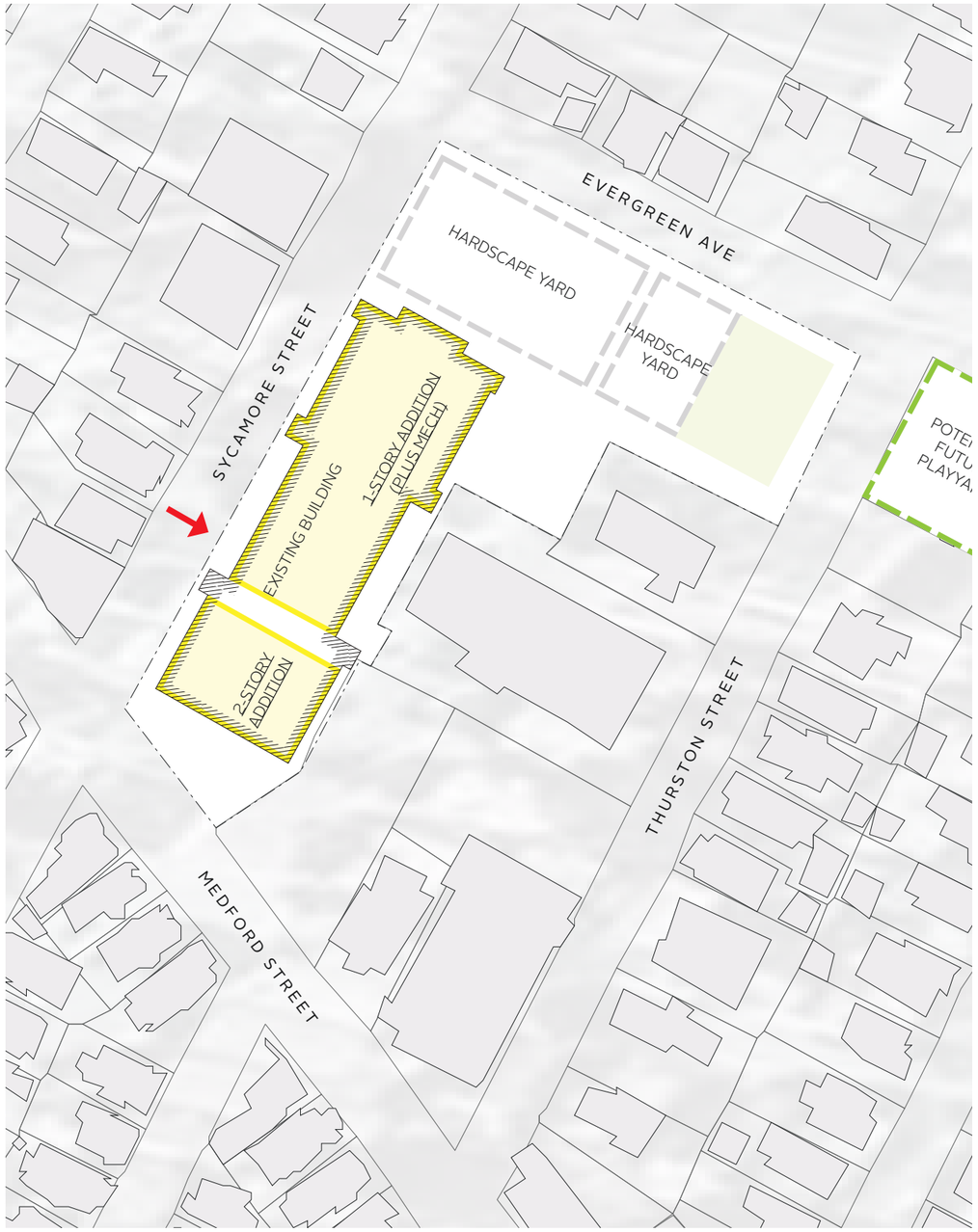


CONSOLIDATED SCHOOL AT WINTER HILL (PREVIOUSLY PRESENTED)



WINTER HILL - BUILD UP (PREVIOUSLY PRESENTED)

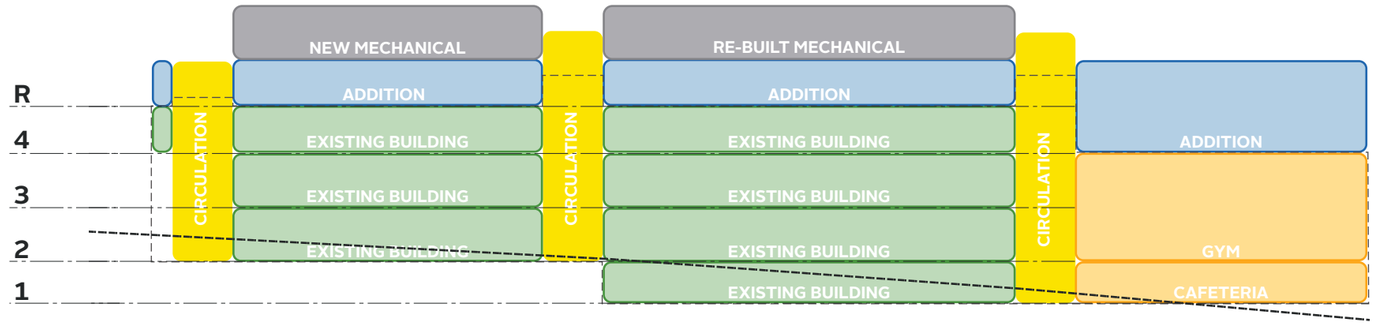
CONSOLIDATED BROWN / WINTER HILL SCENARIO



Building Statistics	Footprint GSF	Addition GSF	Total GSF
Building Footprint	29,000	-	95,000
Potential New Floor over Gym		1* 7,500	7,500
Potential New Floor over Bar		21,500	21,500
Potential New Mech			7,900
Total			**131,900**

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	34%

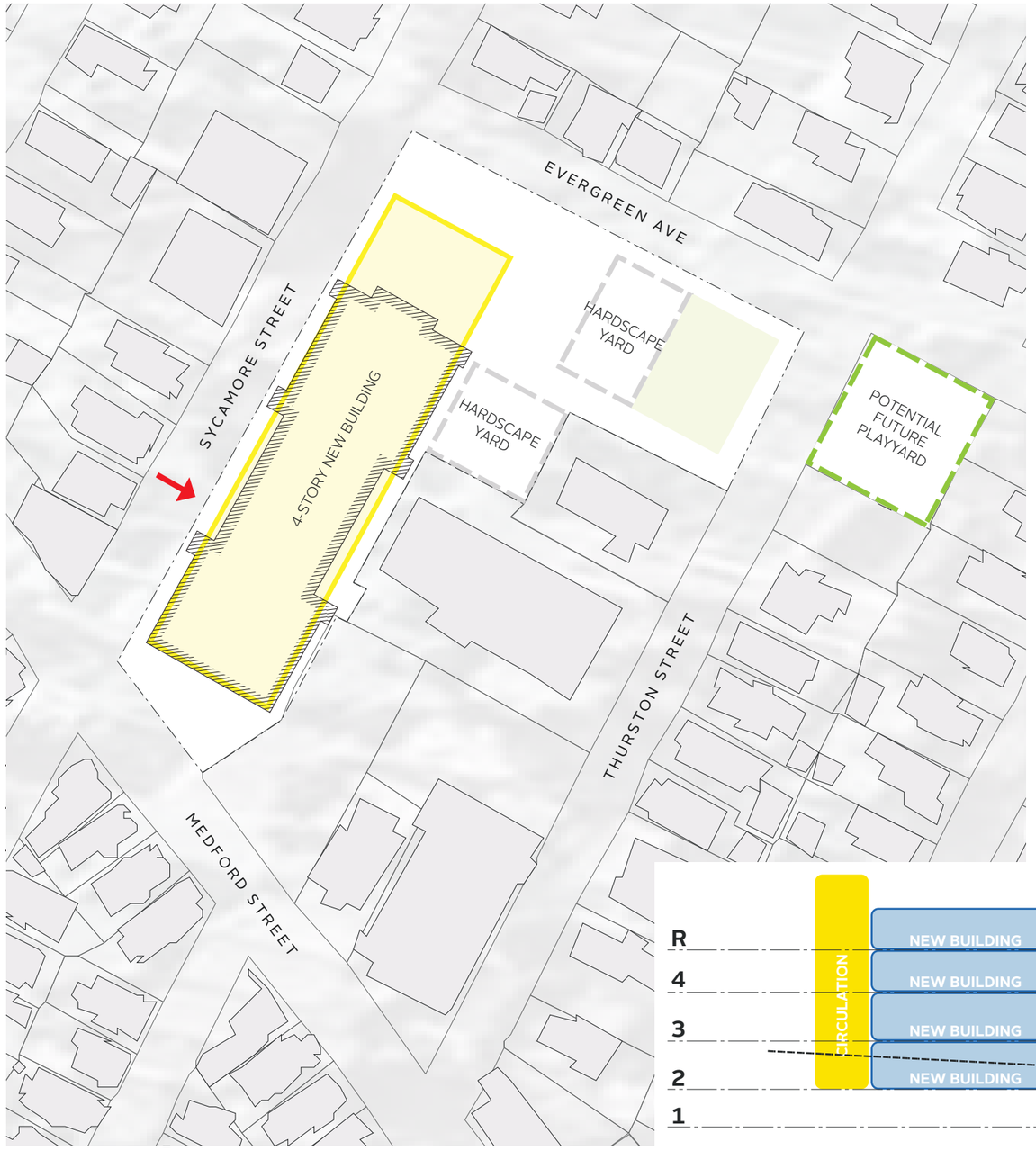
- **Considerations**
  - ***Building up not structurally feasible***
  - Does not accommodate new building SF program need
  - More than 4 floors
- **Estimated Construction Costs: TBD**



SCALE: 1” = 100’

WINTER HILL - BUILD ALL NEW (PREVIOUSLY PRESENTED)

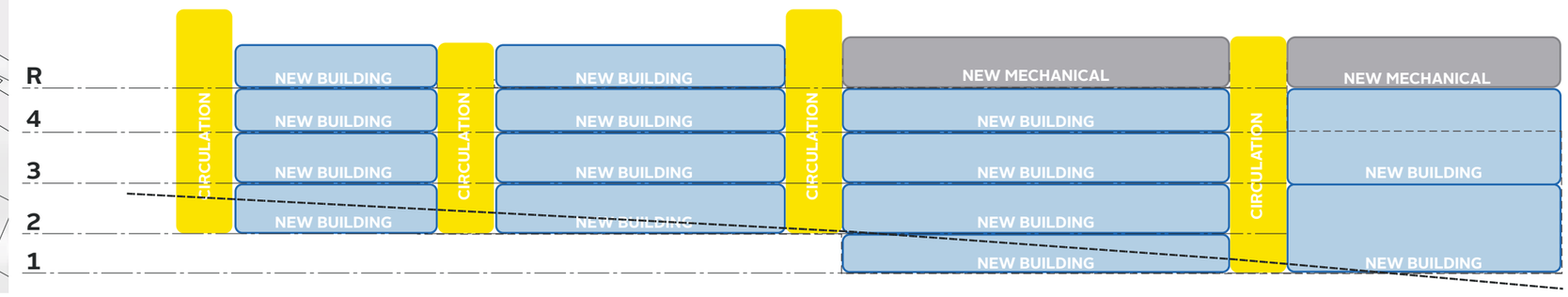
CONSOLIDATED BROWN / WINTER HILL SCENARIO



Building Statistics	Footprint GSF	Addition	Total GSF
Building Footprint	-	-	-
Potential New Building		4* 38,250	153,000
Total			**153,000**

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	45%

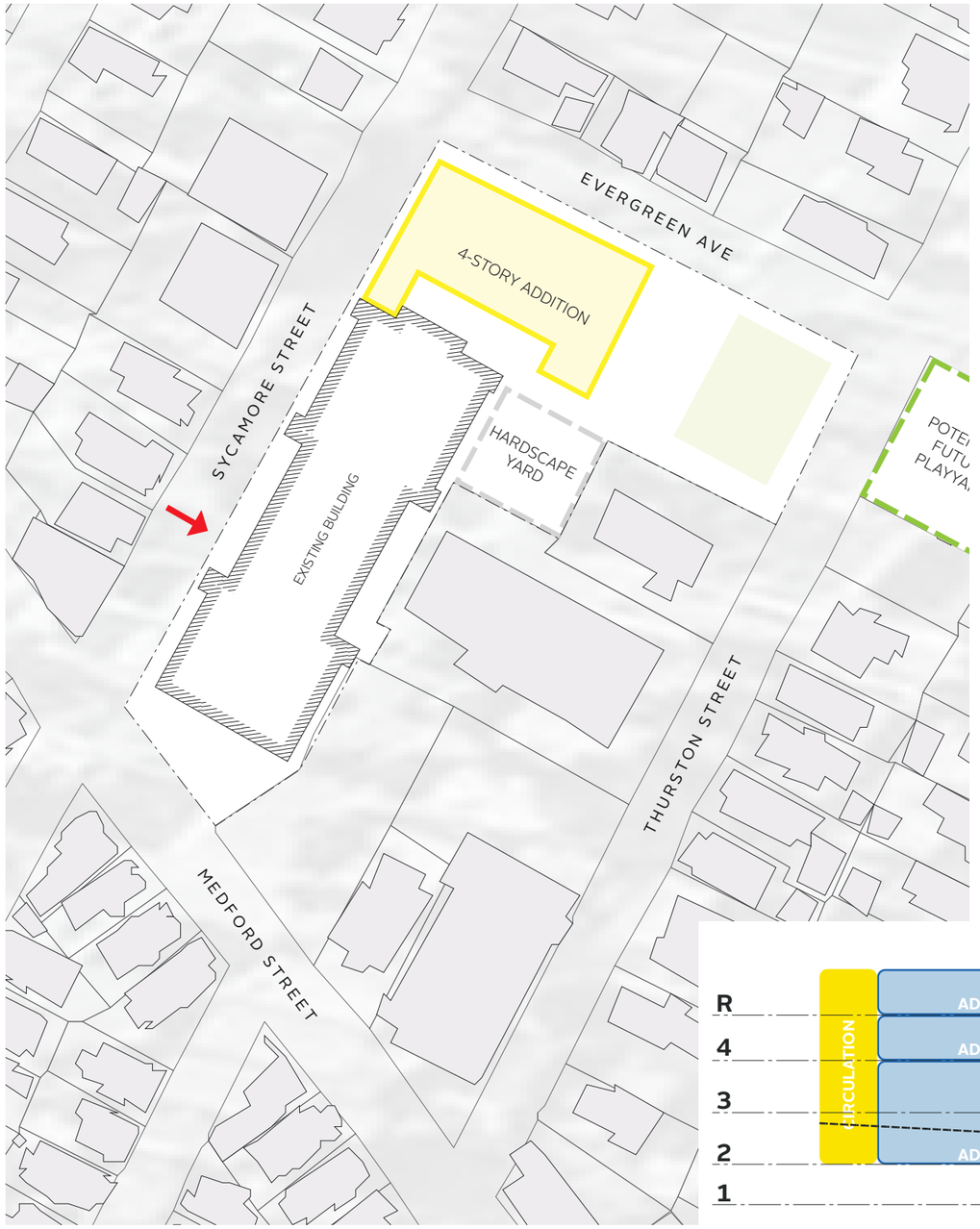
- **Considerations**
  - Most of the lowest floor would be below grade
  - Requires significant areaways to navigate site conditions and provide daylit spaces
  - Reduces outdoor school yard
  - Potential for future play yard at Annex (across Thurston)
  - 4-story new build
- **Estimated Construction Costs: TBD**



SCALE: 1” = 100’

WINTER HILL - BUILD NORTH (PREVIOUSLY PRESENTED)

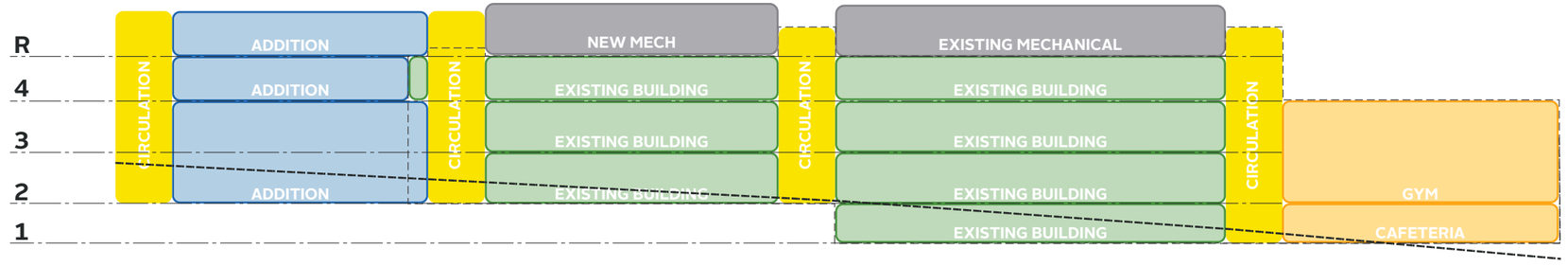
CONSOLIDATED BROWN / WINTER HILL SCENARIO



Building Statistics	Footprint GSF	Addition GSF	Total GSF
Building Footprint	29,000	17.500	95,000
Potential New Addition		4* 14,500	58,000
Total			**153,000**

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	51%

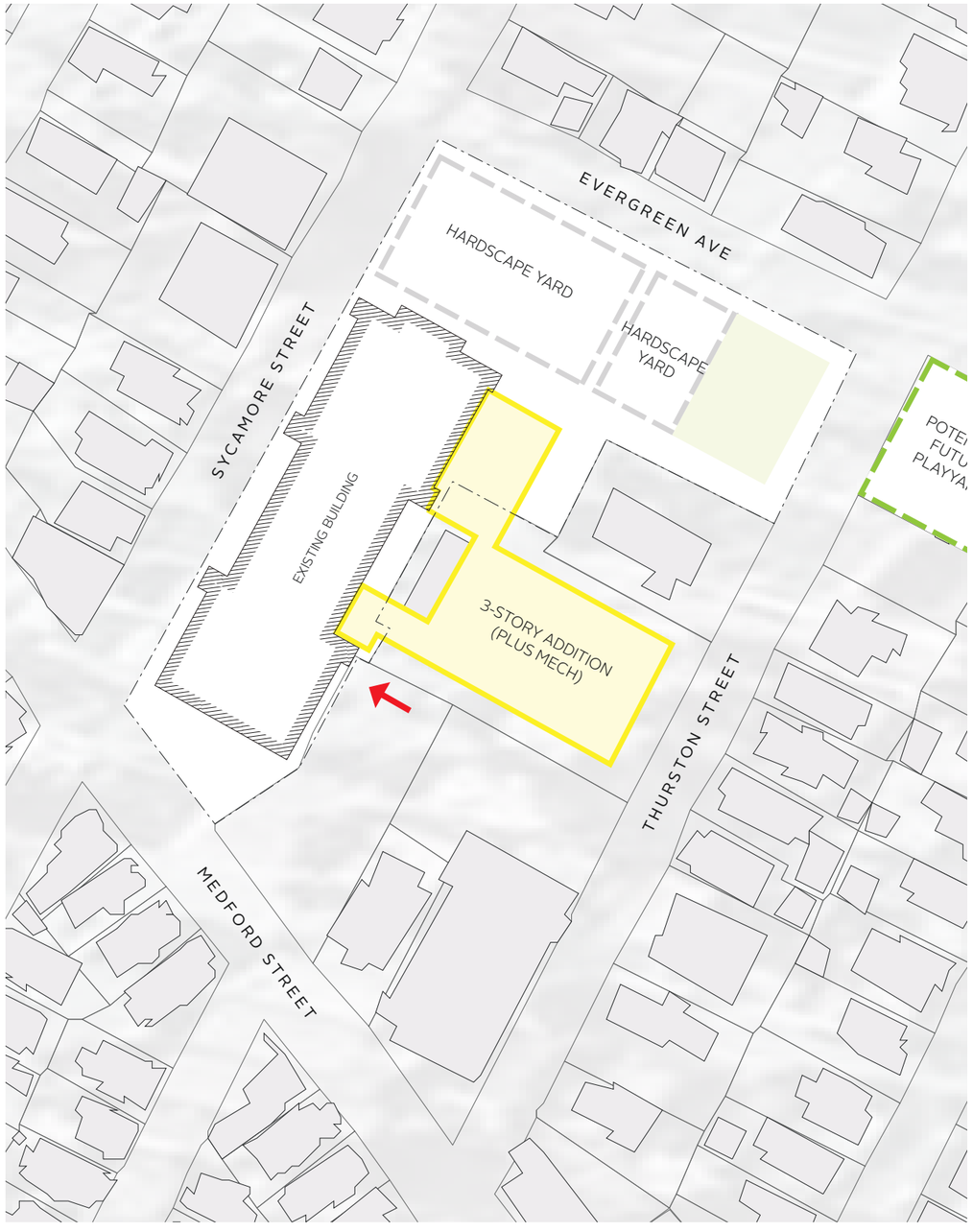
- **Considerations**
  - Most of the lowest floor addition would be below grade
  - Requires significant areaways to navigate site conditions and provide daylit spaces
  - Reduces outdoor school yard
  - 4-story addition
- **Estimated Construction Costs: TBD**



SCALE: 1” = 100’

WINTER HILL - BUILD EAST (PREVIOUSLY PRESENTED)

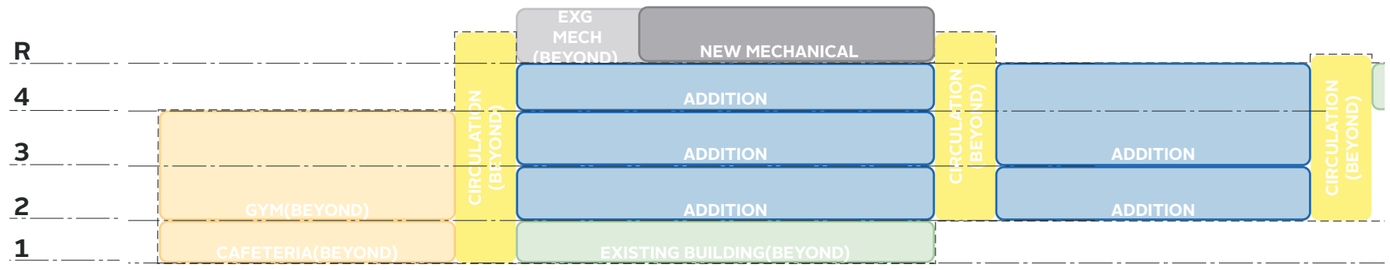
CONSOLIDATED BROWN / WINTER HILL



Building Statistics	Footprint GSF	Addition	Total GSF
Building Footprint	29,000	-	95,000
Potential New Addition		3* 20,300	60,900
Total			**155,900**

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	45%

- **Considerations**
  - Cost to acquire adjacent parcel (unknown)
  - Lot size increases from 85,700 to 110,000
- **Estimated Construction Costs: TBD**



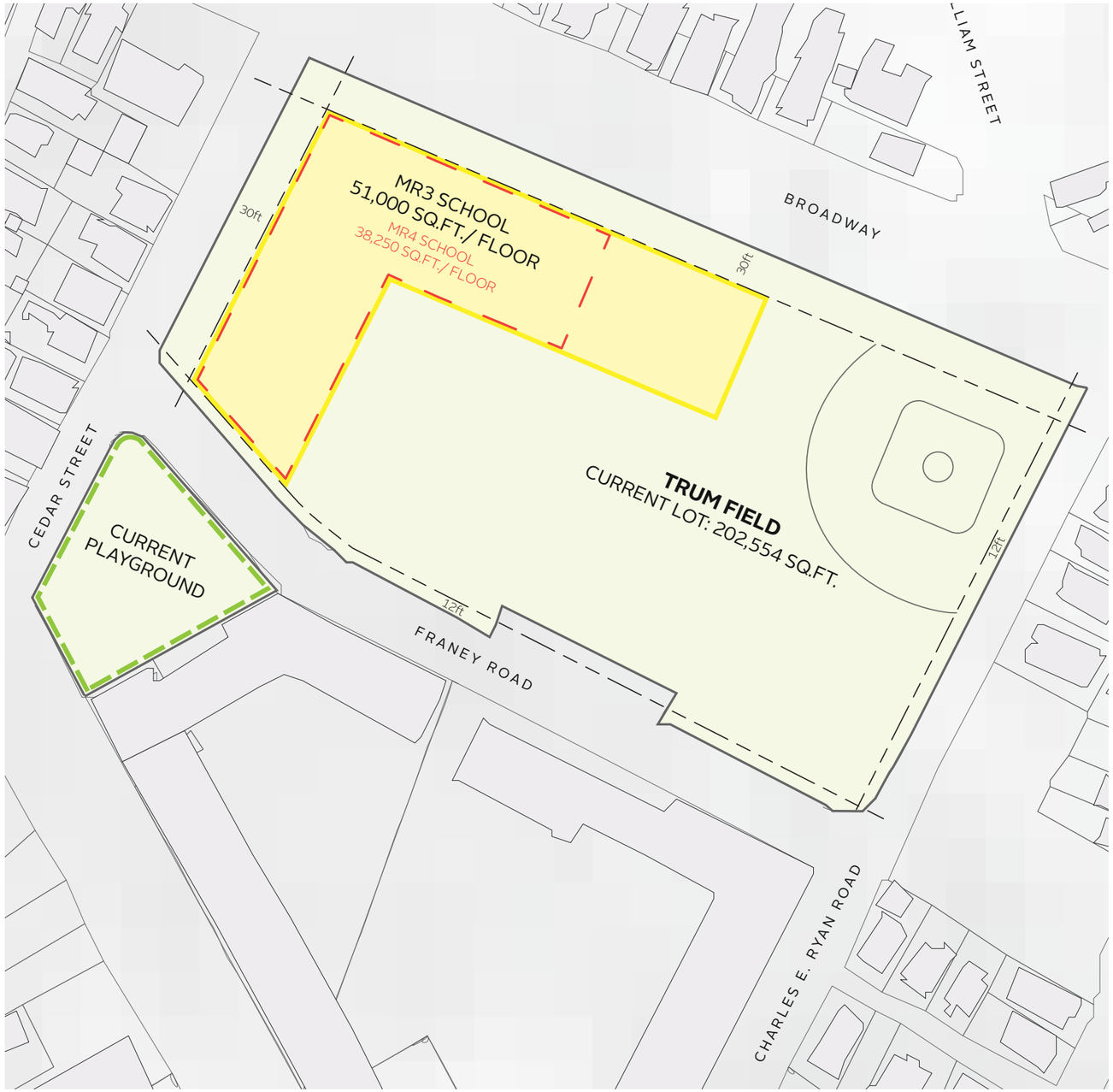
SCALE: 1" = 100'

CONSOLIDATED SCHOOL AT TRUM FIELD



TRUM FIELD - OPTION 1

CONSOLIDATED BROWN / WINTER HILL



SCALE: 1" = 100'

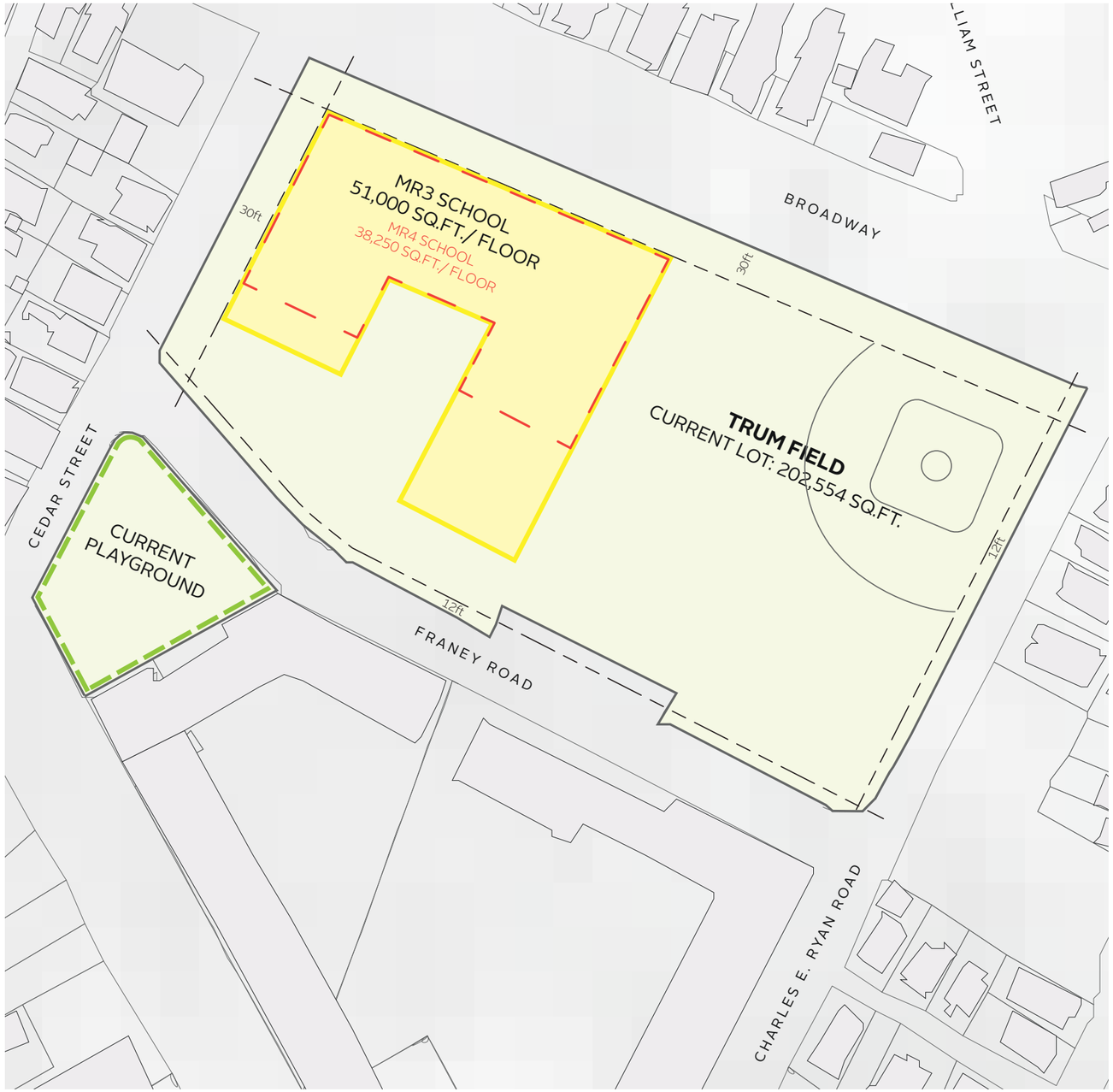
Building Statistics	Footprint GSF	Total GSF
Building Footprint	51,000	153,000
Total		**153,000**

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	25%

- **Considerations**
  - Site contours allow for potential to place parking underground
  - Keeps desired 3 story footprint
    - Option for 4-story footprint (shown in dashed red)
      - Lot coverage 19%
  - Lot coverage lower than most existing schools
    - *Perceived lot coverage 40%*
- **Estimated Construction Costs: TBD**

TRUM FIELD - OPTION 2

CONSOLIDATED BROWN / WINTER HILL



SCALE: 1" = 100'

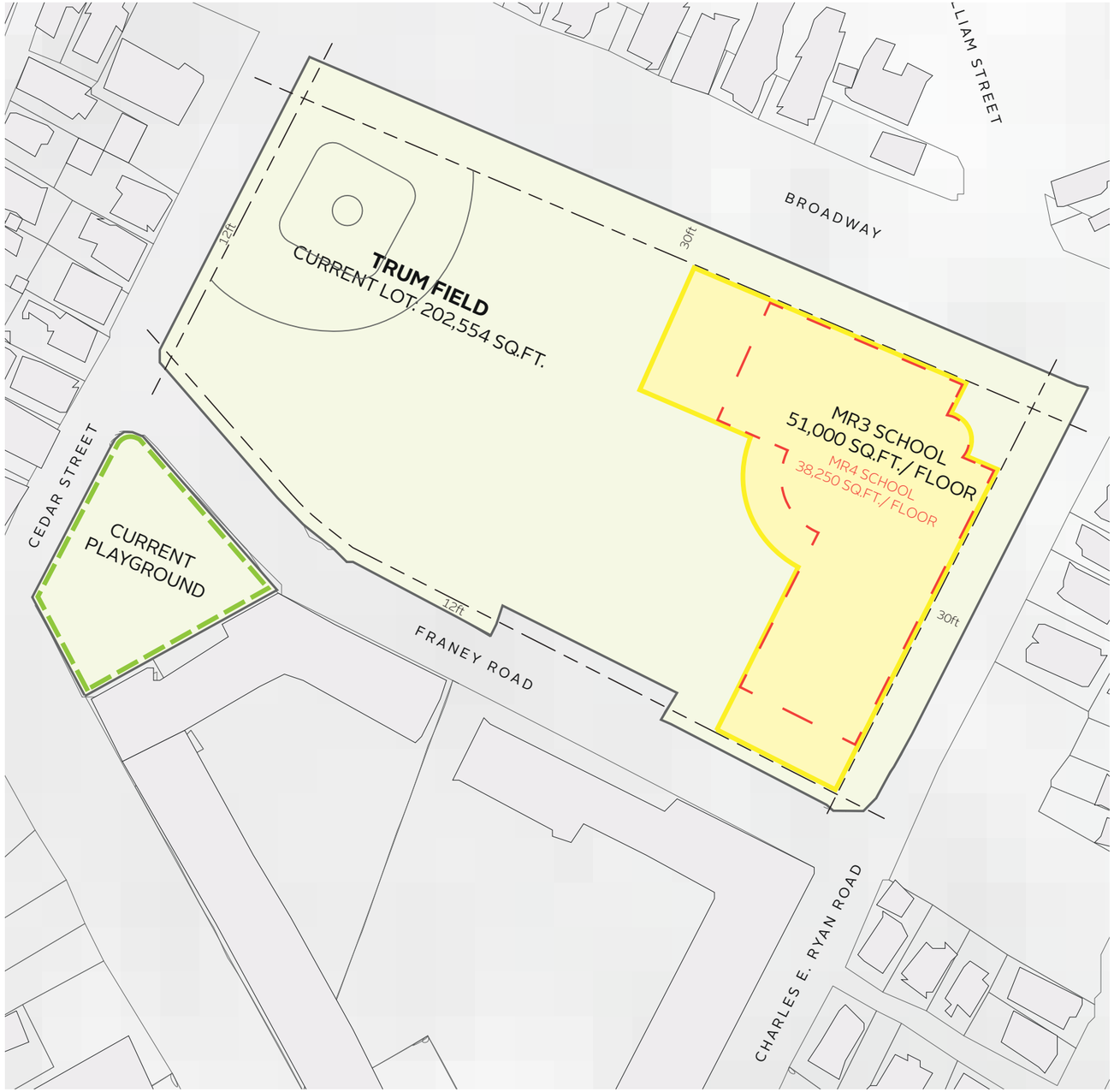
Building Statistics	Footprint GSF	Total GSF
Building Footprint	51,000	153,000
Total		**153,000**

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	25%

- **Considerations**
  - Site contours allow for potential to place parking underground
  - Keeps desired 3 story footprint
    - Option for 4-story footprint (shown in dashed red)
      - Lot coverage 19%
  - Lot coverage lower than most existing schools
    - *Perceived lot coverage 40%*
- **Estimated Construction Costs: TBD**

TRUM FIELD - OPTION 3

CONSOLIDATED BROWN / WINTER HILL



SCALE: 1" = 100'

Building Statistics	Footprint GSF	Total GSF
Building Footprint	51,000	153,000
Total		**153,000**

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	25%

- **Considerations**
  - Site contours allow for potential to place parking underground
  - Keeps desired 3 story footprint
    - Option for 4-story footprint (shown in dashed red)
      - Lot coverage 19%
  - Lot coverage lower than most existing schools
    - *Perceived lot coverage 40%*
- **Estimated Construction Costs: TBD**

WINTER HILL - SUMMARY (PREVIOUSLY PRESENTED)

CONSOLIDATED BROWN / WINTER HILL



Build Up

- Does not accommodate required program SF
- ***Not structurally feasible***
- More than 4 floors
- Lot coverage: 34%



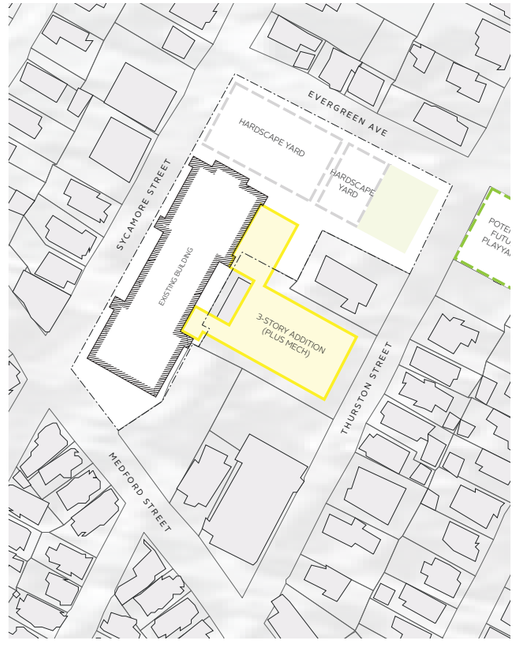
Build North

- Potential to accommodate required program SF
- Most of lowest floor addition is below grade
- Significant areaways for daylit lower level spaces
- 4-story addition
- Lot coverage: 51%



Build All New

- Potential to accommodate required program SF
- Most of lowest floor is below grade
- Significant areaways for daylit lower level spaces
- 4-story new build
- Lot coverage: 45%

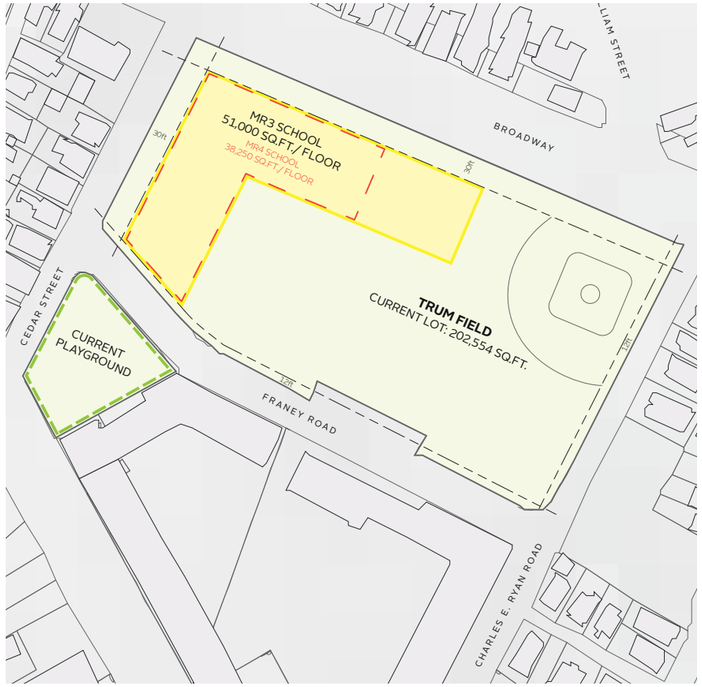


Build East

- Potential to accommodate required program SF
- Cost to acquire adjacent parcel (unknown)
- 3-story addition
- ***Increased lot size***
- Lot coverage: 45%

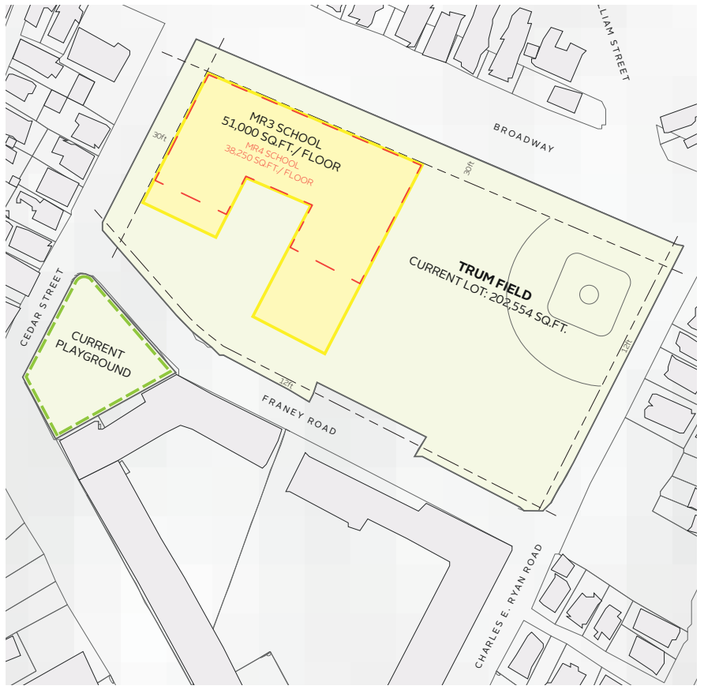
TRUM FIELD - SUMMARY

CONSOLIDATED BROWN / WINTER HILL



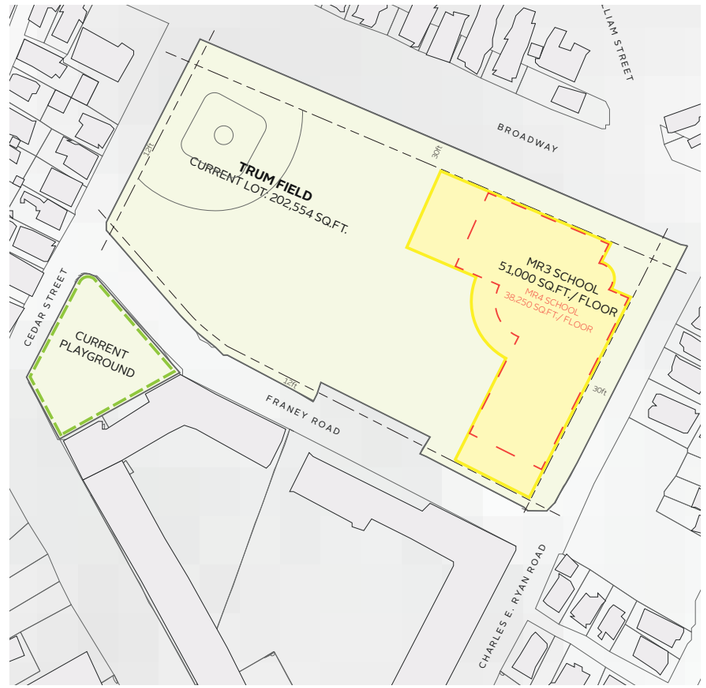
Option 1

- Site contours allow for potential to place parking underground
- Keeps desired 3 story footprint
- Lot coverage lower than most existing schools
- Lot coverage: 25%



Option 2

- Site contours allow for potential to place parking underground
- Keeps desired 3 story footprint
- Lot coverage lower than most existing schools
- Lot coverage: 25%



Option 3

- Site contours allow for potential to place parking underground
- Keeps desired 3 story footprint
- Lot coverage lower than most existing schools
- Lot coverage: 25%

PROJECT SCHEDULE

Phase 1: Existing Conditions Assessment

Phase 2: Programming

Phase 3: Concepts

2 Meetings:

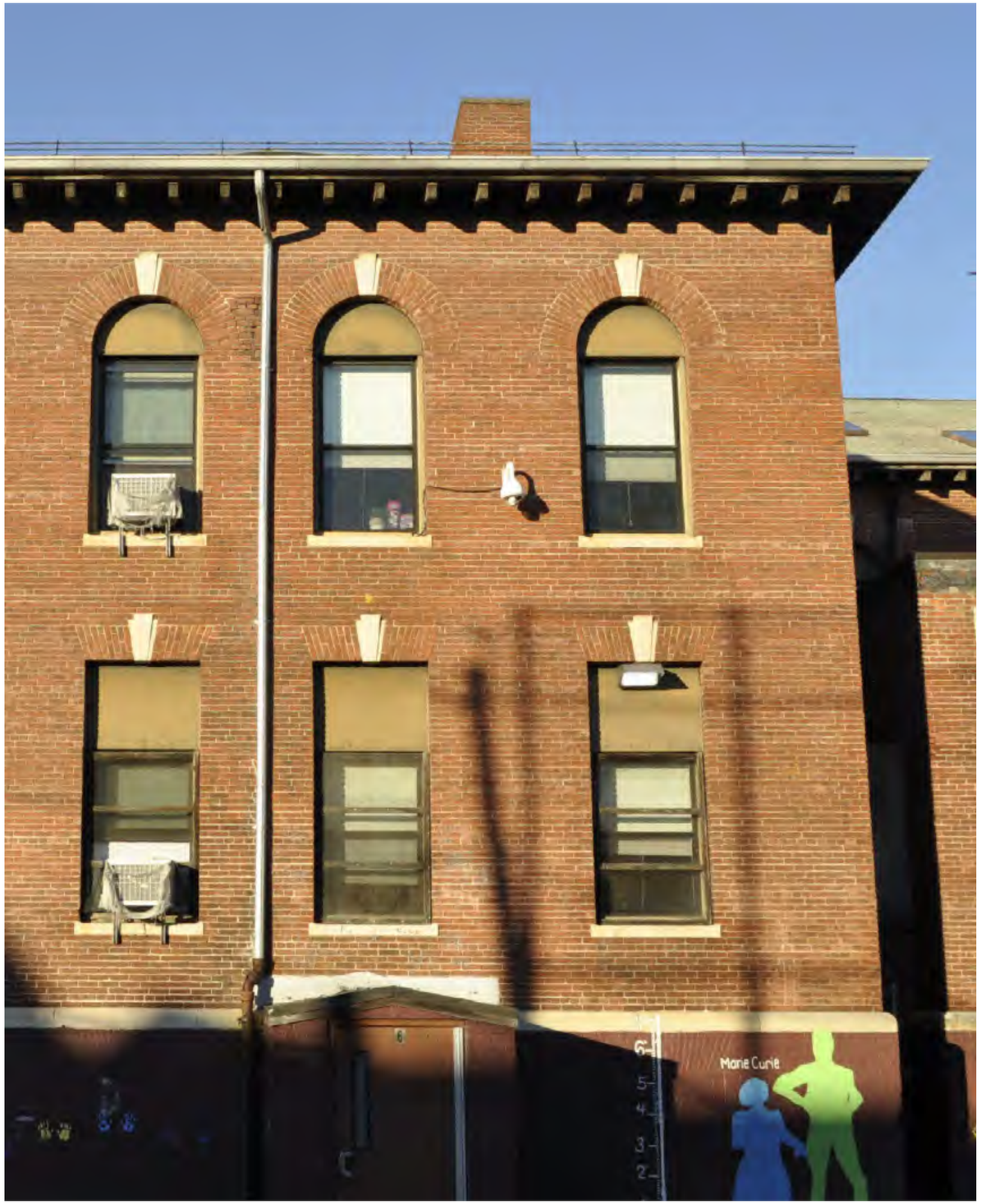
- *8/8 - New Building / Exg Site Analysis*
- *9/12 - Proposed Site Presentation*

Next Steps

- Draft Report

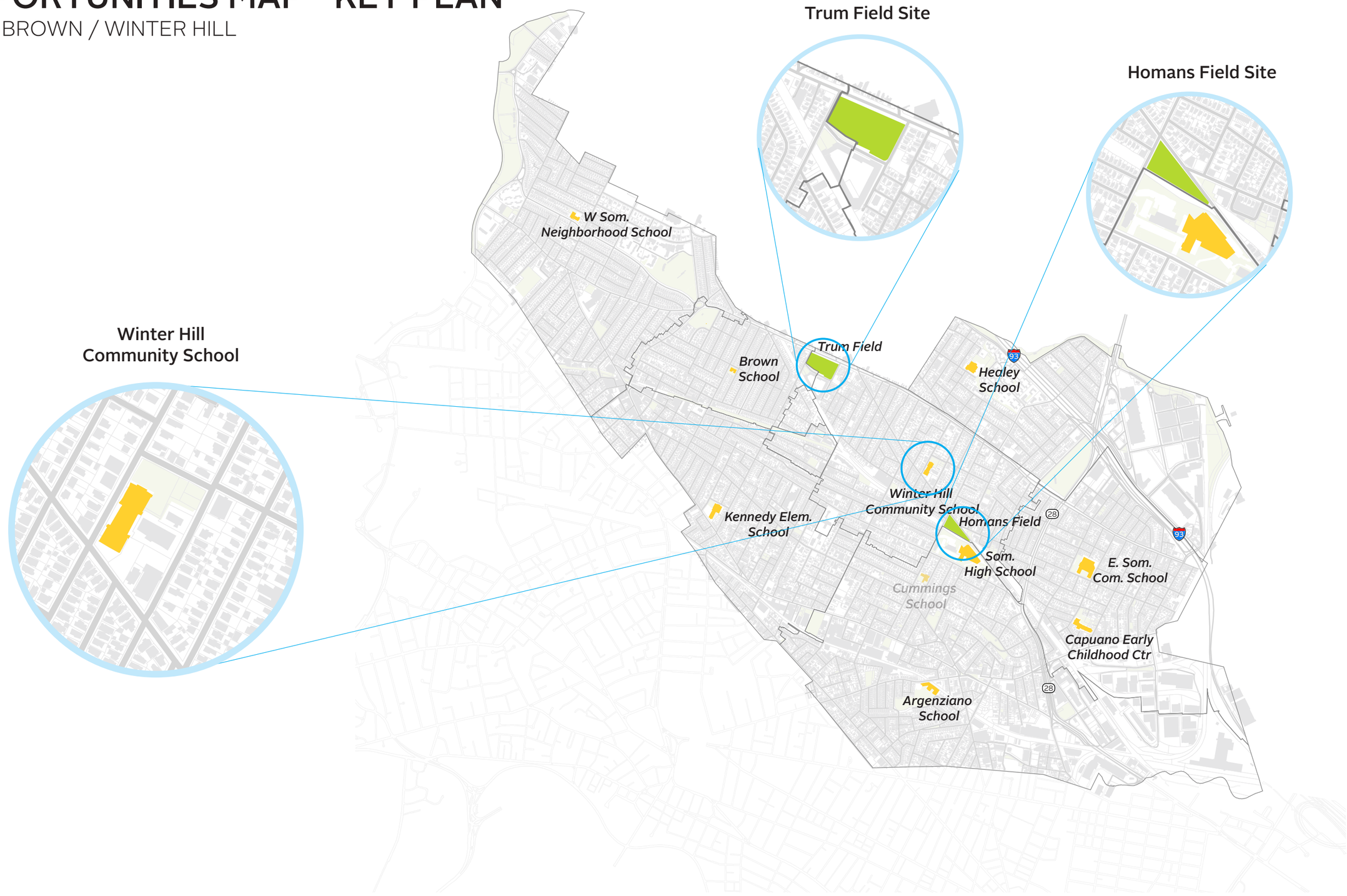


APPENDIX



SITES OPPORTUNITIES MAP - KEY PLAN

CONSOLIDATED BROWN / WINTER HILL



HOMANS SITE ANALYSIS



HOMANS SITE ANALYSIS - OPTION

CONSOLIDATED BROWN / WINTER HILL



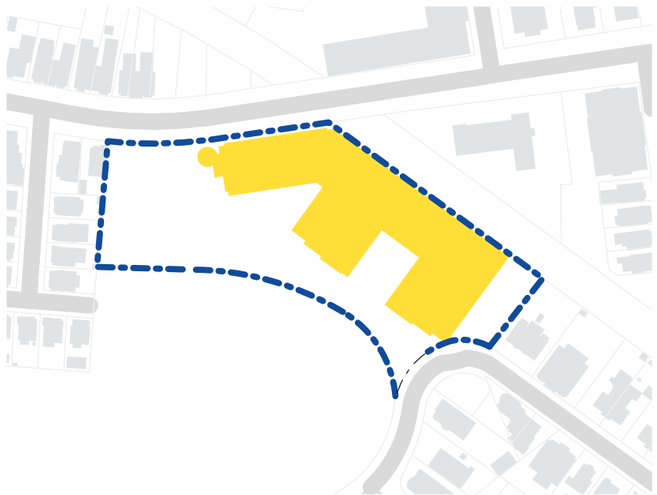
SCALE: 1" = 100'

Building Statistics	Footprint GSF	Total GSF
Building Footprint	45,000	135,000
Total		**135,000**

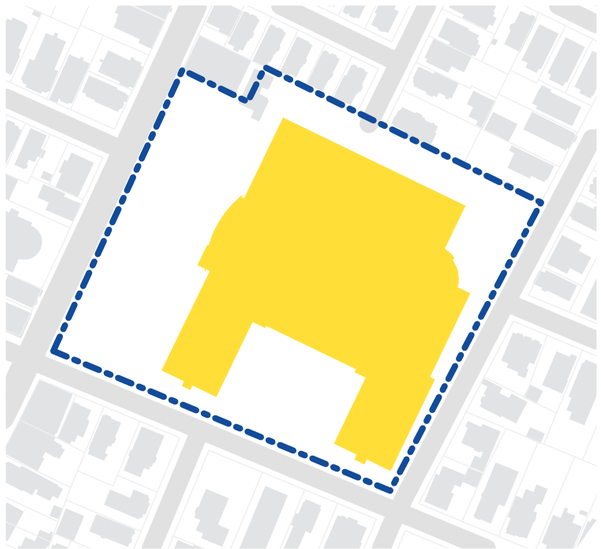
Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	100%

- **Considerations**
  - Maximized lot space
  - No play space; close proximity to train tracks
  - 3 story footprint does not provide program SF
  - Lot coverage much higher than any existing school
    - 4 story footprint = 152,000 SF
- **Estimated Construction Costs: TBD**

EXISTING SCHOOLS SCALE COMPARISON (PREVIOUSLY PRESENTED)



ARGENZIANO
Lot: 101,200 GSF
Bldg Footprint: 42,500 GSF
Bldg Overall (3 Fl): 110,000 GSF
#Students 2023: 545
Approx. Lot Coverage: 42%



EAST SOMERVILLE
Lot: 204,900 GSF
Bldg Footprint: 94,200 GSF
Bldg Overall (2 Fl): 110,000 GSF
#Students 2023: 729
Approx. Lot Coverage: 46%

Proposed	
# Students	578
Building GSF	153,000





SOMERVILLE PUBLIC SCHOOLS
K-8 CAPACITY STUDY

Community Meeting – December 19, 2023



BEYER
BLINDER
BELLE

AGENDA

– Welcome

– MSBA Update

– K-8 Study Overview

– Educational Program Analysis

– Scenario Options

– Costs & Logistical Considerations

– Next Steps



WELCOME







MSBA UPDATE

- On December 13, the MSBA invited the Winter Hill into the Eligibility Period

- The Brown SOI was not accepted into the program

- We have the opportunity to explore a building project that includes Winter Hill, Brown, and other pressing needs in the district in the coming process



K-8 STUDY OVERVIEW



INTRODUCTIONS
K-8 STUDY OVERVIEW

- Mayor Katjana Ballantyne

Working Group:

- Rubén Carmona (SPS Superintendent)
- Jeff Curley (SPS)
- Susana Hernandez-Morgan (SPS)
- Chad Mazza (SPS)
- Paulina Mitropoulos (SPS)
- Will Verbits (SPS)
- Rich Raiche (IAM)
- Melissa Woods (Capital Projects)
- Elizabeth Galloway (Capital Projects)

Consultant Team:

- FloAnalytics (Enrollment Study)
- PMA Consulting (OPM)
- Beyer Blinder Belle (Architecture & Planning)
- Turkowski2 (Educational Programming)
- MLP Integrated Design (Educational Planning)
- Dharam (Cost Estimating)
- *Consensus Building Institute - Future*

PRESENTERS
K-8 STUDY OVERVIEW

- **Mayor Katjana Ballantyne**

Working Group:

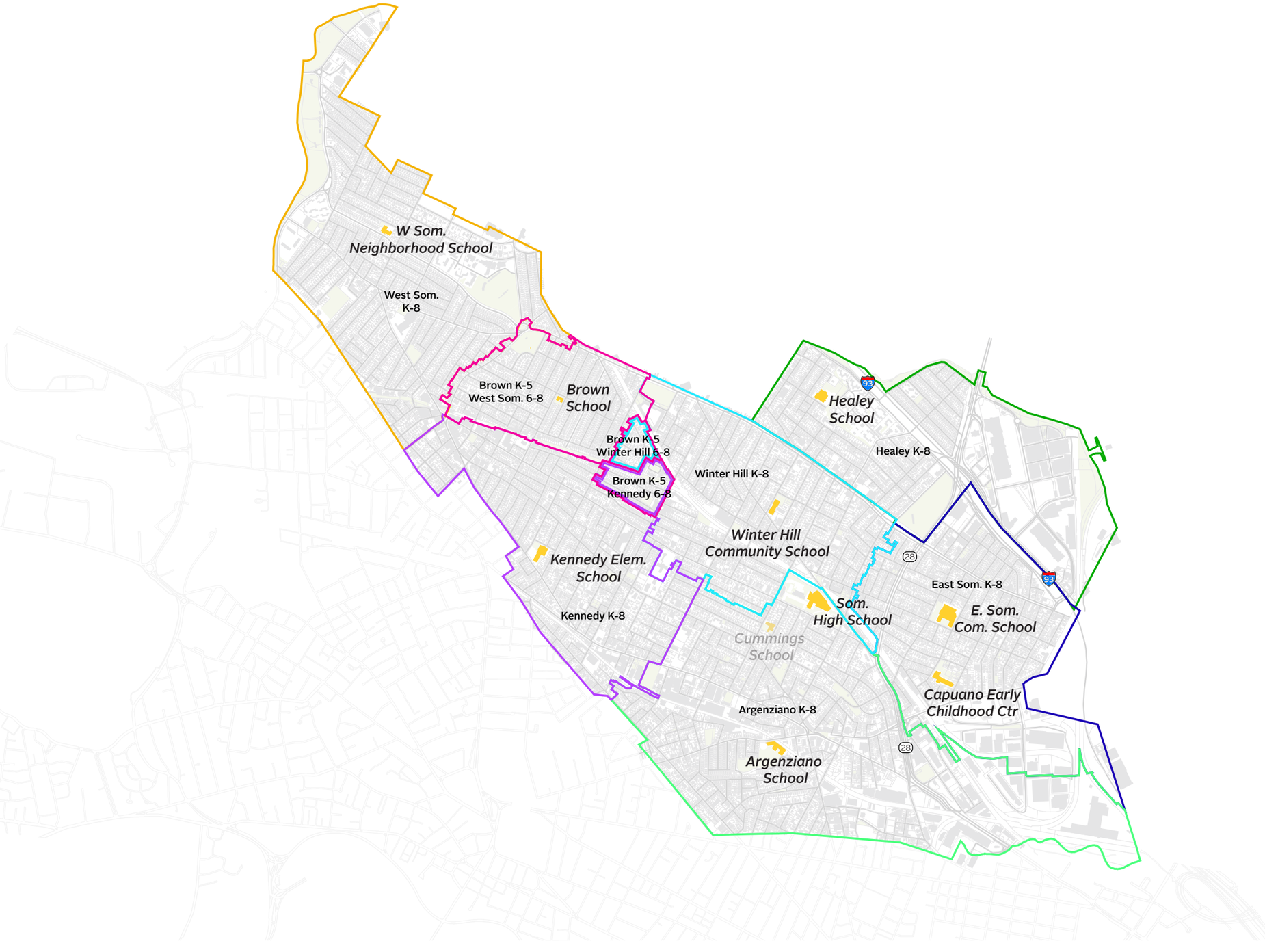
- **Rubén Carmona** (SPS Superintendent)
- Jeff Curley (SPS)
- Susana Hernandez-Morgan (SPS)
- Chad Mazza (SPS)
- Paulina Mitropoulos (SPS)
- Will Verbits (SPS)
- **Rich Raiche** (IAM)
- **Melissa Woods** (Capital Projects)
- Elizabeth Galloway (Capital Projects)

Consultant Team:

- FloAnalytics (Enrollment Study)
- PMA Consulting (OPM)
- **Beyer Blinder Belle** (Architecture & Planning)
- Turkowski2 (Educational Programming)
- MLP Integrated Design (Educational Planning)
- Dharam (Cost Estimating)
- *Consensus Building Institute - Future*

THE K-8 SCHOOLS TODAY

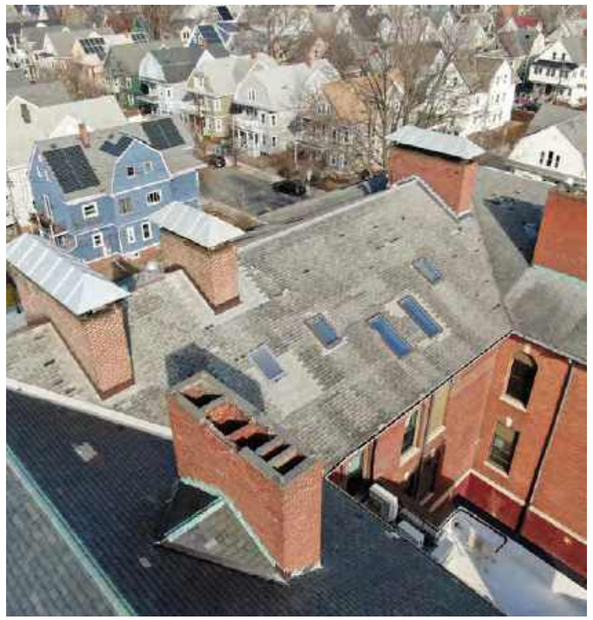
K-8 STUDY OVERVIEW



EXISTING BUILDING CONDITIONS

K-8 STUDY OVERVIEW



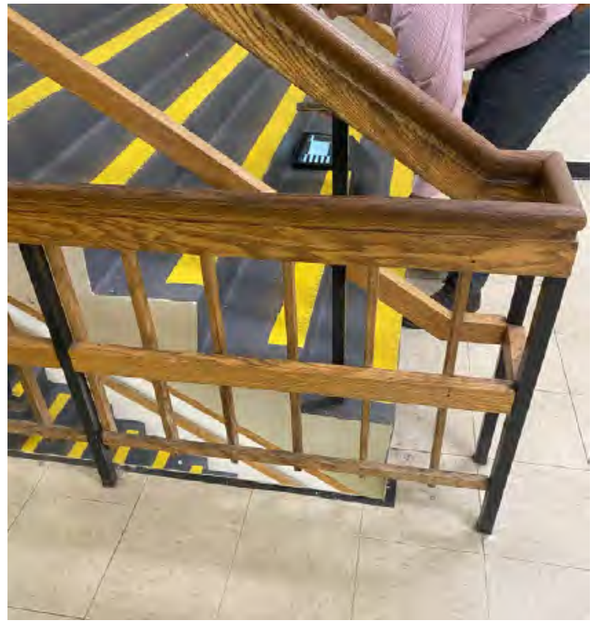








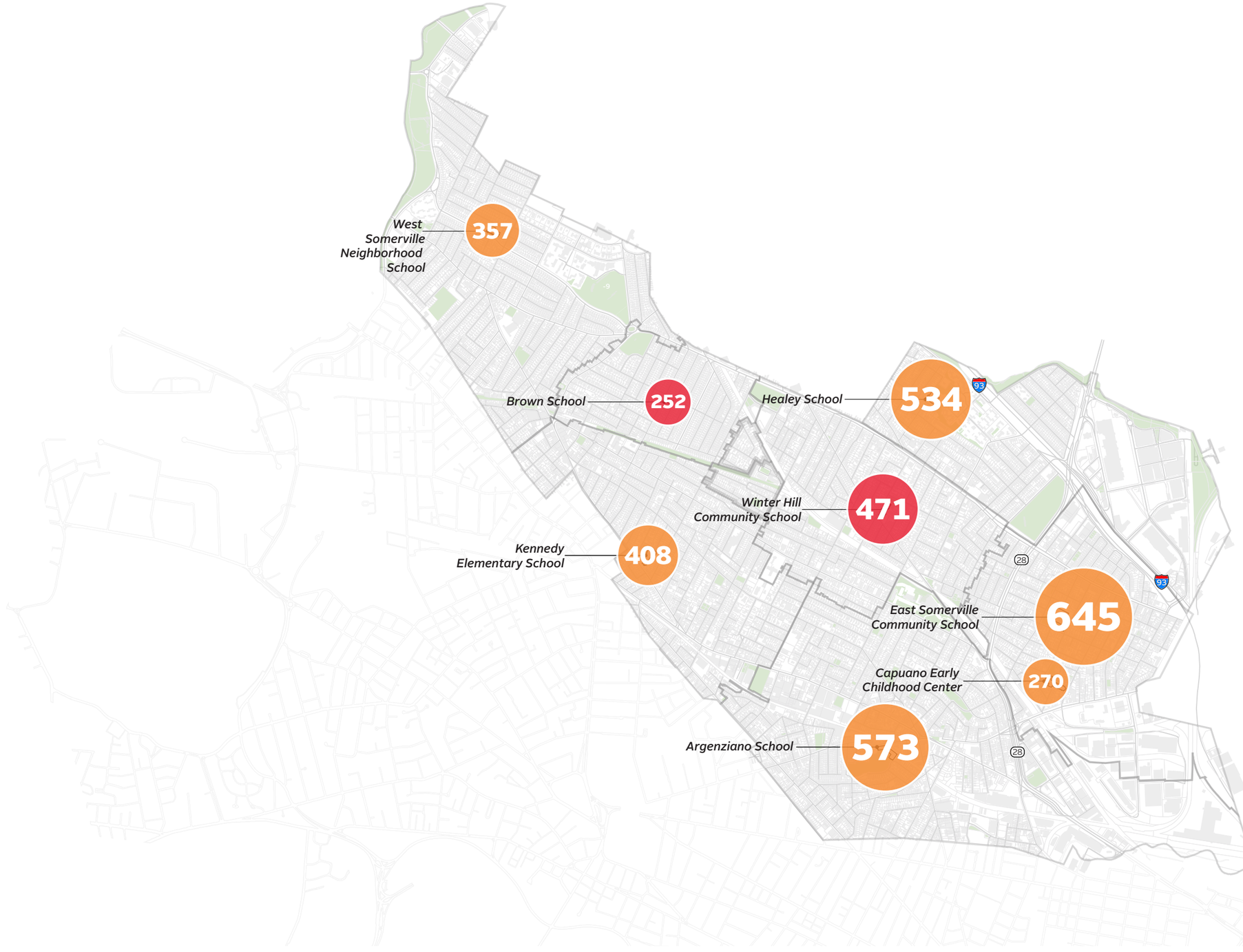






CURRENT SCHOOL CAPACITY

K-8 STUDY OVERVIEW



EDUCATIONAL PROGRAM ANALYSIS

– Enrollment Study and Gap Analysis

– Capacity Study Outcomes and Next Steps



PROCESS TO DATE
EDUCATIONAL PROGRAM ANALYSIS

Enrollment Study

Review of enrollment study outcome; follow up meetings with SPS data analyst specialists

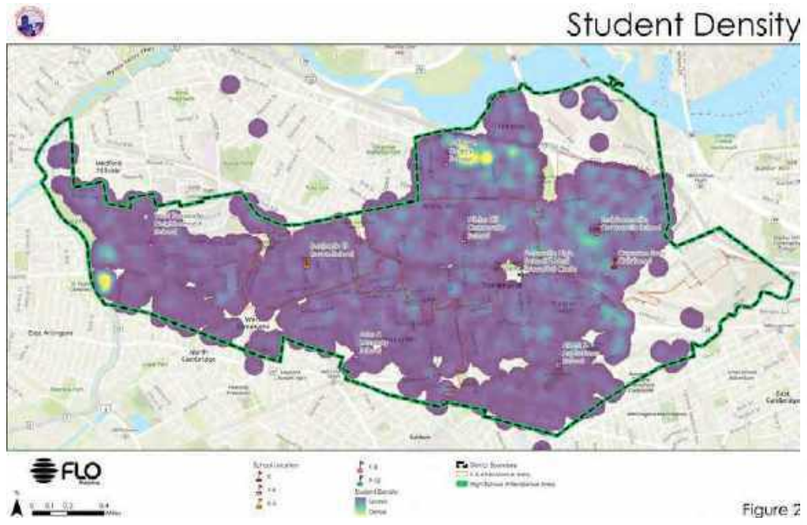


Figure 7

Figure 8: Historical and Current Enrollment per Grade

District-wide Totals

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2012-13 to 2022-23	
PK	287	328	330	323	339	344	343	324	245	245	289		2
K	480	452	467	447	420	430	424	436	396	353	367		-113
1	442	453	419	422	429	389	419	416	400	362	397		-45
2	363	425	427	407	424	411	380	380	385	391	385		22
3	379	345	405	425	371	405	404	367	343	362	399		20
4	369	377	332	377	402	330	381	385	334	305	362		-7
5	375	351	346	313	374	378	346	372	365	325	297		-78
6	356	356	333	332	299	355	358	341	350	358	335		-21
7	276	337	345	303	336	300	347	353	322	343	357		81
8	339	263	338	348	297	327	287	346	338	321	341		2
9	379	378	322	378	383	332	342	333	350	379	360		-19
10	340	340	367	306	366	349	324	337	309	345	401		61
11	315	318	313	327	283	337	334	306	342	292	327		12
12	326	316	325	298	316	281	322	331	288	335	294		-32
SP	5	9	8	16	15	15	21	21	21	19	9		4
District Total	5,031	5,050	5,077	5,022	5,054	5,003	5,032	5,048	4,788	4,755	4,920		-111

Somerville Public School October 2012-13 to 2022-23 enrollment (headcount) by grade. Enrollment values omit students attending GenEd DYS and Incarcerated programs. The lowest and highest enrollment values per grade are highlighted blue and orange, respectively. Sparklines are colored blue, gray, or orange to illustrate 10-year decline, stasis (a change of fewer than 10 students), or growth. Abrupt changes in enrollment are likely due to deliberate student placement or attendance-boundary changes.

- Enrollment predictions are flat; showing a slight decrease in students over the next 10 years
- Enrollment projections are taken in October which does not accurately reflect the multi-year trend of the influx of Special Education students mid-year
- To correct for that, our working group worked extensively with SPS data analytics team to understand and plan for the right amount of Special Education students

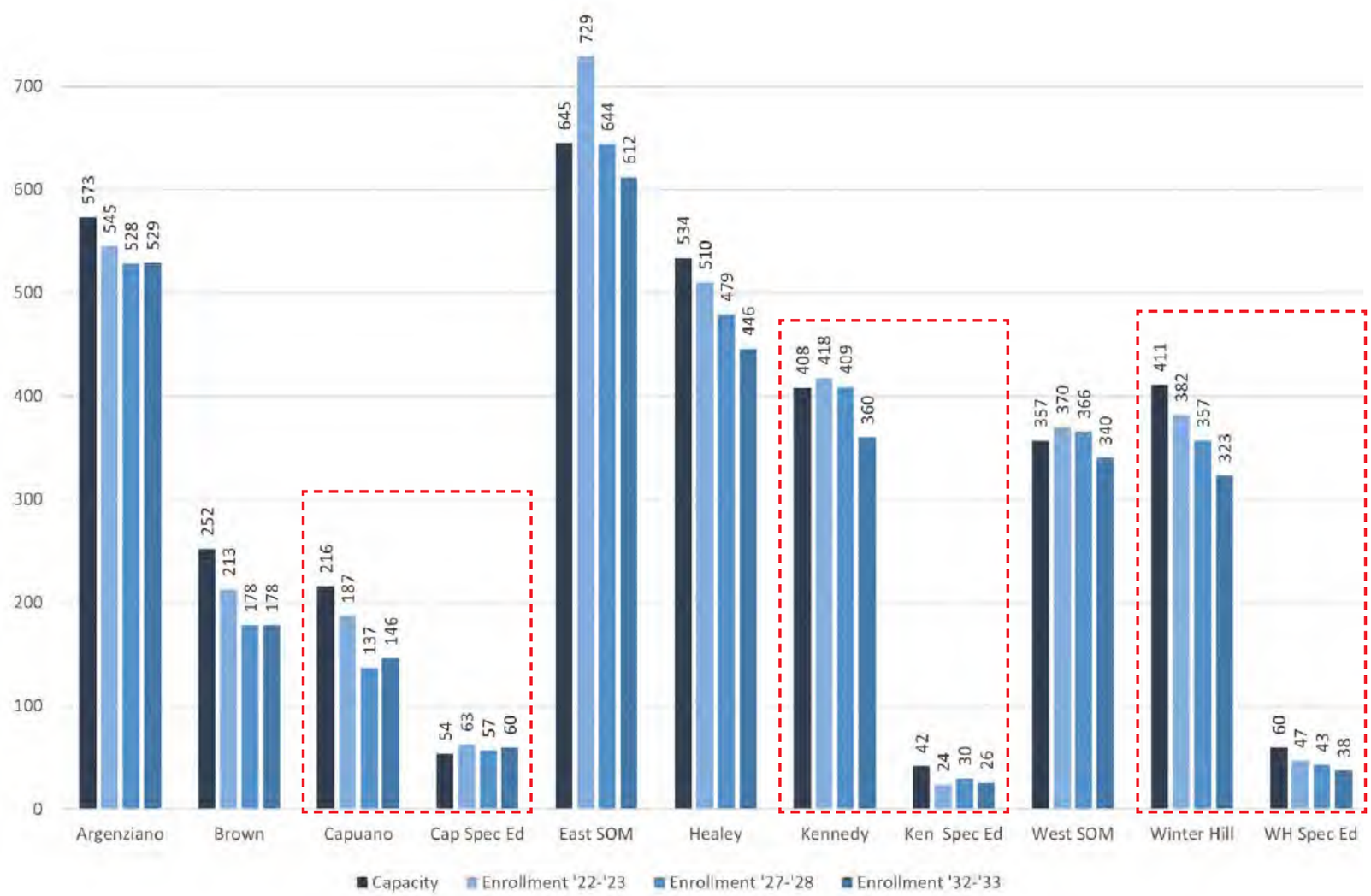
PROCESS TO DATE

EDUCATIONAL PROGRAM ANALYSIS

Enrollment Study

Projected Classroom Capacity Study

Mapping current, 5 and 10 year projections



PROCESS TO DATE WITH KEY FINDINGS

EDUCATIONAL PROGRAM ANALYSIS

Enrollment Study

Projected Classroom Capacity Study

Additional Programming

School Principals, Special Education, Multilingual Learner Education

Key Findings:

- Schools are reaching their space limitations
- Demand for Special Education programs continues to grow; particularly AIM
- More space needed to accommodate specialized programming; additional discussion needed to achieve equitable district wide approach to location of specialized programming
- Many support needs of today were not envisioned when schools were originally built

Moving Forward:

- Reflect equity in providing learning spaces
- Provide instruction and critical interventions for all students
- Balance distribution of programming, enrichment, and centering the needs of students

PROCESS TO DATE

EDUCATIONAL PROGRAM ANALYSIS

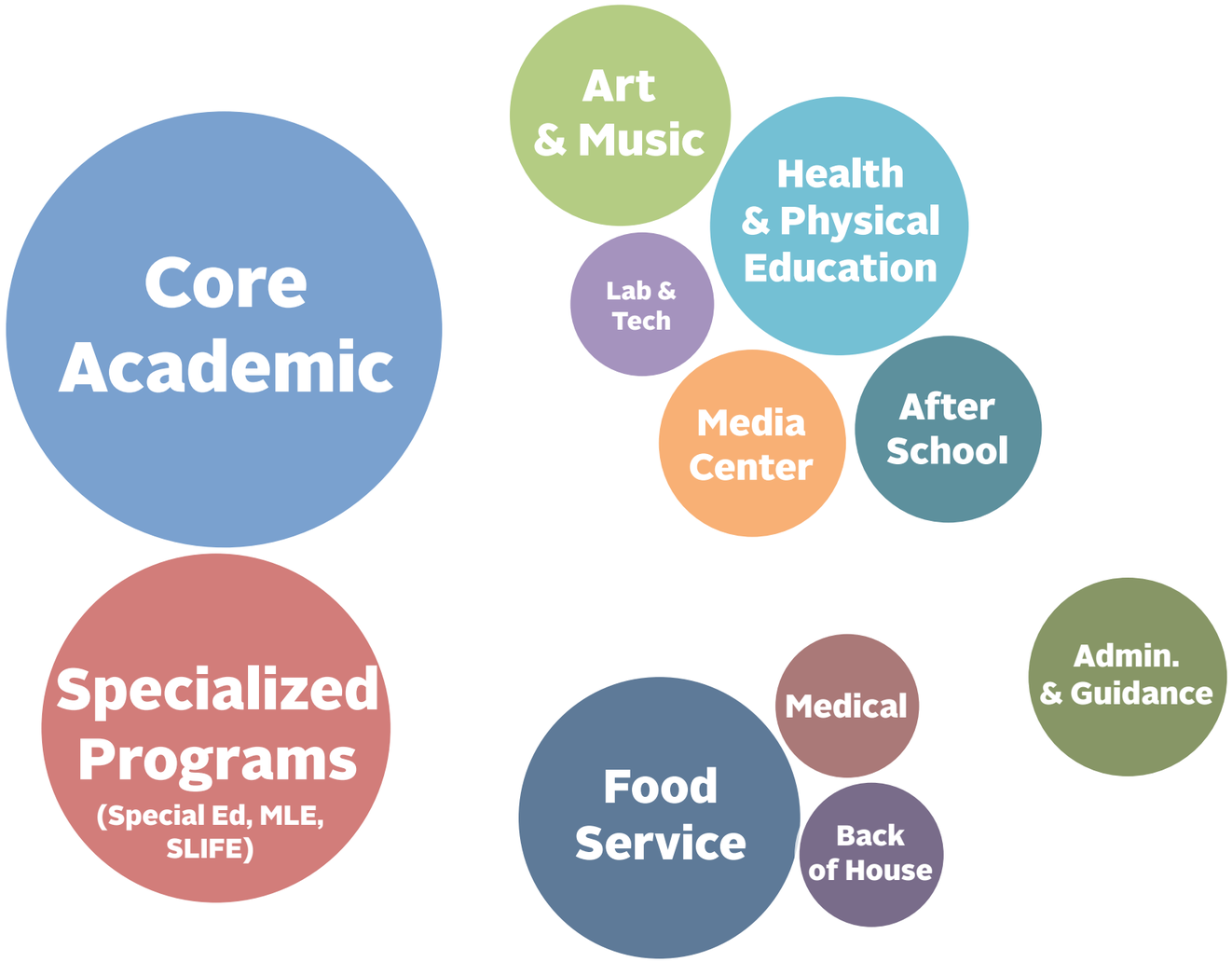
Enrollment Study

Projected Classroom Capacity Study

Additional Programming

Projected School Need

Classroom and support space needs program



PROJECTED SCHOOL NEEDS

EDUCATIONAL PROGRAM ANALYSIS











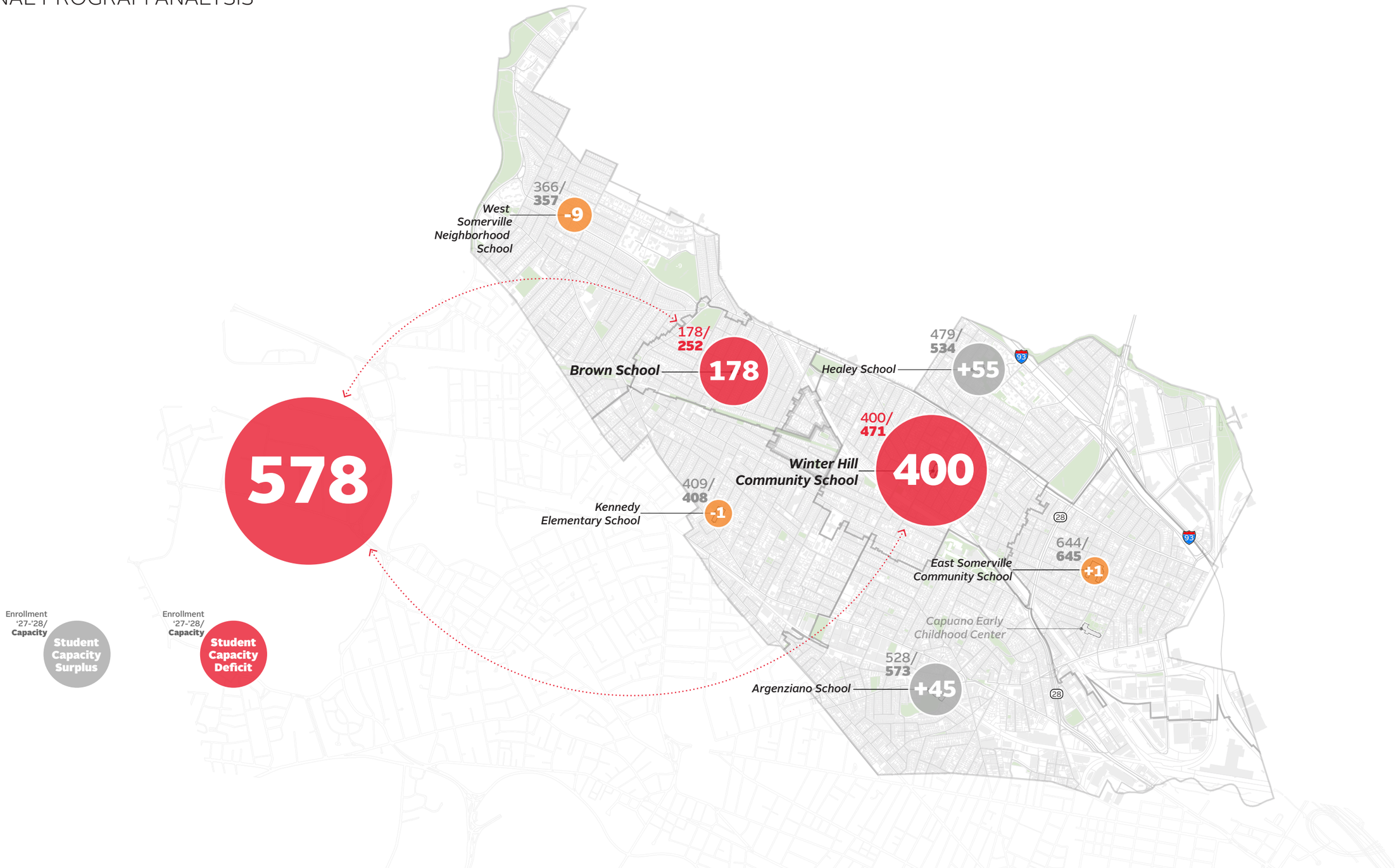






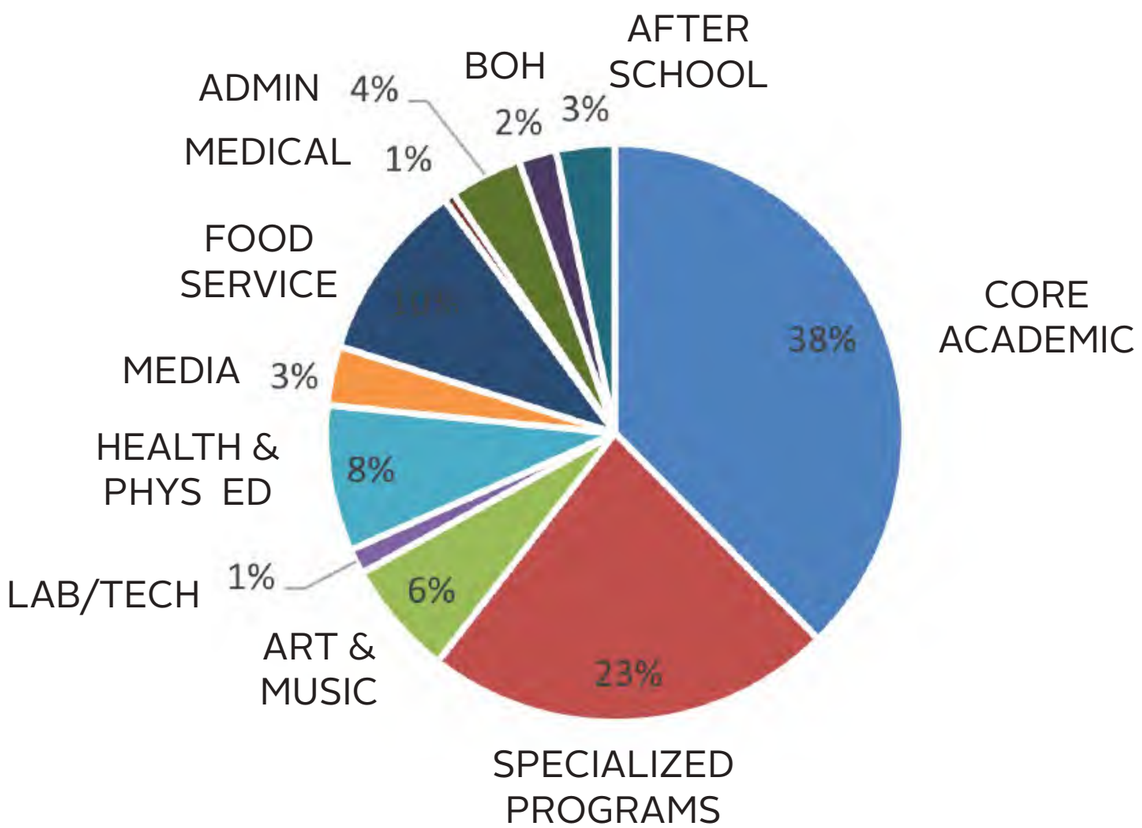
PROJECTED CLASSROOM CAPACITY NEED

EDUCATIONAL PROGRAM ANALYSIS



PROJECTED NEW SCHOOL PROGRAM

EDUCATIONAL PROGRAM ANALYSIS



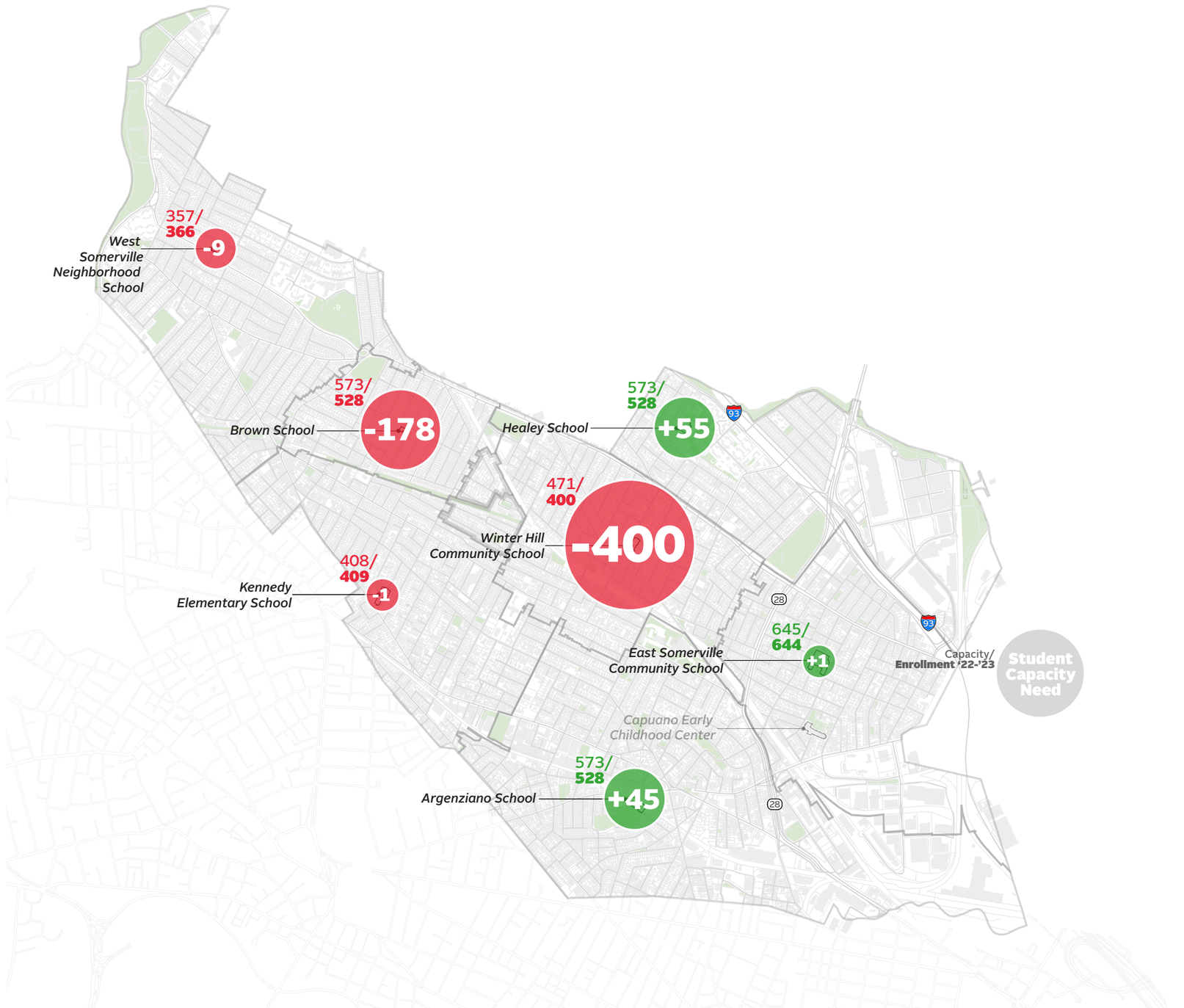
Total Students

578*

**approximate - TBC*

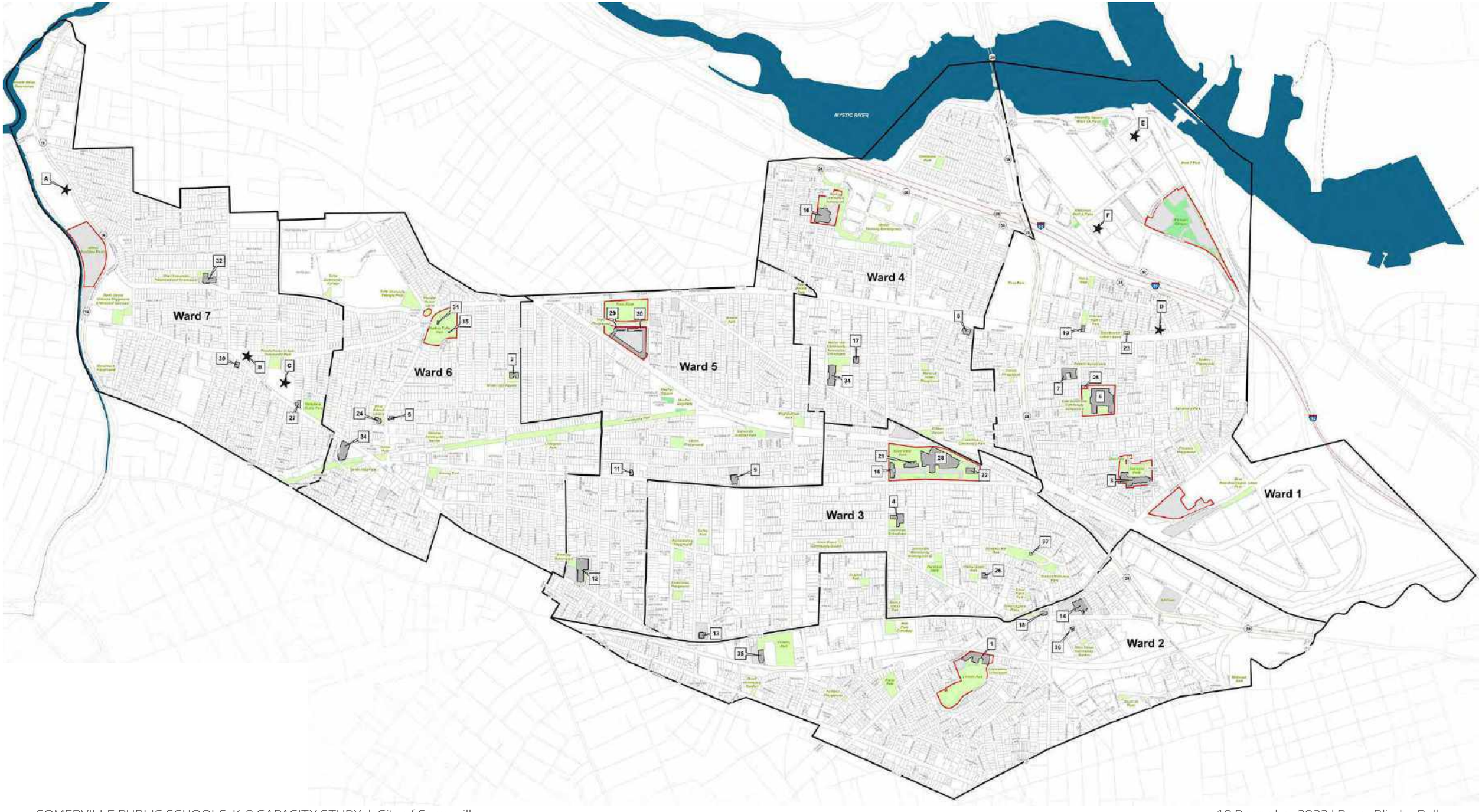
CAPACITY AND CONDITIONS

EDUCATIONAL PROGRAM ANALYSIS



POTENTIAL SITES OVERVIEW

EDUCATIONAL PROGRAM ANALYSIS



SCENARIO OPTIONS - BROWN AND WINTER HILL

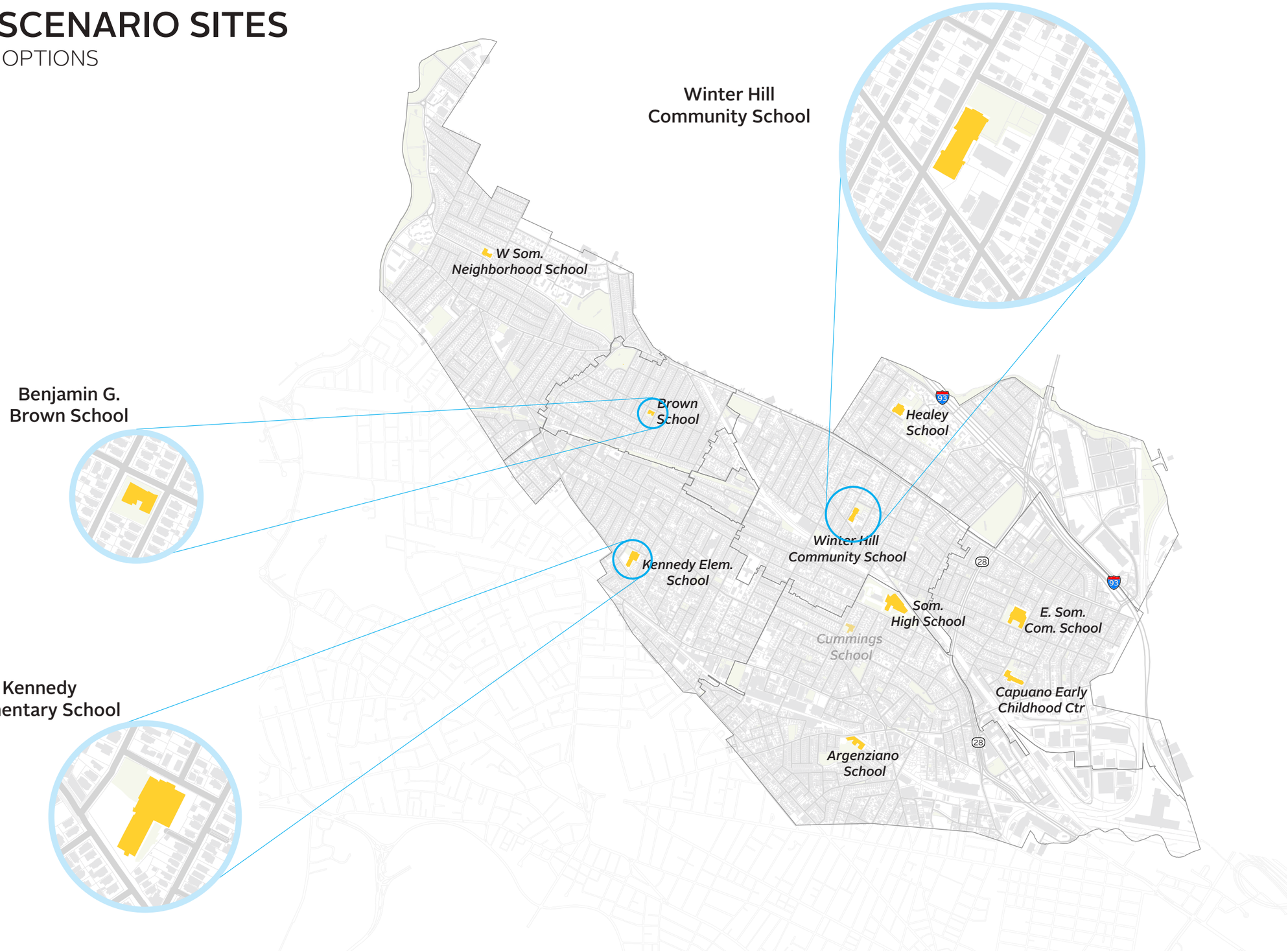
– Two-Building Scenario Options

– Single Building Scenario Options



TWO-BUILDING SCENARIO SITES

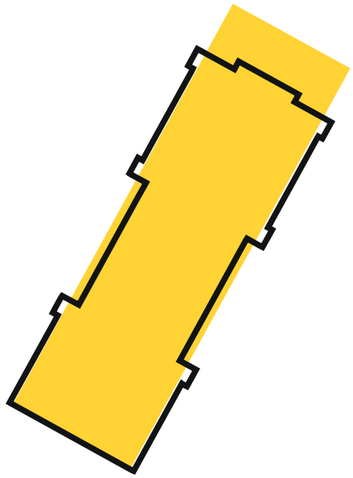
TWO-BUILDING SCENARIO OPTIONS



WINTER HILL - NEW BUILD

TWO-BUILDING SCENARIO OPTIONS

01





WINTER HILL - NEW BUILD

TWO-BUILDING SCENARIO OPTIONS

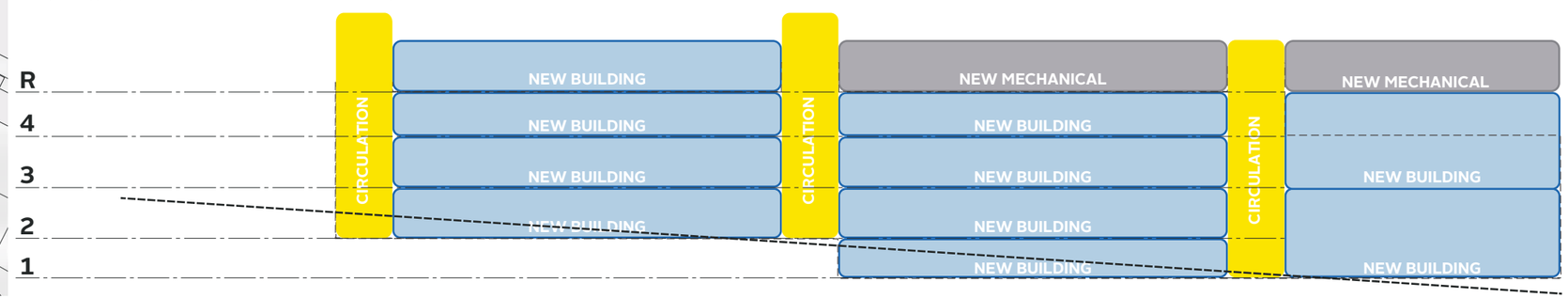


Building Statistics	Existing Building to Remain	Addition	TOTAL
Building Footprint	-	33,750	33,750
Gross Square Footage	-	135,000	135,000

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	39%

– Considerations

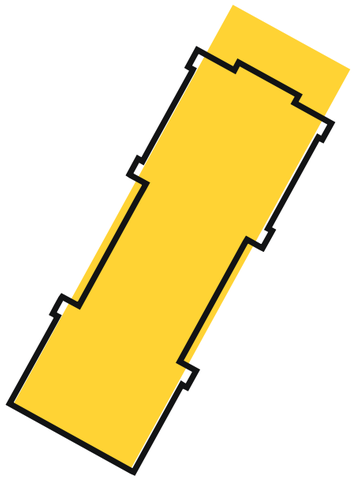
- – One of two projects
- – 4-story; expanded footprint
- – No swing required; students stay at Edgerly near term
- – Significantly reduces playspace
- – Below ground educational spaces



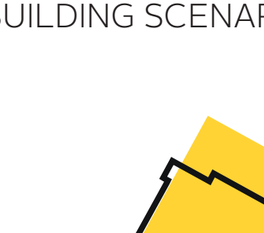
BROWN - RENOVATION AND ADDITION

TWO-BUILDING SCENARIO OPTIONS

01A





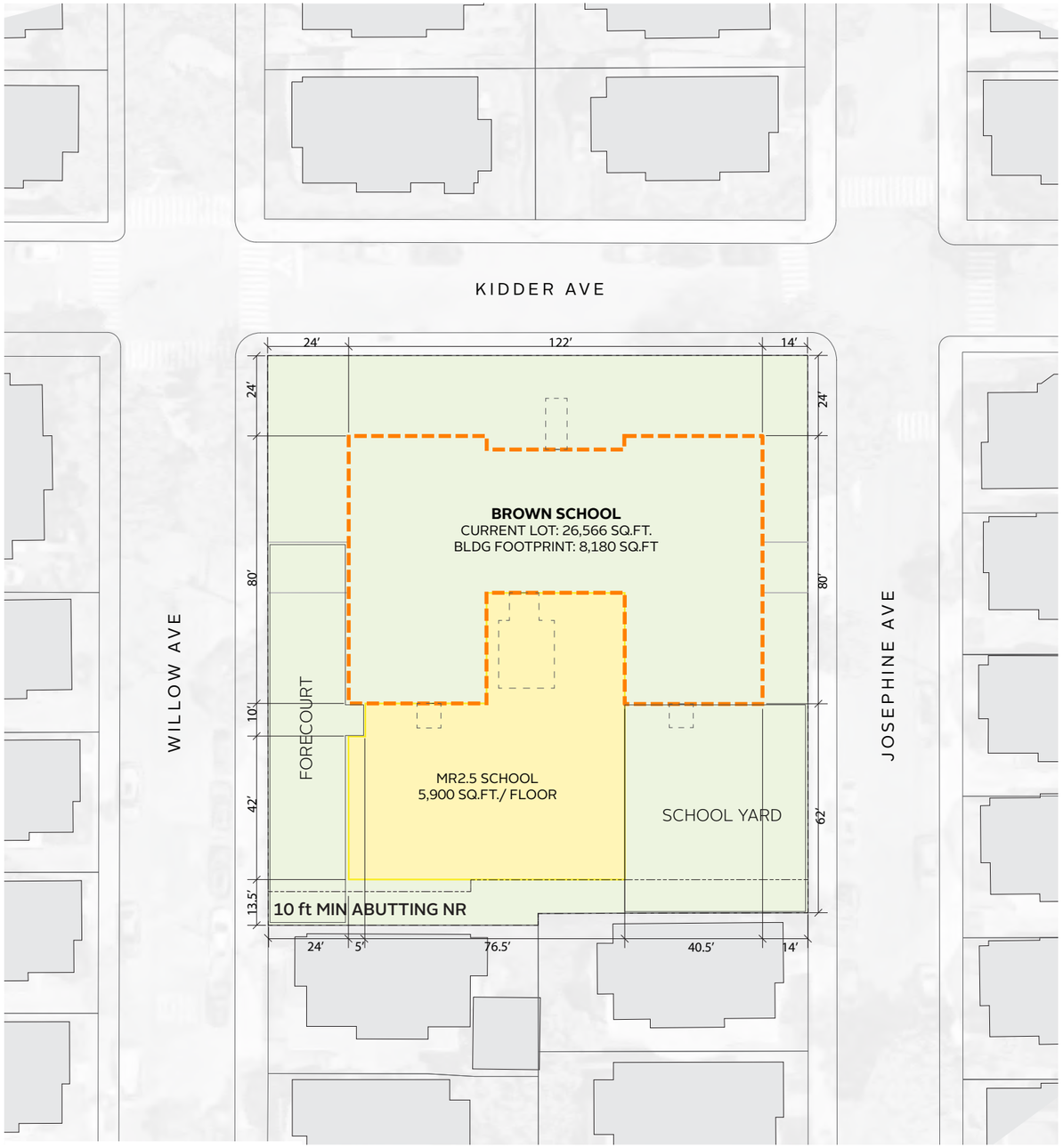




BROWN - RENOVATION AND ADDITION

TWO-BUILDING SCENARIO OPTIONS

01A

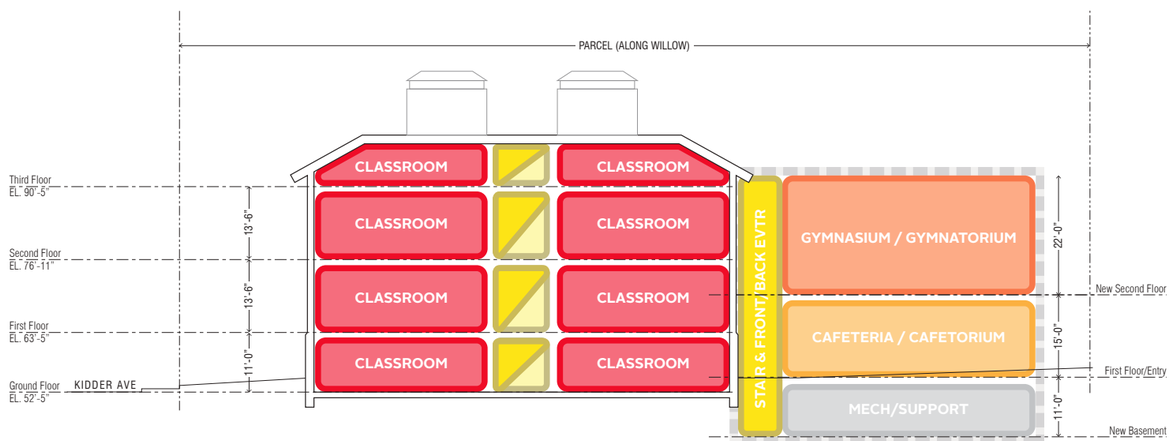


Building Statistics	Existing Building to Remain	Addition	TOTAL
Building Footprint	8,180	5,900	14,080
Gross Square Footage	28,630	20,650	49,280

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	53%

– Considerations

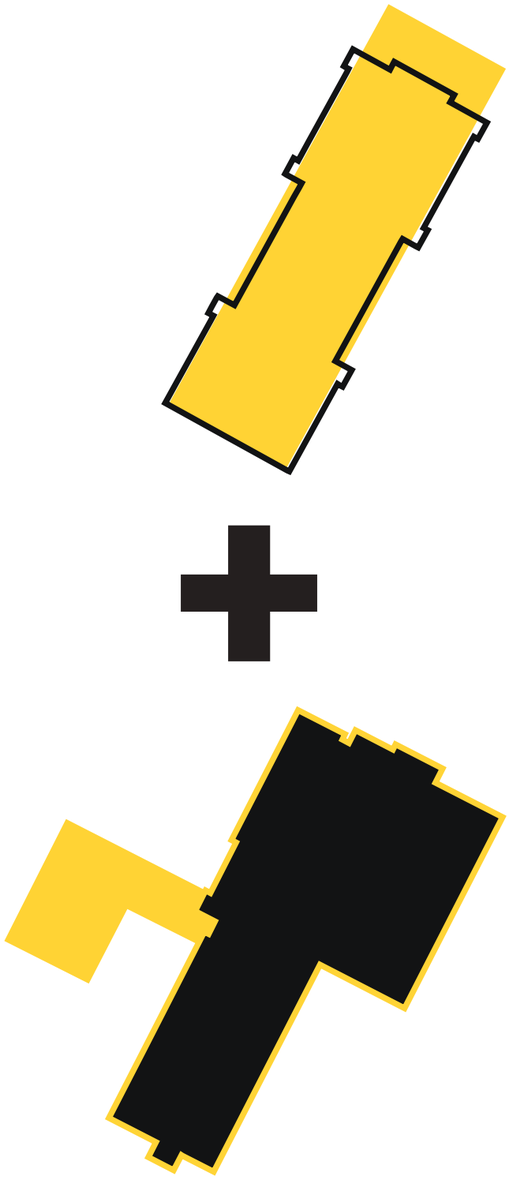
- – One of two projects
- – Requires swing for Brown students
- – Significantly reduces playspace
- – Brown remains K-5 model



BROWN - ADDITION AT KENNEDY

TWO-BUILDING SCENARIO OPTIONS

01B





BROWN - ADDITION AT KENNEDY

TWO-BUILDING SCENARIO OPTIONS

01B



Building Statistics	Existing Building to Remain	Addition	TOTAL
Building Footprint	42,400	10,000	52,400
Gross Square Footage	121,000	30,000	151,000

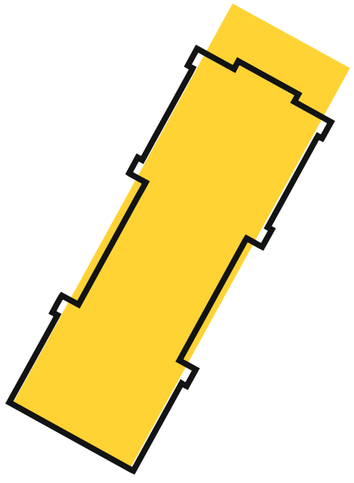
Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	44%

– Considerations

- – One of two projects
- – No swing required; students stay at Brown near term
- – Brings Brown into K-8 model; combines with Kennedy
- – Requires coordination with existing building

OPTIONS - BROWN + WINTER HILL

TWO-BUILDING SCENARIO OPTIONS



01

Winter Hill - New Build

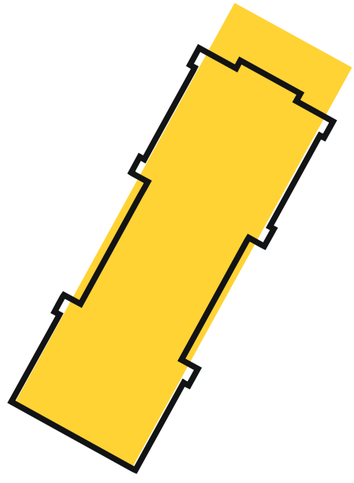
+



01A

Brown - Renovation and Addition

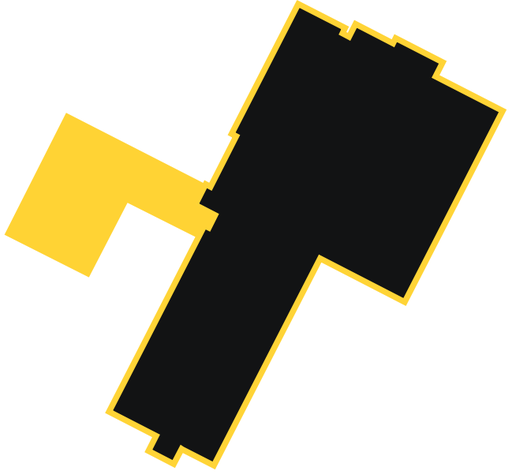
OR



01

Winter Hill - New Build

+

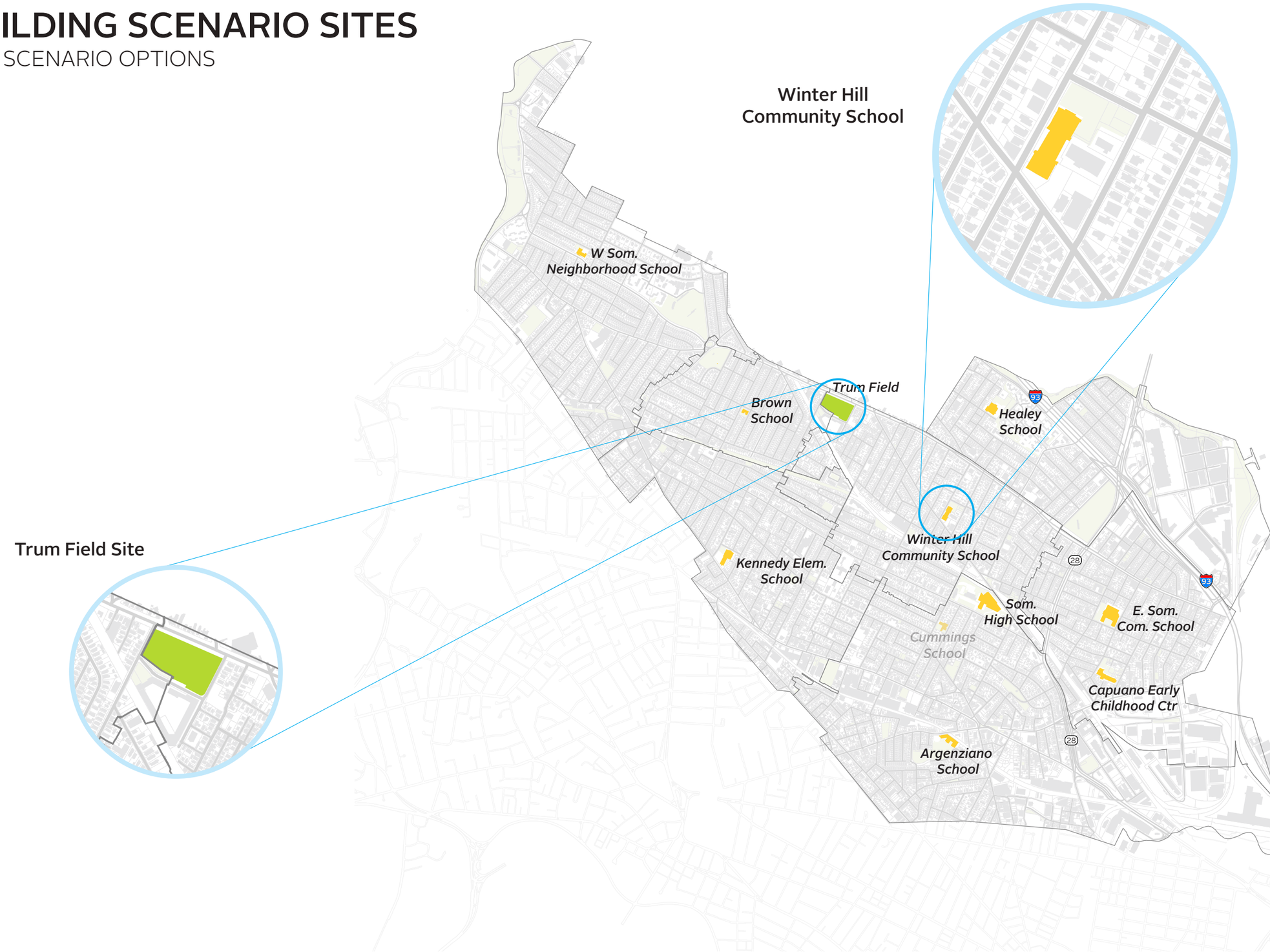


01B

Brown - Addition at Kennedy

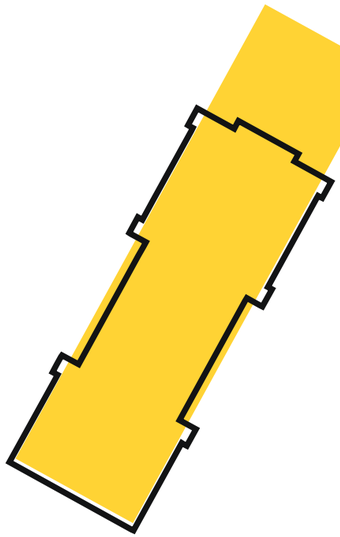
SINGLE BUILDING SCENARIO SITES

SINGLE BUILDING SCENARIO OPTIONS



WINTER HILL - NEW BUILD

SINGLE BUILDING SCENARIO OPTIONS





WINTER HILL - NEW BUILD

SINGLE BUILDING SCENARIO OPTIONS

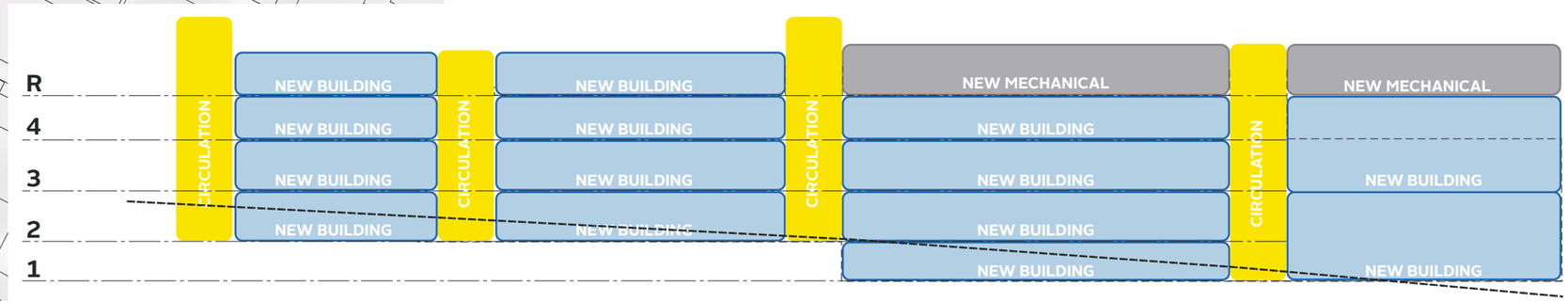


Building Statistics	Existing Building to Remain	Addition	TOTAL
Building Footprint	-	38,250	38,250
Gross Square Footage	-	153,000	153,000

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	45%

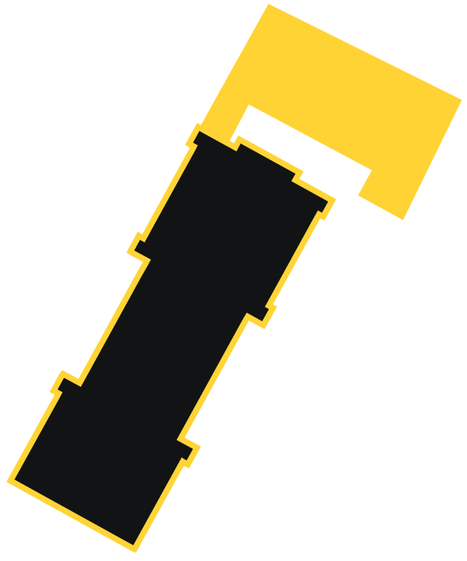
– Considerations

- – 4-story; single building project
- – No swing required; students stay at Brown & Edgerly near term
- – Significantly reduces playspace
- – Below ground educational spaces



WINTER HILL - RENOVATION + BUILD NORTH

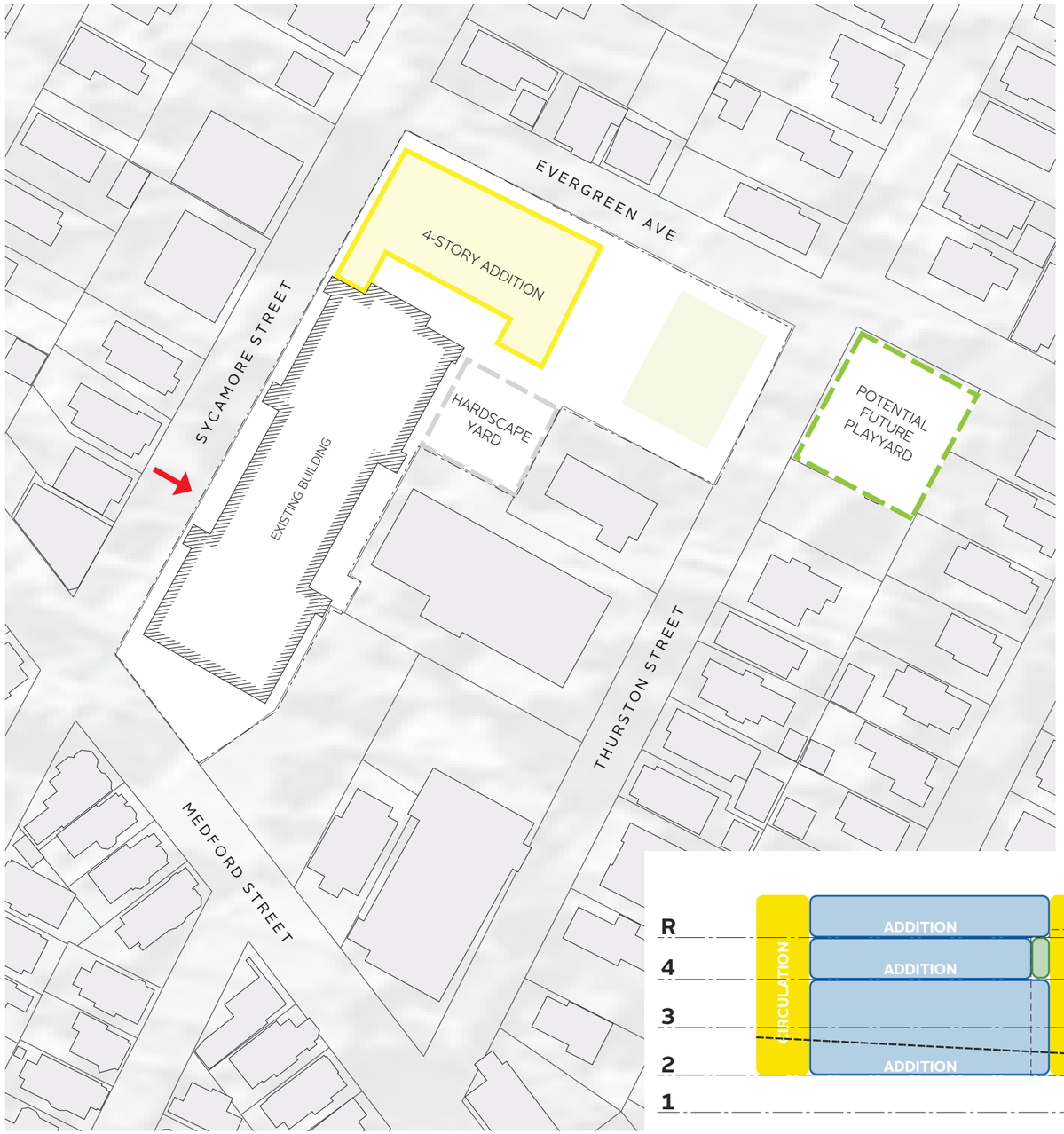
SINGLE BUILDING SCENARIO OPTIONS





WINTER HILL - RENOVATION + BUILD NORTH

SINGLE BUILDING SCENARIO OPTIONS

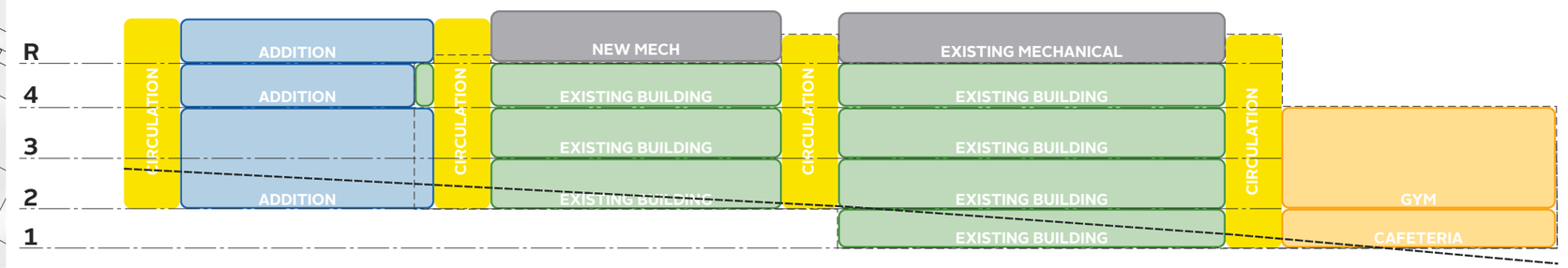


Building Statistics	Existing Building to Remain	Addition	TOTAL
Building Footprint	29,000	14,500	43,500
Gross Square Footage	95,000	58,000	153,000

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	51%

– Considerations

- – Existing building renovation +4-story addition; single building project
- – No swing required; students stay at Brown & Edgerly near term
- – Significantly reduces playspace
- – Below ground educational spaces



TRUM FIELD - NEW BUILD

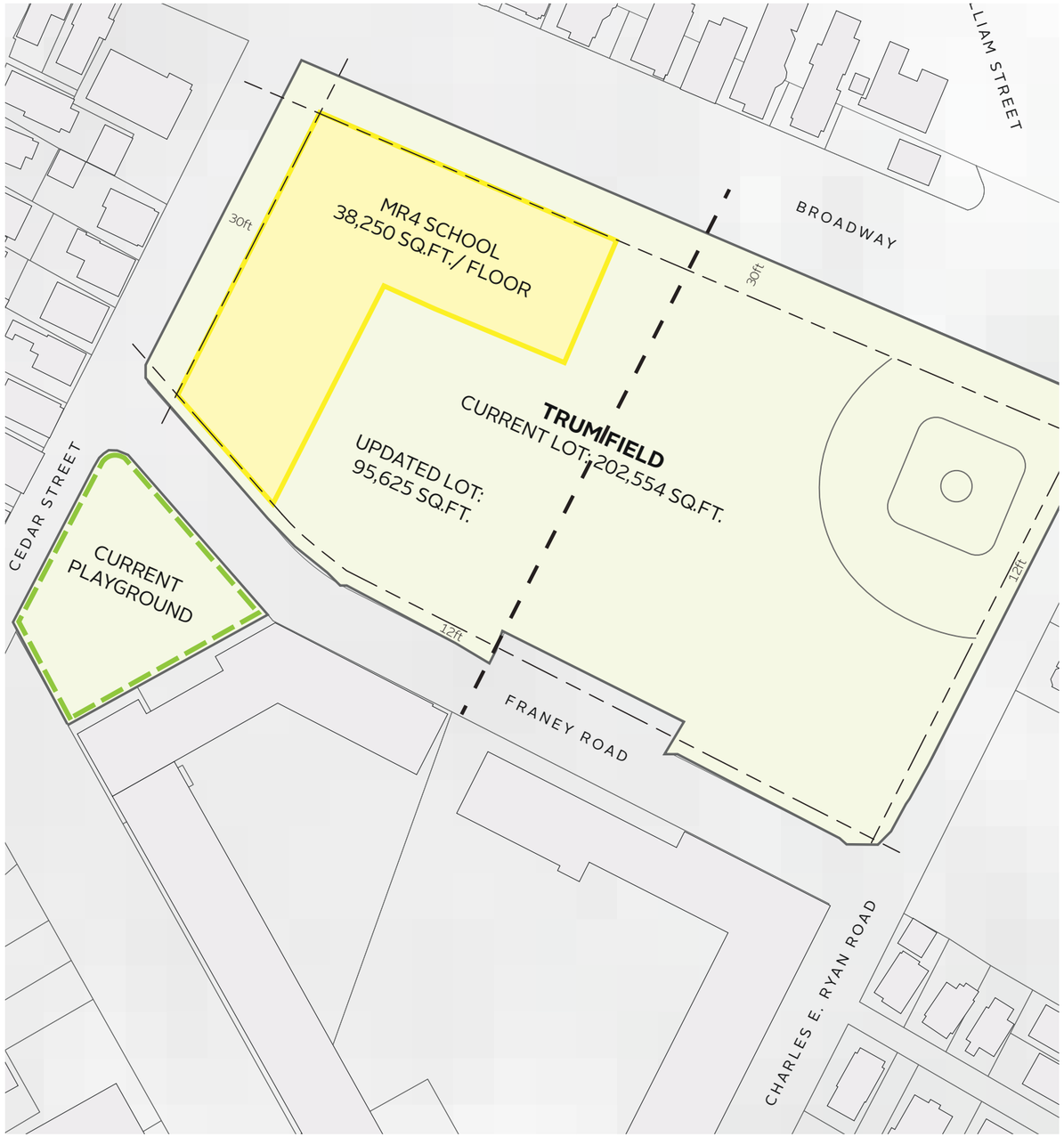
SINGLE BUILDING SCENARIO OPTIONS

04



TRUM FIELD - NEW BUILD

SINGLE BUILDING SCENARIO OPTIONS



Building Statistics	Existing Building to Remain	Addition	TOTAL
Building Footprint	-	38,250	38,250
Gross Square Footage	-	153,000	153,000

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	40%

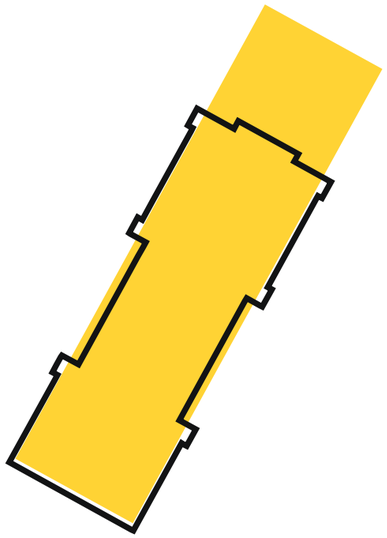
– Considerations

- 4-story, single building project
- No swing required; students stay at Brown & Edgerly near term
- Appropriate playspace, similar to Argenziano
- Retains one field; Need to dedicate open space elsewhere

OPTIONS - WINTER HILL OR TRUM FIELD

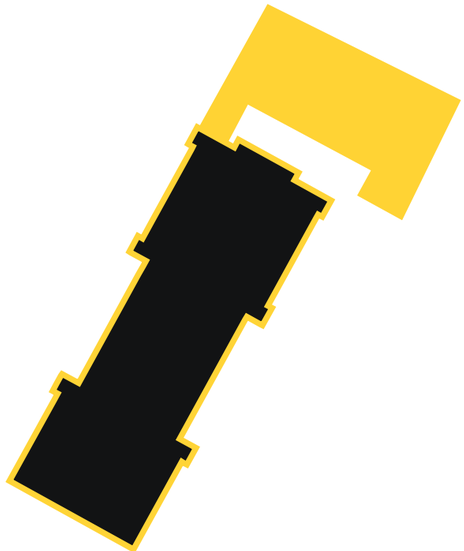
SINGLE BUILDING SCENARIO OPTIONS

02 Winter Hill - New Build



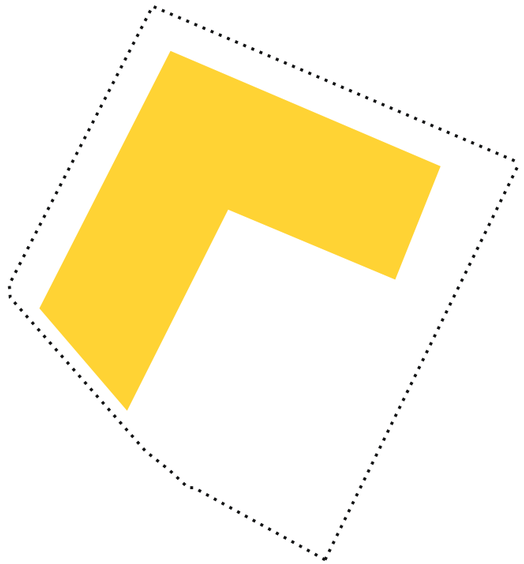
OR

03 Winter Hill - Renovation + Build North



OR

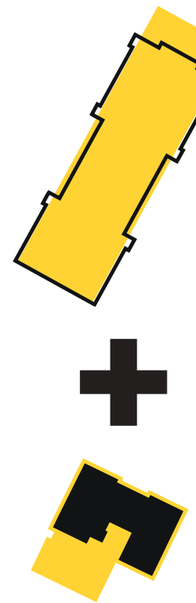
04 Trum Field - New Build



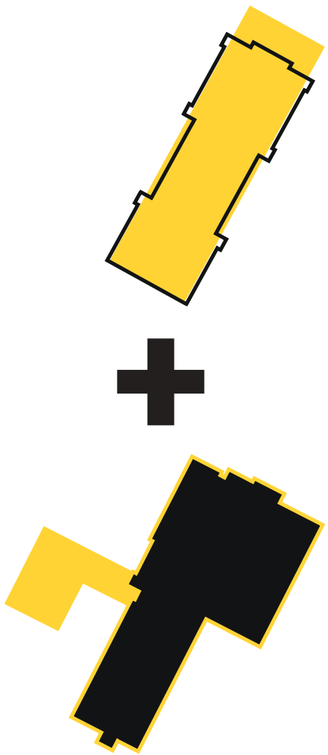
SUMMARY OF OPTIONS

Two-Building Scenario Options

01 + 01A

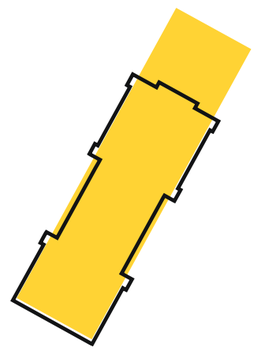


01 + 01B

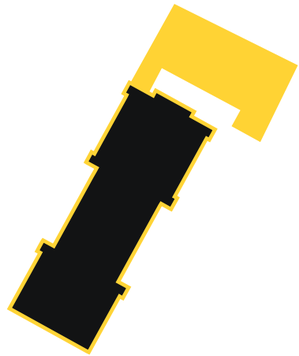


Single Building Scenario Options

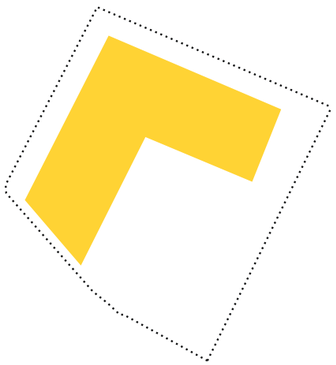
02



03



04



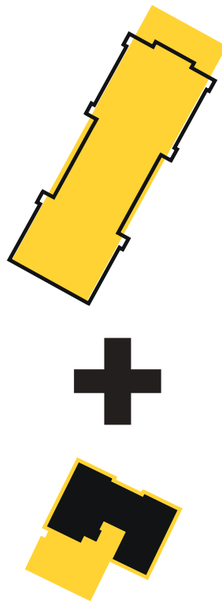
COSTS AND LOGISTICAL CONSIDERATIONS



LOGISTICAL CONSIDERATIONS

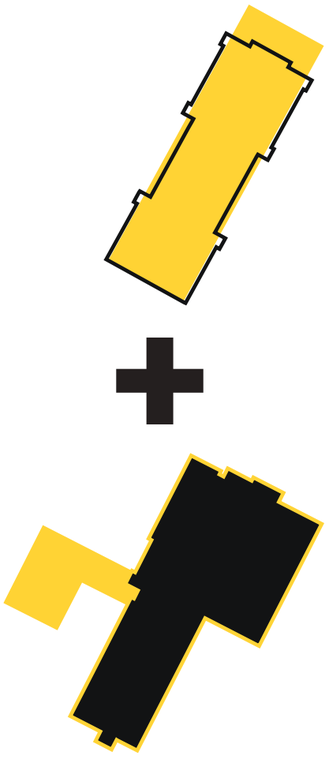
COSTS AND LOGISTICAL CONSIDERATIONS

01 + 01A



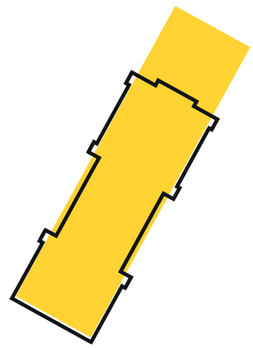
- *Two projects*
- *Swing required for Brown*
- *Reduces playspace*
- *Brown in K-5 model*

01 + 01B



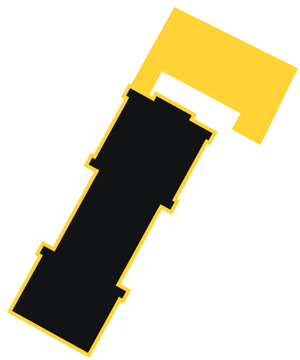
- *Two projects*
- *No swing required*
- *Reduces playspace*
- *Requires coordination with existing building*
- *Brown in K-8 model*

02



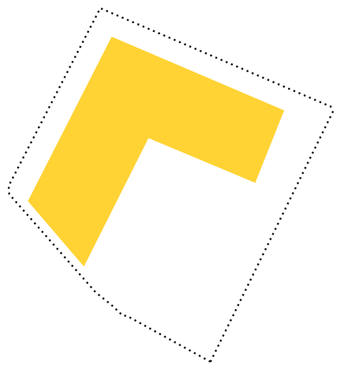
- *Single project*
- *No swing required*
- *Reduces playspace*

03



- *Single project*
- *No swing required*
- *Reduces playspace*

04

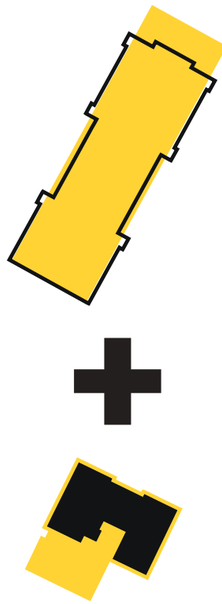


- *Single project*
- *No swing required*
- *Ample playspace*
- *Retains one field*

PROJECT COSTS

COST AND LOGISTICAL CONSIDERATIONS

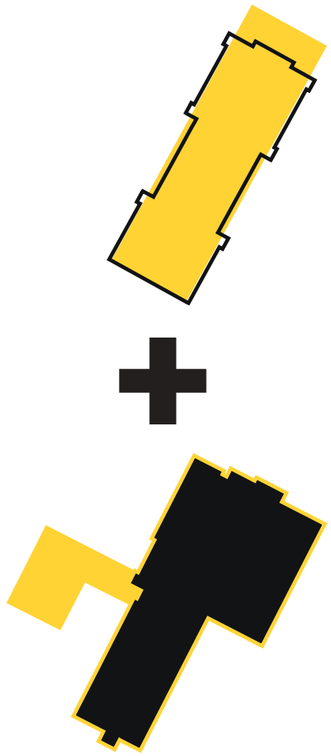
01 + 01A



$$

- *Two projects*
- *Swing required for Brown*
- *Reduces playspace*
- *Brown in K-5 model*

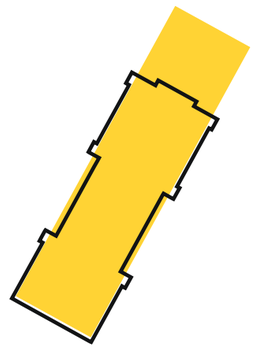
01 + 01B



$$$

- *Two projects*
- *No swing required*
- *Reduces playspace*
- *Requires coordination with existing building*
- *Brown in K-8 model*

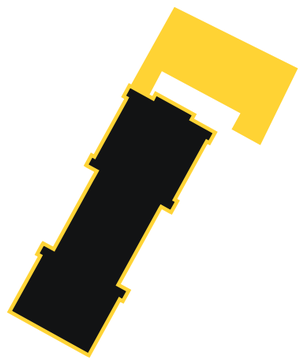
02



$

- *Single project*
- *No swing required*
- *Reduces playspace*

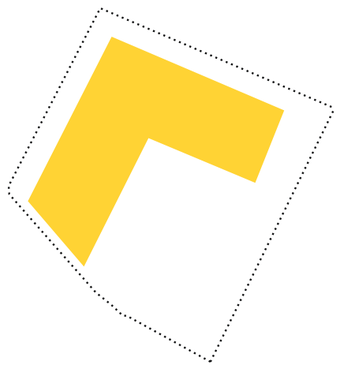
03



$

- *Single project*
- *No swing required*
- *Reduces playspace*

04



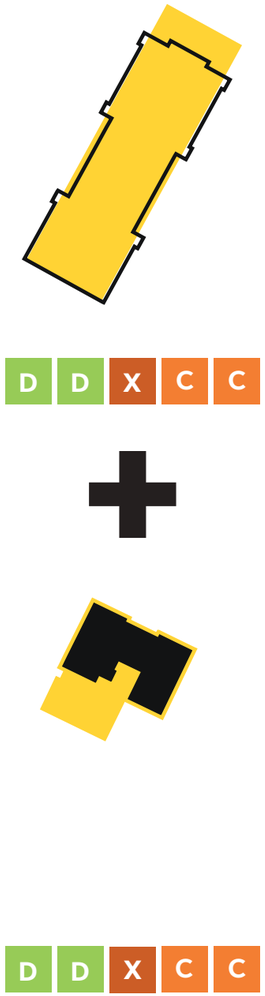
$

- *Single project*
- *No swing required*
- *Ample playspace*
- *Retains one field*

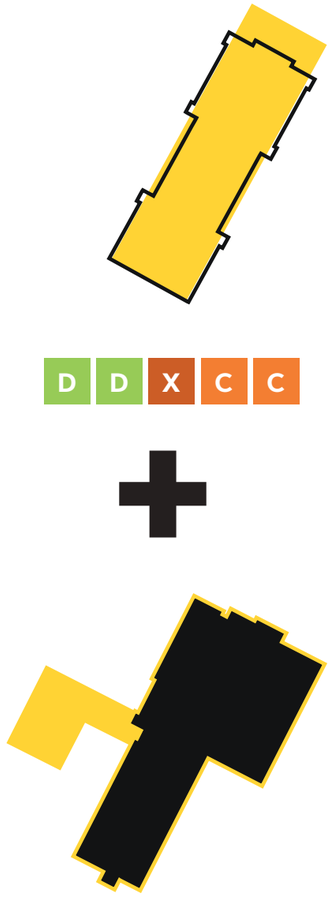
PROJECTED OPTION TIMELINES

COST AND LOGISTICAL CONSIDERATIONS

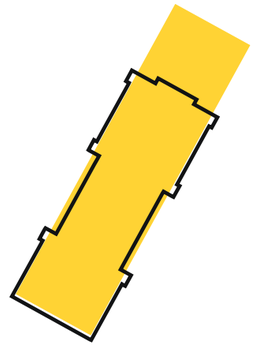
01 + 01A



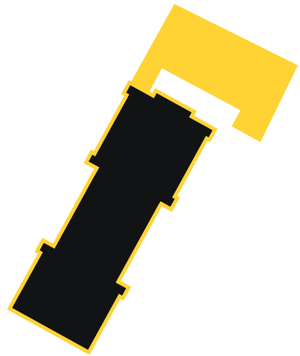
01 + 01B



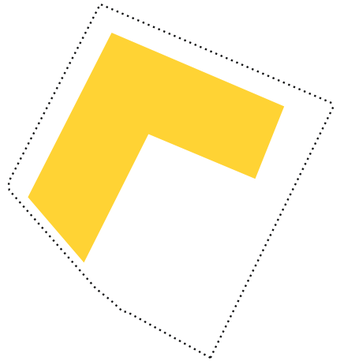
02



03



04



LEGEND:

- D *DESIGN*
- X *DEMOLITION*
- C *CONSTRUCTION*

NEXT STEPS

– MSBA Process

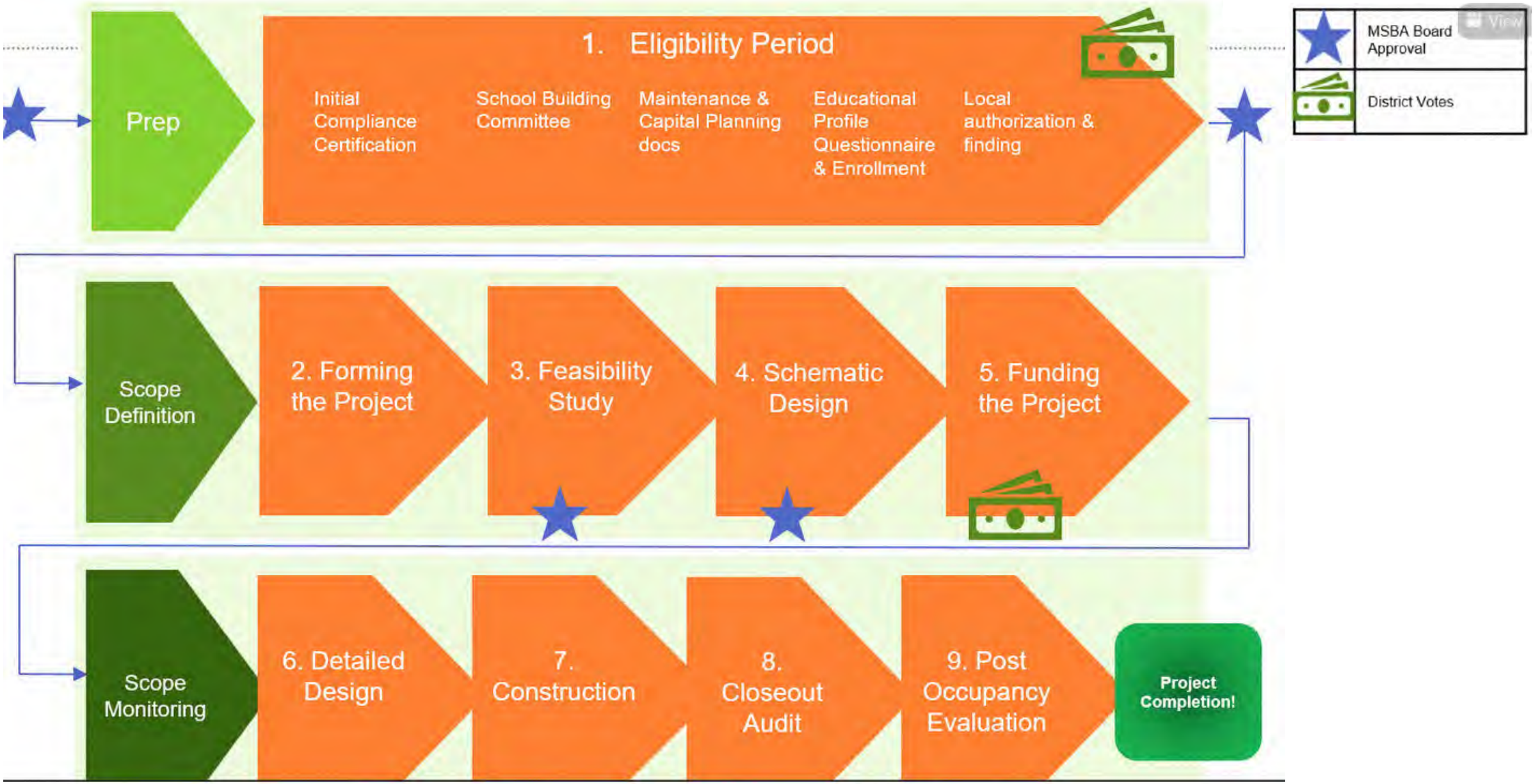
– Questions

– Feedback



MSBA PROCESS

NEXT STEPS



MSBA PROCESS
FROM MSBA WEBINAR FOR ELIGIBILITY PROGRAM COMMUNITIES

- ***Eligibility Period***
- The purpose of the EP is to assist the MSBA in managing their financial resources
- Can be completed early

MSBA Board of Director Meeting – December 13, 2023

Eligibility Period Commences –March 4, 2024		
MODULE ONE - Eligibility Period		
Deliverable	**Days**	**Due Date and Status**
Initial Compliance Certification	30	April 4, 2024 Required
School Building Committee	60	May 3, 2024 Required
Educational Profile Questionnaire	90	June 3, 2024 Required
Online Enrollment Projection	90	June 3, 2024 Required
Enrollment Meeting Held	180	August 30, 2024 Required
ıtenance and Capital Planning Information	180	August 30, 2024 Required
Local Vote Authorization	270	November 29, 2024 Required
Feasibility Study Agreement	270	November 29, 2024 Required
Eligibility Period Concludes – November 29, 2024		

MSBA ELIGIBILITY PERIOD FOR CITY OF SOMERVILLE

MSBA PROCESS

NEXT STEPS

- ***Establishing a Building Committee (MSBA Req.)***
  - MCPPO Certified Member
  - Local CEO
  - Administrator or Manager
  - School Committee Member
  - Superintendent of Schools
  - Local Official Responsible for Building Maintenance
  - Representative of office authorized by law to construct school buildings
  - School Principal
  - Member knowledgeable in educational mission and function of facility
  - Local budget official or member of local finance committee
  - Members of the community with architecture, engineering, and/or construction experience
  - Other

- ***Example - The SHS Building Committee***
  - Mayor
  - City Councilor
  - School Committee Member
  - Building Faculty/Staff Member (2)
  - Director of Finance Auditor
  - Principal
  - Superintendent
  - Asst. Superintendent
  - Student
  - Director of IAM
  - DPW Commissioner
  - Other (3)

QUESTIONS?










FEEDBACK

- ***Join us in the lower cafe***
- Nine boards
- The 5 options & other questions
- There’s no right/wrong order
- Staff is around to answer your questions



THANK YOU!

BEYER
BLINDER
BELLE

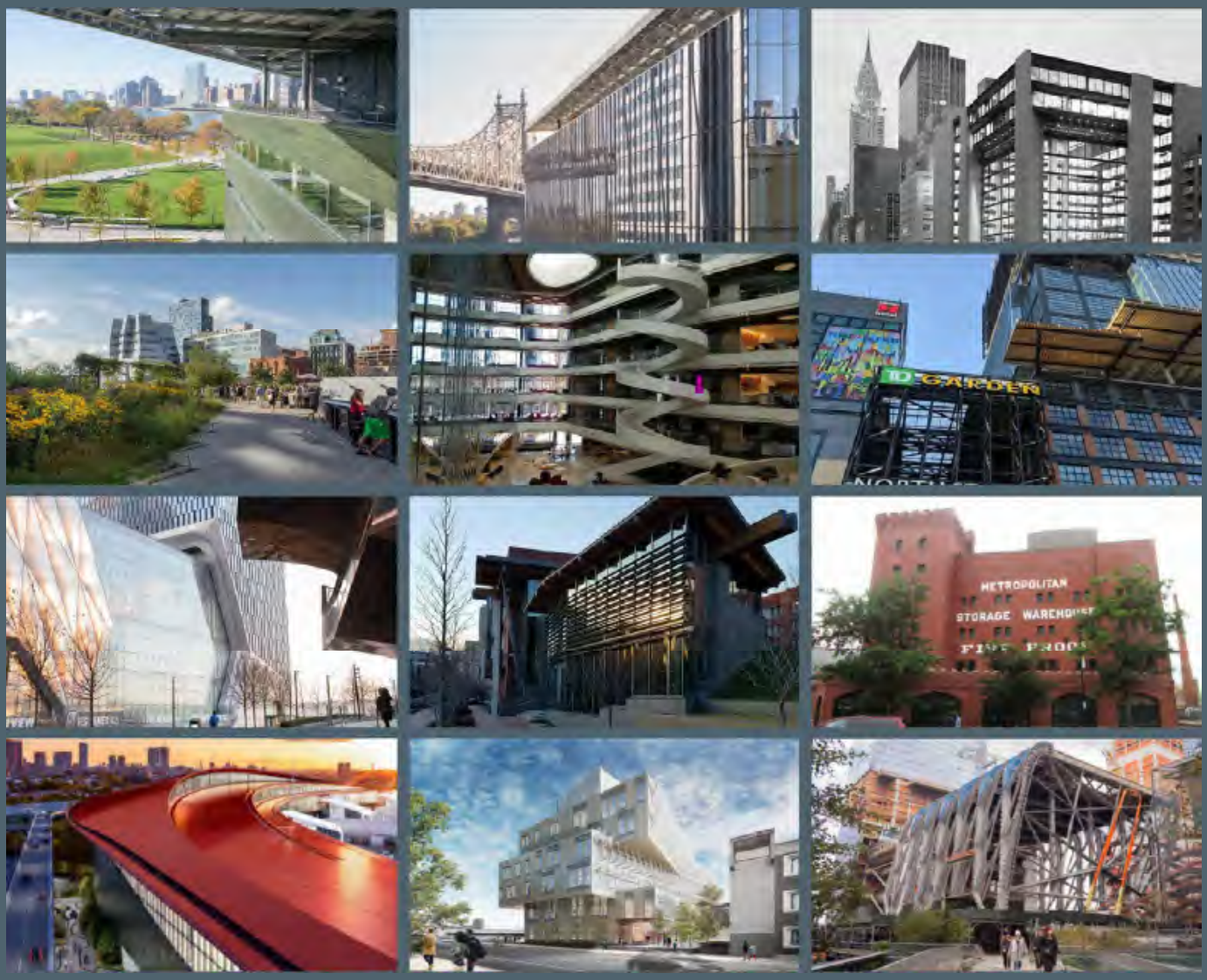


3. Cost Estimate Summary Detail

DHARAM
CONSULTING

Somerville Schools
OPTIONS 1-4

ROM Benchmarking data & scenarios
December 18, 2023



Dharam Consulting

www.dharamconsulting.com

Construction Cost
& Risk Consultants

Executive Summary

Somerville Schools

ROM Benchmarking data & scenarios

OPTION 01 01A & 01B

The following is created from the Dharam Consulting data base. Baseline data sets are taken for new build and renovation schools/ municipal buildings . These data sets are then built upon to create rates and costs for the schemes highlighted below. The idea of this exercise is to build ROM costs for each scheme so that we can assess the order of merit between each .

SCOPE	AVERAGE BENCHMARK $ (see charts)	OPTION 01 - WINTER HILL AT SYCAMORE - NEW 4 STORY			OPTION 1A - BROWN RENOVATION			OPTION 01B - BROWN ADDITION AT KENNEDY		
		GSF	$/SF	CONSTRUCTION $	GSF	$/SF	CONSTRUCTION $	GSF	$/SF	CONSTRUCTION $
CORE & SHELL ,NEW	522	135,000	$522	$70,470,000	20,650	$522	$10,779,300	30,000	$522	$15,660,000
CORE & SHELL RENO	600	0	$600	$0	28,630	$600	$17,178,000	100,000	$150	$15,000,000
PROGAM FIT-OUT	252	135,000	$253	$34,107,750	49,280	$253	$12,450,592	130,000	$220	$28,600,000
SITE ALLOWANCE		30,800	$80	$2,464,000	13,050	$80	$1,044,000	21,300	$80	$1,704,000
BUILDING COST - TODAY'S DOLLARS BASELINE DATA ONLY	$803.00	135,000	$793	$107,041,750	49,280	$841	$41,451,892	130,000	$469	$60,964,000
COST ALIGNMENTS NOT IN BASELINES										
All electric on MECH / Elec systems		135,000	$85	$11,475,000	49,280	$85	$4,188,800	130,000	$85	$11,050,000
Basement premium		16,875	$200	$3,375,000	5,900	$200	$1,180,000	0	$200	$0
Efficiency on façade premium / structure		135,000	$30	$4,050,000	49,280		$0	130,000	$40	$5,200,000
Abatement premium for building		100,000	$25	$2,500,000	28,630	$40	$1,145,200	100,000	$25	$2,500,000
Abatement premium for site: assumes 8 feet removal on 25% of site		4,781	$160	$765,037	1,477	$160	$236,247	2,319	$160	$370,963
Demo allowance		100,000	$10	$1,000,000				100,000	$5	$500,000
CLT premium on new build or addition		135,000	$35	$4,725,000	20,650	$50	$1,032,500	30,000	$50	$1,500,000
Live building phasing premium 5%		135,000		$0	49,280		$0	100,000	$52	$5,169,769
Live building OT allowance, 10%		135,000		$0	49,280		$0	100,000	$109	$10,856,515
Swing space allowance		135,000		$0	28,630	$150	$4,294,500	30,000	$150	$4,500,000
TOTAL BUILDING & ALIGNMENT COSTS- TODAY'S DOLLARS		135,000	$999	$ 134,931,787	49,280	$1,086	$ 53,529,139	130,000	$789	$ 102,611,248
ESCALATION TO MID POINT, Q1 2026, 13.5%		135,000	$134.93	$18,215,791	49,280	$146.64	$7,226,434	130,000	$106.56	$13,852,518
TOTAL COSTS - ESCALATION TBD		135,000	$1,134	$153,147,578	49,280	$1,233	$60,755,573	130,000	$896	$116,463,766
COMBINED SCHEME COSTS 01 & 01A					184,280	1,161	$213,903,151 (01 & 01A)			
COMBINED SCHEME COSTS 01 & 01B								265,000	1,017	$269,611,344 (01 & 01B)
TOTAL PROJECT COST $ (+39% PER INFORMATION PROVIDED)		1	(+39%)	$212,875,134	1	(+39%)	$297,325,380	1	(+39%)	$374,759,769

General notes/ exclusions
All soft costs, fees, FFE and owners contingencies are included within advised +39% project cost multiplier
Scheme 2 excludes façade and Mep
Infrastructure within the existing building

Executive Summary — Somerville Schools

ROM Benchmarking data & scenarios — OPTION 2-4

The following is created from the Dharam Consulting data base. Baseline data sets are taken for new build and renovation schools/ municipal buildings . These data sets are then built upon to create rates and costs for the schemes highlighted below. The idea of this exercise is to build ROM costs for each scheme so that we can assess the order of merit between each .

SCOPE	AVERAGE BENCHMARK $ (see charts)	OPTION 02 - WINTER HILL NEW BUILD (4 STORY)			OPTION 03 - WINTER HILL - RENOVATION + BUILD NORTH (4 STORY)			OPTION 04 - TRUM FIELD - NEW BUILD		
		GSF	$/SF	CONSTRUCTION $	GSF	$/SF	CONSTRUCTION $	GSF	$/SF	CONSTRUCTION $
CORE & SHELL ,NEW	522	153,000	$522	$79,866,000	58,000	$522	$30,276,000	153,000	$522	$79,866,000
CORE & SHELL RENO	600	0	$600	$0	100,000	$600	$60,000,000	0	$600	$0
PROGAM FIT-OUT	252	153,000	$253	$38,655,450	158,000	$253	$39,918,700	153,000	$253	$38,655,450
SITE ALLOWANCE		26,800	$80	$2,144,000	41,500	$80	$3,320,000	60,250	$80	$4,820,000
BUILDING COST - TODAY'S DOLLARS BASELINE DATA ONLY	$803.00	153,000	$789	$120,665,450	158,000	$845	$133,514,700	153,000	$806	$123,341,450
COST ALIGNMENTS NOT IN BASELINES										
All electric on MECH / Elec systems		153,000	$85	$13,005,000	158,000	$85	$13,430,000	153,000	$85	$13,005,000
Basement premium		19,125	$200	$3,825,000	15,500	$200	$3,100,000	5,000	$200	$1,000,000
Efficiency on façade premium / structure		153,000	$30	$4,590,000	158,000	$50	$7,900,000	0	$30	$0
Abatement premium for building		100,000	$25	$2,500,000	100,000	$25	$2,500,000	0	$25	$0
Abatement premium for site: assumes 8 feet removal on 25% of site		4,819	$160	$770,963	4,148	$160	$663,704	7,296	$160	$1,167,407
Demo allowance		100,000	$10	$1,000,000	0	$10	$0	100,000	$10	$1,000,000
CLT premium on new build or addition		153,000	$35	$5,355,000	58,000	$35	$2,030,000	153,000	$35	$5,355,000
Live building phasing premium 5%		153,000		$0	158,000		$0	153,000		$0
Live building OT allowance, 10%		153,000		$0	158,000		$0	153,000		$0
Swing space allowance		153,000		$0	153,000		$0	153,000		$0
TOTAL BUILDING & ALIGNMENT COSTS- TODAY'S DOLLARS		153,000	$992	$ 151,711,413	158,000	$1,033	$ 163,138,404	153,000	$947	$ 144,868,857
ESCALATION TO MID POINT, Q1 2026, 13.5%		153,000	$133.86	$20,481,041	158,000	$139.39	$22,023,685	153,000	$127.83	$19,557,296
TOTAL COSTS - ESCALATION TBD		153,000	$1,125	$172,192,454	158,000	$1,172	$185,162,088	153,000	$1,075	$164,426,153
COMBINED SCHEME COSTS 01 & 01A										
COMBINED SCHEME COSTS 01 & 01B										
TOTAL PROJECT COST $ (+39% PER INFORMATION PROVIDED)		1	(+39%)	$239,347,511	1	(+39%)	$257,375,303	1	(+39%)	$228,552,353

General notes/ exclusions
All soft costs, fees, FFE and owners contingencies are included within advised +39% project cost multiplier
Scheme 2 excludes façade and Mep
Infrastructure within the existing building

4. Summary of Summer Efforts & Activities by CoS

CITY OF SOMERVILLE, MASSACHUSETTS
KATJANA BALLANTYNE
MAYOR
DEPARTMENT of INFRASTRUCTURE & ASSET MANAGEMENT

RICHARD E. RAICHE, PE, PMP
DIRECTOR OF INFRASTRUCTURE & ASSET MANAGEMENT

MELISSA WOODS, AICP
DIRECTOR OF CAPITAL PROJECTS

November 16, 2023

Over Memorial Day weekend 2023, a piece of concrete fell in a stairwell at Winter Hill Community Innovation School (WHCIS). The building was closed and went under further structural investigation. To continue the classes in person and finish the 22/23 school year, students were relocated to Capuano Early Education Center, Edgerly, and Tufts University.

Knowing that the structural assessment would take too much time to implement a 'Plan B,' the City mobilized to do work on the Edgerly building to accommodate the 1-8 WHCIS population for the 23/24 academic year. Edgerly was originally built as the vocational school for Somerville. It has hosted several academic programs – the vocational school, an early education center, temporary space for students in the district during construction projects, the Next Wave Full Circle school prior to the high school opening, etc. Most recently it served as the home to SPS administration, SomerPromise, and Parks and Recreation but the original layout of a central corridor with classrooms on each side was mostly unchanged.

The goal of the project was to accommodate the classroom count necessary for WHCIS, fit out all existing classrooms including a smartboard and whiteboard, and make the building weather tight. Most recently it suffered from water infiltration from a poor roof condition and deteriorated window caulking.

The project team mobilized in mid-June and construction work began in mid-July. The largest area of construction was the second floor west wing. Previously, office space for the Special Education department, the wing had been chopped up into private offices. This area was gutted to accommodate the nurses suite, 3 additional classrooms, private offices, after school, and conference rooms.

Likely, the biggest visual impact of the project were the updates to the schoolyard. The site is almost entirely paved and the courtyard pavement was in poor condition and used exclusively for parking. Although still paved but in improved condition, the space has movable chairs, a rainbow road, wallball, and a basketball hoop. It's lively well before school begins and, in nice weather, the evening too.

On August 30th, the City welcomed ~400 WHCIS students to their new home. In November, the City announced that this would be the home for WHCIS for the foreseeable future while we work towards transitioning to the next steps of the K-8 Capacity study and a solution for WHCIS.

Department of Public Works Building, First Floor • 1 Franey Road • Somerville, Massachusetts 02145
(617) 625-6600, Ext. 5123 Fax: (617) 625-4454 www.somervillema.gov

W. Massachusetts Historic Commission Notification Form

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Winter Hill Community Innovation School

Location / Address: 115 Sycamore Street

City / Town: Somerville, MA 02145

Project Proponent

Name: Perkins Eastman, Attn: Lisa Pecora, AIA

Address: 20 Ashburton Place, Floor 8

City/Town/Zip/Telephone: Boston, MA 02108 617 449 4036

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name	Type of License or funding (specify)
Massachusetts School Building Authority	Funding for school construction

Project Description (narrative):
The proposed Winter Hill Community Innovation School project consists of the abatement and demolition of the existing 93,000 GSF Existing School to be replaced with a new sustainable 175,000 GSF school building for grades pre-K though 8th. The new school building will increase the school enrollment to 925 students to address overcrowding throughout the school district, provide 21st century learning spaces to meet the school districts educational program requirements and provide an energy efficient facility with net zero emissions to reduce energy costs and improve air quality for all occupants in the building.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.
The existing building was constructed in 1973 and is proposed to be demolished to allow space for the new school to be constructed in the same location and preserve open space in the City. The existing 4 story single building structure will need to abated prior to demolition. The existing building is not currently occupied due to deficiencies and health & safety concerns. At this time it is assumed that the the abatement and demolition of the existing school would be proposed for an early bid package in the fall of 2027

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.
No

Does the project include new construction? If so, describe (attach plans and elevations if necessary).
The proposed new school building is assumed to be a 5 story building built into the the slope of the site similar to the existing school. Outdoor rooftop spaces will be incorporated into the design to improve and increase outdoor learning and play space. The new school will have dedicated wings for the elementary school and middle school students. The larger building is designed to accommodate a larger student enrollment to address the overcrowding in schools throughout the district. Multiple design options are being considered; a final selection of the preferred option will be selected in August of 2026 and submitted to the MSBA in the Preferred Schematic Report

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

To the best of our knowledge we do not believe that this property has any historic or archaeological impact

What is the total acreage of the project area?

Woodland	_____ acres	Productive Resources:	
Wetland	_____ acres	Agriculture	_____ acres
Floodplain	_____ acres	Forestry	_____ acres
Open space	0.75 +/- acres	Mining/Extraction	_____ acres
Developed	2 acres	Total Project Acreage	2 acres

What is the acreage of the proposed new construction? 2 acres

What is the present land use of the project area?

Public educational facility and community space

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: Lisa Pecora-Ryan Date: 3/3/2026

Name: Lisa Pecora, AIA. Perkins Eastman

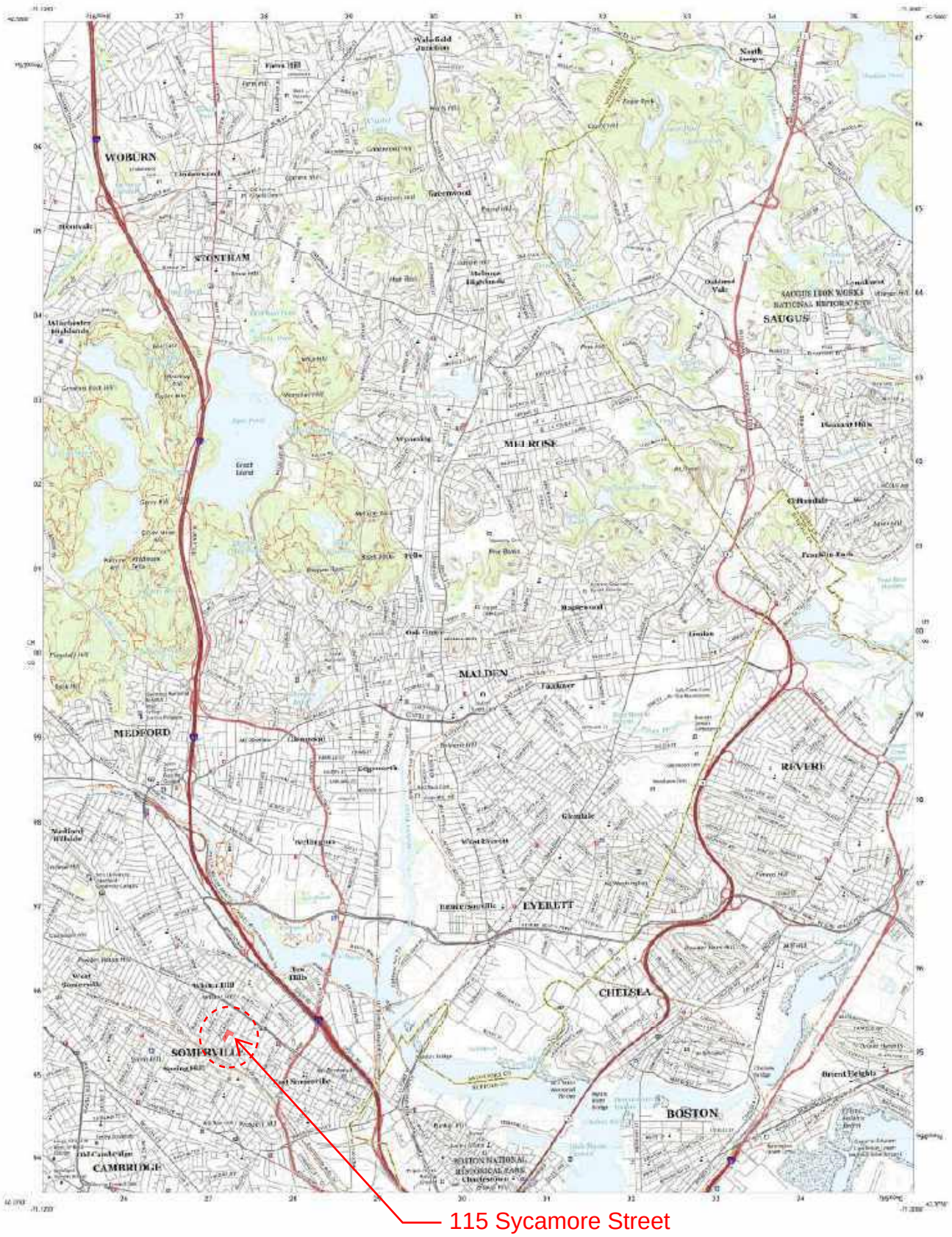
Address: 20 Ashburton Place, Floor 8

City/Town/Zip: Boston, MA 02108

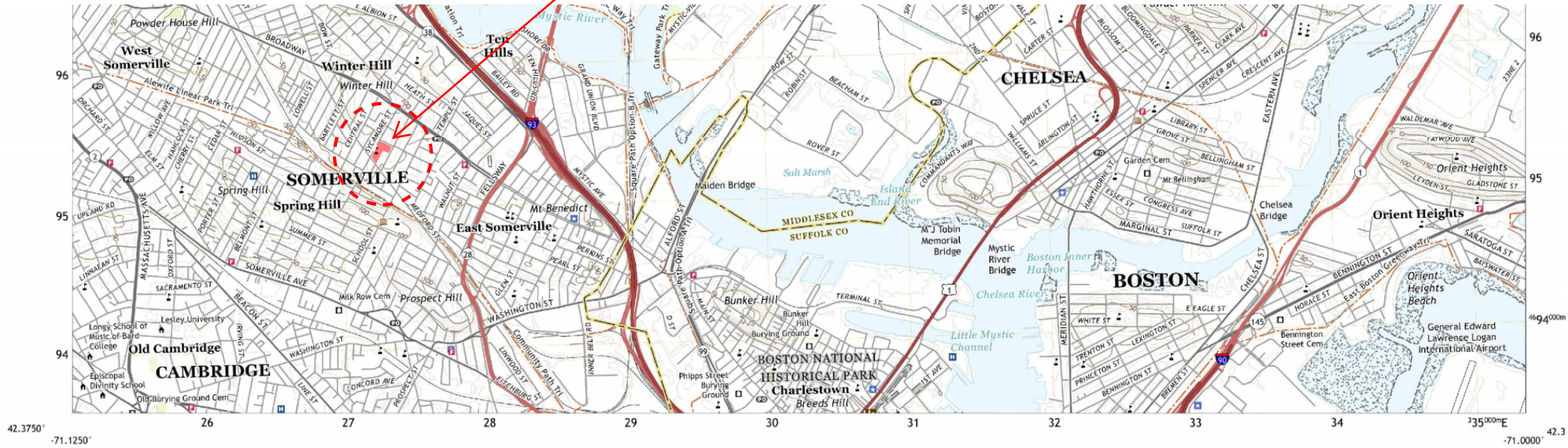
Telephone: Office: 617 449 4036 Mobile: 978-760-7677

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.


USGS
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY
US Topo
BOSTON NORTH QUADRANGLE
MASSACHUSETTS
7.5-MINUTE SERIES
WOBURN
STONEHAM
MELROSE
SAUGUS
MALDEN
MEDFORD
REVERE
EVERETT
CHELSEA
SOMERVILLE
CAMBRIDGE
BOSTON
115 Sycamore Street
SCALE 1:24 000
BOSTON NORTH, MA

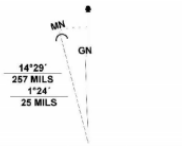
115 Sycamore Street



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 19T
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, July 2016 - September 2016
Roads.....U.S. Census Bureau, 2016
Names.....GNIS, 1974 - 2018
Hydrography.....National Hydrography Dataset, 2005 - 2016
Contours.....National Elevation Dataset, 2008 - 2012
Boundaries.....Multiple sources; see metadata file 2016 - 2017

Wetlands.....FWS National Wetlands Inventory 1991 - 2011



UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
CH
CG
Grid Zone Designation
19T

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.



QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES

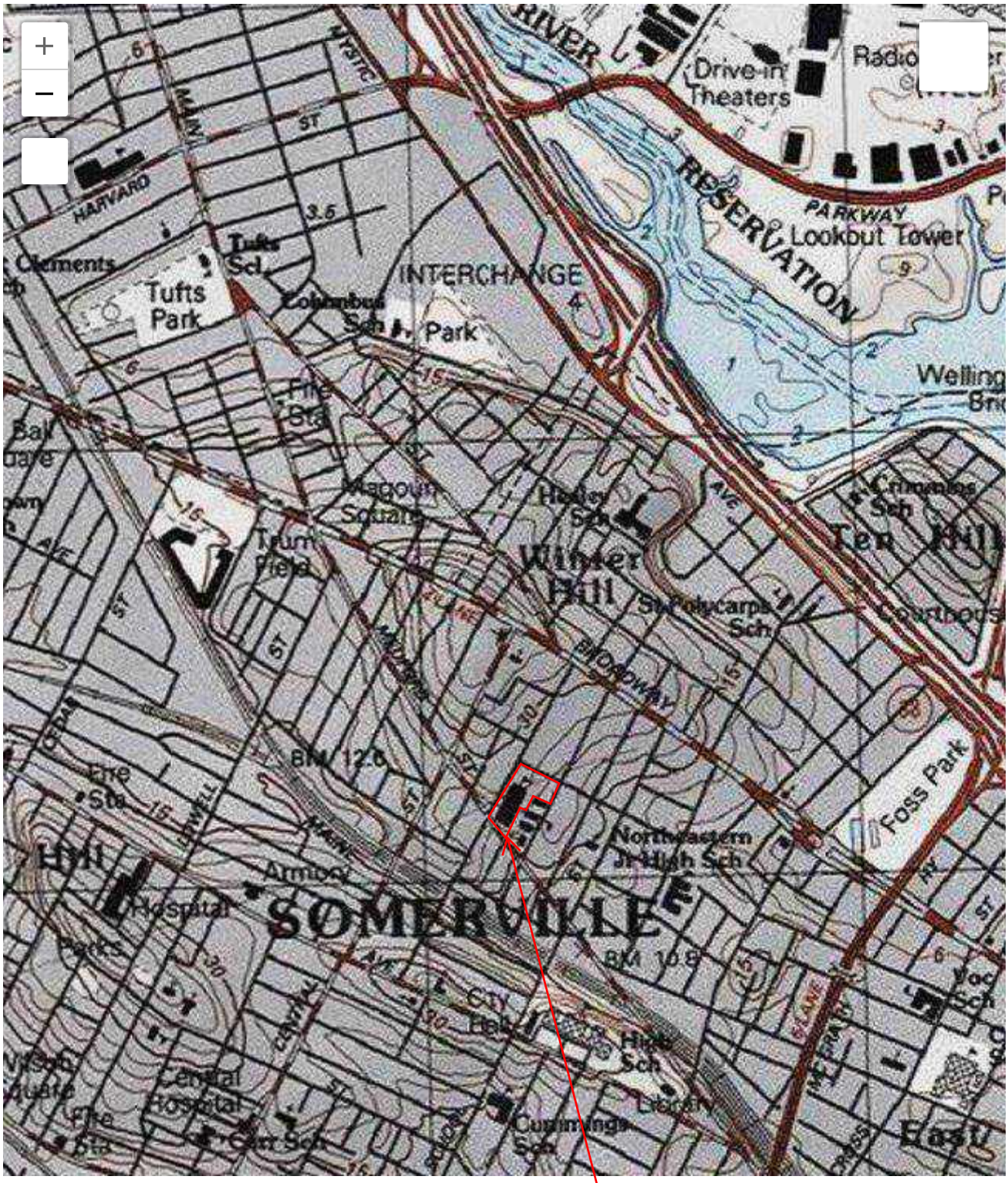
1 Wilmington
2 Reading
3 Salem
4 Lexington
5 Lynn
6 Newton
7 Boston South
8 Hull

ROAD CLASSIFICATION

Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

BOSTON NORTH, MA
2021

Winter Hill Topo Map in Middlesex County Massachusetts

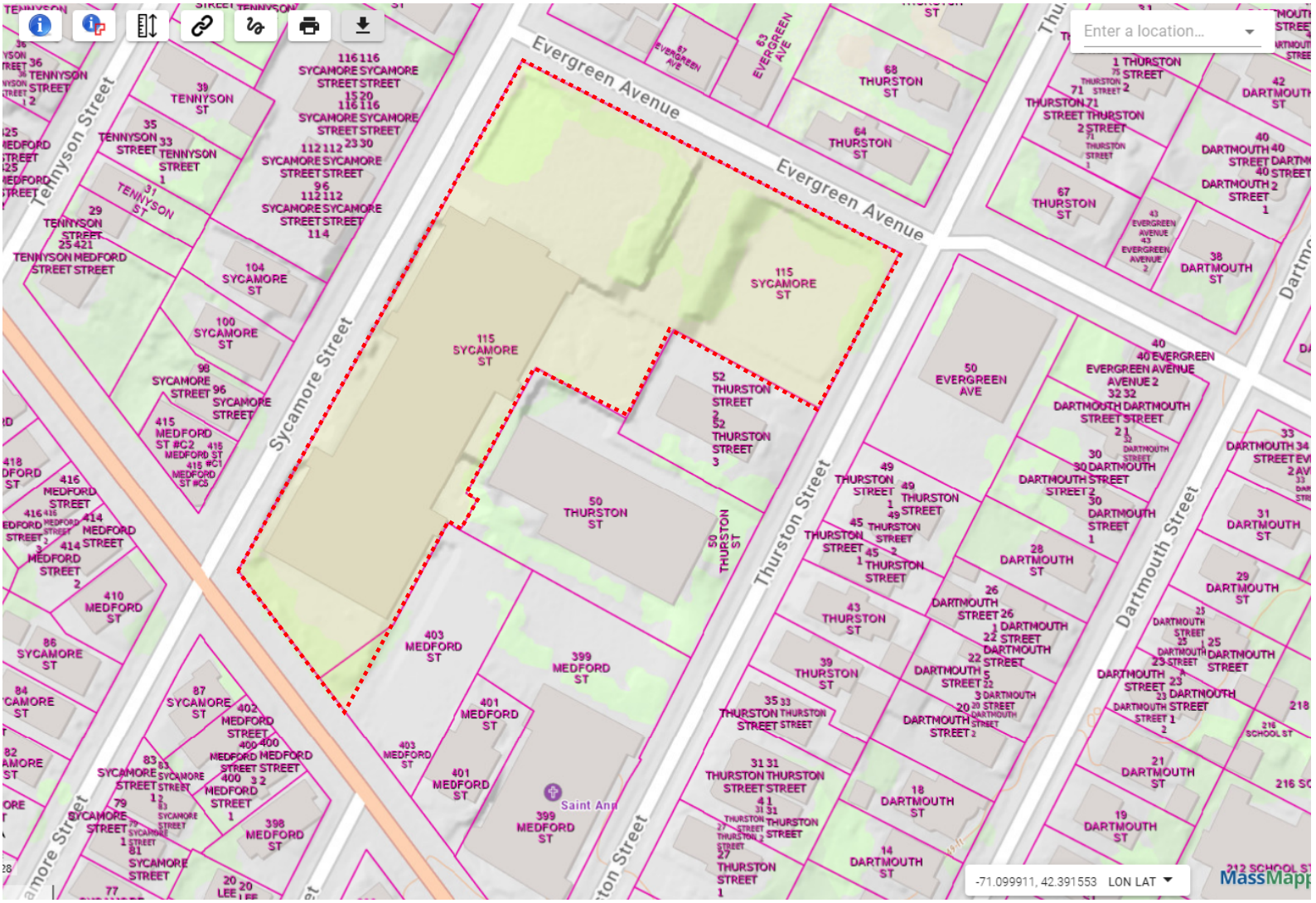


Print this map

Map provided by TopoZone.com

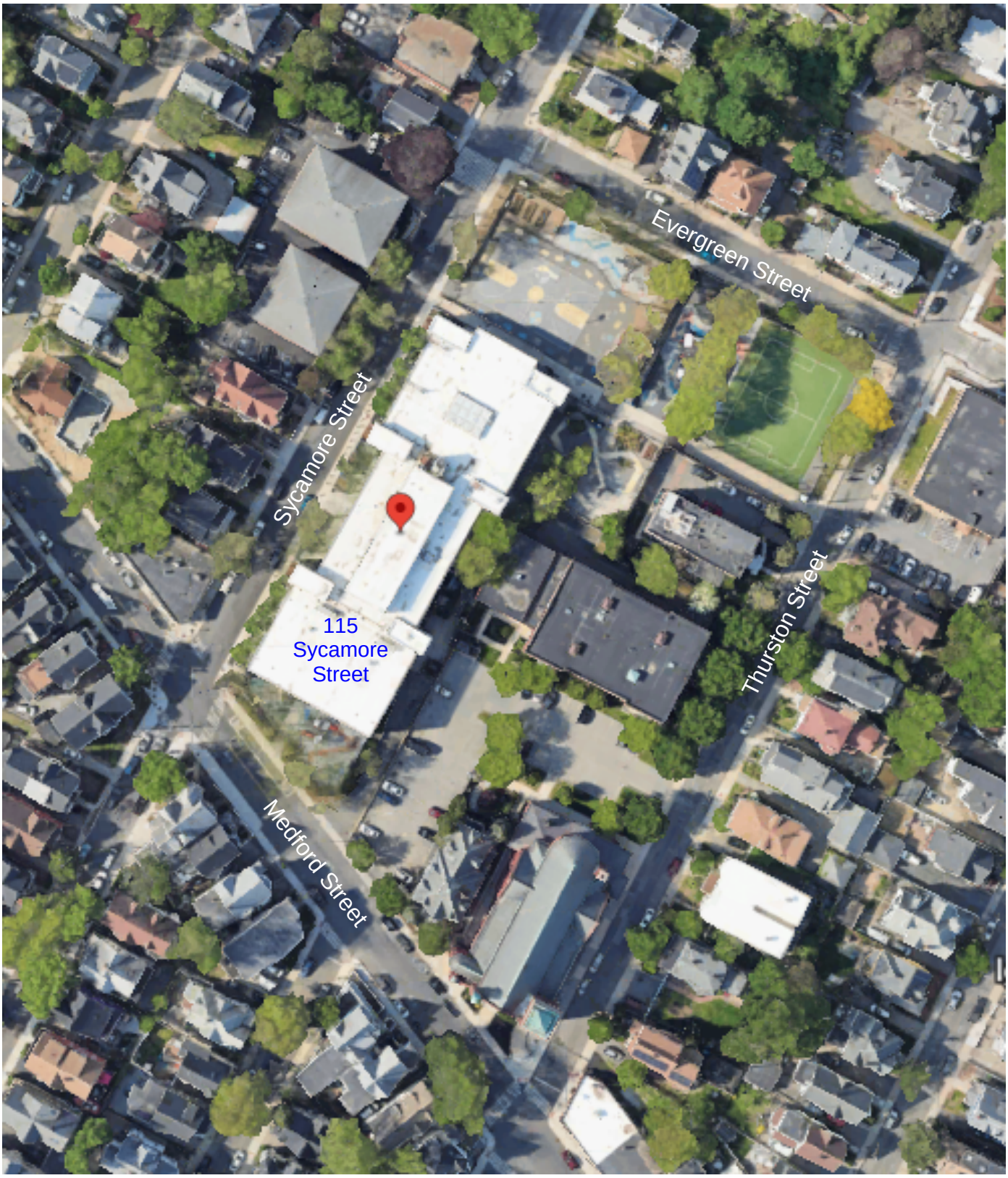
Winter Hill Community Innovation School

Mass Mapper: 115 Sycamore Street, Somerville MA



Winter Hill Community Innovation School

Site Location Plan: 115 Sycamore Street, Somerville MA 02145



Winter Hill Community Innovation School

View looking North from Medford Street



View looking Northeast from the crossing of Sycamore Street and Medford Street



Winter Hill Community Innovation School

View looking East from Sycamore Street



View looking South from Evergreen Street



Winter Hill Community Innovation School

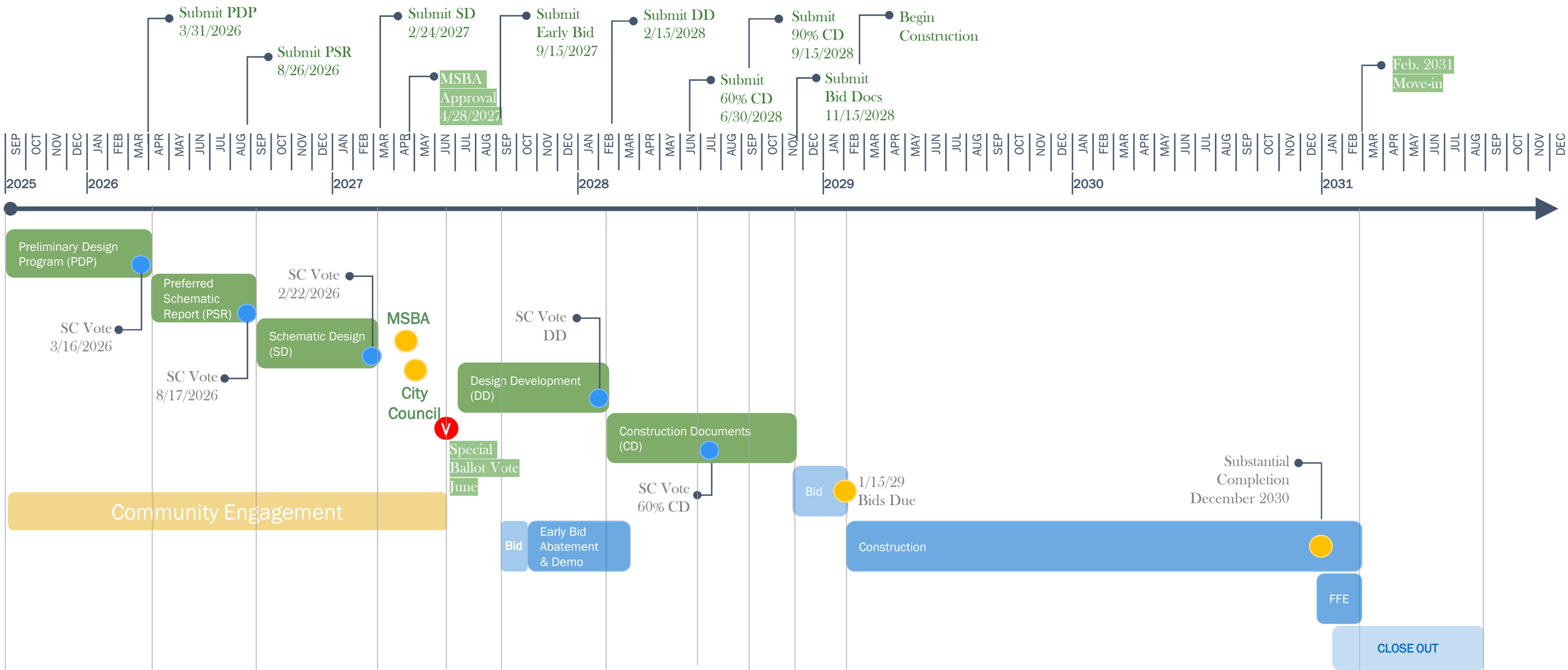
View looking West from the crossing of Thurston Street and Evergreen Street



East side of Building looking North



PROJECT TIMELINE



EVALUATION CRITERIA

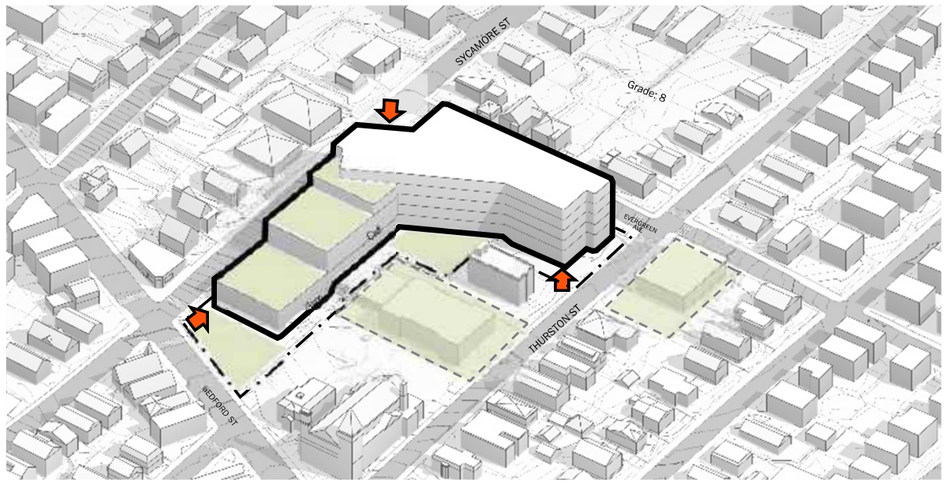


February 27, 2026 DRAFT

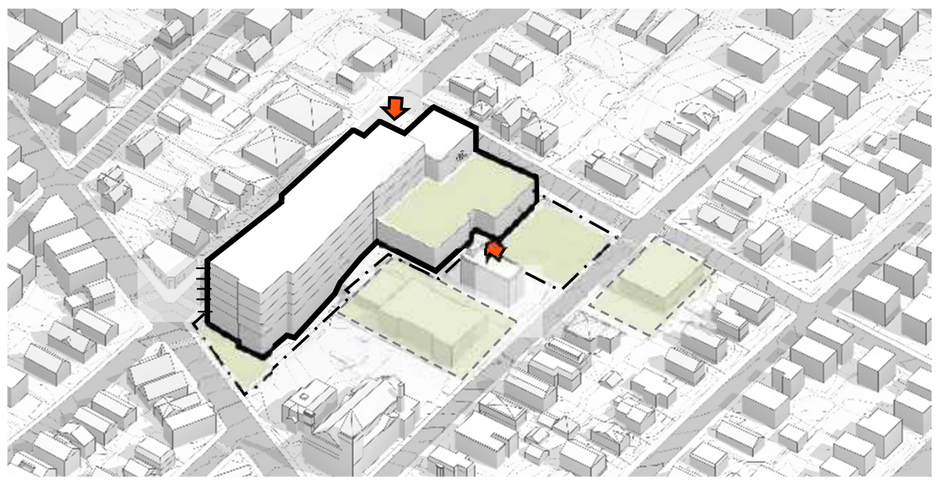
		Existing	Addition and Renovation		Nes School at 115 Sycamore Street					Nes School at Trum Field	
Rating Legend	**Winter Hill Community Innovation School**	Base Repair (Not an Option)	Additon/Renovation 690	Additon/Renovation 925	115 Sycamore 690	115 Sycamore 925	115 Sycamore 690	115 Sycamore 925	115 Sycamore 925	Trum Field 690	Trum Field 925
	Evaluation Criteria		Option 1A	Option 1B	Option 2A	Option 2B	Option 3A	Option 3B	Option 4	Option 5A	Option 5B
Least Advantageous	**Stakeholder and community sentiment** *Supports viewpoints and judgment of stakeholders*										
Less Advantageous	**Cost/finance implications** *Meets project budget and financial requirements of the City*										
Neutral	**Walkshed impacts** *Provides pedestrian access*										
Advantageous	**City Wide Green Space** *Protect and expand open space / Onsite Greenspace and Playspace for School and Community Use*										
Most Advantageous	**Neighborhood Fit/Feel** *Supports civic identity within neighborhood context*										
	Educational considerations *Enhances educational vision and program*										
	Health & Safety impacts *Enhances security & safety, physical, mental & social well-being*										
	Future expansion *Allows for future growth*										
	District Swing Space Use *Limits neighborhood and school district disruption*										
	Timeline *Supports accelerated construction schedule*										
	Disruption impacts *Limits neighborhood and school district disruption*										
	Environmental Performance *Reflect and support City's goal to support biodiversity, conserve resources, and provide healthy learning environment*										
	Orientation *Placement of the building to maximize daylight and limit glare*										
	Operation costs/Maintenance *Limits expenses for building operations and repairs*										
	Traffic *Limits traffic impacts*										
	Permitting Complexity *Provides advantages for ease, timing, and cost of permitting*										

OPTION SUMMARY

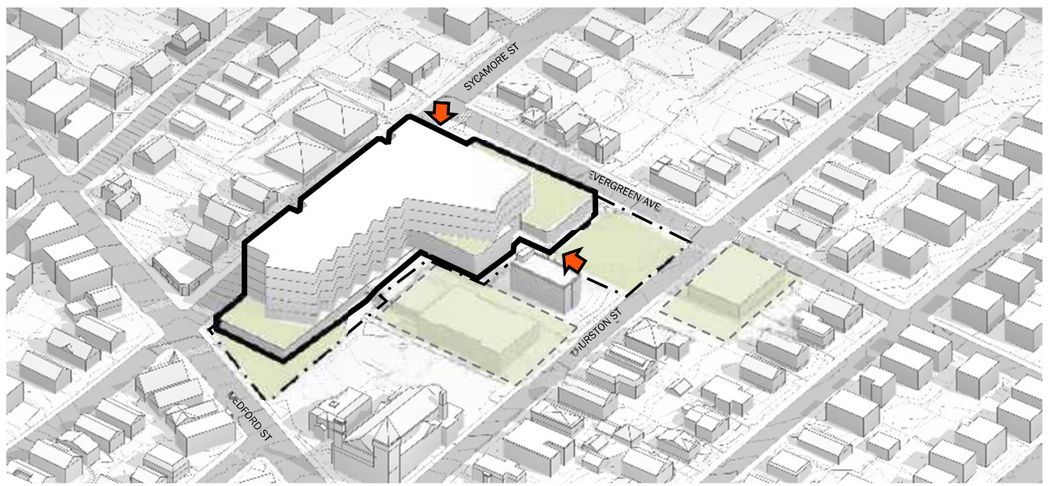
NEW CONSTRUCTION- OPTION 1
115 SYCAMORE ST. 925



NEW CONSTRUCTION – OPTION 2
115 SYCAMORE ST. 925



NEW CONSTRUCTION – OPTION 3
115 SYCAMORE STREET 925



X. PM+C PDP Cost Estimate

PDP Estimate

Winter Hill Community Innovation School

Add/Reno + New OPTIONS

Somerville, MA

PM&C LLC
20 Downer Ave, Suite 5
Hingham, MA 02043
(T) 781-740-8007
(F) 781-740-1012

Prepared for:

Perkins Eastman

March 24, 2026

PM&C

Winter Hill Community Innovation School
Somerville, MA
Add/Reno + New OPTIONS

24-Mar-26

PDP Estimate

PDP OPTIONS

	Gross Floor Area	$/sf	Estimated Construction Cost; CMr	Estimated Construction Cost; DBB
BASE REPAIR OPTION	93,400	$582.72	$54,426,479	$51,705,155
OPTION 1A ADD/RENO	164,000	$768.48	$126,030,222	$119,728,711
OPTION 1B ADD/RENO	177,470	$754.91	$133,974,427	$127,275,706
NEW OPTION 2A	156,640	$824.10	$129,086,276	$122,631,962
NEW OPTION 4 (SIMILAR) **NEW OPTION 2B**	176,000	$799.74	$140,753,618	$133,715,937
NEW OPTION 3A	159,800	$818.86	$130,853,898	$124,311,203
NEW OPTION 3B	179,750	$797.24	$143,304,757	$136,139,519
NEW OPTION 5A	158,550	$825.75	$130,923,189	$124,377,030
NEW OPTION 5B	173,500	$816.73	$141,702,485	$134,617,361

PM&C

Winter Hill Community Innovation School
Somerville, MA
Add/Reno + New OPTIONS

24-Mar-26

PDP Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	$/sf	Estimated Construction Cost
BASE REPAIR OPTION	Dec-28			
RENOVATIONS TO EXISTING SCHOOL		93,400	$365.77	$34,162,721
REMOVE HAZARDOUS MATERIALS				Included In Project Costs
SITEWORK; allowance				$1,708,136
SUBTOTAL TRADE COSTS BUILDING and SITEWORK		93,400	$384.06	$35,870,857
DESIGN AND PRICING CONTINGENCY	15.0%			$5,380,629
ESCALATION	9.7%			$3,479,473
PHASING & LOGISTICS - Unoccupied Building	0.0%			$0
SUBTOTAL with CONTINGENCIES		93,400	$478.92	$44,730,959
GENERAL CONDITIONS	8.00%			$3,578,477
GENERAL REQUIREMENTS	5.00%			$2,236,548
BONDS	1.00%			$447,310
INSURANCE	1.25%			$559,137
PERMIT				Waived
CM FEE	2.5%			$1,288,811
CM GMP CONTINGENCY	3.0%			$1,585,237
TEMPORARY CLASSROOMS				Assumed NR
TOTAL OF ALL CONSTRUCTION		93,400	$582.72	**$54,426,479**

PM&C

Winter Hill Community Innovation School
Somerville, MA
Add/Reno + New OPTIONS

24-Mar-26

PDP Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	$/sf	Estimated Construction Cost
OPTION 1A ADD/RENO				
	Dec-28			
ADDITION/RENOVATION		164,000	$466.51	$76,508,234
REMOVE HAZARDOUS MATERIALS				Included In Project Costs
SITEWORK				$6,554,501
SUBTOTAL TRADE COSTS BUILDING and SITEWORK		164,000	$506.48	$83,062,735
DESIGN AND PRICING CONTINGENCY	15.0%			$12,459,410
ESCALATION	9.7%			$8,057,085
PHASING & LOGISTICS - Unoccupied Building	0.0%			$0
SUBTOTAL with CONTINGENCIES		164,000	$631.58	$103,579,230
GENERAL CONDITIONS	8.00%			$8,286,338
GENERAL REQUIREMENTS	5.00%			$5,178,962
BONDS	1.00%			$1,035,792
INSURANCE	1.25%			$1,294,740
PERMIT				Waived
CM FEE	2.5%			$2,984,377
CM GMP CONTINGENCY	3.0%			$3,670,783
TEMPORARY CLASSROOMS				NR
TOTAL OF ALL CONSTRUCTION		164,000	$768.48	**$126,030,222**

PM&C

Winter Hill Community Innovation School
Somerville, MA
Add/Reno + New OPTIONS

24-Mar-26

PDP Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	$/sf	Estimated Construction Cost
OPTION 1B ADD/RENO				
	Dec-28			
ADDITION/RENOVATION		177,470	$463.77	$82,304,405
REMOVE HAZARDOUS MATERIALS				Included In Project Costs
SITEWORK				$5,994,116
SUBTOTAL TRADE COSTS BUILDING and SITEWORK		177,470	$497.54	$88,298,521
DESIGN AND PRICING CONTINGENCY	15.0%			$13,244,778
ESCALATION	9.7%			$8,564,957
PHASING & LOGISTICS - Unoccupied Building	0.0%			$0
SUBTOTAL with CONTINGENCIES		177,470	$620.43	$110,108,256
GENERAL CONDITIONS	8.00%			$8,808,660
GENERAL REQUIREMENTS	5.00%			$5,505,413
BONDS	1.00%			$1,101,083
INSURANCE	1.25%			$1,376,353
PERMIT				Waived
CM FEE	2.5%			$3,172,494
CM GMP CONTINGENCY	3.0%			$3,902,168
TEMPORARY CLASSROOMS				NR
TOTAL OF ALL CONSTRUCTION		177,470	$754.91	**$133,974,427**

PM&C

Winter Hill Community Innovation School
Somerville, MA
Add/Reno + New OPTIONS

24-Mar-26

PDP Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	$/sf	Estimated Construction Cost
NEW OPTION 2A				
	Dec-28			
NEW SCHOOL		156,640	$492.35	$77,121,388
DEMO EXISTING SCHOOL		93,400	$15.00	$1,401,000
REMOVE HAZARDOUS MATERIALS				Included In Project Costs
SITEWORK				$6,554,501
SUBTOTAL TRADE COSTS BUILDING and SITEWORK		156,640	$543.14	$85,076,889
DESIGN AND PRICING CONTINGENCY	15.0%			$12,761,533
ESCALATION	9.7%			$8,252,458
PHASING & LOGISTICS	0.0%			NR
SUBTOTAL with CONTINGENCIES		156,640	$677.29	$106,090,880
GENERAL CONDITIONS	8.00%			$8,487,270
GENERAL REQUIREMENTS	5.00%			$5,304,544
BONDS	1.00%			$1,060,909
INSURANCE	1.25%			$1,326,136
PERMIT				Waived
CM FEE	2.5%			$3,056,743
CM GMP CONTINGENCY	3.0%			$3,759,794
TEMPORARY CLASSROOMS				NR
TOTAL OF ALL CONSTRUCTION		156,640	$824.10	**$129,086,276**

PM&C

Winter Hill Community Innovation School
Somerville, MA
Add/Reno + New OPTIONS

24-Mar-26

PDP Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	$/sf	Estimated Construction Cost
NEW OPTION 2B NEW OPTION 4 (SIMILAR)				
	Dec-28			
NEW SCHOOL		176,000	$483.13	$85,030,982
DEMO EXISTING SCHOOL		93,400	$15.00	$1,401,000
REMOVE HAZARDOUS MATERIALS				Included In Project Costs
SITEWORK				$6,334,501
SUBTOTAL TRADE COSTS BUILDING and SITEWORK		176,000	$527.08	$92,766,483
DESIGN AND PRICING CONTINGENCY	15.0%			$13,914,972
ESCALATION	9.7%			$8,998,349
PHASING & LOGISTICS	0.0%			NR
SUBTOTAL with CONTINGENCIES		176,000	$657.27	$115,679,804
GENERAL CONDITIONS	8.00%			$9,254,384
GENERAL REQUIREMENTS	5.00%			$5,783,990
BONDS	1.00%			$1,156,798
INSURANCE	1.25%			$1,445,998
PERMIT				Waived
CM FEE	2.5%			$3,333,024
CM GMP CONTINGENCY	3.0%			$4,099,620
TEMPORARY CLASSROOMS				NR
TOTAL OF ALL CONSTRUCTION		176,000	$799.74	**$140,753,618**

PM&C

Winter Hill Community Innovation School
Somerville, MA
Add/Reno + New OPTIONS

24-Mar-26

PDP Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	$/sf	Estimated Construction Cost
NEW OPTION 3A				
	Dec-28			
NEW SCHOOL		159,800	$492.07	$78,632,874
DEMO EXISTING SCHOOL		93,400	$15.00	$1,401,000
REMOVE HAZARDOUS MATERIALS				Included In Project Costs
SITEWORK				$6,208,001
SUBTOTAL TRADE COSTS BUILDING and SITEWORK		159,800	$539.69	$86,241,875
DESIGN AND PRICING CONTINGENCY	15.0%			$12,936,281
ESCALATION	9.7%			$8,365,462
PHASING & LOGISTICS	0.0%			NR
SUBTOTAL with CONTINGENCIES		159,800	$672.99	$107,543,618
GENERAL CONDITIONS	8.00%			$8,603,489
GENERAL REQUIREMENTS	5.00%			$5,377,181
BONDS	1.00%			$1,075,436
INSURANCE	1.25%			$1,344,295
PERMIT				Waived
CM FEE	2.5%			$3,098,600
CM GMP CONTINGENCY	3.0%			$3,811,279
TEMPORARY CLASSROOMS				NR
TOTAL OF ALL CONSTRUCTION		159,800	$818.86	**$130,853,898**

PMC - Project Management Cost

PM&C

Winter Hill Community Innovation School
Somerville, MA
Add/Reno + New OPTIONS

24-Mar-26

PDP Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	$/sf	Estimated Construction Cost
NEW OPTION 3B				
	Dec-28			
NEW SCHOOL		179,750	$483.11	$86,838,860
DEMO EXISTING SCHOOL		93,400	$15.00	$1,401,000
REMOVE HAZARDOUS MATERIALS				Included In Project Costs
SITEWORK				$6,208,001
SUBTOTAL TRADE COSTS BUILDING and SITEWORK		179,750	$525.44	$94,447,861
DESIGN AND PRICING CONTINGENCY	15.0%			$14,167,179
ESCALATION	9.7%			$9,161,443
PHASING & LOGISTICS	0.0%			NR
SUBTOTAL with CONTINGENCIES		179,750	$655.22	$117,776,483
GENERAL CONDITIONS	8.00%			$9,422,119
GENERAL REQUIREMENTS	5.00%			$5,888,824
BONDS	1.00%			$1,177,765
INSURANCE	1.25%			$1,472,206
PERMIT				Waived
CM FEE	2.5%			$3,393,435
CM GMP CONTINGENCY	3.0%			$4,173,925
TEMPORARY CLASSROOMS				NR
TOTAL OF ALL CONSTRUCTION		179,750	$797.24	**$143,304,757**

PMC - Project Management Cost

PM&C

Winter Hill Community Innovation School
Somerville, MA
Add/Reno + New OPTIONS

24-Mar-26

PDP Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	$/sf	Estimated Construction Cost
NEW OPTION 5A				
	Dec-28			
NEW SCHOOL		158,550	$494.12	$78,342,343
DEMO EXISTING SCHOOL		93,400	$15.00	$1,401,000
REMOVE HAZARDOUS MATERIALS				Included In Project Costs
SITEWORK				$6,544,199
SUBTOTAL TRADE COSTS BUILDING and SITEWORK		158,550	$544.23	$86,287,542
DESIGN AND PRICING CONTINGENCY	15.0%			$12,943,131
ESCALATION	9.7%			$8,369,892
PHASING & LOGISTICS	0.0%			NR
SUBTOTAL with CONTINGENCIES		158,550	$678.65	$107,600,565
GENERAL CONDITIONS	8.00%			$8,608,045
GENERAL REQUIREMENTS	5.00%			$5,380,028
BONDS	1.00%			$1,076,006
INSURANCE	1.25%			$1,345,007
PERMIT				Waived
CM FEE	2.5%			$3,100,241
CM GMP CONTINGENCY	3.0%			$3,813,297
TEMPORARY CLASSROOMS				NR
TOTAL OF ALL CONSTRUCTION		158,550	$825.75	**$130,923,189**

PMC - Project Management Cost

PM&C

Winter Hill Community Innovation School
Somerville, MA
Add/Reno + New OPTIONS

24-Mar-26

PDP Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	$/sf	Estimated Construction Cost
NEW OPTION 5B				
	Dec-28			
NEW SCHOOL		173,500	$492.49	$85,446,653
DEMO EXISTING SCHOOL		93,400	$15.00	$1,401,000
REMOVE HAZARDOUS MATERIALS				Included In Project Costs
SITEWORK				$6,544,199
SUBTOTAL TRADE COSTS BUILDING and SITEWORK		173,500	$538.28	$93,391,852
DESIGN AND PRICING CONTINGENCY	15.0%			$14,008,778
ESCALATION	9.7%			$9,059,010
PHASING & LOGISTICS	0.0%			NR
SUBTOTAL with CONTINGENCIES		173,500	$671.24	$116,459,640
GENERAL CONDITIONS	8.00%			$9,316,771
GENERAL REQUIREMENTS	5.00%			$5,822,982
BONDS	1.00%			$1,164,596
INSURANCE	1.25%			$1,455,746
PERMIT				Waived
CM FEE	2.5%			$3,355,493
CM GMP CONTINGENCY	3.0%			$4,127,257
TEMPORARY CLASSROOMS				NR
TOTAL OF ALL CONSTRUCTION		173,500	$816.73	**$141,702,485**

PMC - Project Management Cost

Winter Hill Community Innovation School 24-Mar-26
Somerville, MA
Add/Reno + New OPTIONS

PDP Estimate

The costs presented in this PDP report should not be represented as the final construction costs as the information they are based on is extremely preliminary and final construction costs may vary significantly from the PDP costs once the final design has been completed.

This PDP cost estimate was produced from outline drawings and other documentation prepared by Perkins Eastman and their design team received January 14, 2026. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, Construction Managers fee and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under Chapter 149a of the Massachusetts General Laws to pre-qualified construction managers, pre-qualified sub-contractors, and open specifications for materials and manufacturers.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- Land acquisition, feasibility, and financing costs
- All professional fees and insurance
- Special foundations or ground improvements
- Rock Removal
- Geothermal HVAC
- PV systems (rough-in only included)
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items as indicated in the estimate
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction contingency (GMP Contingency is included)
- Contaminated soils removal

PM&C

Winter Hill Community Innovation School
Somerville, MA

24-Mar-26

	GSF	93,400	164,000	177,470	156,640	176,000	159,800	179,750	158,550	173,500
PDP Estimate										

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM		*SUB-TOTAL*	*SUB-TOTAL*							
ALL OPTIONS		BASE REPAIR OPTION	ADD RENOVATION OPTION 1A	ADD RENOVATION OPTION 1B	NEW OPTION 2A	NEW OPTION 2B NEW OPTION 4 (SIMILAR)	NEW OPTION 3A	NEW OPTION 3B	NEW OPTION 5A - TRUM FIELD	NEW OPTION 5B - TRUM FIELD
A10	**FOUNDATIONS**									
A1010	Standard Foundations	$286,520	$1,516,823	$1,634,706	$2,033,953	$2,058,270	$1,994,003	$2,054,676	$1,355,806	$1,455,595
A1020	Special Foundations									
A1030	Lowest Floor Construction	$125,000	$1,041,515	$1,247,169	$1,780,253	$1,840,530	$1,811,685	$1,837,197	$1,977,892	$2,139,519
B10	**SUPERSTRUCTURE**									
B1010	Upper Floor Construction	$2,771,800	$6,273,443	$6,806,735	$7,484,464	$8,732,106	$7,641,272	$9,005,785	$7,217,161	$7,946,756
B1020	Roof Construction	$50,000	$1,277,467	$1,564,172	$3,094,499	$3,180,177	$3,127,781	$3,182,722	$3,462,874	$3,744,674
B20	**EXTERIOR CLOSURE**									
B2010	Exterior Walls	$433,080	$5,326,269	$5,598,894	$6,092,840	$6,658,562	$6,473,132	$6,955,894	$6,387,588	$7,132,260
B2020	Windows	$2,149,360	$4,092,009	$4,223,830	$3,077,651	$3,354,306	$3,263,529	$3,499,711	$3,221,759	$3,585,835
B2030	Exterior Doors	$86,351	$246,000	$266,205	$234,960	$264,000	$239,700	$269,625	$237,825	$260,250
B30	**ROOFING**									
B3010	Roof Coverings	$1,146,080	$2,414,205	$2,670,200	$3,763,765	$3,762,200	$3,609,690	$3,773,145	$4,366,300	$4,700,420
B3020	Roof Openings									
C10	**INTERIOR CONSTRUCTION**									
C1010	Partitions	$621,680	$5,740,000	$6,211,450	$5,482,400	$6,160,000	$5,593,000	$6,291,250	$5,549,250	$6,072,500
C1020	Interior Doors	$840,600	$1,968,000	$2,129,640	$1,879,680	$2,112,000	$1,917,600	$2,157,000	$1,902,600	$2,082,000
C1030	Specialties/Millwork	$983,150	$2,785,300	$2,998,043	$2,690,410	$2,979,300	$2,731,050	$3,027,463	$2,715,113	$2,947,075
C20	**STAIRCASES**									
C2010	Stair Construction	$90,000	$540,000	$540,000	$690,000	$690,000	$690,000	$690,000	$690,000	$690,000
C2020	Stair Finishes	$99,000	$209,000	$209,000	$132,000	$132,000	$132,000	$132,000	$132,000	$132,000
C30	**INTERIOR FINISHES**									
C3010	Wall Finishes	$840,600	$1,476,000	$1,597,230	$1,409,760	$1,584,000	$1,438,200	$1,617,750	$1,426,950	$1,561,500
C3020	Floor Finishes	$1,494,400	$2,025,656	$2,128,032	$1,596,120	$1,743,256	$1,620,136	$1,771,760	$1,610,640	$1,724,256
C3030	Ceiling Finishes	$1,307,600	$2,296,000	$2,484,580	$2,192,960	$2,464,000	$2,237,200	$2,516,500	$2,219,700	$2,429,000
D10	**CONVEYING SYSTEMS**									
D1010	Elevator	$160,000	$560,000	$560,000	$400,000	$400,000	$400,000	$400,000	$400,000	$400,000
D20	**PLUMBING**									
D20	Plumbing	$1,401,000	$4,357,400	$4,707,620	$4,072,640	$4,576,000	$4,154,800	$4,673,500	$4,122,300	$4,511,000

Winter Hill Community Innovation School
Somerville, MA

24-Mar-26

		GSF	93,400	164,000	177,470	156,640	176,000	159,800	179,750	158,550	173,500
PDP Estimate											

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM		*SUB-TOTAL*			*SUB-TOTAL*					
ALL OPTIONS		BASE REPAIR OPTION	ADD RENOVATION OPTION 1A	ADD RENOVATION OPTION 1B	NEW OPTION 2A	NEW OPTION 2B NEW OPTION 4 (SIMILAR)	NEW OPTION 3A	NEW OPTION 3B	NEW OPTION 5A - TRUM FIELD	NEW OPTION 5B - TRUM FIELD
D30	**HVAC**									
D30	HVAC	$8,522,750	$14,900,100	$16,112,400	$14,097,600	$15,840,000	$14,382,000	$16,177,500	$14,269,500	$15,615,000
D40	**FIRE PROTECTION**									
D40	Fire Protection	$937,200	$1,606,000	$1,727,230	$1,539,760	$1,714,000	$1,568,200	$1,747,750	$1,556,950	$1,691,500
D50	**ELECTRICAL**									
D5010	Complete System	$6,654,750	$10,562,159	$11,357,688	$9,960,012	$11,086,218	$10,139,022	$11,298,055	$10,070,777	$10,949,278
E10	**EQUIPMENT**									
E10	Equipment	$201,000	$1,079,160	$1,079,160	$1,079,160	$1,079,160	$1,079,160	$1,079,160	$1,079,160	$1,079,160
E20	**FURNISHINGS**									
E2010	Fixed Furnishings	$1,457,900	$2,490,778	$2,685,721	$2,336,501	$2,620,897	$2,389,714	$2,680,417	$2,370,198	$2,597,075
E2020	Movable Furnishings									
F20	**INTERIOR DEMOLITION**									
F2010	Building Elements Demo	$1,502,900	$1,724,950	$1,764,700						
TOTAL DIRECT COST (Trade Costs)		$34,162,721	$76,508,234	$82,304,405	$77,121,388	$85,030,982	$78,632,874	$86,838,860	$78,342,343	$85,446,653
		$366	$467	$464	$492	$483	$492	$483	$494	$492

PM&C

Winter Hill Community Innovation School 24-Mar-26
Somerville, MA
Add/Reno + New OPTIONS

PDP Estimate **GFA** 93,400

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BASE REPAIR OPTION							
	GROSS FLOOR AREA CALCULATION						
	Level 1				22,220		
	Level 2				28,652		
	Level 3				21,264		
	Level 4				21,264		
	TOTAL GROSS FLOOR AREA (GFA)				**93,400**	***sf***	
A10	***FOUNDATIONS***						
A1010	**STANDARD FOUNDATIONS**						
	Allowance for work at existing foundations for new shear walls etc.	**28,652**	sf	10.00	286,520		
	SUBTOTAL					286,520	
A1020	**SPECIAL FOUNDATIONS**						
	Assume no work required						
	SUBTOTAL						
A1030	**LOWEST FLOOR CONSTRUCTION**						
	Miscellaneous slab repairs, infills, cutting + patching etc.	**5,000**	sf	25.00	125,000		
	SUBTOTAL					125,000	
	TOTAL - FOUNDATIONS						**$411,520**
B10	***SUPERSTRUCTURE***						
B1010	**FLOOR CONSTRUCTION**						
	Seismic upgrades + new shear walls	**93,400**	gsf	25.00	2,335,000		
	Allowance for penetrations for MEP replacement	**93,400**	gsf	2.00	186,800		
	Allowance for repair to existing concrete structure including columns	**1**	ls	250,000.00	250,000		
	SUBTOTAL					2,771,800	
B1020	**ROOF CONSTRUCTION**						
	Allowance for dunnage and new roof penetrations	**1**	ls	50,000.00	50,000		
	SUBTOTAL					50,000	
	TOTAL - SUPERSTRUCTURE						**$2,821,800**
B20	***EXTERIOR CLOSURE***						
B2010	**EXTERIOR WALLS - solid**						
042000	*MASONRY*						
	Clean all concrete surfaces; misc. repair	**36,090**	sf	10.00	360,900		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	Air barrier/flashing at glazing	**4,010**	lf	10.00	ETR		
	Miscellaneous repair of flashings & sealants at existing closure including stripping out and resealing all soft joints and at expansion joints as noted	**36,090**	sf	2.00	72,180		
072100	*THERMAL INSULATION*				No work		
092900	*GYPSUM BOARD ASSEMBLIES*				No work		

PM&C

Winter Hill Community Innovation School 24-Mar-26
Somerville, MA
Add/Reno + New OPTIONS

PDP Estimate **GFA** 93,400

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BASE REPAIR OPTION							
	SUBTOTAL					433,080	
B2020	**WINDOWS/CURTAINWALL**						
	Exterior Wall Area - Glazed	*12,030*	*sf*				
061000	*ROUGH CARPENTRY*						
	Wood blocking at openings	**4,010**	lf	14.00	56,140		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	Backer rod & double sealant	**4,010**	lf	12.00	48,120		
080001	*METAL WINDOWS*						
	Replacement storefront/Windows/CW	**12,030**	sf	170.00	2,045,100		
	SUBTOTAL					2,149,360	
B2030	**EXTERIOR DOORS**						
061000	*ROUGH CARPENTRY*						
	Wood blocking replacement at openings	**227**	lf	3.00	681		
079200	*JOINT SEALANTS*						
	Backer rod & double sealant	**227**	lf	10.00	2,270		
081110	*DOORS, FRAMES & HARDWARE*						
	HM doors, frames and hardware- double	**2**	pr	4,800.00	9,600		
	HM doors, frames and hardware- single	**5**	ea	3,100.00	15,500		
083000	*OVERHEAD DOORS*						
	Replace receiving door	**1**	ls	7,500.00	7,500		
084110	*ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS*						
	Glazed entrance doors including frame and hardware	**6**	ea	6,500.00	39,000		
	Auto openers - allow	**2**	ea	5,000.00	10,000		
090007	*PAINTING*						
	Paint HM doors and frames	**9**	ea	200.00	1,800		
	SUBTOTAL					86,351	
	TOTAL - EXTERIOR CLOSURE						**$2,668,791**
B30	***ROOFING***						
B3010	**ROOF COVERINGS**						
070002	*ROOFING AND FLASHING*						
	Existing roof to removed	**28,652**	sf	5.00	143,260		
	New PVC roofing; complete	**28,652**	sf	35.00	1,002,820		
	SUBTOTAL					1,146,080	
B3020	**ROOF OPENINGS**						
078010	*ROOF OPENINGS*						
	No work in this section						
	SUBTOTAL					-	
	TOTAL - ROOFING						**$1,146,080**
C10	***INTERIOR CONSTRUCTION***						

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BASE REPAIR OPTION							
C1010	**PARTITIONS**						
042000	*MASONRY*						
	Allowance to reconfigure, infill and patch to widen door openings	**36**	loc	4,000.00	144,000		
	Seismic clips at interior CMU walls				Included with Structure		
080001	*GLAZING*						
	Allowance for new and replacement interior glazing	**93,400**	gsf	0.50	46,700		
092500	*GWB PARTITIONS*						
	Allowance for gwb partitions in reconfigured spaces	**19,590**	sf	22.00	430,980		
010880	*OPERABLE PARTITIONS*						
	SUBTOTAL					621,680	
C1020	**INTERIOR DOORS**						
081110	*DOORS, FRAMES & HARDWARE*						
	Replace existing doors and hardware including painting and sound gasketing at select locations	**93,400**	sf	9.00	840,600		
	SUBTOTAL					840,600	
C1030	**SPECIALTIES / MILLWORK**						
055000	*MISCELLANEOUS METALS*						
	Rails, handrails at exterior ramps/stairs	**1**	ls	50,000.00	50,000		
	Miscellaneous metals throughout building	**93,400**	gsf	2.00	186,800		
064020	*INTERIOR ARCHITECTURAL WOODWORK*						
	Reception desk in Admin Suite	**1**	ls	20,000.00	20,000		
	Circulation desk in Library	**1**	ls	25,000.00	25,000		
	Allowance for built-in benches throughout	**1**	ls	20,000.00	20,000		
	Allowance for built-in shelving in Bookroom				NR		
	New display cases				NR		
	New window sills				ETR		
	Miscellaneous millwork/ trim allowance	**93,400**	gsf	1.00	93,400		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	Miscellaneous sealants throughout building	**93,400**	gsf	1.25	116,750		
101100	*VISUAL DISPLAY SURFACES*						
	Marker boards	**93,400**	gsf	0.75	70,050		
	Tack boards	**93,400**	gsf	0.50	46,700		
102110	*TOILET COMPARTMENTS*						
	Allowance to gut renovation to bathrooms	**2,119**	sf	50.00	105,950		
102800	*TOILET ACCESSORIES*						
	See above						
104000	*SIGNAGE*						
	Allowance for new signage	**93,400**	sf	1.00	93,400		
104400	*FIRE PROTECTION SPECIALTIES*						
	Fire extinguisher cabinets	**1**	ls	15,000.00	15,000		
105000	*LOCKERS*						

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	BASE REPAIR OPTION							
174		Allowance lockers	**93,400**	gsf	1.50	140,100		
175		SUBTOTAL					983,150	
176								
177		***TOTAL - INTERIOR CONSTRUCTION***						**$2,445,430**
178								
179								
180	***C20***	***STAIRCASES***						
181								
182	**C2010**	**STAIR CONSTRUCTION**						
183								
184	*055000*	*MISCELLANEOUS METALS*						
185		Compliant stair rails to existing egress stair	**9**	flt	10,000.00	90,000		
186		SUBTOTAL					90,000	
187								
188	**C2020**	**STAIR FINISHES**						
189								
190	*090005*	*RESILIENT FLOORING*						
191		Rubber tile at stairs - treads, risers and landings	**9**	lft	6,000.00	54,000		
192								
193	*090007*	*PAINTING*						
194		High performance coating to stairs including all railings etc.	**9**	flt	5,000.00	45,000		
195		SUBTOTAL					99,000	
196								
197		***TOTAL - STAIRCASES***						**$189,000**
198								
199								
200	***C30***	***INTERIOR FINISHES***						
201								
202	**C3010**	**WALL FINISHES**						
203								
204		Allowance for wall finishes; complete renovation	**93,400**	gsf	9.00	840,600		
205		SUBTOTAL					840,600	
206								
207	**C3020**	**FLOOR FINISHES**						
208								
209		Patch/repair/level	**93,400**	gsf	4.00	373,600		
210		New floor finishes	**93,400**	gsf	12.00	1,120,800		
211		SUBTOTAL					1,494,400	
212								
213	**C3030**	**CEILING FINISHES**						
214								
215		Ceiling finishes	**93,400**	gsf	14.00	1,307,600		
216		SUBTOTAL					1,307,600	
217								
218		***TOTAL - INTERIOR FINISHES***						**$3,642,600**
219								
220								
221	***D10***	***CONVEYING SYSTEMS***						
222								
223	**D1010**	**ELEVATOR**						
224		Upgrade elevator cab and controls including full service/ maintenance	**1**	ea	160,000.00	160,000		
225		SUBTOTAL					160,000	
226								
227		***TOTAL - CONVEYING SYSTEMS***						**$160,000**
228								
229								

PM&C

Winter Hill Community Innovation School 24-Mar-26
Somerville, MA
Add/Reno + New OPTIONS

PDP Estimate **GFA** 93,400

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BASE REPAIR OPTION							
D20	***PLUMBING***						
D20	**PLUMBING, GENERALLY**						
	Fixture replacement; existing piping to remain	**93,400**	gsf	14.00	1,307,600		
	Cut & cap existing plumbing	**93,400**	gsf	1.00	93,400		
	SUBTOTAL					1,401,000	
	TOTAL - PLUMBING						**$1,401,000**
D30	***HVAC***						
D30	**HVAC, GENERALLY**						
	Cut & cap existing HVAC; gut renovation	**93,400**	gsf	1.25	116,750		
	HVAC REPLACEMENT - assume all-electric ASHP	**93,400**	gsf	90.00	8,406,000		
	SUBTOTAL					8,522,750	
	TOTAL - HVAC						**$8,522,750**
D40	***FIRE PROTECTION***						
D40	**FIRE PROTECTION, GENERALLY**						
	New service	**1**	ls	60,000.00	60,000		
	Allowance for fire pump	**1**	ls	130,000.00	130,000		
	New sprinkler system	**93,400**	gsf	8.00	747,200		
	SUBTOTAL					937,200	
	TOTAL - FIRE PROTECTION						**$937,200**
D50	***ELECTRICAL***						
D50	**ELECTRICAL, GENERALLY**						
	Cut & cap existing Electrical; gut renovation	**93,400**	gsf	1.25	116,750		
	Electrical systems replacement	**93,400**	gsf	70.00	6,538,000		
	SUBTOTAL					6,654,750	
	TOTAL - ELECTRICAL						**$6,654,750**
E10	***EQUIPMENT***						
E10	**EQUIPMENT, GENERALLY**						
	Wall pads in Gymnasium	**2,000**	sf	20.00	40,000		
	Divider curtain in Gymnasium	**1**	ea	34,000.00	34,000		
	Basketball backstops	**6**	ea	15,000.00	90,000		
	Scoreboard	**1**	ea	12,000.00	12,000		
	Bleachers				assume no scope		
	Kiln				assume no scope		
	Kitchen equipment replacement				ETR		
	Residential appliances - allowance	**1**	ls	10,000.00	10,000		
	Allowance for projection screens	**1**	ls	15,000.00	15,000		
	SUBTOTAL					201,000	
	TOTAL - EQUIPMENT						**$201,000**

PM&C

Winter Hill Community Innovation School 24-Mar-26
Somerville, MA
Add/Reno + New OPTIONS

PDP Estimate **GFA** 93,400

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BASE REPAIR OPTION							
	E20 FURNISHINGS						
E2010	**FIXED FURNISHINGS**						
	Casework package	**93,400**	gsf	14.00	1,307,600		
	Miscellaneous furnishings						
	Allowance for window treatments	**12,030**	sf	10.00	120,300		
	Entry mats/grilles - allowance	**400**	sf	75.00	30,000		
	SUBTOTAL					1,457,900	
E2020	**MOVABLE FURNISHINGS**						
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	
	TOTAL - FURNISHINGS						**$1,457,900**
	F10 SPECIAL CONSTRUCTION						
F10	**SPECIAL CONSTRUCTION**						
	No work in this section						
	SUBTOTAL					-	
	TOTAL - SPECIAL CONSTRUCTION						
	F20 SELECTIVE BUILDING DEMOLITION						
F2010	**BUILDING ELEMENTS DEMOLITION**						
	Sawcut and remove slab on grade for new plumbing work, reconfigured spaces	5,000	sf	15.00	75,000		
	Demo and remove existing storefront/windows etc.	12,030	sf	10.00	120,300		
	Allowance for miscellaneous new masonry openings, masonry wall demo etc.	93,400	gsf	2.00	186,800		
	Remove doors and hardware	93,400	gsf	0.50	46,700		
	Selective interior demolition including removal of casework, visual displays, toilet accessories, compartments, furnishings etc.	93,400	gsf	2.00	186,800		
	Demo & remove floor finishes, ceilings and selective wall finishes	93,400	sf	6.00	560,400		
	Removal of cut & capped MEP equipment & fixtures	93,400	gsf	2.00	186,800		
	Miscellaneous demolition, temporary protection, shoring wtc. Not yet identified	93,400	gsf	1.50	140,100		
	SUBTOTAL					1,502,900	
F2020	**HAZARDOUS COMPONENTS ABATEMENT**						
	See summary						
	SUBTOTAL						
	TOTAL - SELECTIVE BUILDING DEMOLITION						**$1,502,900**

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1A							
	GROSS FLOOR AREA CALCULATION						
	Existing Building						
	Level 1				22,220		
	Level 2				28,652		
	Level 3				21,264		
	Level 4				21,264		
	New Addition						
	Level 1			21,065			
	Level 2			12,492			
	Level 3			11,859			
	Level 4			12,592			
	Level 5			12,592			
	TOTAL GROSS FLOOR AREA (GFA)			**70,600**	**93,400**	**164,000**	
A1010	**STANDARD FOUNDATIONS**						
	NEW ADDITION						
033000	*CONCRETE*						
	Strip Footings	*62*	*CY*	$866 /cy			
	Foundation Walls	*141*	*CY*	$1,348 /cy			
	Spread Footings	*436*	*CY*	$630 /cy			
	Grade beams	*19*	*CY*	$1,634 /cy			
	Piers	*169*	*CY*	$738 /cy			
	Total Foundation Concrete	*827*	*CY*				
	Strip footing; **allow** 28" x 12"						
	Formwork	**1,362**	sf	16.00	21,792		
	Re-bar	**6,810**	lbs.	2.00	13,620		
	Concrete material	**62**	cy	175.00	10,850		
	Placing concrete	**62**	cy	120.00	7,440		
	Foundation wall; 16" thick						
	Formwork	**5,448**	sf	22.00	119,856		
	Re-bar	**10,896**	lbs.	2.00	21,792		
	Concrete material	**141**	cy	175.00	24,675		
	Placing concrete	**141**	cy	120.00	16,920		
	Form shelf	**681**	lf	10.00	6,810		
	Spread Footings; 8'x8'x24"						
	Formwork	**2,112**	sf	18.00	38,016		
	Re-bar	**18,480**	lbs.	2.00	36,960		
	Concrete material	**164**	cy	175.00	28,700		
	Placing concrete	**164**	cy	120.00	19,680		
	Set anchor bolts grout plates	**33**	ea	150.00	4,950		
	Spread Footings; 10'x10'x24"						
	Formwork	**2,800**	sf	18.00	50,400		
	Re-bar	**7,875**	lbs.	2.00	15,750		
	Concrete material	**272**	cy	155.00	42,160		
	Placing concrete	**272**	cy	120.00	32,640		
	Set anchor bolts grout plates	**35**	ea	150.00	5,250		
	Grade beams at braced frames, allow						
	Formwork	**480**	sf	18.00	8,640		
	Re-bar	**8,400**	lbs.	2.00	16,800		
	Concrete material	**19**	cy	175.00	3,325		
	Placing concrete	**19**	cy	120.00	2,280		
	Piers/Pilasters						
	Formwork	**1,714**	sf	24.00	41,136		
	Re-bar	**16,900**	lbs	2.00	33,800		
	Concrete material, 4000psi	**169**	cy	175.00	29,575		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1A							
	Placing concrete	**169**	cy	120.00	20,280		
	Elevator pit	**1**	loc	50,000.00	50,000		
	Foundations against existing building	**50**	lf	350.00	17,500		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	Waterproofing at foundation walls	**2,724**	sf	6.00	16,344		
	Crystalline waterproofing at elevator pits	**720**	sf	15.00	10,800		
072100	*THERMAL INSULATION*						
	2" Insulation at foundation walls	**2,724**	sf	3.50	9,534		
312000	*EARTHWORK*						
	Strip footings/Fdn wall						
	Excavation	**605**	cy	12.00	7,260		
	Remove off-site	**605**	cy	32.00	19,360		
	Backfill with imported material	**543**	cy	45.00	24,435		
	Spread footings/Grade beams						
	Excavation	**756**	cy	12.00	9,072		
	Remove off-site	**756**	cy	32.00	24,192		
	Backfill with imported material	**301**	cy	45.00	13,545		
	Miscellaneous						
	Gravel fill beneath footings, 12"	**68**	cy	55.00	3,740		
	Perimeter drain	**747**	lf	32.00	23,904		
	Temporary dewatering for foundation work	**1**	ls	10,000.00	10,000		
	RENOVATION						
	Repair existing foundations walls; cracks + chips	**1**	ls	30,000.00	30,000		
	Allowance for work at existing foundations for new shear walls etc.	**28,652**	sf	20.00	573,040		
	SUBTOTAL					1,516,823	
A1020	**SPECIAL FOUNDATIONS**						
	SUBTOTAL					-	
A1030	**LOWEST FLOOR CONSTRUCTION**						
	NEW ADDITION						
033000	*CONCRETE*						
	slab on grade	*21,065*	*sf*				
	VB at slab on grade	**21,065**	sf	1.25	26,331		
	WWF reinforcement	**24,225**	sf	1.80	43,605		
	Concrete - 6" thick	**410**	cy	175.00	71,750		
	Barrier One Admixture	**410**	cy		Assumed Not Required		
	Placing concrete	**410**	cy	90.00	36,900		
	Finishing and curing concrete	**21,065**	sf	3.50	73,728		
	Miscellaneous						
	Equipment pads	**1**	ls	10,000.00	10,000		
	Underslab drainage system	**21,065**	sf	3.00	63,195		
072100	*THERMAL INSULATION*						
	Slab insulation, 2" thick; perimeter only	**2,988**	sf	3.50	10,458		
312000	*EARTHWORK*						
	Building						
	Allowance to remove unsuitable fill + replace with structural fill; allow 2ft deep	**1,560**	cy	105.00	163,800		
	Gravel base, 8"	**523**	cy	55.00	28,765		
	Raise grades with import structural fill - 24"	**1,560**	cy	60.00	93,600		
	Gravel base, 8"	**1,560**	cy	45.00	70,200		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1A							
	Compact existing sub-grade	**21,065**	sf	1.00	21,065		
	Under slab E&B for plumbing	**21,065**	sf	1.50	31,598		
	RENOVATION						
	Patch/repair existing slabs	**28,652**	sf	10.00	286,520		
	Miscellaneous						
	Equipment pads	**1**	ls	10,000.00	10,000		
	SUBTOTAL					1,041,515	
	TOTAL - FOUNDATIONS						**$2,558,338**
A20	***BASEMENT CONSTRUCTION***						
A2010	**BASEMENT EXCAVATION**						
	No Work in this section						
	SUBTOTAL					-	
A2020	**BASEMENT WALLS**						
	No Work in this section						
	SUBTOTAL					-	
	TOTAL - BASEMENT CONSTRUCTION						
B10	***SUPERSTRUCTURE***						
B1010	**FLOOR CONSTRUCTION**						
	NEW ADDITION						
		17.1	*lbs/sf*				
		604	*tns*				
			$/Ton				
033000	*CONCRETE*						
	WWF reinforcement	**56,965**	sf	1.80	102,537		
	Concrete Fill to metal deck; 3-1/2" normal weight, total thickness 5 1/2"	**882**	cy	175.00	154,350		
	Concrete Fill for deflection; 3/4"	**144**	cy	175.00	25,200		
	Place and finish concrete	**49,535**	sf	4.00	198,140		
	Rebar to decks	**14,861**	lbs	2.00	29,722		
051200	*STRUCTURAL STEEL FRAMING*						
	Steel floor framing, columns and lateral bracing;						
	Floor framing 18 lbs/sf	**446**	tns	5,500.00	2,453,000		
	Premium for AESS steel				NIC		
	Allowance for additional miscellaneous steel angles, plates etc.			assume included in lbs/sf tns			
	Shear studs	**12,384**	ea	3.50	43,344		
	3" metal floor deck	**49,535**	sf	7.00	346,745		
078100	*FIREPROOFING/FIRESTOPPING*						
	Fire proofing to columns and beams; 2 hr	**49,535**	sf	3.00	148,605		
	RENOVATION						
	Seismic upgrades + new shear walls	**93,400**	gsf	25.00	2,335,000		
	Allowance for penetrations for MEP replacement	**93,400**	gsf	2.00	186,800		
	Allowance for repair to existing concrete structure including columns	**1**	ls	250,000.00	250,000		
	SUBTOTAL					6,273,443	

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1A							
B1020	**ROOF CONSTRUCTION**						
	NEW ADDITION						
033000	*CONCRETE - underneath RTU's*						
	WWF reinforcement	**9,859**	sf	1.80	17,746		
	Concrete Fill to metal deck; 3-1/2" normal weight, total thickness 5 1/2"	**393**	cy	175.00	68,775		
	Place and finish concrete	**8,573**	sf	5.00	42,865		
051200	*STRUCTURAL STEEL FRAMING*						
	Steel floor framing, columns and lateral bracing;						
	Floor framing 15 lbs/sf at typical roof	**158**	tns	5,500.00	869,000		
	Allowance for additional miscellaneous steel angles, plates etc.			assume included in lbs/sf tns			
	Shear studs	**5,266**	ea	3.50	18,431		
	1-1/2" metal floor deck at typical roof	**21,065**	sf	6.00	126,390		
	HSS support framing at roof screen				Assumed NR		
078100	*FIREPROOFING/FIRESTOPPING*						
	Fireproofing to roof deck and structure	**21,065**	sf	4.00	84,260		
	RENOVATION						
	Allowance for dunnage and new roof penetrations	**1**	ls	50,000.00	50,000		
	SUBTOTAL					1,277,467	
	TOTAL - SUPERSTRUCTURE						**$7,550,910**
B20	***EXTERIOR CLOSURE***	43,095	sf				
B2010	**EXTERIOR WALLS; 77%**	*33,183*	*sf*				
	NEW ADDITION						
040001	*MASONRY; 80% of Solid*						
	Brick veneer	**26,546**	sf	55.00	1,460,030		
	Precast trim	**26,546**	sf	2.00	53,092		
	Staging/Lifts to exterior wall				Included		
055000	*MISCELLANOUS METALS*						
	Miscellaneous metals to exterior; lintels, angles etc.	**26,546**	sf	2.00	53,092		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	Air barrier	**33,183**	sf	9.50	315,239		
	Air barrier/flashing at windows	**3,304**	lf	6.25	20,650		
	Miscellaneous sealants to closure	**33,183**	sf	0.50	16,592		
072100	*THERMAL INSULATION*						
	Mineral wool insulation; 5" Thermax	**33,183**	sf	8.00	265,464		
	Spray insulation; 1"	**33,183**	sf	2.00	66,366		
	Insulation at window openings	**3,304**	lf	6.00	19,824		
074213	*WALL PANELS; 20% of solid*						
	Allowance for rainscreen panels: 20%	**6,637**	sf	110.00	730,070		
	Roof screen				Assumed NR		
092900	*GYPSUM BOARD ASSEMBLIES*						
	6" metal stud backup	**33,183**	sf	14.00	464,562		

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	ADD RENOVATION OPTION 1A							
233		Gypsum Sheathing	**33,183**	sf	4.50	149,324		
234		Drywall lining to interior face of stud backup	**33,183**	sf	5.00	165,915		
235								
236	*101400*	*SIGNAGE*						
237		Signage	**1**	ls	10,000.00	10,000		
238								
239		**RENOVATION**	46,920	sf				
240		**Solid 75%**	*35,190*	*sf*				
241	*040001*	*MASONRY*						
242		Clean all concrete surfaces; misc. repair	**35,190**	sf	20.00	703,800		
243		Staging/Lifts to exterior wall				Included		
244								
245	*055000*	*MISCELLANOUS METALS*						
246		Miscellaneous metals to exterior; lintels, angles etc.	**35,190**	sf	2.00	ETR		
247								
248	*070001*	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
249		Air barrier	**35,190**	sf	9.00	ETR		
250		Air barrier/flashing at windows	**3,304**	lf	6.25	20,650		
251		Miscellaneous sealants to closure	**35,190**	sf	0.50	17,595		
252								
253	*072100*	*THERMAL INSULATION*						
254		Spray insulation	**35,190**	sf	7.00	246,330		
255		Insulation at window openings	**3,304**	lf	6.00	19,824		
256								
257	*092900*	*GYPSUM BOARD ASSEMBLIES*						
258		3" metal stud backup	**35,190**	sf	10.00	351,900		
259		Gypsum Sheathing	**35,190**	sf	3.75	ETR		
260		Drywall lining to interior face of stud backup	**35,190**	sf	5.00	175,950		
261								
262		SUBTOTAL					5,326,269	
263								
264	**B2020**	**WINDOWS; 23%**	*9,912*	sf				
265								
266		**NEW ADDITION**						
267								
268	*092900*	*GYPSUM BOARD ASSEMBLIES*						
269		Wood blocking at openings	**3,304**	lf	14.00	46,256		
270								
271	*079200*	*JOINT SEALANTS*						
272		Backer rod & double sealant	**3,304**	lf	12.00	39,648		
273								
274	*080001*	*METAL WINDOWS*						
275		Windows, Triple-pane low-e insulated units; 80%	**7,930**	sf	170.00	1,348,100		
276		Curtainwall, Triple-pane low-e insulated units; 20%	**1,982**	sf	190.00	376,580		
277		Sun control allowance	**400**	lf	240.00	96,000		
278		Premium for 3M safety film; 25% of glazing	**2,478**	sf	15.00	37,170		
279								
280	*089100*	*LOUVERS*						
281		Louvers	**100**	sf	85.00	8,500		
282								
283		**RENOVATION**	*11,730*	*sf*				
284								
285	*092900*	*GYPSUM BOARD ASSEMBLIES*						
286		Wood blocking at openings	**3,910**	lf	14.00	54,740		
287								
288	*079200*	*JOINT SEALANTS*						
289		Backer rod & double sealant	**3,910**	lf	12.00	46,920		
290								
291	*080001*	*METAL WINDOWS*						
292		Windows, Triple-pane low-e insulated units	**11,730**	sf	170.00	1,994,100		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1A							
	Premium for 3M safety film; 25% of glazing	**2,933**	sf	15.00	43,995		
	SUBTOTAL					4,092,009	
B2030	**EXTERIOR DOORS**						
	Exterior door allowance	**164,000**	gsf	1.50	246,000		
	SUBTOTAL					246,000	
	TOTAL - EXTERIOR CLOSURE						**$9,664,278**
B30	***ROOFING***						
B3010	**ROOF COVERINGS**						
	PVC roofing membrane; (30 yr warranty), BOD Carlisle SureWeld, 80 mil; 11" insulation, includes all blocking, AVB, etc.	**49,717**	sf	35.00	1,740,095		
	ACM metal fascia/soffits at new addition	**747**	lf	550.00	410,850		
	Canopy; allowance	**1,000**	sf	120.00	120,000		
	Demo roof	**28,652**	sf	5.00	143,260		
	SUBTOTAL					2,414,205	
B3020	**ROOF OPENINGS**						
	SUBTOTAL					-	
	TOTAL - ROOFING						**$2,414,205**
C10	***INTERIOR CONSTRUCTION***						
C1010	**PARTITIONS**						
	Interior partitions complete; new construction	**70,600**	sf	35.00	2,471,000		
	Interior partitions new/modify existing; renovation	**93,400**	sf	35.00	3,269,000		
	SUBTOTAL					5,740,000	
C1020	**INTERIOR DOORS**						
	Interior doors; complete	**164,000**	gsf	12.00	1,968,000		
	SUBTOTAL					1,968,000	
C1030	**SPECIALTIES / MILLWORK**						
055000	*MISCELLANEOUS METALS*						
	Miscellaneous metals complete	**164,000**	gsf	3.00	492,000		
064100	*FINISH CARPENTRY*						
	Display cases	**130**	lf	1,400.00	182,000		
	Circulation desk	**15**	lf	1,500.00	22,500		
	Reading nook	**50**	lf	600.00	30,000		
	Millwork complete; other spaces	**164,000**	gsf	4.00	656,000		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	Miscellaneous sealants throughout building	**164,000**	gsf	1.50	246,000		
101100	*VISUAL DISPLAY SURFACES*						
	Marker boards/TB complete	**77**	rooms	4,400.00	338,800		
	Interactive White Board projectors				FF&E		
101400	*SIGNAGE*						
	Special graphics	**1**	ls	100,000.00	100,000		
	Signage; complete package	**164,000**	gsf	1.00	164,000		
102110	*TOILET COMPARTMENTS + Accessories*						

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1A							
	Toilet partitions/bathroom accessories	**164,000**	gsf	1.25	205,000		
104400	*FIRE PROTECTION SPECIALTIES*						
	Fire extinguisher cabinets	**55**	ea	350.00	19,250		
	AED cabinets	**5**	ea	350.00	1,750		
105113	*LOCKERS*						
	Cubbies + lockers	**164,000**	gsf	2.00	328,000		
	SUBTOTAL					2,785,300	
	TOTAL - INTERIOR CONSTRUCTION						**$10,493,300**
C20	***STAIRCASES***						
C2010	**STAIR CONSTRUCTION**						
	New stairs; complete	**10**	flt	45,000.00	450,000		
	Stairs; upgrade existing railings for ADA	**9**	flt	10,000.00	90,000		
	SUBTOTAL					540,000	
C2020	**STAIR FINISHES**						
	Finishes complete	**19**	flt	11,000.00	209,000		
	SUBTOTAL					209,000	
	TOTAL - STAIRCASES						**$749,000**
C30	***INTERIOR FINISHES***						
C3010	**WALL FINISHES**						
	Allowance for wall finishes complete	**164,000**	gsf	9.00	1,476,000		
	SUBTOTAL					1,476,000	
C3020	**FLOOR FINISHES**						
	HD Linoleum; Typical spaces	**127,806**	sf	8.00	1,022,448		
	Terrazzo tile at lobby	**3,000**	sf	50.00	150,000		
	Ceramic floor to toilets	**5,394**	sf	32.00	172,608		
	Carpet	**6,000**	sf	6.70	40,200		
	HD linoleum flooring at cafeteria	**4,200**	sf	8.00	33,600		
	Maple athletic flooring in gymnasium	**7,500**	sf	24.00	180,000		
	Platform flooring	**1,900**	sf	28.00	53,200		
	Ardex/leveler to existing floors	**93,400**	sf	4.00	373,600		
	SUBTOTAL					2,025,656	
C3030	**CEILING FINISHES**						
	Ceilings; complete package	**164,000**	sf	14.00	2,296,000		
	SUBTOTAL					2,296,000	
	TOTAL - INTERIOR FINISHES						**$5,797,656**
D10	***CONVEYING SYSTEMS***						
D1010	**ELEVATOR**						
142000	*ELEVATOR*						
	Upgrade elevator cab and controls including full service/ maintenance	**1**	ea	160,000.00	160,000		
	New five stop elevator	**1**	ls	400,000.00	400,000		
	SUBTOTAL					560,000	

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1A							
	TOTAL - CONVEYING SYSTEMS						**$560,000**
D20	***PLUMBING***						
D20	**PLUMBING, GENERALLY**						
	Plumbing complete	**164,000**	gsf	26.00	4,264,000		
	Demolition	**93,400**	sf	1.00	93,400		
	SUBTOTAL					4,357,400	
	TOTAL - PLUMBING						**$4,357,400**
D30	***HVAC***						
D30	**HVAC, GENERALLY**						
	Allowance for all electric ASHP system	**164,000**	gsf	90.00	14,760,000		
	Demolition	**93,400**	sf	1.50	140,100		
	SUBTOTAL					14,900,100	
	TOTAL - HVAC						**$14,900,100**
D40	***FIRE PROTECTION***						
D40	**FIRE PROTECTION, GENERALLY**						
	Allowance for fire pump	**1**	ls	130,000.00	130,000		
	Wet system complete	**164,000**	gsf	9.00	1,476,000		
	SUBTOTAL					1,606,000	
	TOTAL - FIRE PROTECTION						**$1,606,000**
D50	***ELECTRICAL***						
D5010	**SERVICE & DISTRIBUTION**						
	Gear & Distribution						
	Normal Power						
	4000A 480/277V switchboard	**1**	ea	160,000.00	160,000		
	Submeters	**1**	ls	50,000.00	50,000		
	Associated transformers, panelboards and feeders	**164,000**	gsf	7.00	1,148,000		
	Emergency power						
	750KW diesel emergency generator and associated gear and distribution	**1**	ls	400,000.00	400,000		
	Associated ATS's, transformers, panelboards and feeders	**164,000**	gsf	3.00	492,000		
	Photovoltaic System						
	Infrastructure for system	**1**	ls	20,000.00	20,000		
	Uninterruptible Power Supply						
	UPS system				NIC		
	Equipment Wiring feeds and connection						
	Misc. mechanical and plumbing equipment feed and connections	**164,000**	gsf	4.00	656,000		
	Gymnasium equipment feeds and connections	**1**	ls	15,000.00	15,000		
	kitchen equipment feeds and connections	**1**	ls	25,000.00	25,000		
	SUBTOTAL					2,966,000	
D5020	**LIGHTING & POWER**						
	Lighting & Branch Power						
	Lighting (fixtures + install) includes lighting circuitry	**164,000**	gsf	15.00	2,460,000		
	Lighting controls						
	Networked lighting control system	**164,000**	gsf	1.50	246,000		
	Branch devices						
	Receptacles/device boxes + wiring	**164,000**	gsf	5.00	820,000		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1A							
	SUBTOTAL					3,526,000	
D5030	**COMMUNICATION & SECURITY SYSTEMS**						
	Technology Systems						
	Procured & installed during the Equipment Phase (FF&E)						
	Instructional Video Presentation Equipment				FF&E		
	Computer Network Equipment				FF&E		
	Computer carts & lockers				FF&E		
	Network copier/printer equipment				FF&E		
	Portable Video presentation system				FF&E		
	Cafeteria POS equipment				FF&E		
	Visitor management system				FF&E		
	Short throw projectors including cabling				FF&E		
	Telecommunications - Voice/Data Structured Cabling System						
	Network switches, routers, firewalls, servers, VOIP, etc.	**1**	ls		FF&E		
	Telcom devices, cabling and rough-in	**164,000**	gsf	3.50	574,000		
	Digital Signage System						
	Digital Signage System	**164,000**	gsf	0.50	82,000		
	Flat panel display				Included above		
	Magic info messaging software				Included above		
	Digital site signage system rough-in and cabling				Included above		
	Fire Alarm						
	FA system	**164,000**	gsf	3.50	574,000		
	Mass Notification	**164,000**	gsf	0.50	82,000		
	Distribution Antennae System						
	BDA/DAS system, allow	**164,000**	gsf	0.75	123,000		
	BDA annunciator				Included above		
	Splitter				Included above		
	Police/Fire/School panels				Included above		
	Lightning & surge protection unit				Included above		
	Rough-in				Included above		
	Distributed Communication - Public Address System + Clock system						
	Complete package	**164,000**	gsf	1.50	246,000		
	Classroom Audio (Speech amplification)						
	Speech amplification	77	rms	3,500.00	269,500		
	Audio Visual Systems						
	General building AV equipment				By Owner		
	Rough-in	**164,000**	gsf	0.75	123,000		
	Gymnasium sound system, allow	**1**	ls	15,000.00	15,000		
	Cafeteria sound system, allow	**1**	ls	20,000.00	20,000		
	Cafeteria Projector	**1**	ls	25,000.00	25,000		
	Music Room	**1**	ls	10,000.00	10,000		
	Cafetorium						
	Stage lighting and dimming package, allow	**1**	ls	75,000.00	75,000		
	Video Management - CCTV System						
	Head end + cameras	**164,000**	gsf	3.00	492,000		
	Access Control- Intrusion Alarm						
	Head end + devices	**164,000**	gsf	2.00	328,000		
	SUBTOTAL					3,038,500	
D5040	**OTHER ELECTRICAL SYSTEMS**						
	Common Work Results						
	Lightning Protection	**49,717**	sf	0.50	24,859		
	Temp power and lights; Coordination; BIM	**164,000**	sf	5.00	820,000		
	Demolition + make safe	**93,400**	sf	2.00	186,800		
	Permits and fees				Assumed Waived		
	SUBTOTAL					1,031,659	

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1A							
	TOTAL - ELECTRICAL						**$10,562,159**
E10	***EQUIPMENT***						
E10	**EQUIPMENT, GENERALLY**						
113100	*APPLIANCES*						
	Residential appliances; allowance	**1**	ls	16,000.00	16,000		
114000	*FOODSERVICE EQUIPMENT*						
	Kitchen equipment	**2,600**	sf	300.00	780,000		
115213	*PROJECTION SCREENS*						
	Projection screen - 12' wide; cafeteria, stage	**2**	ea	8,000.00	16,000		
116200	*THEATRE EQUIPMENT*						
	Curtain and rigging	**1**	ls	110,000.00	110,000		
116600	*ATHLETIC EQUIPMENT*						
	Wall Pads	**1,920**	sf	18.00	34,560		
	Gym divider	**1**	ls	38,000.00	38,000		
	Gym backboards; retractable	**6**	loc	12,000.00	72,000		
	Gym equipment; chin-up bars, climbing ropes, cargo nets, volleyball sleeves, scoreboard etc.	**1**	ls	12,600.00	12,600		
	SUBTOTAL					1,079,160	
	TOTAL - EQUIPMENT						**$1,079,160**
E20	***FURNISHINGS***						
E2010	**FIXED FURNISHINGS**						
122100	*WINDOW TREATMENT*						
	Shades complete; rolling mesh	**21,642**	sf	9.00	194,778		
123000	*CASEWORK*						
	Classroom Casework	**164,000**	gsf	14.00	2,296,000		
	SUBTOTAL					2,490,778	
E2020	**MOVABLE FURNISHINGS**						
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	
	TOTAL - FURNISHINGS						**$2,490,778**
F10	***SPECIAL CONSTRUCTION***						
F10	**SPECIAL CONSTRUCTION**						
	SUBTOTAL					-	
	TOTAL - SPECIAL CONSTRUCTION						
F20	***SELECTIVE BUILDING DEMOLITION***						
F2010	**BUILDING ELEMENTS DEMOLITION**						
	Demo exterior wall complete	**750**	sf	25.00	18,750		
	Shoring	**1**	ls	25,000.00	25,000		
	Gut demolition; walls, finishes + specialties	**93,400**	sf	15.00	1,401,000		
	MEP demo; cut + cap in trades	**93,400**	sf	3.00	280,200		

PM&C

Winter Hill Community Innovation School 24-Mar-26
Somerville, MA
Add/Reno + New OPTIONS

PDP Estimate GFA 164,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1A							
	SUBTOTAL					1,724,950	
F2020	**HAZARDOUS COMPONENTS ABATEMENT**						
	See main summary for HazMat allowance				See Summary		
	SUBTOTAL						
	TOTAL - SELECTIVE BUILDING DEMOLITION						**$1,724,950**

TRADE SUBTOTAL **$76,508,234**

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	SITEWORK OPTION 1A						
	G SITEWORK	*60,000*	*sf*		-		
	G10 SITE PREPARATION & DEMOLITION						
311000	*GENERAL CONDITIONS*						
	6' high site construction fence	**2,100**	lf	20.00	42,000		
	Site construction fence gates and entrance - assume	**1**	loc	15,000.00	15,000		
	Mobilizations	**1**	ea	50,000.00	50,000		
	Temp laydown areas	**1**	ls	10,000.00	10,000		
	Temporary construction signs	**1**	ls	5,000.00	5,000		
	Layout/As-builts/Survey	**1**	ls	15,000.00	15,000		
311000	*PHASING*						
	Allowance for phasing/logistics	**1**	ls		NR		
311000	*SITE DEMOLITION AND RELOCATIONS*						
	Demolish existing site surfaces	**55,000**	sf	1.50	82,500		
	Miscellaneous site demolition; furnishings, concrete pads, signs etc.	**1**	ls	50,000.00	50,000		
311000	*UTILITY DEMOLITION*						
	Demolish existing utility lines	**500**	lf	25.00	12,500		
	Demolish existing utility structures	**1**	ea	500.00	500		
	Cut/cap utility lines	**1**	ls	30,000.00	30,000		
311000	*SITE DEMOLITION AND RELOCATIONS*						
	Clear trees; minor clear + grub	**1**	ls	20,000.00	20,000		
	Miscellaneous site demolition	**1**	ls	50,000.00	50,000		
312000	*EROSION & SEDIMENT CONTROL*						
	Silt Fence; installation and removal	**2,100**	lf	14.00	29,400		
	Street sweeping & dust control allowance	**1**	ls	25,000.00	25,000		
	Erosion Control monitoring & maintenance	**1**	ls	20,000.00	20,000		
	SUBTOTAL					456,900	
312000	*SITE EARTHWORK*						
	Site Earthwork						
	Cut and fills; allowance for 2ft across site	**4,444**	cy	40.00	177,760		
	Strip topsoil; 12"	**741**	cy	15.00	11,115		
	Sub grade establishment and fine grading	**6,667**	sy	2.00	13,334		
312000	*HAZARDOUS MATERIALS*						
	None included				Excluded		
	SUBTOTAL					202,209	
	G20 SITE IMPROVEMENTS						
320000	***ROADWAYS AND PARKING LOTS***				No Work assumed		
	Asphalt Paving; parking lots and roadway	*0*	*sf*				
	gravel base; 12" thick	0	cy	45.00			
	asphalt top; 1.5" thick	0	tns	220.00			
	asphalt binder; 2" thick	0	tns	190.00			
320000	*CURBING*						
	Vertical granite curb; assume ETR at sidewalks	**1,100**	lf	55.00	ETR		
	ADA Curb cuts - assume	**4**	ea	3,000.00	12,000		
320000	*ROAD MARKINGS AND SIGNS*						

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	SITEWORK OPTION 1A							
59		Sign allowance	**1**	ls	30,000.00	30,000		
60		Pavement markings allowance	**1**	ls	25,000.00	25,000		
61		Crosswalk hatching - allowance	**3**	loc	10,000.00	30,000		
62		SUBTOTAL					97,000	
63								
64	***320000***	***PEDESTRIAN PAVING***						
65		Pavers at entrances/plaza etc.	**3,000**	sf	40.00	120,000		
66		Allowance for pedestrian walks; Concrete	*18,000*	*sf*				
67		gravel base; 8" thick	**447**	cy	45.00	20,115		
68		Concrete slab paving; 4" thick	**18,000**	sf	15.00	270,000		
69		SUBTOTAL					410,115	
70								
71	***320000***	***SITE IMPROVEMENTS***						
72	*320000*	*SITE FURNISHINGS; allowances*						
73		Outdoor classroom - equipment and site furnishings	**1**	ls	75,000.00	75,000		
74		Flag poles	**2**	loc	8,000.00	16,000		
75		Benches; stainless steel	**20**	loc	3,000.00	60,000		
76		Benches; concrete	**14**	loc	5,000.00	70,000		
77		Bollards; stainless steel, includes base	**40**	loc	2,900.00	116,000		
78		Bollards; standard	**20**	loc	1,600.00	32,000		
79		Bicycle racks	**50**	loc	1,500.00	75,000		
80		Recycling/trash	**3**	loc	2,800.00	8,400		
81	*320000*	*PLAY AREAS*						
82		Playground - pour-in-place safety surfacing - assume	15,000	*sf*				
83		gravel base; 8" thick	**372**	cy	45.00	16,740		
84		Pour-in-place safety surface	**15,000**	sf	35.00	525,000		
85		Allowance for play equipment	**1**	ls	600,000.00	600,000		
86		Fence	**745**	lf	150.00	111,750		
87		SUBTOTAL					1,705,890	
88								
89								
90	*329900*	*SITE WALLS*						
91		Allowance for seat walls	**1**	ls	100,000.00	100,000		
92		SUBTOTAL					100,000	
93								
94		**Landscaping**						
95	*320000*	*ATHLETIC LANDSCAPING;*						
96		Allowance for multi-use field	**5,000**	sf	15.00	75,000		
97		Allowance for potential green space	**12,000**	sf	10.00	120,000		
98								
99	*329900*	*LAWN AND SEED*						
100		Topsoil - Screen existing	**741**	cy	25.00	18,525		
101		Topsoil - Export tailings; 10%	**74**	cy	8.00	592		
102		Soil amend + reuse existing	**667**	cy	60.00	40,020		
103		Allowance for loam and seed allowance	**30,000**	sf	0.35	10,500		
104		Bioswale/Raingarden; seed mix	**11,515**	sf	1.00	11,515		
105		Allowance for Trees/shrubs/plantings	**1**	ls	200,000.00	200,000		
106		SUBTOTAL					476,152	
107								
108	**G30**	**CIVIL MECHANICAL UTILITIES**						
109	*210000*	*FIRE + WATER*						

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK OPTION 1A							
	4" CLDI	**100**	lf	70.00	7,000		
	8" CLDI	**200**	lf	150.00	30,000		
	Hydrant with Gate valve	**4**	ea	3,500.00	14,000		
	Fire department connection	**1**	ea	2,500.00	2,500		
	PIV	**1**	ea	2,000.00	2,000		
	Connect to existing water line	**1**	ea	40,000.00	40,000		
	SUBTOTAL					95,500	
333000	*SANITARY SEWER*						
	8" PVC	**300**	lf	60.00	18,000		
	SMH	**3**	ea	4,500.00	13,500		
	Grease trap - assumed 4,000 gal.	**1**	ea	20,000.00	20,000		
	Connect to existing	**1**	ea	15,000.00	15,000		
	SUBTOTAL					66,500	
334000	*STORM DRAINAGE*						
	Stormwater systems; allowance for underground detention	**1**	ls	1,500,000	1,500,000		
	Stormwater systems; allowance	**36,000**	sf	15.00	540,000		
	SUBTOTAL					2,040,000	
G40	**ELECTRICAL UTILITIES**						
	Site Civil for Electrical						
	Concrete:						
	Primary duct bank (allow)	**300**	lf	30.00	9,000		
	Secondary duct bank	**50**	lf	40.00	2,000		
	Generator duct bank	**50**	lf	20.00	1,000		
	Communications duct bank	**300**	lf	20.00	6,000		
	Transformer pad	**1**	ea	2,000.00	2,000		
	Generator pad	**1**	ea	2,000.00	2,000		
	Excavation & Backfill:						
	Primary duct bank	**300**	lf	30.00	9,000		
	Secondary duct bank	**60**	lf	28.00	1,680		
	Generator duct bank	**60**	lf	22.00	1,320		
	Communications duct bank	**300**	lf	22.00	6,600		
	Power						
	Utility company back charges (allow)	**1**	ls		By Owner		
	New manhole	**1**	ea	9,000.00	9,000		
	Utility company pad mounted transformer				Utility co.		
	Primary duct bank 2-4" empty conduit	**300**	lf	40.00	12,000		
	4000A Secondary duct bank, allow	**50**	lf	1,470.00	73,500		
	Generator duct bank, allow	**50**	lf	1,025.00	51,250		
	Communications , allow						
	Utility company back charges (allow)	**1**	ls		By Owner		
	Telecom duct bank 4-4" conduits	**300**	lf	80.00	24,000		
	New manhole	**1**	ea	8,500.00	8,500		
	Site Lighting						
	Site lighting and circuitry; Allowance	**1**	ls	100,000.00	100,000		
	Site Security , allow						
	Pole cameras and circuitry	**1**	ls	25,000.00	25,000		
	EV Charging Stations (allow)						
	Assumed NR						
	SUBTOTAL					343,850	
	TOTAL - SITE DEVELOPMENT OPTION 1A						**$5,994,116**

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1B							
	GROSS FLOOR AREA CALCULATION						
	Existing Building						
	Level 1				22,220		
	Level 2				28,652		
	Level 3				21,264		
	Level 4				21,264		
	New Addition						
	Level 1			27,012			
	Level 2			13,898			
	Level 3			13,898			
	Level 4			14,631			
	Level 5			14,631			
	TOTAL GROSS FLOOR AREA (GFA)			**84,070**	**93,400**	**177,470**	
A1010	**STANDARD FOUNDATIONS**						
	NEW ADDITION						
033000	*CONCRETE*						
	Strip Footings	*62*	*CY*	$866 /cy			
	Foundation Walls	*141*	*CY*	$1,348 /cy			
	Spread Footings	*496*	*CY*	$648 /cy			
	Grade beams	*19*	*CY*	$1,634 /cy			
	Piers	*199*	*CY*	$738 /cy			
	Total Foundation Concrete	*917*	*CY*				
	Strip footing; **allow** 28" x 12"						
	Formwork	**1,362**	sf	16.00	21,792		
	Re-bar	**6,810**	lbs.	2.00	13,620		
	Concrete material	**62**	cy	175.00	10,850		
	Placing concrete	**62**	cy	120.00	7,440		
	Foundation wall; 16" thick						
	Formwork	**5,448**	sf	22.00	119,856		
	Re-bar	**10,896**	lbs.	2.00	21,792		
	Concrete material	**141**	cy	175.00	24,675		
	Placing concrete	**141**	cy	120.00	16,920		
	Form shelf	**681**	lf	10.00	6,810		
	Spread Footings; 8'x8'x24"						
	Formwork	**2,880**	sf	18.00	51,840		
	Re-bar	**25,200**	lbs.	2.00	50,400		
	Concrete material	**224**	cy	175.00	39,200		
	Placing concrete	**224**	cy	120.00	26,880		
	Set anchor bolts grout plates	**45**	ea	150.00	6,750		
	Spread Footings; 10'x10'x24"						
	Formwork	**2,800**	sf	18.00	50,400		
	Re-bar	**7,875**	lbs.	2.00	15,750		
	Concrete material	**272**	cy	155.00	42,160		
	Placing concrete	**272**	cy	120.00	32,640		
	Set anchor bolts grout plates	**35**	ea	150.00	5,250		
	Grade beams at braced frames, allow						
	Formwork	**480**	sf	18.00	8,640		
	Re-bar	**8,400**	lbs.	2.00	16,800		
	Concrete material	**19**	cy	175.00	3,325		
	Placing concrete	**19**	cy	120.00	2,280		
	Piers/Pilasters						
	Formwork	**2,016**	sf	24.00	48,384		
	Re-bar	**19,900**	lbs	2.00	39,800		
	Concrete material, 4000psi	**199**	cy	175.00	34,825		

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	ADD RENOVATION OPTION 1B							
57		Placing concrete	**199**	cy	120.00	23,880		
58								
59		Elevator pit	**1**	loc	50,000.00	50,000		
60		Foundations against existing building	**156**	lf	350.00	54,600		
61								
62	*070001*	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
63		Waterproofing at foundation walls	**2,724**	sf	6.00	16,344		
64		Crystalline waterproofing at elevator pits	**720**	sf	15.00	10,800		
65								
66	*072100*	*THERMAL INSULATION*						
67		2" Insulation at foundation walls	**2,724**	sf	3.50	9,534		
68								
69	*312000*	*EARTHWORK*						
70		Strip footings/Fdn wall						
71		Excavation	**605**	cy	12.00	7,260		
72		Remove off-site	**605**	cy	32.00	19,360		
73		Backfill with imported material	**543**	cy	45.00	24,435		
74		Spread footings/Grade beams						
75		Excavation	**889**	cy	12.00	10,668		
76		Remove off-site	**889**	cy	32.00	28,448		
77		Backfill with imported material	**374**	cy	45.00	16,830		
78		Miscellaneous						
79		Gravel fill beneath footings, 12"	**68**	cy	55.00	3,740		
80		Perimeter drain	**834**	lf	32.00	26,688		
81		Temporary dewatering for foundation work	**1**	ls	10,000.00	10,000		
82								
83		**RENOVATION**						
84		Repair existing foundations walls; cracks + chips	**1**	ls	30,000.00	30,000		
85		Allowance for work at existing foundations for new shear walls etc.	**28,652**	sf	20.00	573,040		
85		SUBTOTAL					1,634,706	
86								
87	**A1020**	**SPECIAL FOUNDATIONS**						
88		SUBTOTAL					-	
89								
90	**A1030**	**LOWEST FLOOR CONSTRUCTION**						
91								
92		**NEW ADDITION**						
93								
94	*033000*	*CONCRETE*						
95		slab on grade	*27,012*	*sf*				
96		VB at slab on grade	**27,012**	sf	1.25	33,765		
97		WWF reinforcement	**31,064**	sf	1.80	55,915		
98		Concrete - 6" thick	**525**	cy	175.00	91,875		
99		Barrier One Admixture	**525**	cy		Assumed Not Required		
100		Placing concrete	**525**	cy	90.00	47,250		
101		Finishing and curing concrete	**27,012**	sf	3.50	94,542		
102		Miscellaneous						
103		Equipment pads	**1**	ls	10,000.00	10,000		
104		Underslab drainage system	**27,012**	sf	3.00	81,036		
105								
106	*072100*	*THERMAL INSULATION*						
107		Slab insulation, 2" thick; perimeter only	**3,336**	sf	3.50	11,676		
108								
109	*312000*	*EARTHWORK*						
110		Building						
111		Allowance to remove unsuitable fill + replace with structural fill; allow 2ft deep	**2,001**	cy	105.00	210,105		
112		Gravel base, 8"	**670**	cy	55.00	36,850		
113		Raise grades with import structural fill - 24"	**2,001**	cy	60.00	120,060		
114		Gravel base, 8"	**2,001**	cy	45.00	90,045		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1B							
	Compact existing sub-grade	**27,012**	sf	1.00	27,012		
	Under slab E&B for plumbing	**27,012**	sf	1.50	40,518		
	RENOVATION						
	Patch/repair existing slabs	**28,652**	sf	10.00	286,520		
	Miscellaneous						
	Equipment pads	**1**	ls	10,000.00	10,000		
	SUBTOTAL					1,247,169	
	TOTAL - FOUNDATIONS						**$2,881,875**
A20	***BASEMENT CONSTRUCTION***						
A2010	**BASEMENT EXCAVATION**						
	No Work in this section						
	SUBTOTAL					-	
A2020	**BASEMENT WALLS**						
	No Work in this section						
	SUBTOTAL					-	
	TOTAL - BASEMENT CONSTRUCTION						
B10	***SUPERSTRUCTURE***						
B1010	**FLOOR CONSTRUCTION**						
	NEW ADDITION						
		16.7	*lbs/sf*				
		703	*tns*				
			$/Ton				
033000	*CONCRETE*						
	WWF reinforcement	**65,617**	sf	1.80	118,111		
	Concrete Fill to metal deck; 3-1/2" normal weight, total thickness 5 1/2"	**1,016**	cy	175.00	177,800		
	Concrete Fill for deflection; 3/4"	**166**	cy	175.00	29,050		
	Place and finish concrete	**57,058**	sf	4.00	228,232		
	Rebar to decks	**17,117**	lbs	2.00	34,234		
051200	*STRUCTURAL STEEL FRAMING*						
	Steel floor framing, columns and lateral bracing;						
	Floor framing 18 lbs/sf	**514**	tns	5,500.00	2,827,000		
	Premium for AESS steel				NIC		
	Allowance for additional miscellaneous steel angles, plates etc.			assume included in lbs/sf tns			
	Shear studs	**14,265**	ea	3.50	49,928		
	3" metal floor deck	**57,058**	sf	7.00	399,406		
078100	*FIREPROOFING/FIRESTOPPING*						
	Fire proofing to columns and beams; 2 hr	**57,058**	sf	3.00	171,174		
	RENOVATION						
	Seismic upgrades + new shear walls	**93,400**	gsf	25.00	2,335,000		
	Allowance for penetrations for MEP replacement	**93,400**	gsf	2.00	186,800		
	Allowance for repair to existing concrete structure including columns	**1**	ls	250,000.00	250,000		
	SUBTOTAL					6,806,735	

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1B							
B1020	**ROOF CONSTRUCTION**						
	NEW ADDITION						
033000	*CONCRETE - underneath RTU's*						
	WWF reinforcement	**15,081**	sf	1.80	27,146		
	Concrete Fill to metal deck; 3-1/2" normal weight, total thickness 5 1/2"	**504**	cy	175.00	88,200		
	Place and finish concrete	**13,114**	sf	5.00	65,570		
051200	*STRUCTURAL STEEL FRAMING*						
	Steel floor framing, columns and lateral bracing;						
	Floor framing 16 lbs/sf at typical roof	**189**	tns	5,500.00	1,039,500		
	Allowance for additional miscellaneous steel angles, plates etc.			assume included in lbs/sf tns			
	Shear studs	**6,753**	ea	3.50	23,636		
	1-1/2" metal floor deck at typical roof	**27,012**	sf	6.00	162,072		
	HSS support framing at roof screen				Assumed NR		
078100	*FIREPROOFING/FIRESTOPPING*						
	Fireproofing to roof deck and structure	**27,012**	sf	4.00	108,048		
	RENOVATION						
	Allowance for dunnage and new roof penetrations	**1**	ls	50,000.00	50,000		
	SUBTOTAL					1,564,172	
	TOTAL - SUPERSTRUCTURE						**$8,370,907**
B20	***EXTERIOR CLOSURE***	46,170	sf				
B2010	**EXTERIOR WALLS; 77%**	*35,551*	*sf*				
	NEW ADDITION						
040001	*MASONRY; 80% of Solid*						
	Brick veneer	**28,441**	sf	55.00	1,564,255		
	Precast trim	**28,441**	sf	2.00	56,882		
	Staging/Lifts to exterior wall				Included		
055000	*MISCELLANOUS METALS*						
	Miscellaneous metals to exterior; lintels, angles etc.	**28,441**	sf	2.00	56,882		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	Air barrier	**35,551**	sf	9.50	337,735		
	Air barrier/flashing at windows	**3,540**	lf	6.25	22,125		
	Miscellaneous sealants to closure	**35,551**	sf	0.50	17,776		
072100	*THERMAL INSULATION*						
	Mineral wool insulation; 5" Thermax	**35,551**	sf	8.00	284,408		
	Spray insulation; 1"	**35,551**	sf	2.00	71,102		
	Insulation at window openings	**3,540**	lf	6.00	21,240		
074213	*WALL PANELS; 20% of solid*						
	Allowance for rainscreen panels: 20%	**7,110**	sf	110.00	782,100		
	Roof screen				Assumed NR		
092900	*GYPSUM BOARD ASSEMBLIES*						
	6" metal stud backup	**35,551**	sf	14.00	497,714		

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	ADD RENOVATION OPTION 1B							
233		Gypsum Sheathing	**35,551**	sf	4.50	159,980		
234		Drywall lining to interior face of stud backup	**35,551**	sf	5.00	177,755		
235								
236	*101400*	*SIGNAGE*						
237		Signage	**1**	ls	10,000.00	10,000		
238								
239		**RENOVATION**	46,920	sf				
240		**Solid 75%**	*35,190*	*sf*				
241	*040001*	*MASONRY*						
242		Clean all concrete surfaces; misc. repair	**35,190**	sf	20.00	703,800		
243		Staging/Lifts to exterior wall				Included		
244								
245	*055000*	*MISCELLANOUS METALS*						
246		Miscellaneous metals to exterior; lintels, angles etc.	**35,190**	sf	2.00	ETR		
247								
248	*070001*	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
249		Air barrier	**35,190**	sf	9.00	ETR		
250		Air barrier/flashing at windows	**3,540**	lf	6.25	22,125		
251		Miscellaneous sealants to closure	**35,190**	sf	0.50	17,595		
252								
253	*072100*	*THERMAL INSULATION*						
254		Spray insulation	**35,190**	sf	7.00	246,330		
255		Insulation at window openings	**3,540**	lf	6.00	21,240		
256								
257	*092900*	*GYPSUM BOARD ASSEMBLIES*						
258		3" metal stud backup	**35,190**	sf	10.00	351,900		
259		Gypsum Sheathing	**35,190**	sf	3.75	ETR		
260		Drywall lining to interior face of stud backup	**35,190**	sf	5.00	175,950		
261								
262		SUBTOTAL					5,598,894	
263								
264	**B2020**	**WINDOWS; 23%**	*10,619*	sf				
265								
266		**NEW ADDITION**						
267								
268	*092900*	*GYPSUM BOARD ASSEMBLIES*						
269		Wood blocking at openings	**3,540**	lf	14.00	49,560		
270								
271	*079200*	*JOINT SEALANTS*						
272		Backer rod & double sealant	**3,540**	lf	12.00	42,480		
273								
274	*080001*	*METAL WINDOWS*						
275		Windows, Triple-pane low-e insulated units; 80%	**8,495**	sf	170.00	1,444,150		
276		Curtainwall, Triple-pane low-e insulated units; 20%	**2,124**	sf	190.00	403,560		
277		Sun control allowance	**400**	lf	240.00	96,000		
278		Premium for 3M safety film; 25% of glazing	**2,655**	sf	15.00	39,825		
279								
280	*089100*	*LOUVERS*						
281		Louvers	**100**	sf	85.00	8,500		
282								
283		**RENOVATION**	*11,730*	*sf*				
284								
285	*092900*	*GYPSUM BOARD ASSEMBLIES*						
286		Wood blocking at openings	**3,910**	lf	14.00	54,740		
287								
288	*079200*	*JOINT SEALANTS*						
289		Backer rod & double sealant	**3,910**	lf	12.00	46,920		
290								
291	*080001*	*METAL WINDOWS*						
292		Windows, Triple-pane low-e insulated units	**11,730**	sf	170.00	1,994,100		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1B							
	Premium for 3M safety film; 25% of glazing	**2,933**	sf	15.00	43,995		
	SUBTOTAL					4,223,830	
B2030	**EXTERIOR DOORS**						
	Exterior door allowance	**177,470**	gsf	1.50	266,205		
	SUBTOTAL					266,205	
	TOTAL - EXTERIOR CLOSURE						**$10,088,929**
B30	***ROOFING***						
B3010	**ROOF COVERINGS**						
	PVC roofing membrane; (30 yr warranty), BOD Carlisle SureWeld, 80 mil; 11" insulation, includes all blocking, AVB, etc.	**55,664**	sf	35.00	1,948,240		
	ACM metal fascia/soffits at new addition	**834**	lf	550.00	458,700		
	Canopy; allowance	**1,000**	sf	120.00	120,000		
	Demo roof	**28,652**	sf	5.00	143,260		
	SUBTOTAL					2,670,200	
B3020	**ROOF OPENINGS**						
	SUBTOTAL					-	
	TOTAL - ROOFING						**$2,670,200**
C10	***INTERIOR CONSTRUCTION***						
C1010	**PARTITIONS**						
	Interior partitions complete; new construction	**84,070**	sf	35.00	2,942,450		
	Interior partitions new/modify existing; renovation	**93,400**	sf	35.00	3,269,000		
	SUBTOTAL					6,211,450	
C1020	**INTERIOR DOORS**						
	Interior doors; complete	**177,470**	gsf	12.00	2,129,640		
	SUBTOTAL					2,129,640	
C1030	**SPECIALTIES / MILLWORK**						
055000	*MISCELLANEOUS METALS*						
	Miscellaneous metals complete	**177,470**	gsf	3.00	532,410		
064100	*FINISH CARPENTRY*						
	Display cases	**130**	lf	1,400.00	182,000		
	Circulation desk	**15**	lf	1,500.00	22,500		
	Reading nook	**50**	lf	600.00	30,000		
	Millwork complete; other spaces	**177,470**	gsf	4.00	709,880		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	Miscellaneous sealants throughout building	**177,470**	gsf	1.50	266,205		
101100	*VISUAL DISPLAY SURFACES*						
	Marker boards/TB complete	**86**	rooms	4,400.00	378,400		
	Interactive White Board projectors				FF&E		
101400	*SIGNAGE*						
	Special graphics	**1**	ls	100,000.00	100,000		
	Signage; complete package	**177,470**	gsf	1.00	177,470		
102110	*TOILET COMPARTMENTS + Accessories*						

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1B							
	Toilet partitions/bathroom accessories	**177,470**	gsf	1.25	221,838		
104400	*FIRE PROTECTION SPECIALTIES*						
	Fire extinguisher cabinets	**59**	ea	350.00	20,650		
	AED cabinets	**5**	ea	350.00	1,750		
105113	*LOCKERS*						
	Cubbies + lockers	**177,470**	gsf	2.00	354,940		
	SUBTOTAL					2,998,043	
	TOTAL - INTERIOR CONSTRUCTION						**$11,339,133**
C20	***STAIRCASES***						
C2010	**STAIR CONSTRUCTION**						
	New stairs; complete	**10**	flt	45,000.00	450,000		
	Stairs; upgrade existing railings for ADA	**9**	flt	10,000.00	90,000		
	SUBTOTAL					540,000	
C2020	**STAIR FINISHES**						
	Finishes complete	**19**	flt	11,000.00	209,000		
	SUBTOTAL					209,000	
	TOTAL - STAIRCASES						**$749,000**
C30	***INTERIOR FINISHES***						
C3010	**WALL FINISHES**						
	Allowance for wall finishes complete	**177,470**	gsf	9.00	1,597,230		
	SUBTOTAL					1,597,230	
C3020	**FLOOR FINISHES**						
	HD Linoleum; Typical spaces	**140,603**	sf	8.00	1,124,824		
	Terrazzo tile at lobby	**3,000**	sf	50.00	150,000		
	Ceramic floor to toilets	**5,394**	sf	32.00	172,608		
	Carpet	**6,000**	sf	6.70	40,200		
	HD linoleum flooring at cafeteria	**4,200**	sf	8.00	33,600		
	Maple athletic flooring in gymnasium	**7,500**	sf	24.00	180,000		
	Platform flooring	**1,900**	sf	28.00	53,200		
	Ardex/leveler to existing floors	**93,400**	sf	4.00	373,600		
	SUBTOTAL					2,128,032	
C3030	**CEILING FINISHES**						
	Ceilings; complete package	**177,470**	sf	14.00	2,484,580		
	SUBTOTAL					2,484,580	
	TOTAL - INTERIOR FINISHES						**$6,209,842**
D10	***CONVEYING SYSTEMS***						
D1010	**ELEVATOR**						
142000	*ELEVATOR*						
	Upgrade elevator cab and controls including full service/ maintenance	**1**	ea	160,000.00	160,000		
	New five stop elevator	**1**	ls	400,000.00	400,000		
	SUBTOTAL					560,000	

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1B							
	TOTAL - CONVEYING SYSTEMS						**$560,000**
D20	***PLUMBING***						
D20	**PLUMBING, GENERALLY**						
	Plumbing complete	**177,470**	gsf	26.00	4,614,220		
	Demolition	**93,400**	sf	1.00	93,400		
	SUBTOTAL					4,707,620	
	TOTAL - PLUMBING						**$4,707,620**
D30	***HVAC***						
D30	**HVAC, GENERALLY**						
	Allowance for all electric ASHP system	**177,470**	gsf	90.00	15,972,300		
	Demolition	**93,400**	sf	1.50	140,100		
	SUBTOTAL					16,112,400	
	TOTAL - HVAC						**$16,112,400**
D40	***FIRE PROTECTION***						
D40	**FIRE PROTECTION, GENERALLY**						
	Allowance for fire pump	**1**	ls	130,000.00	130,000		
	Wet system complete	**177,470**	gsf	9.00	1,597,230		
	SUBTOTAL					1,727,230	
	TOTAL - FIRE PROTECTION						**$1,727,230**
D50	***ELECTRICAL***						
D5010	**SERVICE & DISTRIBUTION**						
	Gear & Distribution						
	Normal Power						
	4000A 480/277V switchboard	**1**	ea	160,000.00	160,000		
	Submeters	**1**	ls	50,000.00	50,000		
	Associated transformers, panelboards and feeders	**177,470**	gsf	7.00	1,242,290		
	Emergency power						
	750KW diesel emergency generator and associated gear and distribution	**1**	ls	400,000.00	400,000		
	Associated ATS's, transformers, panelboards and feeders	**177,470**	gsf	3.00	532,410		
	Photovoltaic System						
	Infrastructure for system	**1**	ls	20,000.00	20,000		
	Uninterruptible Power Supply						
	UPS system				NIC		
	Equipment Wiring feeds and connection						
	Misc. mechanical and plumbing equipment feed and connections	**177,470**	gsf	4.00	709,880		
	Gymnasium equipment feeds and connections	**1**	ls	15,000.00	15,000		
	kitchen equipment feeds and connections	**1**	ls	25,000.00	25,000		
	SUBTOTAL					3,154,580	
D5020	**LIGHTING & POWER**						
	Lighting & Branch Power						
	Lighting (fixtures + install) includes lighting circuitry	**177,470**	gsf	15.00	2,662,050		
	Lighting controls						
	Networked lighting control system	**177,470**	gsf	1.50	266,205		
	Branch devices						
	Receptacles/device boxes + wiring	**177,470**	gsf	5.00	887,350		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1B							
	SUBTOTAL					3,815,605	
D5030	**COMMUNICATION & SECURITY SYSTEMS**						
	Technology Systems						
	Procured & installed during the Equipment Phase (FF&E)						
	Instructional Video Presentation Equipment				FF&E		
	Computer Network Equipment				FF&E		
	Computer carts & lockers				FF&E		
	Network copier/printer equipment				FF&E		
	Portable Video presentation system				FF&E		
	Cafeteria POS equipment				FF&E		
	Visitor management system				FF&E		
	Short throw projectors including cabling				FF&E		
	Telecommunications - Voice/Data Structured Cabling System						
	Network switches, routers, firewalls, servers, VOIP, etc.	**1**	ls		FF&E		
	Telcom devices, cabling and rough-in	**177,470**	gsf	3.50	621,145		
	Digital Signage System						
	Digital Signage System	**177,470**	gsf	0.50	88,735		
	Flat panel display				Included above		
	Magic info messaging software				Included above		
	Digital site signage system rough-in and cabling				Included above		
	Fire Alarm						
	FA system	**177,470**	gsf	3.50	621,145		
	Mass Notification	**177,470**	gsf	0.50	88,735		
	Distribution Antennae System						
	BDA/DAS system, allow	**177,470**	gsf	0.75	133,103		
	BDA annunciator				Included above		
	Splitter				Included above		
	Police/Fire/School panels				Included above		
	Lightning & surge protection unit				Included above		
	Rough-in				Included above		
	Distributed Communication - Public Address System + Clock system						
	Complete package	**177,470**	gsf	1.50	266,205		
	Classroom Audio (Speech amplification)						
	Speech amplification	**86**	rms	3,500.00	301,000		
	Audio Visual Systems						
	General building AV equipment				By Owner		
	Rough-in	**177,470**	gsf	0.75	133,103		
	Gymnasium sound system, allow	**1**	ls	15,000.00	15,000		
	Cafeteria sound system, allow	**1**	ls	20,000.00	20,000		
	Cafeteria Projector	**1**	ls	25,000.00	25,000		
	Music Room	**1**	ls	10,000.00	10,000		
	Cafetorium						
	Stage lighting and dimming package, allow	**1**	ls	75,000.00	75,000		
	Video Management - CCTV System						
	Head end + cameras	**177,470**	gsf	3.00	532,410		
	Access Control- Intrusion Alarm						
	Head end + devices	**177,470**	gsf	2.00	354,940		
	SUBTOTAL					3,285,521	
D5040	**OTHER ELECTRICAL SYSTEMS**						
	Common Work Results						
	Lightning Protection	**55,664**	sf	0.50	27,832		
	Temp power and lights; Coordination; BIM	**177,470**	sf	5.00	887,350		
	Demolition + make safe	**93,400**	sf	2.00	186,800		
	Permits and fees				Assumed Waived		
	SUBTOTAL					1,101,982	

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1B							
	TOTAL - ELECTRICAL						**$11,357,688**
E10	***EQUIPMENT***						
E10	**EQUIPMENT, GENERALLY**						
113100	*APPLIANCES*						
	Residential appliances; allowance	**1**	ls	16,000.00	16,000		
114000	*FOODSERVICE EQUIPMENT*						
	Kitchen equipment	**2,600**	sf	300.00	780,000		
115213	*PROJECTION SCREENS*						
	Projection screen - 12' wide; cafeteria, stage	**2**	ea	8,000.00	16,000		
116200	*THEATRE EQUIPMENT*						
	Curtain and rigging	**1**	ls	110,000.00	110,000		
116600	*ATHLETIC EQUIPMENT*						
	Wall Pads	**1,920**	sf	18.00	34,560		
	Gym divider	**1**	ls	38,000.00	38,000		
	Gym backboards; retractable	**6**	loc	12,000.00	72,000		
	Gym equipment; chin-up bars, climbing ropes, cargo nets, volleyball sleeves, scoreboard etc.	**1**	ls	12,600.00	12,600		
	SUBTOTAL					1,079,160	
	TOTAL - EQUIPMENT						**$1,079,160**
E20	***FURNISHINGS***						
E2010	**FIXED FURNISHINGS**						
122100	*WINDOW TREATMENT*						
	Shades complete; rolling mesh	**22,349**	sf	9.00	201,141		
123000	*CASEWORK*						
	Classroom Casework	**177,470**	gsf	14.00	2,484,580		
	SUBTOTAL					2,685,721	
E2020	**MOVABLE FURNISHINGS**						
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	
	TOTAL - FURNISHINGS						**$2,685,721**
F10	***SPECIAL CONSTRUCTION***						
F10	**SPECIAL CONSTRUCTION**						
	SUBTOTAL					-	
	TOTAL - SPECIAL CONSTRUCTION						
F20	***SELECTIVE BUILDING DEMOLITION***						
F2010	**BUILDING ELEMENTS DEMOLITION**						
	Demo exterior wall complete	**2,340**	sf	25.00	58,500		
	Shoring	**1**	ls	25,000.00	25,000		
	Gut demolition; walls, finishes + specialties	**93,400**	sf	15.00	1,401,000		
	MEP demo; cut + cap in trades	**93,400**	sf	3.00	280,200		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ADD RENOVATION OPTION 1B							
	SUBTOTAL					1,764,700	
F2020	**HAZARDOUS COMPONENTS ABATEMENT**						
	See main summary for HazMat allowance				See Summary		
	SUBTOTAL						
	TOTAL - SELECTIVE BUILDING DEMOLITION						**$1,764,700**

TRADE SUBTOTAL **$82,304,405**

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	SITEWORK OPTION 1B						
	G SITEWORK	*60,000*	*sf*		-		
	G10 SITE PREPARATION & DEMOLITION						
311000	*GENERAL CONDITIONS*						
	6' high site construction fence	**2,100**	lf	20.00	42,000		
	Site construction fence gates and entrance - assume	**1**	loc	15,000.00	15,000		
	Mobilizations	**1**	ea	50,000.00	50,000		
	Temp laydown areas	**1**	ls	10,000.00	10,000		
	Temporary construction signs	**1**	ls	5,000.00	5,000		
	Layout/As-builts/Survey	**1**	ls	15,000.00	15,000		
311000	*PHASING*						
	Allowance for phasing/logistics	**1**	ls		NR		
311000	*SITE DEMOLITION AND RELOCATIONS*						
	Demolish existing site surfaces	**55,000**	sf	1.50	82,500		
	Miscellaneous site demolition; furnishings, concrete pads, signs etc.	**1**	ls	50,000.00	50,000		
311000	*UTILITY DEMOLITION*						
	Demolish existing utility lines	**500**	lf	25.00	12,500		
	Demolish existing utility structures	**1**	ea	500.00	500		
	Cut/cap utility lines	**1**	ls	30,000.00	30,000		
311000	*SITE DEMOLITION AND RELOCATIONS*						
	Clear trees; minor clear + grub	**1**	ls	20,000.00	20,000		
	Miscellaneous site demolition	**1**	ls	50,000.00	50,000		
312000	*EROSION & SEDIMENT CONTROL*						
	Silt Fence; installation and removal	**2,100**	lf	14.00	29,400		
	Street sweeping & dust control allowance	**1**	ls	25,000.00	25,000		
	Erosion Control monitoring & maintenance	**1**	ls	20,000.00	20,000		
	SUBTOTAL					456,900	
312000	*SITE EARTHWORK*						
	Site Earthwork						
	Cut and fills; allowance for 2ft across site	**4,444**	cy	40.00	177,760		
	Strip topsoil; 12"	**741**	cy	15.00	11,115		
	Sub grade establishment and fine grading	**6,667**	sy	2.00	13,334		
312000	*HAZARDOUS MATERIALS*						
	None included				Excluded		
	SUBTOTAL					202,209	
	G20 SITE IMPROVEMENTS						
320000	***ROADWAYS AND PARKING LOTS***				No Work assumed		
	Asphalt Paving; parking lots and roadway	*0*	*sf*				
	gravel base; 12" thick	0	cy	45.00			
	asphalt top; 1.5" thick	0	tns	220.00			
	asphalt binder; 2" thick	0	tns	190.00			
320000	*CURBING*						
	Vertical granite curb; assume ETR at sidewalks	**1,100**	lf	55.00	ETR		
	ADA Curb cuts - assume	**4**	ea	3,000.00	12,000		
320000	*ROAD MARKINGS AND SIGNS*						

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	SITEWORK OPTION 1B							
59		Sign allowance	**1**	ls	30,000.00	30,000		
60		Pavement markings allowance	**1**	ls	25,000.00	25,000		
61		Crosswalk hatching - allowance	**3**	loc	10,000.00	30,000		
62		SUBTOTAL					97,000	
63								
64	***320000***	***PEDESTRIAN PAVING***						
65		Pavers at entrances/plaza etc.	**3,000**	sf	40.00	120,000		
66		Allowance for pedestrian walks; Concrete	*18,000*	*sf*				
67		gravel base; 8" thick	**447**	cy	45.00	20,115		
68		Concrete slab paving; 4" thick	**18,000**	sf	15.00	270,000		
69		SUBTOTAL					410,115	
70								
71	***320000***	***SITE IMPROVEMENTS***						
72	*320000*	*SITE FURNISHINGS; allowances*						
73		Outdoor classroom - equipment and site furnishings	**1**	ls	75,000.00	75,000		
74		Flag poles	**2**	loc	8,000.00	16,000		
75		Benches; stainless steel	**20**	loc	3,000.00	60,000		
76		Benches; concrete	**14**	loc	5,000.00	70,000		
77		Bollards; stainless steel, includes base	**40**	loc	2,900.00	116,000		
78		Bollards; standard	**20**	loc	1,600.00	32,000		
79		Bicycle racks	**50**	loc	1,500.00	75,000		
80		Recycling/trash	**3**	loc	2,800.00	8,400		
81	*320000*	*PLAY AREAS*						
82		Playground - pour-in-place safety surfacing - assume	15,000	*sf*				
83		gravel base; 8" thick	**372**	cy	45.00	16,740		
84		Pour-in-place safety surface	**15,000**	sf	35.00	525,000		
85		Allowance for play equipment	**1**	ls	600,000.00	600,000		
86		Fence	**745**	lf	150.00	111,750		
87		SUBTOTAL					1,705,890	
88								
89								
90	*329900*	*SITE WALLS*						
91		Allowance for seat walls	**1**	ls	100,000.00	100,000		
92		SUBTOTAL					100,000	
93								
94		**Landscaping**						
95	*320000*	*ATHLETIC LANDSCAPING;*						
96		Allowance for multi-use field	**5,000**	sf	15.00	75,000		
97		Allowance for potential green space	**12,000**	sf	10.00	120,000		
98								
99	*329900*	*LAWN AND SEED*						
100		Topsoil - Screen existing	**741**	cy	25.00	18,525		
101		Topsoil - Export tailings; 10%	**74**	cy	8.00	592		
102		Soil amend + reuse existing	**667**	cy	60.00	40,020		
103		Allowance for loam and seed allowance	**30,000**	sf	0.35	10,500		
104		Bioswale/Raingarden; seed mix	**11,515**	sf	1.00	11,515		
105		Allowance for Trees/shrubs/plantings	**1**	ls	200,000.00	200,000		
106		SUBTOTAL					476,152	
107								
108	**G30**	**CIVIL MECHANICAL UTILITIES**						
109	*210000*	*FIRE + WATER*						

Winter Hill Community Innovation School
Somerville, MA
Add/Reno + New OPTIONS

PDP Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK OPTION 1B							
	4" CLDI	**100**	lf	70.00	7,000		
	8" CLDI	**200**	lf	150.00	30,000		
	Hydrant with Gate valve	**4**	ea	3,500.00	14,000		
	Fire department connection	**1**	ea	2,500.00	2,500		
	PIV	**1**	ea	2,000.00	2,000		
	Connect to existing water line	**1**	ea	40,000.00	40,000		
	SUBTOTAL					95,500	
333000	*SANITARY SEWER*						
	8" PVC	**300**	lf	60.00	18,000		
	SMH	**3**	ea	4,500.00	13,500		
	Grease trap - assumed 4,000 gal.	**1**	ea	20,000.00	20,000		
	Connect to existing	**1**	ea	15,000.00	15,000		
	SUBTOTAL					66,500	
334000	*STORM DRAINAGE*						
	Stormwater systems; allowance for underground detention	**1**	ls	1,500,000	1,500,000		
	Stormwater systems; allowance	**36,000**	sf	15.00	540,000		
	SUBTOTAL					2,040,000	
G40	**ELECTRICAL UTILITIES**						
	Site Civil for Electrical						
	Concrete:						
	Primary duct bank (allow)	**300**	lf	30.00	9,000		
	Secondary duct bank	**50**	lf	40.00	2,000		
	Generator duct bank	**50**	lf	20.00	1,000		
	Communications duct bank	**300**	lf	20.00	6,000		
	Transformer pad	**1**	ea	2,000.00	2,000		
	Generator pad	**1**	ea	2,000.00	2,000		
	Excavation & Backfill:						
	Primary duct bank	**300**	lf	30.00	9,000		
	Secondary duct bank	**60**	lf	28.00	1,680		
	Generator duct bank	**60**	lf	22.00	1,320		
	Communications duct bank	**300**	lf	22.00	6,600		
	Power						
	Utility company back charges (allow)	**1**	ls		By Owner		
	New manhole	**1**	ea	9,000.00	9,000		
	Utility company pad mounted transformer				Utility co.		
	Primary duct bank 2-4" empty conduit	**300**	lf	40.00	12,000		
	4000A Secondary duct bank, allow	**50**	lf	1,470.00	73,500		
	Generator duct bank, allow	**50**	lf	1,025.00	51,250		
	Communications , allow						
	Utility company back charges (allow)	**1**	ls		By Owner		
	Telecom duct bank 4-4" conduits	**300**	lf	80.00	24,000		
	New manhole	**1**	ea	8,500.00	8,500		
	Site Lighting						
	Site lighting and circuitry; Allowance	**1**	ls	100,000.00	100,000		
	Site Security , allow						
	Pole cameras and circuitry	**1**	ls	25,000.00	25,000		
	EV Charging Stations (allow)						
	Assumed NR						
	SUBTOTAL					343,850	
	TOTAL - SITE DEVELOPMENT OPTION 1B						**$5,994,116**