

INITIAL SPACE SUMMARY

3.1.3

INITIAL SPACE SUMMARY

715 STUDENTS

PROPOSED SPACE SUMMARY

DEVIATIONS FROM MSBA GUIDELINES

985 STUDENTS

PROPOSED SPACE SUMMARY

DEVIATIONS FROM MSBA GUIDELINES

1080 STUDENTS

PROPOSED SPACE SUMMARY

DEVIATIONS FROM MSBA GUIDELINES

FLOOR PLANS OF EXISTING MIDDLE SCHOOL

INITIAL SPACE SUMMARY

The initial space summaries below document the spaces necessary to deliver the District's educational programs and services. The Project Team prepared three initial space summaries based on the MSBA agreed-upon enrollment (see Design Enrollment letter from Mary Pichetti, Director of Capital Planning at the MSBA, dated March 19, 2020 in Appendix X.03). Each space summary in this section includes an itemization of each proposed space and a total gross square footage. The 715-student space summary also includes an itemization of existing space and the existing total gross square footage.

This section also documents where the proposed space summary deviates from the MSBA guidelines and offers support for these deviations based on the District's Educational Program. Finally, this document contains scaled floor plans of the existing building – with an analysis of existing space uses and their relative sizes compared to MSBA space guidelines.

PROPOSED SPACE SUMMARY – 715 STUDENTS

The space summary on the following page contains an itemization of the existing spaces at the Consentino facility and of the proposed spaces needed to deliver the District's educational program for 715 students. Existing classrooms of varying sizes are communicated as an average. Room labels unique to the District and/ or that vary from MSBA room names are identified with a salmon highlight. Total gross square footages are shown at the bottom of the table for both the existing and proposed conditions. The District and the Design Team worked together to align proposed spaces with MSBA square footage guidelines for individual program areas and the total gross square footage to the greatest extent possible. However, several deviations do exist. All deviations were deemed necessary by the District to serve the educational program and are explained in detail on the pages following the space summary.

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Proposed Space Summary - Middle Schools
715

Revised 12.22.21

Consentino Middle School	Existing Conditions		
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals
CORE ACADEMIC SPACES			30,878
(List classrooms of different sizes separately)			
Classroom - General		28	
	907	1	907
	907	1	907
	847	1	847
	832	1	832
	842	1	842
	1,098	1	1,098
	877	1	877
	738	1	738
	753	1	753
	831	1	831
	835	1	835
	740	1	740
	740	1	740
Health Classroom	1,104	1	1,104
	907	1	907
	849	1	849
	831	1	831
	839	1	839
	953	1	953
	745	1	745
	728	1	728
	754	1	754
	832	1	832
	747	1	747
	818	1	818
	747	1	747
	747	1	747
	743	1	743
Small Group Seminar (4-6 seats)			
Small Group Room (10-12 seats)			
STE Room- Grades 5-6			
STE Storage			
Science Classroom / Lab- Grades 7-8			
	845	1	845
	1,098	1	1,098
	885	1	885
	833	1	833
	785	1	785
	747	1	747
Prep Room	139	1	139
Central Chemical Storage Rm			
Extended Learning (Breakout)			
EL Classrooms	1,072	1	1,072
EL Storage	40	1	40
Teacher Collaboration Suite	1,143	1	1,143
World Language Classrooms			

[illegible][illegible][illegible]

Proposed Space Summary - Middle Schools
715

Revised 12.22.21

Consentino Middle School	Existing Conditions			Existing to Remain/Renovated			New			Total			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	Comments
SPECIAL EDUCATION			10,142			0			13,905			13,905			5,855			8,050	
(List classrooms of different sizes separately)																			
Self-Contained SPED (TBD)						0	900	1	900			900			-3,850			4,750	850-950 SF equal to surrounding classrooms
Autism Program (Compass)	948	1	948				900	3	2,700			2,700			2,700				
Debriefing Space							100	6	600			600							
Social / Emotional Program (Student Support Center)							900	2	1,800			1,800			1,800				
	817	1	817																
	758	1	758																
Self-Contained SPED Toilet						0	100	6	600			600			300			300	
Special Education Inclusion Classrooms						0	450	3	1,350			1,350			-650			2,000	1/2 size Gent. Clrm.
	849	1	849																
	659	1	659																
	907	1	907																
	817	1	817																
Small Group Room / Reading						0			0			0			-1,000			1,000	1/2 size Gent. Clrm.
Speech & Language	152	1	152				200	1	200			200			200				
Speech & Language Assistant							200	1	200			200			200				
OT Office Space							200	1	200			200			200				
COTA Office Space							120	1	120			120			120				
OT/PT Therapy Space							1,000	1	1,000			1,000			1,000				
Simulated Living Environment							250	1	250			250			250				
PT Storage Space							120	1	120			120			120				
Restorative/Self-regulation							125	4	500			500			500				
BCBA Office							150	1	150			150			150				
Registered Behavior Techician Office							120	1	120			120			120				
School Psychologist	119	1	119				125	1	125			125			125				
Student Support Coordinator Office	389	1	389				120	2	240			240			240				
Special Education Conference Room							375	2	750			750			750				
School Adjustment Counselors							200	4	800			800			800				
	415	1	415																
	73	1	73																
	84	1	84																
	131	1	131																
	133	1	133																
Mental Health Clinicians							125	2	250			250			250				
Academic Support (Coaches & Interventionists)							120	4	480			480			480				
	116	1	116																
	114	1	114																
	373	1	373																
	439	1	439																
	401	1	401																
	311	1	311																
	1,137	1	1,137																
PAL Classroom							450	1	450			450			1				

Proposed Space Summary - Middle Schools
715

Revised 12.22.21

Consentino Middle School			
Existing Conditions			
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals
ART & MUSIC			6,474
Art Classroom			
	1,010	1	1,010
	934	1	934
Art Workroom w/ Storage & kiln	116	3	347
	123	1	123
	96	1	96
	128	1	128
Band / Chorus - 100 seats			
	1,964	1	1,964
	1,773	1	1,773
Music Practice / Ensemble			
Music Storage	99	1	99
VOCATIONS & TECHNOLOGY			1,726
Technology/Engineering Rooms	1,386	1	1,386
Audio Recording Studio			
Project Room			
Project Storage			
	109	1	109
	72	1	72
	87	1	87
	72	1	72
HEALTH & PHYSICAL EDUCATION			14,536
Gymnasium	7,194	1	7,194
Gym Storeroom			
Health Instructor's Office w/ Shower & Toilet	133	2	265
Locker Rooms - Boys / Girls w/ Toilets	1,867	2	3,734
Multipurpose PE / Meditation			
	1,699	1	1,699
	1,644	1	1,644
MEDIA CENTER			3,254
Media Center / Reading Room	3,254	1	3,254
Video Recording / Green Screen Room			
Control Room			
Video Storage Room			
DINING & FOOD SERVICE			8,728
Cafetorium / Dining	4,700	1	4,700
Small Dining			0
Stage	562	1	562
Chair / Table / Equipment Storage	115	1	115
Kitchen & Served	2,891	1	2,891
Kitchen Office	67	1	67
Kitchen Locker Room	96	1	96
Staff Lunch Room			
	297	1	297

PROPOSED								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		0			6,200			6,200
		0	1,200	2	2,400		2	2,400
		0	150	2	300		2	300
		0	1,000	1	1,000		1	1,000
		0	2,000	1	2,000		1	2,000
			500	1	500		1	500
		0			1,700			1,700
		0			0		0	0
			100	1	100		1	100
			1,200	1	1,200		1	1,200
			400	1	400		1	400
		0			8,400			8,400
		0	6,000	1	6,000		1	6,000
		0	300	1	300		1	300
		0	200	1	200		1	200
		0	500	2	1,000		2	1,000
			900	1	900		1	900
		0			4,491			4,491
		0	2,991	1	2,991		1	2,991
			900	1	900		1	900
			500	1	500		1	500
			100	1	100		1	100
		0			9,094			9,094
		0	4,594	1	4,594		1	4,594
			500	2	1,000		2	1,000
		0			0		0	0
		0	500	1	500		1	500
		0	2,500	1	2,500		1	2,500
		0	500	1	500		1	500

Difference to MSBA Guidelines		
ROOM NFA1	# OF RMS	area totals
		1,600
	0	0
	0	0
	0	-500
	-1	1,600
	1	500
		-2,620
	-3	-4,320
	1	100
	1	1,200
	1	400
		0
	0	150
	0	-50
	0	-1,000
	1	900
		0
	0	-1,500
	1	900
	1	500
	1	100
		-600
	0	-769
	2	1,000
	-1	-1,600
	0	62
	0	485
		221

Date: 1/7/2022 Preliminary Design Program			
MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		4,600	
1,200	2	2,400	assumed use - 50% population 2 times / week
150	2	300	
1,500	1	1,500	assumed use - 50% population 2 times / week
200	2	400	
		4,320	
1,440	3	4,320	Assumed use - 50% Population - 5 times/week; 850 SF - 2,000 SF
		8,400	Excess PE Spaces Policy
6,000	1	6,000	
150	1	150	
250	1	250	
1,000	2	2,000	
		4,491	
4,491	1	4,491	
		9,694	
5,363	1	5,363	2 seatings - 15SF per seat
1,600	1	1,600	
438	1	438	
2,015	1	2,015	1600 SF for first 300 + 1 SF/student Add'l
279	1	279	20 SF/Occupant

Proposed Space Summary - Middle Schools
715

Revised 12.22.21

Consentino Middle School		Existing Conditions	
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals
MEDICAL			1,009
Medical Suite Toilet	16	2	32
Nurses' Office	80	2	160
Resting (4 cots)	92	1	92
Triage/Treatment Area			
Examination Room	63	1	63
Isolation Room			
Snack / Well Area			
Nurses Station (2 Nurses)	304	2	608
Dentist	55	1	55
ADMINISTRATION & GUIDANCE			1,612
General Office (Clerks) / Waiting Room	531	1	531
Teachers' Mail and Time Room			
Duplicating Room			
Records Room	146	1	146
Principal's Office w/ Conference Area	176	1	176
Principal's Secretary / Waiting			
Assistant Principal's Office - AP1	99	1	99
Assistant Principal's Office - AP2	336	1	336
Dean of Students Office			
Supervisory / Spare Office (SRO Office)	107	1	107
Conference Room			
Guidance Office			
Guidance Waiting Room			
Guidance Storeroom			
Teachers' Work Room			
Family Liason Office	217	1	217
CUSTODIAL & MAINTENANCE			360
Custodian's Office	152	1	152
Custodian's Workshop			
Custodian's Storage			
Recycling Room / Trash			
Receiving and General Supply	208	1	208
Storeroom			
Network / Telecom Room			
OTHER			0
Back pack Program Suite			
PTO Storage			
Community Office Space (YMCA, Boys & Girls Club, PTO, Discovery)			
Clothing Pantry			
School Store			
Total Building Net Floor Area (NFA)			78,719
Proposed Student Capacity / Enrollment			

[illegible]

Difference to MSBA Guidelines		
ROOM NFA1	# OF RMS	area totals
		430
	0	70
	0	-130
	1	150
	-2	-150
	1	120
	1	120
	1	150
	1	100
		-465
	0	-50
	0	0
	0	0
	0	0
	0	-70
	0	0
	0	0
	0	0
	1	150
	0	0
	1	350
	-3	-450
	-1	-100
	0	50
	-1	-500
	1	170
		0
	0	0
	0	0
	0	0
	0	0
	0	0
	0	0
		3,480
	1	1,000
	1	500
	4	480
	1	1,000
	1	500
		27,539

Date: 1/7/2022		Preliminary Design Program	
MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		610	
60	1	60	
250	1	250	
100	3	300	
		3,515	
458	1	458	
100	1	100	
200	1	200	
200	1	200	
375	1	375	
125	1	125	
150	1	150	
150	1	150	
150	1	150	
350	1	350	
150	4	600	
100	1	100	
50	1	50	
508	1	508	
		2,190	
150	1	150	
250	1	250	
375	1	375	
400	1	400	
338	1	338	
477	1	477	
200	1	200	
		0	
		80,181	
		715	Enter grade enrollments below
		358	Lower Middle; Grades 5-6
		357	Upper Middle; Grades 7-8

Proposed Space Summary - Middle Schools
715

Revised 12.22.21

Consentino Middle School			
Existing Conditions			
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals
NON-PROGRAMMED SPACES			
Other Occupied Rooms (list separately)			
Unoccupied MEP/FP Spaces			
Unoccupied Closets, Supply Rooms & Storage Rooms			
Toilet Rooms			
Circulation (corridors, stairs, ramps & elevators)			
Remaining ³			
Total Building Gross Floor Area (GFA) ²			114,069
Grossing factor (GFA/NFA)			1.45

PROPOSED								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
	% of GFA	0		% of GFA	53,860		% of GFA	53,860
	#DIV/0!			0%			0%	
	#DIV/0!			0%			0%	
	#DIV/0!			0%			0%	
	#DIV/0!			0%			0%	
	#DIV/0!			0%			0%	
	#DIV/0!			0%			0%	
	#DIV/0!			0%			0%	
	#DIV/0!			0%			0%	
	#DIV/0!	0		33%	53,860		33%	53,860
		0			161,580			161,580
		#DIV/0!			1.50			1.50

Difference to MSBA Guidelines		
ROOM NFA1	# OF RMS	area totals
		45,035

Date: 1/7/2022 Preliminary Design Program			
MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
			Non-Programmed space areas are
			required to be included in the
			following submittals:
			Schematic Design Submittal
			Design Development Submittal
			60% Construction Documents
			90% Construction Documents
			Final Construction Documents
		116,545	
		1.45	

¹ Individual Room Net Floor Area (NFA)

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

² Total Building Gross Floor Area (GFA)

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

³ Remaining

Includes exterior walls, interior partitions, chases, and other areas not listed above. Do not calculate this area, it is assumed to equal the difference between the Total Building Gross Floor Area and area not accounted for above.

Architect Certification

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

Digitally signed by Donald M Walter

Contact Info: Dore & Whittier Architects, Inc.

Date: 2022.01.06 11:19:19-05'00'

Donald M Walter

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DEVIATIONS FROM MSBA GUIDELINES – 715 STUDENTS

The proposed space summary identifies a need of 161,580 GSF at a net to gross multiplier of 1.5 to serve the educational program, a deviation of 45,035* GSF from the MSBA guidelines for 5th grade through 8th grade population of 715 students. The narrative that follows offers evidence and support for these deviations.

Below is a summary of the initial proposed Hanlon Elementary School Space Summary:

	Existing	Proposed	MSBA Guidelines
Total Building NFA	78,719	107,720	80,510
Total Building GFA	114,068	161,580	116,545*

* It is important to note that the MSBA Space Summary Template for this enrollment is based on a net to gross multiplier of only 1.45. If the MSBA Space Summary Template was based on a 1.5 net to gross multiplier, the total MSBA GSF would be 120,765 and the proposed GSF deviation would be 40,035.

CORE ACADEMIC

The core academic program category totals 54,170 NSF, a deviation of +19,860 NSF from the MSBA guideline. The deviation in this category is attributed to five factors:

- Number of General Classrooms versus Science Classrooms
- Break Out Spaces
- English Learner Classrooms
- Teacher Collaboration Areas
- World Language and Health Classrooms

The first factor is related to the composition of middle school teams. The district intends to organize students into interdisciplinary middle school teams, each comprised of three general classrooms (Math, English, and Social Studies) and a Science classroom. The arithmetic for this organizational model is presented in the Educational Program narrative and results in a need for 24 general classrooms and eight Science classrooms – 4 fewer general education classrooms and 4 more science classrooms than the guidelines suggest.

The second factor in the deviation between the proposed space for Core Academics and the MSBA guidelines for this category is the additional space requested for break out spaces to support small group work, academic support services, and movement activities. The District

seeks to create small learning communities where groups of students participate in collaborative, project-based learning as pairs, as a whole class, or even as an entire grade level. Incorporating larger spaces for students to gather and work outside of the classroom is an important element in the ability to implement this type of educational practice. For this reason, the proposed Core Academic area includes eight 1200 NSF Extended Learning areas, one per grade level team. The potential uses and advantages of these spaces are identified in the Educational Program Narrative. In addition, the space summary reflects two different sizes of small group rooms. These spaces could serve as pull-out areas for School Adjustment Counselors, English Learner teachers, Math and Literacy Coaches when students need an acoustically separate environment in close proximity to classrooms to receive supports in short durations. These environments could also serve daily classroom instruction as a place students could collaborate with one another and still be supervised by the classroom teacher.

A third factor leading to the deviation in Core Academic square footage is the additional space requested to support academic programs like the District's English Learner program (EL). Students in this program can spend up to two periods per day in an EL classroom environment away from their general education content classrooms depending on their English proficiency. The half-sized classroom spaces (1 per grade level) provide the necessary space to provide these supports. These spaces will also serve as the home base for each of the EL teachers.

The fourth factor leading to the deviation in Core Academic square footage is the additional space requested to support professional collaboration amongst faculty and staff. As teachers are encouraged to increasingly unify what they do in the classroom, including the preparation for inquiry-based, interdisciplinary, individualized instruction, there is a need for space that allows for and encourages collaboration, interdisciplinary planning, and full grade level team planning. In addition, there is a need for private, professional space where equipment such as photocopiers, laminators, and student files can be located. The District requests two 1100 NSF workrooms located in proximity to grade level teams. Each collaboration space would be shared by two grade levels.

The final factor contributing to the deviations from MSBA guidelines are related to World Languages and Health instruction. Health is currently one of Consentino's specials and is primarily delivered in a classroom environment. One additional general classroom has been added to the space summary to accommodate this function. Like the other specials, the arithmetic demonstrating the need and utilization of this space is documented in the Educational Program narrative. World Languages are not currently offered as a special. For this enrollment, it appears that World Languages are not needed based to provide planning time in the daily schedule for teachers. However, there is a desire to offer World Languages as a elective. Two dedicated World Language classrooms are in the space summary to meet this desire.

SPECIAL EDUCATION

The Special Education program category totals 13,905 NSF, a deviation of +5,855 NSF from the MSBA guidelines. Several District-specific programs and services contribute to much of this deviation. The type and number of special education programs is limited by the existing building. As part of any renovation, renovation / addition, or new construction project, the district is hoping to incorporate purpose-design spaces for more special education programs than currently exist at Consentino to better balance the location of programs across the district. In addition to adding to the self-contained programs and services, the District hopes to provide dedicated and appropriate space for its faculty and staff. A full list of anticipated staffing is provided in the Educational Program narrative of section 3.1.2.

Lastly, the District seeks dedicated conference space and private workspace for Special Education administrative staff in order to support the large number of mandated data meetings, evaluation meetings, and mandated IEP meetings throughout the school year. Two 375 NSF conference rooms are included in the space summary to fulfill this function, assuming one to serve grades 5th & 6th and one to serve grades 7th & 8th.

ART & MUSIC

The art and music program category totals 6,200 NSF which exceeds the MSBA guidelines by 1600 NSF. The District is hoping to create two music instruction spaces, one of which to double as a performance platform. The entirety of this overage is attributable to creating that multi-purpose music space. We've reallocated 1600 NSF from the Vocations & Technology category to create this space.

HEALTH & PHYSICAL EDUCATION

The health & physical education program category totals 8,400 NSF which aligns with the MSBA guidelines. The allocation of NSF, however, deviates from the MSBA guidelines. The District hopes to create locker room / changing experiences that are safe, equitable, and efficient. The space summary reflects a downsizing of the locker rooms to minimize space for showers and lockers in favor of providing more areas to change and second multi-purpose PE instructional space.

MEDIA CENTER

The media center program category totals 4,491 NSF which is equal to the MSBA Guidelines. The District hopes to create several different types of instructional environments within the Library/Media Center. As such, the total NSF of the category has been sub-divided to reflect

spaces associated with video recording. As the design progresses, the District and the Design Team will be clear in the space summary where the NSF is being allocated.

DINING & FOOD SERVICE

The dining and food services program category totals 9,094 NSF, a deviation of -600 NSF from the MSBA Guidelines. As mentioned in the Art & Music category, the District hopes to create a multi-purpose instructional space that will double as the performance area. As a result, there would be no need for a stage. Some of that one thousand NSF of the 1,600 associated with the stage has been reallocated to the serving area in an effort to create a scramble serving style with more grab and go choices so that students can move through the lunch lines faster and more efficiently.

Also, please note there is a desire to sub-divide the Cafeteria/Dining NSF into at least two zones: one more conventional seating area that can double as the audience seating area in a performance setting and at least one quiet zone area that is visually connected to but acoustically separate from the larger dining zone.

MEDICAL

The medical program category totals 1,040 NSF, which exceeds the MSBA Guidelines by 430 NSF. In the current COVID-19 environment, and looking forward into the future, there is a desire to size and outfit the nurses' suite in such a way to separate wells students from sick/injured ones to the greatest extent possible, to have several zones to provide different types of treatment and/or isolation depending on the needs of students. For example, several diabetic students use the nurses' suite to monitor their blood sugar levels and take medications. It's often necessary for these students to take these medications with food. The spaces and the deviations in this category are planned to allow these procedures to take place in an appropriate environment to provide privacy and to allow them to consume a snack away from sick students resting or waiting to go home. It is the hope of the District that this overage could be reallocated from the 600 NSF underage in the Student Dining category.

ADMINISTRATION & GUIDANCE

The administration & guidance program category totals 3,050 NSF, a deviation of -794 NSF from the MSBA Guidelines. This deviation is the result aligning office and conferencing space with the District's administrative needs. It is the hope of the district that the entirety of this deviations helps to defray some of the overages in the Core Academic area associated with the Teacher Collaboration spaces.

CUSTODIAL AND MAINTENANCE

The custodial and maintenance program category totals 2,190 NSF, which aligns with the MSBA Guidelines.

OTHER

Items in the “other” category total 3,480 NSF, a deviation of +3,480 NSF from the MSBA Guidelines. The District is exploring dedicated space for a few programs serving students outside the school day. The Backpack 68 program provides meals to students and their families to help sustain them for the 68 hours between the end of school on Friday and the start of school on Monday. Currently, this program has no dedicated space. Similarly, Consentino currently operates the Discovery Club, an after-school program currently occupies classrooms with no office space. Visioning activities suggested that there may be a need for additional community-related space including dedicated storage for the Parent Teacher Organization (PTO), a clothing pantry to serve the Mount Washington neighborhood, and a School store. For the PDP, space has been allocated to each of these functions, but programmatic discussions clarification of priorities is expected to continue in the PSR phase knowing that all of this square footage will likely be deemed ineligible for reimbursement.

SUMMARY

In summary, the District and the Design team are proposing 161,580 NSF and 116,545 GSF to satisfy the educational program. These square footages deviate from the MSBA guidelines by 27,210 NSF and 45,035 GSF.

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Proposed Space Summary - Middle Schools
985

Revised 11.23.2021

Consentino Middle School	
ROOM TYPE	
CORE ACADEMIC SPACES	
(List classrooms of different sizes separately)	
Classroom - General	
Small Group Seminar (4-6 seats)	
Small Group Room (10-12 seats)	
STE Room- Grades 5-6	
STE Storage	
Science Classroom / Lab- Grades 7-8	
Prep Room	
Central Chemical Storage Rm	
Extended Learning (Breakout)	
EL Classrooms	
Teacher Collaboration Suite	
World Language Classrooms	
SPECIAL EDUCATION	
(List classrooms of different sizes separately)	
Self-Contained SPED (TBD)	
Autism Program (Compass)	
Debriefing Space	
Social / Emotional Program (Student Support Center)	
Self-Contained SPED Toilet	
Academic Support Classrooms	
Small Group Room / Reading	
Speech & Language	
Speech & Language Assistant	
OT Office Space	
COTA Office Space	
OT/PT Therapy Space	
Simulated Living Environment	
PT Storage Space	
Restorative/Self-regulation	
BCBA Office	
Registered Behavior Technician Office	
School Psychologist	
Student Support Coordinator Office	
Special Education Conference Room	
School Adjustment Counselors	
Mental Health Clinicians	
Special Education Academic Support	
PAL Classroom	

PROPOSED								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		0			78,730			78,730
		0	900	37	33,300		37	33,300
		0	125	12	1,500		12	1,500
			250	12	3,000		12	3,000
		0			0		0	0
		0			0		0	0
		0	1,440	12	17,280		12	17,280
		0	200	12	2,400		12	2,400
		0	150	1	150		1	150
			1,200	12	14,400		12	14,400
			450	4	1,800		4	1,800
			1,100	2	2,200		2	2,200
			900	3	2,700		3	2,700
		0			18,175			18,175
		0	900	1	900		1	900
			900	4	3,600		4	3,600
			100	8	800		8	800
			900	4	3,600		4	3,600
		0	100	8	800		8	800
		0	450	4	1,800		4	1,800
		0			0		0	0
			200	1	200		1	200
			200	2	400		2	400
			200	1	200		1	200
			120	1	120		1	120
			1,000	1	1,000		1	1,000
			250	1	250		1	250
			120	1	120		1	120
			125	4	500		4	500
			150	1	150		1	150
			120	2	240		2	240
			125	1	125		1	125
			120	2	240		2	240
			375	2	750		2	750
			200	6	1,200		6	1,200
			125	2	250		2	250
			120	4	480		4	480
			450	1	450		1	450

Difference to MSBA Guidelines		
ROOM NFA1	# OF RMS	area totals
		31,380
	-3	-4,700
	10	500
	12	3,000
		0
		0
	7	10,080
	7	1,400
	0	0
	12	14,400
	4	1,800
	2	2,200
	3	2,700
		7,605
	-6	-5,750
	4	3,600
	4	3,600
	1	380
	-1	-700
	-2	-1,000
	1	200
	2	400
	1	200
	1	120
	1	1,000
	1	250
	1	120
	4	500
	1	150
	2	240
	1	125
	2	240
	2	750
	6	1,200
	2	250
	4	480
	1	

[illegible]

Proposed Space Summary - Middle Schools
985

Revised 11.23.2021

Consentino Middle School
ROOM TYPE
ART & MUSIC
Art Classroom
Art Workroom w/ Storage & kiln
Band / Chorus - 100 seats
Music Practice / Ensemble
Music Storage
VOCATIONS & TECHNOLOGY
Technology/Engineering Rooms
Audio Recording Studio
Project Room
Project Storage
HEALTH & PHYSICAL EDUCATION
Gymnasium
Gym Storeroom
Health Instructor's Office w/ Shower & Toilet
Locker Rooms - Boys / Girls w/ Toilets
Multipurpose PE / Meditation
MEDIA CENTER
Media Center / Reading Room
Video Recording / Green Screen Room
Control Room
Video Storage Room
DINING & FOOD SERVICE
Cafetorium / Dining
Small Dining
Stage
Chair / Table / Equipment Storage
Kitchen & Served
Staff Lunch Room
MEDICAL
Medical Suite Toilet
Nurses' Office
Resting (4 cots)
Triage/Treatment Area
Examination Room
Isolation Room
Snack / Well Area
Nurses Station (2 Nurses)

PROPOSED								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		0			6,200			6,200
		0	1,200	2	2,400		2	2,400
		0	150	2	300		2	300
		0	1,000	1	1,000		1	1,000
		0	2,000	1	2,000		1	2,000
			500	1	500		1	500
		0			3,400			3,400
		0			0		0	0
			100	2	200		2	200
			1,200	2	2,400		2	2,400
			400	2	800		2	800
		0			8,400			8,400
		0	6,000	1	6,000		1	6,000
		0	300	1	300		1	300
		0	200	1	200		1	200
		0	500	2	1,000		2	1,000
			900	1	900		1	900
		0			6,044			6,044
		0	4,544	1	4,544		1	4,544
			900	1	900		1	900
			500	1	500		1	500
			100	1	100		1	100
		0			10,547			10,547
		0	5,147	1	5,147		1	5,147
			500	2	1,000		2	1,000
		0			0		0	0
		0	600	1	600		1	600
		0	3,000	1	3,000		1	3,000
		0	800	1	800		1	800
		0			1,040			1,040
		0	130	1	130		1	130
		0	120	1	120		1	120
			150	1	150		1	150
			150	1	150		1	150
		0	120	1	120		1	120
			120	1	120		1	120
			150	1	150		1	150
			100	1	100		1	100

Difference to MSBA Guidelines		
ROOM NFA1	# OF RMS	area totals
		1,400
	0	0
	0	0
	0	-500
	-2	1,400
	1	500
		-2,360
	-4	-5,760
	2	200
	2	2,400
	2	800
		0
	0	0
	0	150
	0	-50
	0	-1,000
	1	900
		0
	0	-1,500
	1	900
	1	500
	1	100
		-1,600
	0	-2,241
	2	1,000
	-1	-1,600
	0	72
	0	715
	0	454
		330
	0	70
	0	-130
	1	150
	-3	-250
	1	120
	1	120
	1	150
	1	100

Date: 1/6/2022 Preliminary Design Program			
MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		4,800	
1,200	2	2,400	assumed use - 50% population 2 times / week
150	2	300	
1,500	1	1,500	assumed use - 50% population 2 times / week
200	3	600	
		5,760	
1,440	4	5,760	Assumed use - 50% Population - 5 times/week; 850 SF - 2,000 SF
		8,400	Excess PE Spaces Policy
6,000	1	6,000	
150	1	150	
250	1	250	
1,000	2	2,000	
		6,044	
6,044	1	6,044	
		12,147	
7,388	1	7,388	2 seatings - 15SF per seat
1,600	1	1,600	
528	1	528	
2,285	1	2,285	1600 SF for first 300 + 1 SF/student Add'l
346	1	346	20 SF/Occupant
		710	
60	1	60	
250	1	250	
100	4	400	

Proposed Space Summary - Middle Schools
985

Revised 11.23.2021

Consentino Middle School
ROOM TYPE
ADMINISTRATION & GUIDANCE
General Office (Clerks) / Waiting Room
Teachers' Mail and Time Room
Duplicating Room
Records Room
Principal's Office w/ Conference Area
Principal's Secretary / Waiting
Assistant Principal's Office - AP1
Assistant Principal's Office - AP2
Dean of Students Office
Supervisory / Spare Office (SRO Office)
Conference Room
Guidance & Adjustment Counselors Office
Guidance Waiting Room
Guidance Storeroom
Teachers' Work Room
Family Liason Office
CUSTODIAL & MAINTENANCE
Custodian's Office
Custodian's Workshop
Custodian's Storage
Recycling Room / Trash
Receiving and General Supply
Storeroom
Network / Telecom Room
OTHER
Back pack Program Suite
PTO Storage
Community Office Space (YMCA, PTO, Discovery)
Clothing Pantry
School Store
Total Building Net Floor Area (NFA)
Proposed Student Capacity / Enrollment

PROPOSED								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		0			3,375			3,375
		0	400	1	400		1	400
		0	100	1	100		1	100
		0	200	1	200		1	200
		0	200	1	200		1	200
		0	300	1	300		1	300
		0	125	1	125		1	125
		0	150	2	300		2	300
		0	150	1	150		1	150
			150	1	150		1	150
		0	150	1	150		1	150
		0	350	2	700		2	700
		0	150	2	300		2	300
		0	100	0	0		0	0
		0	125	1	125		1	125
		0	0	0	0		0	0
			175	1	175		1	175
		0			2,460			2,460
		0	150	1	150		1	150
		0	250	1	250		1	250
		0	375	1	375		1	375
		0	400	1	400		1	400
		0	428	1	428		1	428
		0	657	1	657		1	657
		0	200	1	200		1	200
		0			3,480			3,480
		0	1,000	1	1,000		1	1,000
			500	1	500		1	500
			120	4	480		4	480
			1,000	1	1,000		1	1,000
			500	1	500		1	500
		0			141,851			141,851

Difference to MSBA Guidelines		
ROOM NFA1	# OF RMS	area totals
		-956
	0	-193
	0	0
	0	0
	0	0
	0	-75
	0	0
	1	150
	0	0
	1	150
	0	0
	1	350
	-3	-450
	-1	-100
	0	75
	-1	-643
	0	-221
		0
		3,480
	1	1,000
	1	500
	4	480
	1	1,000
	1	500
		39,279

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		4,331	
593	1	593	
100	1	100	
200	1	200	
200	1	200	
375	1	375	
125	1	125	
150	1	150	
150	1	150	
150	1	150	
350	1	350	
150	5	750	
100	1	100	
50	1	50	
643	1	643	
396	1	396	
		2,460	
150	1	150	
250	1	250	
375	1	375	
400	1	400	
428	1	428	
657	1	657	
200	1	200	
		0	
		102,572	
		985	Enter grade enrollments below
		492	Lower Middle; Grades 5-6
		493	Upper Middle; Grades 7-8

Proposed Space Summary - Middle Schools
985

Revised 11.23.2021

Consentino Middle School	
ROOM TYPE	
NON-PROGRAMMED SPACES	
Other Occupied Rooms (list separately)	
Unoccupied MEP/FP Spaces	
Unoccupied Closets, Supply Rooms & Storage Rooms	
Toilet Rooms	
Circulation (corridors, stairs, ramps & elevators)	
Remaining ³	
Total Building Gross Floor Area (GFA) ²	
Grossing factor (GFA/NFA)	

PROPOSED								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
	% of GFA	0		% of GFA	70,926		% of GFA	70,926
	#DIV/0!			0%			0%	
	#DIV/0!			0%			0%	
	#DIV/0!			0%			0%	
	#DIV/0!			0%			0%	
	#DIV/0!			0%			0%	
	#DIV/0!			0%			0%	
	#DIV/0!			0%			0%	
	#DIV/0!			0%			0%	
	#DIV/0!	0		33%	70,926		33%	70,926
		0			212,777			212,777
	#DIV/0!				1.50			1.50

Difference to MSBA Guidelines		
ROOM NFA1	# OF RMS	area totals
153,857		
58,919		55,177

Date: 1/6/2022 Preliminary Design Program			
MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
			Non-Programmed space areas are
			required to be included in the
			following submittals:
			Schematic Design Submittal
			Design Development Submittal
			60% Construction Documents
			90% Construction Documents
			Final Construction Documents
		157,600	
		1.54	

¹ Individual Room Net Floor Area (NFA)

² Total Building Gross Floor Area (GFA)

³ Remaining

Architect Certification	
I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.	
Name of Architect Firm:	_____
Name of Principal Architect:	Digitally signed by Donald M Walter
Signature of Principal Architect:	Contact Info: Dore & Whittier Architects, Inc.
Date:	Date: 2022.01.06 11:19:51-05'00'

DEVIATIONS FROM MSBA GUIDELINES – 985 STUDENTS

The proposed space summary identifies a need of 212,777 GSF at a net to gross multiplier of 1.5 to serve the educational program, a deviation of 55,177* GSF from the MSBA guidelines for 5th grade through 8th grade population of 9855 students. The narrative that follows offers evidence and support for these deviations.

Below is a summary of the initial proposed Hanlon Elementary School Space Summary:

	Existing	Proposed	MSBA Guidelines
Total Building NFA	78,719	141,851	102,572
Total Building GFA	114,068	212,777	157,600*

* It is important to note that the MSBA Space Summary Template for this enrollment is based on a net to gross multiplier of only 1.54. If the MSBA Space Summary Template was based on a 1.5 net to gross multiplier, the total MSBA GSF would be 153,857 and the proposed GSF deviation would be 58,919.

CORE ACADEMIC

The core academic program category totals 78,730 NSF, a deviation of +31,380 NSF from the MSBA guideline. The deviation in this category is attributed to five factors:

- Number of General Classrooms versus Science Classrooms
- Break Out Spaces
- English Learner Classrooms
- Teacher Collaboration Areas
- World Language and Health Classrooms

The first factor is related to the composition of middle school teams. The district intends to organize students into interdisciplinary middle school teams, each comprised of three general classrooms (Math, English, and Social Studies) and a Science classroom. The arithmetic for this organizational model is presented in the Educational Program narrative and results in a need for 36 general classrooms and 12 Science classrooms – 4 fewer general education classrooms and 7 more science classrooms than the guidelines suggest.

The second factor in the deviation between the proposed space for Core Academics and the MSBA guidelines for this category is the additional space requested for break out spaces to support small group work, academic support services, and movement activities. The District seeks to create small learning communities where groups of students participate in collaborative, project-based learning as pairs, as a whole class, or even as an entire grade level.

Incorporating larger spaces for students to gather and work outside of the classroom is an important element in the ability to implement this type of educational practice. For this reason, the proposed Core Academic area includes eight 1200 NSF Extended Learning areas, one per grade level team. The potential uses and advantages of these spaces are identified in the Educational Program Narrative. In addition, the space summary reflects two different sizes of small group rooms. These spaces could serve as pull-out areas for School Adjustment Counselors, English Learner teachers, Math and Literacy Coaches when students need an acoustically separate environment in close proximity to classrooms to receive supports in short durations. These environments could also serve daily classroom instruction as a place students could collaborate with one another and still be supervised by the classroom teacher.

A third factor leading to the deviation in Core Academic square footage is the additional space requested to support academic programs like the District's English Learner program (EL). Students in this program can spend up to two periods per day in an EL classroom environment away from their general education content classrooms depending on their English proficiency. The half-sized classroom spaces (1 per grade level) provide the necessary space to provide these supports. These spaces will also serve as the home base for each of the EL teachers.

The fourth factor leading to the deviation in Core Academic square footage is the additional space requested to support professional collaboration amongst faculty and staff. As teachers are encouraged to increasingly unify what they do in the classroom, including the preparation for inquiry-based, interdisciplinary, individualized instruction, there is a need for space that allows for and encourages collaboration, interdisciplinary planning, and full grade level team planning. In addition, there is a need for private, professional space where equipment such as photocopiers, laminators, and student files can be located. The District requests two 1100 NSF workrooms located in proximity to grade level teams. Each collaboration space would be shared by two grade levels.

The final factor contributing to the deviations from MSBA guidelines are related to World Languages and Health instruction. Health is currently one of Consentino's specials and is primarily delivered in a classroom environment. One additional general classroom has been added to the space summary to accommodate this function. Like the other specials, the arithmetic demonstrating the need and utilization of this space is documented in the Educational Program narrative. World Languages are not currently offered as a special. For this enrollment, it appears that World Languages that arithmetic suggests that three additional specials are necessary to allow for common and professional planning time. To accommodate the District's desire to reintroduce World Languages, those three specials are World Language classrooms.

SPECIAL EDUCATION

The Special Education program category totals 18,175 NSF, a deviation of +7,605 NSF from the MSBA guidelines. Several District-specific programs and services contribute to much of this deviation. The type and number of special education programs is limited by the existing building. As part of any renovation, renovation / addition, or new construction project, the district is hoping to incorporate purpose-design spaces for more special education programs than currently exist at Consentino to better balance the location of programs across the district. In addition to adding to the self-contained programs and services, the District hopes to provide dedicated and appropriate space for its faculty and staff. A full list of anticipated staffing is provided in the Educational Program narrative of section 3.1.2.

Lastly, the District seeks dedicated conference space and private workspace for Special Education administrative staff in order to support the large number of mandated data meetings, evaluation meetings, and mandated IEP meetings throughout the school year. Two 375 NSF conference rooms are included in the space summary to fulfill this function, assuming one to serve grades 5th & 6th and one to serve grades 7th & 8th.

ART & MUSIC

The art and music program category totals 6,200 NSF which exceeds the MSBA guidelines by 1,400 NSF. The District is hoping to create two music instruction spaces, one of which to double as a performance platform. The entirety of this overage is attributable to creating that multi-purpose music space. We've reallocated 1,400 NSF from the Vocations & Technology category to create this space.

HEALTH & PHYSICAL EDUCATION

The health & physical education program category totals 8,400 NSF which aligns with the MSBA guidelines. The allocation of NSF, however, deviates from the MSBA guidelines. The District hopes to create locker room / changing experiences that are safe, equitable, and efficient. The space summary reflects a downsizing of the locker rooms to minimize space for showers and lockers in favor of providing more areas to change and second multi-purpose PE instructional space.

MEDIA CENTER

The media center program category totals 6,044 NSF which is equal to the MSBA Guidelines. The District hopes to create several different types of instructional environments within the Library/Media Center. As such, the total NSF of the category has been sub-divided to reflect

spaces associated with video recording. As the design progresses, the District and the Design Team will be clear in the space summary where the NSF is being allocated.

DINING & FOOD SERVICE

The dining and food services program category totals 10,547 NSF, a deviation of -1,600 NSF from the MSBA Guidelines. As mentioned in the Art & Music category, the District hopes to create a multi-purpose instructional space that will double as the performance area. As a result, there would be no need for a stage. Some of that one thousand NSF of the 1,600 associated with the stage has been reallocated to the serving area in an effort to create a scramble serving style with more grab and go choices so that students can move through the lunch lines faster and more efficiently. This reallocation, however, has been balanced with a down-sizing of the seating area knowing that the District is likely to operate the cafeteria in four servings rather than two.

Also, please note there is a desire to sub-divide the Cafeteria/Dining NSF into at least two zones: one more conventional seating area that can double as the audience seating area in a performance setting and at least one quiet zone area that is visually connected to but acoustically separate from the larger dining zone.

MEDICAL

The medical program category totals 1,040 NSF, which exceeds the MSBA Guidelines by 330 NSF. In the current COVID-19 environment, and looking forward into the future, there is a desire to size and outfit the nurses' suite in such a way to separate wells students from sick/injured ones to the greatest extent possible, to have several zones to provide different types of treatment and/or isolation depending on the needs of students. For example, several diabetic students use the nurses' suite to monitor their blood sugar levels and take medications. It's often necessary for these students to take these medications with food. The spaces and the deviations in this category are planned to allow these procedures to take place in an appropriate environment to provide privacy and to allow them to consume a snack away from sick students resting or waiting to go home. It is the hope of the District that this overage could be reallocated from the 600 NSF underage in the Student Dining category.

ADMINISTRATION & GUIDANCE

The administration & guidance program category totals 3,375 NSF, a deviation of -956 NSF from the MSBA Guidelines. This deviation is the result aligning office and conferencing space with the District's administrative needs. It is the hope of the district that the entirety of this deviation helps to defray some of the overages in the Core Academic area associated with the Teacher Collaboration spaces.

CUSTODIAL AND MAINTENANCE

The custodial and maintenance program category totals 2,190 NSF, which aligns with the MSBA Guidelines.

OTHER

Items in the “other” category total 3,480 NSF, a deviation of +3,480 NSF from the MSBA Guidelines. This overage is identical to that reported for the 715 student enrollment.

SUMMARY

In summary, the District and the Design team are proposing 141,851 NSF and 212,777 GSF to satisfy the educational program. These square footages deviate from the MSBA guidelines by 39,279 NSF and 55,177 GSF.

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Proposed Space Summary - Middle Schools
1080

Revised 11.23.2021

Consentino Middle School	
ROOM TYPE	
CORE ACADEMIC SPACES	
(List classrooms of different sizes separately)	
Classroom - General	
Small Group Seminar (4-6 seats)	
Small Group Room (10-12 seats)	
STE Room- Grades 5-6	
STE Storage	
Science Classroom / Lab- Grades 5-8	
Prep Room	
Central Chemical Storage Rm	
Extended Learning (Breakout)	
EL Classrooms	
Teacher Collaboration Suite	
World Language Classrooms	
SPECIAL EDUCATION	
(List classrooms of different sizes separately)	
Self-Contained SPED (TBD)	
Autism Program (Compass)	
Debriefing Space	
Social / Emotional Program	
Self-Contained SPED Toilet	
Academic Support Classrooms	
Small Group Room / Reading	
Speech & Language	
Speech & Language Assistant	
OT Office Space	
COTA Office Space	
OT/PT Therapy Space	
Simulated Living Environment	
PT Storage Space	
Restorative/Self-regulation	
BCBA Office	
Registered Behavior Technician Office	
School Psychologist	
Student Support Coordinator Office	
Special Education Conference Room	
School Adjustment Counselors	
Mental Health Clinicians	
Special Education Academic Support	
PAL Classroom	

PROPOSED								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		0			79,630			79,630
		0	900	37	33,300		37	33,300
		0	125	12	1,500		12	1,500
			250	12	3,000		12	3,000
		0			0		0	0
		0			0		0	0
		0	1,440	12	17,280		12	17,280
		0	200	12	2,400		12	2,400
		0	150	1	150		1	150
			1,200	12	14,400		12	14,400
			450	4	1,800		4	1,800
			1,100	2	2,200		2	2,200
			900	4	3,600		4	3,600
		0			21,275			21,275
		0	900	2	1,800		2	1,800
			900	5	4,500		5	4,500
			100	10	1,000		10	1,000
			900	5	4,500		5	4,500
		0	100	10	1,000		10	1,000
		0	450	4	1,800		4	1,800
		0			0		0	0
			200	1	200		1	200
			200	2	400		2	400
			200	1	200		1	200
			120	1	120		1	120
			1,000	1	1,000		1	1,000
			250	1	250		1	250
			120	1	120		1	120
			125	4	500		4	500
			150	1	150		1	150
			120	2	240		2	240
			125	1	125		1	125
			120	2	240		2	240
			375	2	750		2	750
			200	6	1,200		6	1,200
			125	2	250		2	250
			120	4	480		4	480
			450	1	450		1	450

Difference to MSBA Guidelines		
ROOM NFA1	# OF RMS	area totals
		27,030
	-8	-9,450
	9	0
	12	3,000
		0
		0
	7	10,080
	7	1,400
	0	0
	12	14,400
	4	1,800
	2	2,200
	4	3,600
		9,195
	-6	-5,800
	5	4,500
	10	1,000
	5	4,500
	2	520
	-1	-700
	-3	-1,500
	1	200
	2	400
	1	200
	1	120
	1	1,000
	1	250
	1	120
	4	500
	1	150
	2	240
	1	125
	2	240
	2	750
	6	1,200
	2	250
	4	480
	1	450

[illegible]

Proposed Space Summary - Middle Schools
1080

Revised 11.23.2021

Consentino Middle School
ROOM TYPE
ART & MUSIC
Art Classroom
Art Workroom w/ Storage & kiln
Band / Chorus - 100 seats
Music Practice / Ensemble
Music Storage
VOCATIONS & TECHNOLOGY
Technology/Engineering Rooms
Audio Recording Studio
Project Room
Project Storage
HEALTH & PHYSICAL EDUCATION
Gymnasium
Gym Storeroom
Health Instructor's Office w/ Shower & Toilet
Locker Rooms - Boys / Girls w/ Toilets
Multipurpose PE / Meditation
MEDIA CENTER
Media Center / Reading Room
Video Recording / Green Screen Room
Control Room
Video Storage Room
DINING & FOOD SERVICE
Cafetorium / Dining
Small Dining
Stage
Chair / Table / Equipment Storage
Kitchen & Served
Staff Lunch Room
MEDICAL
Medical Suite Toilet
Nurses' Office
Resting (4 cots)
Triage/Treatment Area
Examination Room
Isolation Room
Snack / Well Area
Nurses Station (2 Nurses)

PROPOSED								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		0			6,200			6,200
		0	1,200	2	2,400		2	2,400
		0	150	2	300		2	300
		0	1,000	1	1,000		1	1,000
		0	2,000	1	2,000		1	2,000
			500	1	500		1	500
		0			3,400			3,400
		0			0		0	0
			100	2	200		2	200
			1,200	2	2,400		2	2,400
			400	2	800		2	800
		0			8,400			8,400
		0	6,000	1	6,000		1	6,000
		0	300	1	300		1	300
		0	200	1	200		1	200
		0	500	2	1,000		2	1,000
			900	1	900		1	900
		0			6,590			6,590
		0	5,090	1	5,090		1	5,090
			900	1	900		1	900
			500	1	500		1	500
			100	1	100		1	100
		0			11,410			11,410
		0	5,710	1	5,710		1	5,710
			500	2	1,000		2	1,000
		0			0		0	0
		0	700	1	700		1	700
		0	3,000	1	3,000		1	3,000
		0	1,000	1	1,000		1	1,000
		0			1,040			1,040
		0	130	1	130		1	130
		0	120	1	120		1	120
			150	1	150		1	150
			150	1	150		1	150
		0	120	1	120		1	120
			120	1	120		1	120
			150	1	150		1	150
			100	1	100		1	100

Difference to MSBA Guidelines		
ROOM NFA1	# OF RMS	area totals
		1,200
	0	0
	0	0
	0	-500
	-3	1,200
	1	500
		-2,360
	-4	-5,760
	2	200
	2	2,400
	2	800
		0
	0	0
	0	150
	0	-50
	0	-1,000
	1	900
		0
	0	-1,500
	1	900
	1	500
	1	100
		-1,600
	0	-2,390
	2	1,000
	-1	-1,600
	0	140
	0	620
	0	630
		230
	0	70
	0	-130
	1	150
	1	150
	-4	-380
	1	120
	1	150
	1	100

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		5,000	
1,200	2	2,400	assumed use - 50% population 2 times / week
150	2	300	
1,500	1	1,500	assumed use - 50% population 2 times / week
200	4	800	
		5,760	
1,440	4	5,760	Assumed use - 50% Population - 5 times/week; 850 SF - 2,000 SF
		8,400	Excess PE Spaces Policy
6,000	1	6,000	
150	1	150	
250	1	250	
1,000	2	2,000	
		6,590	
6,590	1	6,590	
		13,010	
8,100	1	8,100	2 seatings - 15SF per seat
1,600	1	1,600	
560	1	560	
2,380	1	2,380	1600 SF for first 300 + 1 SF/student Add'l
370	1	370	20 SF/Occupant
		810	
60	1	60	
250	1	250	
		500	

Proposed Space Summary - Middle Schools
1080

Revised 11.23.2021

Consentino Middle School
ROOM TYPE
ADMINISTRATION & GUIDANCE
General Office (Clerks) / Waiting Room
Teachers' Mail and Time Room
Duplicating Room
Records Room
Principal's Office w/ Conference Area
Principal's Secretary / Waiting
Assistant Principal's Office - AP1
Assistant Principal's Office - AP2
Dean of Students Office
Supervisory / Spare Office (SRO Office)
Conference Room
Guidance Counselors Office
Guidance Waiting Room
Guidance Storeroom
Teachers' Work Room
Family Liason Office
CUSTODIAL & MAINTENANCE
Custodian's Office
Custodian's Workshop
Custodian's Storage
Recycling Room / Trash
Receiving and General Supply
Storeroom
Network / Telecom Room
OTHER
Back pack Program Suite
PTO Storage
Community Office Space (YMCA, PTO, Discovery)
Clothing Pantry
School Store
Total Building Net Floor Area (NFA)
Proposed Student Capacity / Enrollment

PROPOSED								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		0			3,775			3,775
		0	400	1	400		1	400
		0	100	1	100		1	100
		0	200	1	200		1	200
		0	200	1	200		1	200
		0	300	1	300		1	300
		0	125	1	125		1	125
		0	150	2	300		2	300
		0	150	1	150		1	150
			150	1	150		1	150
		0	150	1	150		1	150
		0	350	2	700		2	700
		0	150	4	600		4	600
		0	100	1	100		1	100
		0	125	1	125		1	125
		0	0	0	0		0	0
			175	1	175		1	175
		0			2,555			2,555
		0	150	1	150		1	150
		0	250	1	250		1	250
		0	375	1	375		1	375
		0	400	1	400		1	400
		0	460	1	460		1	460
		0	720	1	720		1	720
		0	200	1	200		1	200
		0			3,480			3,480
		0	1,000	1	1,000		1	1,000
			500	1	500		1	500
			120	4	480		4	480
			1,000	1	1,000		1	1,000
			500	1	500		1	500
		0			147,755			147,755

Difference to MSBA Guidelines		
ROOM NFA1	# OF RMS	area totals
		-975
	0	-240
	0	0
	0	0
	0	0
	0	-75
	0	0
	1	150
	-1	-150
	1	150
	0	0
	1	350
	-2	-300
	0	0
	0	75
	-1	-690
	0	-245
		0
		3,480
	1	1,000
	1	500
	4	480
	1	1,000
	1	500
		36,200

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		4,750	
640	1	640	
100	1	100	
200	1	200	
200	1	200	
375	1	375	
125	1	125	
150	1	150	
150	2	300	
150	1	150	
350	1	350	
150	6	900	
100	1	100	
50	1	50	
690	1	690	
420	1	420	
		2,555	
150	1	150	
250	1	250	
375	1	375	
400	1	400	
460	1	460	
720	1	720	
200	1	200	
		0	
		111,555	
		1080	Enter grade enrollments below
		540	Lower Middle; Grades 5-6
		540	Upper Middle; Grades 7-8

Proposed Space Summary - Middle Schools
1080

Revised 11.23.2021

Consentino Middle School	
ROOM TYPE	
NON-PROGRAMMED SPACES	
Other Occupied Rooms (list separately)	
Unoccupied MEP/FP Spaces	
Unoccupied Closets, Supply Rooms & Storage Rooms	
Toilet Rooms	
Circulation (corridors, stairs, ramps & elevators)	
Remaining ³	
Total Building Gross Floor Area (GFA) ²	
Grossing factor (GFA/NFA)	

[illegible]

Difference to MSBA Guidelines		
ROOM NFA1	# OF RMS	area totals
		48,833

Date: 1/6/2022 Preliminary Design Program			
MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
			Non-Programmed space areas are
			required to be included in the
			following submittals:
			Schematic Design Submittal
			Design Development Submittal
			60% Construction Documents
			90% Construction Documents
			Final Construction Documents
		172,800	
		1.55	

¹ Individual Room Net Floor Area (NFA)

² Total Building Gross Floor Area (GFA)

3 Remaining

Architect Certification	
<p>I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.</p>	
Name of Architect Firm:	
Name of Principal Architect:	Digitally signed by Donald M Walter Contact Info: Dore & Whittier Architects, Inc.
Signature of Principal Architect:	Donald M Walter Date: 2022.01.06 11:20:28 -05'00'
Date:	

DEVIATIONS FROM MSBA GUIDELINES – 1,080 STUDENTS

The proposed space summary identifies a need of 221,633 GSF at a net to gross multiplier of 1.5 to serve the educational program, a deviation of 48,833* GSF from the MSBA guidelines for 5th grade through 8th grade population of 9855 students. The narrative that follows offers evidence and support for these deviations.

Below is a summary of the initial proposed Hanlon Elementary School Space Summary:

	Existing	Proposed	MSBA Guidelines
Total Building NFA	78,719	147,755	111,555
Total Building GFA	114,068	221,633	172,800*

* It is important to note that the MSBA Space Summary Template for this enrollment is based on a net to gross multiplier of only 1.55. If the MSBA Space Summary Template was based on a 1.5 net to gross multiplier, the total MSBA GSF would be 153,857 and the proposed GSF deviation would be 54,300.

CORE ACADEMIC

The core academic program category totals 79,630 NSF, a deviation of +27,030 NSF from the MSBA guideline. The deviation in this category is attributed to five factors:

- Number of General Classrooms versus Science Classrooms
- Break Out Spaces
- English Learner Classrooms
- Teacher Collaboration Areas
- World Language and Health Classrooms

The first factor is related to the composition of middle school teams. The district intends to organize students into interdisciplinary middle school teams, each comprised of three general classrooms (Math, English, and Social Studies) and a Science classroom. The arithmetic for this organizational model is presented in the Educational Program narrative and results in a need for 36 general classrooms and 12 Science classrooms – 9 fewer general education classrooms and 7 more science classrooms than the guidelines suggest.

The second factor in the deviation between the proposed space for Core Academics and the MSBA guidelines for this category is the additional space requested for break out spaces to support small group work, academic support services, and movement activities. The 1,080 student space summary deviates in exactly the same way, and for exactly the same reasons as the 985 student enrollment described above.

A third factor leading to the deviation in Core Academic square footage is the additional space requested to support academic programs like the District's English Learner program (EL). The 1,080 student space summary deviates in exactly the same way, and for exactly the same reasons as the 985 student enrollment described above.

The fourth factor leading to the deviation in Core Academic square footage is the additional space requested to support professional collaboration amongst faculty and staff. The 1,080 student space summary deviates in exactly the same way, and for exactly the same reasons as the 985 student enrollment described above.

The final factor contributing to the deviations from MSBA guidelines are related to World Languages and Health instruction. Health is currently one of Consentino's specials and is primarily delivered in a classroom environment. One additional general classroom has been added to the space summary to accommodate this function. Like the other specials, the arithmetic demonstrating the need and utilization of this space is documented in the Educational Program narrative. World Languages are not currently offered as a special. For this enrollment, it appears that World Languages that arithmetic suggests that four additional specials are necessary to allow for common and professional planning time. To accommodate the District's desire to reintroduce World Languages, those four specials are World Language classrooms.

SPECIAL EDUCATION

The Special Education program category totals 21,275 NSF, a deviation of +9,195 NSF from the MSBA guidelines. Several District-specific programs and services contribute to much of this deviation. The type and number of special education programs is limited by the existing building. As part of any renovation, renovation / addition, or new construction project, the district is hoping to incorporate purpose-design spaces for more special education programs than currently exist at Consentino to better balance the location of programs across the district. In addition to adding to the self-contained programs and services, the District hopes to provide dedicated and appropriate space for its faculty and staff. A full list of anticipated staffing is provided in the Educational Program narrative of section 3.1.2.

Lastly, the District seeks dedicated conference space and private workspace for Special Education administrative staff in order to support the large number of mandated data meetings, evaluation meetings, and mandated IEP meetings throughout the school year. Two 375 NSF conference rooms are included in the space summary to fulfill this function, assuming one to serve grades 5th & 6th and one to serve grades 7th & 8th.

ART & MUSIC

The art and music program category totals 6,200 NSF which exceeds the MSBA guidelines by 1,400 NSF. The District is hoping to create two music instruction spaces, one of which to double as a performance platform. The entirety of this overage is attributable to creating that multi-purpose music space. We've reallocated 1,200 NSF from the Vocations & Technology category to create this space.

HEALTH & PHYSICAL EDUCATION

The health & physical education program category totals 8,400 NSF which aligns with the MSBA guidelines. The allocation of NSF, however, deviates from the MSBA guidelines. The District hopes to create locker room / changing experiences that are safe, equitable, and efficient. The space summary reflects a downsizing of the locker rooms to minimize space for showers and lockers in favor of providing more areas to change and second multi-purpose PE instructional space.

MEDIA CENTER

The media center program category totals 6,590 NSF which is equal to the MSBA Guidelines. The District hopes to create several different types of instructional environments within the Library/Media Center. As such, the total NSF of the category has been sub-divided to reflect

spaces associated with video recording. As the design progresses, the District and the Design Team will be clear in the space summary where the NSF is being allocated.

DINING & FOOD SERVICE

The dining and food services program category totals 11,410 NSF, a deviation of -1,600 NSF from the MSBA Guidelines. As mentioned in the Art & Music category, the District hopes to create a multi-purpose instructional space that will double as the performance area. As a result, there would be no need for a stage. Some of that one thousand NSF of the 1,600 associated with the stage has been reallocated to the serving area in an effort to create a scramble serving style with more grab and go choices so that students can move through the lunch lines faster and more efficiently. This reallocation, however, has been balanced with a down-sizing of the seating area knowing that the District is likely to operate the cafeteria in four servings rather than two.

Also, please note there is a desire to sub-divide the Cafeteria/Dining NSF into at least two zones: one more conventional seating area that can double as the audience seating area in a performance setting and at least one quiet zone area that is visually connected to but acoustically separate from the larger dining zone.

MEDICAL

The medical program category totals 1,040 NSF, which exceeds the MSBA Guidelines by 230 NSF. The proposed size and function of the medical suite is identical to that communicated for the 985-student enrollment.

ADMINISTRATION & GUIDANCE

The administration & guidance program category totals 3,375 NSF, a deviation of -975 NSF from the MSBA Guidelines. This deviation is the result aligning office and conferencing space with the District's administrative needs. It is the hope of the district that the entirety of this deviation helps to defray some of the overages in the Core Academic area associated with the Teacher Collaboration spaces.

CUSTODIAL AND MAINTENANCE

The custodial and maintenance program category totals 2,555 NSF, which aligns with the MSBA Guidelines.

OTHER

Items in the “other” category total 3,480 NSF, a deviation of +3,480 NSF from the MSBA Guidelines. This overage is identical to that reported for the 715 student enrollment.











SUMMARY

In summary, the District and the Design team are proposing 147,755 NSF and 221,633 GSF to satisfy the educational program. These square footages deviate from the MSBA guidelines by 36,200 NSF and 48,833 GSF.





EXISTING CONDITION FLOOR PLANS

The pages that follow contain two sets of scaled floor plans of the existing Consentino Middle School. The first set of floor plans, the Program Area Category Plans, identify the existing room usage. Spaces are color coded by program area use. The second set of plans are an MSBA Space Needs Comparative Analysis. Spaces are color coded by how well each space meets the MSBA guidelines for its current use.

PROGRAMMING LEGEND

 Administration & Guidance	 Media Center
 Arts & Music	 Medical
 Core Academic	 Special Education
 Dining & Food Service	 Vocations & Technology
 Health & Physical Education	 Custodial & Maintenance

MSBA SPACE NEEDS SUMMARY

	Between 90% and 110% MSBA Guideline
	Less Than 90% MSBA Guideline
	More Than 110% MSBA Guideline
	No MSBA Guideline

Programming Area Category Plans
First Floor Plan



Programming Area Category Plans
Second Floor Plan



MSBA Space Needs Comparative Analysis
First Floor Plan



MSBA Space Needs Comparative Analysis
Second Floor Plan

