



The New Elementary School | stoughton.ma

SCHOOL BUILDING COMMITTEE MEETING MARCH 8, 2023

VERTEX[®]

DRA

Agenda

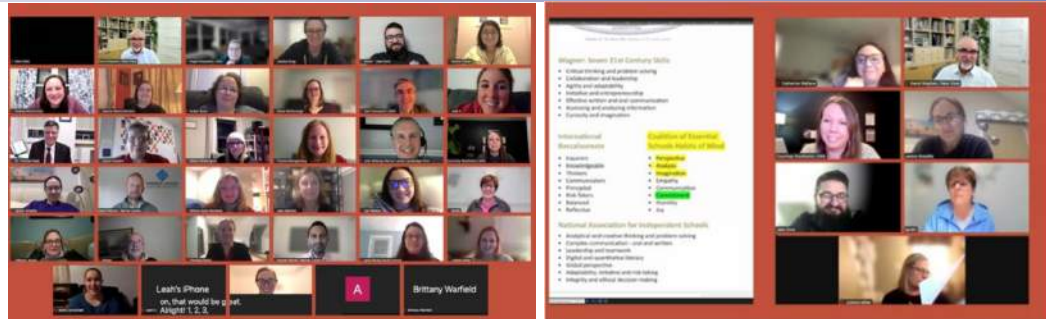


March 8, 2023

- Public Participation
- Approve Minutes & Invoices
- PDP
 - Existing Conditions (Base Repair)
 - Education Plan
 - Space Summaries Update
 - Space Plans & Site Layout
- Redistricting Next Steps
- School Committee Presentation & PDP Approval (March 14th)
- SBC Approval (Tentative Virtual Meeting March 29th)
- New Business

PDP progress

- Existing Conditions Assessment
- Visioning & Educational Planning
- Preliminary Options Assessment



ongoing tasks

- Working Group Meetings
- School Building Committee Meetings
- Community Forums
- Evaluating Site Options



VERTEX[®]

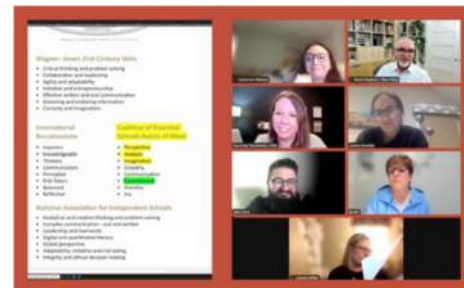
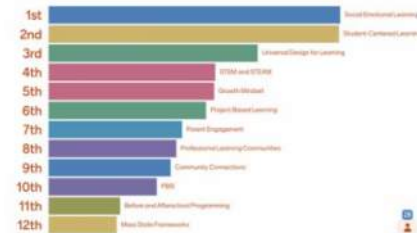
DRA

educational plan highlights

- The **Educational Plan** encompasses vision for future education in Stoughton and is applicable for any of the 3 options
- The Vision came from feedback garnered from multiple sessions including **community members**, **staff** and **families**



Rank these educational focus areas in priority order.



educational plan

design pattern highlights

Upper and lower school with distinct grade level neighborhoods

Use of outdoor spaces & utilization of building as teacher

Focus on building community areas secured separately from classroom areas
(assembly spaces such as cafe, gym, etc.)

Abundance of authentic collaboration and meeting spaces

Focus on centralized learning commons with STEM spaces above



Proposed Space Summary

Based on the SPS Educational Plan

225

Date: Enter Date

MSBA G

(refer to MSBA Educational Program)

New Elementary School	PROPOSED									MSBA G				
	Existing to Remain/Renovated			New			Total			(refer to MSBA Educational Program)				
	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		
CORE ACADEMIC SPACES			0			16,800			18		16,800		10	10,000
<i>(List classrooms of different sizes separately)</i>														
Pre-Kindergarten w/ toilet												1,200	-	-
Kindergarten w/ toilet				1,100	3	3,300			3		3,300	1,200	2	2,400
General Classrooms - Grade 1-5				900	15	13,500			15		13,500	950	8	7,600
SPECIAL EDUCATION			0			6,300					6,300			3,020
<i>(List rooms of different sizes separately)</i>														
Self-Contained SPED Language-based				900	3	2,700			3		2,700	950	2	1,900
Self-Contained SPED - toilet				60	3	180			3		180	60	2	120
English Language Learners				900	1	900			1		900			
Resource Room- Learning Center				450	1	450			1		450	500	1	500
Pullout space				100	3	300			3		300			
Small Group Room / Reading				450	1	450			1		450	500	1	500
Speech & Language Room				150	1	150			1		150			
Calming/Descalation Rooms				120	1	120			1		120			
OT/PT suite- Therapy space & office				400	1	400			1		400			
SpEd Office w/conference				250	1	250			1		250			
Adjustment Counselor Office				150	1	150			1		150			
SpEd Conference				250	1	250			1		250			
Total Building Gross Floor Area (GFA)²											64,400			40,500
Grossing factor (GFA/NFA)				#DIV/0!		0.00					1.50			1.23

DRA

Proposed Space Summary

Based on the SPS Educational Plan

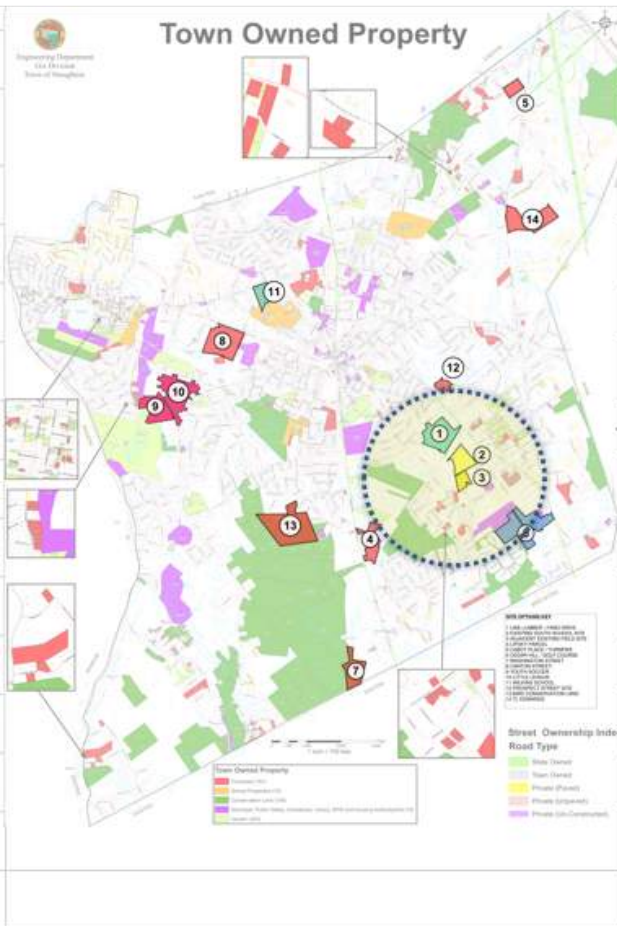
515

Date: Enter Date

New Elementary	Existing Conditions			PROPOSED									MSBA G (refer to MSBA Educational Progr				
	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	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	ROOM NFA ¹	# OF RMS	area totals				
CORE ACADEMIC SPACES				17,000			0			29,100			29,100		22	21,900	
<i>(List classrooms of different sizes separately)</i>																	
Pre-Kindergarten w/ toilet														1,200		-	
Kindergarten w/ toilet									1,100	6	6,600		6	6,600	1,200	4	4,800
General Classrooms - Grade 1-5	850	20		17,000					900	25	22,500		25	22,500	950	18	17,100
SPECIAL EDUCATION				1,190			0			9,720			9,720			6,040	
<i>(List rooms of different sizes separately)</i>																	
Self-Contained SPED Language-based	850	1		850					900	3	2,700		3	2,700	950	4	3,800
Self-Contained SPED - toilet	0			0					60	3	180		3	180	60	4	240
English Language Learners	0			0					900	3	2,700		3	2,700			
Resource Room- Learning Center	0			0					450	3	1,350		3	1,350	500	3	1,500
Pullout space	0			0					100	6	600		6	600			
Small Group Room / Reading	170	1		170					450	1	450		1	450	500	1	500
Speech & Language Room	170	1		170					150	2	300		2	300			
Calming/Descalation Rooms									120	2	240		2	240			
OT/PT suite- Therapy space & office									200	2	400		2	400			
SpEd Office w/conference									250	1	250		1	250			
Adjustment Counselor Office									150	2	300		2	300			
SpEd Conference									250	1	250		1	250			
Total Building Gross Floor Area (GFA)²				0										95,290		79,782	
Grossing factor (GFA/NFA)				0.00										1.50		1.53	

DRA

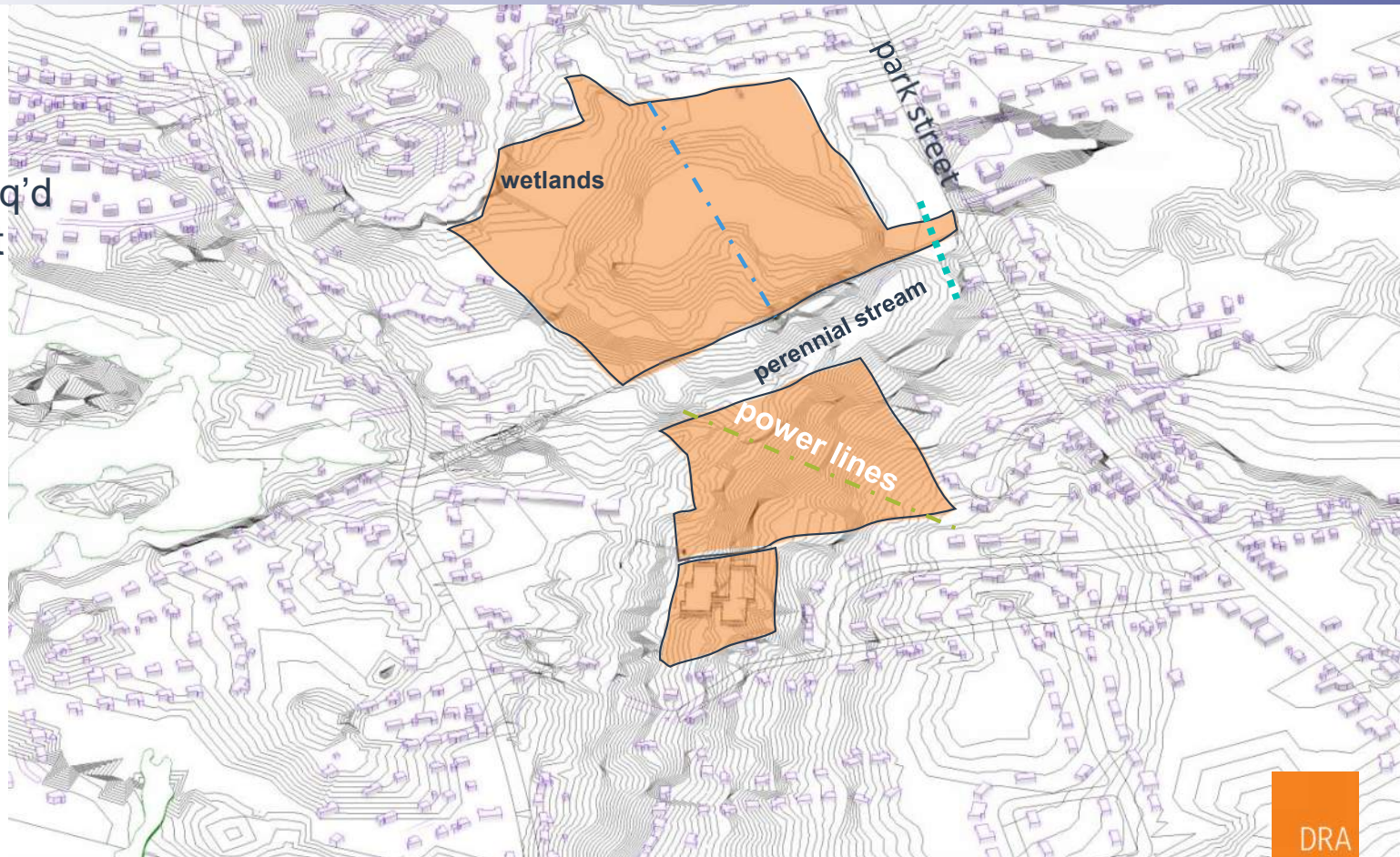
site options matrix



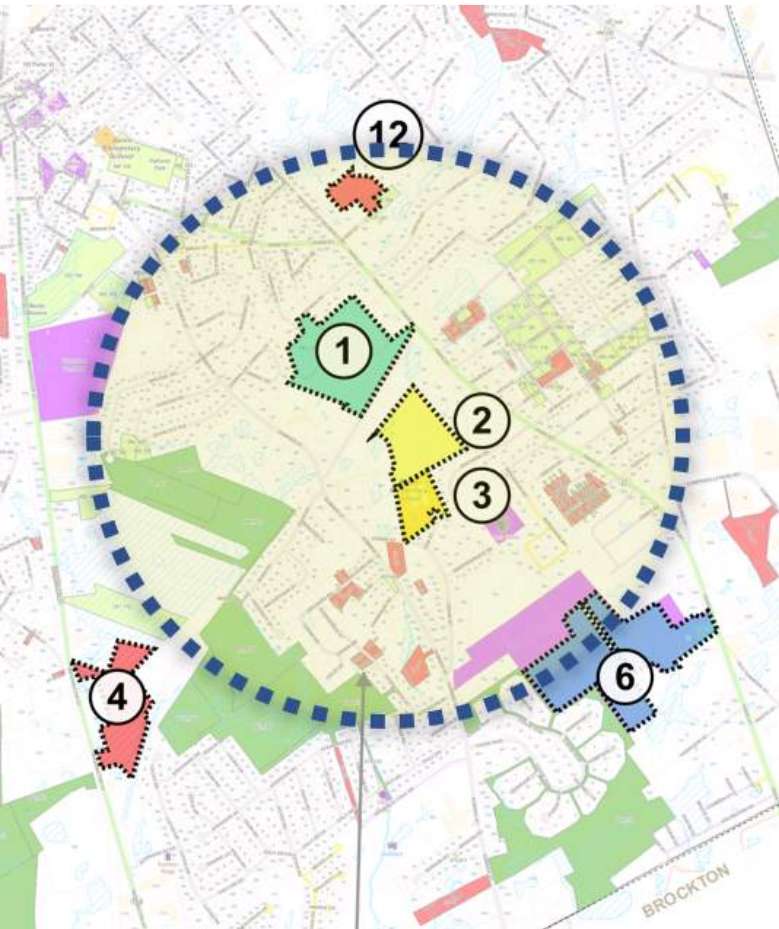
	SITE	SIZE	OWNER	LOCATION	ACCESS	BUILDABLE AREA	OTHER COMMENTS
1	LINE LUMBER	27 ACRES				26.33 ACRES	MULTIPLE ACCESS POINTS
2	ADJACENT EXISTING FIELD SITE	7 ACRES					LEDGE, CHALLENGING TOPOGRAPHY; NO ROOM FOR SITE CIRCULATION-EXPANSION; PHASED PROJECT AND CHALLENGING ACCESS <i>(ASSUMES COMBINED SITES 2 & 3)</i>
3	EXISTING SOUTH SCHOOL SITE	15 ACRES					CHALLENGING TOPOGRAPHY & BISECTED BY POWER LINES; PHASED PROJECT AND CHALLENGING ACCESS <i>(ASSUMES COMBINED SITES 2 & 3)</i>
3A	COMBINED EXISTING SITES (2+3)	22					CHALLENGING TOPOGRAPHY & BISECTED BY POWER LINES ; PHASED PROJECT AND CHALLENGING ACCESS <i>(ASSUMES COMBINED SITES 2 & 3)</i>
4	LIPSKY PARCEL	23.7 ACRES				2.86 ACRES	SMALL DEVELOPABLE AREA
5	CABOT PLACE / TURNPIKE	14.53 ACRES				10.5 ACRES	EDGE OF TOWN; DENSE RESIDENTIAL
6	CEDAR HILL / GOLF COURSE	42.49 ACRES				38.7 ACRES	LAND IS DIVIDED, ALTERNATE LOCATION FOR GOLF COURSE WOULD BE REQUIRED
7	WASHINGTON STREET	19.3 ACRES				8.8 ACRES	EDGE OF TOWN; SOUTH RAIL CORRIDOR (DOUBLE TRACK)
8	CANTON STREET	25.03 ACRES				19.14 ACRES	DEVELOPABLE AREA DIVIDED IN HALF; CHEMICAL PLOOM
9	YOUTH SOCCER	24.5 ACRES				18.2 ACRES	FORMER LANDFILL; FIELDS ARE NEEDED FOR COMMUNITY USE
10	LITTLE LEAGUE	26.55 ACRES				26.55 ACRES	FIELDS ARE NEEDED FOR COMMUNITY USE
11	WILKINS SCHOOL	11.6 ACRES					LANDLOCKED - NO ROOM TO EXPAND FOR SITE AMENITIES, ADDITION
12	PROSPECT STREET SITE	4.79 ACRES					TOO SMALL; MAJORITY OF AREA IS WETLANDS AND BUFFER ZONES
13	BIRD CONSERVATION LAND	52.5 ACRES				33.5 ACRES	CONSERVATION RESTRICTION; DIVDED DEVELOPABLE LAND
14	TL EDWARDS	31.83 ACRES				28.2 ACRES	ADJACENT TO ASPHALT PLANT; LEDGE

site considerations

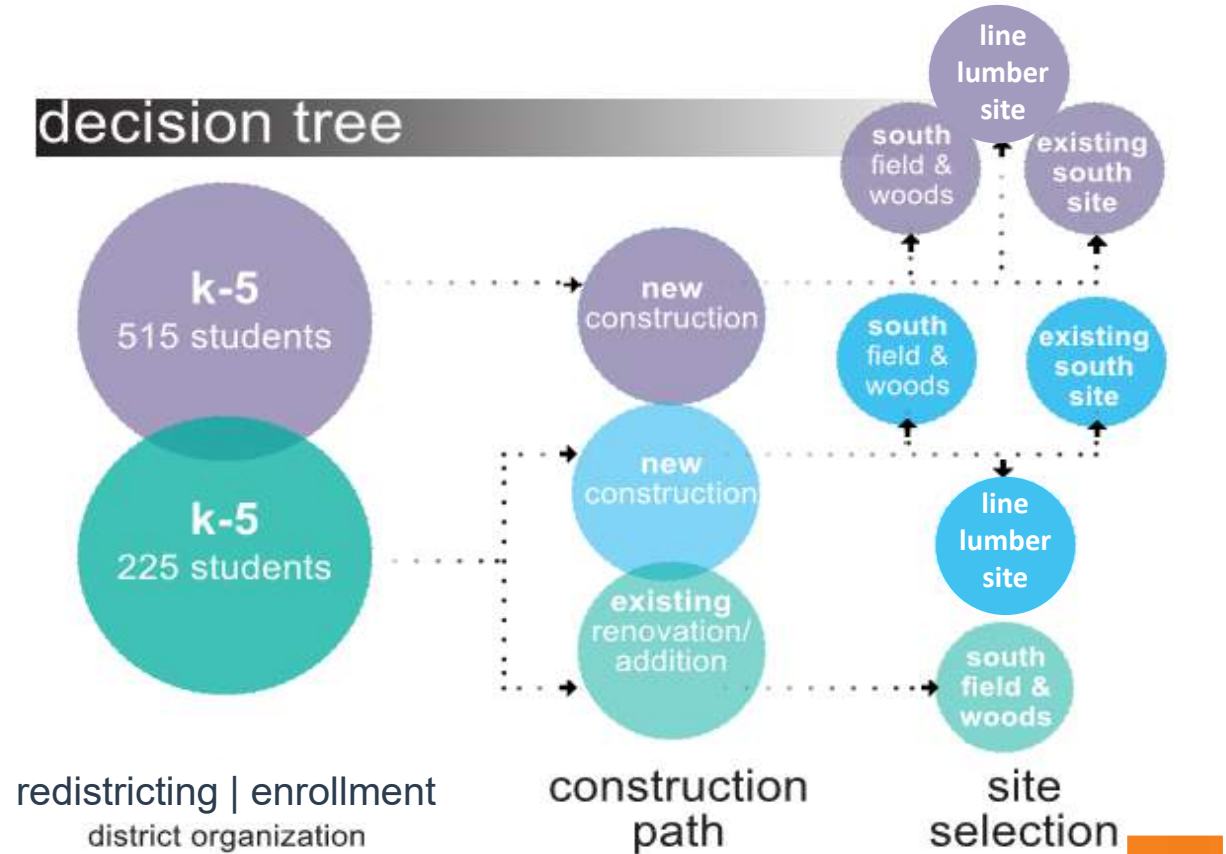
- Wetlands/Stream
- Buildable Area
- Cut/Fill Analysis Req'd
- Water Management
- Ledge Visible
- Abutter Properties
- Existing Water Line



options & enrollment



decision tree

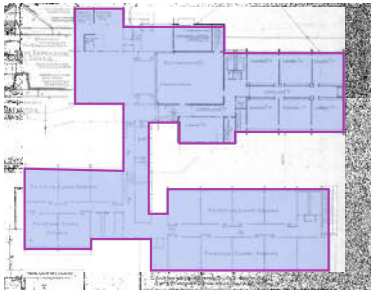


options & alternatives

Spring 2023							
		OPTION	ENROLLMENT	SITE	BUILDING AREA (SF)	OTHER COMMENTS	KEY SITE ELEMENTS
1		BASE REPAIRS	225	LINE LUMBER	40,000		WILL HAVE TO HANDLE POOR DRAINAGE AROUND EXISTING BUILDING WITH LEDGE, CURRENTLY CAUSING WATER PROBLEMS
2	1	ADDITION - RENOVATION 1	225	EXISTING PLUS ADJACENT TOWN-OWNED PARCEL	62,850	RENOVATION 40,000SF + ADDITION 22,850SF	WILL HAVE TO HANDLE POOR DRAINAGE AROUND EXISTING BUILDING WITH LEDGE, CURRENTLY CAUSING WATER PROBLEMS, NO ROOM TO ADD ADDITIONAL PAVING FOR DROPOFF, BUSES, CUEING AT ENTRANCE - ALL SITE ELEMENTS WILL BE ON ADDITION SIDE OF BUILDING
3	2	ADDITION - RENOVATION 2	515	EXISTING PLUS ADJACENT TOWN-OWNED PARCEL	86,090	RENOVATION 40,000SF + ADDITION 46,090SF	WILL HAVE TO HANDLE POOR DRAINAGE AROUND EXISTING BUILDING WITH LEDGE, CURRENTLY CAUSING WATER PROBLEMS, NO ROOM TO ADD ADDITIONAL PAVING FOR DROPOFF, BUSES, CUEING AT ENTRANCE - ALL SITE ELEMENTS WILL BE ON ADDITION SIDE OF BUILDING
4	1A	OPTION 1A (PINWHEEL)	225	LINE LUMBER	64,400		LEDGE, NATURAL TURF FIELDS, MUNICIPAL UTILITIES, NATIONAL GRID, WATER LINE RELOCATION, TRAFFIC SIGNAL, FENCING OF SITE
5	1B	OPTION 1B (PINWHEEL)	515	LINE LUMBER	95,290		LEDGE, NATURAL TURF FIELDS, MUNICIPAL UTILITIES, NATIONAL GRID, WATER LINE RELOCATION, TRAFFIC SIGNAL, FENCING OF SITE
6	2A	OPTION 2A (ARC)	225	LINE LUMBER	64,400		LEDGE, NATURAL TURF FIELDS, MUNICIPAL UTILITIES, NATIONAL GRID, WATER LINE RELOCATION, TRAFFIC SIGNAL, FENCING OF SITE
7	2B	OPTION 2B (ARC)	515	LINE LUMBER	95,290		LEDGE, NATURAL TURF FIELDS, MUNICIPAL UTILITIES, NATIONAL GRID, WATER LINE RELOCATION, TRAFFIC SIGNAL, FENCING OF SITE
8	3A	OPTION 3A (TEE)	225	LINE LUMBER	64,400		LEDGE, NATURAL TURF FIELDS, MUNICIPAL UTILITIES, NATIONAL GRID, WATER LINE RELOCATION, TRAFFIC SIGNAL, FENCING OF SITE
9	3B	OPTION 3B (TEE)	515	LINE LUMBER	95,290		LEDGE, NATURAL TURF FIELDS, MUNICIPAL UTILITIES, NATIONAL GRID, WATER LINE RELOCATION, TRAFFIC SIGNAL, FENCING OF SITE
10	4A	OPTION 4A (COMPACT)	225	EXISTING PLUS ADJACENT TOWN-OWNED PARCEL	64,400	RETAINING WALL ON EAST SIDE OF BUILDING TO MANAGE SLOPE; SPLIT LEVEL BUILDING	LEDGE, NATURAL TURF FIELDS, MUNICIPAL UTILITIES, NATIONAL GRID, FENCING OF SITE, REDUCED FIELDS DUE TO STEEP SITE TOPOGRAPHY
11	4B	OPTION 4B (COMPACT)	515	EXISTING PLUS ADJACENT TOWN-OWNED PARCEL	95,290	RETAINING WALL ON EAST SIDE OF BUILDING TO MANAGE SLOPE; SPLIT LEVEL BUILDING	LEDGE, NATURAL TURF FIELDS, MUNICIPAL UTILITIES, NATIONAL GRID, FENCING OF SITE, REDUCED FIELDS DUE TO STEEP SITE TOPOGRAPHY

options

base
repair



add/
reno



new construction

Existing
sites

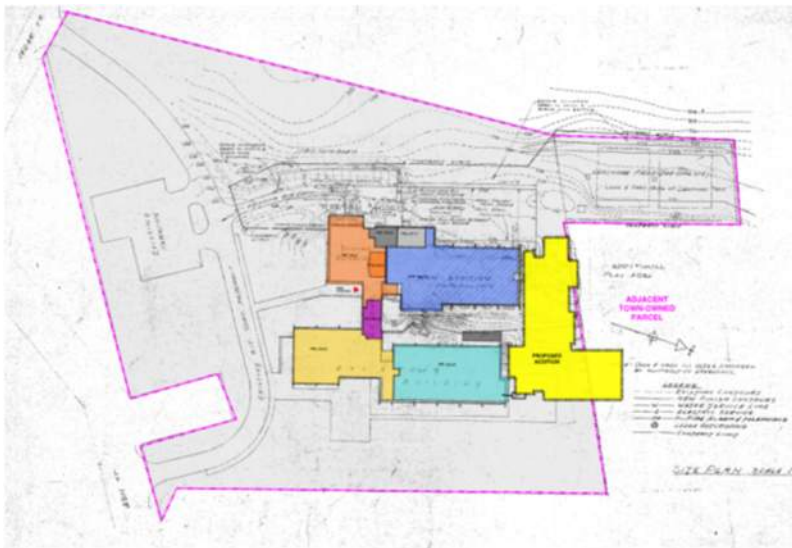


new construction

line
lumber
site



addition-renovation



AR-1

225

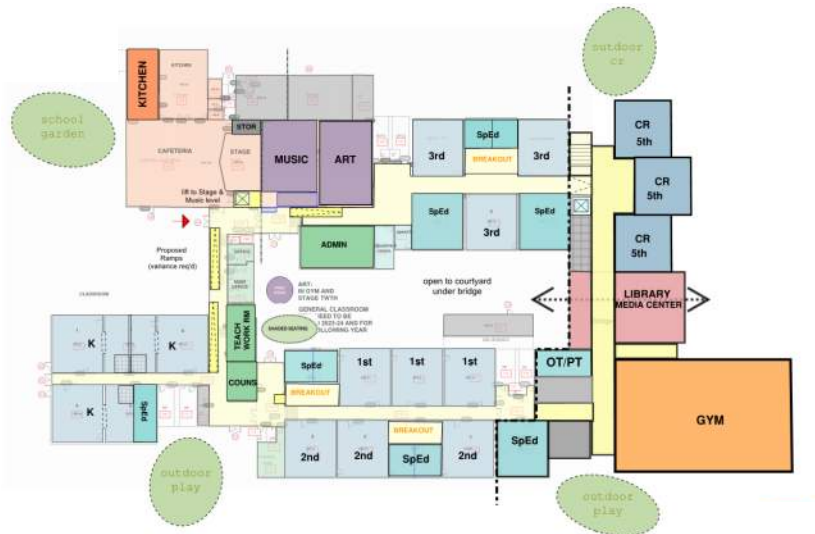


AR-2

515

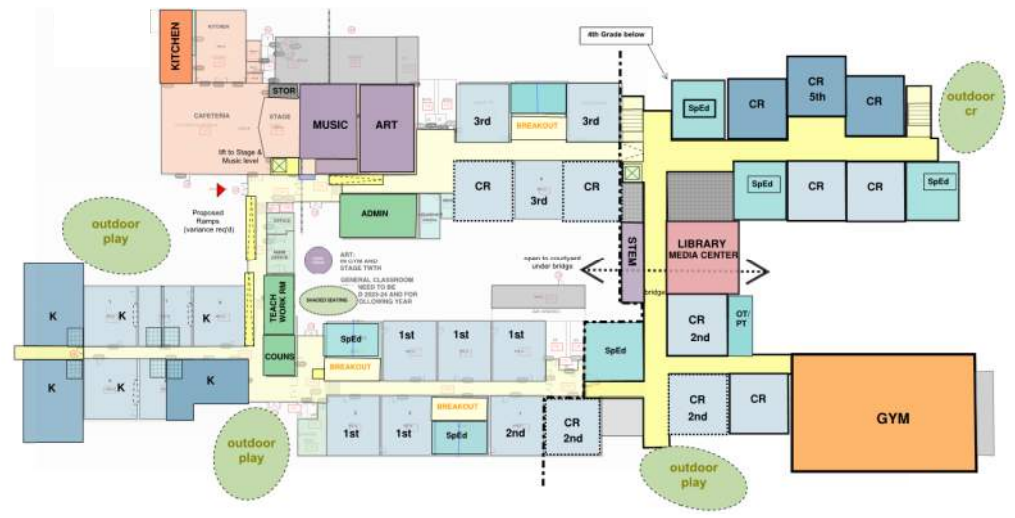
addition-renovation

- | | |
|--|--|
| LIBRARY / MEDIA | SPECIALS (Art/Music/STEM) |
| GYMNASIUM | ADMIN/TEACHER SUPPORT |
| CLASSROOMS | CAFETERIA & KITCHEN |
| SPECIAL EDUCATION | CUST INT |
| BREAKOUT | OUT LARNING |



AR-1

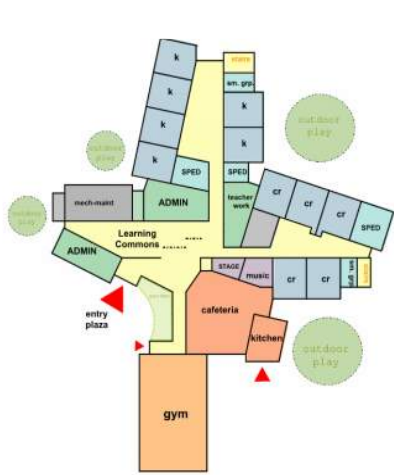
225



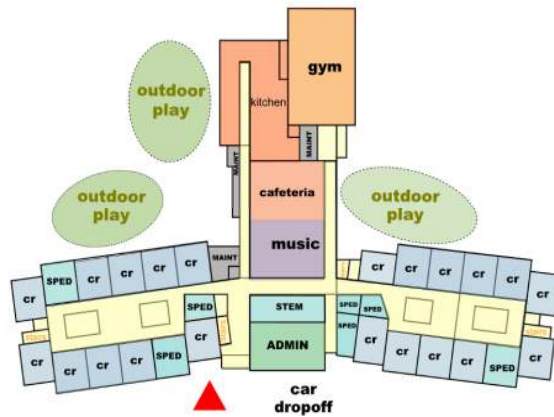
AR-2

515

new school construction



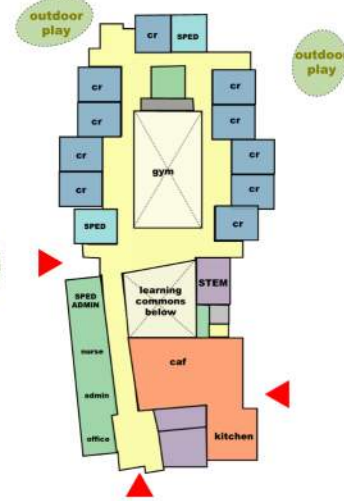
NC
1 - 1A



NC
2 - 2A



NC
3 - 3A



NC
4 - 4A

- | | |
|---|---|
| LIBRARY / MEDIA | SPECIALS (Art/Music/STEM) |
| GYMNASIUM | ADMIN/TEACHER SUPPORT |
| CLASSROOMS | CAFETERIA & KITCHEN |
| SPECIAL EDUCATION | CUST / IT / MAINT |
| BREAKOUT | OUTDOOR LEARNING |

redistricting | enrollment

key considerations

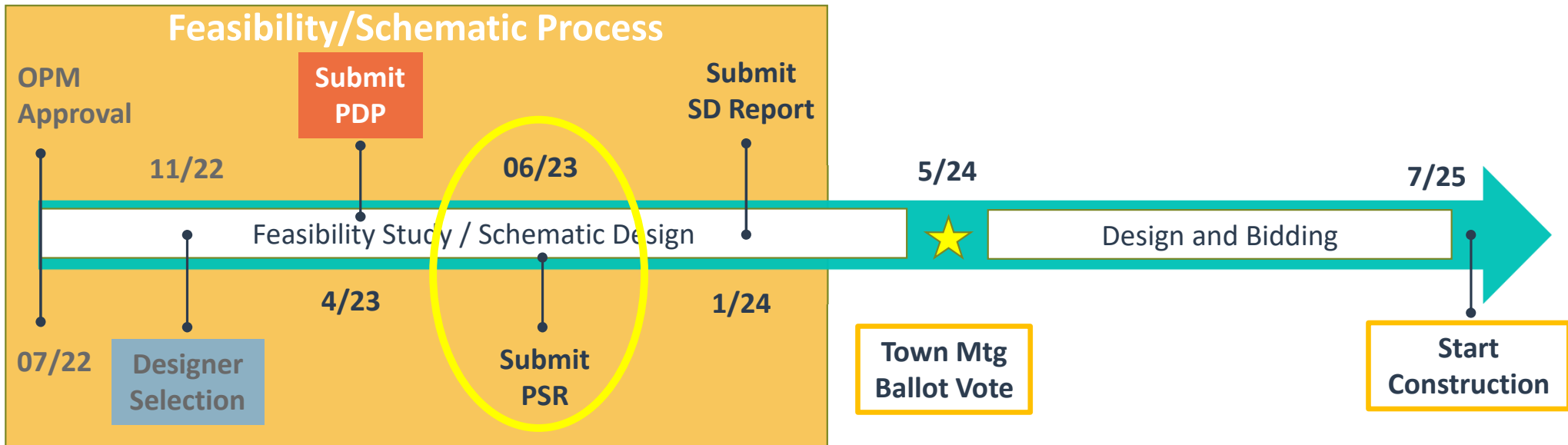


- Data Gathering Phase
 - Existing School Capacities
 - Current Enrollment
 - Enrollment Patterns & Trends
 - Demographics
 - LEP Status
 - District Distribution
- Schematic Options
- Timeline & Public Forum



PROJECT timeline

Design Timeline – Aligned with MSBA

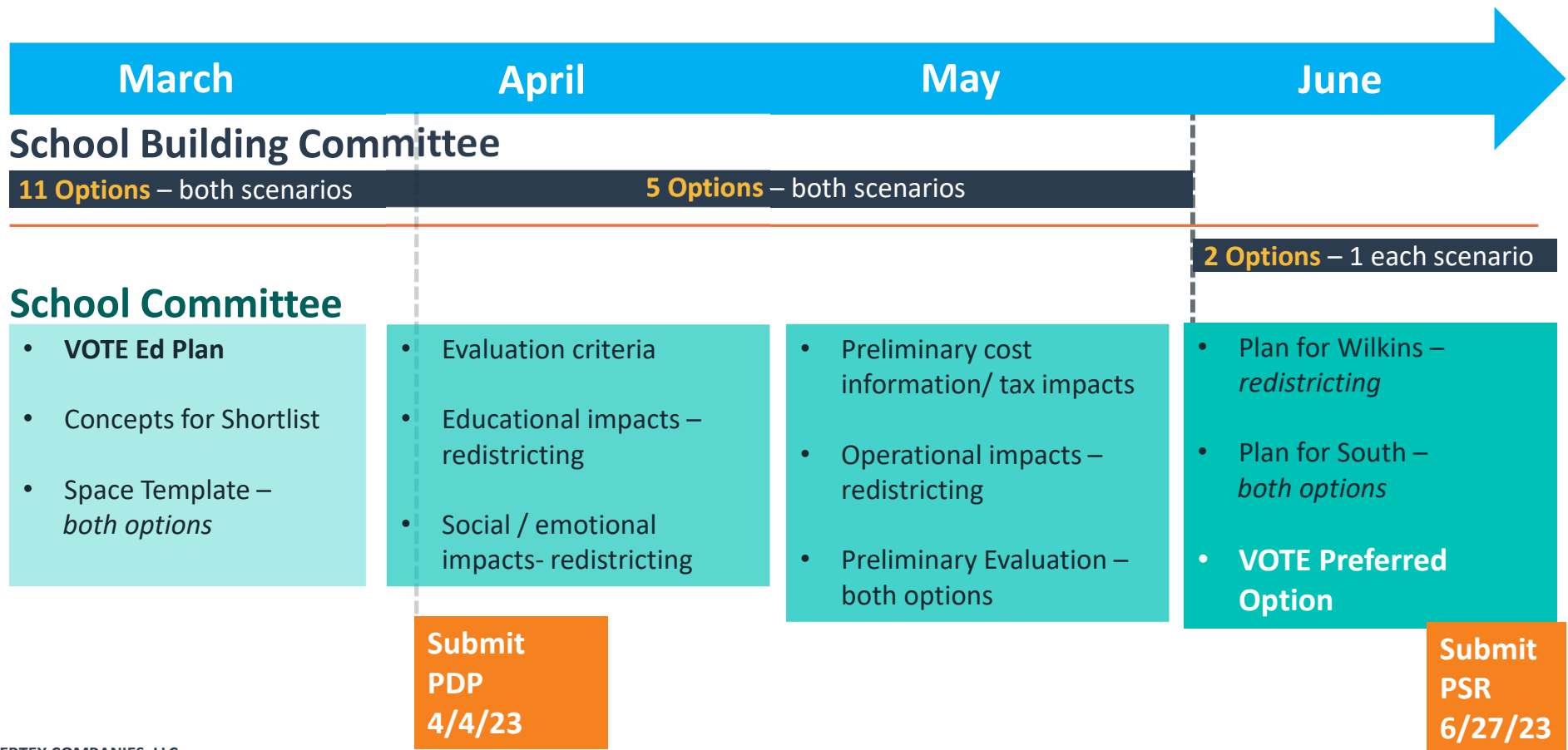


PDP: Preliminary Design Plan | **PSR:** Preferred Schematic Report | **SD:** Schematic Design Report

- Aligned with MSBA Board Meetings and Town Ballot

SCHOOL COMMITTEE meetings

NEW ELEMENTARY SCHOOL





The New Elementary School | stoughton.ma

SCHOOL BUILDING COMMITTEE MEETING MARCH 8, 2023