



# **BUILDING COMMITTEE MEETING**

NOVEMBER 17<sup>TH</sup>, 2015

**JCJ**ARCHITECTURE

# TODAY'S AGENDA

- DRAFT MSBA Space Template Discussion
- DRAFT Site Alternatives Overview
- Building Footprint Diagrams
- 700 Student Enrollment for K-6?
- Next Steps



## MSBA SPACE TEMPLATES OVERVIEW

- K-6 FOR 360 STUDENTS
- 2-6 FOR 750 STUDENTS

# WILDWOOD - EXISTING BUILDING



### Proposed Space Summary- Elementary Schools

[illegible]

<sup>2</sup> Total Building Gross Floor Area (GFA) includes the entire building gross square footage measured from the outside face of exterior walls.

[illegible]

<sup>2</sup> Total Building Gross Floor Area (GFA) includes the entire building gross square footage measured from the outside face of exterior walls.

**Architect Certification**

I hereby certify that all of the information provided in this "Proposed Scope 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:** CG Architecture

**Name of Principal Architect:** James D. L'Abbate, Jr., P.E.

**Signature of Principal Architect:** \_\_\_\_\_

**Date:** November 3, 2018

**JCJ**ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

# SCHOOL BUILDING PROJECT

### Proposed Space Summary- Elementary Schools

[illegible]

<sup>1</sup> 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.

<sup>2</sup> Total Building Gross Floor Area (GFA) includes the entire building gross square footage measured from the outside face of exterior wall.

Architect Certification

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

Name of Architect Firm: JCI Architecture

Name of Principal Architect: James E. Lafferty, Jr. FAIA

Signature of Principal Architect: \_\_\_\_\_

Date: \_\_\_\_\_

## 62,280 GSF SCHOOL

## CORE ACADEMIC SPACES

- (3) Kindergarten classrooms @ 1,200 NSF (1/7 enrollment with 12 students/classroom)
- (13) General classrooms @ 950 NSF (assumes 23 students/classroom)

## SPECIAL EDUCATION

- Assumes 8% of enrollment with 12 students/classroom

## ART AND MUSIC

- Assumes 2 periods per week with 25 students per classroom

# MSBA SPACE TEMPLATE – 360 STUDENTS

## OVERALL BUILDING (AFTER 11/12/2015 WORKING SESSION)

- MSBA -  $41,995\text{NSF} \times 1.48 \text{ factor} = 62,280\text{GSF}$   
Amherst -  $48,000\text{NSF} \times 1.40 \text{ factor} = 67,200\text{NSF}$

# MSBA SPACE TEMPLATE – 360 STUDENTS

## MAJOR DIFFERENCES

### **CORE ACADEMIC SPACES**

- MSBA - (3) Kindergarten classrooms @ 1,200 NSF = 3,600NSF  
Amherst - (3) Kindergarten classrooms @ 1,100 NSF = 3,300NSF
- MSBA - (13) General classrooms @ 950 NSF (23 /CR) = 12,350NSF  
Amherst - (15) General classrooms @ 950 NSF (18 /CR) = 14,250NSF

### **SPECIAL EDUCATION**

- MSBA Assumes 8% of enrollment (12/CR) = 4,630NSF  
Amherst – addresses specific programs/philosophy = 6,900NSF

### **CAFETERIA**

- MSBA Assumes 2 lunch waves (1/2 pop.) = 2,700NSF  
Amherst assumes 3 lunch waves (1/3 pop.) = 2,400NSF

# MSBA SPACE TEMPLATE - 750 STUDENTS

### Proposed Space Summary- Elementary Schools

[illegible]

<sup>1</sup> 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-commercial toilets and storage rooms.

<sup>2</sup> Total Building Gross Floor Area (GFA) Includes the entire building gross square footage measured from the outside face of exterior walls

**Architect Certification**

I hereby certify that all of the information provided in this "Proposed Project 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:** CCA Architecture

**Name of Principal Architect:** James D. LaPrade, Jr., FAIA

**Signature of Principal Architect:** \_\_\_\_\_

**Date:** November 9, 2015

# 108,750 GSF SCHOOL

## CORE ACADEMIC SPACES

- (33) General classrooms @ 950 NSF (assumes 23 students/classroom)

## SPECIAL EDUCATION

- Assumes 8% of enrollment with 12 students/classroom

## ART AND MUSIC

- Assumes 2 periods per week with 25 students per classroom

# MSBA SPACE TEMPLATE – 750 STUDENTS

## OVERALL BUILDING (AFTER 11/12/2015 WORKING SESSION)

- MSBA -  $70,077\text{NSF} \times 1.55 \text{ factor} = 108,750\text{GSF}$   
Amherst -  $82,570\text{NSF} \times 1.40 \text{ factor} = 115,598\text{NSF}$

# MSBA SPACE TEMPLATE – 750 STUDENTS

## MAJOR DIFFERENCES

### **CORE ACADEMIC SPACES**

- MSBA - (33) General classrooms @ 950 NSF (23 /CR) = 31,350NSF  
Amherst – (38) General classrooms @ 950 NSF (18 /CR) = 36,100NSF

### **SPECIAL EDUCATION**

- MSBA Assumes 8% of enrollment (12/CR) = 8,050NSF  
Amherst – addresses specific programs/philosophy = 11,800NSF

### **CAFETERIA**

- MSBA Assumes 2 lunch waves (1/2 pop.) = 5,625NSF  
Amherst assumes 3 lunch waves (1/3 pop.) = 4,000NSF



CROCKER FARMS



FORT RIVER



WILDWOOD

# SITE ALTERNATIVES

SCHOOL BUILDING PROJECT  
AMHERST, MASSACHUSETTS

JCJ ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

# SITE CRITERIA

## **MSBA SITE STANDARDS**

- Town/District must own and control the site for the anticipated useful life of the project.
- Site must meet the educational need, maximize the use of any available community resources and minimize adverse impact to the community (ie: costly infrastructure improvements).
- To the extent possible, the site shall be proximate to other facilities (libraries, museums, parks, natural resources, businesses) which would enhance the proposed educational program.
- The site shall be free of noxious pollution/contamination and avoid flood plains, wetlands, environmentally sensitive areas and not be located within 1,000 feet of an active landfill.
- The site shall be located to efficiently and safely serve the intended school population and be appropriately sized for the proposed program and future additions.

## **SITE SIZE RECOMMENDATION**

- Elementary schools @ 4 acres (base) plus 1 acre for each 100 students.
- Minimum acreage for 360 student school @ 8 acres.
- Minimum acreage for 750 student school @ 12 acres.

# ALTERNATE SITES

## PROCESS

- Designers met with Town officials to review Amherst GIS to identify sites that met the criteria.
- Identified sites reviewed by School Building Committee Site Evaluation Working Group prior to presentation to School Building Committee.
- Site Evaluation Working Group to develop a Site Evaluation Matrix to identified the recommended site for the School Building Committee .

## ALTERNATIVE SITES

GIS ID#	Owner	Address	Other ID	Acres	Priv/Public	School District	Sewer	Water	Zoning	Comments
<del>2D-2</del>	<del>Town of Amherst Recreation</del>	<del>303 Montague Road</del>	<del>Cherry Hill Golf Course</del>	<del>66.23</del>	<del>Public</del>	<del>Wildwood</del>	<del>None</del>	<del>Public</del>	<del>C/A</del>	
5B-33	Town of Amherst	531 Pulpit Road	Ruxton Gravel Pit	39.00	Public	Wildwood	None	None	RO	Unimproved road and adjacent to railroad
11B-54	Town of Amherst	235-237 East Pleasant Street	Wildwood School	0.97	Public	Wildwood	Public	Public	RN	Acquire ROW easement to access Parcel 11B-188
11B-76	Town of Amherst School Department	71 Strong Street	Wildwood School	14.34	Public	Wildwood	Public	Public	RN	
11B-124	Amherst Pelham Regional School District	170 Chestnut Street	Wildwood School	22.53	Public	Wildwood	Public	Public	RN	
11B-146	Town of Amherst	61 Strong Street	Wildwood Daycare Center	1.26	Public	Wildwood	Public	Public	RN	Federal funds
11B-188	Town of Amherst	East Pleasant Street	Hawthorne Property	5.68	Public	Wildwood	Public	Public		Town purchased for recreation use
<del>11D-269</del>	<del>Town of Amherst Recreation</del>	<del>205 Triangle Street</del>	<del>Ziomek Park</del>	<del>8.05</del>	<del>Public</del>	<del>Wildwood</del>	<del>Public</del>	<del>Public</del>	<del>RG</del>	<del>Community field (HS baseball and football fields)</del>
<del>12A-26</del>	<del>Town of Amherst</del>	<del>Strong Street</del>	<del>-</del>	<del>9.81</del>	<del>Public</del>	<del>Wildwood</del>	<del>Public</del>	<del>Public</del>	<del>RN</del>	<del>Adjacent to Railroad</del>
<del>15A-20</del>	<del>Town of Amherst School Department</del>	<del>31 South East Street</del>	<del>Fort River School Annex</del>	<del>2.34</del>	<del>Public</del>	<del>Fort River</del>	<del>Public</del>	<del>Public</del>	<del>RVC</del>	<del>-</del>
15A-47	Town of Amherst School Department	70 South Street	Fort River School	11.46	Public	Fort River	Public	Public	FPC	100 year flood plain, possible endangered species
<del>15C-22</del>	<del>Town of Amherst</del>	<del>Belchertown Road</del>	<del>-</del>	<del>19.7</del>	<del>Public</del>	<del>Fort River</del>	<del>Public</del>	<del>Public</del>	<del>FPC</del>	<del>Town purchased as conservation land</del>
<del>17C-13</del>	<del>Town of Amherst Recreation</del>	<del>Mill Lane</del>	<del>Groff Park</del>	<del>10</del>	<del>Public</del>	<del>Crocker Farm</del>	<del>Public</del>	<del>Public</del>	<del>RN</del>	
<del>18D-23</del>	<del>Town of Amherst</del>	<del>740 Belchertown Road</del>	<del>Landfill</del>	<del>56.16</del>	<del>Public</del>	<del>Fort River</del>	<del>Public</del>	<del>Public</del>	<del>RLD</del>	<del>Landfill capped and lined</del>
<del>21A-30</del>	<del>Town of Amherst Water Department</del>	<del>Old Farm Road</del>	<del>Old Well Head Property</del>	<del>7.9</del>	<del>Public</del>	<del>Fort River</del>	<del>Public</del>	<del>Public</del>	<del>RN/PURD</del>	<del>Adjacent to Railroad</del>
<del>21B-8</del>	<del>Town of Amherst</del>	<del>95 Old Belchertown Road</del>	<del>Old Landfill</del>	<del>51.83</del>	<del>Public</del>	<del>Fort River</del>	<del>Public</del>	<del>Public</del>	<del>PRP</del>	<del>Landfill capped in 1985; unlined</del>
<del>23A-9</del>	<del>Town of Amherst Recreation</del>	<del>Potwine Lane</del>	<del>Plum Brook Athletic Fields</del>	<del>12.21</del>	<del>Public</del>	<del>Crocker Farm</del>	<del>Public</del>	<del>Public</del>	<del>RLD/FC</del>	<del>-</del>

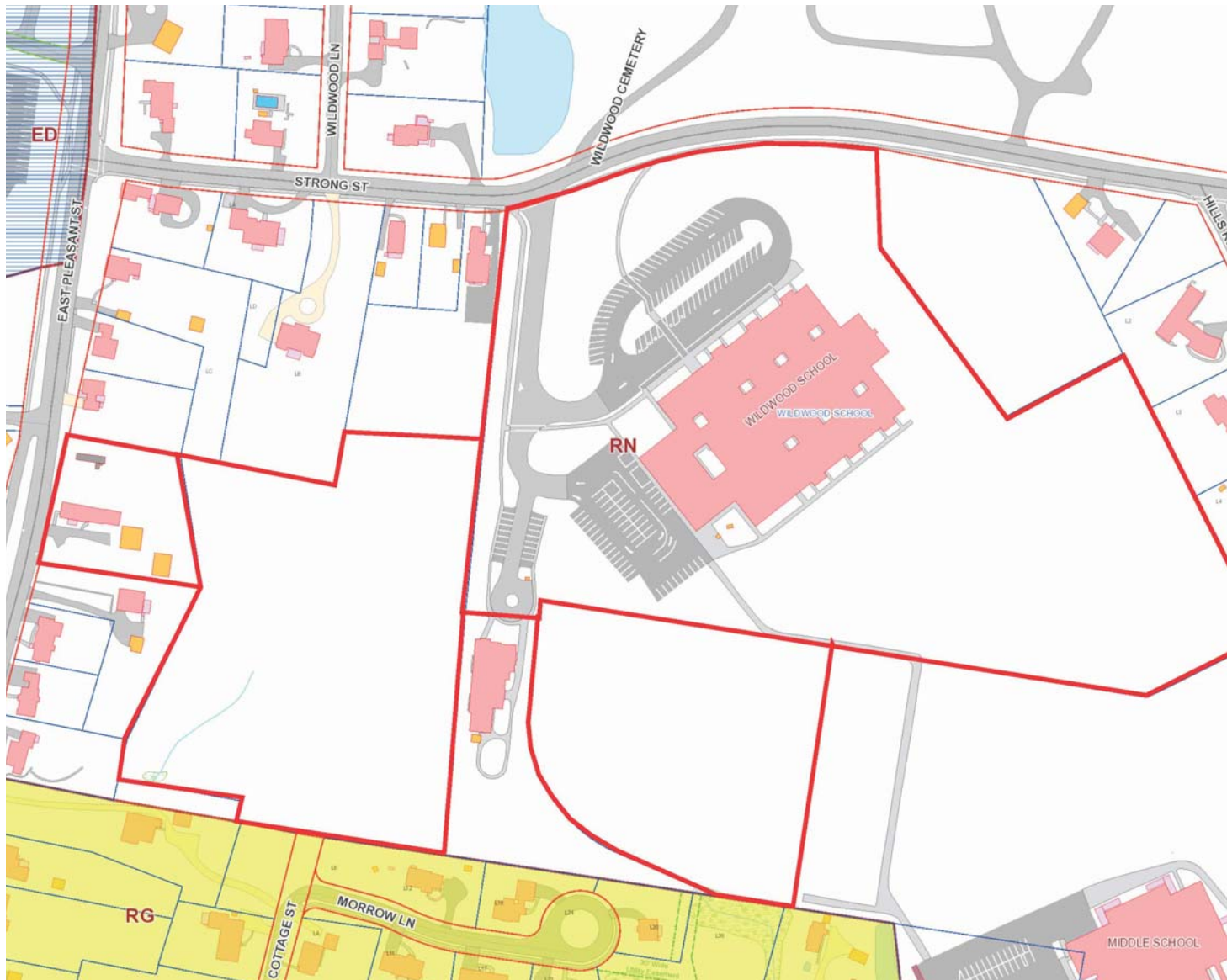
# WILDWOOD SITE - AERIAL



SCHOOL BUILDING PROJECT  
AMHERST, MASSACHUSETTS

**JCJ**ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

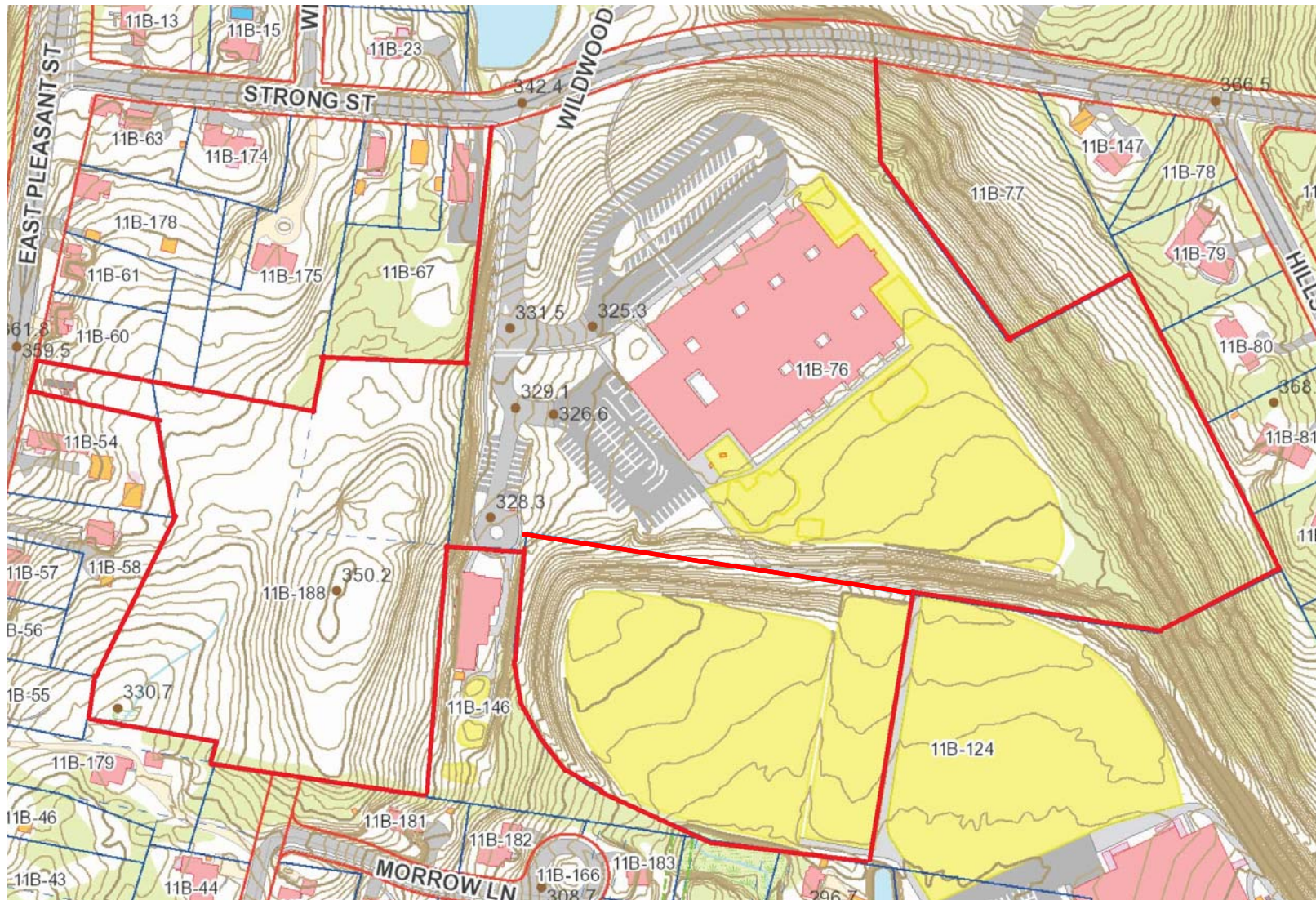
# WILDWOOD SITE - ZONING



SCHOOL BUILDING PROJECT  
AMHERST, MASSACHUSETTS

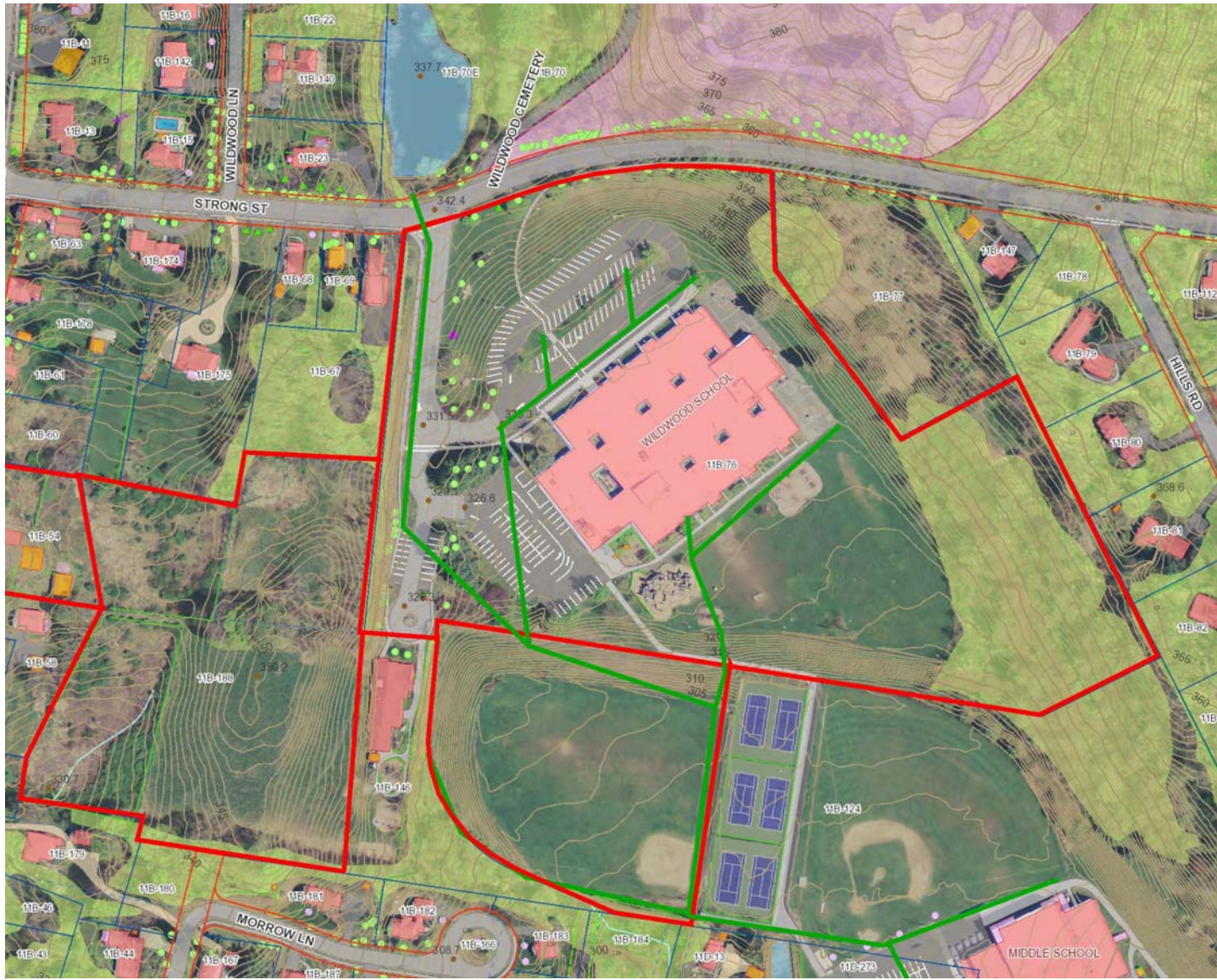
JCJ ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

# WILDWOOD SITE - TOPOGRAPHY



**JCJ**ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

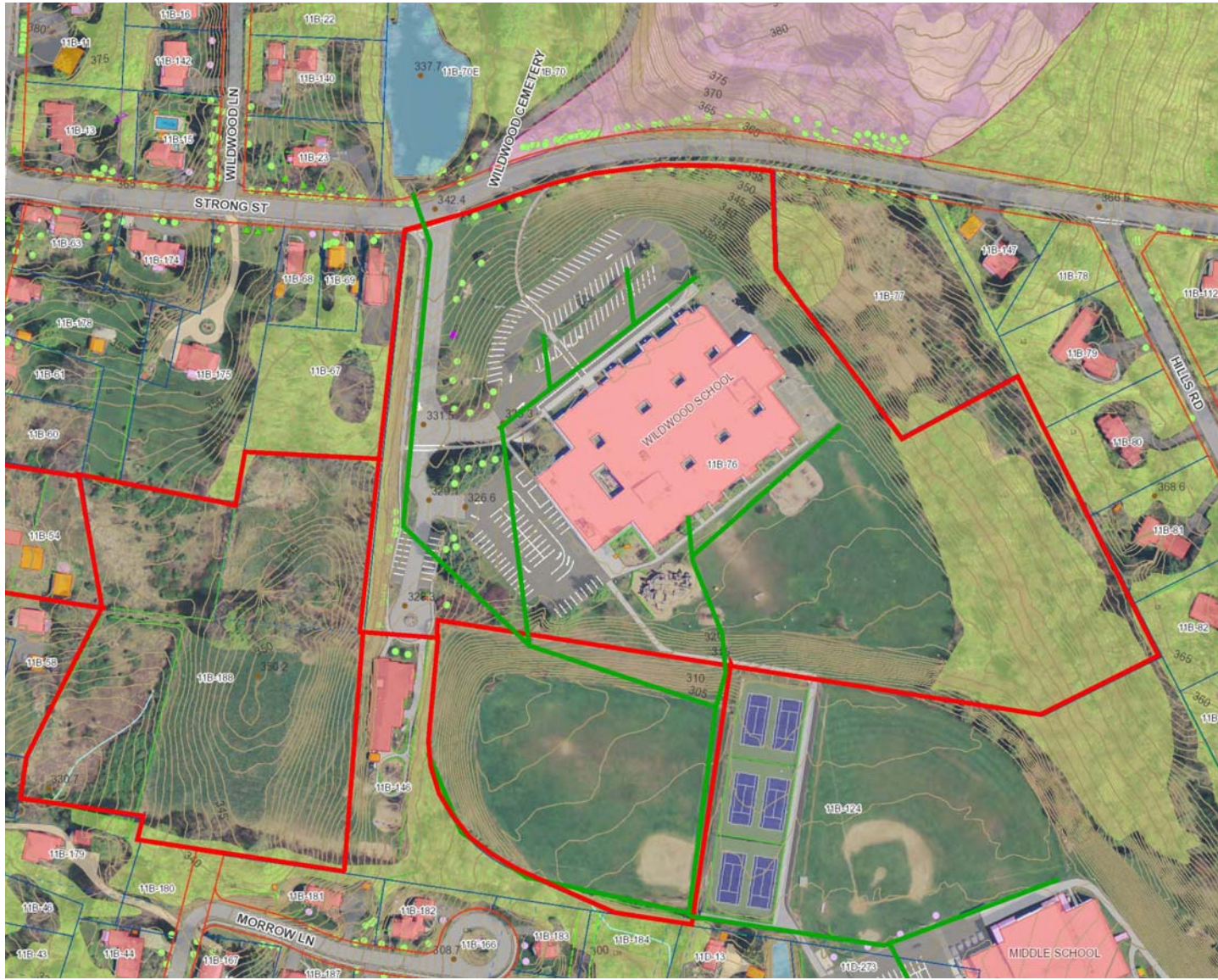
# WILDWOOD SITE - EXISTING CONDITIONS



SCHOOL BUILDING PROJECT  
AMHERST, MASSACHUSETTS

JCJ ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

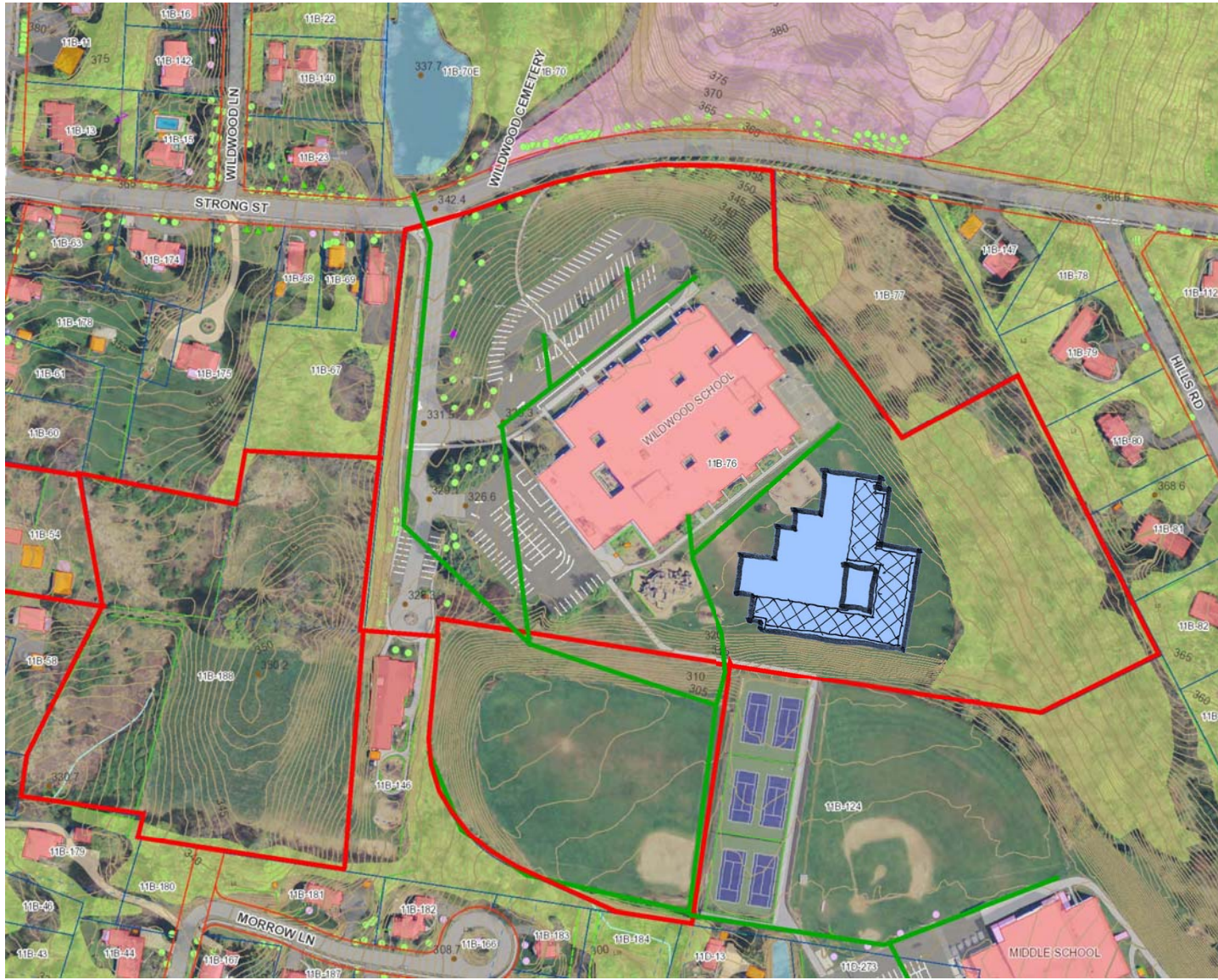
# OPTION W1 – WILDWOOD RENOVATION



SCHOOL BUILDING PROJECT  
AMHERST, MASSACHUSETTS

JCJ ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

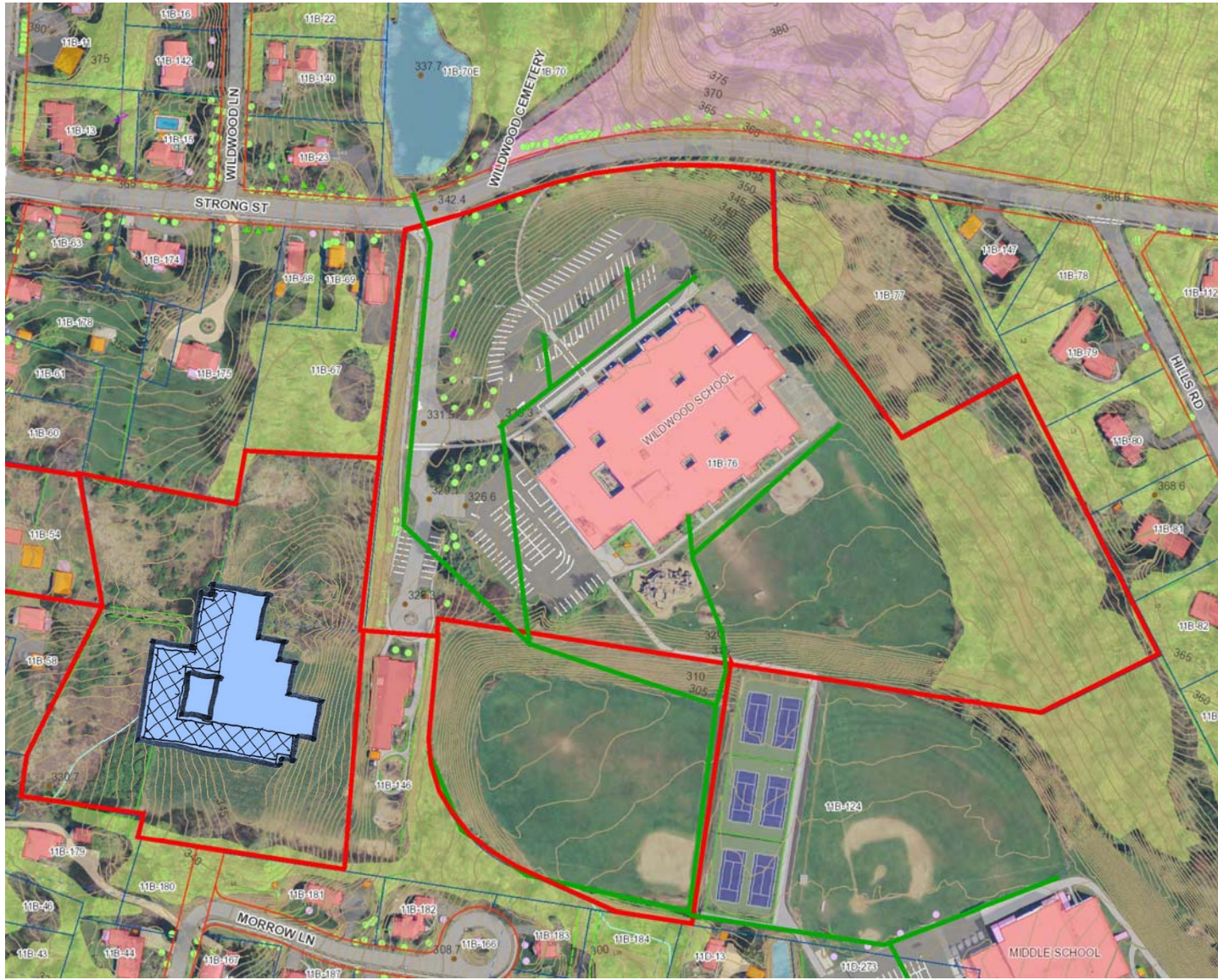
# OPTION W2 - WILDWOOD (360 K-6)



SCHOOL BUILDING PROJECT  
AMHERST, MASSACHUSETTS

JCJ ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

# OPTION W3 - WILDWOOD (360 K-6)

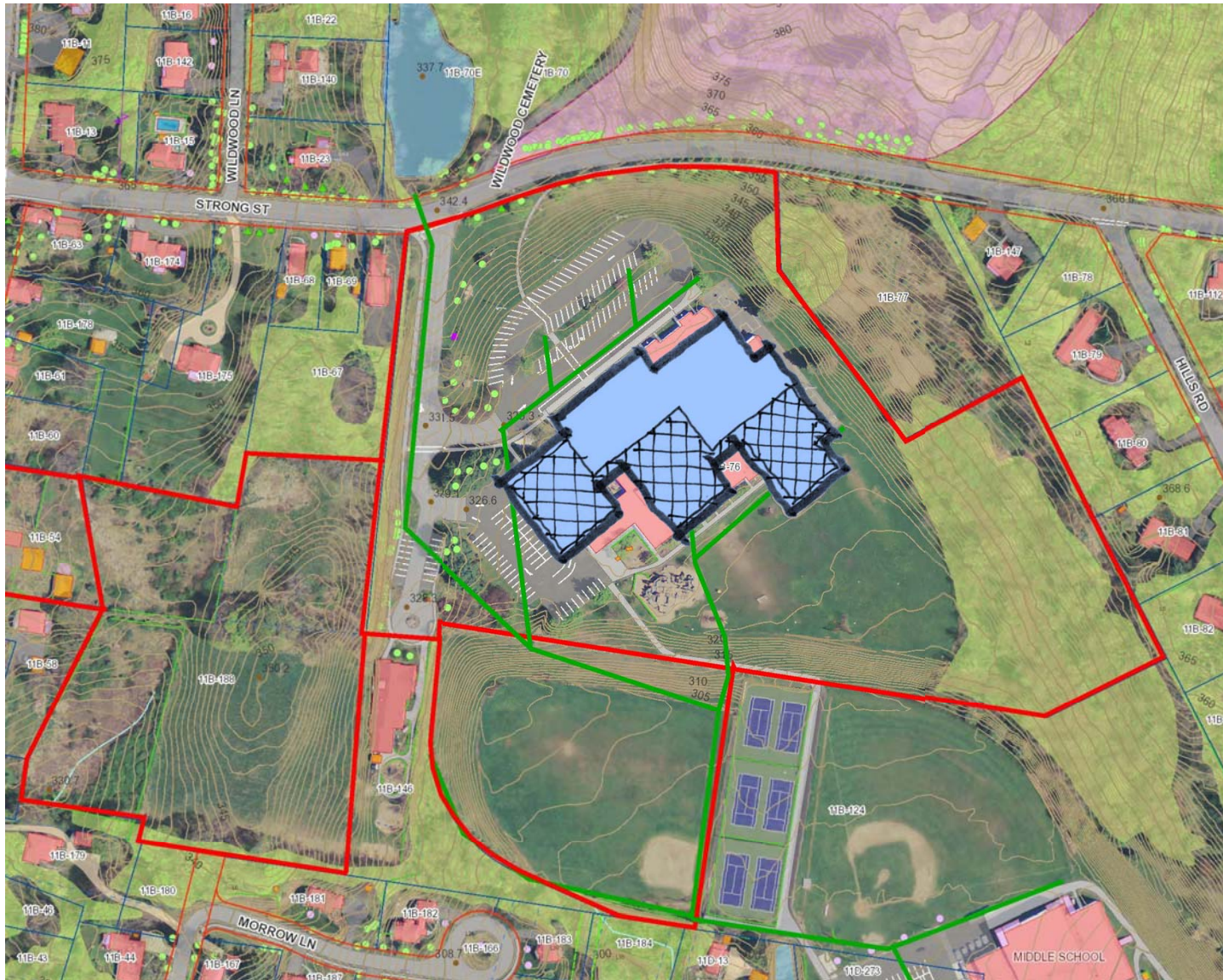


# SCHOOL BUILDING PROJECT

AMHERST, MASSACHUSETTS



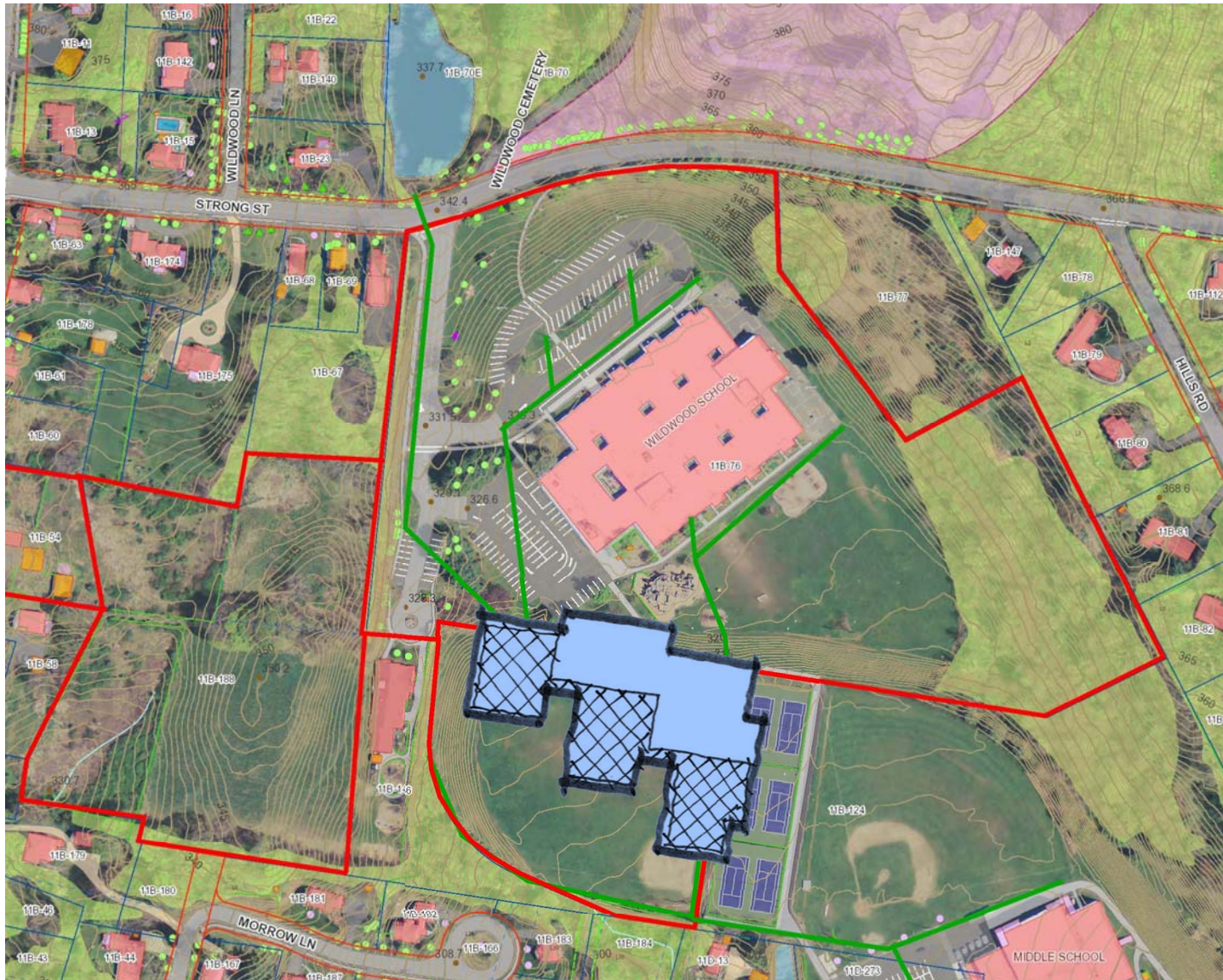
# OPTION W5 - WILDWOOD (750 2-6)



SCHOOL BUILDING PROJECT  
AMHERST, MASSACHUSETTS

JCJ ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

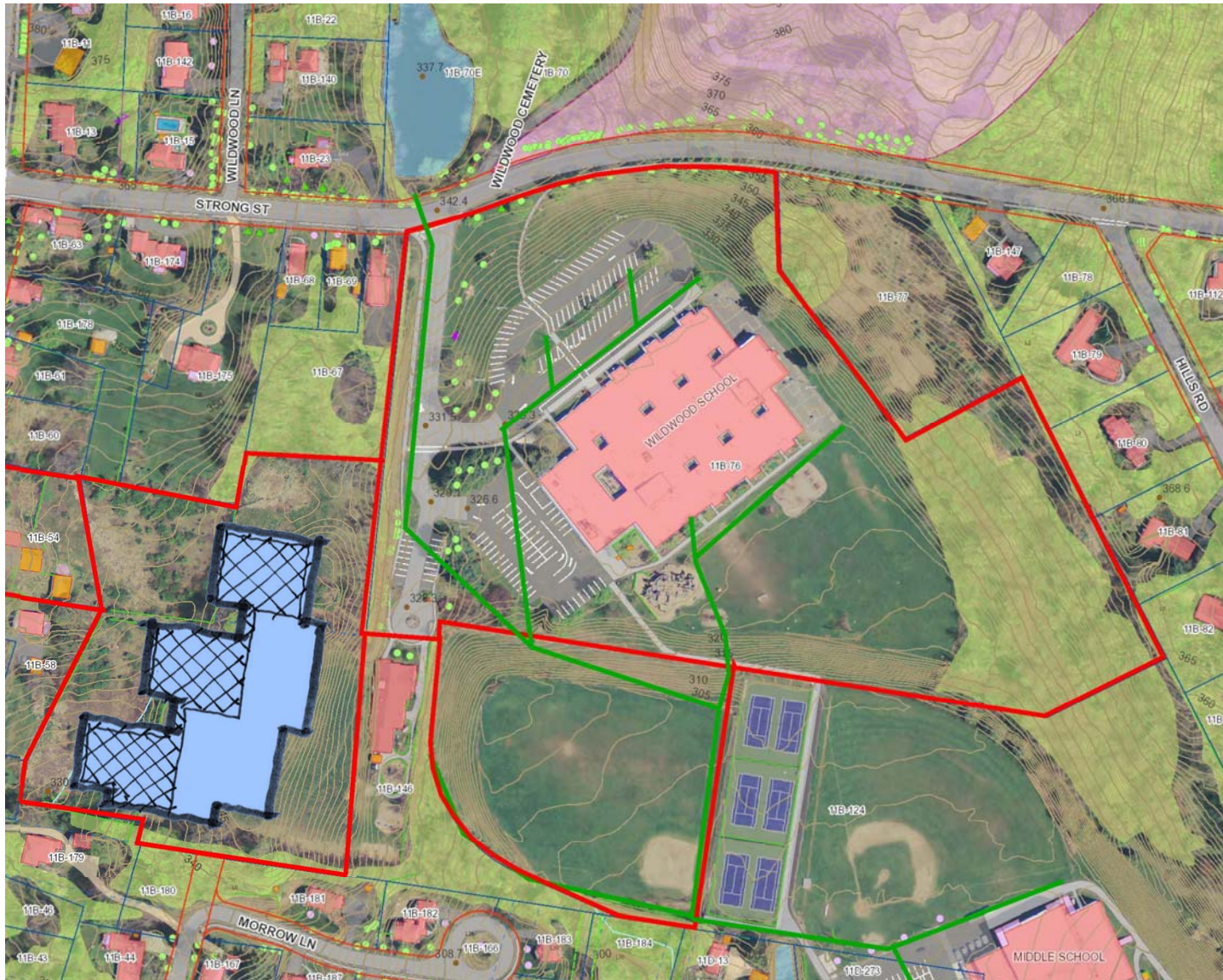
# OPTION W6 - WILDWOOD (750 2-6)



SCHOOL BUILDING PROJECT  
AMHERST, MASSACHUSETTS

JCJ ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

# OPTION W7 - WILDWOOD (750 2-6)



SCHOOL BUILDING PROJECT  
AMHERST, MASSACHUSETTS

JCJ ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

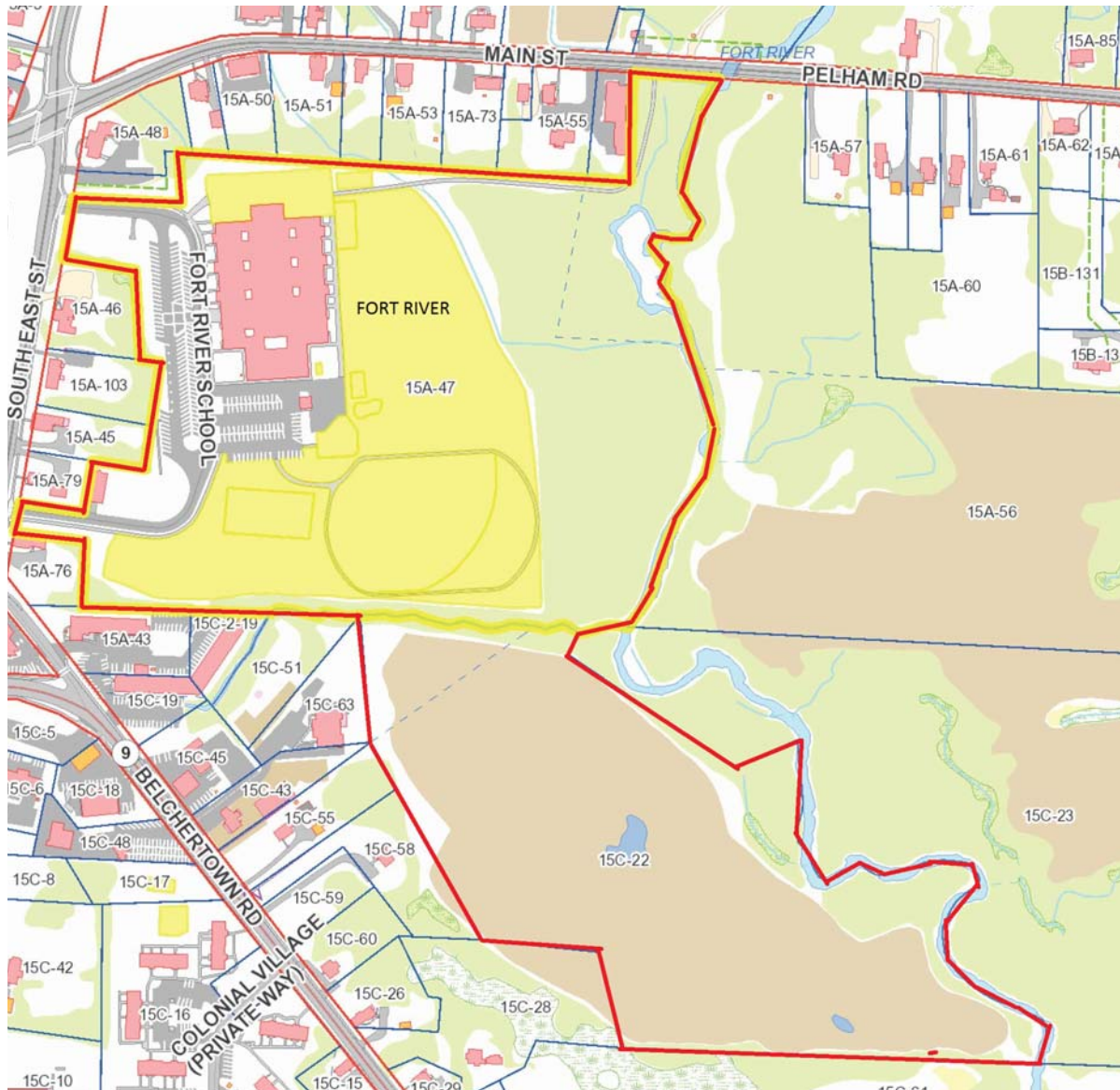
# FORT RIVER SITE AERIAL



SCHOOL BUILDING PROJECT  
AMHERST, MASSACHUSETTS

**JCJ**ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

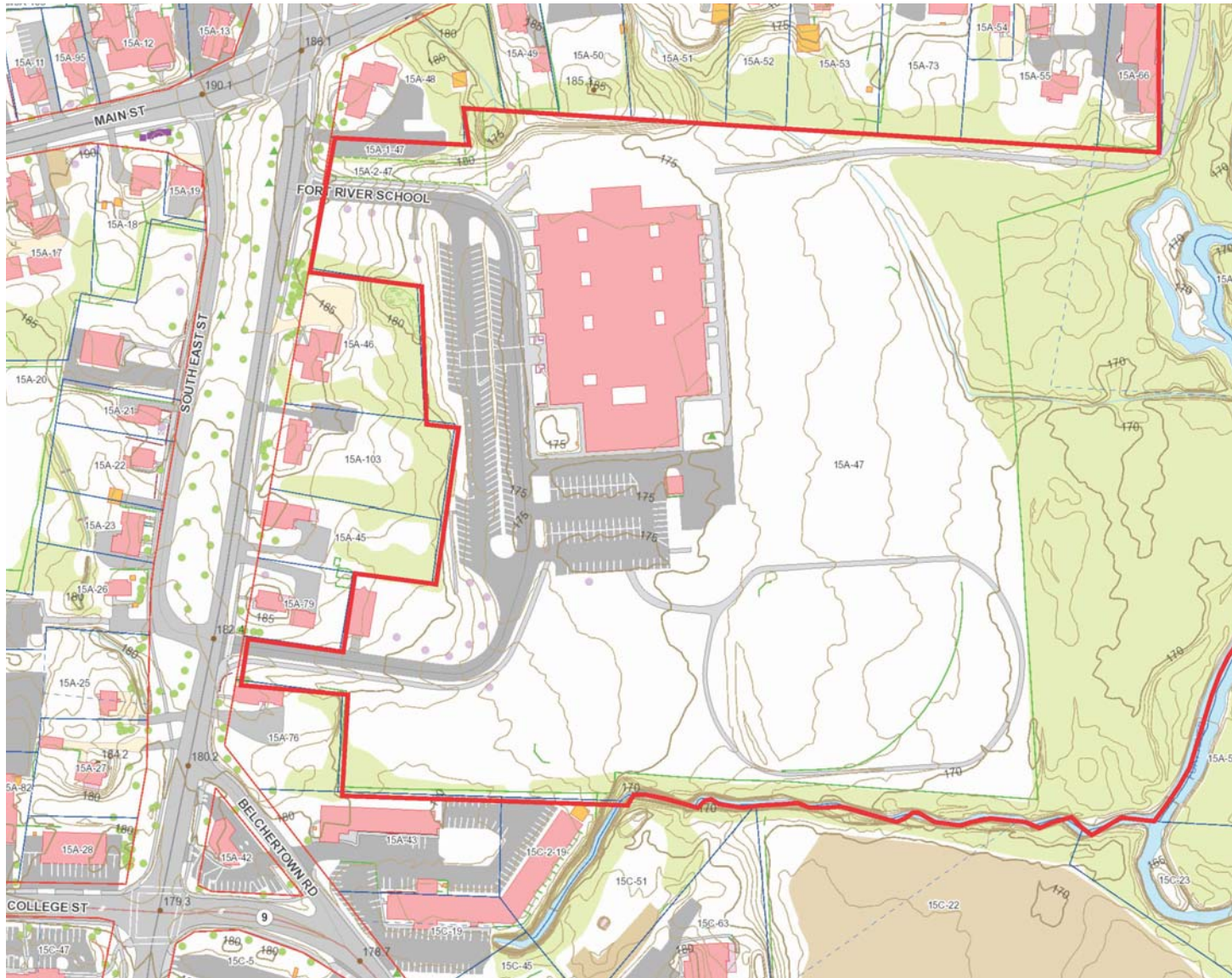
# FORT RIVER SITE



SCHOOL BUILDING PROJECT  
AMHERST, MASSACHUSETTS

JCJ ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

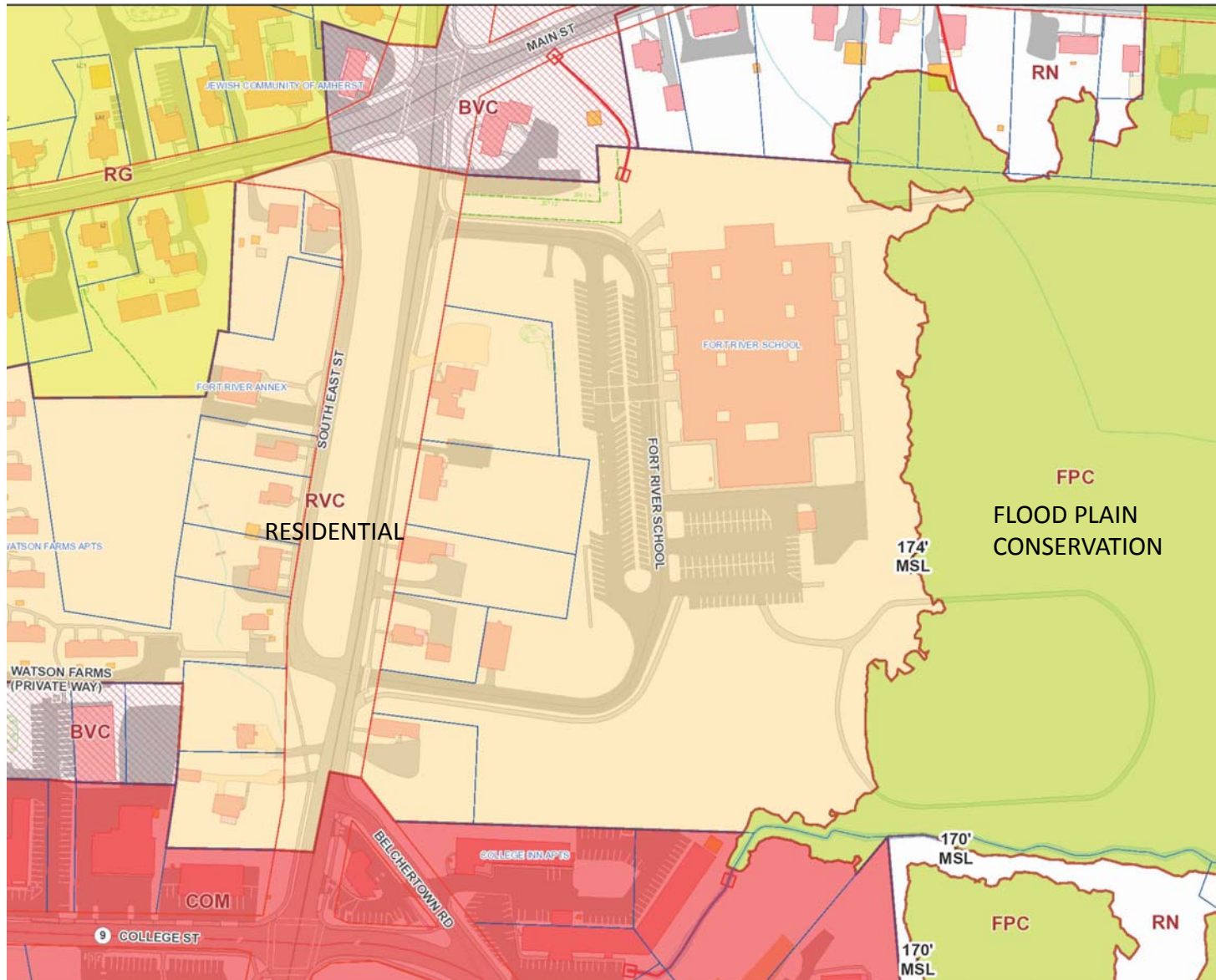
## FORT RIVER SITE - TOPOGRAPHY



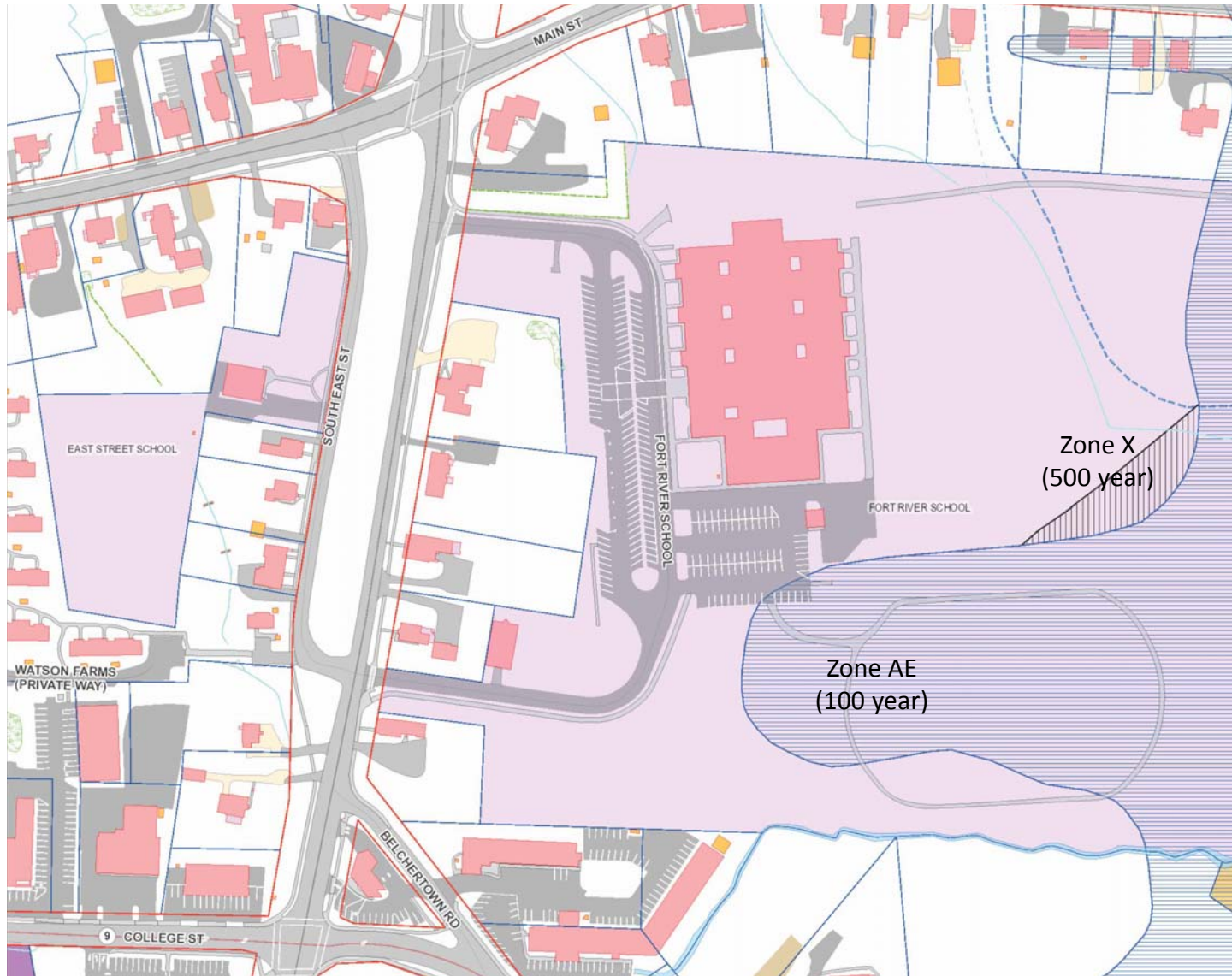
# SCHOOL BUILDING PROJECT

**JCJ**ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

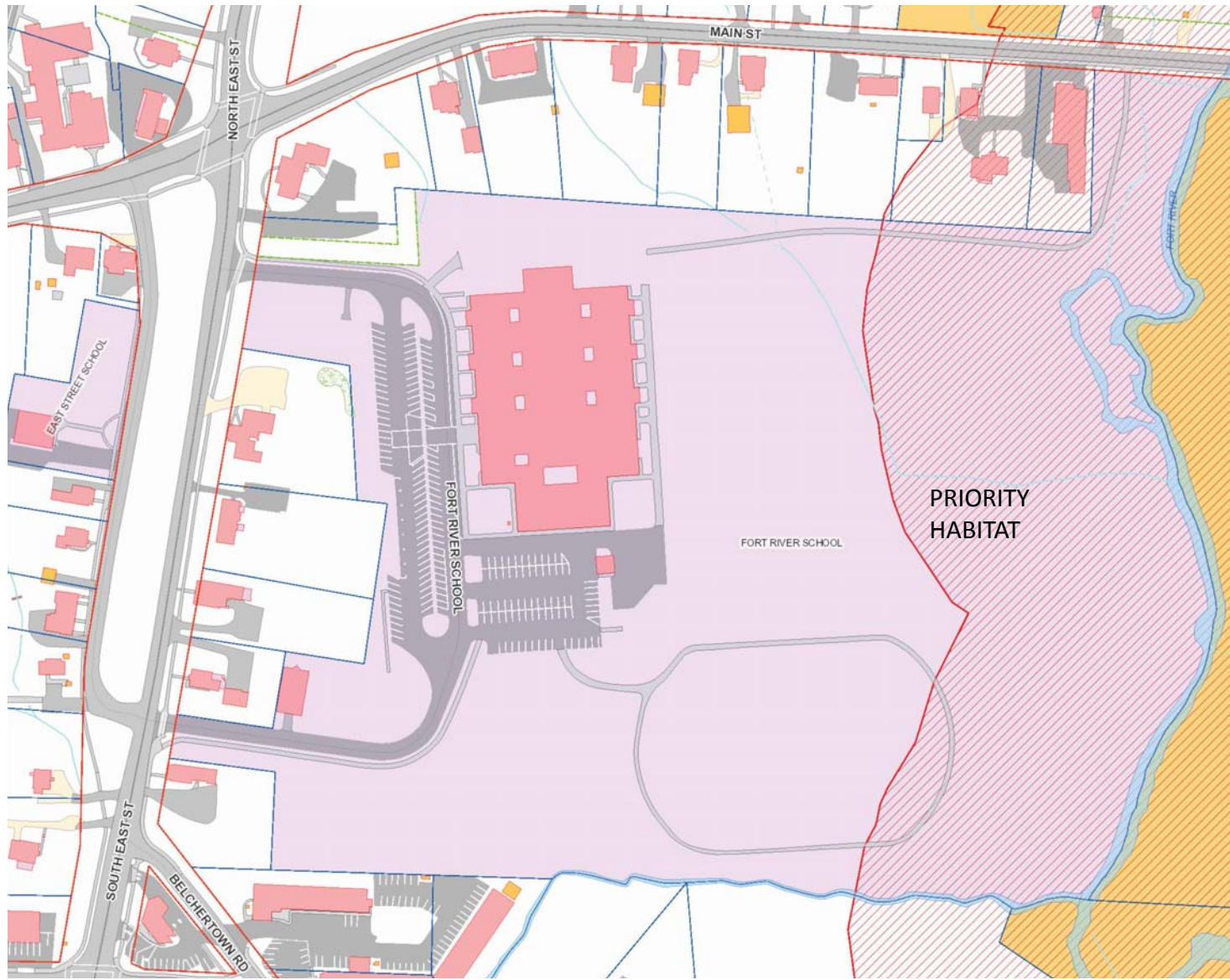
# FORT RIVER SITE - ZONING



# FORT RIVER SITE - FLOOD PLAIN/HYDROLOGY



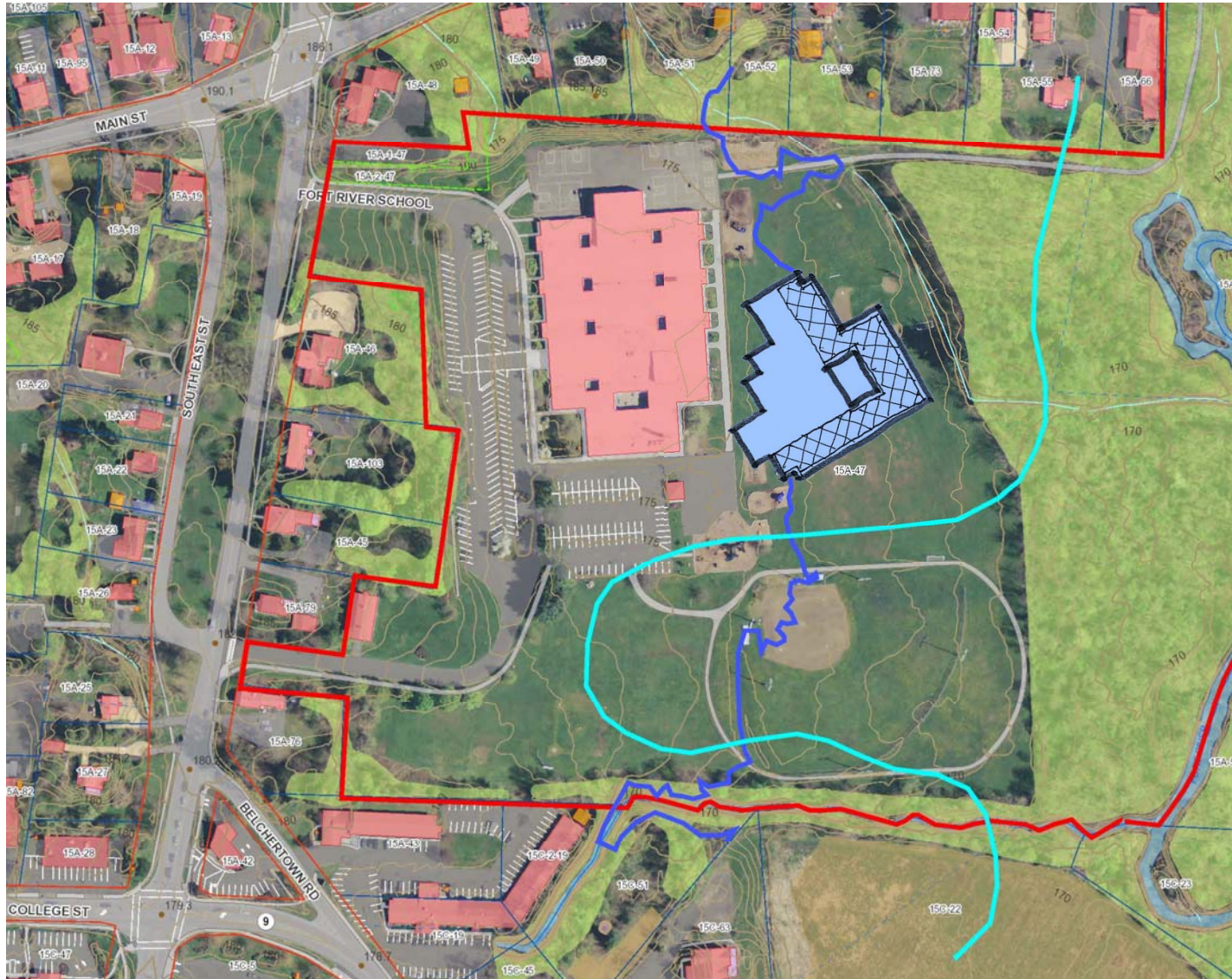
# FORT RIVER SITE - NHESP PRIORITY HABITAT



SCHOOL BUILDING PROJECT  
AMHERST, MASSACHUSETTS

JCJ ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

# OPTION FR1 – NEW FORT RIVER (360 K-6)



SCHOOL BUILDING PROJECT  
AMHERST, MASSACHUSETTS

JCJ ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

# OPTION FR2 - NEW FORT RIVER (360 K-6)



SCHOOL BUILDING PROJECT  
AMHERST, MASSACHUSETTS

JCJ ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015

# OPTION FR3 - NEW FORT RIVER (750 2-6)



SCHOOL BUILDING PROJECT  
AMHERST, MASSACHUSETTS

JCJ ARCHITECTURE  
NOVEMBER 17<sup>TH</sup>, 2015