

# MSBA Facilities Subcommittee Meeting

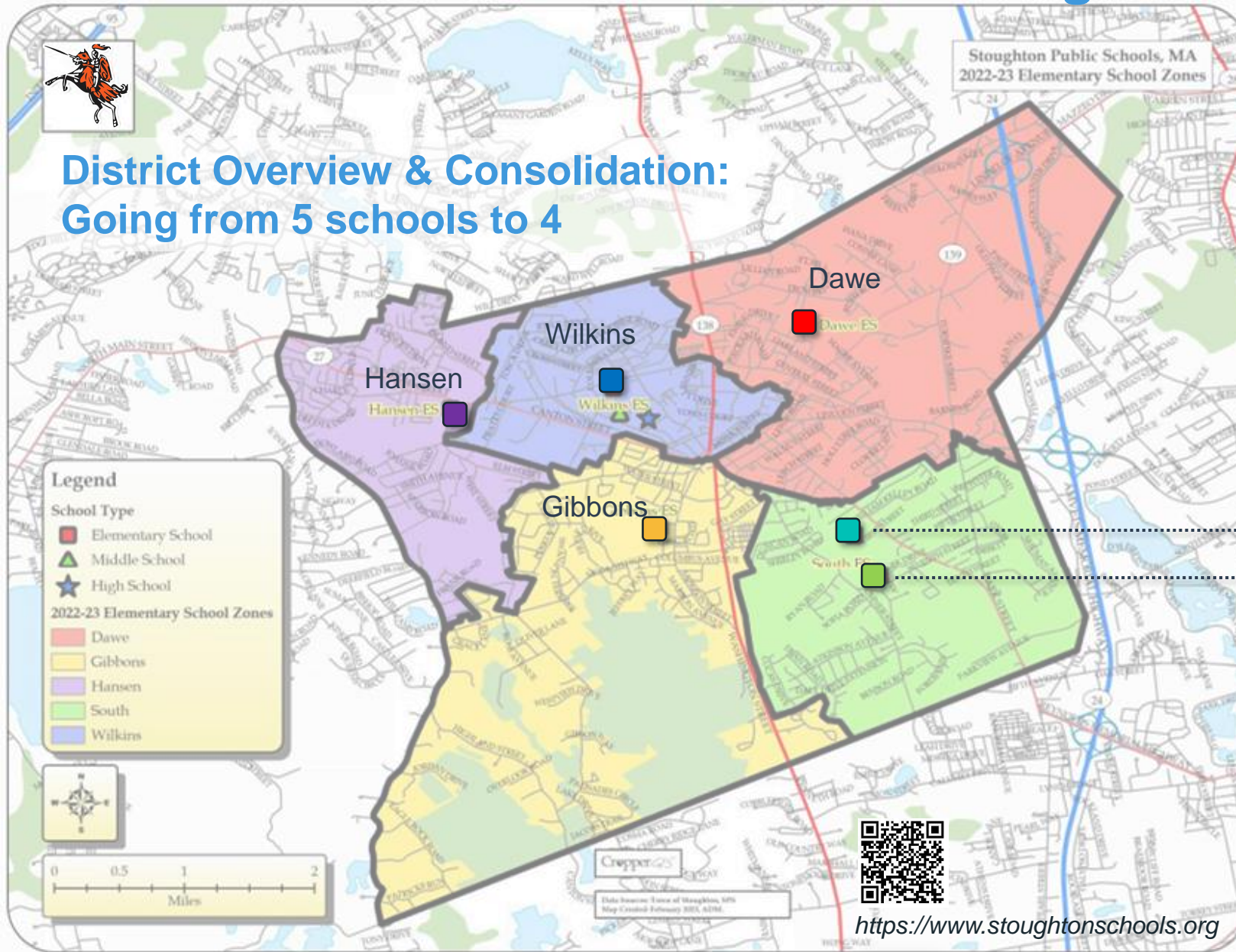
September 27, 2023

*District Overview*  
*Project Outline and Goals*  
*School District Map & Ed Plan Goals*  
*Overview of Community Outreach*

*Design Patterns – Key Spaces*  
*Program Variations*  
*Proposed Site & Building Layout*  
*Building Massing*

Preferred Option Site  
Access via Park Street

Existing South  
Elementary School Site



# EDUCATIONAL PLAN | special education program



- Inclusive of all Special Education services are: Speech and Language, Occupational Therapy, Adapted Physical Education, Physical Therapy, Counseling, Social Skills Instruction, and Academic Support, as well as consultation from a BCBA (Board Certified Behavior Analyst).
- Special Education services are provided as both push in (inclusion) support as well as pull out services as denoted in students' IEPs to provide students with **FAPE** (free and appropriate education) in the LRE (least restrictive environment).
- In cases where student needs require services be provided in a setting other than the general education classroom, students may receive these services in the classroom shared by the special educators in each building, as dictated by students' IEPs.
- **RISE** (Reaching Independence through Structured Education) Program continues to grow within the District, requiring dedicated space to serve student needs.
- South also houses the **Language Based Program**, the in-District program for students with language-based disabilities for which students require both inclusion and more intensive support in core academic areas.

# EDUCATIONAL PLAN | goals

- 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**

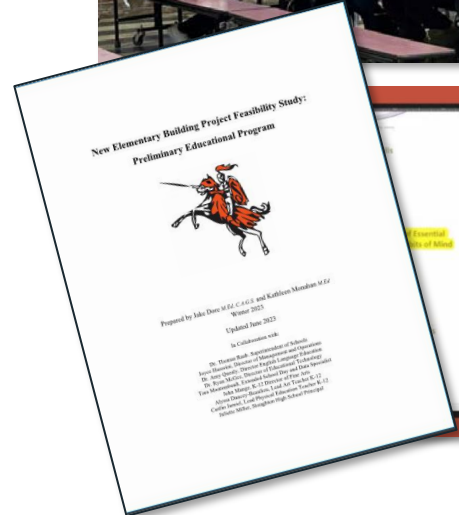
Upper and lower school with **distinct grade level neighborhoods**

Use of **outdoor spaces** & utilization of **building as teacher**

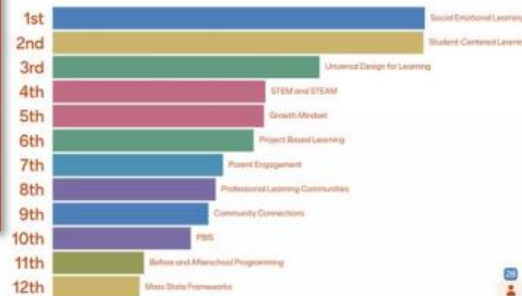
Focus on building **community areas** secured separately from classroom areas (*assembly spaces such as cafe, gym, etc.*)

Abundance of **authentic collaboration** and **meeting spaces**

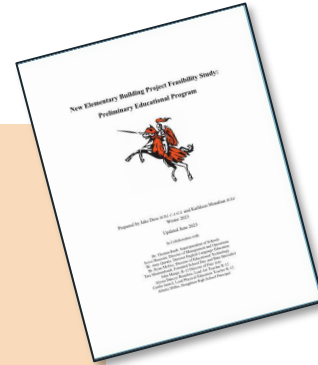
Focus on **centralized learning commons** with **STEM** spaces above



Rank these educational focus areas in priority order.



# PROGRAM VARIATIONS | district



**1**

## CORE ACADEMIC

**Stoughton's Student to Teacher ratio is much lower and therefore classroom counts vary from MSBA allowable.**

### **SOUTH (NEW Elementary School)**

25 CLASSROOMS @ 900 SF = 22,500 SF

6 K CLASSROOMS @ 1100SF = 6,600SF

### **MSBA**

19 CLASSROOMS @ 950 SF = 18,050 SF

5 K CLASSROOMS @ 1,200SF

### **VARIATION**

**4,450 SF (General CR)**

**2**

## SPECIAL EDUCATION

**Stoughton's Ed Plan highlights improvements needs that can be accommodated by the New Elementary School such as the ELL & RISE Programs**

### **SOUTH (NEW Elementary School)**

3 LANG BASED SPED @ 1,100sf = 3,300 sf

3 RISE Classrooms @ 900SF=2,700sf

3 ELL CLASSROOMS @ 900SF=2,700sf

### **MSBA**

REVIEWS SPECIAL EDUCATION PROGRAMS IN CONJUNCTION WITH DESE

### **VARIATION**

**7,230 SF**

**3**

## HEALTH & PE

**Stoughton's Gym program includes additional space for seating for community use as stated in the Educational Program.**

### **SOUTH (NEW Elementary School)**

GYM @ 6,500 SF

### **MSBA**

SINGLE GYM @ 6,000 SF

### **VARIATION**

**500 SF**

# COMMUNITY OUTREACH | district



## School Building Committee Meetings

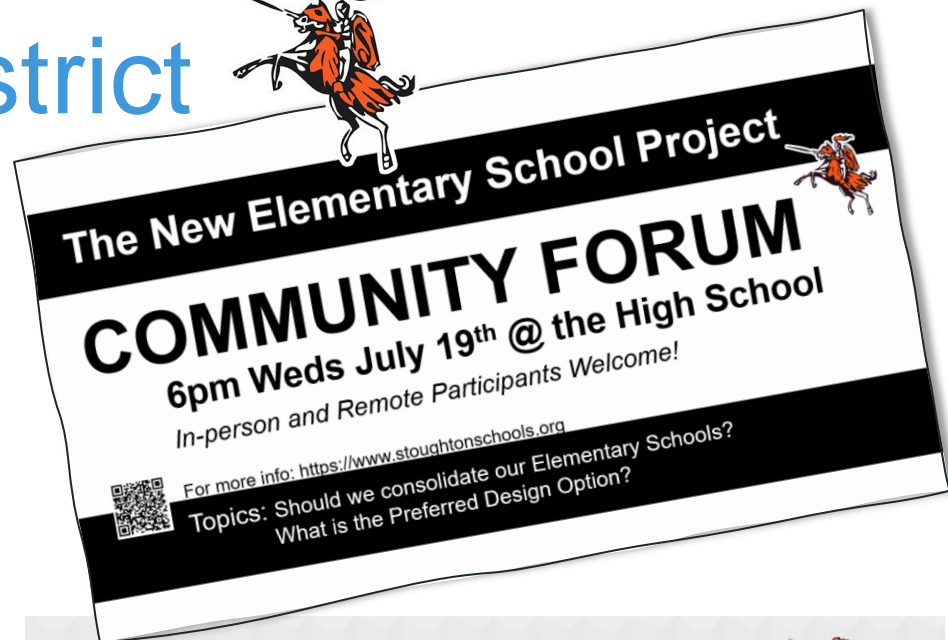
- December 14, 2022
- January 11, 2023
- February 8, 2023
- March 8, 2023
- April 12, 2023
- May 10, 2023
- June 14, 2023
- July 12, 2023 - VOTE
- August 9, 2023
- August 23, 2023 - VOTE

## School Committee Meetings

- April 25, 2023
- May 23, 2023
- June 13, 2023
- July 25, 2023 - VOTE

## Community Forums

- January 21, 2023
- January 24, 2023 (virtual)
- April 1, 2023
- June 1, 2023
- July 19, 2023

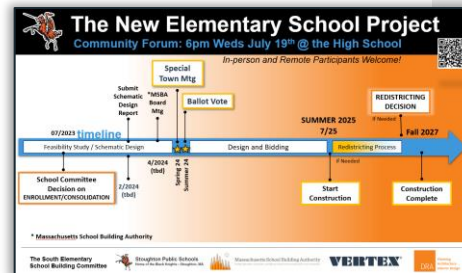
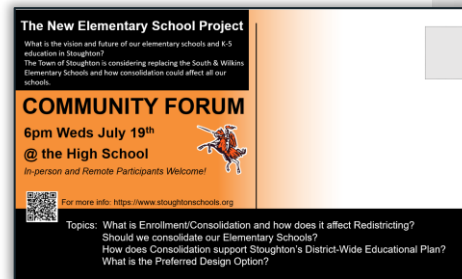


STOUGHTON PUBLIC SCHOOLS



NEW ELEMENTARY SCHOOL  
BUILDING PROJECT

UPDATE



# design patterns | new school

learning commons : heart of the school



Hildreth Elementary School | harvard.ma | ARROWSTREET



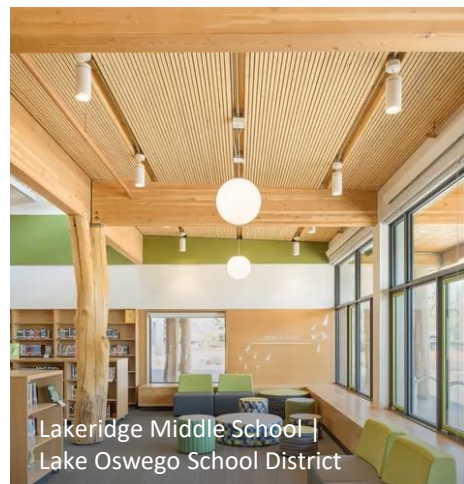
Hildreth Elementary School



Marathon Elementary School | DRA



Anne T. Dunphy Elementary School | DRA



Lakeridge Middle School |  
Lake Oswego School District



Blake Early Learning Center | HGA



Penn Brook Elementary | DRA



# design patterns | new school

outdoor learning + play

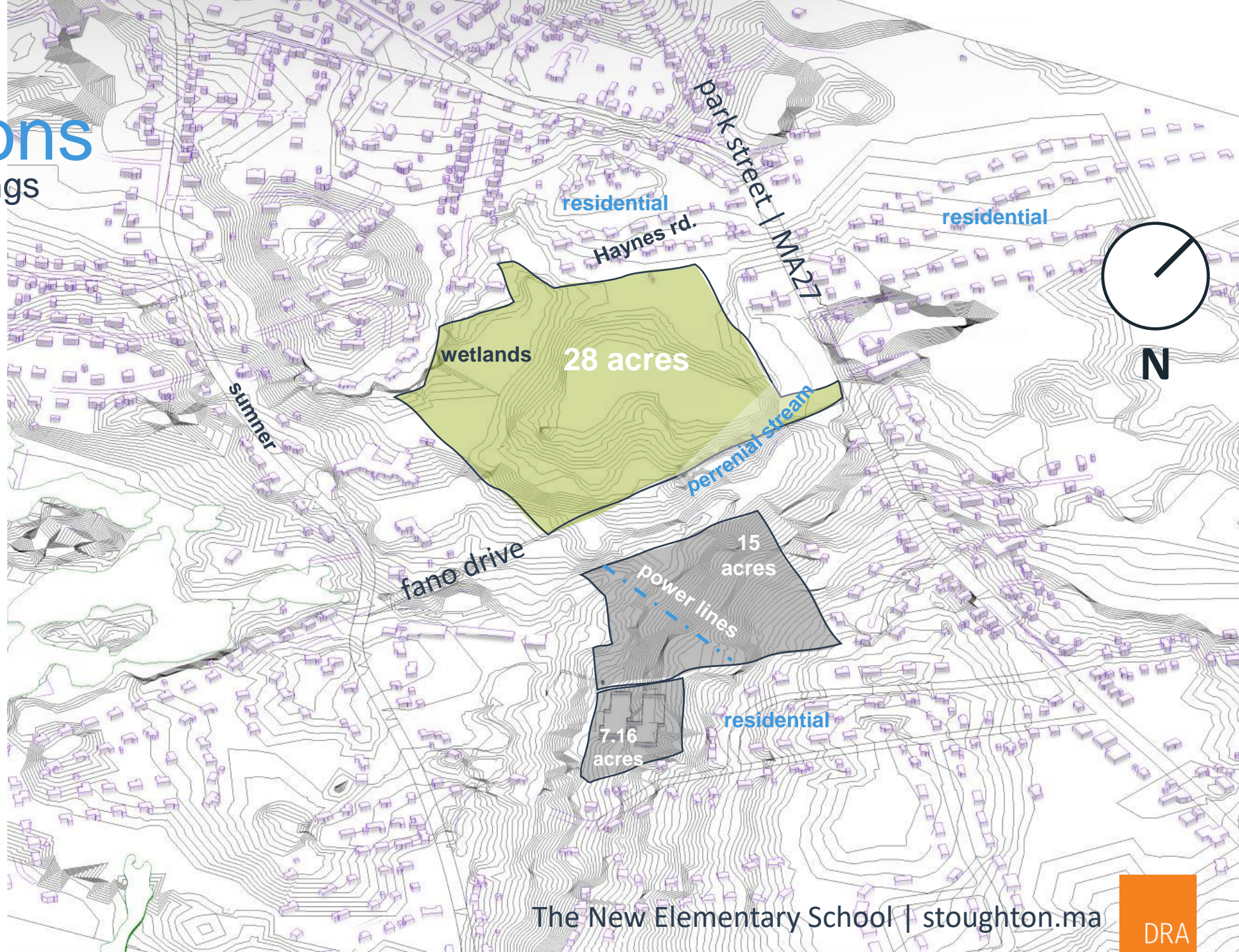
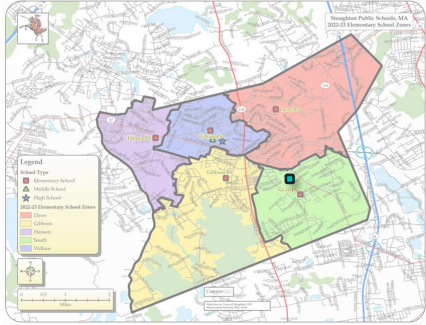


Sunita Williams elementary school | Needham, MA | Dore + Whittier Architects | Brown + Sardina

Ivan smith elementary school | danvers, ma Tappe Architects

# site considerations

topography & surroundings







N

Park Street | MA 27

Fano Drive

Haynes Rd

Sumner

Parking

Proposed building

Play Fields

NC  
1 - 1A  
LINE LUMBER SITE  
the pinwheel

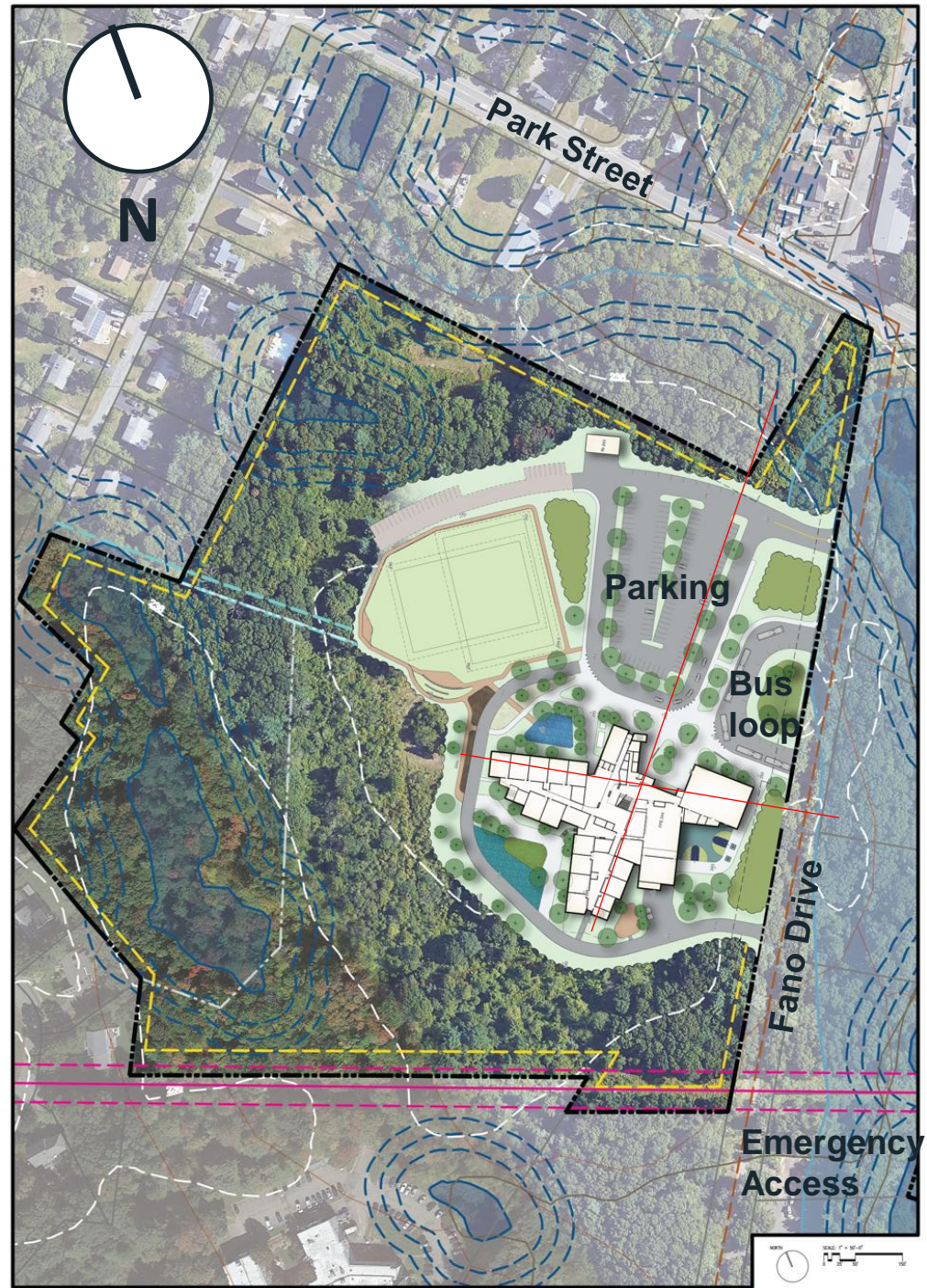
# site considerations

topography & surroundings

The New Elementary School | [stoughton.ma](http://stoughton.ma)



DRA



NC  
1 - 1A  
LINE LUMBER SITE  
the pinwheel



SITE SECTION - LOOKING NORTH



SITE SECTION - LOOKING SOUTHWEST

# Use of outdoor spaces & utilization of building as teacher

## NC 1-1A











### LINE LUMBER SITE the pinwheel



N

- LEGEND**
- 1 FANO DRIVE IMPROVEMENTS
  - 2 BUS DROP OFF
  - 3 CAR DROP OFF
  - 4 MAINTENANCE SHED
  - 5 MULTIPURPOSE NATURAL GRASS FIELD AND COMMON AREA
  - 6 GRAVEL DRIVEWAY EXTENSION
  - 7 PICNIC AREA
  - 8 AMPHITHEATER
  - 9 SCHOOL GARDEN AND SENSORY GARDEN
  - 10 KINDERGARTEN PLAY AREA
  - 11 NATURE PLAY AREA AND SCIENCE TRAIL
  - 12 K - 1ST PLAY AREA WITH SWINGS
  - 13 2ND - 5TH GRADE ADVENTURE PLAY AREA
  - 14 OUTDOOR CLASSROOM
  - 15 SERVICE AREA
  - 16 HARD SURFACE PLAY, BASKETBALL
  - 17 RAIN GARDEN
- DAILY PARKING: 125  
PARALLEL EVENT PARKING: 50  
ADDITIONAL GRAVEL PARKING: 27  
TOTAL PARKING COUNT: 202

### Program Key

- |  |   |
|--|---|
|  LEARNING COMMONS       |  MUSIC / STAGE       |
|  GYM / PE               |  ADMINISTRATION      |
|  CLASSROOMS             |  CAFETERIA / KITCHEN |
|  SPED CLASSROOMS        |  IT / MECH / CUST    |
|  BREAKOUT / CIRCULATION |  OUTDOOR LEARNING    |

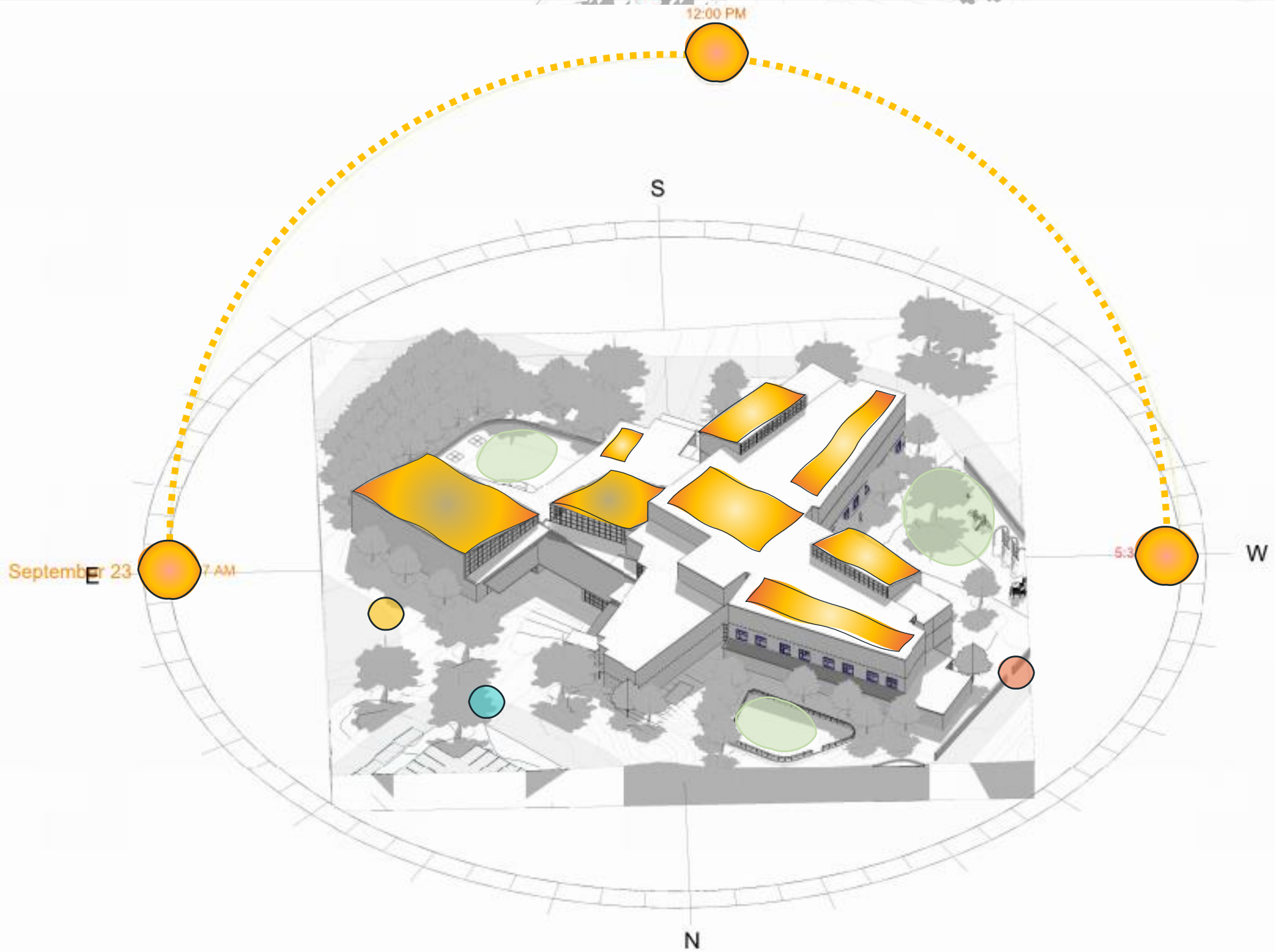
**Note: Spot Grade Elevations are identified in Green**



WARNER LARSON  
LANDSCAPE ARCHITECTS



NC  
1 - 1A  
LINE LUMBER SITE  
the pinwheel



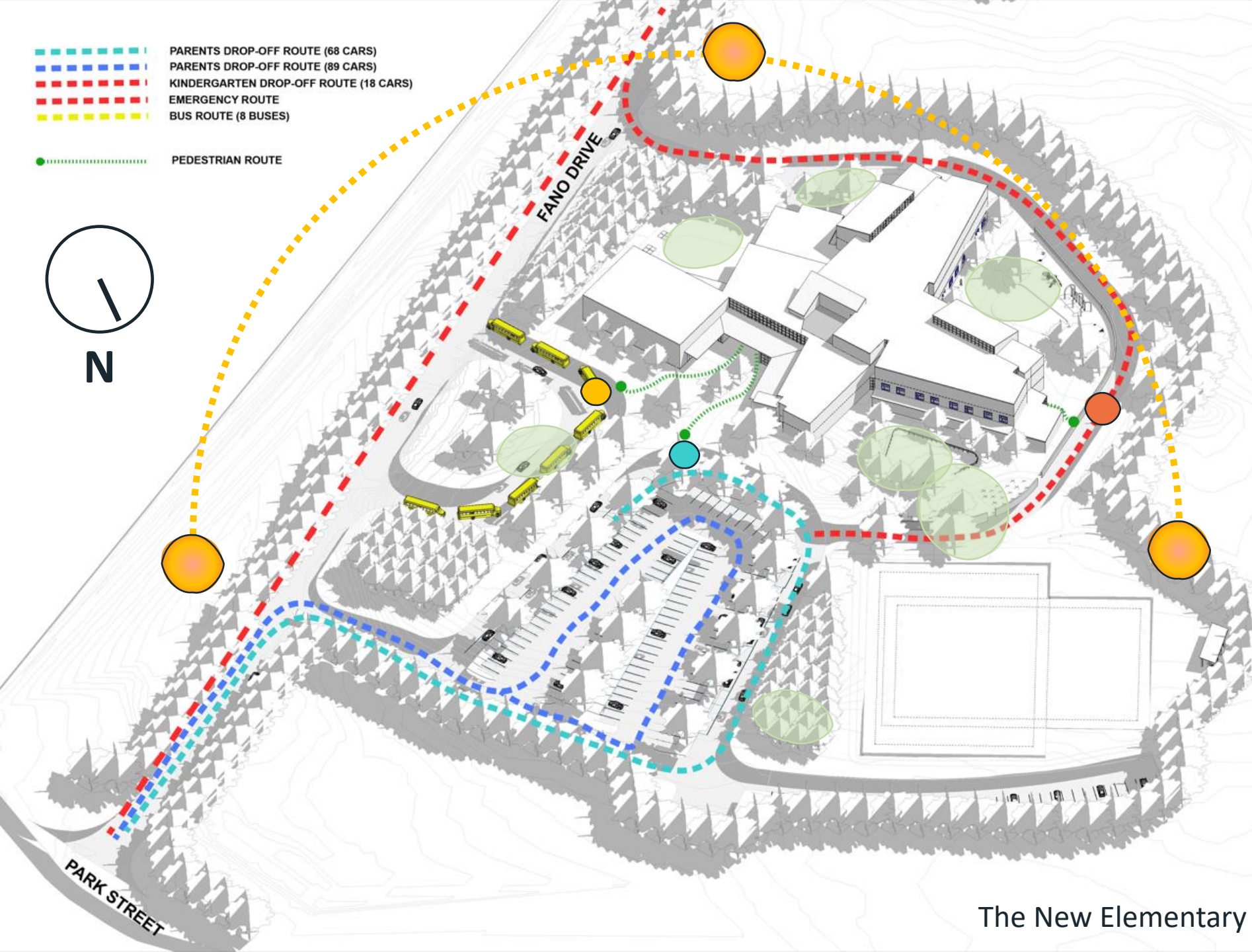
- Kindergarten Drop-Off
- Parent Drop-Off (1-5)
- Bus Drop-Off (1-5)

NC  
1 - 1A

LINE LUMBER SITE  
the pinwheel

- Parents Drop-off Route (68 Cars)
- Parents Drop-off Route (89 Cars)
- Kindergarten Drop-off Route (18 Cars)
- Emergency Route
- Bus Route (8 Buses)

PEDESTRIAN ROUTE



- Kindergarten Drop-Off
- Parent Drop-Off (1-5)
- Bus Drop-Off (1-5)

# PREFERRED OPTION | pinwheel



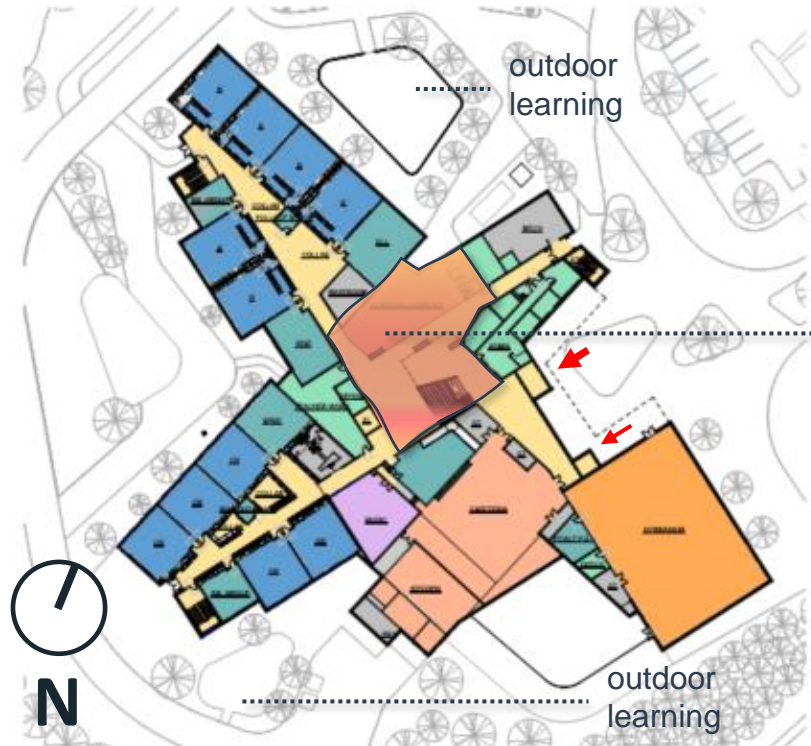
NC  
1 – 1A

LINE LUMBER SITE  
the pinwheel

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

learning commons  
Heart of the School

STEM room  
Overlooks Commons



**1** first floor plan

Program Key

<span style="display: inline-block; width: 15px; height: 15px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> LEARNING COMMONS	<span style="display: inline-block; width: 15px; height: 15px; background-color: #9e9e9e; border: 1px solid black; margin-right: 5px;"></span> MUSIC / STAGE
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9800; border: 1px solid black; margin-right: 5px;"></span> GYM / PE	<span style="display: inline-block; width: 15px; height: 15px; background-color: #8bc34a; border: 1px solid black; margin-right: 5px;"></span> ADMINISTRATION
<span style="display: inline-block; width: 15px; height: 15px; background-color: #2196f3; border: 1px solid black; margin-right: 5px;"></span> CLASSROOMS	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9800; border: 1px solid black; margin-right: 5px;"></span> CAFETERIA / KITCHEN
<span style="display: inline-block; width: 15px; height: 15px; background-color: #4dd0e1; border: 1px solid black; margin-right: 5px;"></span> SPED CLASSROOMS	<span style="display: inline-block; width: 15px; height: 15px; background-color: #9e9e9e; border: 1px solid black; margin-right: 5px;"></span> IT / MECH / CUST
<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> BREAKOUT / CIRCULATION	<span style="display: inline-block; width: 15px; height: 15px; background-color: #8bc34a; border: 1px solid black; margin-right: 5px;"></span> OUTDOOR LEARNING



**2** second floor plan



**3** third floor plan

# PREFERRED OPTION

## Breaking Down 3 Stories: Classroom Neighborhoods

Each wing hosts a different grade level and the lower grades are on the first floor, along with specials like Music and Art, limiting their need to go upstairs to the upper elementary floors and wings

### Program Key

<span style="display:inline-block; width:15px; height:10px; background-color:#f08080; border:1px solid #ccc;"></span> LEARNING COMMONS	<span style="display:inline-block; width:15px; height:10px; background-color:#a9a9a9; border:1px solid #ccc;"></span> MUSIC / STAGE
<span style="display:inline-block; width:15px; height:10px; background-color:#ffcc00; border:1px solid #ccc;"></span> GYM / PE	<span style="display:inline-block; width:15px; height:10px; background-color:#90ee90; border:1px solid #ccc;"></span> ADMINISTRATION
<span style="display:inline-block; width:15px; height:10px; background-color:#add8e6; border:1px solid #ccc;"></span> CLASSROOMS	<span style="display:inline-block; width:15px; height:10px; background-color:#ffa07a; border:1px solid #ccc;"></span> CAFETERIA / KITCHEN
<span style="display:inline-block; width:15px; height:10px; background-color:#add8e6; border:1px solid #ccc;"></span> SPED CLASSROOMS	<span style="display:inline-block; width:15px; height:10px; background-color:#808080; border:1px solid #ccc;"></span> IT / MECH / CUST
<span style="display:inline-block; width:15px; height:10px; background-color:#ffff00; border:1px solid #ccc;"></span> BREAKOUT / CIRCULATION	<span style="display:inline-block; width:15px; height:10px; background-color:#90ee90; border:1px solid #ccc;"></span> OUTDOOR LEARNING

**Upper and lower school with distinct grade level neighborhoods**

Upper Elementary  
2-5

Lower Elementary  
Kinder and First

4<sup>th</sup> grade 5<sup>th</sup> grade

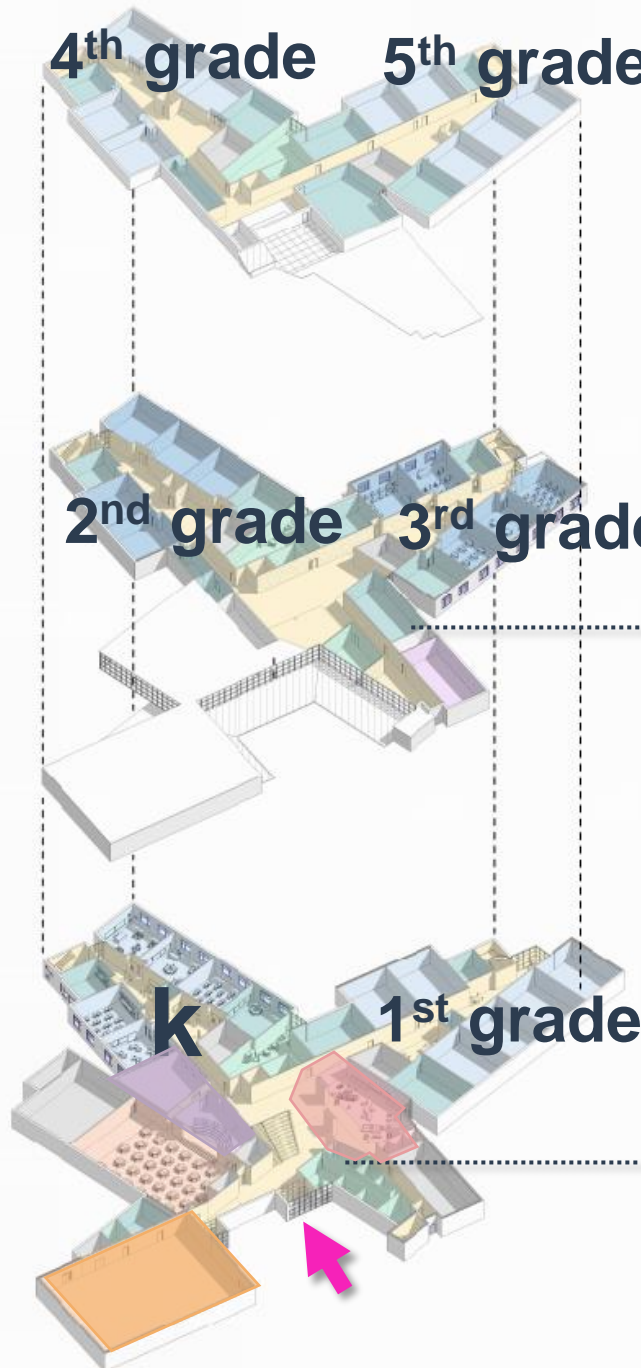
2<sup>nd</sup> grade 3<sup>rd</sup> grade

k 1<sup>st</sup> grade

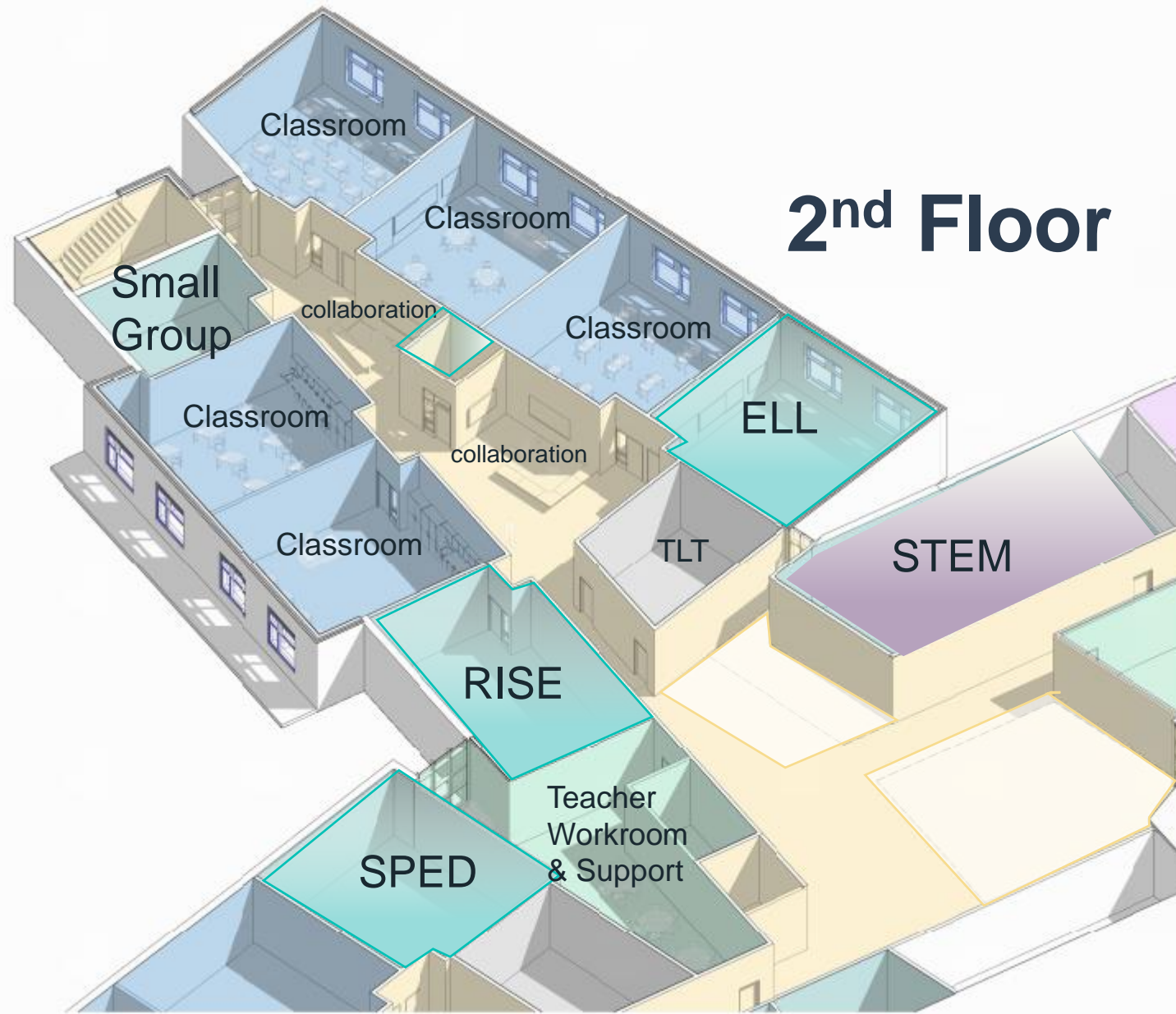
NC  
1 – 1A  
LINE LUMBER SITE  
the pinwheel

STEM room  
Overlooks Commons

learning commons  
Heart of the School



# PREFERRED OPTION neighborhood



Upper and lower school with distinct grade level neighborhoods



# PREFERRED OPTION | sustainable solutions

## Project Goals Include:

- Target 4% reimbursement as noted in Project Advisory 81
- LEED Silver
- All Electric Building: 'Net Zero Ready'
- Air Quality Awareness
- Mindful Material Selection
- A building that educates students, staff and the community about sustainable building strategies



# Budget | options & alternatives review

## MSBA Preliminary Design Pricing Table

	Total Proposed Gross Square Footage		Square Footage of Renovated Space & Cost Per Square Foot*		Square Footage of New Construction & Cost Per Square Foot*		Cost of Site Work, Bldg Demo, Haz Mat, Etc.*	Estimated Total Construction & Cost Per Square Foot**		Estimated Total Project Cost****
<b>Option BR - South</b>	40,000	sf	40,000	sf	0sf		\$11,800,182	\$ 35,717,382		\$46,432,597
<b>225 enrollment</b>			\$ 597.93	/sf	\$0.00/sf			\$ 892.93	/sf	
<b>Option BR - Wilkins</b>	34,000	sf	34,000	sf	0sf		\$ 9,974,853	\$ 35,435,753		\$46,066,479
<b>225 enrollment</b>			\$ 748.85	/sf	\$0.00/sf			\$ 1,042.23	/sf	
<b>Option AR1 - South</b>	69,050	sf	40,000	sf	29,050sf		\$11,474,986	\$ 60,583,114		\$78,758,048
<b>225 enrollment</b>			\$ 703.87	/sf	\$721.29/sf			\$ 877.38	/sf	
<b>Option AR3A - Wilkins</b>	101,370	sf	34,000	sf	67,370sf		\$9,888,192	\$ 85,083,646		\$106,779,976
<b>515 enrollment</b>			\$ 829.13	/sf	\$697.72/sf			\$ 839.34	/sf	
<b>Option NC1A - South ***</b>	101,370	sf		sf	101,370	sf	\$ 17,089,839	\$ 86,049,823		\$107,992,528
<b>515 enrollment</b>				/sf	\$680.28/sf			\$ 848.87	/sf	
<b>Option NC2A - South</b>	101,370	sf	-	sf	101,370	sf	\$18,697,828	\$ 87,581,100		\$109,914,281
<b>515 enrollment</b>			\$ -	/sf	\$679.52/sf			\$ 863.97	/sf	
<b>Option NC3A - South</b>	101,370	sf	-	sf	101,370	sf	\$19,201,321	\$ 88,060,938		\$110,516,477
<b>515 enrollment</b>			\$ -	/sf	\$679.29/sf			\$ 868.71	/sf	
<b>Option NC1 - South</b>	69,050	sf	-	sf	69,050	sf	\$15,380,662	\$ 63,526,592		\$81,314,038
<b>225 enrollment</b>			\$ -	/sf	\$697.26/sf			\$ 920.01	/sf	
<b>Option NC2 - South</b>	69,050	sf	-	sf	69,050	sf	\$16,827,736	\$ 65,572,478		\$83,932,772
<b>225 enrollment</b>			\$ -	/sf	\$705.93/sf			\$ 949.64	/sf	
<b>Option NC3- South</b>	69,050	sf	-	sf	69,050	sf	\$17,281,189	\$ 66,004,350		\$84,485,568
<b>225 enrollment</b>			\$ -	/sf	\$705.62/sf			\$ 955.89	/sf	

\*Cost is marked up construction costs - does not include the cost of the Fano Drive Extension

\*\*Does not include Owner's Construction Contingency

\*\*\*District's Preferred Option

\*\*\*\* Includes all project Soft Costs and Phasing/Swing Space Costs - does not include the cost of the Fano Drive extension



# The New Stoughton Elementary School Project

