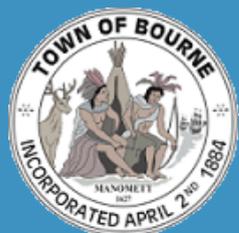


Community Forum No.2
November 17, 2015
Feasibility Study

Bourne Elementary Schools Community Workshop



PROJECT MANAGEMENT **SMMA**
Massachusetts School Building Authority

Flansburgh Architects

Agenda

- Introductions
- MSBA Process
- Project Schedule
- Educational Visioning
- Study Scope
- Programming
- Existing Conditions Summary
- Questions

School Building Committee

James L. Potter	Chairman, School Building Committee
Christopher Hyldborg	Chairman, School Committee
Steven M. Lamarche	Superintendent of Schools, BPS
Peter J. Meier	Chair, Board of Selectmen
Edward S. Donoghue	Director of Business Services, BPS
Thomas M. Guerino	Town Administrator
Jonathan Nelson	Director of Facilities, Town of Bourne
Elizabeth Carpenito	Prinicipal, Bournedale Elementary School
Kathy Anderson	Member, School Building Committee
Mary Jo Coggeshall	Member, School Building Committee
Rick Howe	Board of Health
Richard A. Lavoie	Member, Finance Committee
William Meier	Member, School Building Committee
Laura Scena	Member, School Building Committee

Design Team

Kent Kovacs

Flansburgh Architects

Jorge Cruz

Flansburgh Architects

Owner's Project Manager

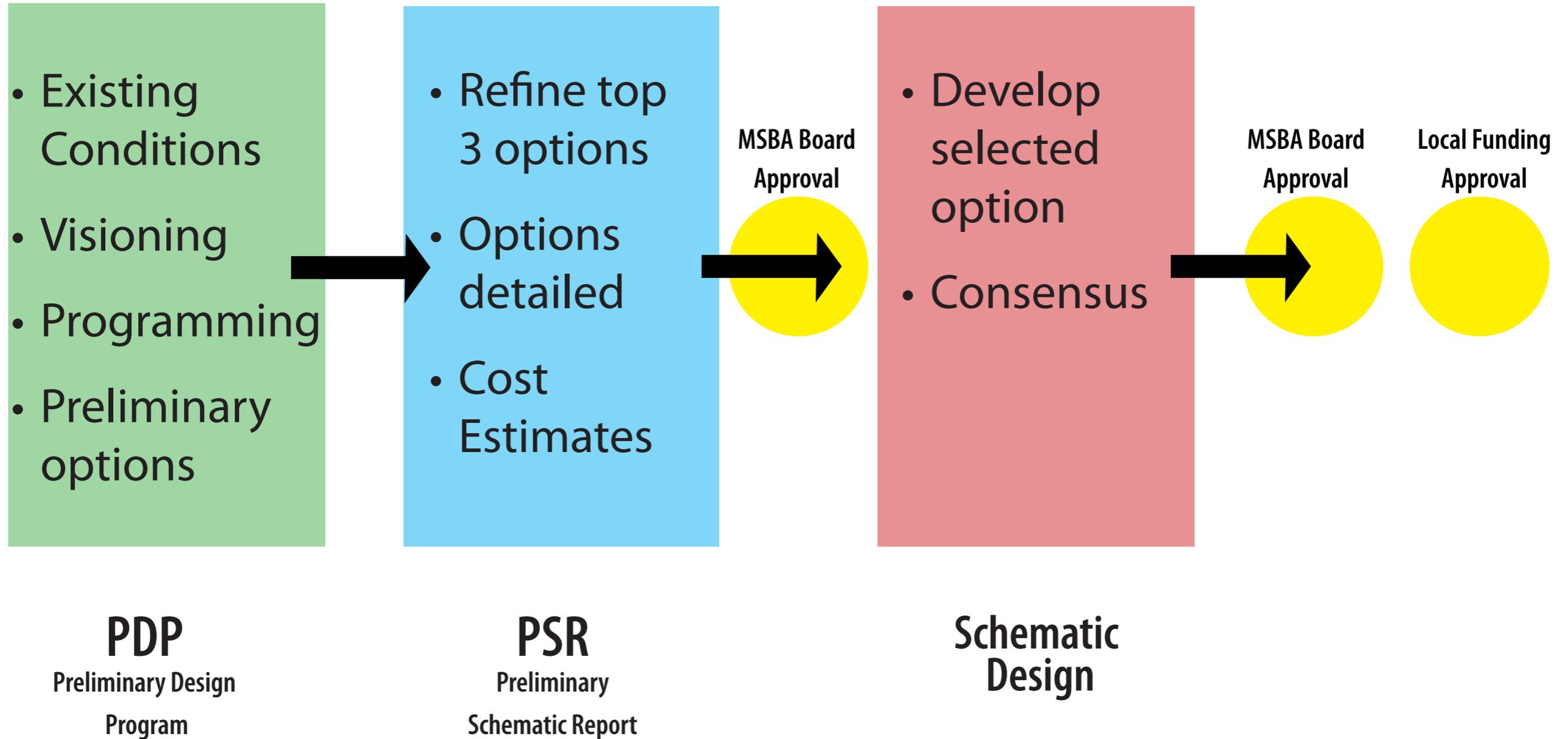
Joel Seeley

Symmec, Maini & McKee

MSBA Process

- **MSBA** is an independent public authority that administers and funds a program for grants to eligible cities, towns, and regional school districts for school construction and renovation projects.
- **MSBA** mandates a multi-step rigorous study and approval process
- **MSBA** will fund **43.84%** plus incentives of eligible project cost for an approved project if accepted by the voters of Bourne

MSBA Process



Project Schedule

Updated: June 25, 2015
Revised: September 16, 2015

TOWN OF BOURNE, MASSACHUSETTS
PEEBLES ELEMENTARY SCHOOL
PROJECT SCHEDULE

ID	Task Name	Duration	Start	Finish	2015	2016	2017
1	RETAIN OPM	58 days	3/18/2015	6/8/2015			
2	Submit OPM Proposals	0 days	3/18/2015	3/18/2015	◆ 3/18		
3	OPM Interview	2 days	4/8/2015	4/9/2015			
4	Negotiate OPM Contract	7 days	4/9/2015	4/17/2015			
5	Submit Documents to MSBA OPM Panel	0 days	4/29/2015	4/29/2015	◆ 4/29		
6	MSBA OPM Panel Meeting	0 days	6/8/2015	6/8/2015		● 6/8 MSBA OPM Panel Meeting	
7	RETAIN DESIGNER	86 days	5/27/2015	9/23/2015			
8	Draft Designer RFS and Submit to MSBA	11 days	5/27/2015	6/10/2015			
9	MSBA Approve Draft RFS	9 days	6/10/2015	6/22/2015			
10	Submit to Central Register	0 days	6/23/2015	6/23/2015	◆ 6/23		
11	Notice in Central Register	0 days	7/1/2015	7/1/2015	◆ 7/1		
12	Briefing Session	0 days	7/14/2015	7/14/2015	◆ 7/14		
13	Submit Designer Proposals	0 days	7/21/2015	7/21/2015	◆ 7/21		
14	MSBA DSP Proposal Review Meeting	0 days	9/1/2015	9/1/2015		● 9/1 MSBA DSP Proposal Review Meeting	
15	MSBA DSP Interview Meeting (if required)	0 days	9/15/2015	9/15/2015		● 9/15 MSBA DSP Interview Meeting (if required)	
16	Negotiate Designer Contract	5 days	9/17/2015	9/23/2015			
17	FEASIBILITY STUDY (FS)	183 days	9/15/2015	6/1/2016			
18	Develop Preliminary Design Program (PDP)	65 days	9/15/2015	12/15/2015			
19	Community Presentations	37 days	10/26/2015	12/16/2015			
20	Community Forum 1: Visioning	0 days	10/26/2015	10/26/2015	◆ 10/26		
21	Community Forum 2: Existing Conditions	3 days	11/16/2015	11/18/2015			
22	Community Forum 3: Options	3 days	12/14/2015	12/16/2015			
23	Submit PDP to MSBA Staff	0 days	12/18/2015	12/18/2015		● 12/18 Submit PDP to MSBA Staff	
24	Develop Preferred Schematic Report (PSR)	84 days	12/18/2015	4/15/2016			
25	Community Presentations	44 days	2/1/2016	4/1/2016			
26	Community Forum 1	0 days	2/1/2016	2/1/2016	◆ 2/1		
27	Community Forum 2	0 days	3/1/2016	3/1/2016	◆ 3/1		
28	Community Forum 3	0 days	4/1/2016	4/1/2016	◆ 4/1		
29	Submit PSR to MSBA FAS	0 days	4/15/2016	4/15/2016		● 4/15 Submit PSR to MSBA FAS	
30	MSBA Board Meeting	0 days	6/1/2016	6/1/2016		● 6/1 MSBA Board Meeting	
31	SCHEMATIC DESIGN (SD)	85 days	6/1/2016	9/28/2016			
32	Develop Schematic Design	47 days	6/1/2016	8/4/2016			
33	Submit Schematic Design to MSBA	0 days	8/4/2016	8/4/2016		● 8/4 Submit Schematic Design to MSBA	
34	MSBA Board Meeting	0 days	9/28/2016	9/28/2016		● 9/28 MSBA Board Meeting	
35	LOCAL VOTES						
38	DESIGN AND CONSTRUCTION (TBD)						

EDUCATIONAL VISIONING

Guiding Principles

- Inquiry-Based Learning
- Flexible and Adaptable Space
- Visible Learning
- A Place You Want to Be
- Collaboration & Connections
- Connections to 21st-Century Learning
- Community Access
- Purposeful Innovation & Creativity
- Future Orientation with Connections to Tradition
- Learning Communities



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Design Patterns

- Gathering Spaces
- Varied Spaces / Ubiquitous Learning
- Display & Exhibition Spaces
- Maker Spaces
- Multi-Purpose Spaces
- Collaborative Environments
- Indoor/Outdoor Connections
- Technology & Blended Learning
- Agile Classrooms
- Classroom Neighborhoods
- Effective Storage



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STUDY SCOPE

MSBA Study Scope

Option 1

Grades
K to 4

Neighborhood
Elementary
School

250 students

Option 2

Grades
K to 5

Neighborhood
Elem. School
with District-
wide 5th grade

410 students

Option 3

Grades
PreK to 4

District-wide
Elementary
School

725 students

Option 4

Grades
PreK to 5

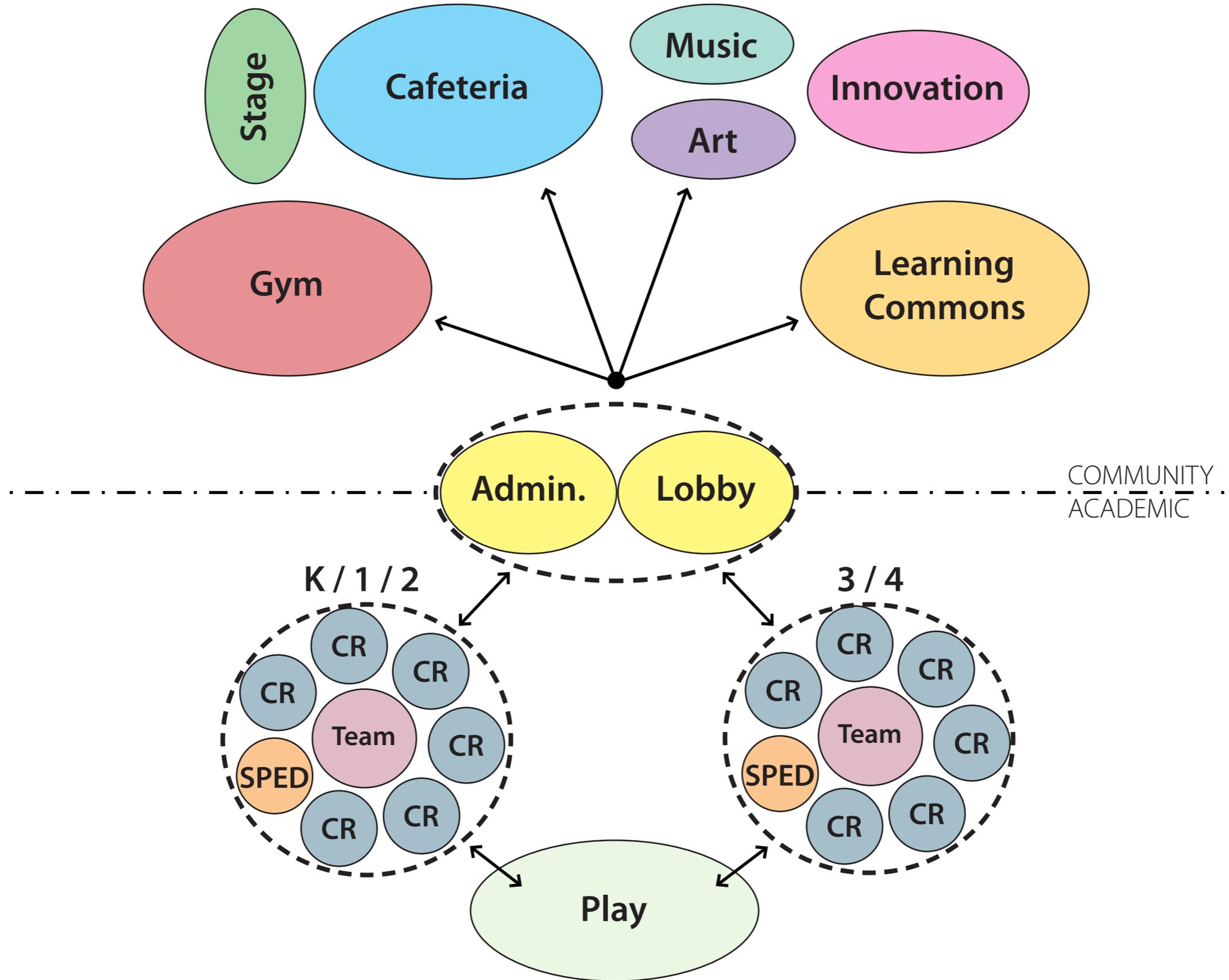
District-wide
Elementary
School

885 students

Program Areas - OPTION 1: 250 enrollment

PROGRAM	GRADES K-4
Core Academic	14,400
Special Education	3,020
Art & Music	2,225
Health & Physical Education	6,300
Media Center	2,020
Technology (computer)	1,000
Dining & Food Service	4,875
Medical	410
Administration & Guidance	2,015
Custodial & Maintenance	1,900
Subtotal NSF	38,165 NSF
Grossing Factor	x 1.5
Total GSF	57,248 GSF
Number of Students	250 Students

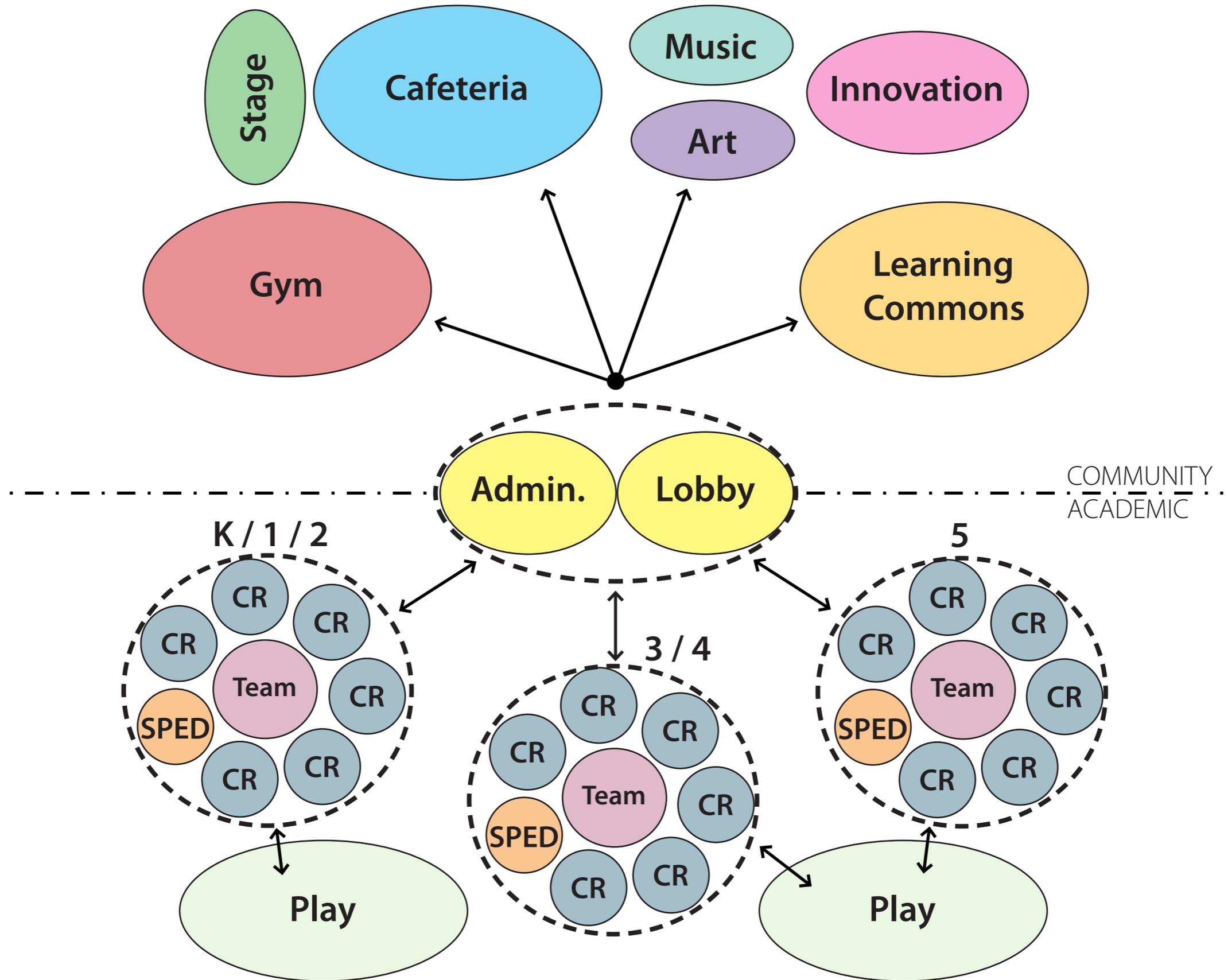
Adjacency Diagram - OPTION 1: 250 enrollment



Program Areas - OPTION 2: 410 enrollment

PROGRAM	GRADES K-5
Core Academic	20,700
Special Education	4,530
Art & Music	2,300
Health & Physical Education	6,300
Media Center	2,515
Technology (computer)	1,000
Dining & Food Service	6,325
Medical	510
Administration & Guidance	2,125
Custodial & Maintenance	2,010
Subtotal NSF	48,315 NSF
Grossing Factor	x 1.5
Total GSF	72,473 GSF
Number of Students	410 Students

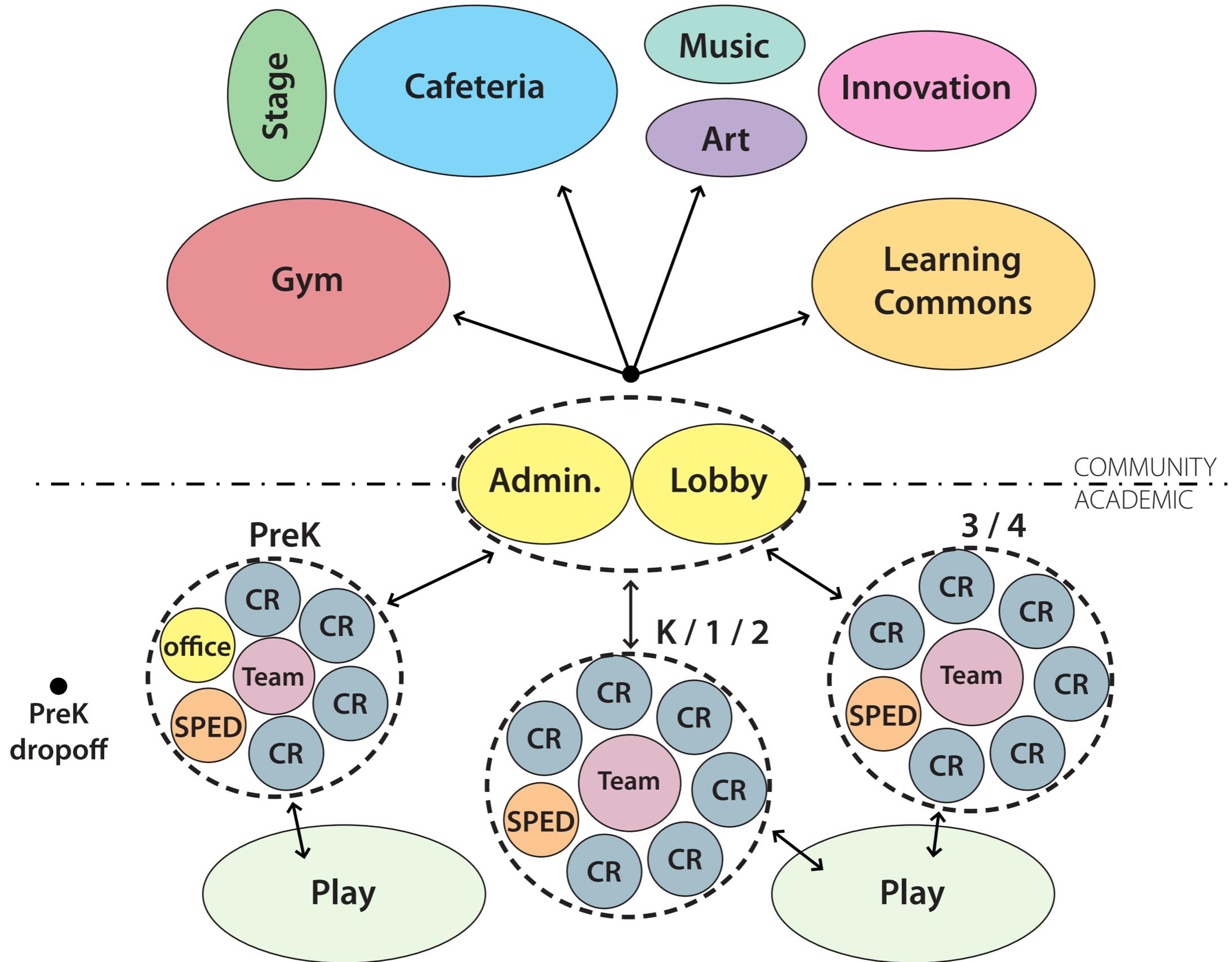
Adjacency Diagram - OPTION 2: 410 enrollment



Program Areas - OPTION 3: 725 enrollment

PROGRAM	GRADES PreK-4
Core Academic	37,090
Special Education	8,050
Art & Music	4,465
Health & Physical Education	6,300
Media Center	3,933
Technology (computer)	1,000
Dining & Food Service	9,185
Medical	610
Administration & Guidance	2,711
Custodial & Maintenance	2,325
Subtotal NSF	76,395 NSF
Grossing Factor	x 1.5
Total GSF	114,593 GSF
Number of Students	725 Students

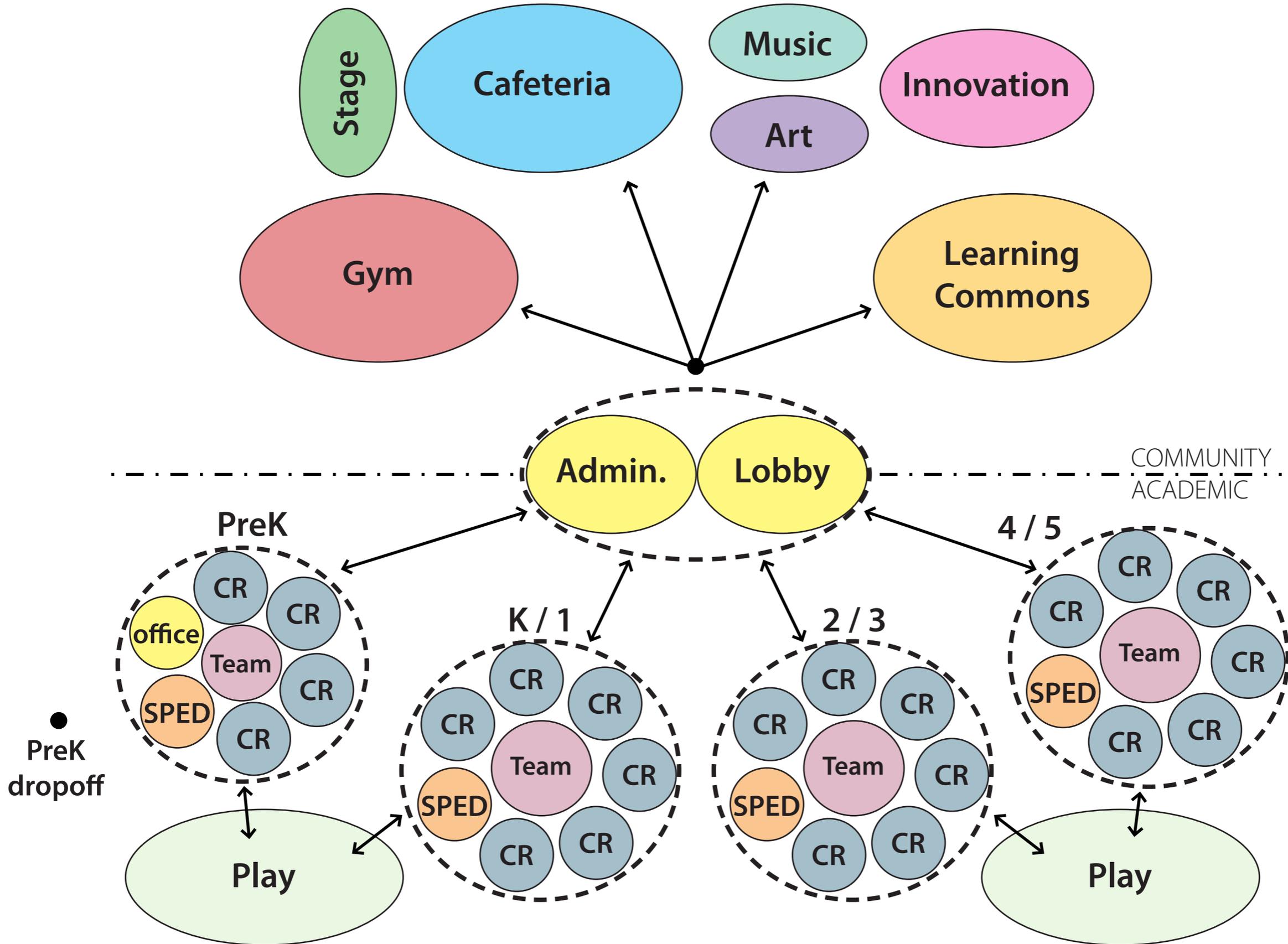
Adjacency Diagram - OPTION 3: 725 enrollment



Program Areas - OPTION 4: 885 enrollment

PROGRAM	GRADES PreK-5
Core Academic	43,390
Special Education	9,060
Art & Music	5,690
Health & Physical Education	6,300
Media Center	4,653
Technology (computer)	1,000
Dining & Food Service	11,204
Medical	710
Administration & Guidance	3,021
Custodial & Maintenance	2,485
Subtotal NSF	87,513 NSF
Grossing Factor	x 1.5
Total GSF	131,382 GSF
Number of Students	885 Students

Adjacency Diagram - OPTION 4: 885 enrollment



EXISTING CONDITIONS UPDATE

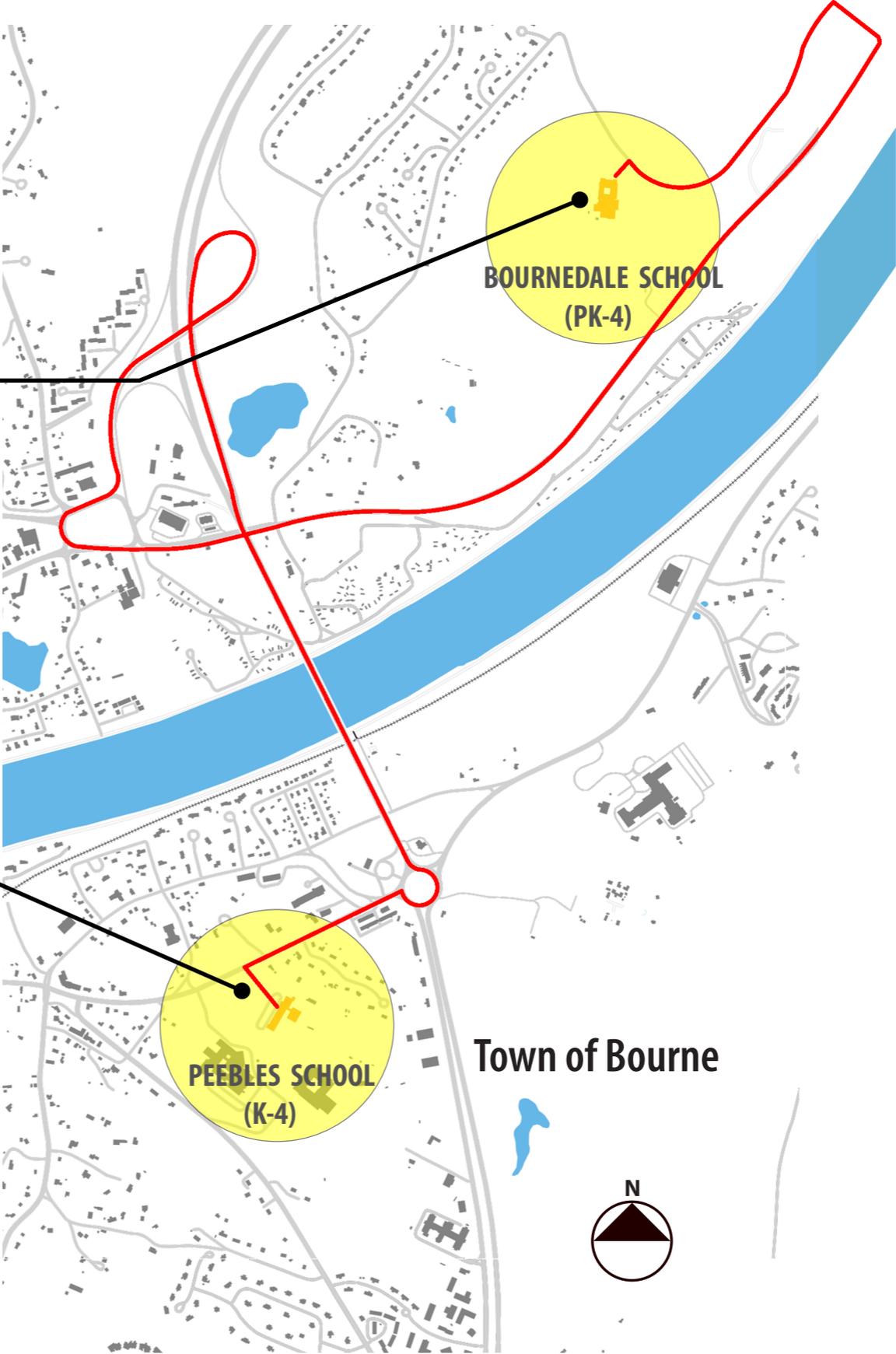
MSBA Study Scope

Bournedale Elementary School

Built: 2009
Students: 435
Area: 68,124 sf
Site: approx 122 Acres

Peebles Elementary School

Built: 1953-1959
Students: 388
Area: 55,191 sf
Site: 8.6 Acres



EXISTING PEEBLES



UPPER LEVEL PLAN



LOWER LEVEL PLAN

**PEEBLES ELEMENTARY SCHOOL
EXISTING FLOOR PLANS**

 CORE ACADEMIC	20,300 SF
 SPECIAL EDUCATION	935 SF
 ART & MUSIC	1,325 SF
 PHYSICAL EDUCATION	3,100 SF
 MEDIA CENTER	730 SF
 COMPUTER	975 SF
 DINING	5,550 SF
 MEDICAL	260 SF
 ADMINISTRATION	1,195 SF
 CUSTODIAL	795 SF

TOTAL BUILDING NET AREA: 35,165 SF

TOTAL BUILDING GROSS AREA: **55,190 SF**

Peebles Elementary Landscape

- No compliant accessible route from Trowbridge Road to the main building
- Parent drop-off loop and area is inefficient and lacks proper student safety measures
- Safety zone for large playground structure does not meet fall zone height requirements
- Site drainage appears to be poor, with flooding at some entrance doors



MAIN DRIVEWAY



DROP-OFF



PLAY STRUCTURE



DOORS

Peebles Elementary Civil

- Further investigations into the septic system that currently serves the existing school building is required. It may need to be updated for the new flows from the proposed building if they exceed existing flows.
- There is currently a lack in stormwater collection. Most of the site sheet flows to the back area where it just runs off onto existing dirt and grass areas. Increased drywells and underground pipe storage may be required to meet infiltration requirements for MADEP Stormwater Standards
- Fire protection. One hydrant on the site that was located at the top of the front driveway entry from Trowbridge Road. The fire department may want additional hydrants if this site is developed with a new school building. Hydrant flow test should be done to confirm the pressures and volumes in the existing water system

Peebles Elementary Architectural

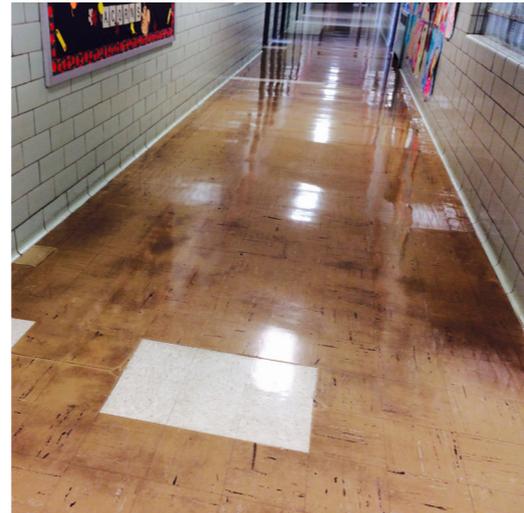
- Exterior Envelope: Low R-value & masonry repairs required
- Roof System: Must be replaced with proper insulation added
- Window System: Single pane windows throughout, prone to water infiltration.
- Interior Walls: Repair and paint throughout and add acoustic treatment as needed
- Flooring: Replace all flooring throughout building. New epoxy floor system has been installed at cafeteria
- Ceilings: Replace ceiling throughout to accommodate new lighting and improve acoustics
- Door & Hardware: Systems are in various states of disrepair. Replace and provide for ADA access.
- Regulations: Upgrade as required to meet code



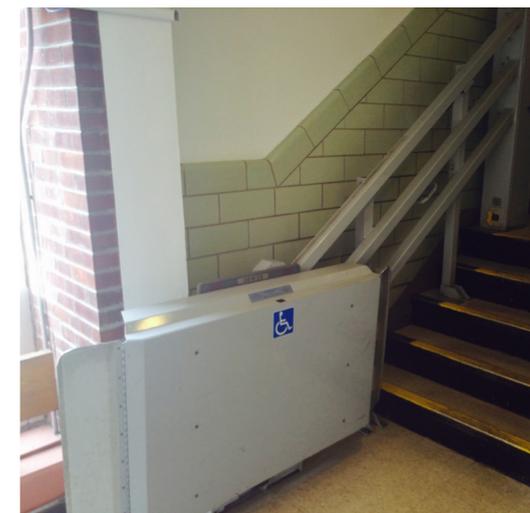
Exterior Masonry



Roof Systems



Floor Tile



Accessibility



Ceiling Systems

Peebles Elementary Equipment

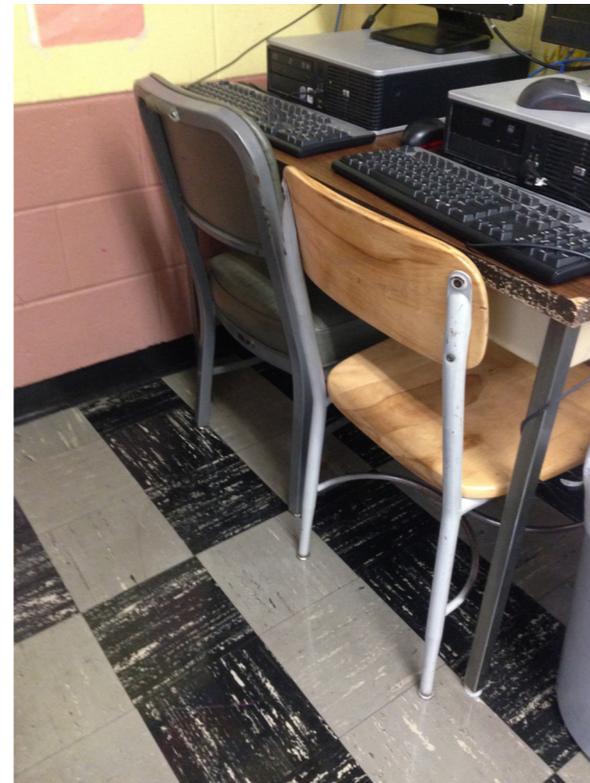
- Sink locations are not Handicap Accessible
- Student Chairs are many different manufacturers and various ages.
- Kitchen is old with outdated cooking equipment.
- Literacy library is in part of the cafeteria.
- Lack of storage space.



Kitchen



Storage



Furniture



Classroom Sinks

Peebles Elementary Mechanical

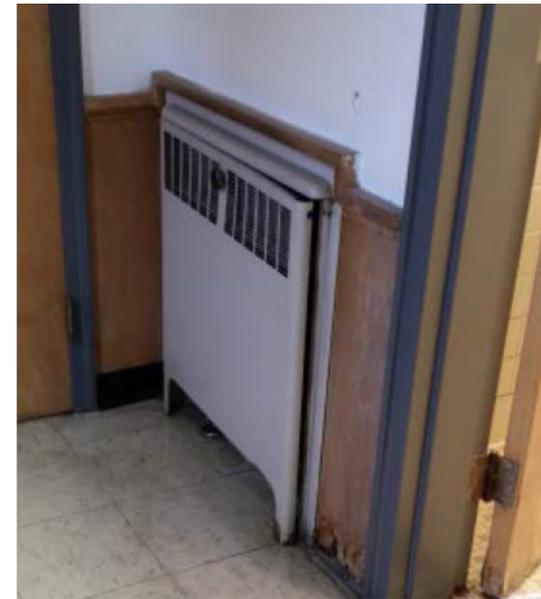
- Antiquated mechanical system with poor efficiency
- Lack of controllability results in both under and overheated spaces
- Poor ventilation air
- Classroom unit ventilators are undersized and promote uneven and inconsistent distribution
- Air handling unit in the media center has exceeded its expected maximum service life
- Computer room lacks proper cooling



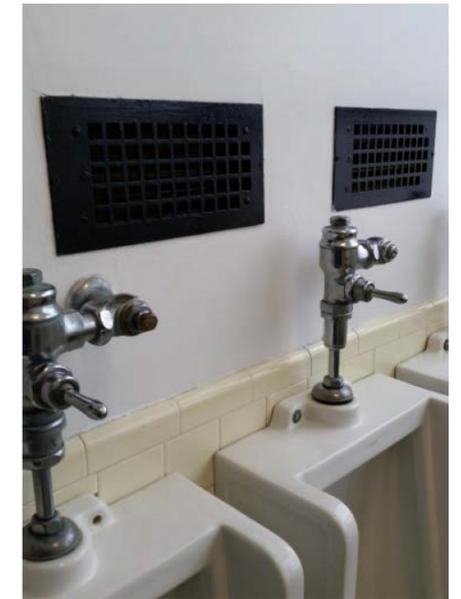
Air Handling Unit



Cafe Unit Ventilator



Wall Convector



Toilet Exhaust

Peebles Elementary Electrical

- The existing 600-amp main disconnect and fused distribution panel should be replaced
- Interior lighting throughout the school is in fair condition and should be replaced
- Existing exits signs should be replaced and additional signs provided
- A new generator or self-contained battery units should be provided
- All site lighting should be replaced
- Duplex outlets are sparsely located throughout with cords typically running across the floor
- Existing strobes do not meet ADA for intensity. Classrooms do not have ADA horn/strobe units
- A new fire alarm system will be required to meet code



Distribution Panel



Lighting



Outlets



Emergency Devices

Peebles Elementary Fire Protection

- Portions of the building are sprinklered
- The 1959 building is not sprinklered
- The service does not have a backflow prevention device
- The gate valve is not supervised by the fire alarm system



Fire Service & Alarm Valve



Fire Dept. Connection



Exposed Piping w/ Upright Sprinkler

Peebles Elementary Plumbing

- A complete new piping system is recommended
- Plumbing fixtures are in fair condition
- Lack of back flow preventer on the domestic water system
- Wall hydrants on exterior are in poor condition
- Sanitary drainage piping is in fair condition
- The kitchen grease trap appears undersized for the load



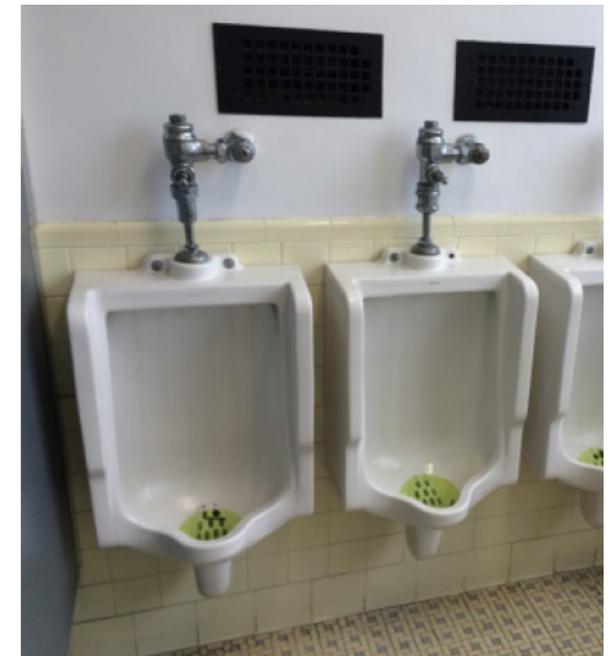
Domestic water meters



Water heater



Wall hung fountain



Urinals w/ exposed flush

Peebles Elementary Technology

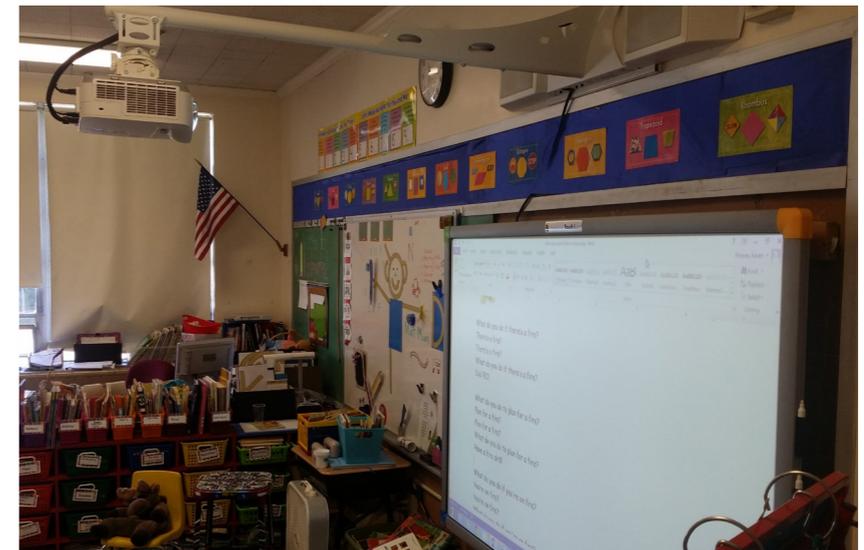
- Technology Infrastructure: MDF and IDf in a share space in a storage room, No environmental control in equipment rooms, accessibility issues in spline Office area ceiling
- Communications System: Older wall speakers throughout, Older Simplex Master Clock System
- Telephone: Older Nortel System with handsets in classrooms and office
- Security: one CCTV camera at front door, some older motion sensors, Main door intercom
- Classroom Technology: SMART boards w/ ultrashort projection, HP desktop computers, Mobile Chromebook carts were observed (difficult to move around school due to lack of elevator)
- Network: Older and obsolete Procurve HP switch chassis in the closet, Some UPS equipment supporting network switches, 3-4 Enterasys wireless access points throughout
- AV Systems: Older speakers on stage area, No AV in Gym



Tech Closet



Speaker



Smart Board

Peebles Elementary Structural

- Masonry is exhibiting distress, bowing outward
- Water infiltration necessitated addition of vinyl siding at spandrel panels
- Corrosion in ungalvanized shelf angles and lintels is causing jacking of masonry
- Brick ties may have disintegrated due to corrosion - Masonry is pulling away from back-up wall
- Noticeable settling at ground floor of addition creates uneven condition at egress stair landings
- Addition was constructed over original septic leaching field, which may not have been well compacted during regrading and construction
- At addition, brick overhangs foundation 1 5/8" and is proud of concrete roof beam



Vinyl Siding at Spandrel



Caulking at Brick

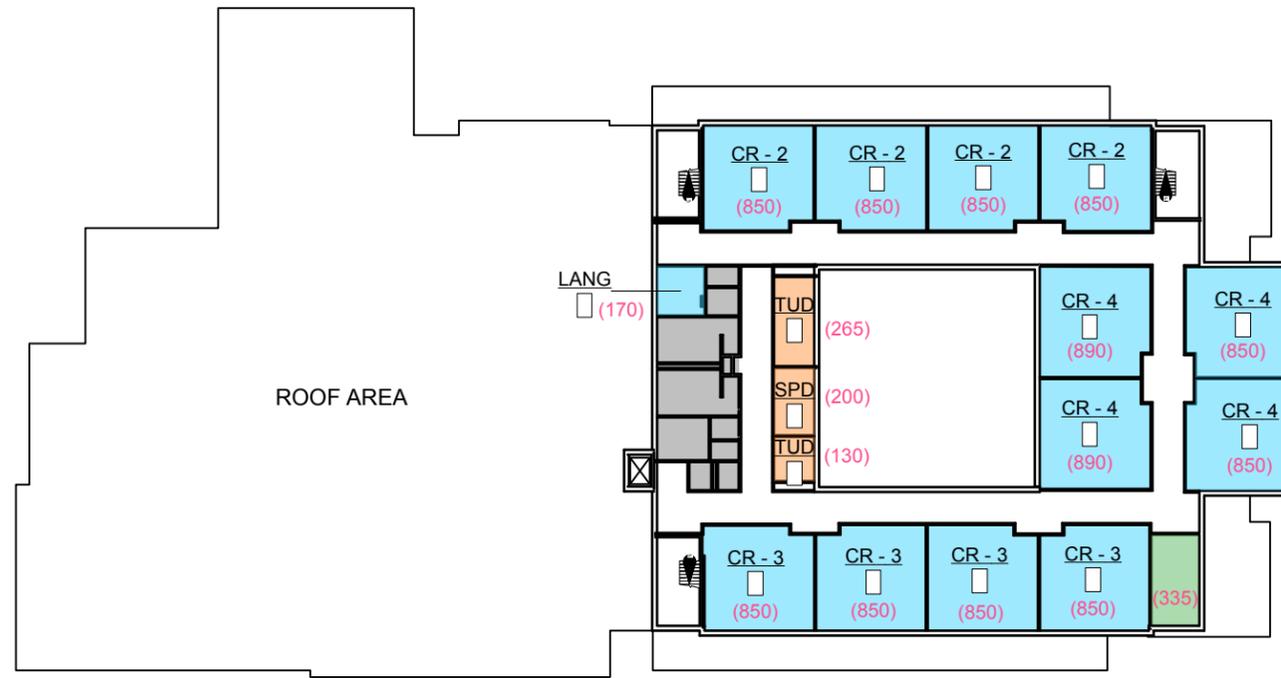


Panels Replaced at Addition



Plan of Leaching Field

EXISTING BOURNEDALE



SECOND FLOOR PLAN



FIRST FLOOR PLAN

**BOURNEDALE ELEMENTARY SCHOOL
EXISTING FLOOR PLANS**

	PRE-KINDERGARTEN	3,390 SF
	CORE ACADEMIC	22,700 SF
	SPECIAL EDUCATION	2,950 SF
	ART & MUSIC	2,258 SF
	PHYSICAL EDUCATION	3,150 SF
	MEDIA CENTER	2,815 SF
	COMPUTER	960 SF
	DINING	5,015 SF
	MEDICAL	491 SF
	ADMINISTRATION	1,460 SF
	CUSTODIAL	1,158 SF

TOTAL BUILDING NET AREA: 42,947 SF

TOTAL BUILDING GROSS AREA: **68,100 SF**

Bournedale Elementary Landscape

- Courtyard pavement does not drain properly and intermittently floods the adjacent hallway through the access door.
- No protective bollards at the flush sidewalk condition at the bus drop-off pick-up area at the rear of the school.
- Site drainage at the accessible spaces near the main entrance appears insufficient
- The school flagpole is not ADA accessible.



Courtyard



Bus Drop-Off



Flagpole

Bournedale Elementary Civil

- The existing school is on Septic so any addition to the school would increase flows to the septic system. Capacity would need to be checked to make sure it is sized to accept the increase in the flow.
- Drainage on this site could be straightforward if the existing detention pond is sized large enough to accept the new runoff flows from the addition and whatever additional impervious area created with the addition. If the detention pond is too small, it should be expanded to increase size and volume to accept and control the new flows.
- There is significant amounts of drainage infrastructure on site that could be used to help control the runoff from any new impervious created by the addition.
- Soils here are also very good and will allow for infiltration to help control runoff. Stormwater on this site should be relatively easy to deal with.
- Existing water infrastructure and hydrants were prevalent behind the building and any new addition would likely require additional hydrant locations. However the water infrastructure on this site seems to be in good condition and should not pose too many issues for an addition on this site. Hydrant flow tests would need to be provided to determine flow and pressures.

Bournedale Elementary Architectural

- Exterior Envelope: Appears to meet code, analysis of components will be evaluated
- Roof System: Active leaks occur at “roof to wall” intersections, Flashing must be replaced, sealants require repair and replacement, Precast caps have open joints in areas
- Window System: Appears to meet code, analysis of glazing to be confirmed, precast sills require cleaning and sealing
- Interior: Proper acoustic separation required at nurse’s suite/music stage area. Additional corridor wall protection (i.e. wainscoting and corner guards)
- Flooring: VCT lifting up at doorways due to water infiltration
- Door & Hardware: Water enters at exterior sills. New sills and sloping concrete away from entry required. Gym doors require weather gaskets.



Roofing



Window Sills



Sealant



Hallways

Bournedale Elementary Equipment

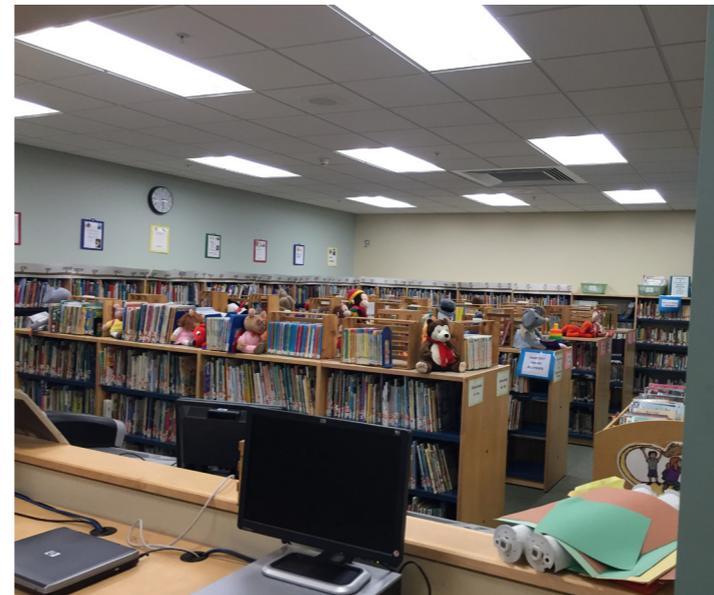
- Cafeteria is at capacity
- Lack of storage in kitchen
- Media center has no more space for books
- Classroom cubbies / furniture obstruct supervision and encroach on teaching area



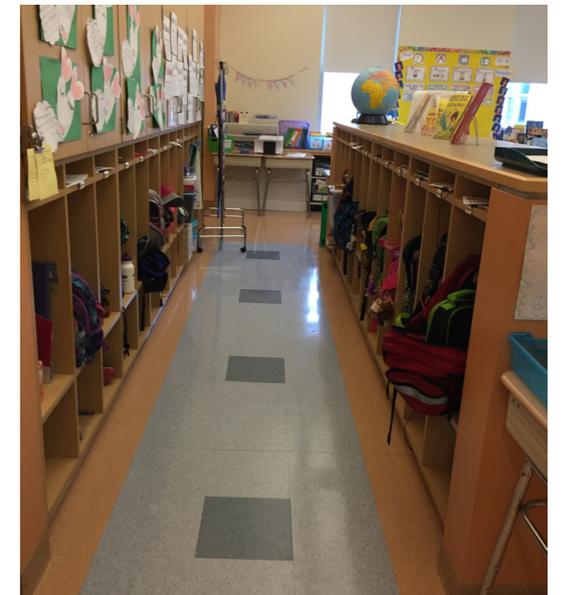
Cafeteria



Kitchen Storage



Media Center



Cubbies

Bournedale Elementary Mechanical

- Heating plant consists of High Efficiency Non Condensing gas fired Boilers. Boilers are approximately 8 years old; expected service life of the boiler is 20-25 years.
- Hot water is distributed to building heating equipment by variable speed pumping distribution system.
- Classrooms served by displacement ventilation dehumidification system that is served by packaged Direct expansion cooling dedicated outdoor air units. The rooftop units are approximately 8 years old and the expected service life is approximately 20 years. Classroom have supplemental hot water fin tube radiation heating.
- The Gymnasium is heated and ventilated by a gas-fired heating and ventilation rooftop unit. The RTU is approximately 8 years old; expected service life of the RTU is 20 years.
- The Administration and Media Center areas are air conditioned by a high efficiency air cooled chiller plant that serves 4-pipe heating and cooling ceiling mounted induction (active chilled beam) units. Ventilation air is provided by packaged rooftop air handling unit that are equipped with gas fired heating and direct expansion cooling. The RTUs, Chiller and induction units are approximately 8 years old.
- The building HVAC systems are controlled by a DDC (direct digital control) building energy management system.

Bournedale Elementary Electrical

- Existing electric service of 1600 Amps would need to be increased.
- Existing lighting system is fluorescent and outdated. New LED lighting and advanced lighting control system would be provided for new addition.
- Fire alarm system would need to be expanded with additional devices and possibly new panel with more capacity.
- Existing generator will not be able to handle the same full array of equipment in the addition as is supported in the existing building.

Bournedale Elementary Plumbing / Fire Protection

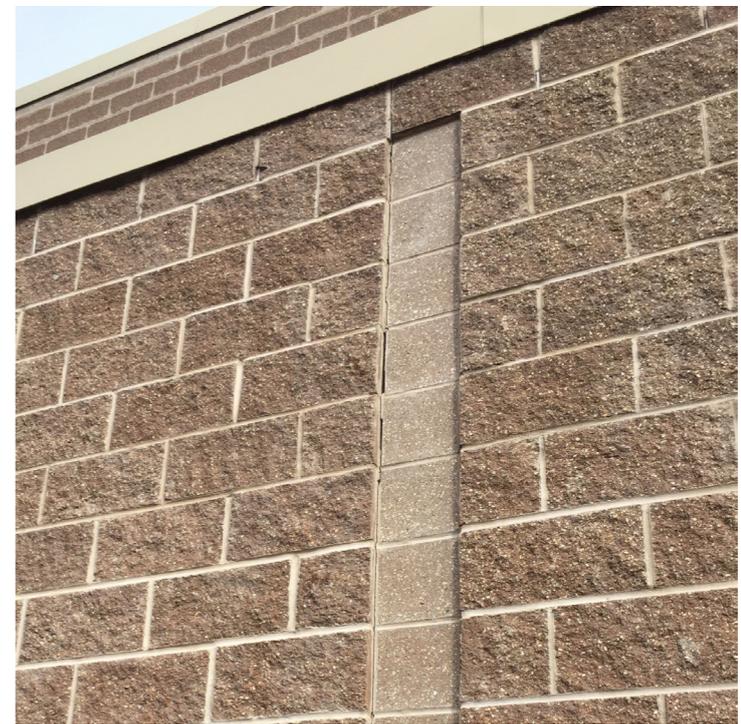
- Existing domestic water service is capable of supplying building addition. New cold water main to be provided from water entry to proposed addition.
- New domestic water heater should be provided for addition. Water heater would be condensing high efficiency.
- Existing below grade sanitary piping can be reused where sized appropriately for any added load.
- Natural gas system should have capacity for future additional load. Will need final confirmation with Eversource Energy.
- Existing fire water service is capable of supplying new building addition option. Sprinkler Main can be extending to addition from existing riser or new riser installed in addition.
- Existing sprinkler branch piping can be modified in renovated areas. New quick response heads to be installed in renovated areas.
- Existing sprinklers in non-renovated areas shall remain.

Bournedale Elementary Technology

- Technology Infrastructure: Dedicated MDF and one IDF with sufficient power and environmental conditioning, CAT 6 cabling, ceiling accessibility
- Communications System: PA system appears to be in good working order, Newer integrated master clock system
- Telephone: Newer Vertical VoIP Telephone System with integrated voicemail server
- Security: Modern access control, Intrusion control and video surveillance equipment that is expandable, Cameras were observed in hallways and exterior of building, Video intercom "Alphones"
- Classroom Technology: SMART Technology Smart Boards with standard throw projectors mounted in the ceilings
- Network: Newer Procurve HP switch chassis in the closet for networking, UPS equipment supporting network switches, Enterasys wireless access points throughout
- AV Systems: Large venue AV system in Cafeteria (with stage) and Gym.

Bournedale Elementary Structural

- Building is constructed of composite structural steel framing, open web steel joists, steel columns and masonry bearing walls. The building appears in good structural condition.
- In some locations, 8" architectural recessed units were mortared to adjacent units. Cracked mortar should be removed and replaced with sealant.



Questions?

Space Comparison - Existing Peebles Elementary - 250 enrollment

PROGRAM	GRADES K-4 (EXISTING)	GRADES K-4 (MSBA)	VARIANCE
Core Academic	20,300	14,400	(10,950)
Special Education	935	3,020	2,085
Art & Music	1,325	2,225	1,100
Health & Physical Education	3,100	6,300	3,200
Media Center	730	2,020	1,230
Technology (computer)	975	1,000	(25)
Dining & Food Service	5,550	4,875	(675)
Medical	260	410	150
Administration & Guidance	1,195	2,015	820
Custodial & Maintenance	795	1,900	1,105
Subtotal NSF	35,165 NSF	38,165 NSF	3,000
Grossing Factor	x 1.56	x 1.5	
Total GSF	55,190 GSF	57,248 GSF	(2,058)
	390 Students	250 Students	

Space Comparison - Existing Peebles Elementary - 410 enrollment

PROGRAM	GRADES K-5 (EXISTING)	GRADES K-5 (MSBA)	VARIANCE
Core Academic	22,000	20,700	(1,300)
Special Education	935	4,530	3,595
Art & Music	1,325	2,300	975
Health & Physical Education	3,100	6,300	3,200
Media Center	730	2,515	1,785
Technology (computer)	975	1,000	25
Dining & Food Service	5,550	6,325	775
Medical	260	510	250
Administration & Guidance	1,195	2,125	930
Custodial & Maintenance	795	2,010	1,215
Subtotal NSF	36,865 NSF	48,315 NSF	11,450
Grossing Factor	x 1.56	x 1.5	
Total GSF	57,510 GSF	72,473 GSF	14,963
	580 Students	410 Students	

Space Comparison - Existing Bournedale Elementary - 725 enrollment

PROGRAM	GRADES PreK-4 (EXISTING)	GRADES PreK-4 (MSBA)	VARIANCE
Core Academic (PRE-K)	3,390	0	(3,390)
Core Academic	22,700	37,090	14,390
Special Education	2,950	8,050	5,100
Art & Music	2,258	4,465	2,207
Health & Physical Education	3,150	6,300	3,150
Media Center	2,815	3,933	1,118
Technology (computer)	960	1,000	(40)
Dining & Food Service	5,015	9,185	4,170
Medical	491	610	119
Administration & Guidance	1,460	2,711	1,251
Custodial & Maintenance	1,158	2,325	1,167
Subtotal NSF	42,947 NSF	76,395 NSF	33,448
Grossing Factor	x 1.59	x 1.5	
Total GSF	68,100 GSF	114,593 GSF	46,493
	384 Students (K-4)	725 Students	
	51 Students (PreK)		

Space Comparison - Existing Bournedale Elementary - 885 enrollment

PROGRAM	GRADES PreK-5 (EXISTING)	GRADES PreK-5 (MSBA)	VARIANCE
Core Academic (PRE-K)	3,390	0	(3,390)
Core Academic (1-5)	24,400	43,390	18,990
Special Education	2,950	9,060	6,100
Art & Music	2,258	5,690	3,432
Health & Physical Education	3,150	6,300	3,150
Media Center	2,815	4,653	1,838
Technology (computer)	960	1,000	(40)
Dining & Food Service	5,015	11,204	6,189
Medical	491	710	219
Administration & Guidance	1,460	3,021	1,561
Custodial & Maintenance	1,158	2,485	1,327
Subtotal NSF	48,047 NSF	87,513 NSF	39,466
Grossing Factor	x 1.42	x 1.5	
Total GSF	68,100 GSF	131,382 GSF	63,282
	574 Students (K-5)	885 Students	
	51 Students (PreK)		