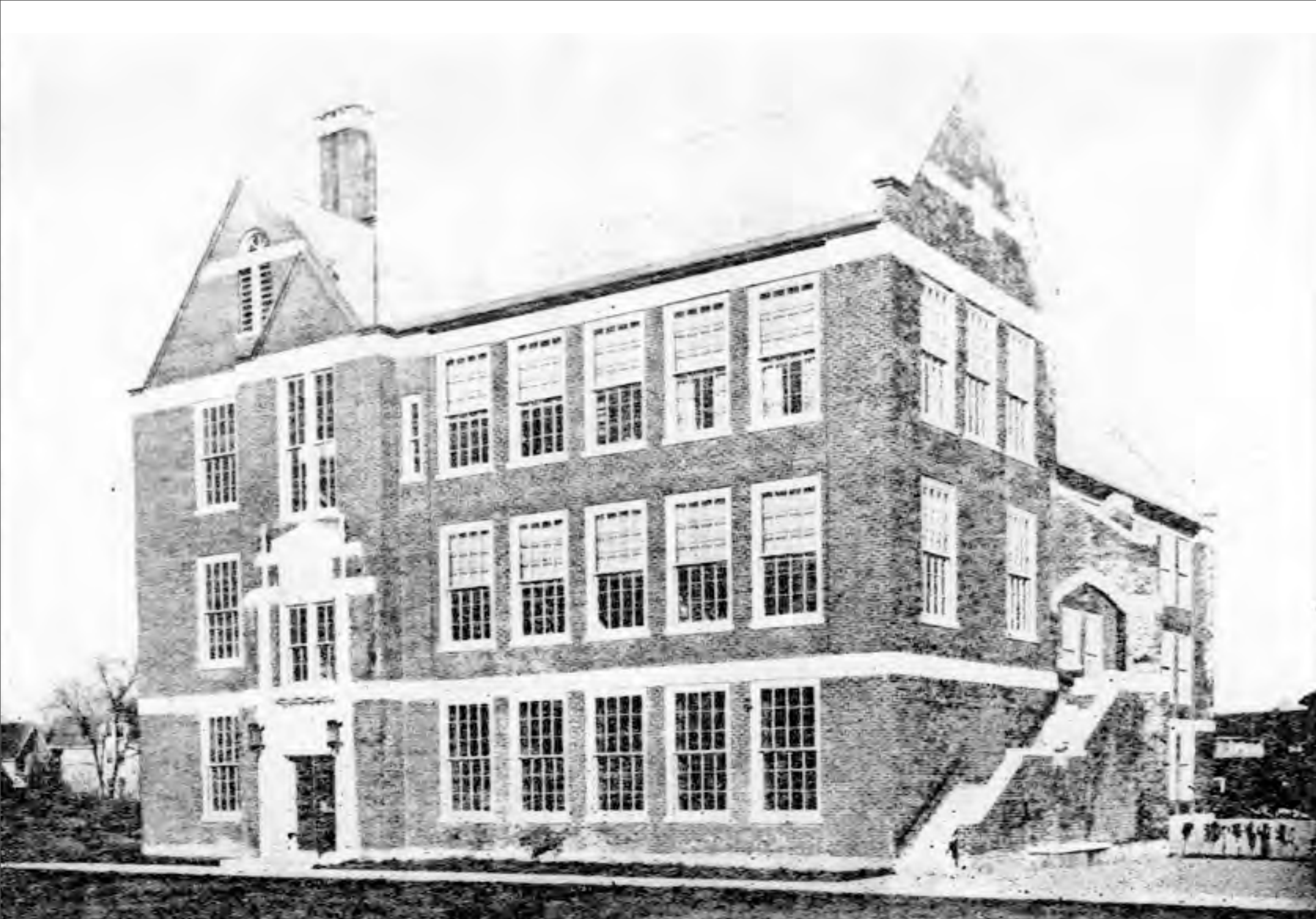




CSBC / DRC Meeting

February 24, 2015



Cabot School

DiNisco Design
PARTNERSHIP

www.dinisco.com

Educational Programming | Comparisons

	PROPOSED											
CABOT ELEMENTARY SCHOOL Preliminary Design Program	Angier (90% CDs) 465 Students			Zervas (14-10-09) 490 Students			Cabot PDP 480 Students			MSBA 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
CORE ACADEMIC SPACES			21,472			23,450		25	23,550		21	20,950
(List classrooms of different sizes seperately)												
Pre-Kindergarten w/ toilet										1,200		-
Kindergarten w/ toilet	1,131	4	4,524	1,200	4	4,800	1,200	4	4,800	1,200	4	4,800
General Classrooms - Grade 1-5	925	18	16,650	925	20	18,500	925	20	18,500	950	17	16,150
General Classrooms - Grade 1-5												
ELL Program	298	1	298	150	1	150	250	1	250			
SPECIAL EDUCATION			5,965			5,500			6,900			5,540
(List rooms of different sizes seperately)												
Self-Contained SPED	925	1	925	900	1	900	925	2	1,850	950	4	3,800
Self-Contained SPED - toilet										60	4	240
Resource Room										500	2	1,000
Small Group Room / Reading										500	1	500
Substantially Separate Classroom												
Learning Centers (K-2; 3-5)	470	2	940	450	2	900	475	2	950			
Breakout Rooms (individual instruction) 1/grade (Ave)	121	7	845	125	6	750	125	6	750			
OT/PT	511	1	511	450	1	450	475	1	475			
Quiet Room 1 / academic floor	106	2	212	100	2	200	100	3	300			
Speech + Language	298	1	298	150	2	300	250	1	250			
Reading Program / Literacy Room	925	1	925	900	1	900	925	1	925			
Inclusion Facilitators (office for 6 adults)	238	1	238	150	1	150	300	1	300			
Literacy Specialist (Office + teaching area for 6 stu.)	176	1	176	125	1	125	250	1	250			
Math Coach	161	1	161	125	1	125	150	1	150			
Team Specialist + IEP Conference Room (12 adults)	428	1	428	400	1	400	400	1	400			
Psychologist (office, testing, therapy, storage)	155	1	155	150	1	150	150	1	150			
Social Worker (Office, testing, conferences)	151	1	151	150	1	150	150	1	150			
ART & MUSIC			2,608			2,725			2,575			2,575
Art Classroom - 25 seats	1,000	1	1,000	1,000	1	1,000	1,000	1	1,000	1,000	1	1,000
Art Workroom w/ Storage & kiln	178	1	178	150	1	150	150	1	150	150	1	150
Music Classroom / Large Group - 25-50 seats	1,168	1	1,168	1,200	1	1,200	1,200	1	1,200	1,200	1	1,200
Music Practice/ Ensemble (Groups 4 - 10 students)	162	1	162	150	2	300	150	1	150	75	3	225
Music Practice/ Ensemble (Groups 4 - 10 students)	100	1	100	75	1	75	75	1	75			

Educational Programming | Comparisons

	PROPOSED											
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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
HEALTH & PHYSICAL EDUCATION			6,105			6,300			6,300			6,300
Gymnasium	5,809	1	5,809	6,000	1	6,000	6,000	1	6,000	6,000	1	6,000
Gym Storeroom	176	1	176	200	1	200	175	1	175	150	1	150
Health Instructor's Office w/Shower & Toilet	120	1	120	100	1	100	125	1	125	150	1	150
MEDIA CENTER			2,770			2,875			2,830			2,830
Media Center/Reading Room	2,770	1	2,770	2,875	1	2,875	2,830	1	2,830	2,830	1	2,830
DINING & FOOD SERVICE			6,321			6,663			6,960			6,960
Cafeteria/Dining	3,035	1	3,035	3,200	1	3,200	3,400	1	3,400	3,600	1	3,600
Stage - existing used as SPED	950	1	950	1,000	1	1,000	1,000	1	1,000	1,000	1	1,000
Chair/Table/Equipment Storage	408	1	408	363	1	363	360	1	360	360	1	360
Kitchen	1,460	1	1,460	1,600	1	1,600	1,700	1	1,700	1,780	1	1,780
Staff Lunch Room (1/3 of staff = 60 staff/3)	234	2	468	250	2	500	250	2	500	220	1	220
MEDICAL			569			510			510			510
Medical Suite Toilet	73	1	73	60	1	60	60	1	60	60	1	60
Nurses' Office/Waiting Room	306	1	306	250	1	250	250	1	250	250	1	250
Examination Room / Resting	95	2	190	100	2	200	100	2	200	100	2	200
ADMINISTRATION & GUIDANCE			2,305			2,515			2,595			2,345
General Office / Waiting Room/Toilet	750	1	750	680	1	680	650	1	650	390	1	390
Teachers' Mail and Time Room	Included in General Office			Included in General Office			Included in General Office			100	1	100
Duplicating Room	Included in General Office			Included in General Office			Included in General Office			150	1	150
Records Room	79	1	79	60	1	60	100	1	100	110	1	110
Principal's Office w/ Conference Area	301	1	301	300	1	300	300	1	300	375	1	375
Principal's Secretary / Waiting	Included in General Office			Included in General Office			Included in General Office			125	1	125
Assistant Principal's Office	117	1	117	125	1	125	125	1	125	120	0	-
Supervisory / Itinerant Teachers / Extended Program	428	1	428	650	1	650	750	1	750	120	1	120
Conference Room	218	1	218	200	1	200	250	1	250	250	1	250
Guidance Office	0	0	0	0	0	0	0	0	0	150	2	300
Guidance Storeroom	0	0	0	0	0	0	0	0	0	35	1	35
Teachers' Work Room	206	2	412	250	2	500	210	2	420	390	1	390

Educational Programming | Comparisons

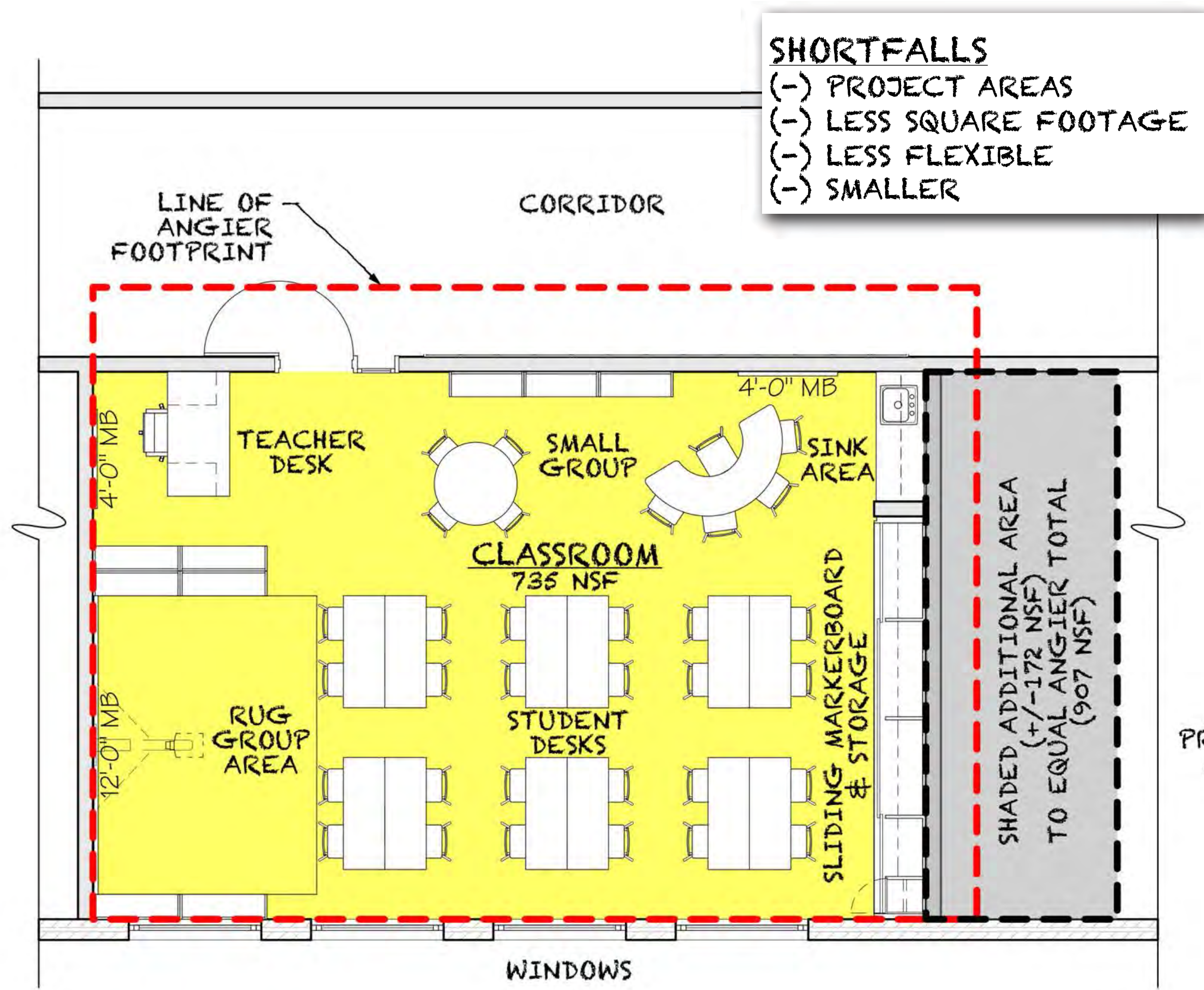
	PROPOSED											
CABOT ELEMENTARY SCHOOL Preliminary Design Program	Angier (90% CDs) 465 Students			Zervas (14-10-09) 490 Students			Cabot PDP 480 Students			MSBA Guidelines		
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
CUSTODIAL & MAINTENANCE			1,785			1,865			2,080			2,080
Custodian's Office	102	1	102	125	1	125	150	1	150	150	1	150
Custodian's Workshop	0	0	0	0	0	0	375	1	375	375	1	375
Custodian's Storage	583	1	583	147	3	440	375	1	375	375	1	375
Recycling Room / Trash	712	1	712	650	1	650	400	1	400	400	1	400
Receiving and General Supply	Included above			Included above			260	1	260	260	1	260
Storeroom	78	2	156	200	2	400	320	1	320	320	1	320
Network/Telecom Room	232	1	232	250	1	250	200	1	200	200	1	200
OTHER			0			0			0			0
Other (<i>specify</i>)												
Total Building Net Floor Area (NFA)			49,900			52,403			54,300			50,090
Proposed Student Capacity/Enrollment			465			490			480			480
Total Building Gross Floor Area (GFA) ²			74,960			78,800			81,450			76,320
Grossing factor (GFA/NFA)			1.50			1.50			1.50			1.52

Schedule I MSBA Preferred Schematic

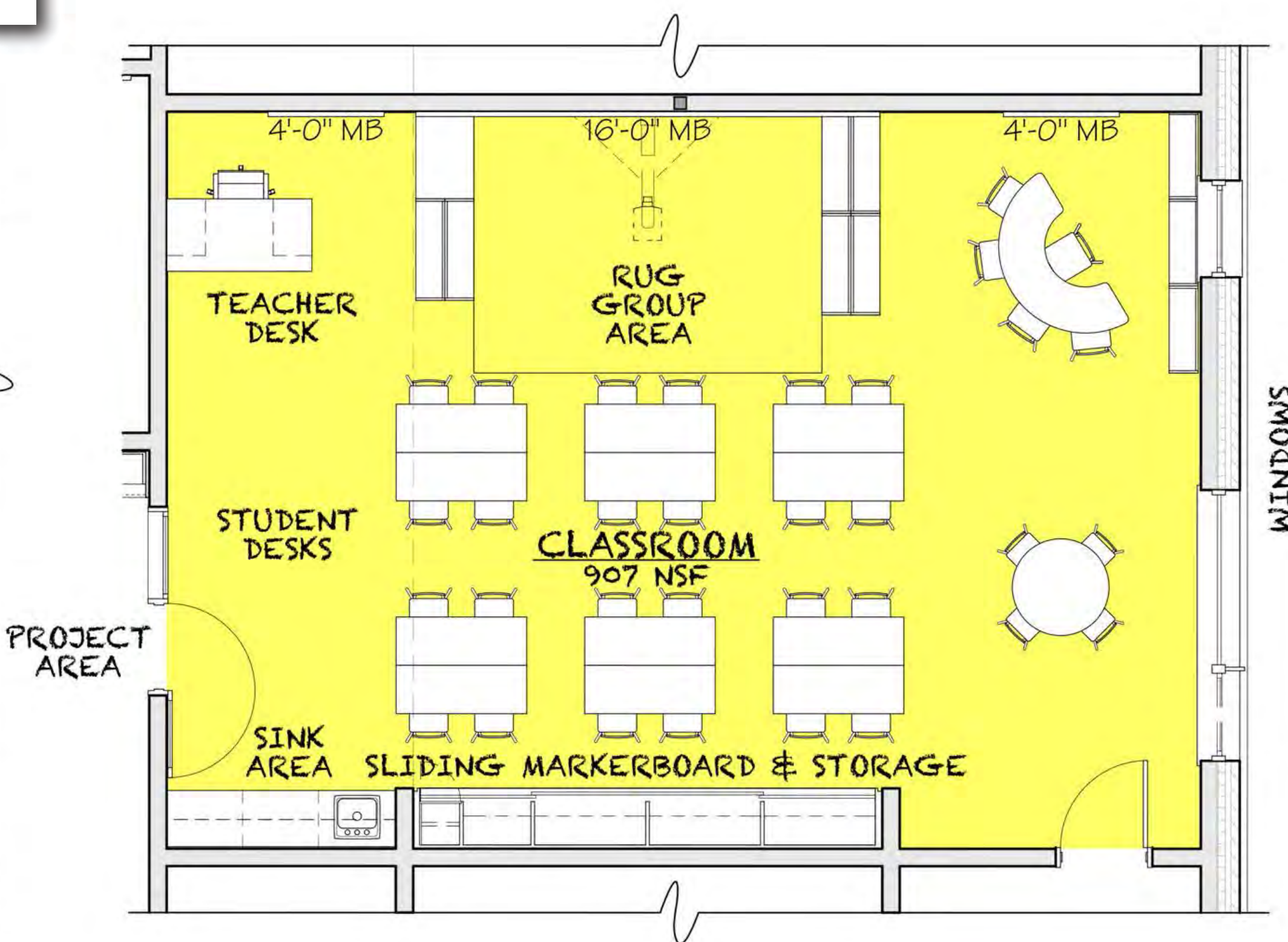
Meeting Date	Item
2/24/2015	Cabot School Building Committee/Design Review Committee Vote to Submit PDP to MSBA Review Schemes for Each Design Type: Addition/Renovation, New Construction and Façade Renovation/New Construction
3/11/2015	Public Forum
3/12/2015	Cabot School Building Committee/Design Review Committee Review/Narrow Schemes to One Option per Type
4/9/2015	Cabot School Building Committee/Design Review Committee Select Preferred Option
4/16/2015	Submit Preferred Option to MSBA
6/3/2015	MSBA Board Meeting to Approve Preferred Option

Programming | Re-use of Cabot

How does the program work within confines of Cabot School?

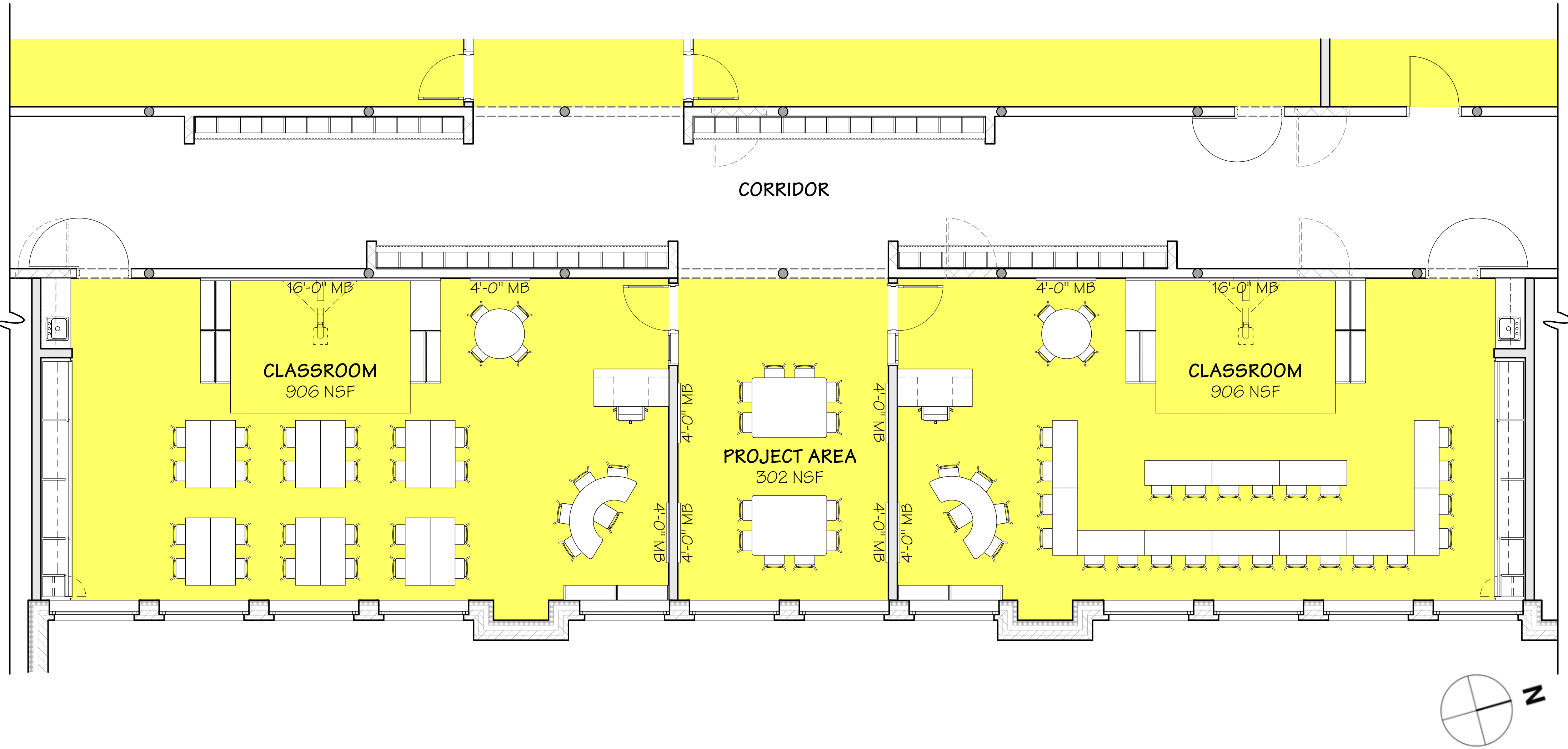


Existing Cabot Classroom

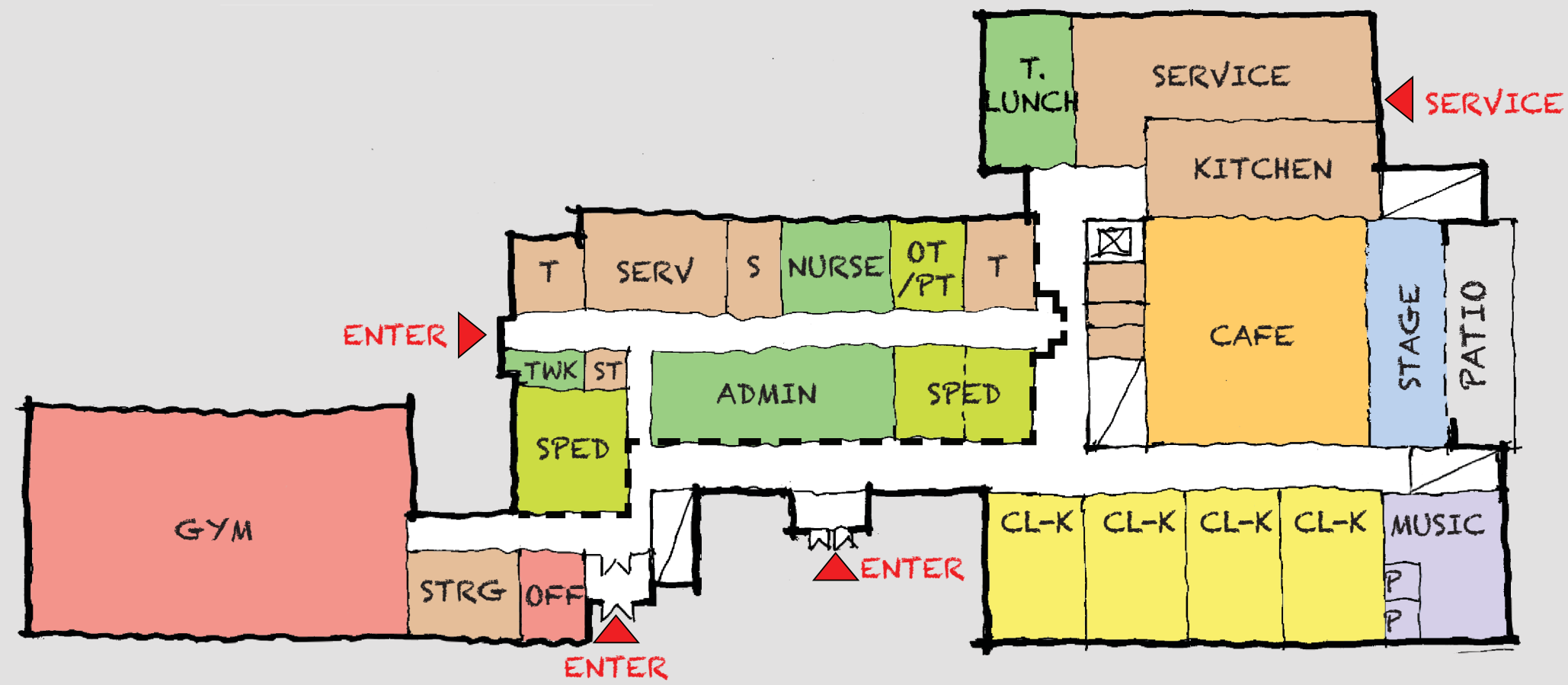


New Angier Classroom

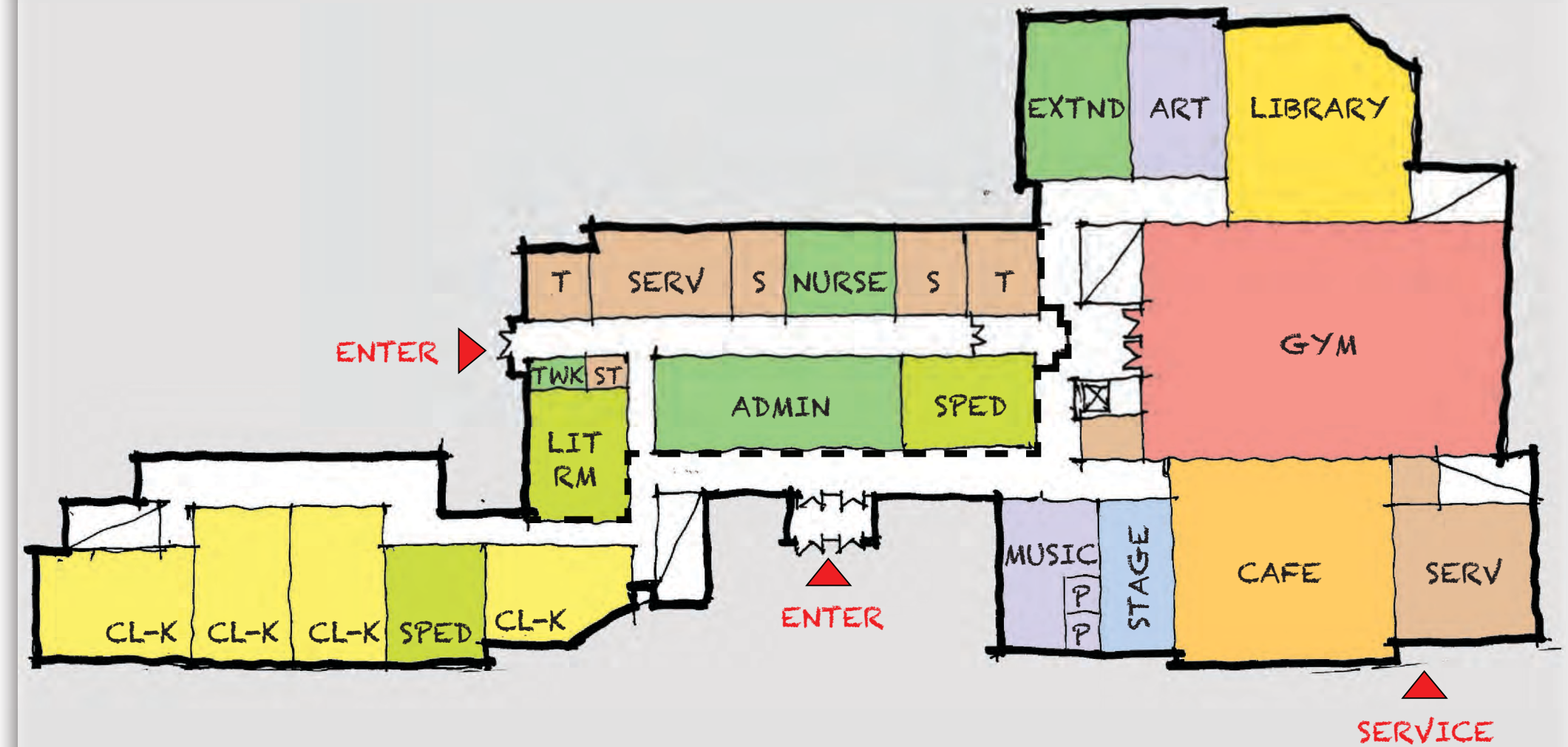
Programming | Re-use of Cabot



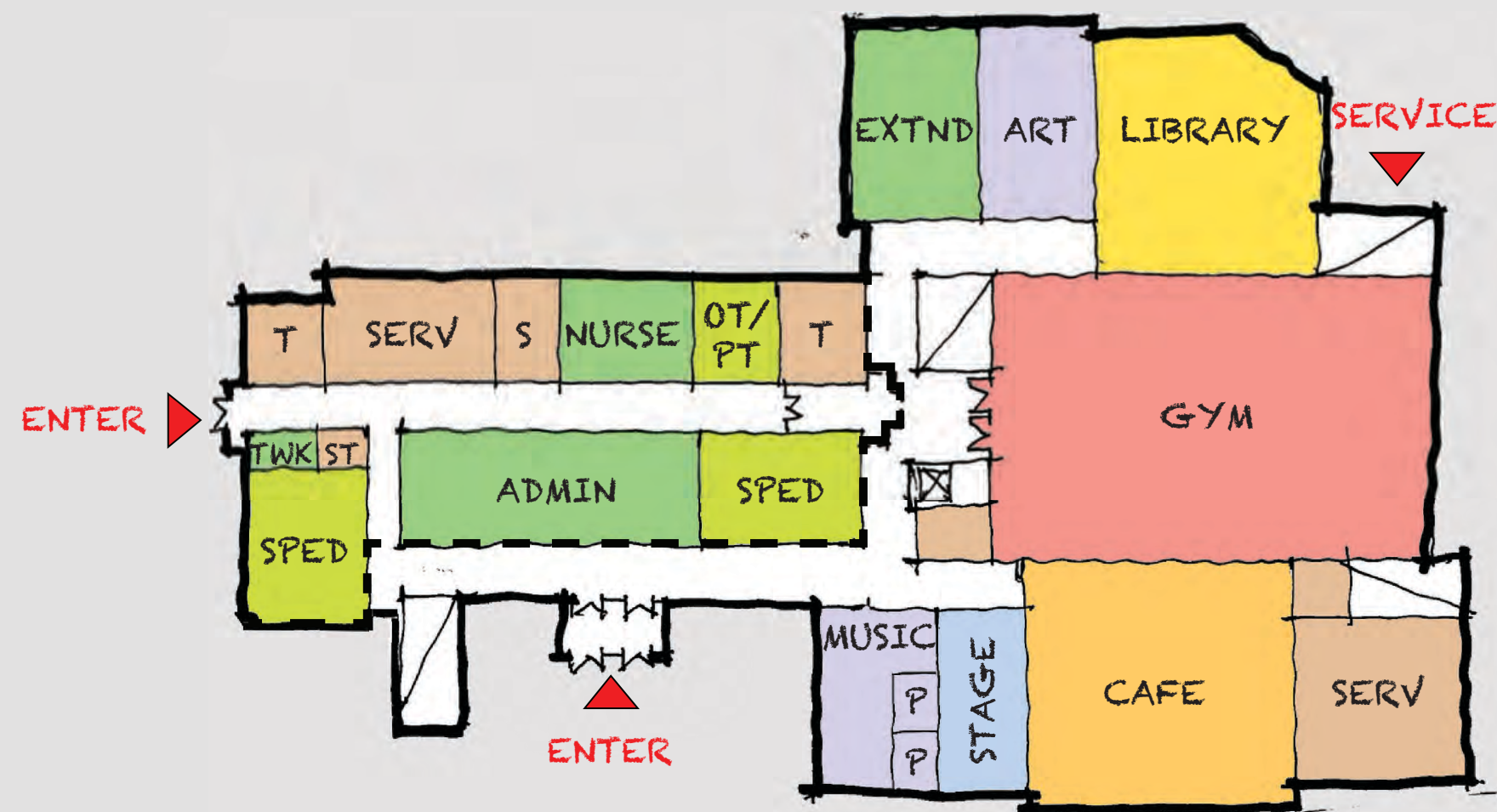
Renovation / Addition I Overview



A.1



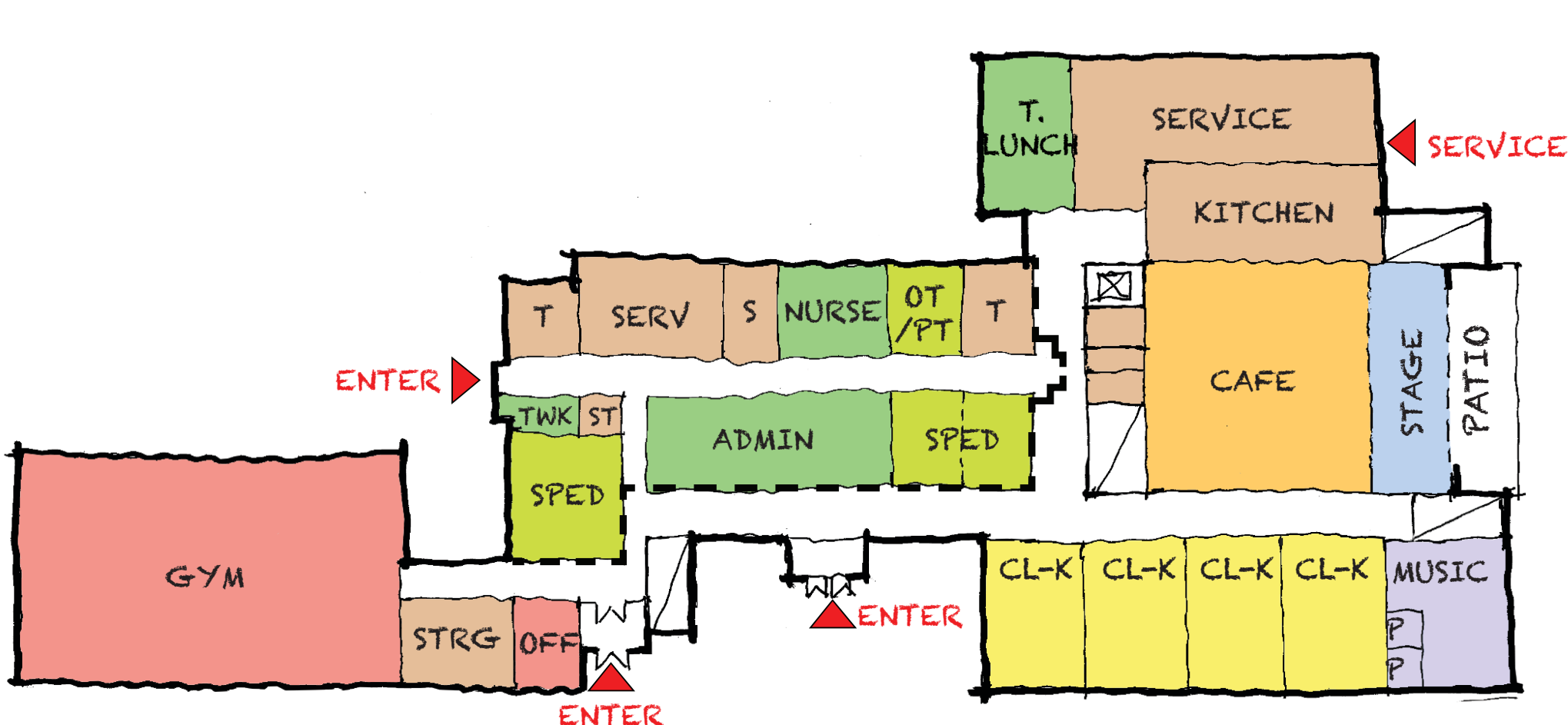
A.2



A.3

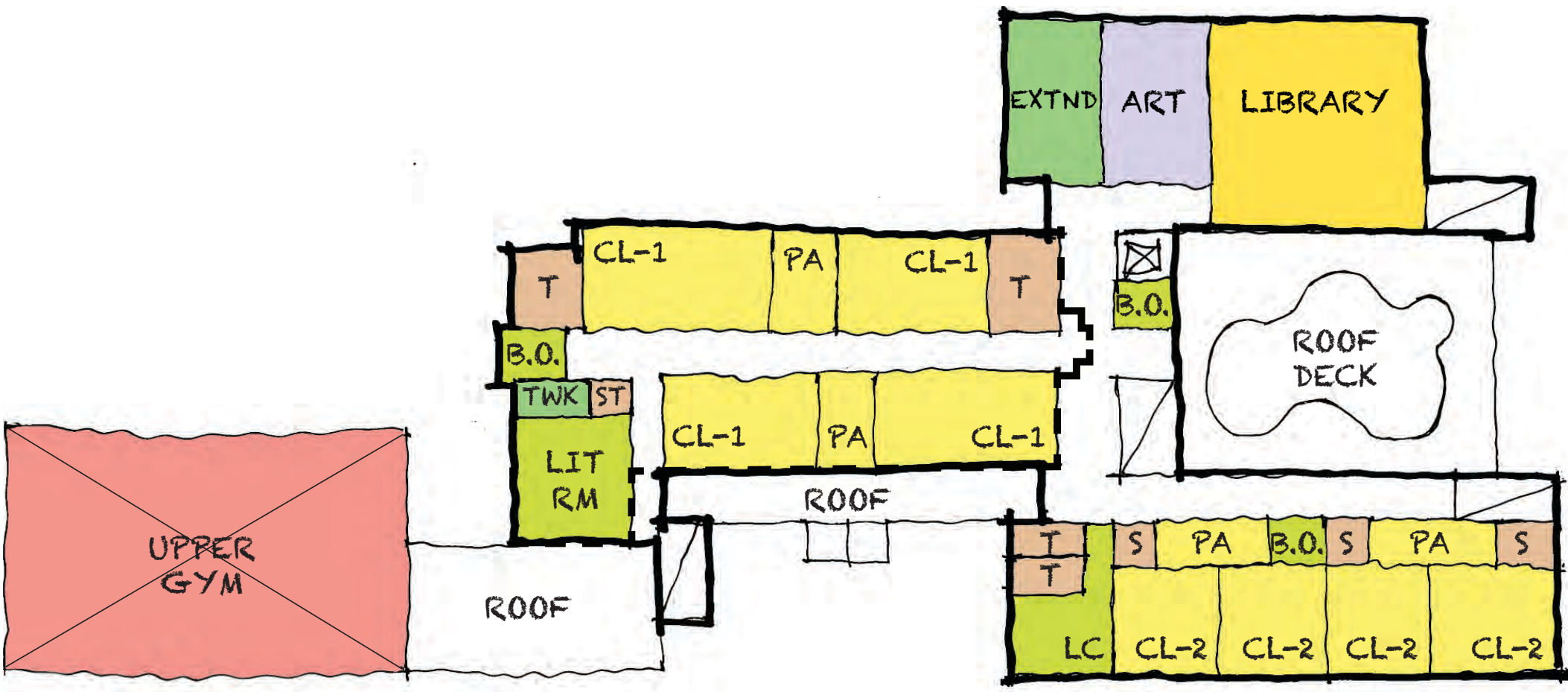
- * Variations within each scheme will be studied
- Core / Academic relationships
 - Horizontal
 - Vertical
- Gym / Cafeteria relationships
- Kindergarten ground floor / upper floor
- Massing
- Site / Construction issues

Renovation Addition I A.1 3 Story Addition

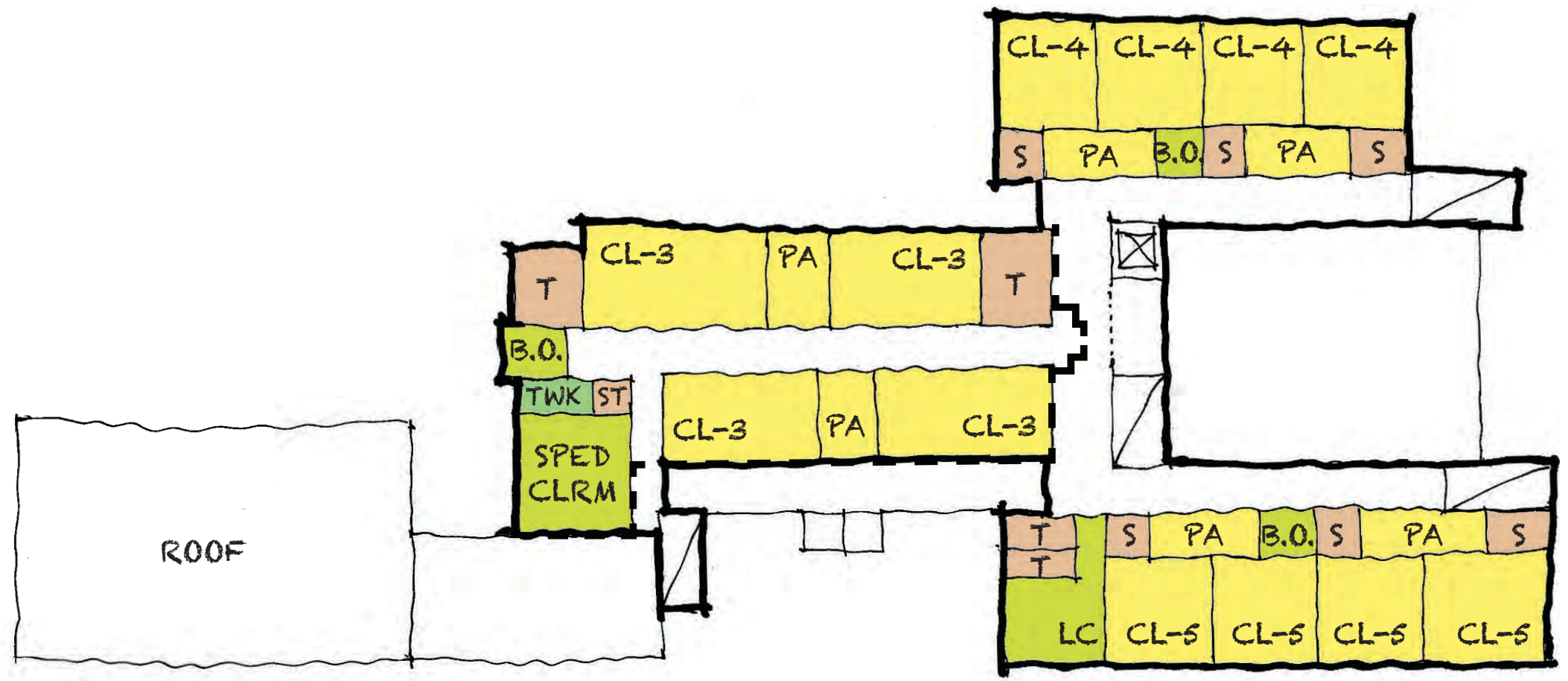


First Floor

- Core / Academic organized **horizontally**
- Gym **ground floor** wing
- Kindergarten **ground floor**
- Library ceiling heights **low**
- Academic on **three floors**



Second Floor



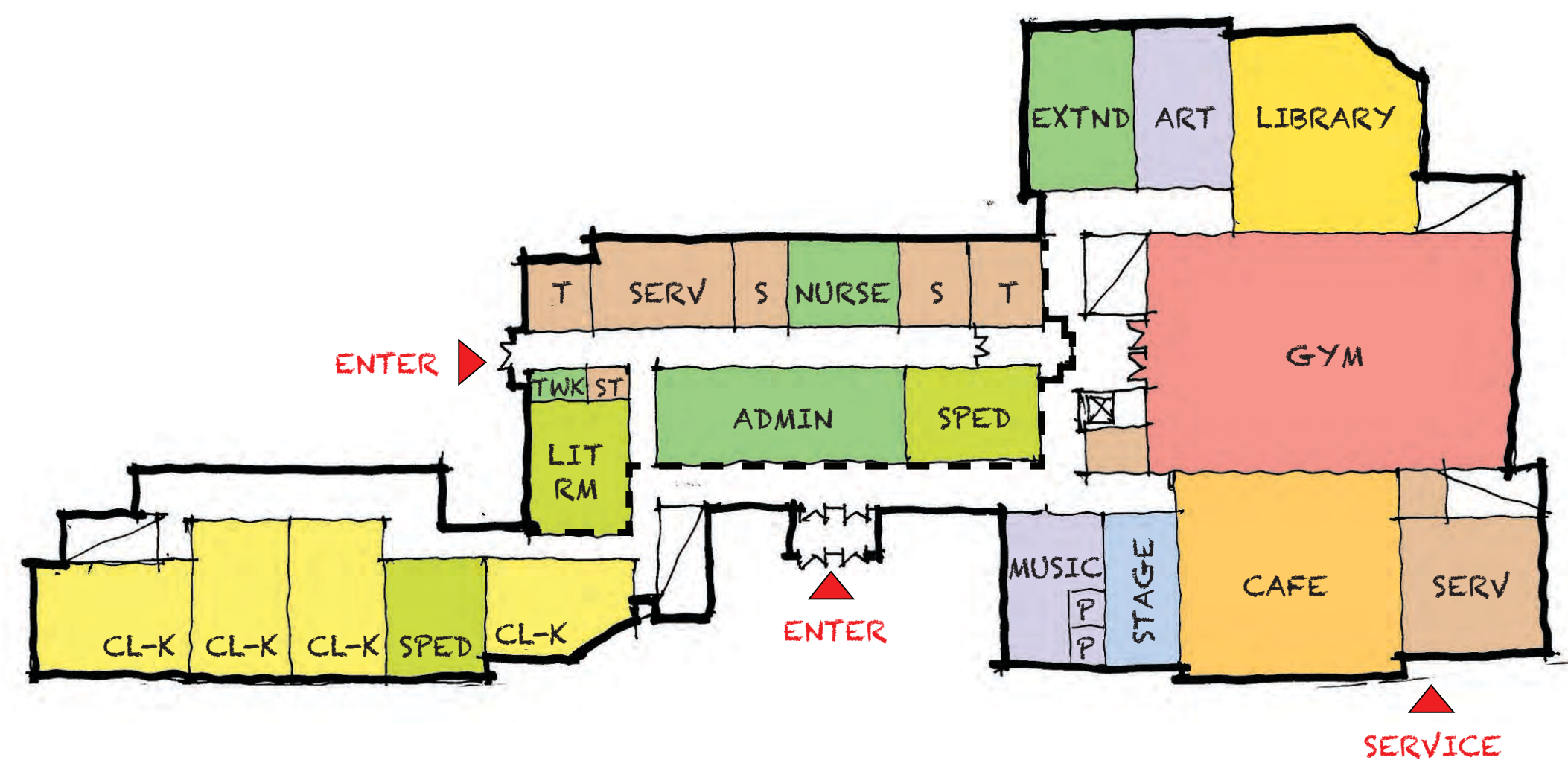
Third Floor

Renovation Addition I A.1

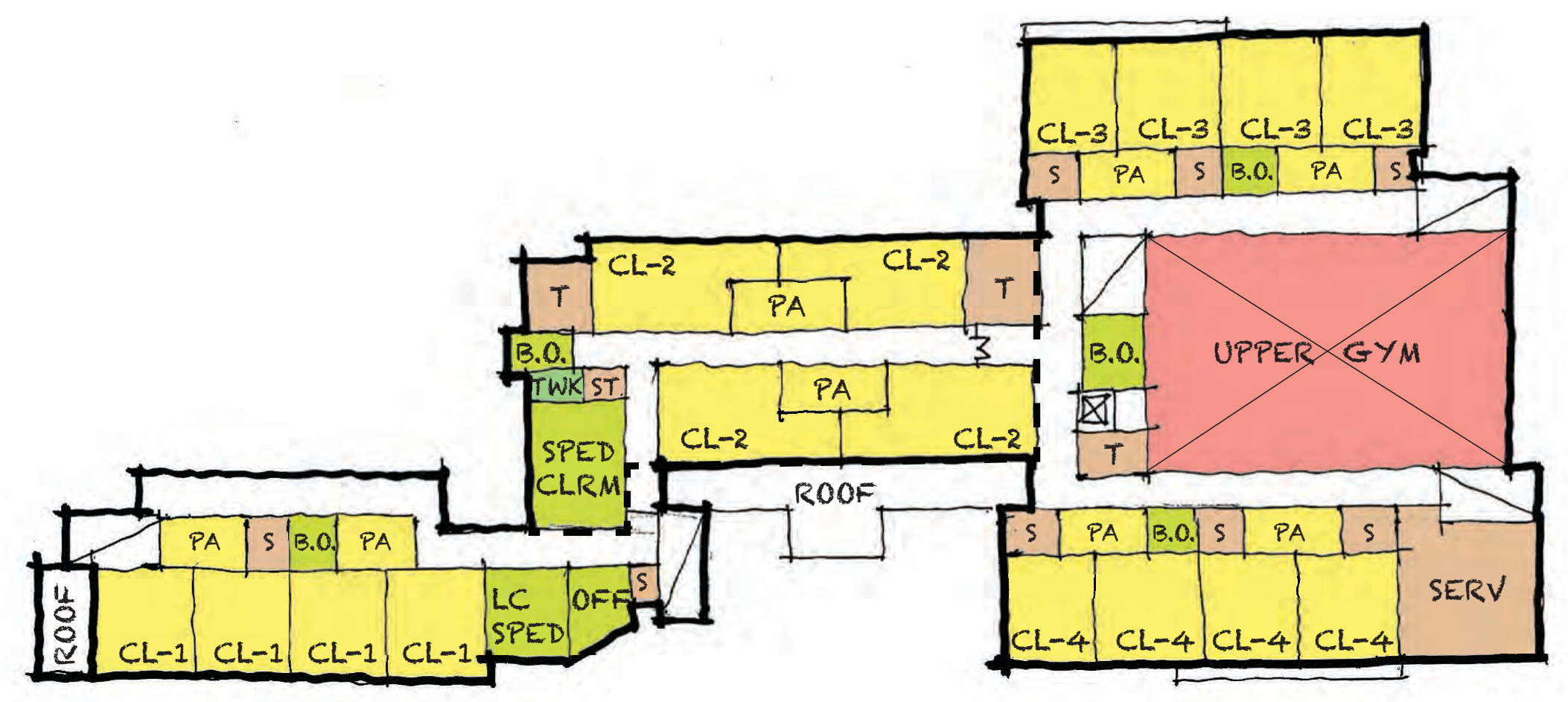
Aerial View



Renovation Addition I A.2 2-1/2 Story Addition

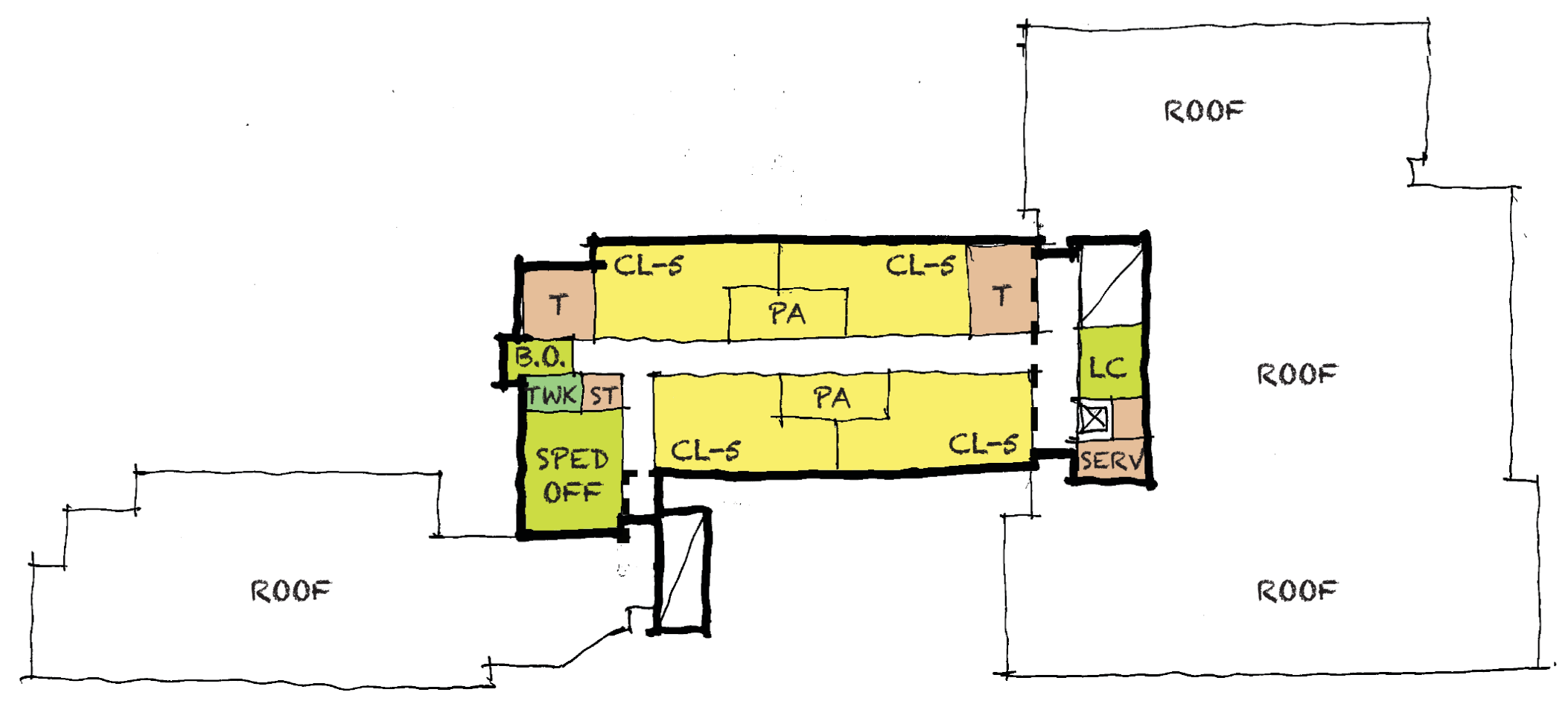


First Floor



Second Floor

- Core / Academic organized **horizontally**
- Kindergarten **ground floor**
- Cafeteria / Library ceiling heights **low**
- Service area **undersized**
- Dimensionally **tight on site**
- Academic on **three floors**



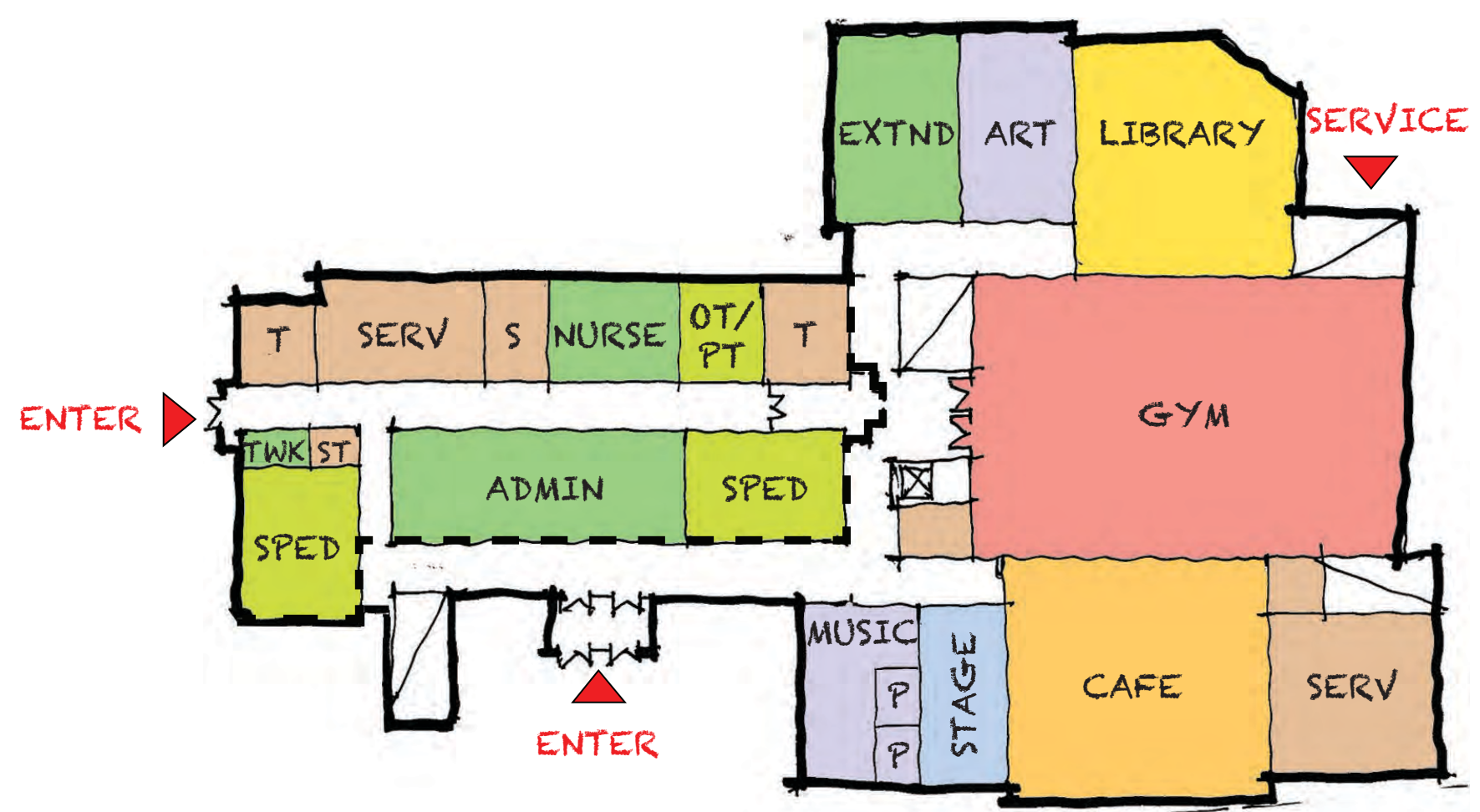
Third Floor

Renovation Addition I A.2

Aerial View

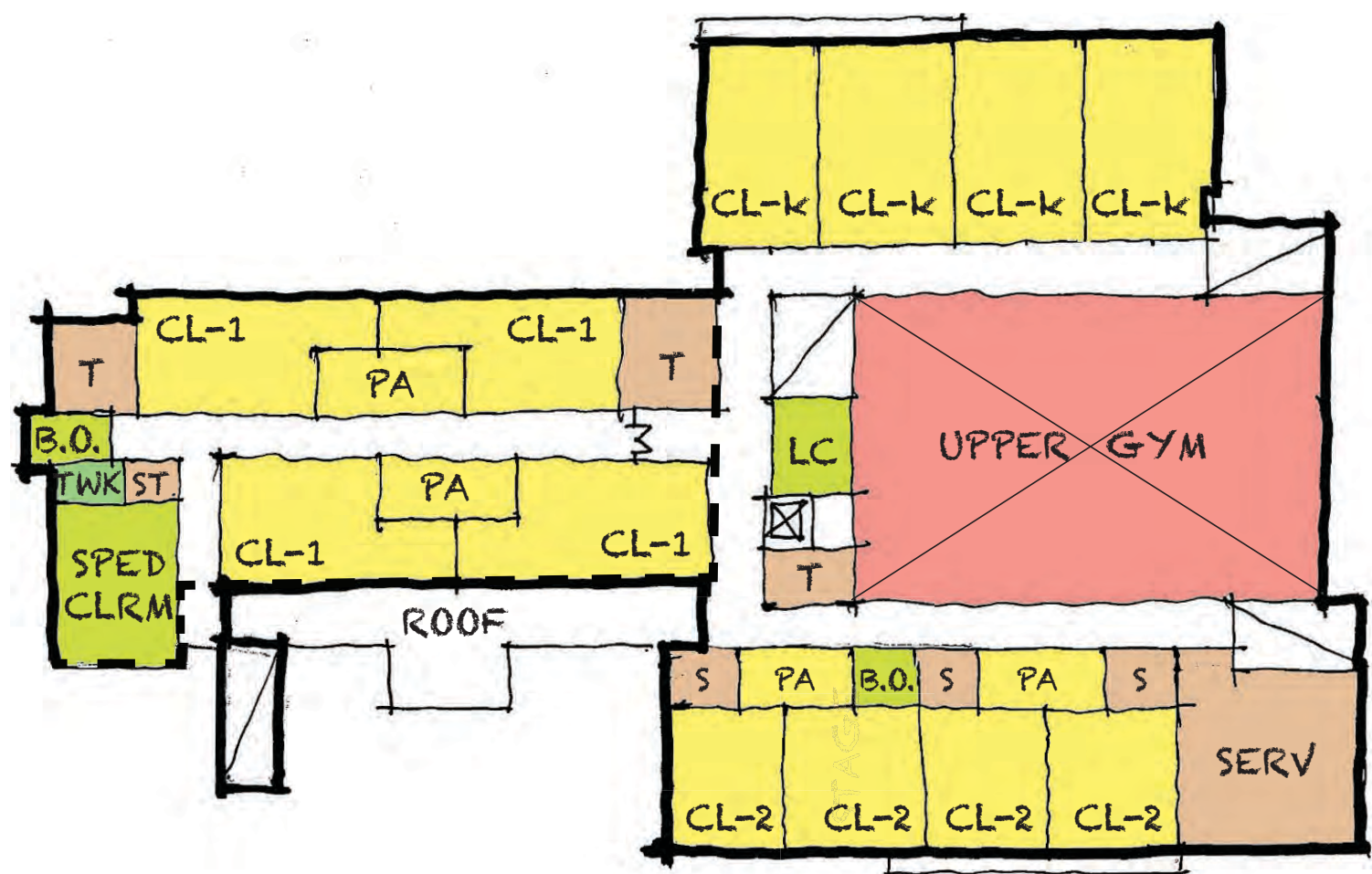


Renovation Addition I A.3 3 Story Addition

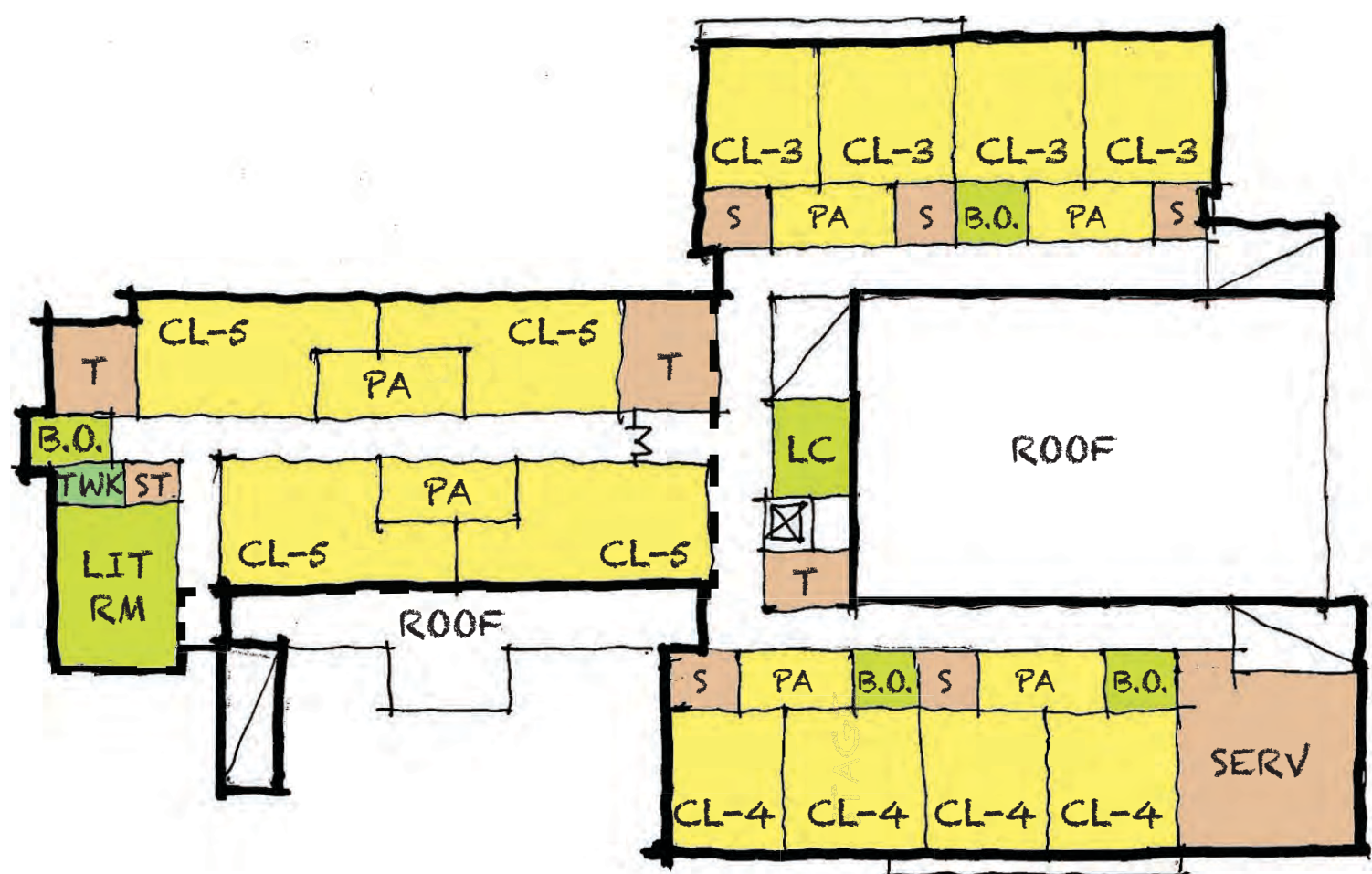


First Floor

- Core / Academic organized **horizontally**
- Kindergarten on **upper level**
- Cafeteria / Library ceiling heights **low**
- Service area **undersized**
- Dimensionally **tight on site**
- Academic on **two floors**



Second Floor



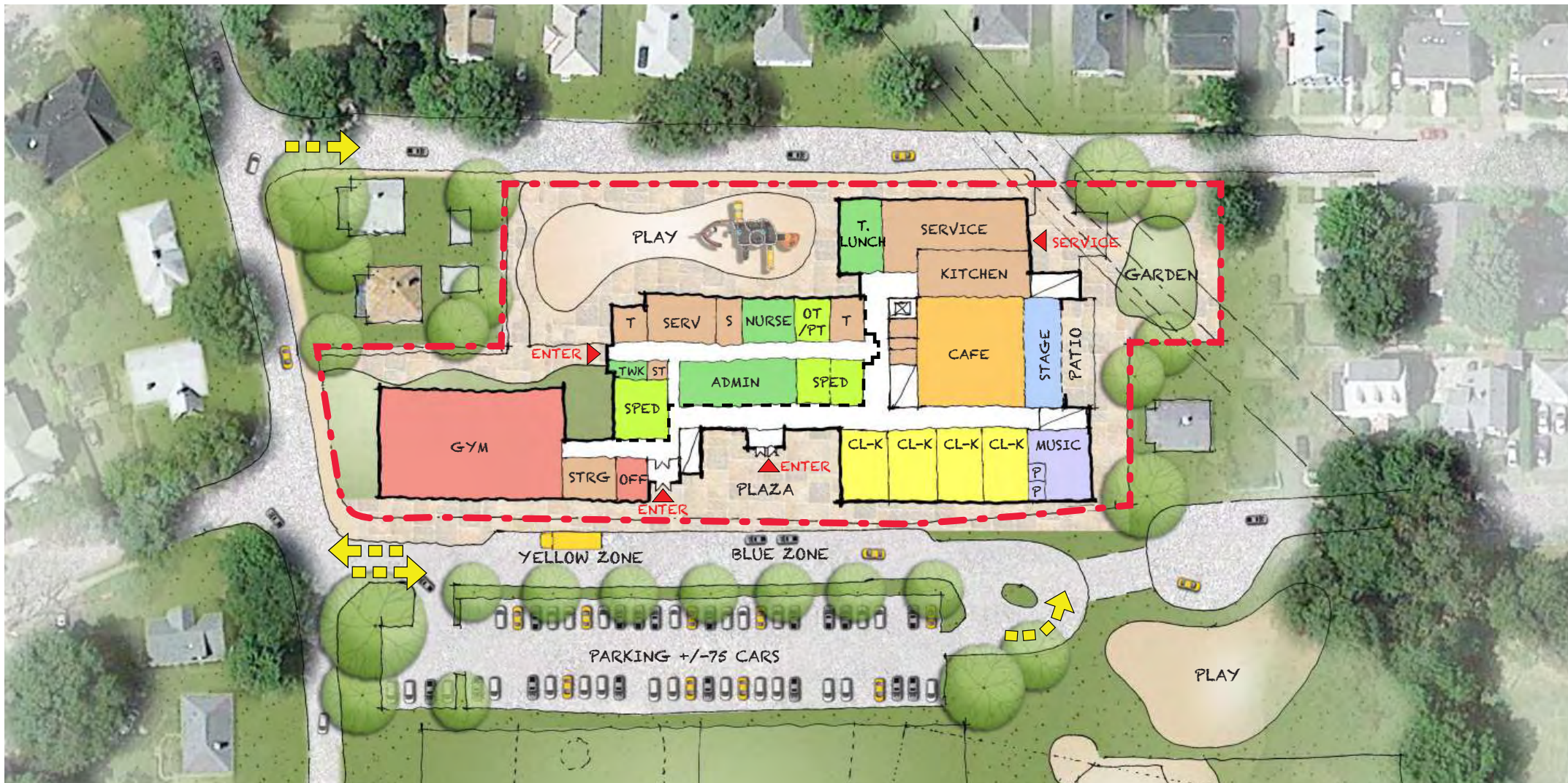
Third Floor

Renovation Addition I A.3

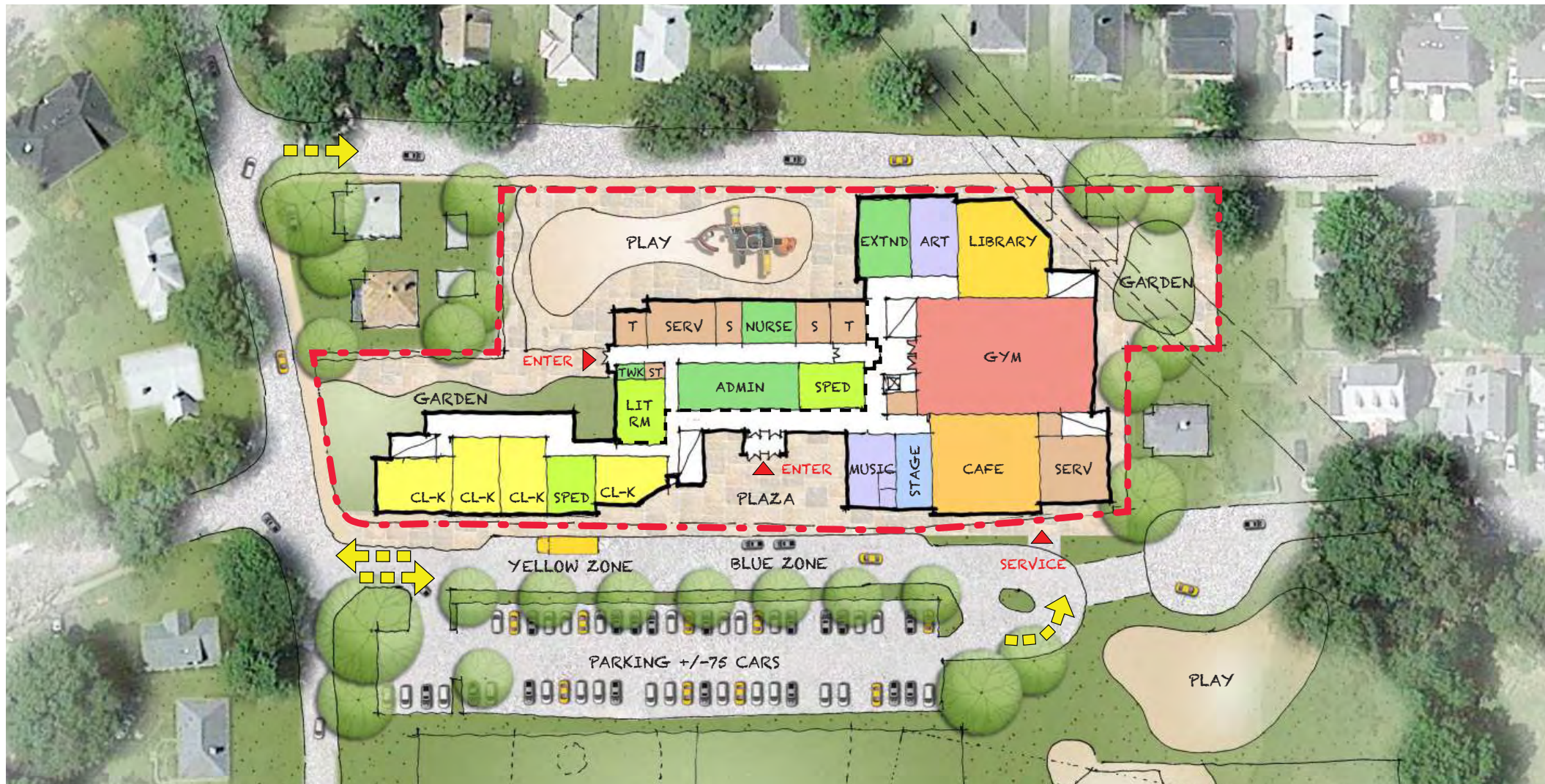
Aerial View



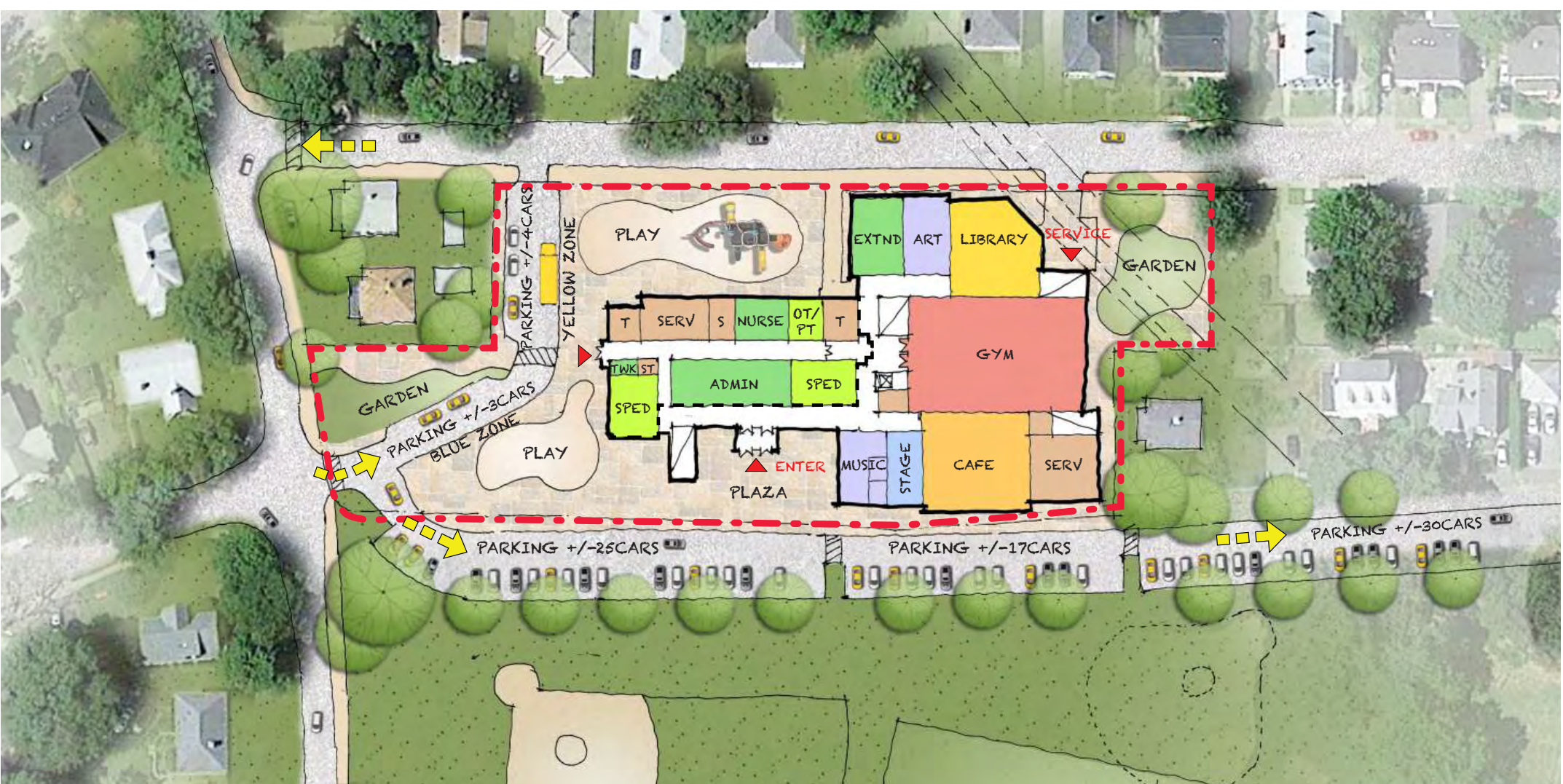
Renovation / Addition I Overview



A.1



A.2



A.3

Renovation / Addition I Overview



A.1



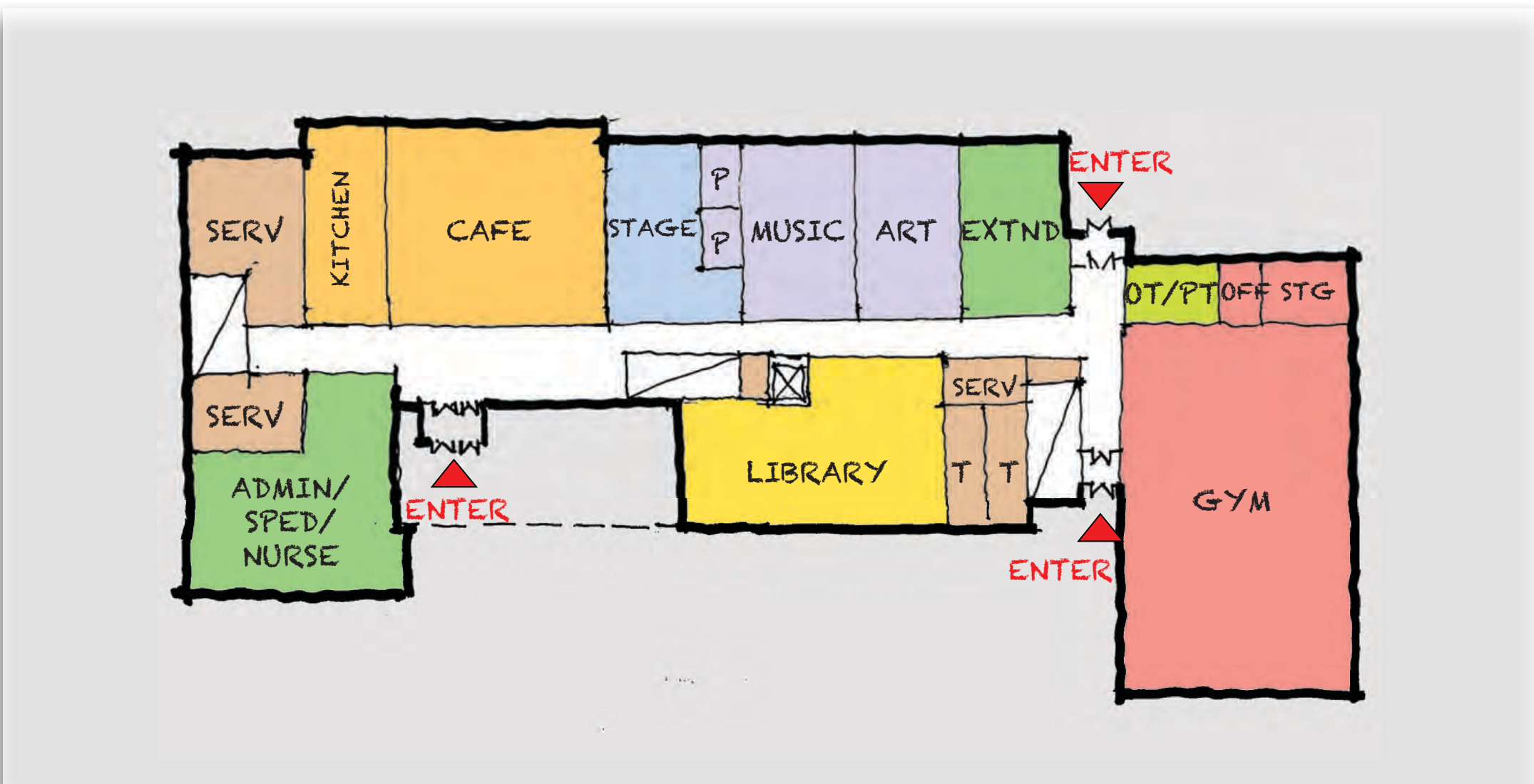
A.2



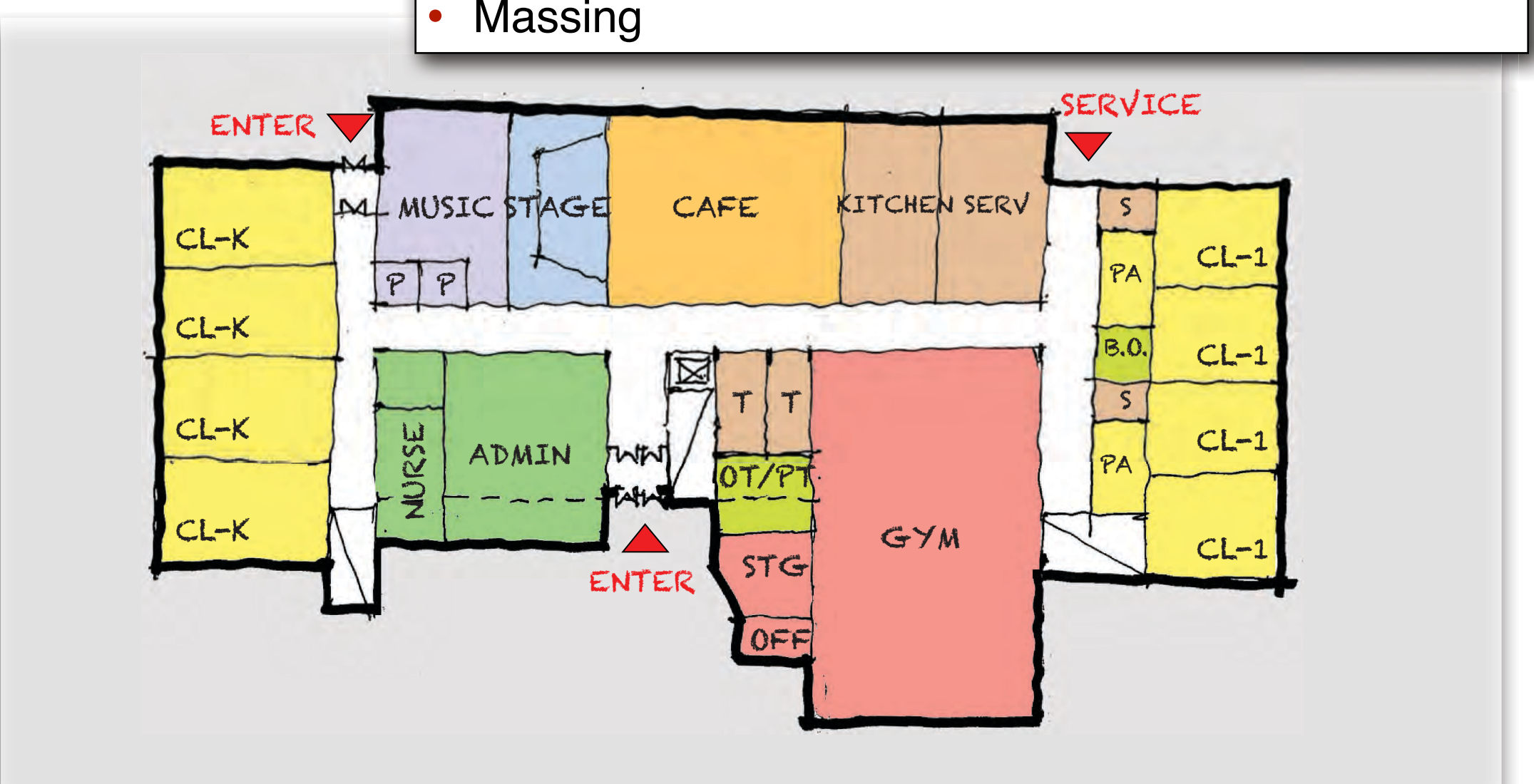
A.3

New Construction I Overview

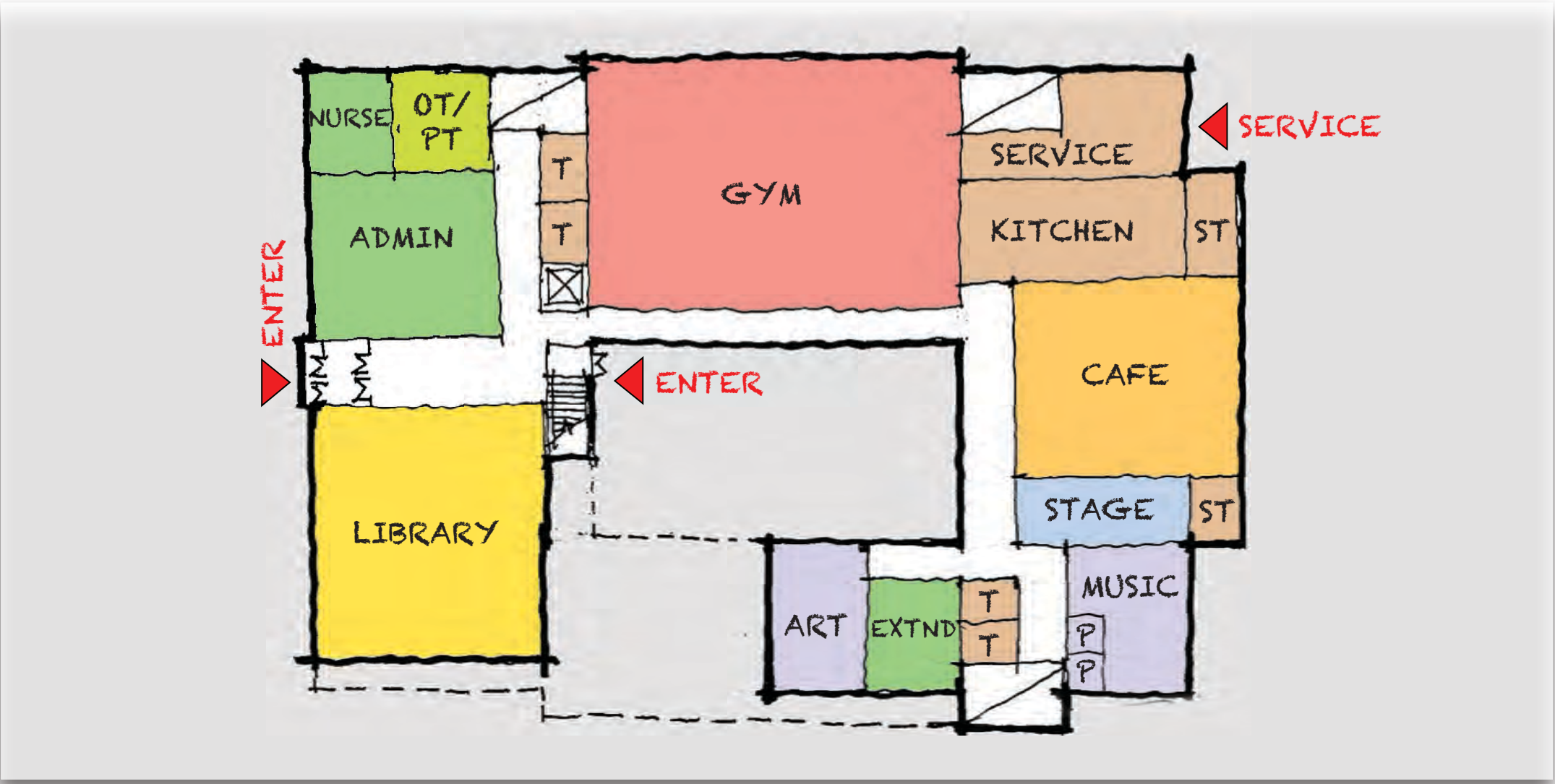
- * Variations within each scheme will be studied
- Core / Academic relationships (horizontal / vertical)
- Classroom solar orientation
- Massing



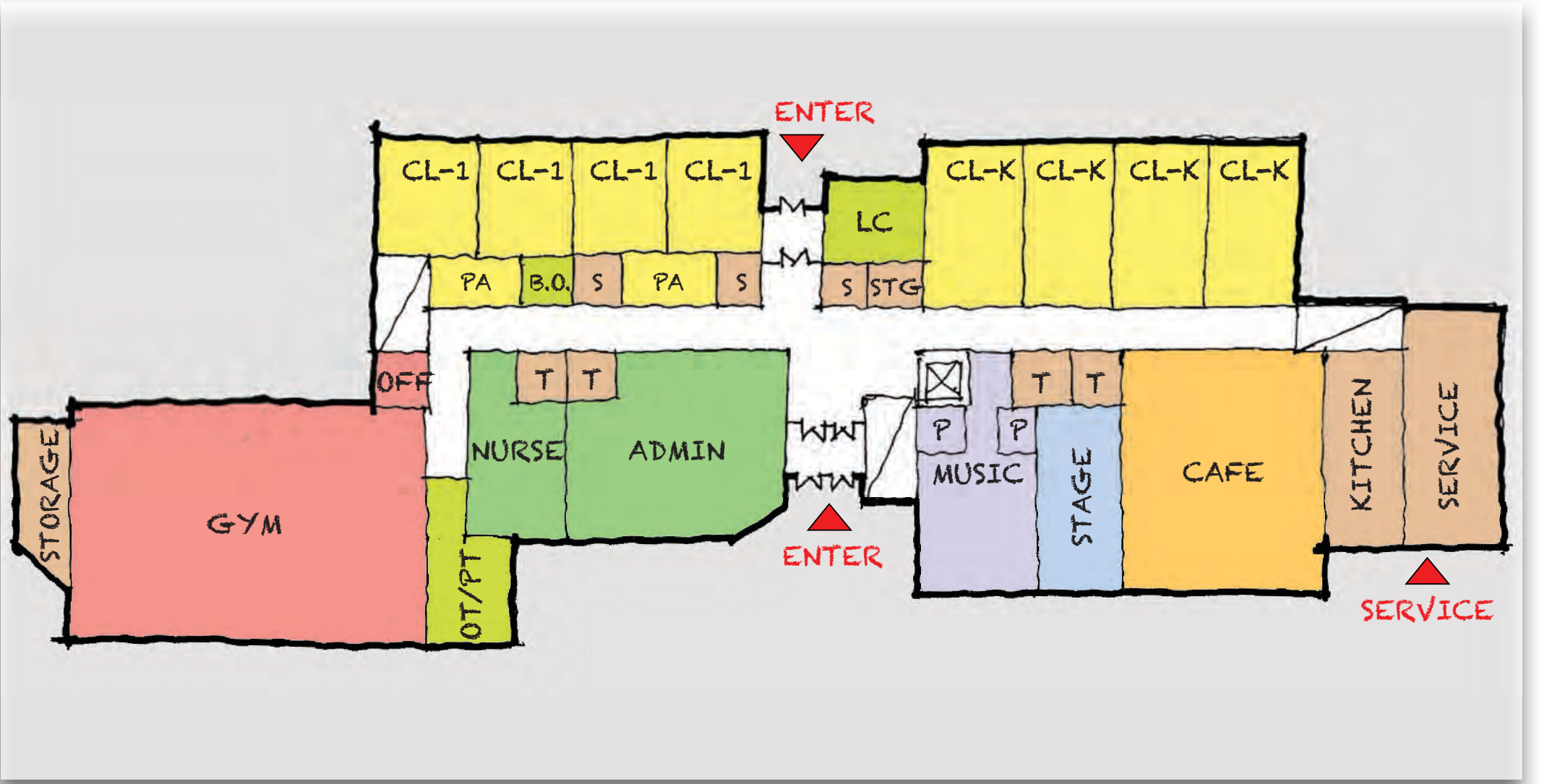
B.1



B.2

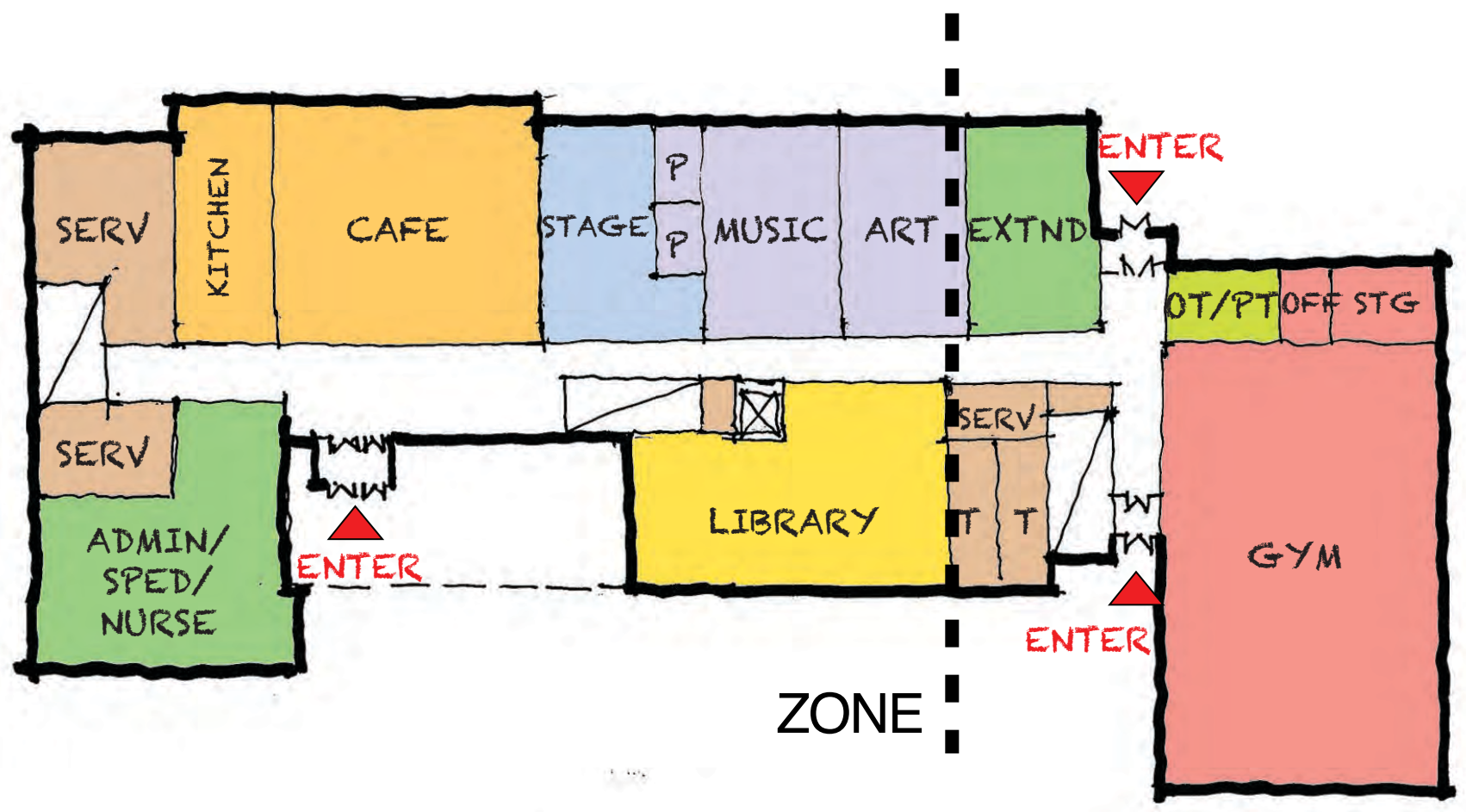


B.3



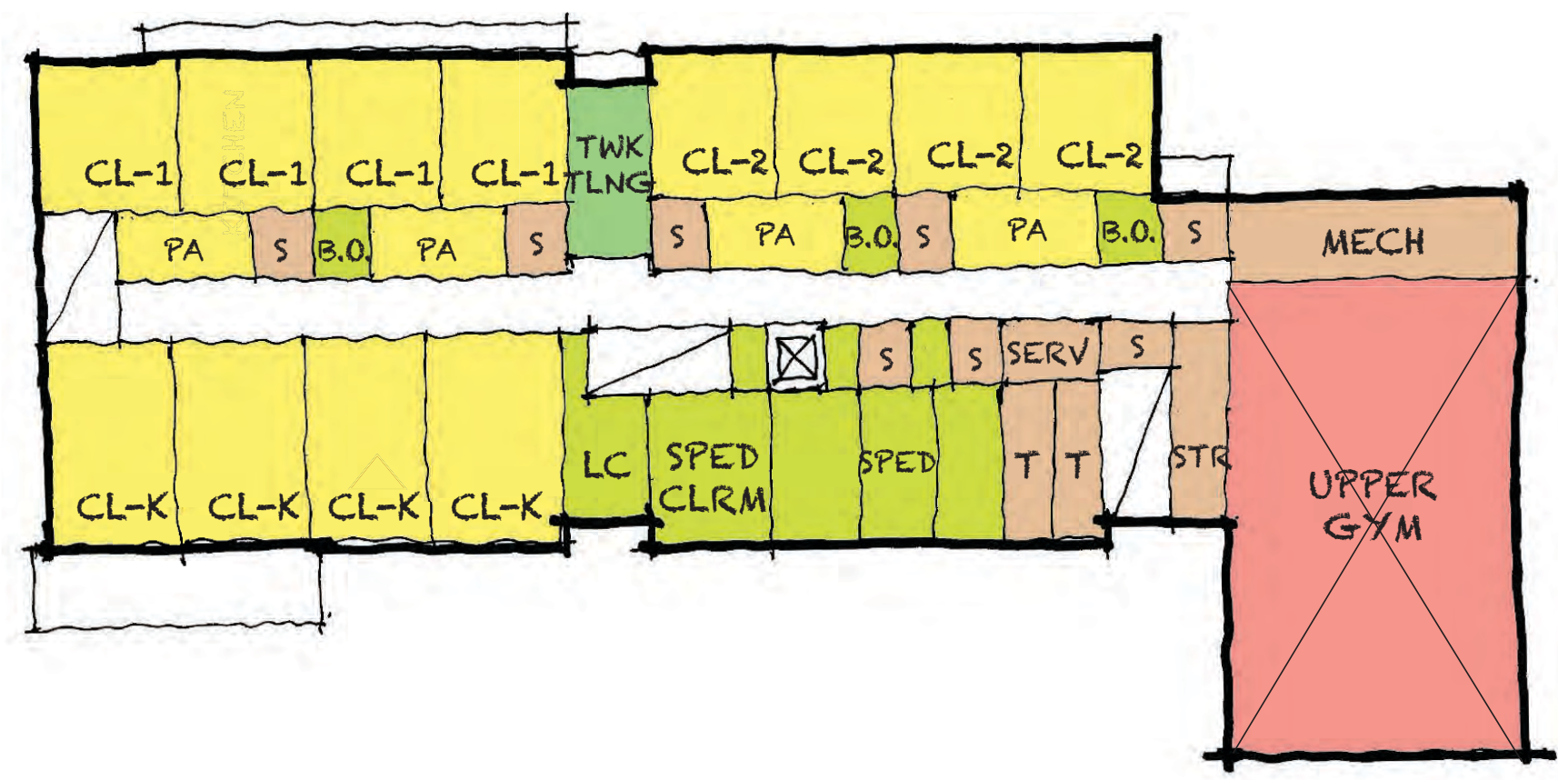
B.4

New Construction I B.1 3 Stories

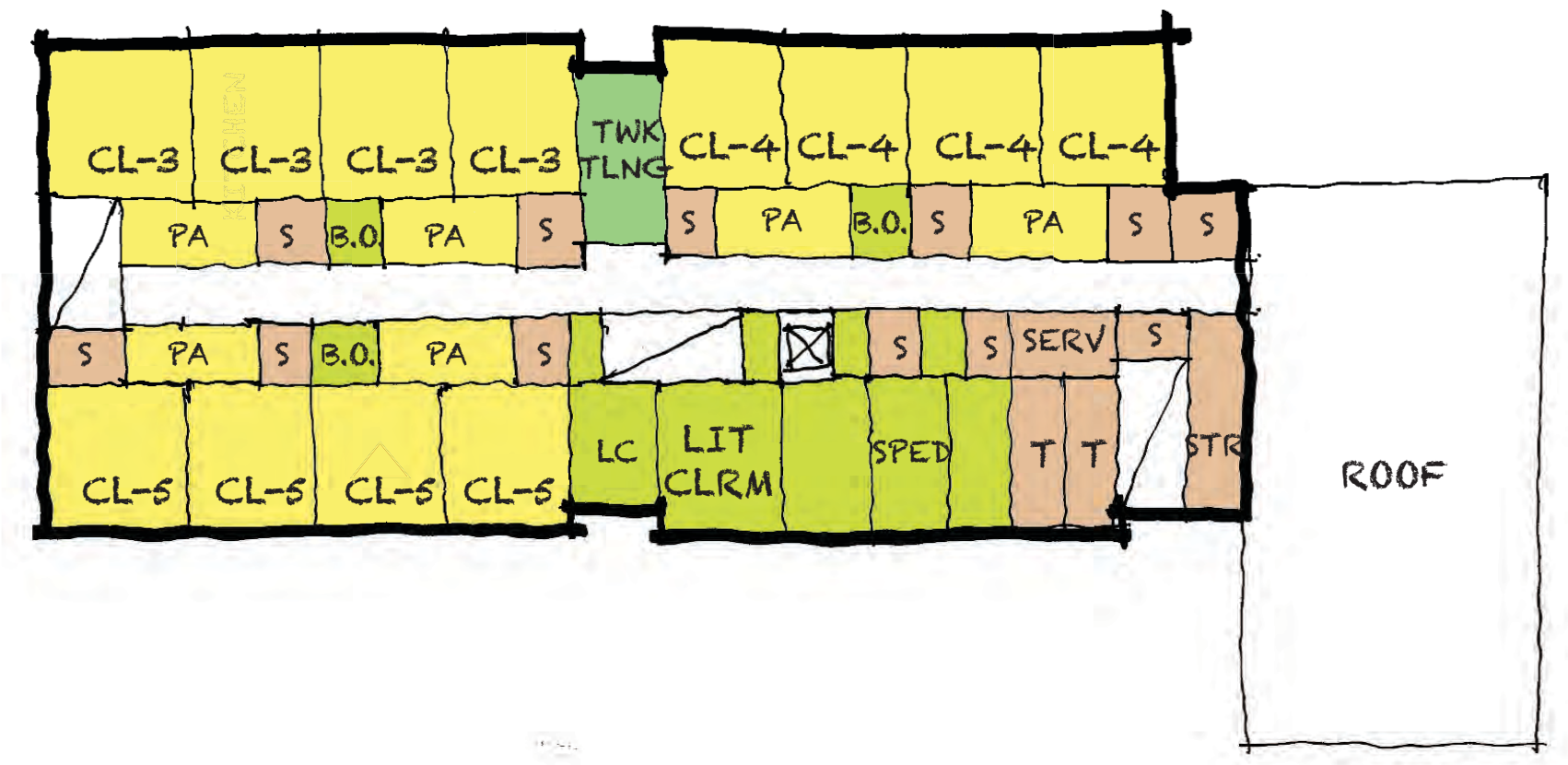


First Floor

- Core / Academic organized **horizontally**
- Gym can be **zoned off**
- Kindergarten on **upper level**
- Massing
- Classroom solar orientation **not ideal**
- Academic on **two floors**



Second Floor



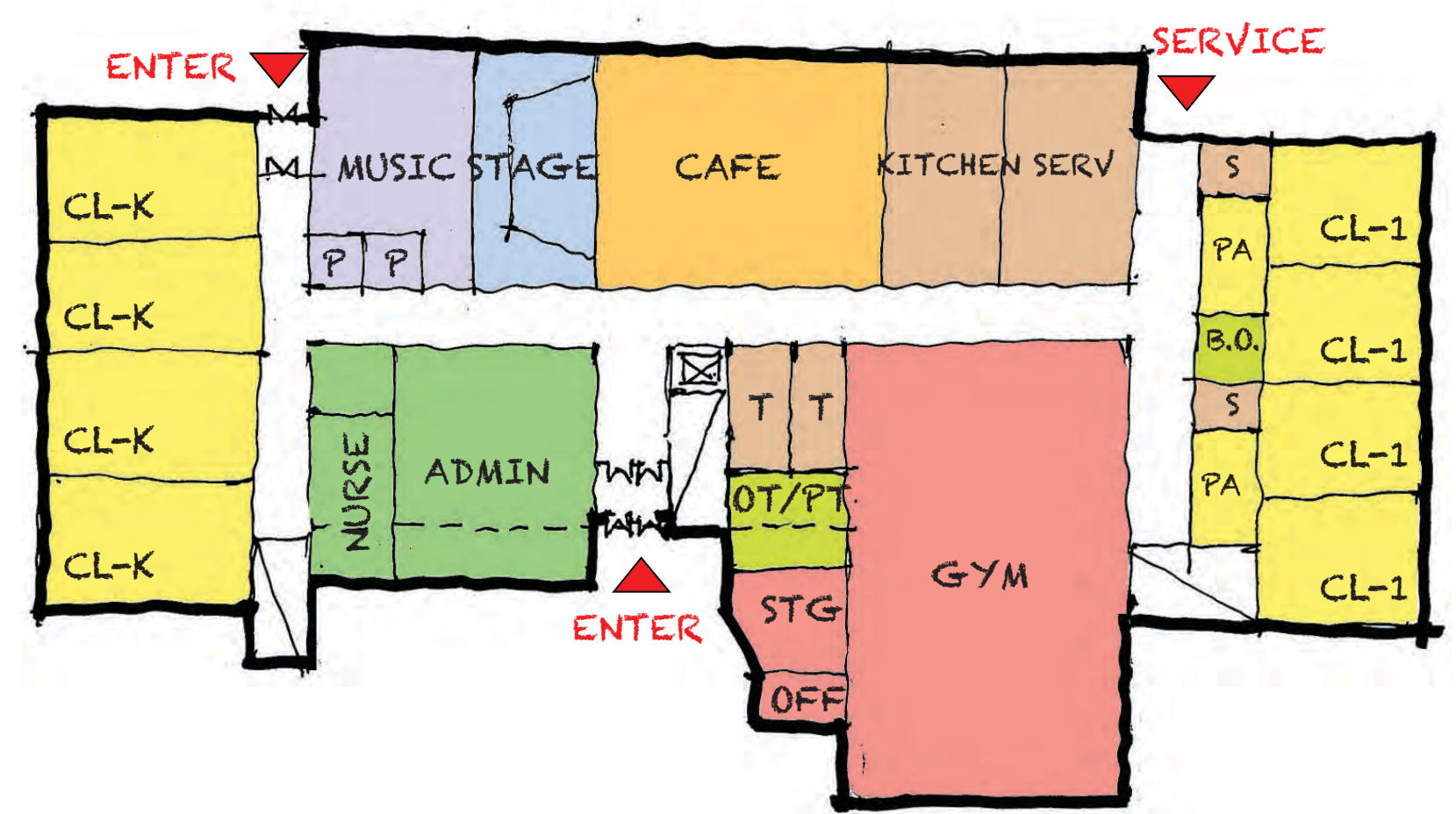
Third Floor

New Construction I B.1

Aerial View

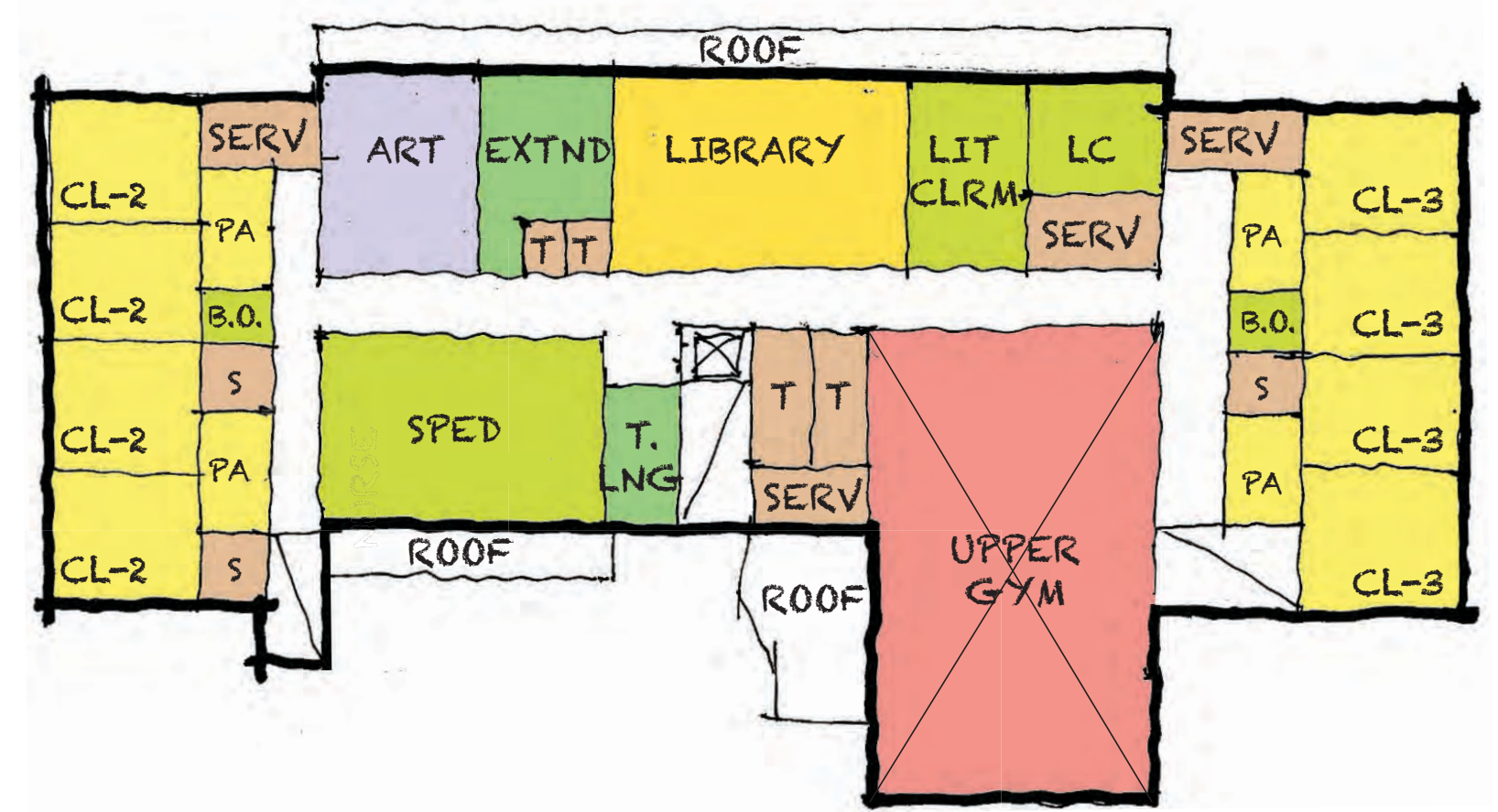


New Construction I B.2 3 Stories

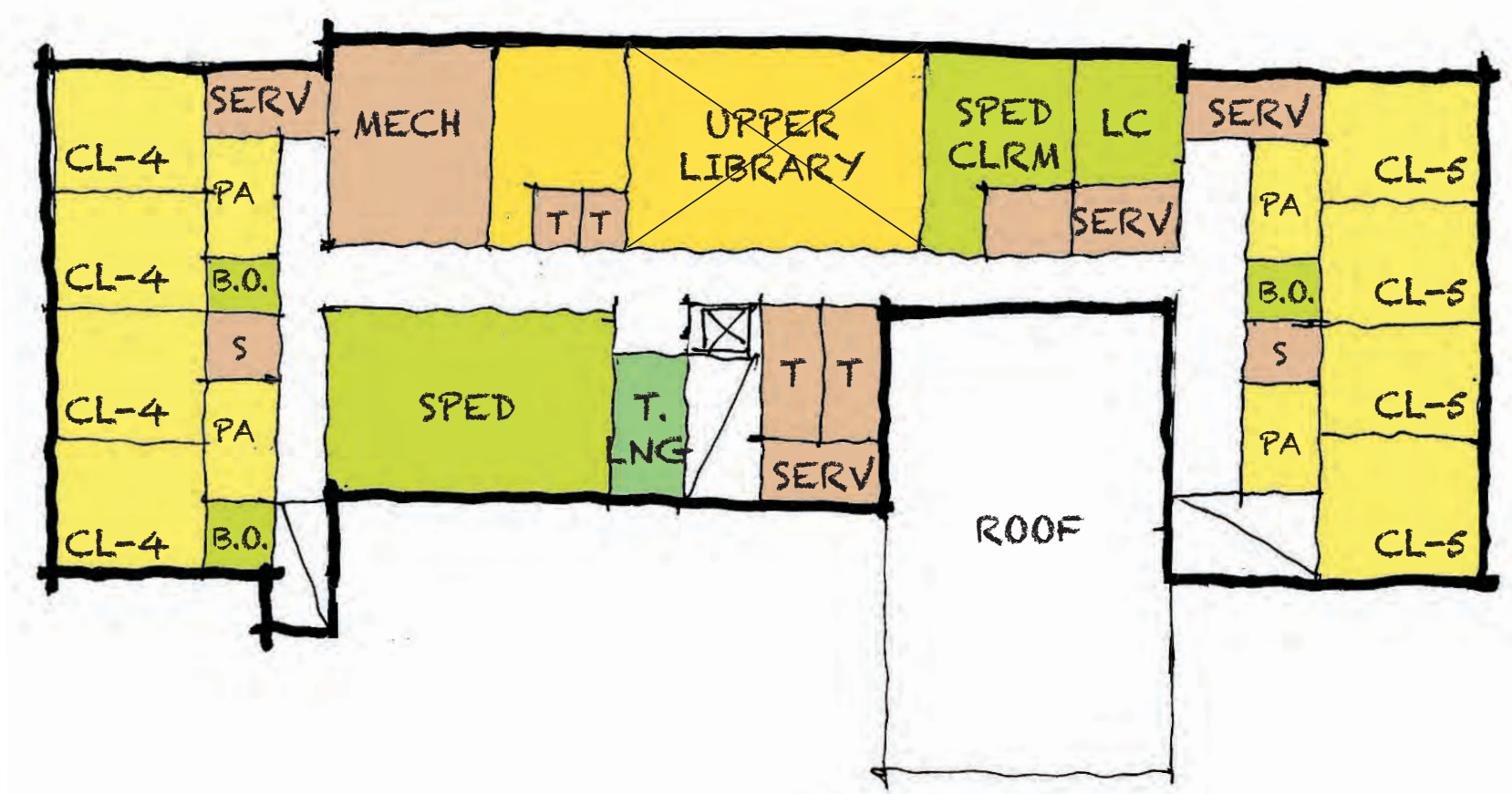


First Floor

- Core / Academic organized **vertically**
- Kindergarten **ground floor** wing
- Classrooms separated by core
- Classroom solar orientation **ideal**
- Academic on **three floors**



Second Floor



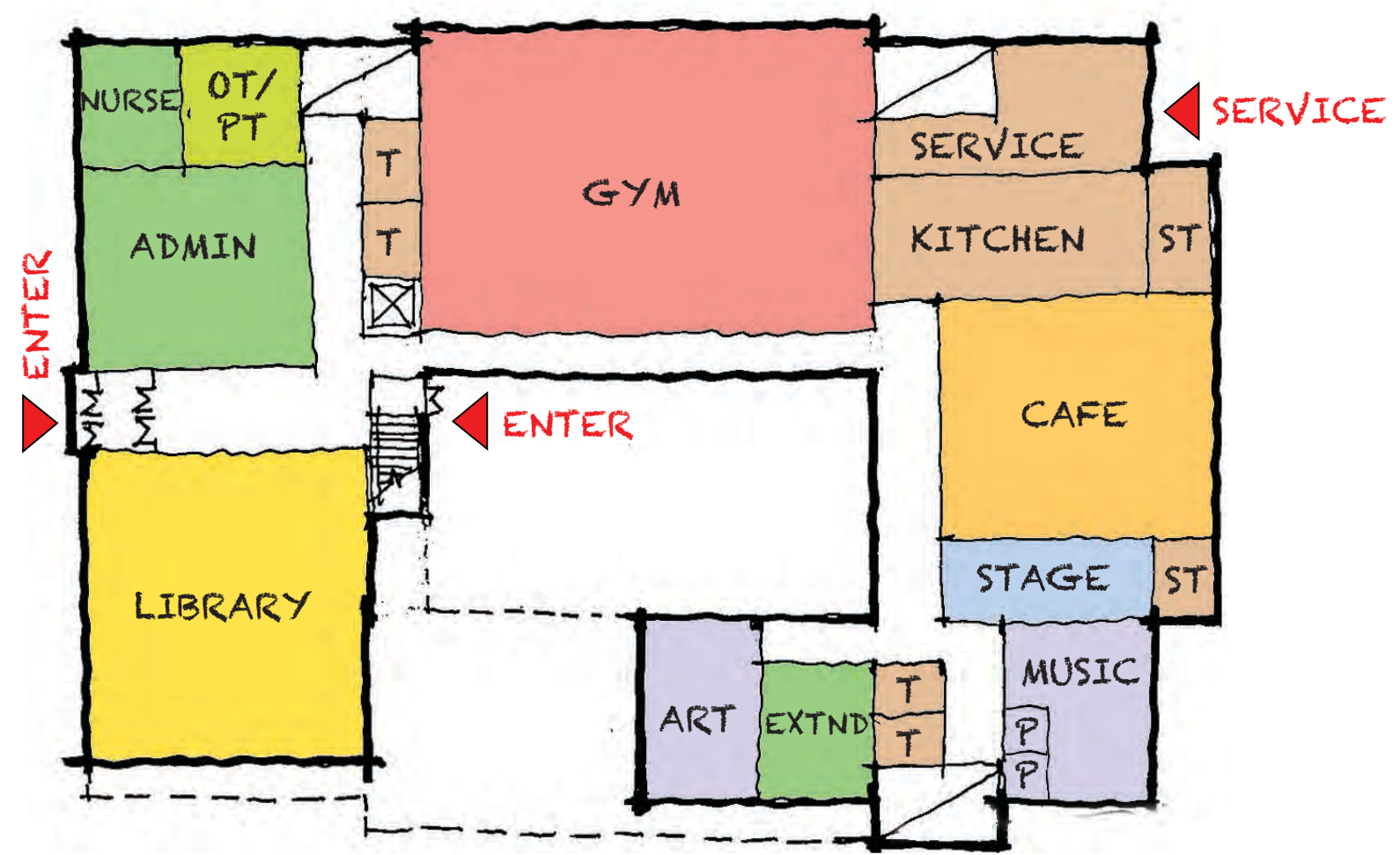
Third Floor

New Construction I B.2

Aerial View

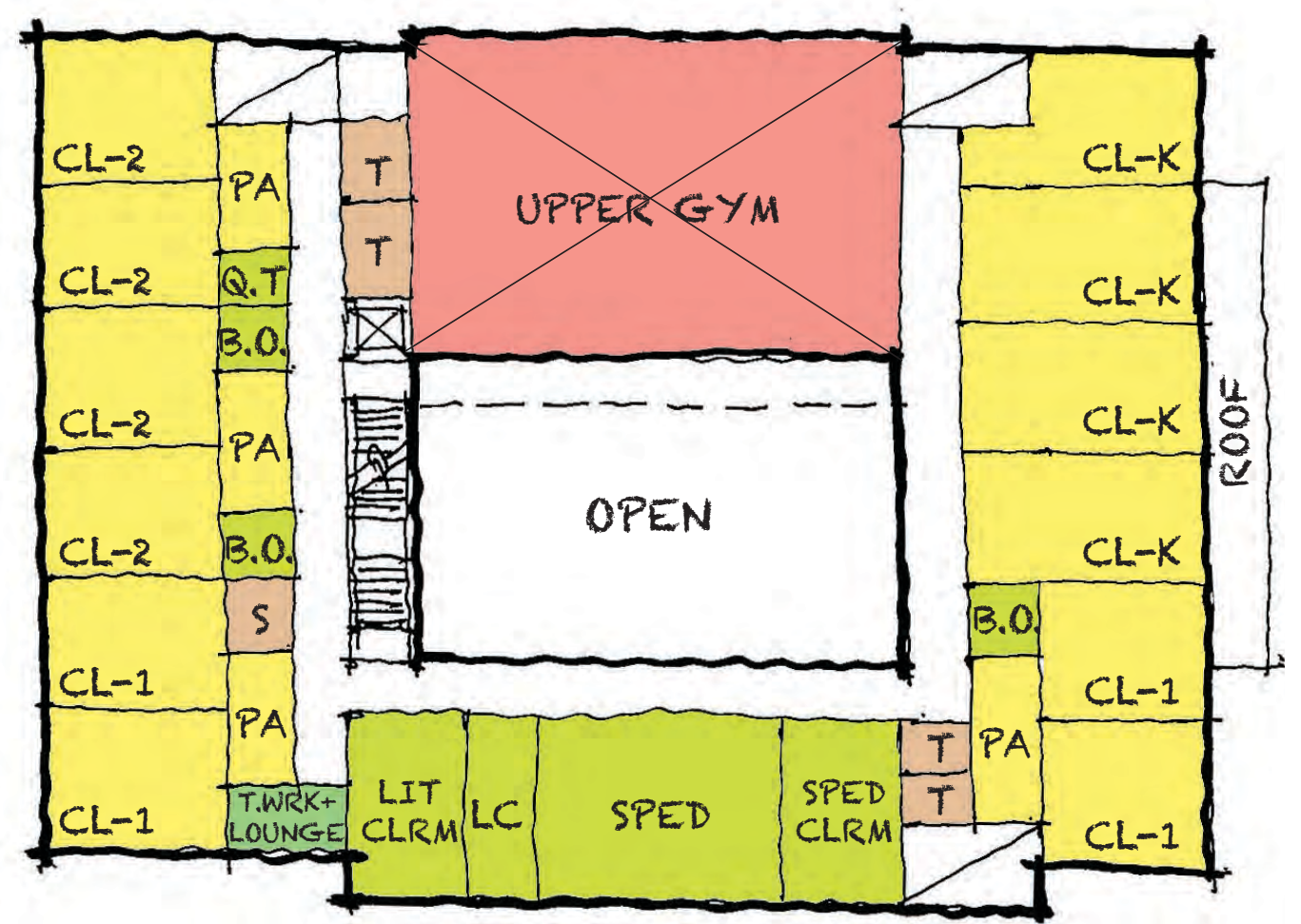


New Construction I B.3 3 Stories

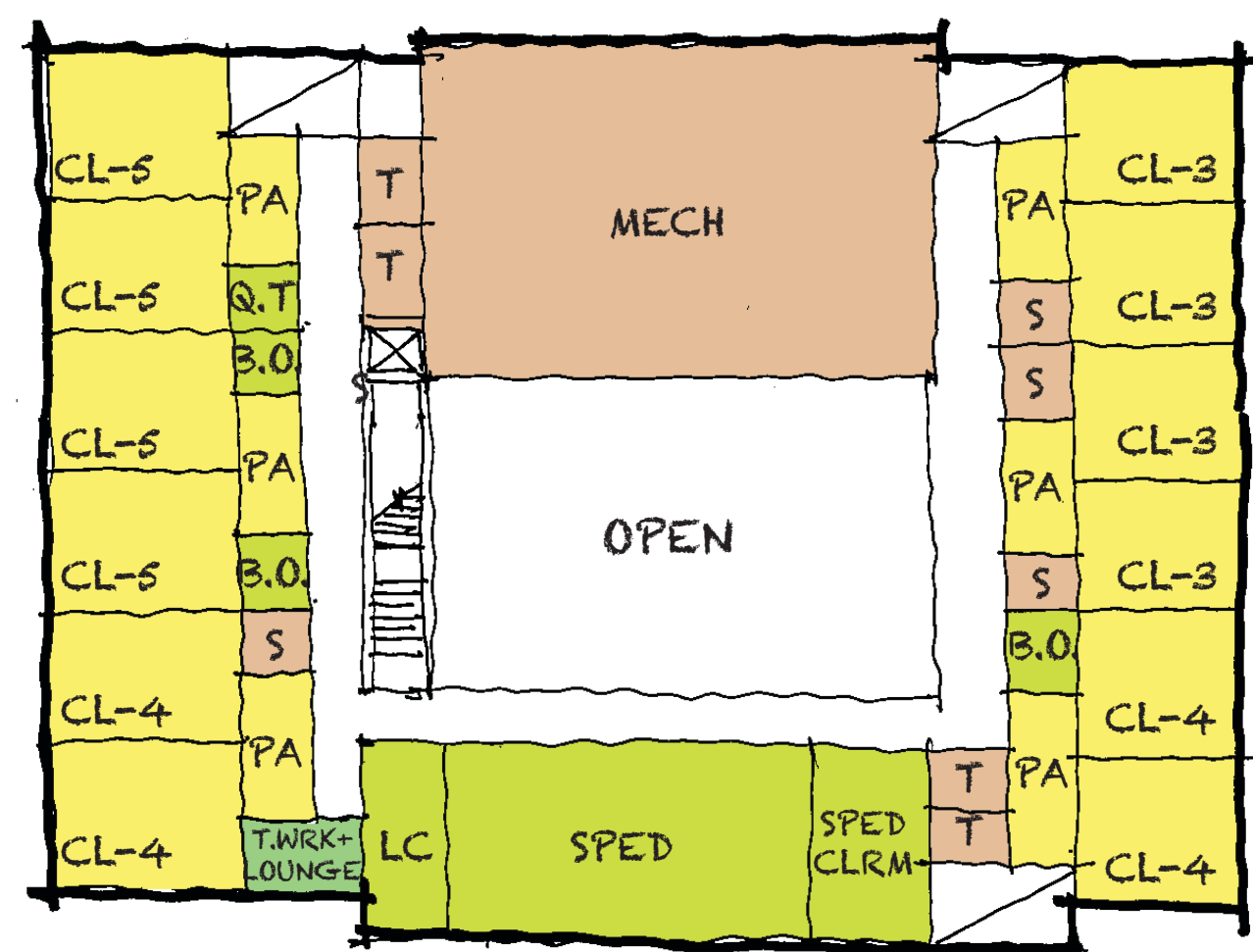


First Floor

- Core / Academic organized **horizontally**
- Kindergarten on **upper level**
- Classroom solar orientation **ideal**
- Academic on **two floors**



Second Floor



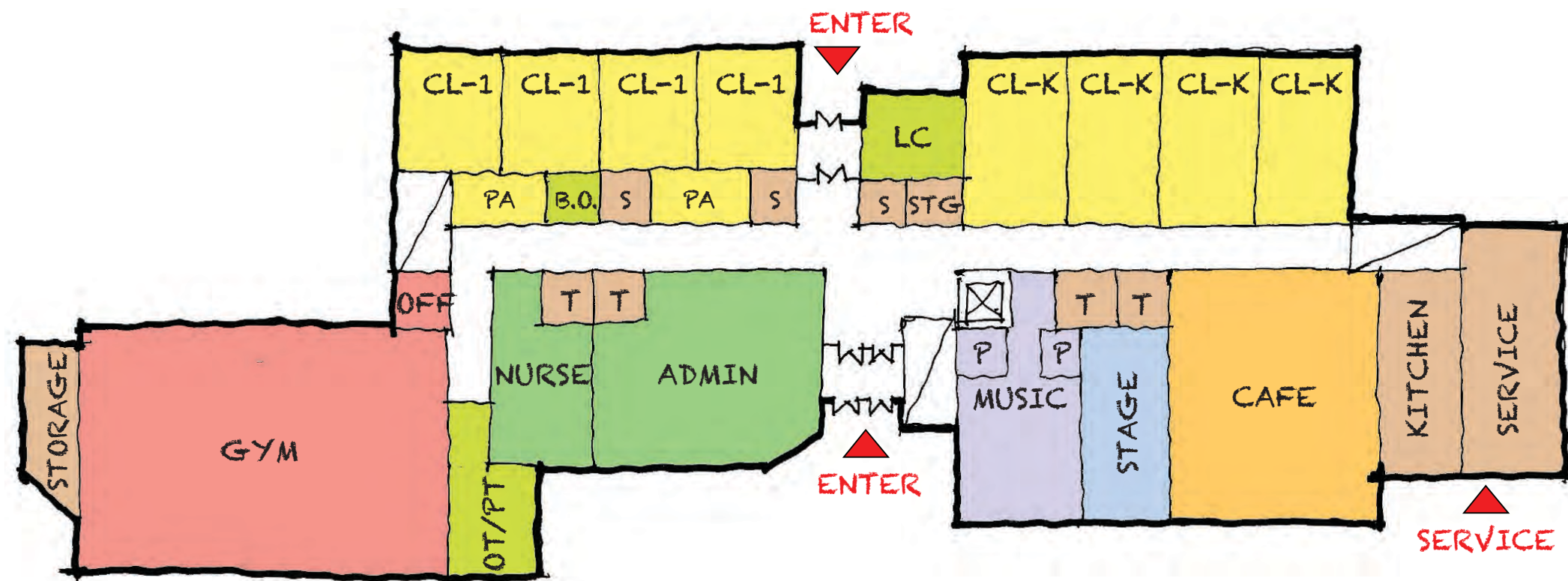
Third Floor

New Construction I B.3

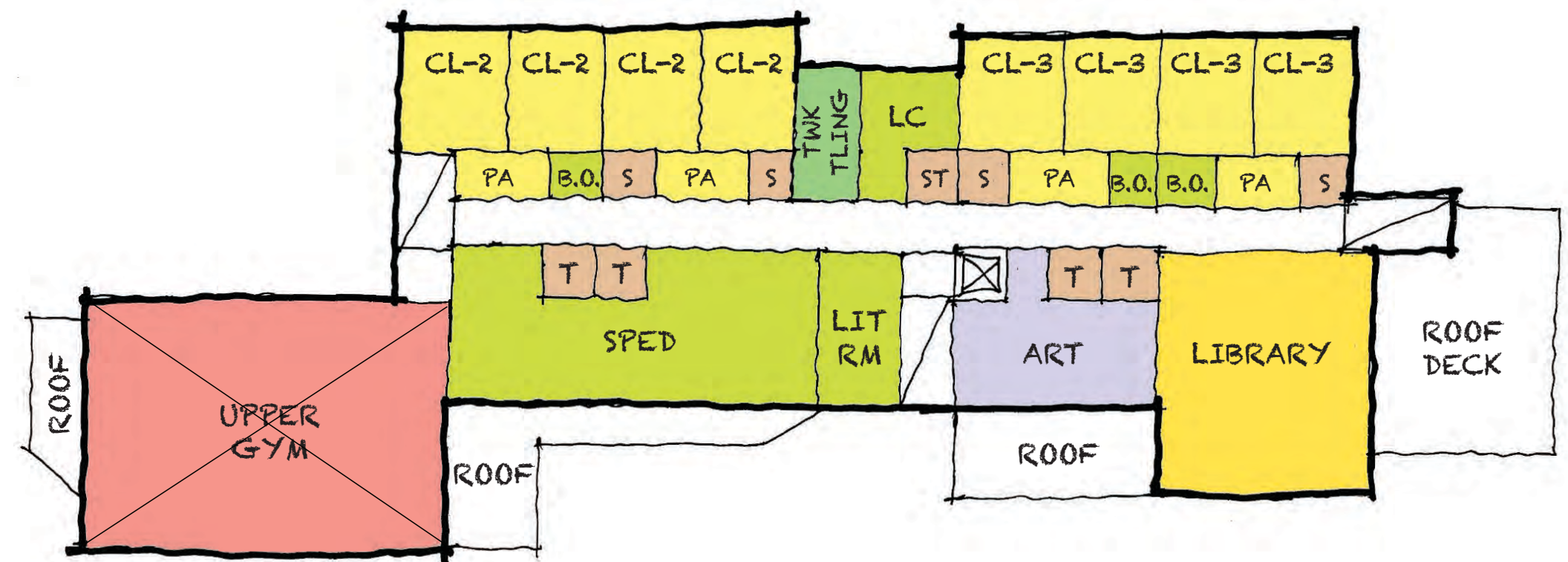
Aerial View



New Construction | B.4 3 Stories

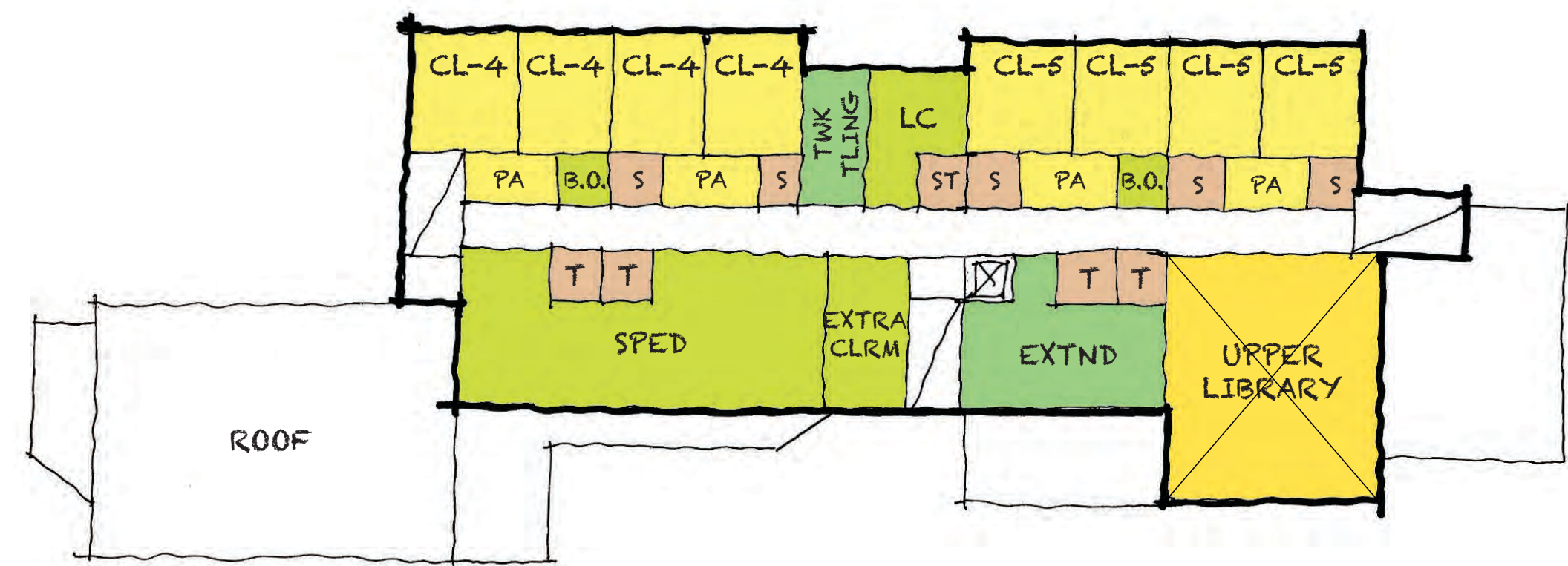


First Floor



Second Floor

- Core / Academic organized **vertically**
- Gym can be **zoned off**
- Kindergarten **ground floor**
- Classroom solar orientation **not ideal**
- Academic on **three floors**



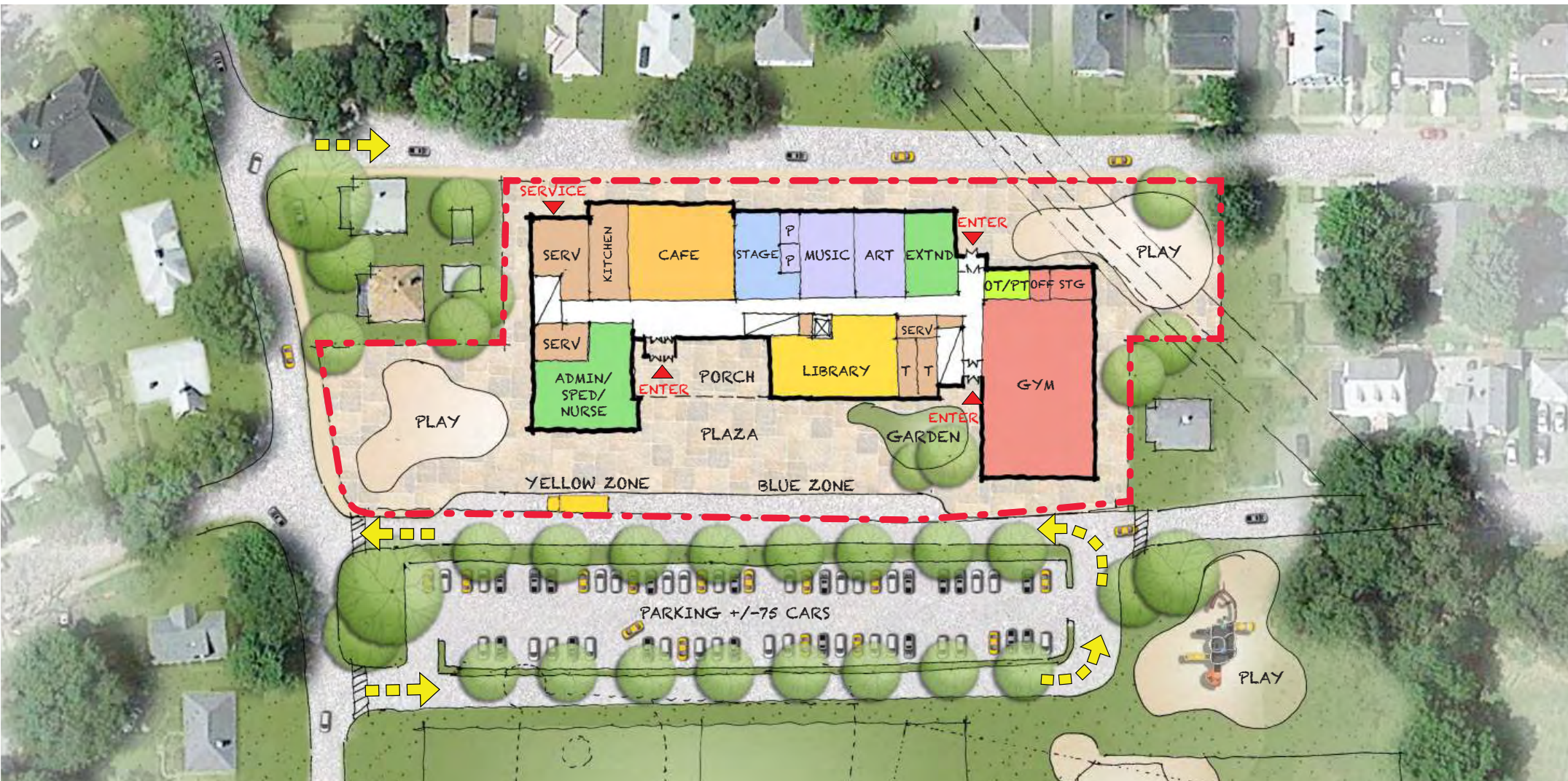
Third Floor

New Construction I B.4

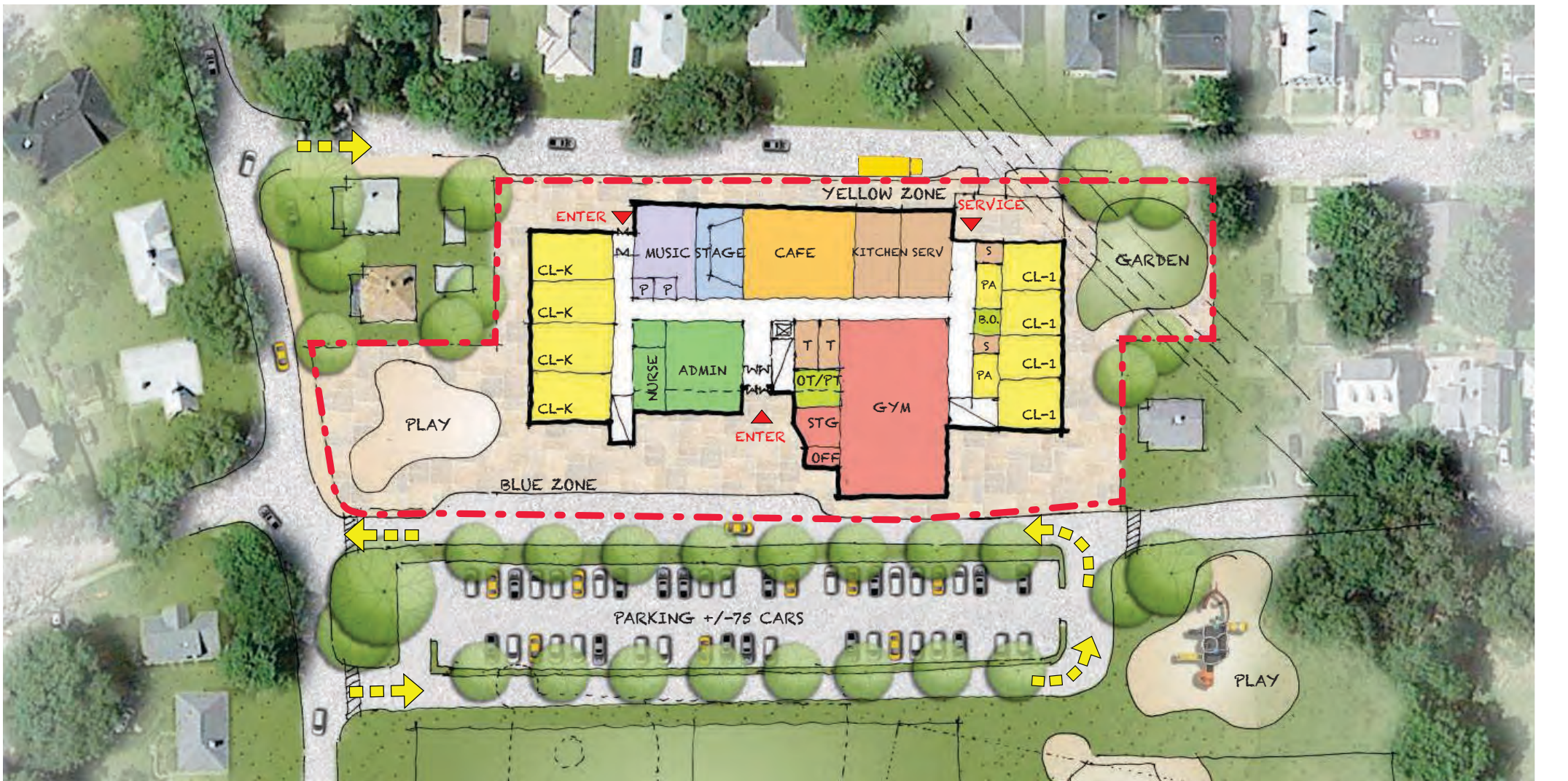
Aerial View



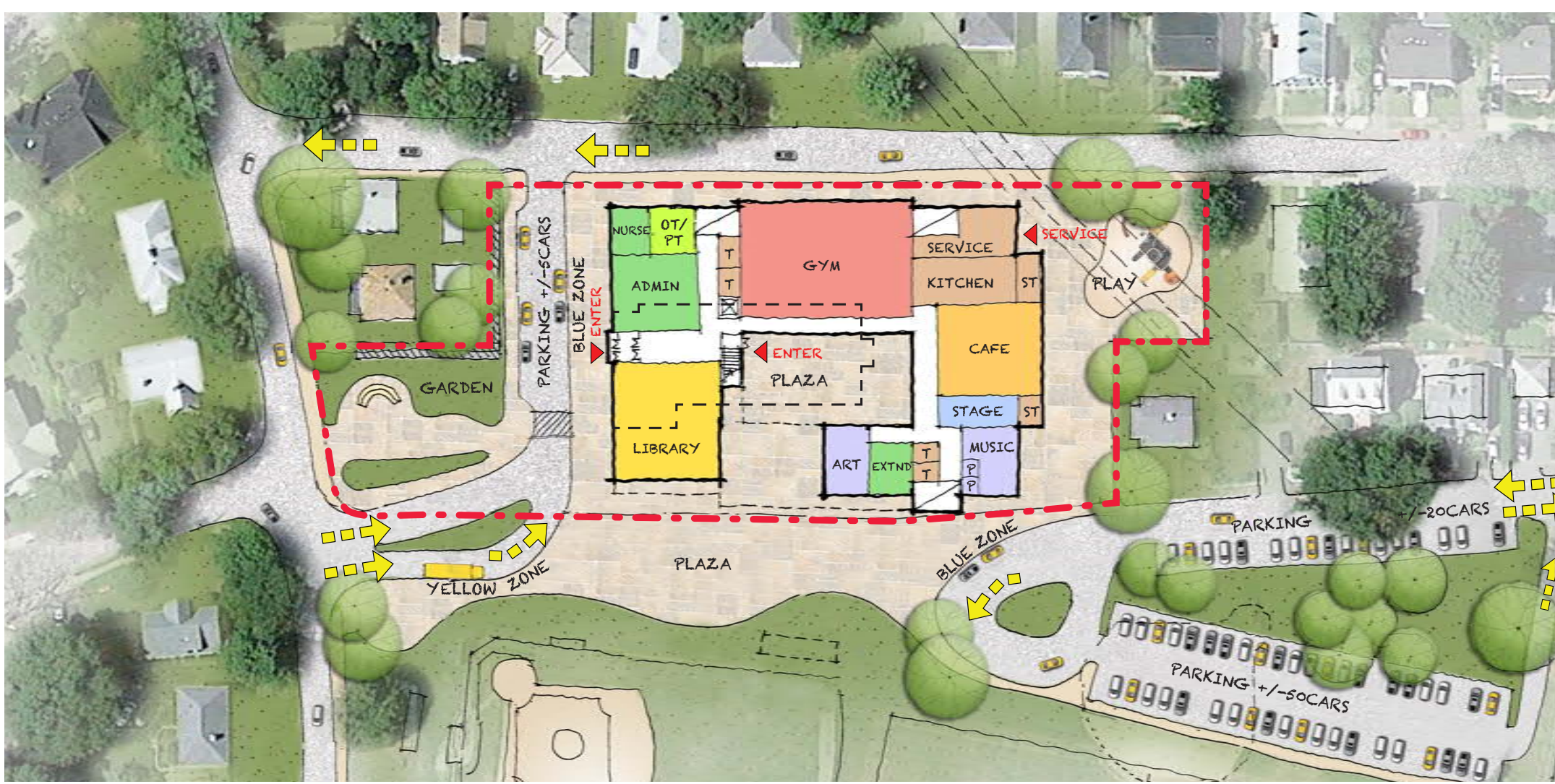
New Construction I Overview



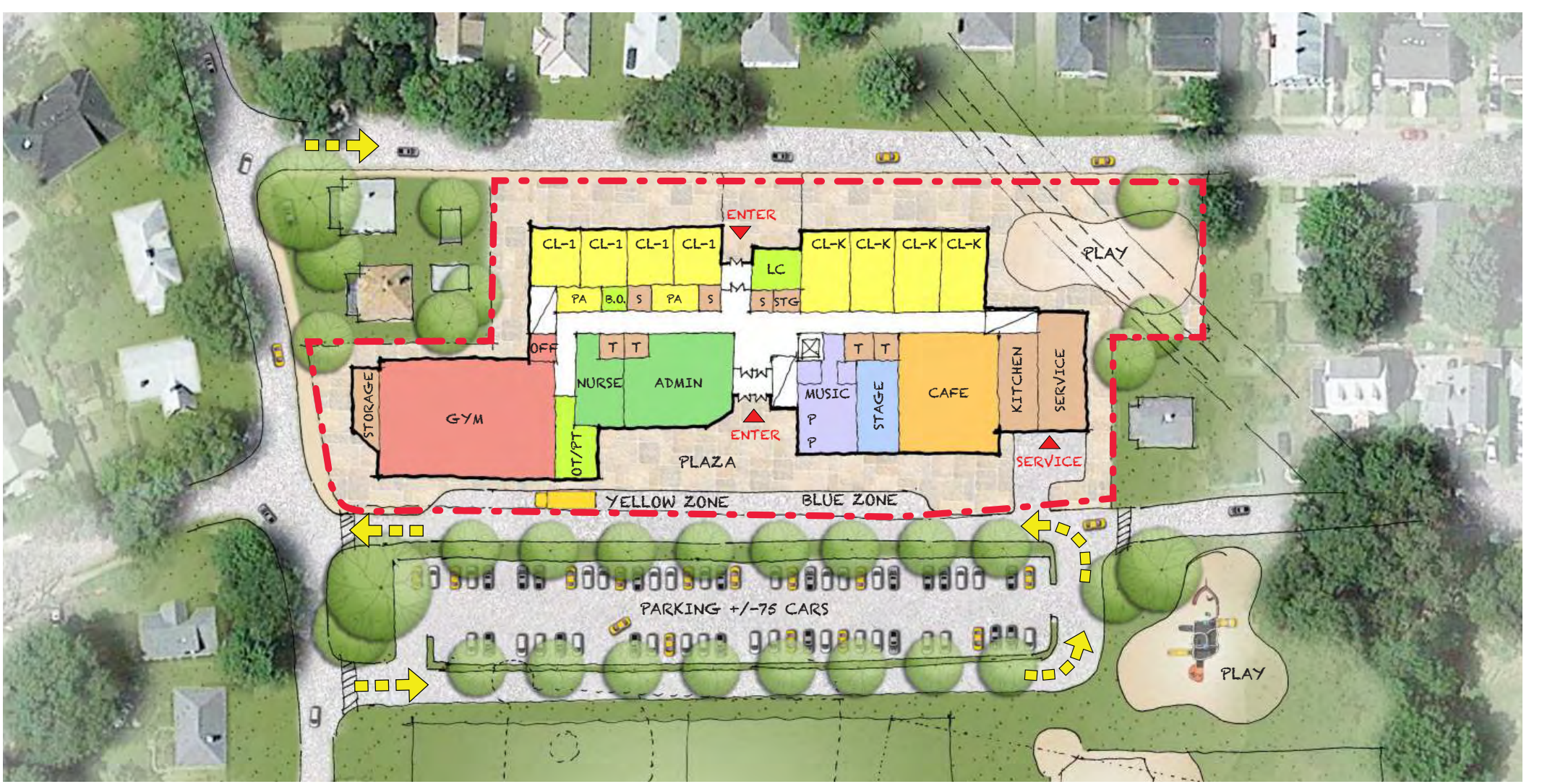
B.1



B.2



B.3



B.4

New Construction I Overview



B.1



B.2

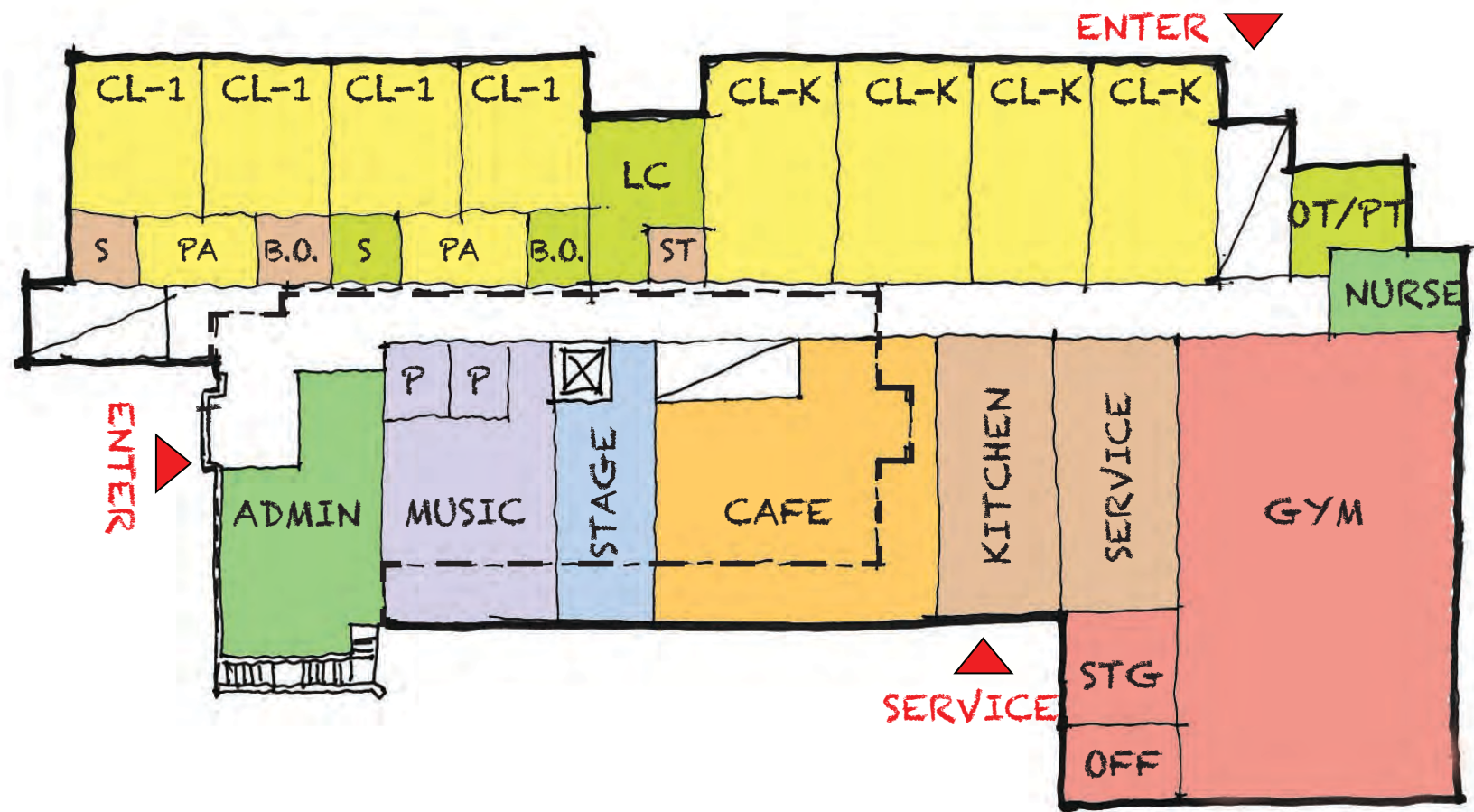


B.3



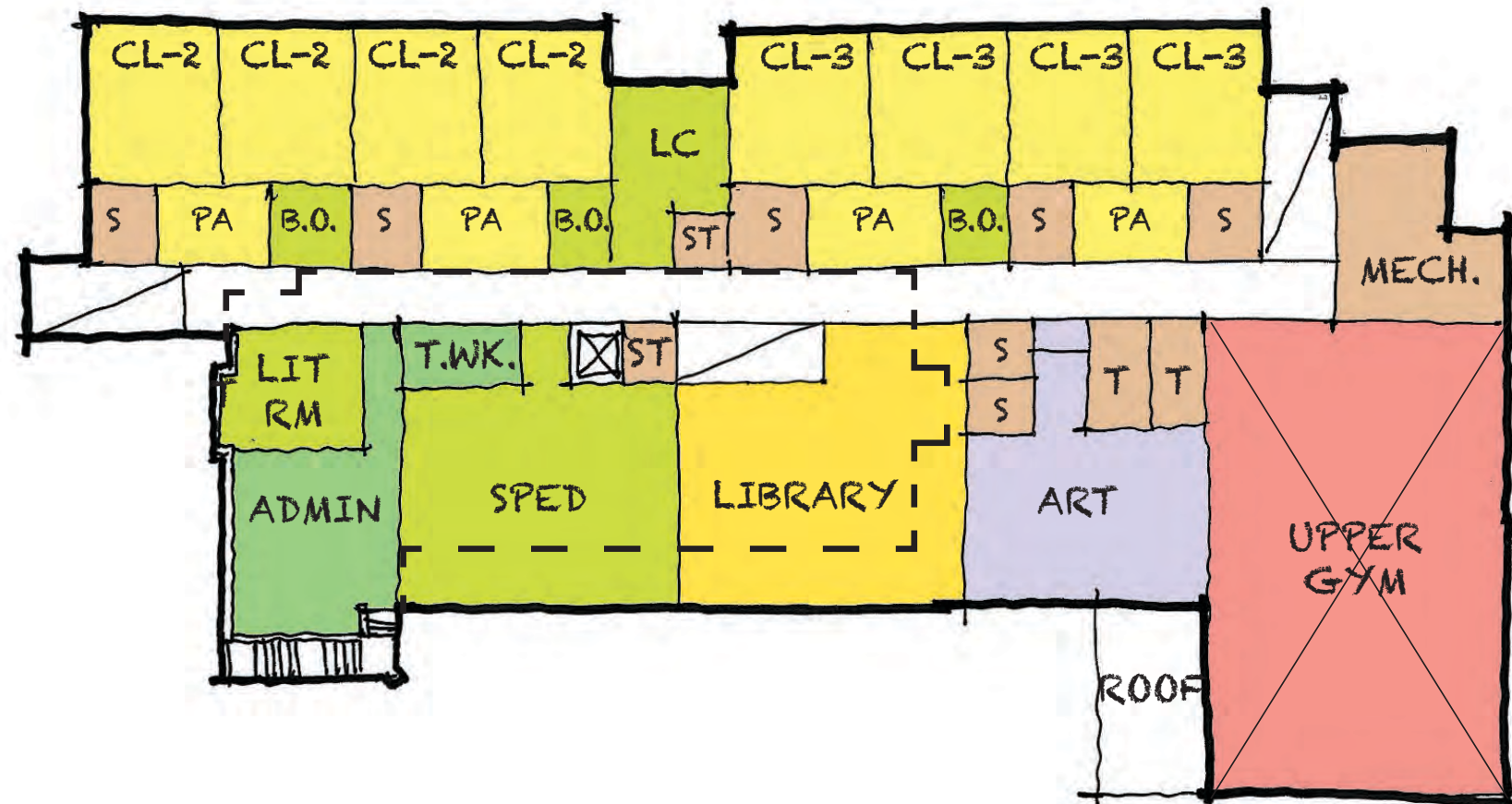
B.4

New Construction - Historic Facade | C.1 3 Stories

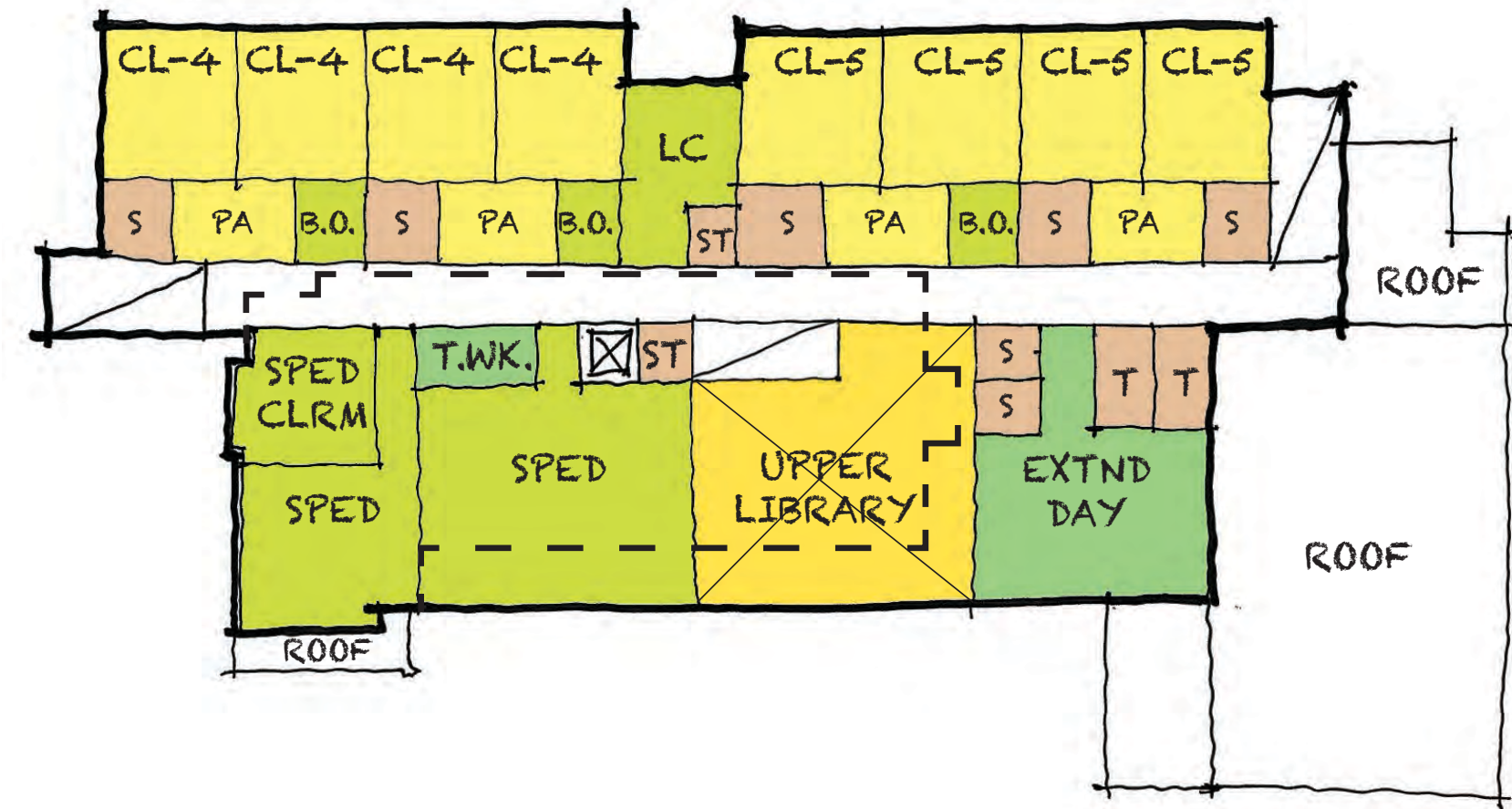


First Floor

- Core / Academic organized **vertically**
- Gym can be **zoned off**
- Kindergarten **ground floor**
- Classroom solar orientation **not ideal**
- Academic on **three floors**
- **Limiting floor heights** from salvaging of original facade



Second Floor



Third Floor

New Construction - Historic Facade I C.1

Aerial View



New Construction - Historic Facade | C.1 View North on Parkview Ave.



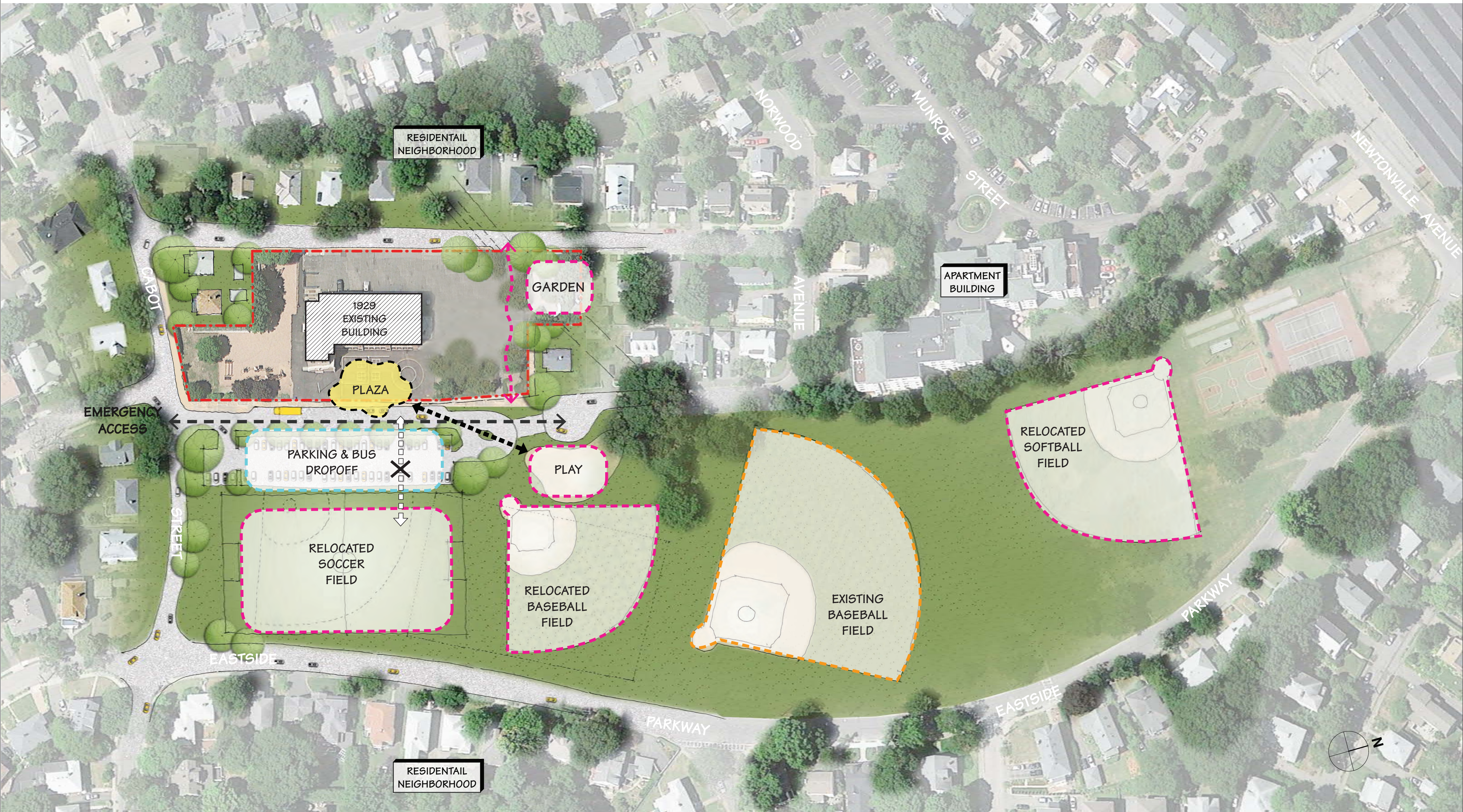
Existing Conditions | Overview



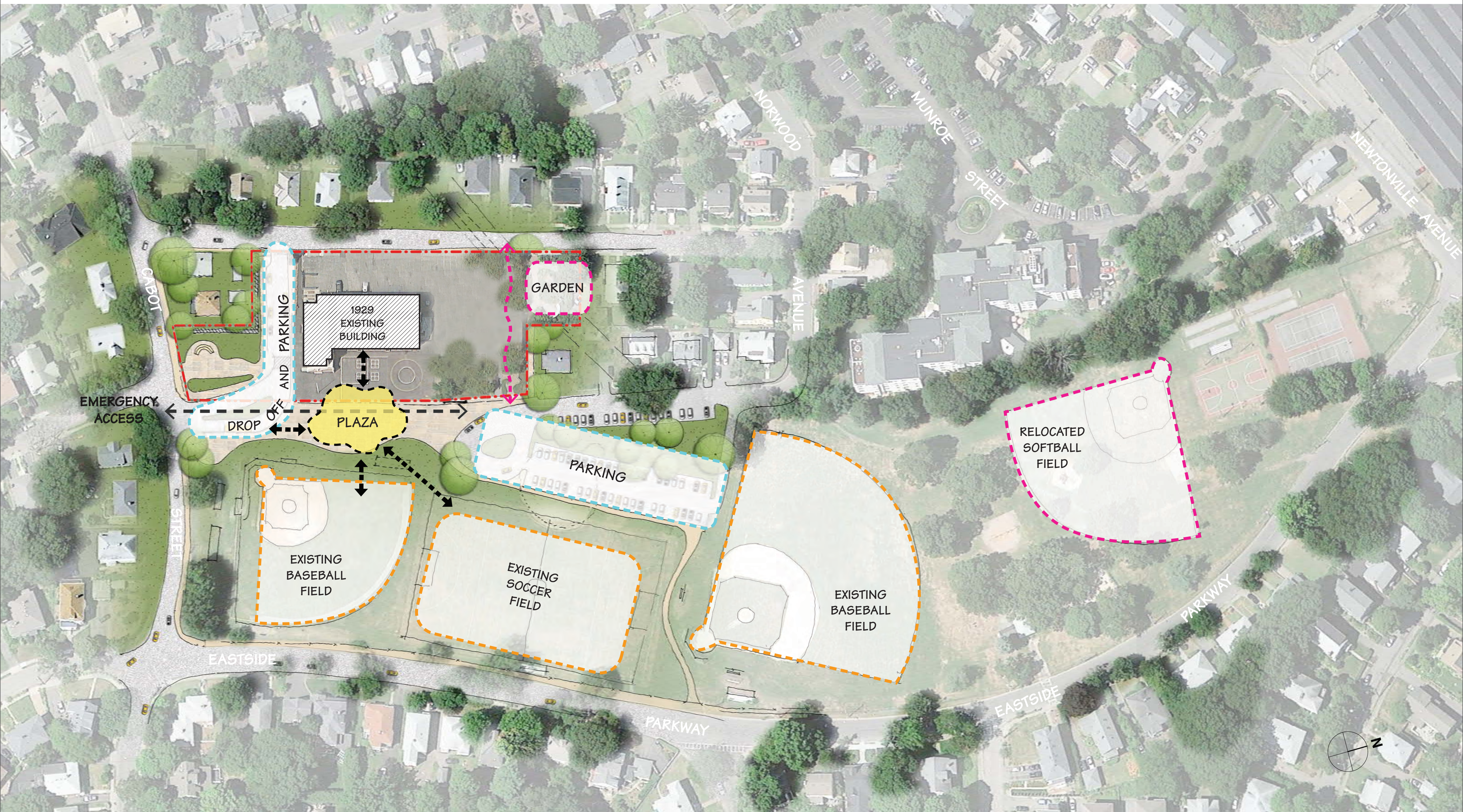
Renovation Addition I Option 1



Renovation Addition I Option 2

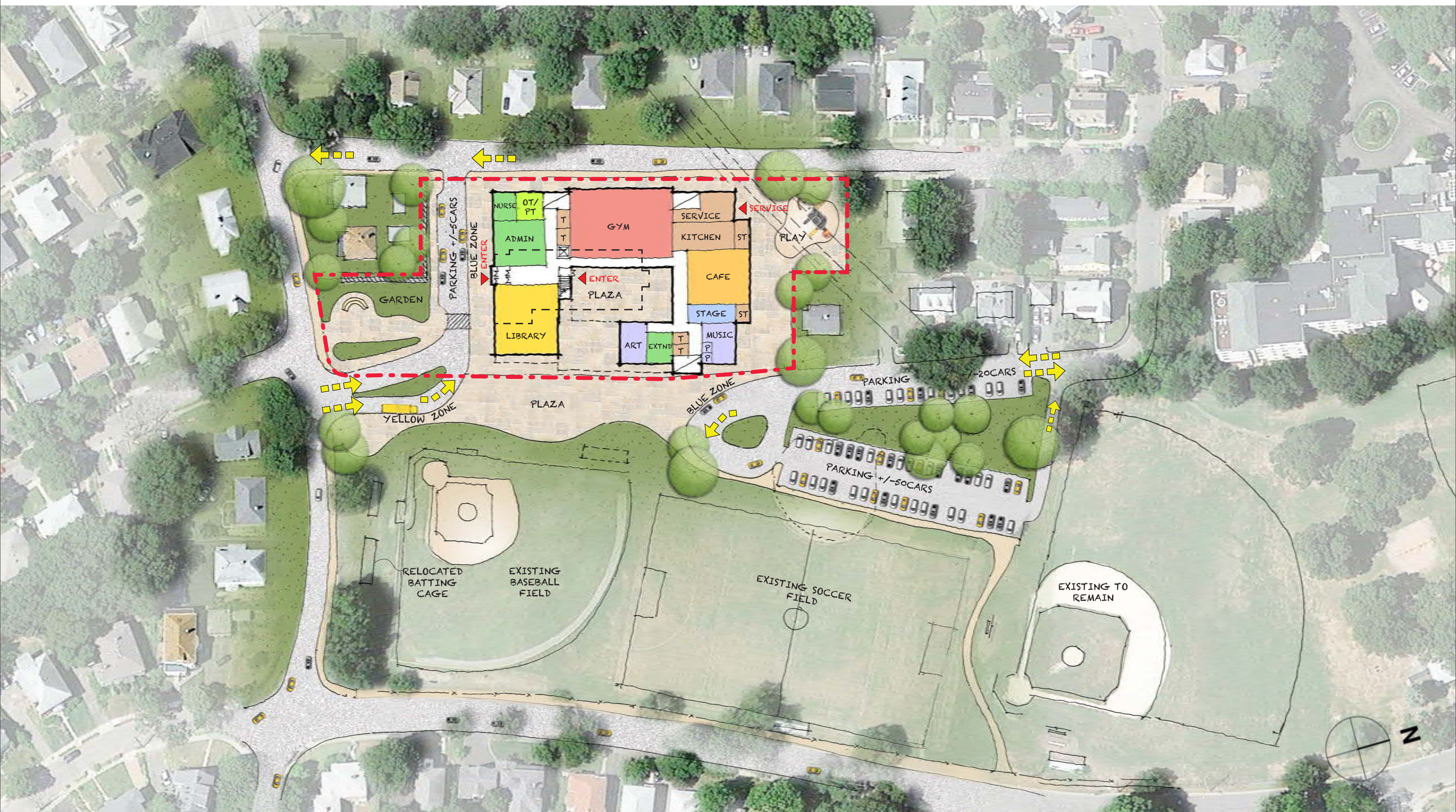


Renovation Addition I Option 3



New Construction I B.3

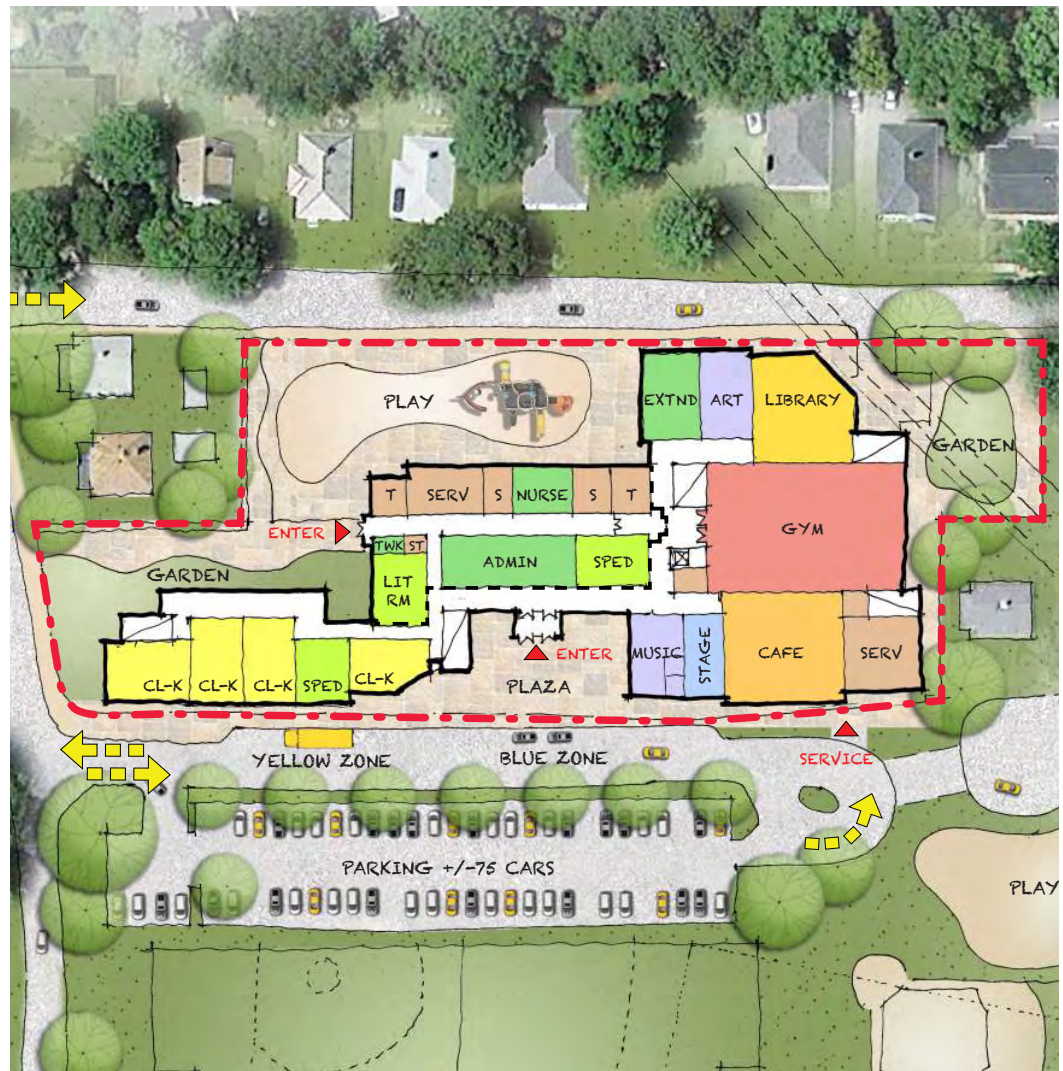
First Floor & Site Plan



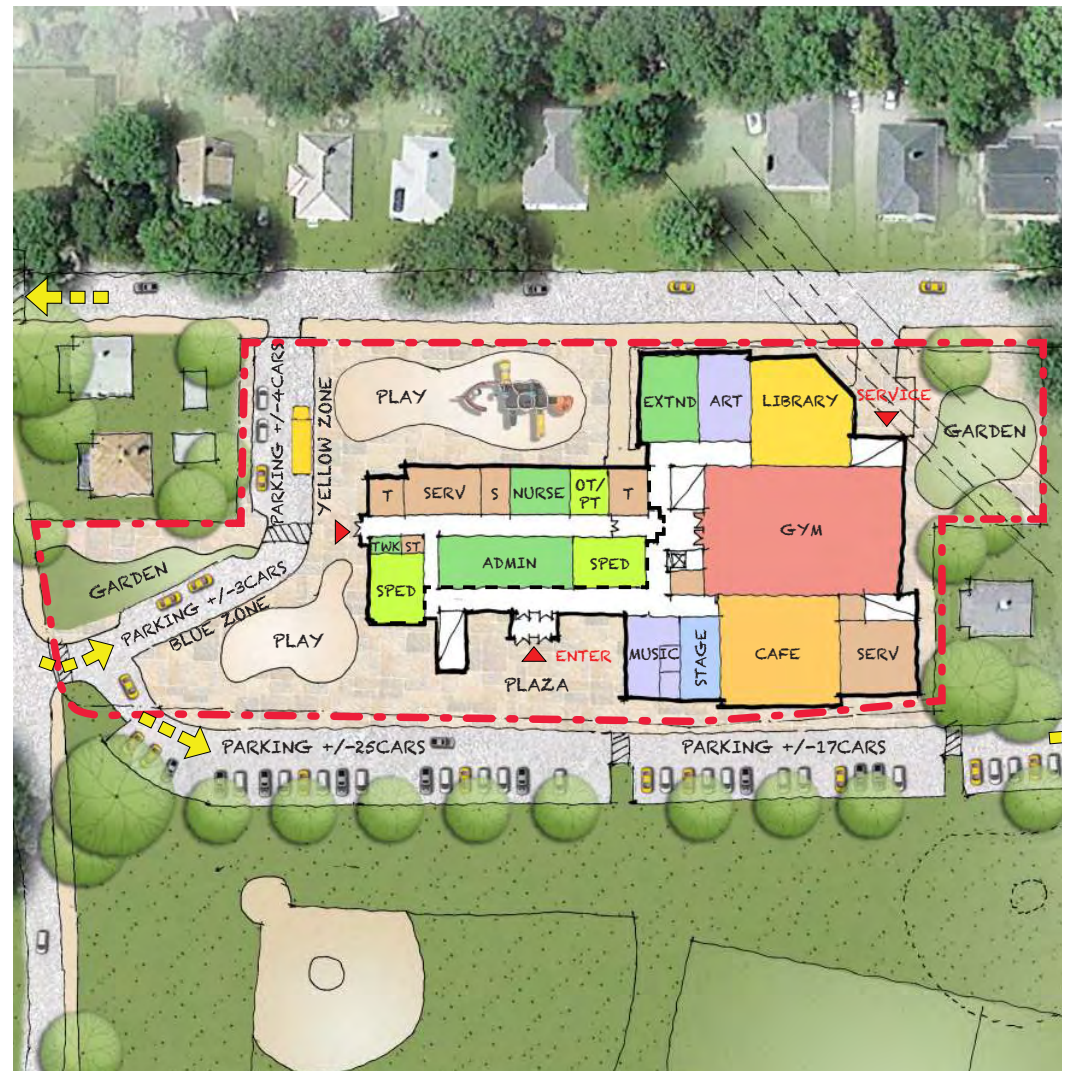
All Schemes I Overview



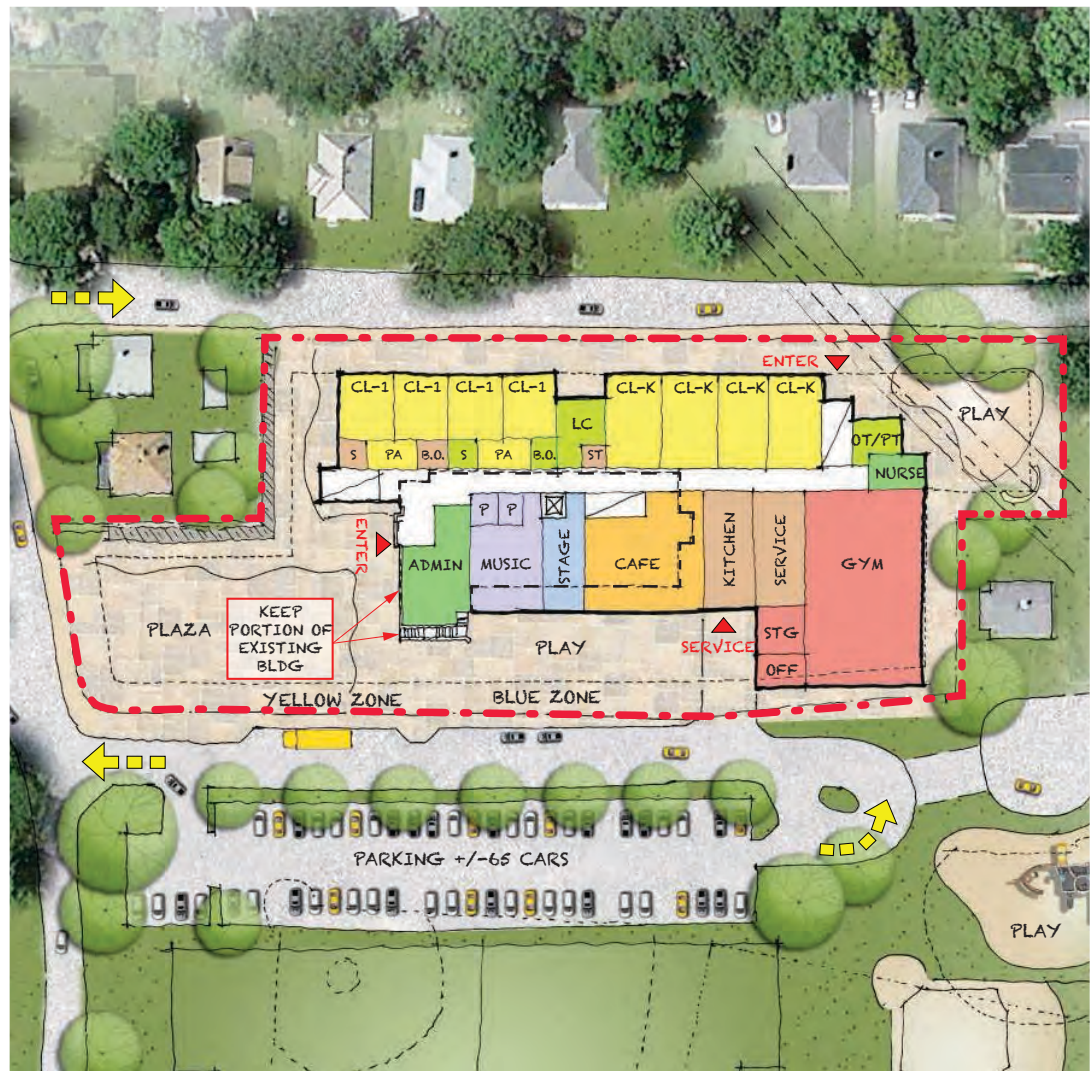
A.1



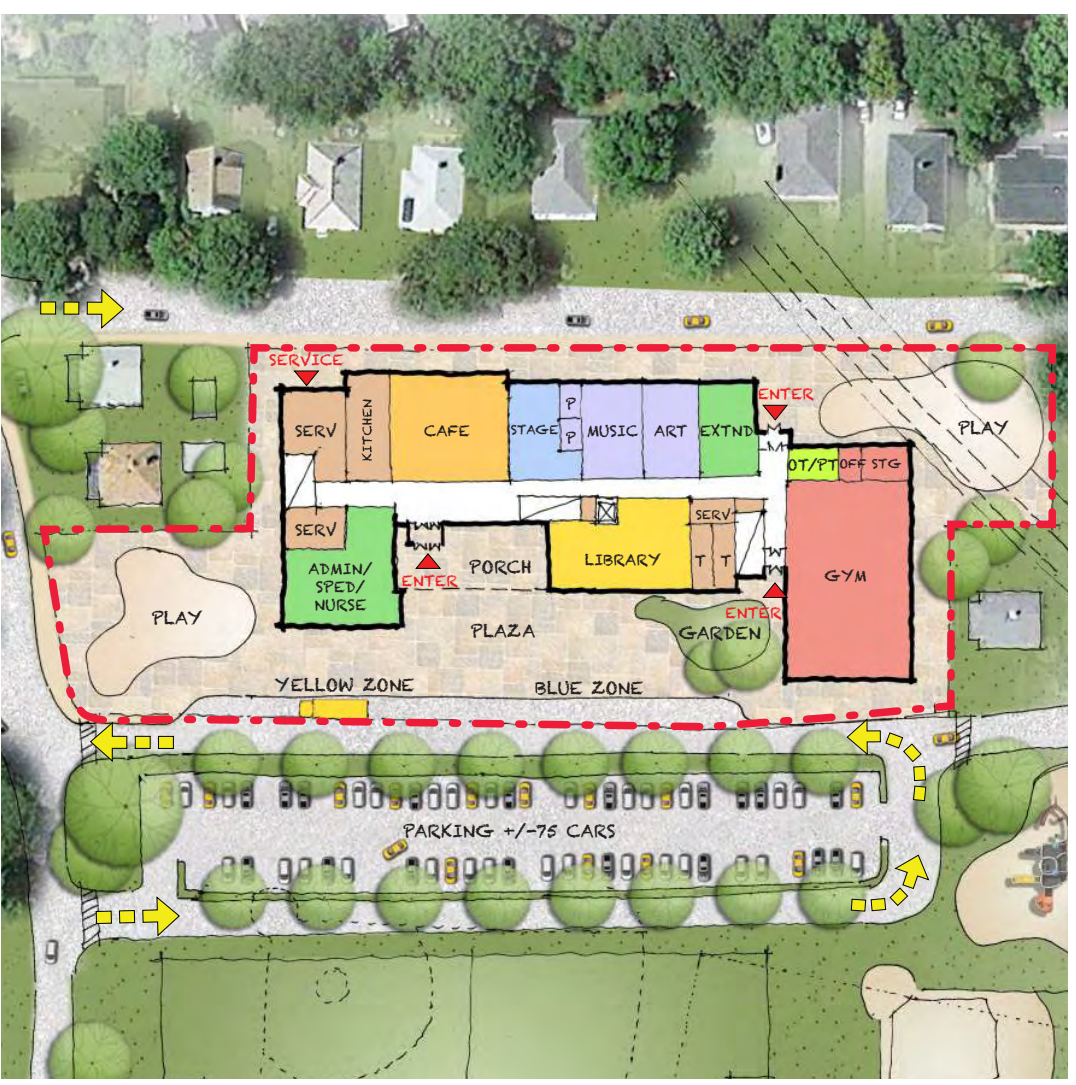
A.2



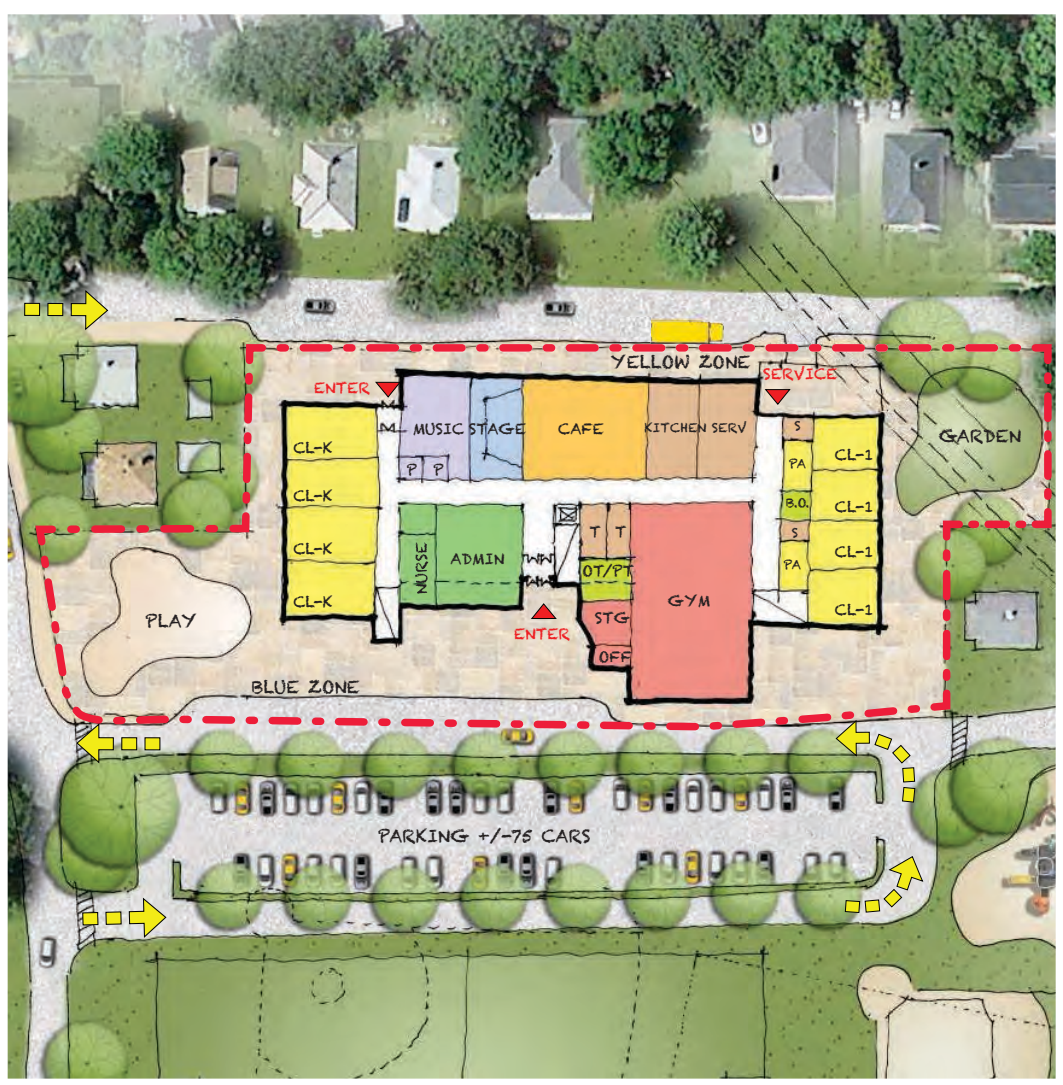
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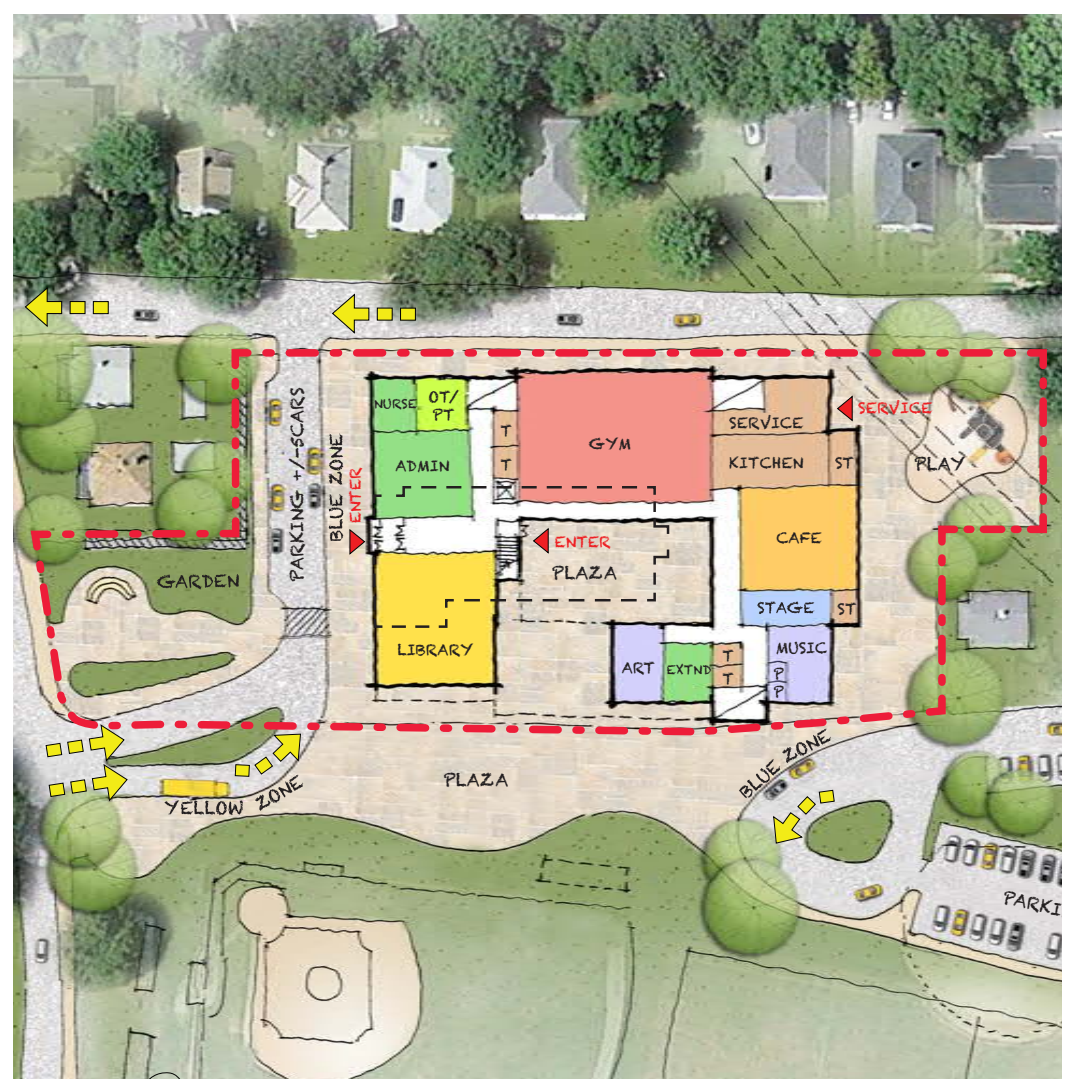
C.1



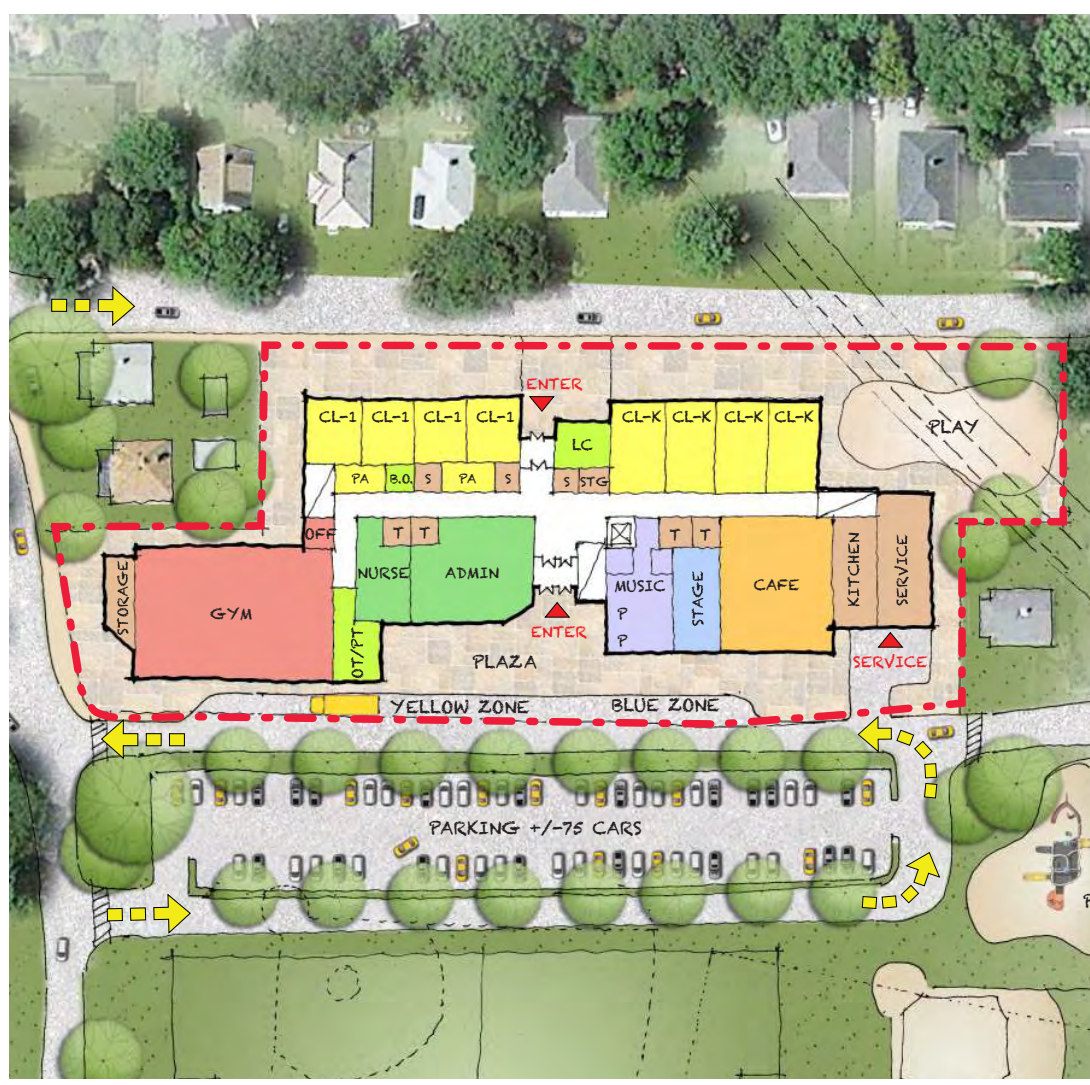
B.1



B.2



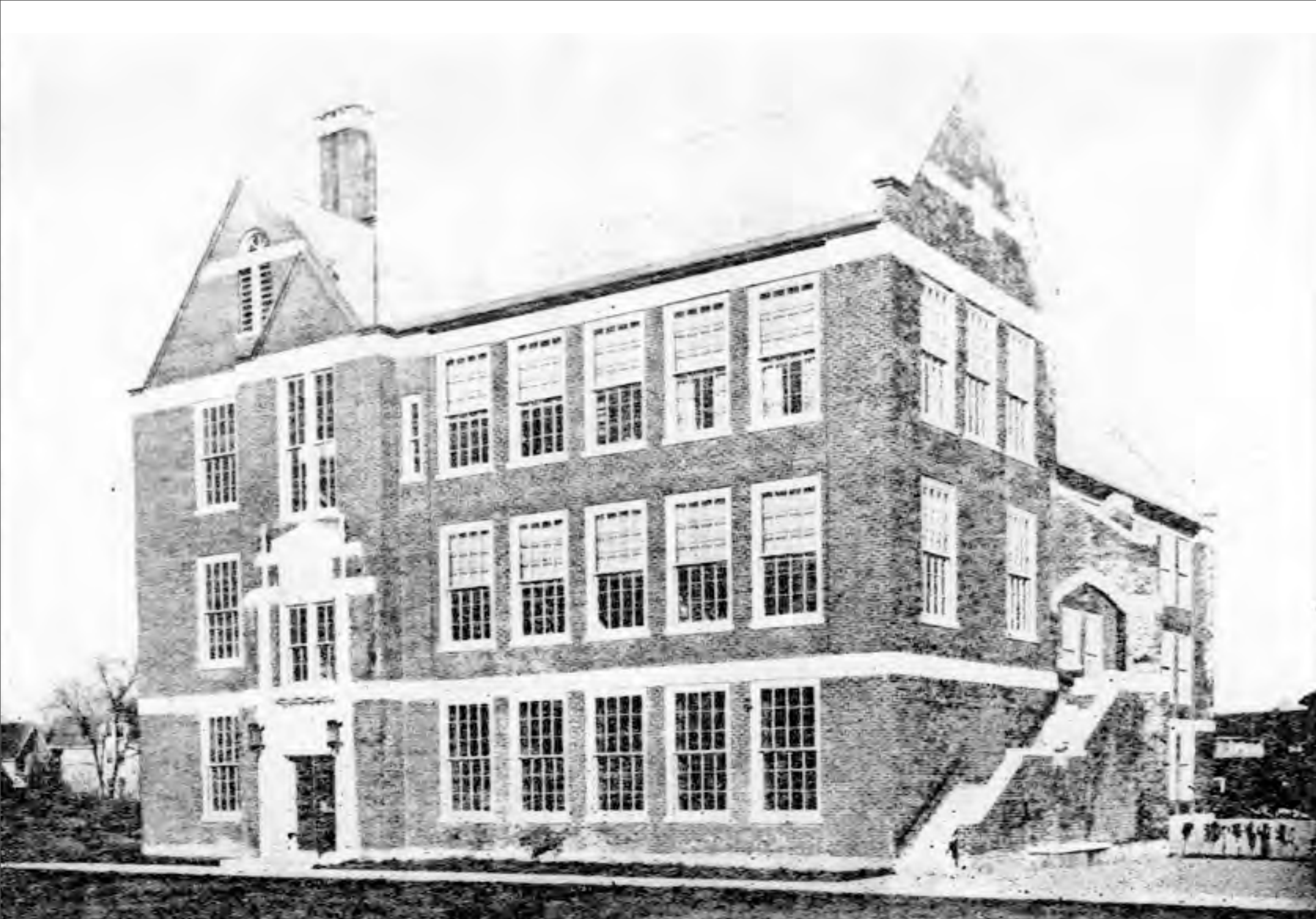
B.3



B.4

Schedule I Meetings & Milestones

CABOT ELEMENTARY SCHOOL - NEWTON, MA					DRAFT COPY	
APPROVALS PROCESS: Meeting & Milestone Schedule - Feasibility Study & Schematic Design						
Date		Item			Time	Location
F E A S I B I L I T Y S T U D Y	✓	TH	10/16/14	CSBC+DRC: Kick-off meeting	6:00PM	Ed Ctr, Rm 210
	✓	TH	12/11/14	Working Group: Review evaluation criteria matrix and site planning concepts; prepare for next CSBC+DRC meeting	9:30AM	Ed Ctr, Rm 217
	✓	TH	12/18/14	CSBC+DRC: Review evaluation criteria matrix and site planning concepts	6:00PM	Ed Ctr, Rm 210
	✓	TH	01/08/15	Working Group: Strategize and prepare for upcoming SC, BOA+SC and CSBC+DRC meeting	9:30AM	TBD
	✓	M	01/12/15	School Committee: Cabot program discussion	8:30AM	Ed Ctr, Rm 210
	✓	TH	01/15/15	CSBC+DRC: Review evaluation criteria matrix, planning concepts and PDP	6:00PM	Ed Ctr, Rm 210
	✓	TU	01/20/15	Board of Aldermen: Preliminary Design Program (PDP) Presentation	7:00PM	City Hall
	✓	TH	02/11/15	School Committee Meeting: Vote to Approve PDP	8:30AM	Ed Ctr, Rm TBD
	✓	M	02/23/15	Working Group: Feasibility Study (Preferred Schematic Design) review; strategize and prepare for next CSBC+DRC meeting	8:30 AM	City Hall
	✓	M	02/23/15	Parks and Recreation Commission: Cabot Park informational	7:00PM	City Hall
		TU	02/24/15	CSBC+DRC Meeting: Vote to Submit PDP	7:30PM	Ed Ctr, Rm TBD
		F	02/27/15	MSBA: Preliminary Design Program (PDP) Report submission	---	---
		TH	03/05/15	Working Group: Feasibility Study (Preferred Schematic Design) review; strategize and prepare for next CSBC+DRC meeting	8:30AM	TBD
		W	03/11/15	Public Forum	7:00PM	Cabot School
		TH	03/12/15	CSBC+DRC: Feasibility Study (Preferred Schematic Design) update	6:00PM	Ed Ctr, Rm TBD
		F	03/13/15	School Committee Meeting: Update	8:00AM	Ed Ctr
		M	03/16/15	Board of Aldermen: Update	TBD	City Hall
		M	03/16/15	Parks and Recreation Commission: Cabot Park review	TBD	City Hall
		TH	03/26/15	Working Group: Strategize and prepare for next BOA+SC and CSBC+DRC meeting	8:30AM	TBD
		M	04/06/15	Board of Aldermen+School Committee (joint with Zervas)	7:00PM	City Hall
		TH	04/09/15	Public Forum	TBD	
		TH	04/09/15	CSBC+DRC: Feasibility Study (Preferred SD) - VOTE to submit to the MSBA	6:00PM	Ed Ctr, Rm TBD
		TH	04/16/15	MSBA: Feasibility Study (Preferred Schematic Design) submission to the MSBA	---	---



CSBC / DRC Meeting

February 24, 2015



Cabot School

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