Chelmsford Public Schools

Facility Master Plan Update

Public Input Session #1

10.07.2021

DORE & WHITTIER

Master Plan Update Scope

- Update Timing & Sequence of Capital Improvements
- Updated Enrollment Analysis
- Updated Capacity Analysis
- Exploration of Grade Configurations
- Exploration Of Alternatives and Cost Estimates
- Identification of MSBA Priority Project

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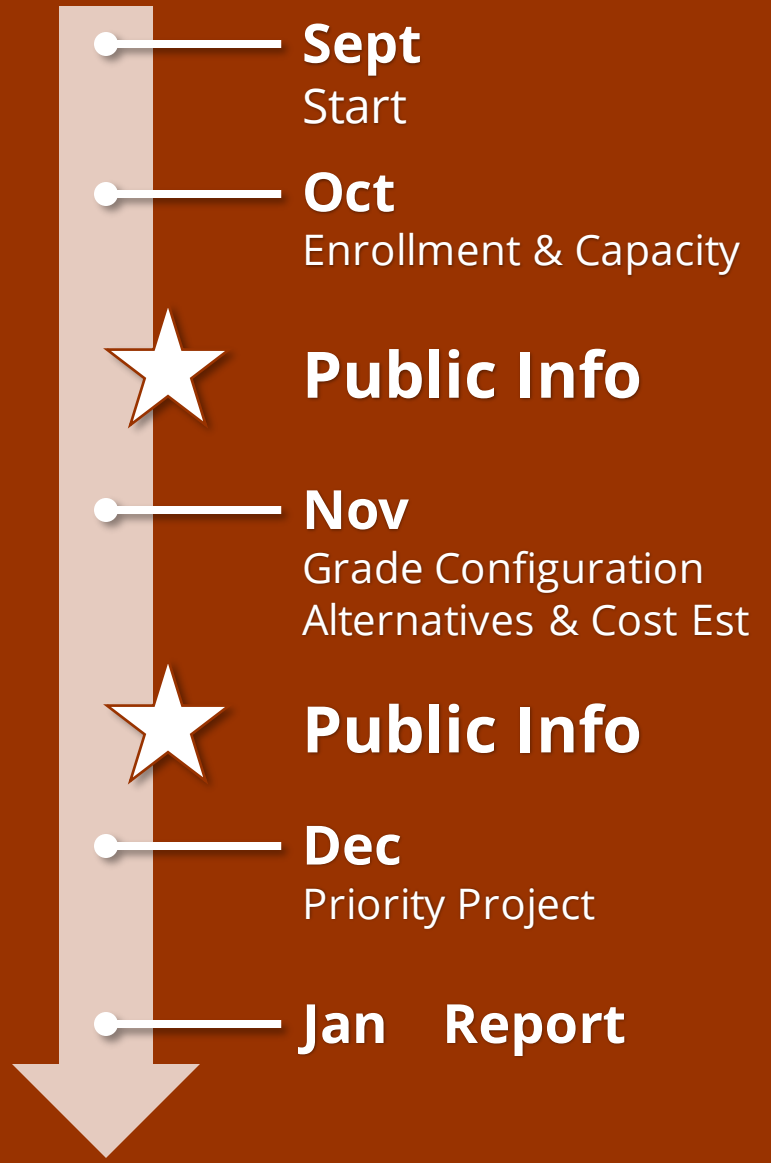


Agenda

- 2016 Master Plan Refresher
- Grade Configuration Discussion and Exercise
- Project Priority Discussion & Exercise

2016 Master Plan Refresher

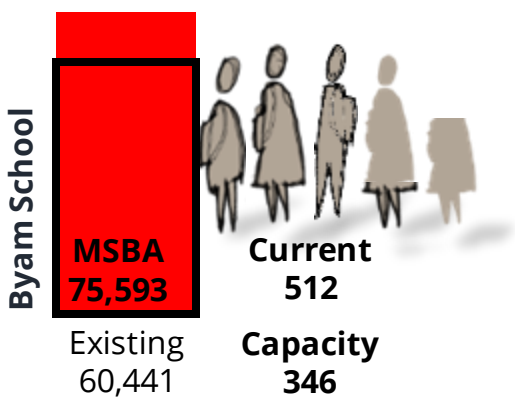
Facility Assessments

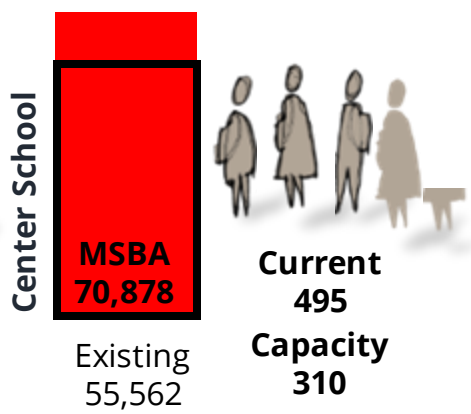
LEGEND

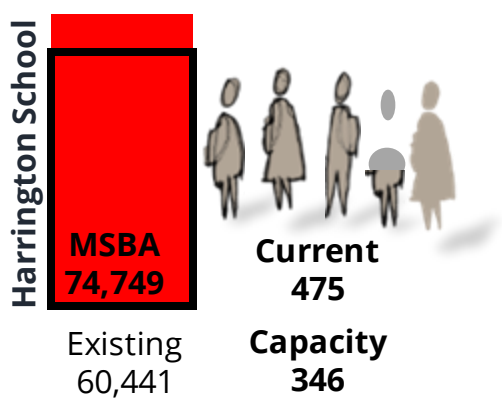
- Excellent
- Good Condition
- Fair / Maintenance
- Repair / Replace
- Poor

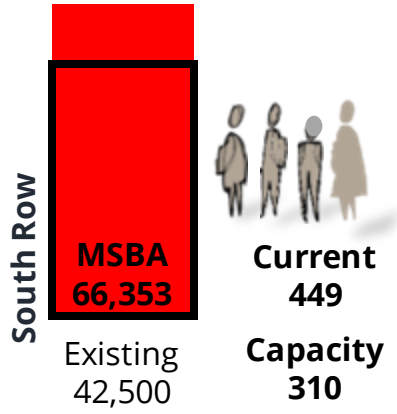
	BYAM	CENTER	HARRINGTON	SOUTH ROW	McCARTHY	PARKER	C.H.S.	WESTLAND	101 MILL RD
Site & Civil									
2 Site Accessibility / Play Areas									
3 Exterior Building Elements									
4 Interior Architectural Elements									
5 Accessibility									
6 Structural Elements									
7 Mechanical Systems									
Electrical Systems									
Plumbing Systems									
10 Fire Protection Systems									
11 Hazardous Mat. Abatement									
12 Functional Use of Space									

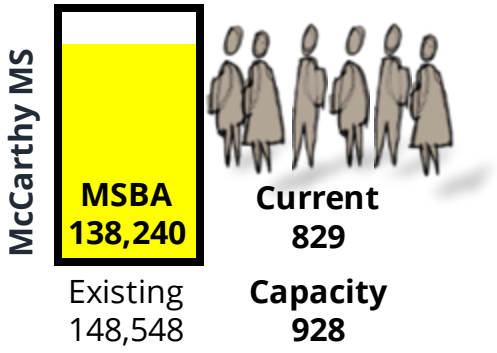
Capacity Analysis (K-12)

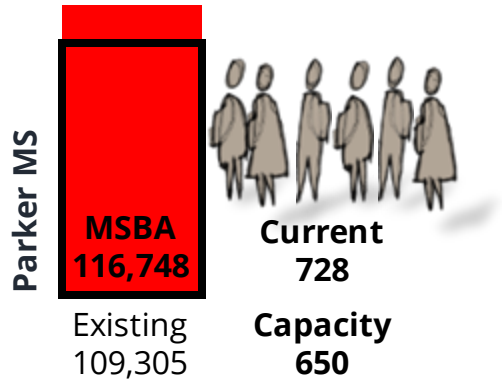


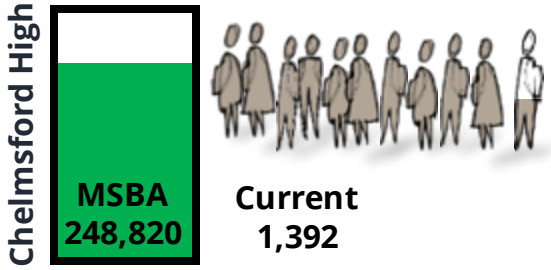




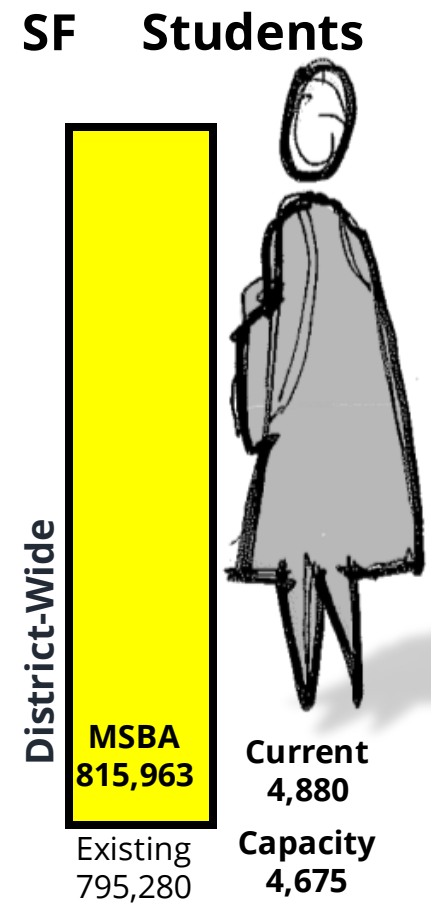








Permanent Construction Only. Calculated based on Gross Square Footages of buildings and MSBA guidelines for gross square feet per student.



msba comparative analysis

level 1

level 2

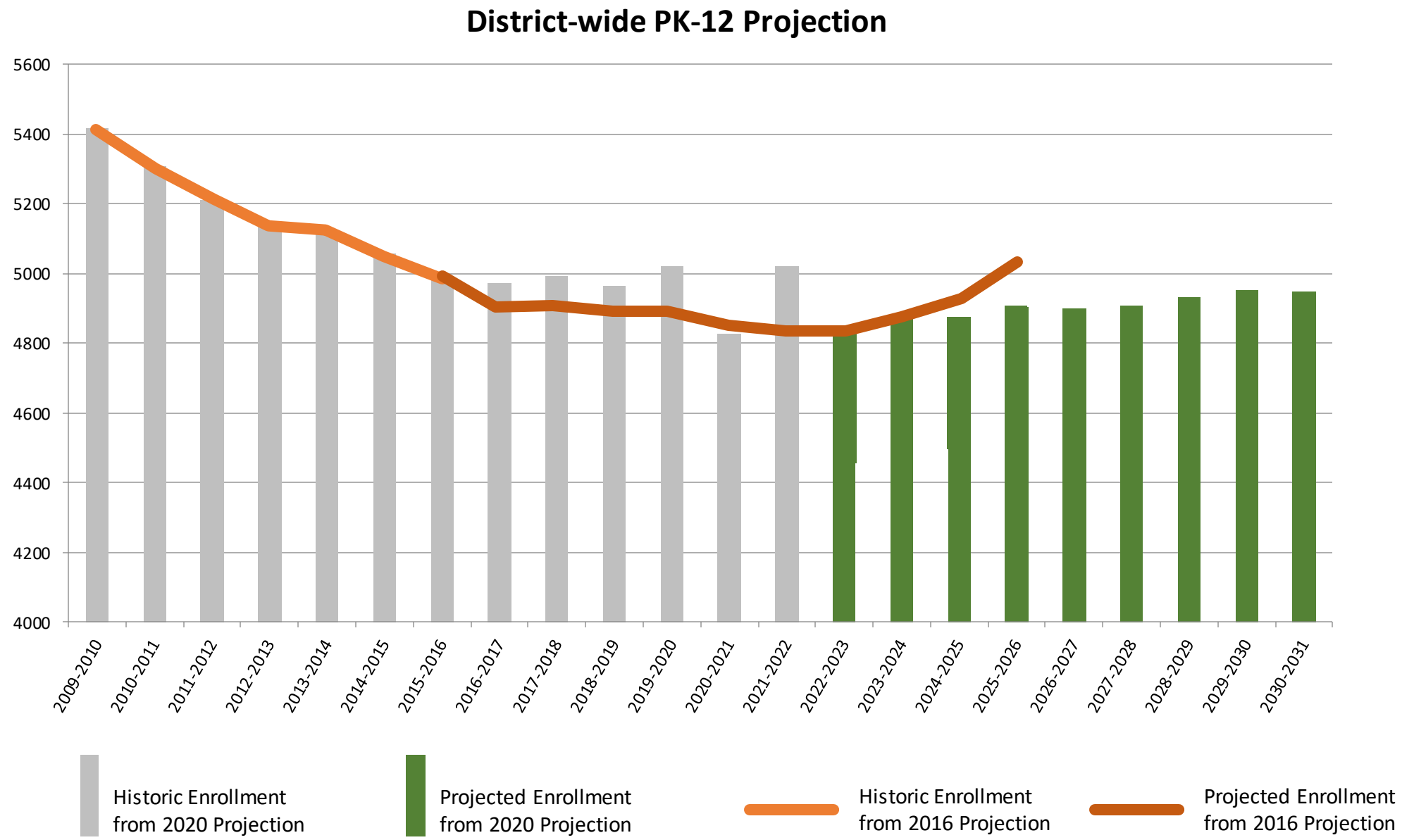
Undersized (<90%)

Aligned (90%-110%)

Oversized (>110%)

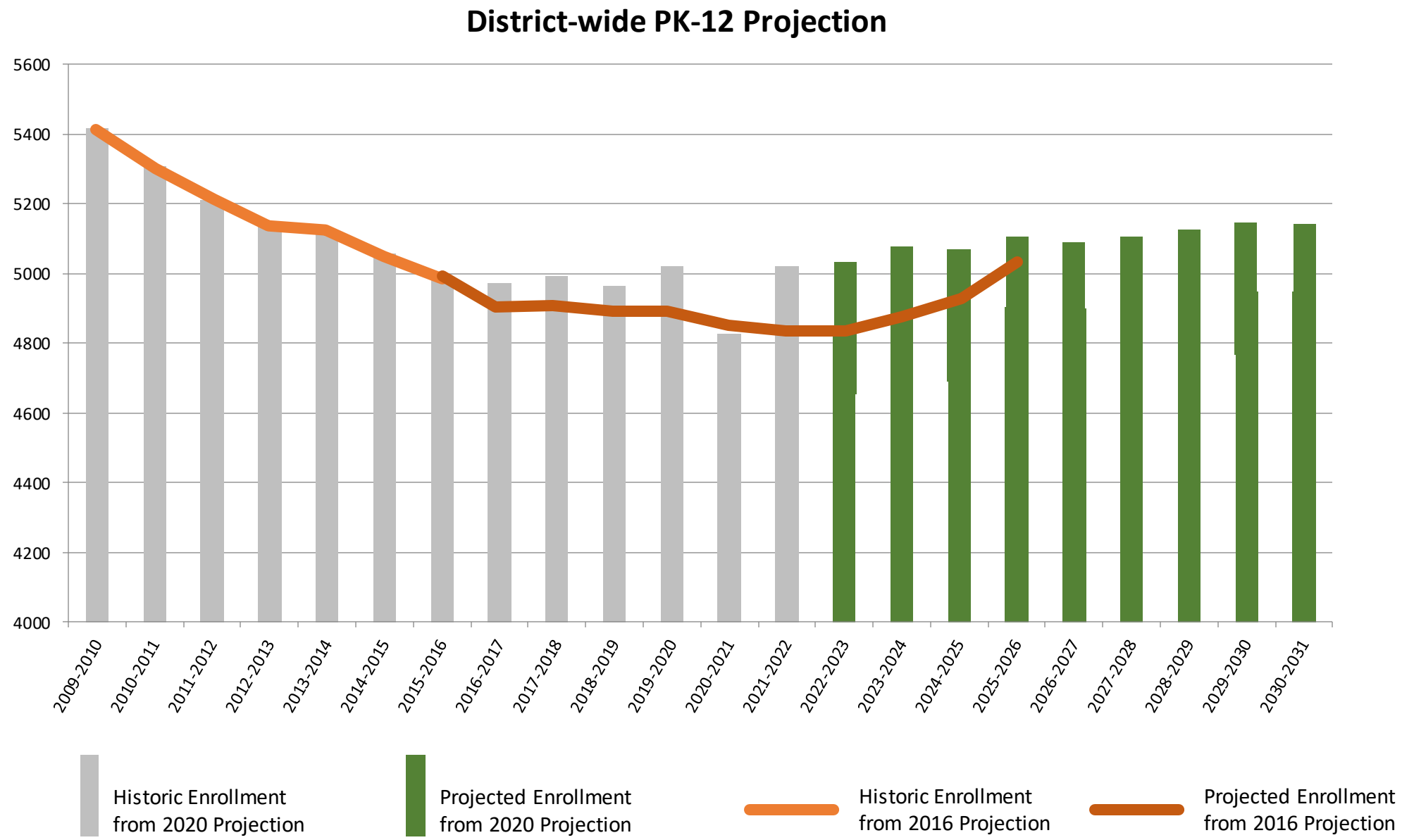
Byam School

Enrollment & Capacity Analysis



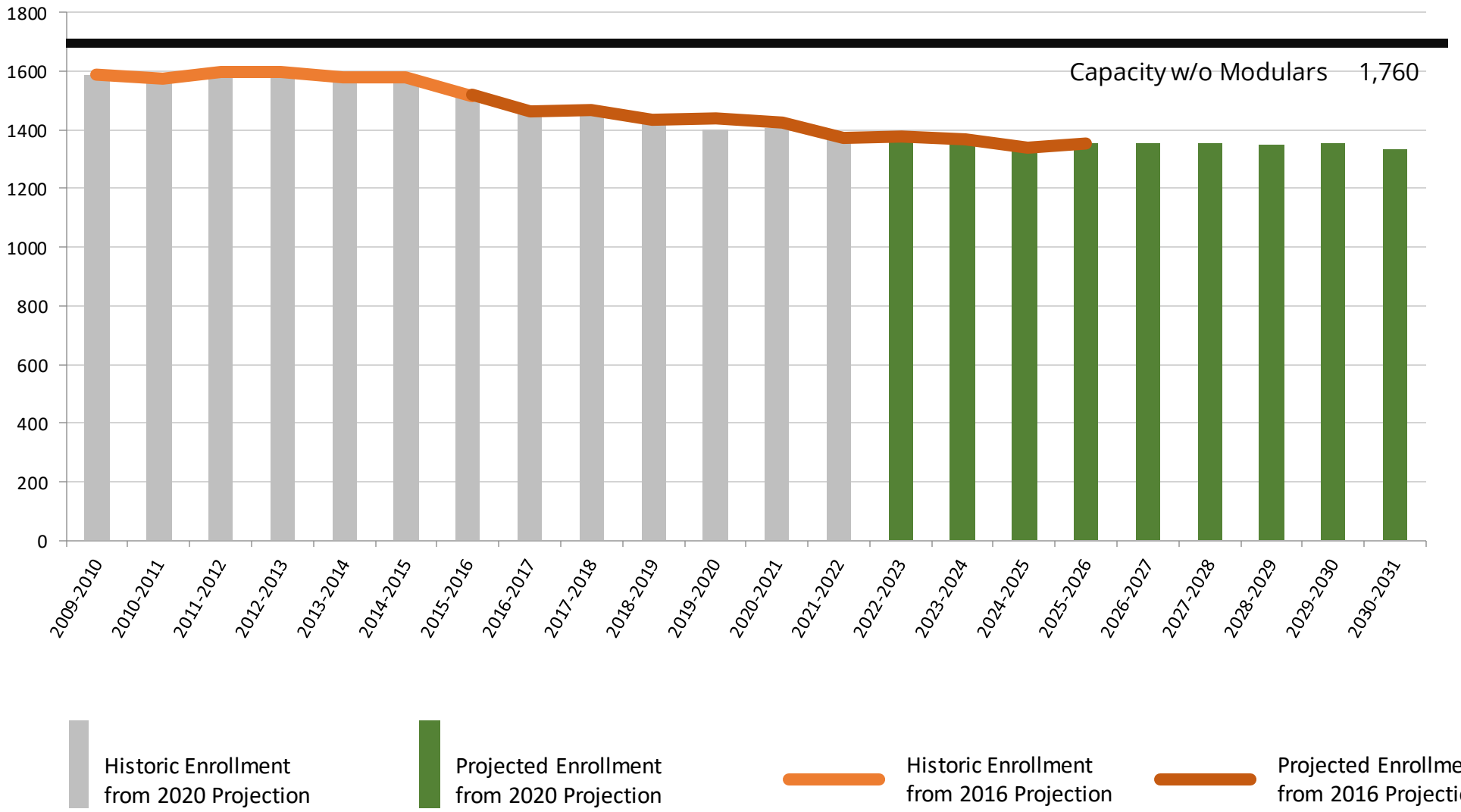
PK-12 Projection

Enrollment & Capacity Analysis



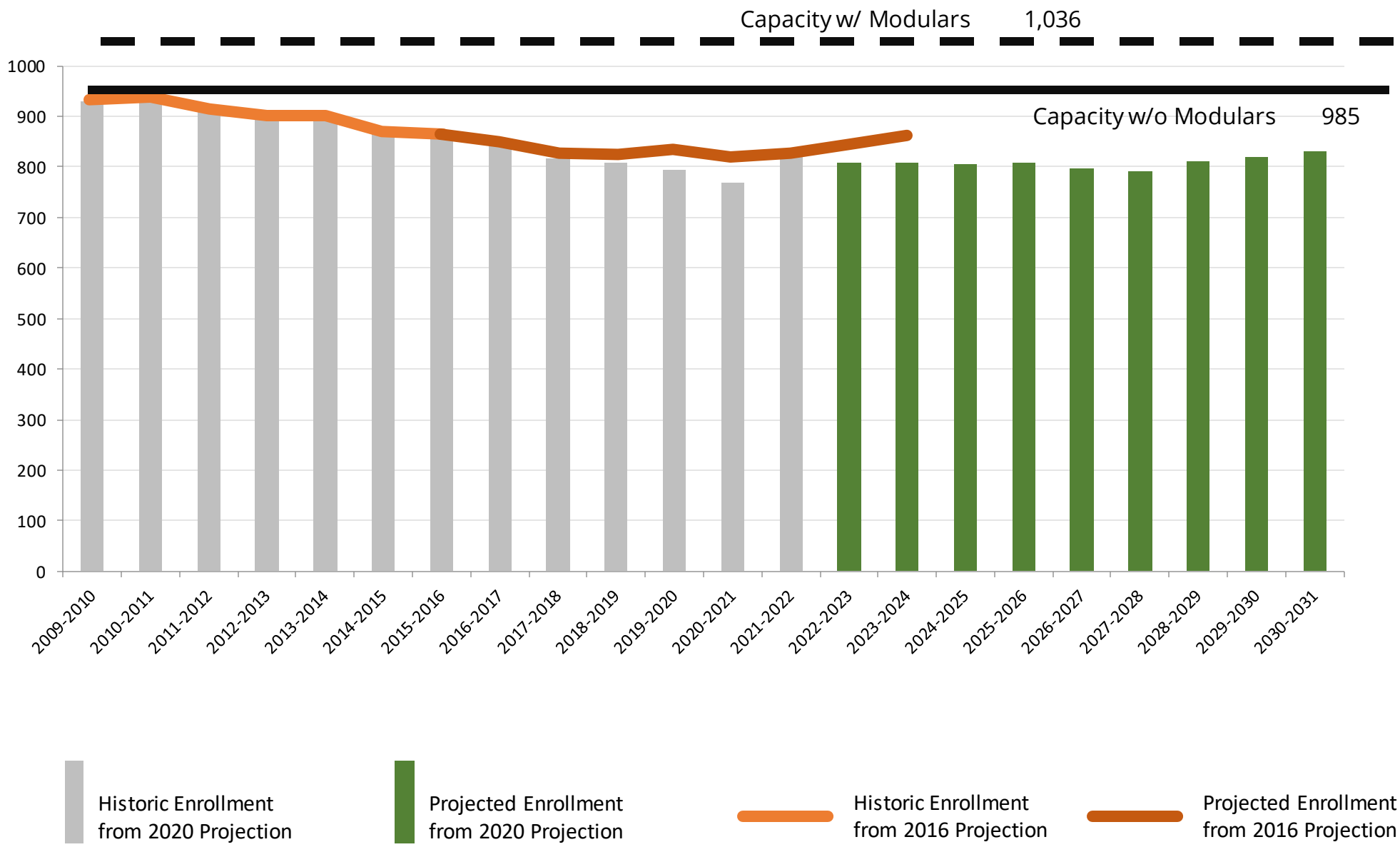
PK-12 Projection

Enrollment & Capacity Analysis



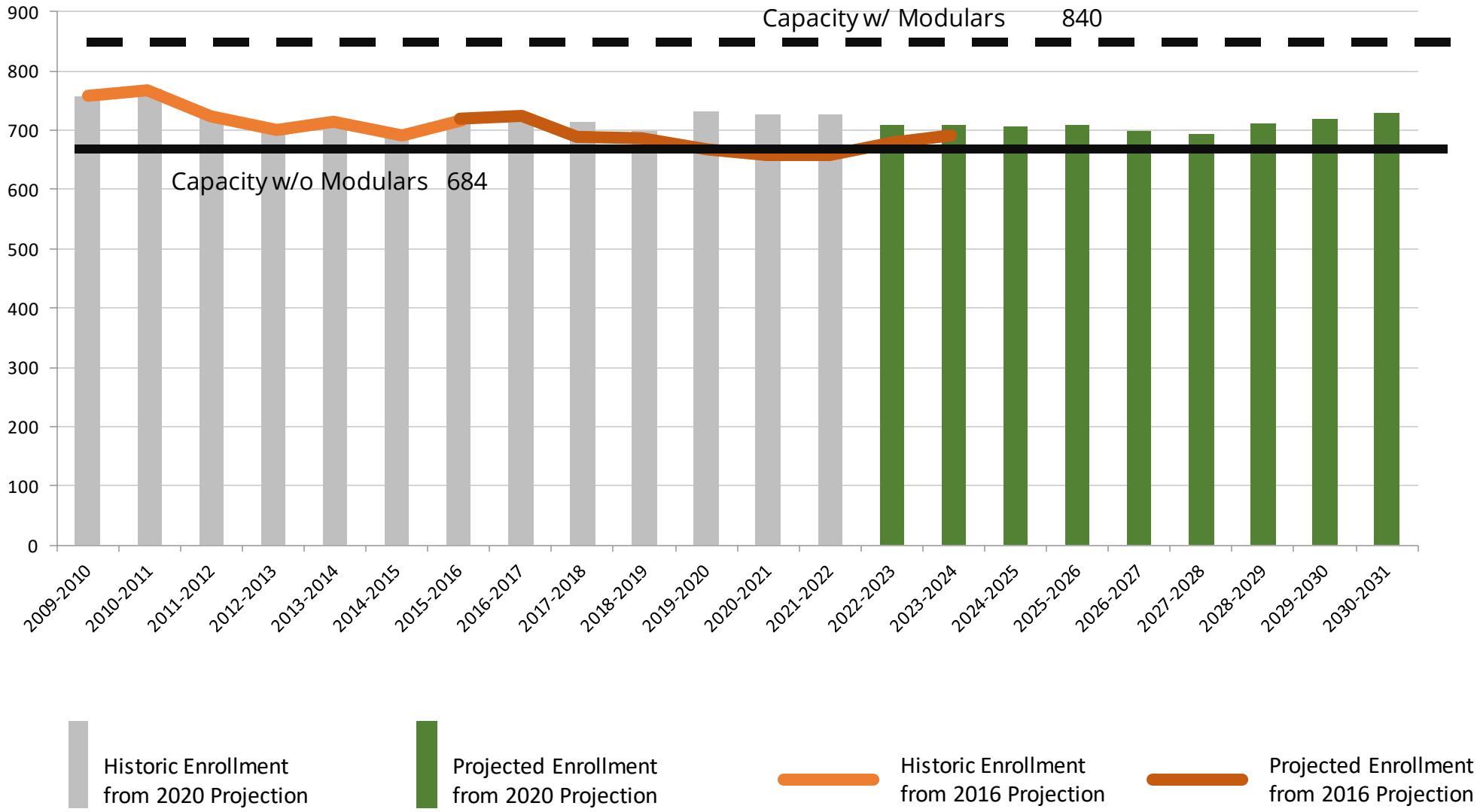
Chelmsford High School

Enrollment & Capacity Analysis



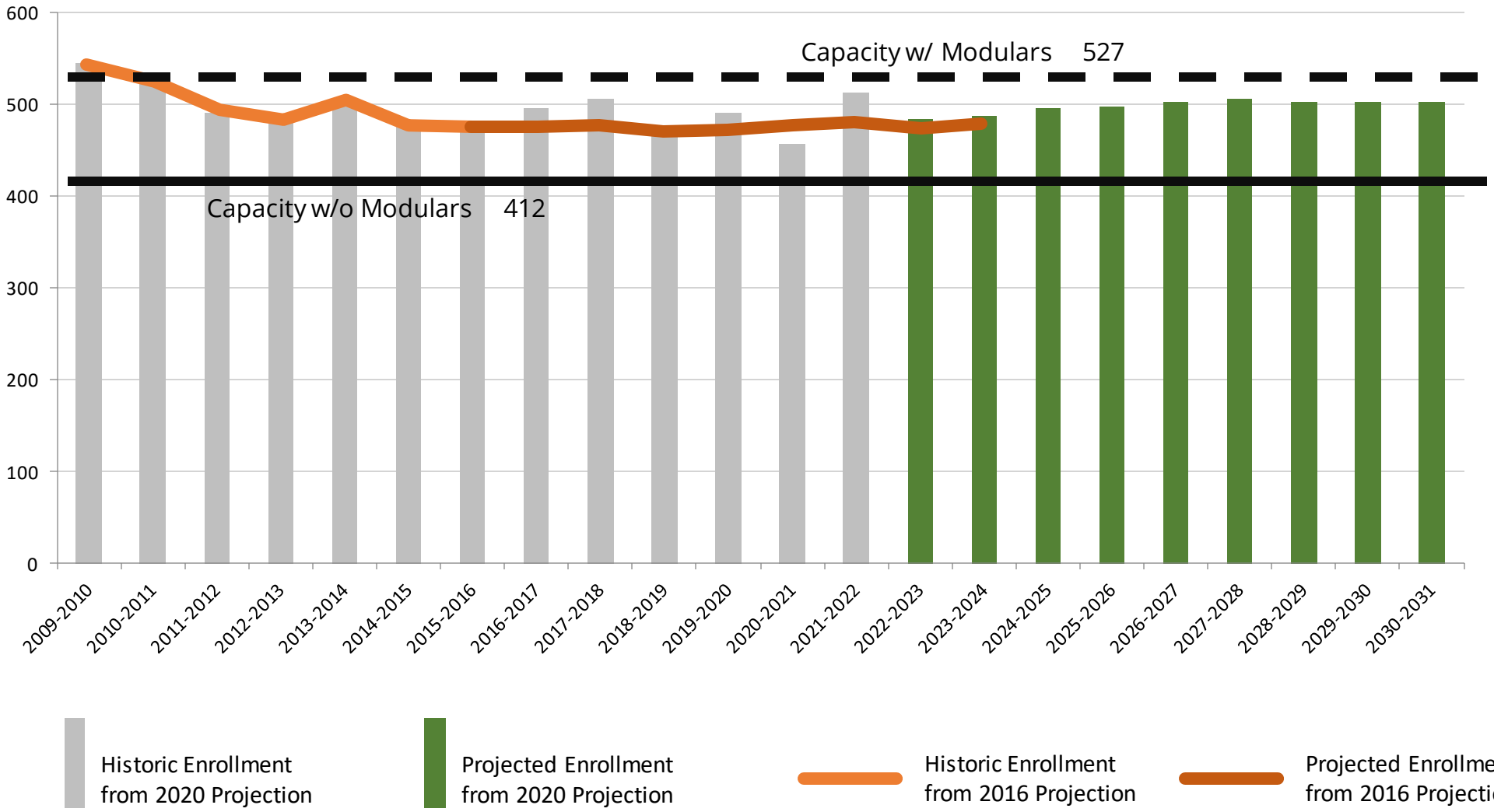
McCarthy Middle School

Enrollment & Capacity Analysis



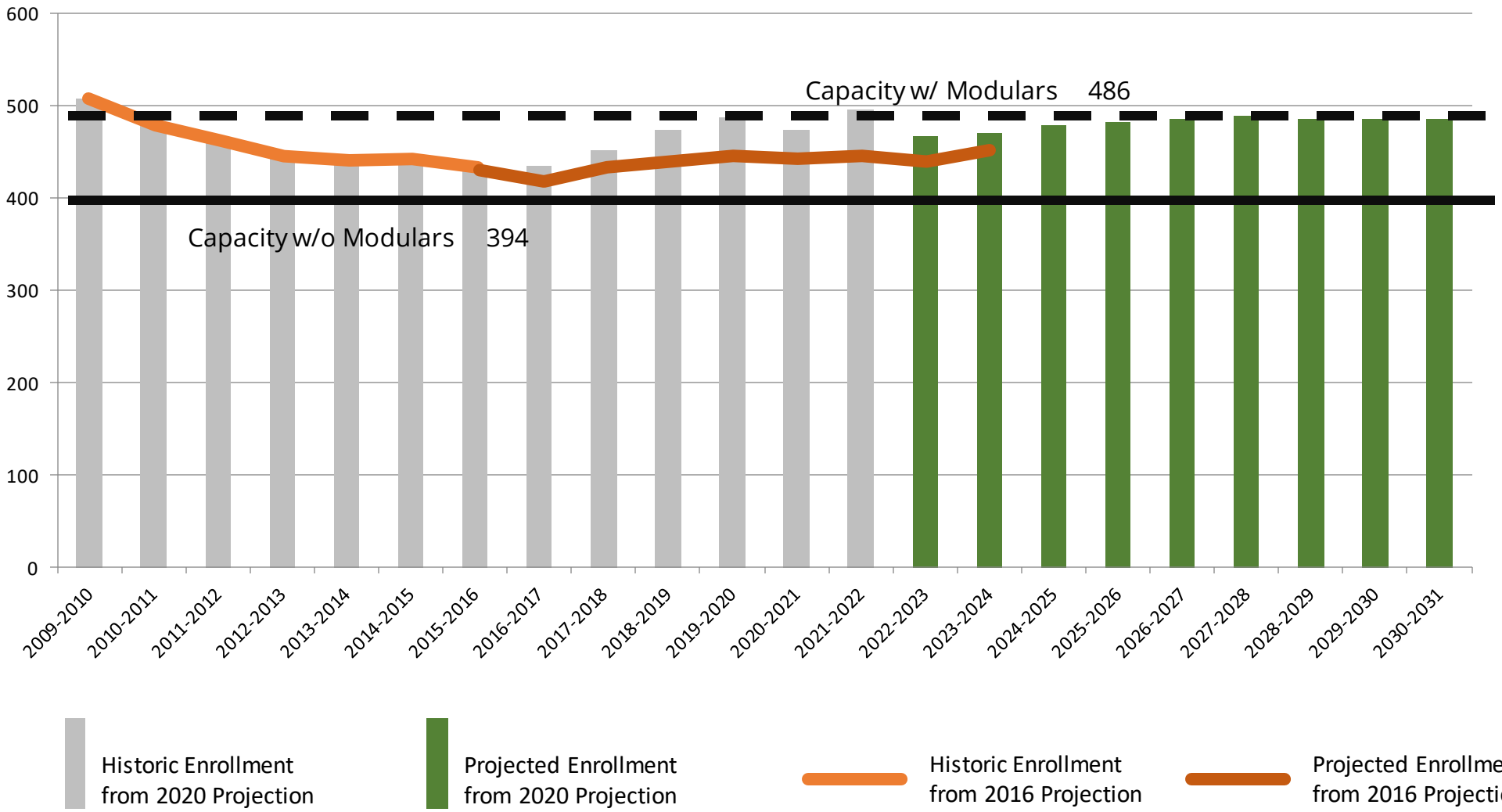
Parker Middle School

Enrollment & Capacity Analysis



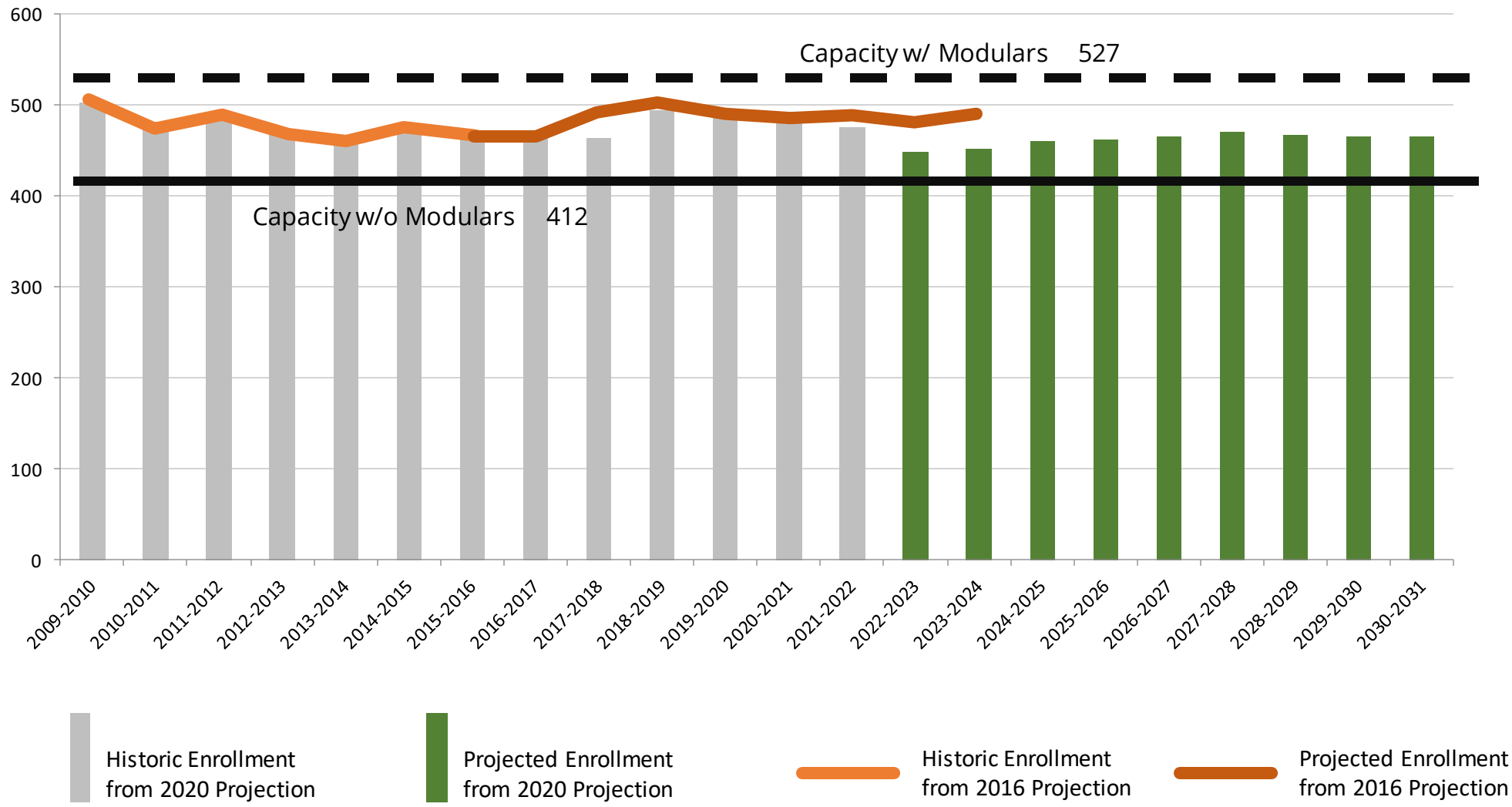
Byam School

Enrollment & Capacity Analysis



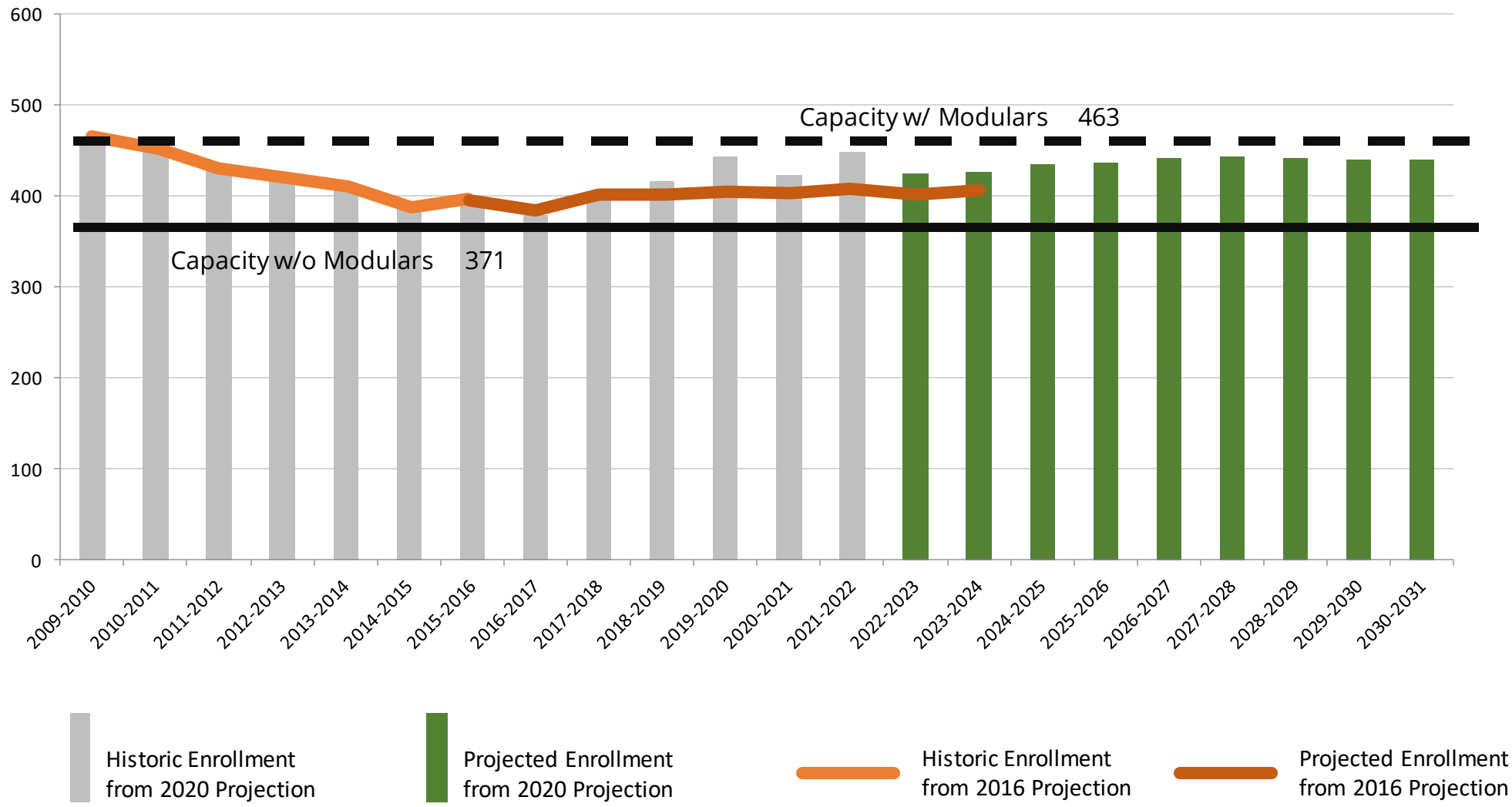
Center School

Enrollment & Capacity Analysis



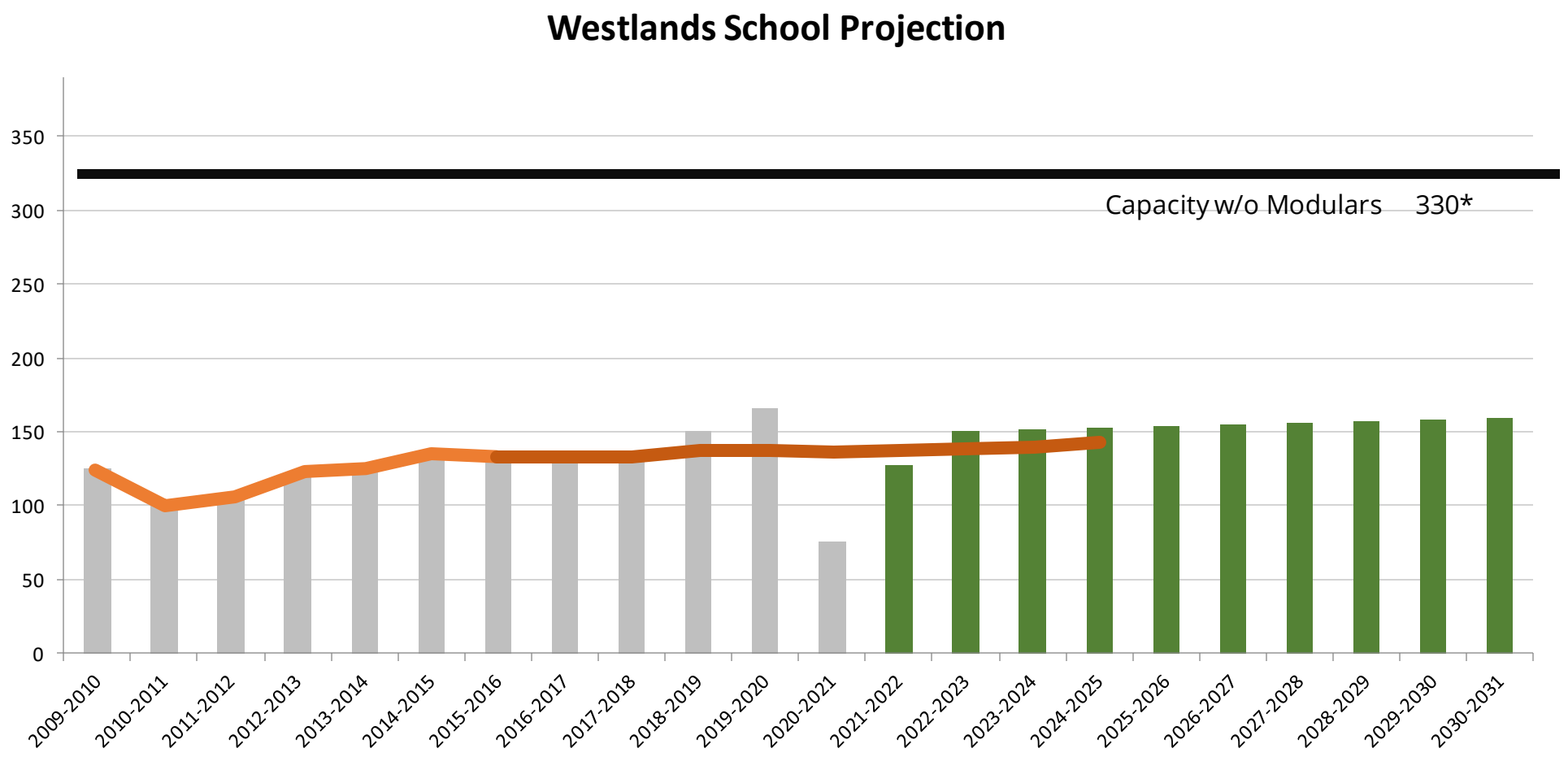
Harrington School

Enrollment & Capacity Analysis



South Row School

Enrollment & Capacity Analysis



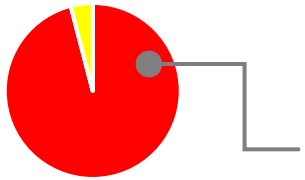
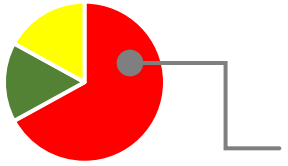
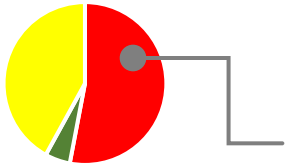
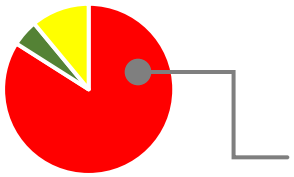
* Capacity calculated as if it were a K-4 elementary school and if Community Education Programs were relocated.

Westlands School

Summary of Identified Needs

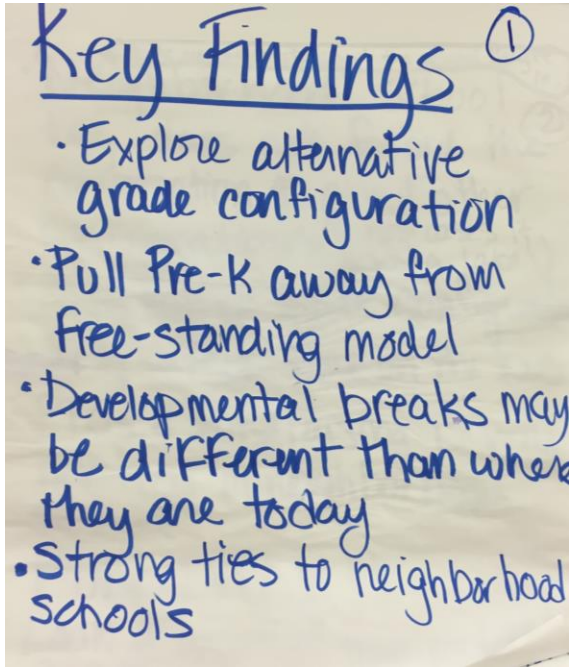
	Current Enrollment	Capacity by GSF	Capacity by Classroom Count w/o Modulars	Capacity by Classroom Count w/ Modulars	Facility Condition	MSBA Instructional Space Comparative Analysis – Room by Room
Byam ES	512	**346**	**412**	527		34% are under by 10% or more
Center ES	495	**310**	**394**	**486**		35% are under by 10% or more
Harrington ES	475	**346**	**412**	527		37% are under by 10% or more
South Row ES	449	**310**	**371**	463		89% are under by 10% or more

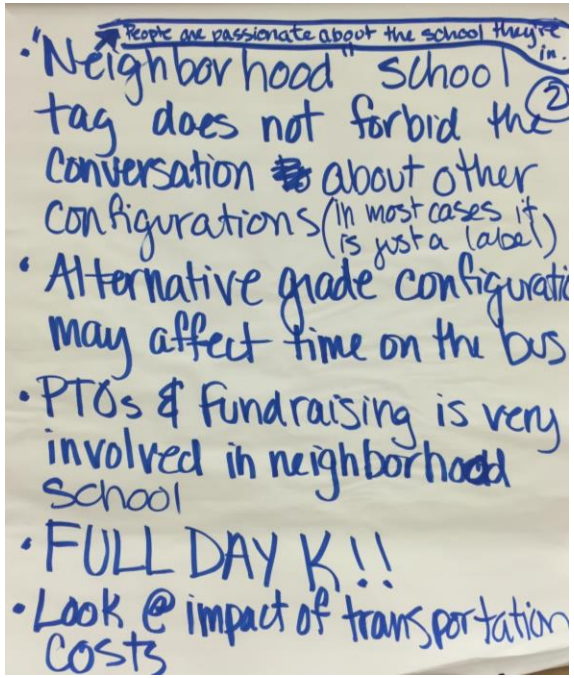
Summary of Identified Needs

	Current Enrollment	Capacity by GSF	Capacity by Classroom Count w/o Modulars	Capacity by Classroom Count w/ Modulars	Facility Condition	MSBA Instructional Space Comparative Analysis – Room by Room
Westland School	129	206	330	N/A		 95% are under by 10% or more
McCarthy MS	829	928	958	1036		 67% are under by 10% or more
Parker MS	728	**650**	**684**	840		 53% are under by 10% or more
Chelmsford HS	1392	1785	1760	N/A		 84% are under by 10% or more

Key Issues

- School Size
- School Count
- Grade Configuration
- Location of Pre-K
- Full-Day Kindergarten

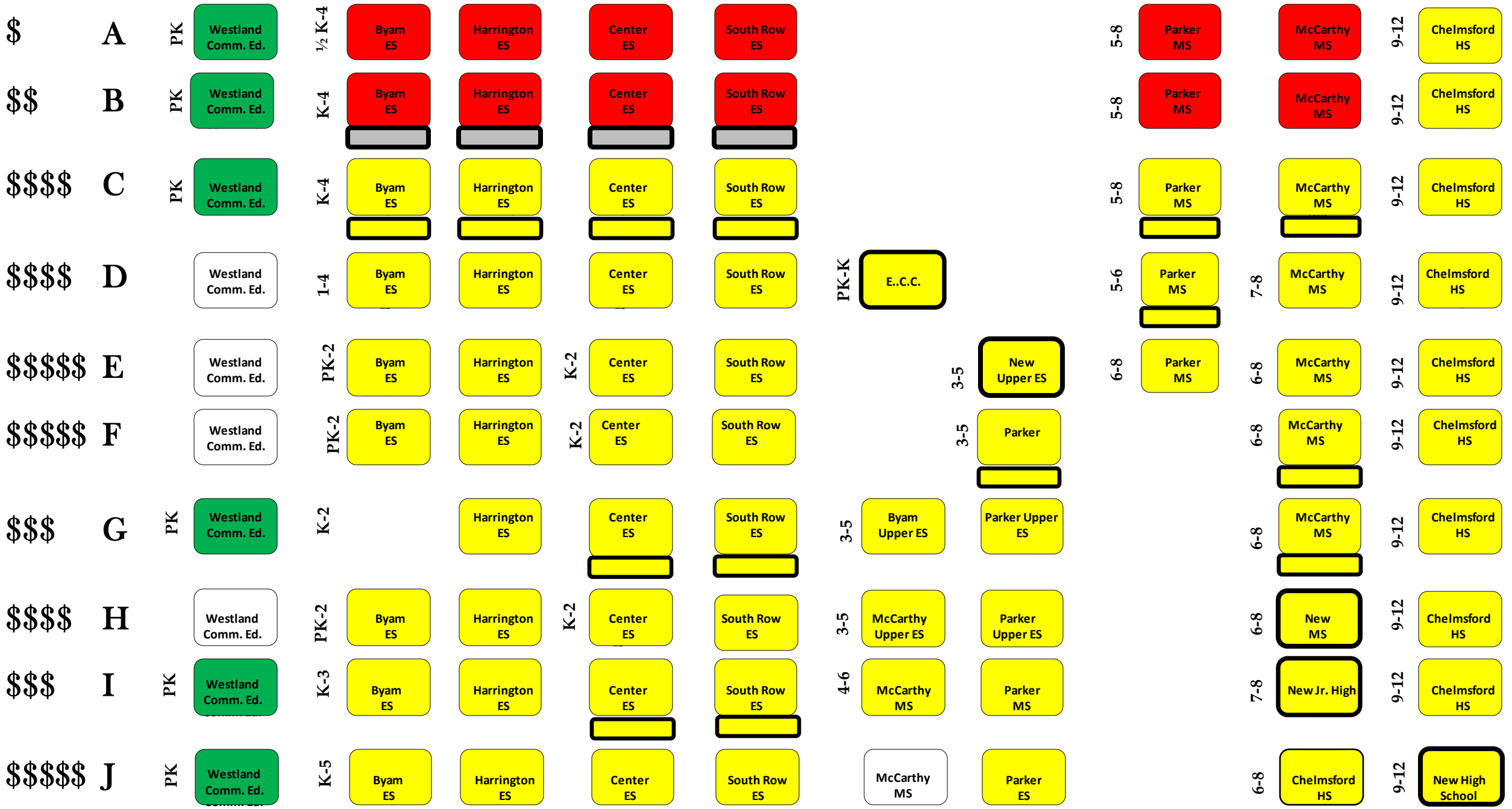




Exploration of Key Issues

Exploration of Key Issues

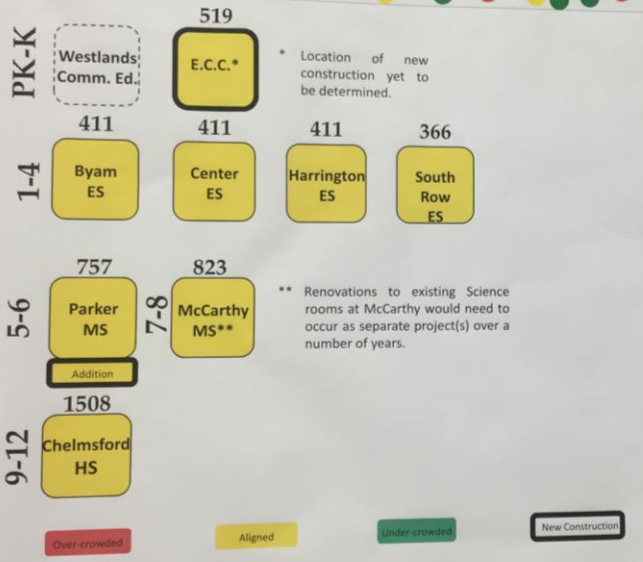
Options Summary



Y=6
R=3 (Total=16)

OPTION D

NEW EARLY CHILDHOOD CENTER



* Location of new construction yet to be determined.

** Renovations to existing Science rooms at McCarthy would need to occur as separate project(s) over a number of years.

Option D builds a new early childhood center for PK and full-day kindergarten students. Westlands discontinues as a PK center and would be used for Community Ed. Byam, Center, Harrington, and South Row become grades 1-4 elementary schools. The Parker MS becomes a 5-6 middle school to serve all 5-6 students in the District and would require an addition and full school renovation. The McCarthy reconfigures to serve grades 7-8. The high school would remain.

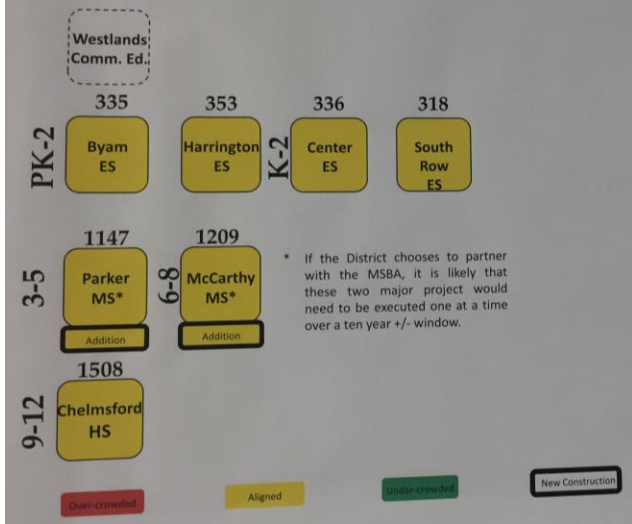
Identified Needs

- ✓ Full Day K
- ✓ Co-located Pre-K
- ✓ Solves over crowding issues at :
  - ✓ Elementary schools
  - ✓ Middle Schools
- ✓ Addresses inadequate program space
  - ✓ Special education space
  - ✓ MS science rooms
- ✓ Removes temporary construction at schools
- ✓ Addresses physical building conditions

G=2
Y=2
R=2 (total=6)

OPTION F

RECONFIGURE AND ADD



* If the District chooses to partner with the MSBA, it is likely that these two major project would need to be executed one at a time over a ten year +/- window.

Option E reconfigures grades at the elementary and middle schools. Westlands discontinues as a PK center and could serve community ed. Byam and Harrington become PK-2 elementary schools and Center and South Row become K-2 elementary schools. Parker becomes a 3-5 upper-elementary and McCarthy becomes a 6-8 middle school. Both the Parker and McCarthy require major additions and full school renovations. Chelmsford High School remains.

Identified Needs

- ✓ Full Day K
- ✓ Co-located Pre-K
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- ✓ Addresses physical building conditions

J=High School
G=6 Y=7 R=10 (Total=23)
I
G=2 Y=1 R=2 (total=5)
C
B
A
OTHER

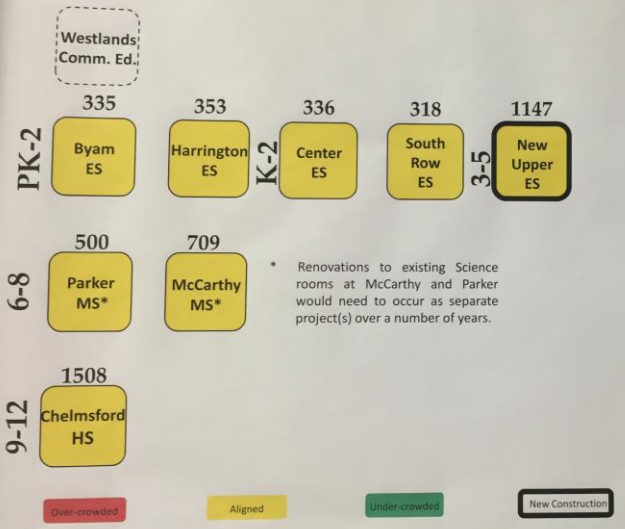
Questions / Comments

- It may make more sense to build a new HS rather than a MS because the ROI would be greater.
- How do the leases at the HS get considered during this study?

Y=3
R=2 (total=5)

OPTION E

NEW UPPER ELEMENTARY SCHOOL



* Renovations to existing Science rooms at McCarthy and Parker would need to occur as separate project(s) over a number of years.

Option E builds a new upper elementary school for all grade 3-5 students in the District. Westlands discontinues as a PK center and would be used for Community Ed. Byam and Harrington reconfigure to become PK-2 elementary schools and Center and South Row become K-2 elementary schools. The Parker and McCarthy Middle Schools reconfigure to serve grades 6-8. Chelmsford High School would remain.

Identified Needs

- ✓ Full Day K
- ✓ Co-located Pre-K
- ✓ Solves over crowding issues at :
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  - ✓ Special education space
  - ✓ MS science rooms
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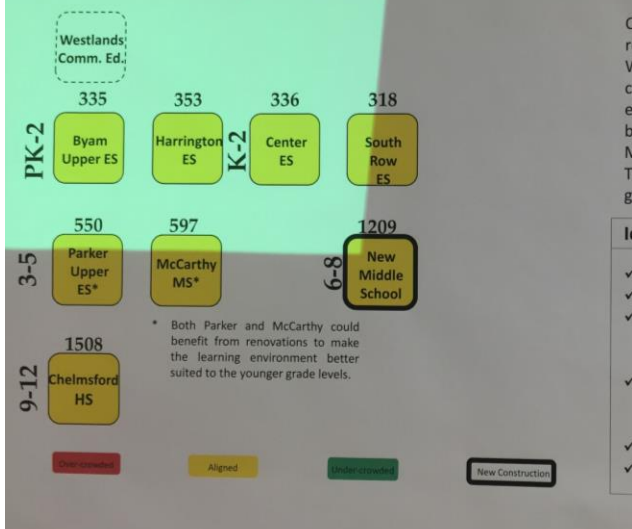
- ✓ Addresses physical building conditions

total=37
G=13
Y=11
R=13

OPTION H

NEW MIDDLE SCHOOL



* Both Parker and McCarthy could benefit from renovations to make the learning environment better suited to the younger grade levels.

Option H builds a new 6-8 middle school and reconfigures grades at the elementary level. Westlands discontinues as PK and Would serve community ed. Byam and Harrington become PK-2 elementary schools and Center and South Row become K-2 elementary schools. Both Parker and McCarthy become 3-5 upper-elementary schools. The District builds a new middle school to serve grades 6-8. Chelmsford High School remains.

Identified Needs

- ✓ Full Day K
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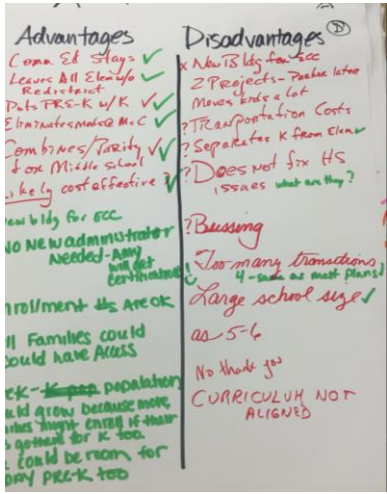
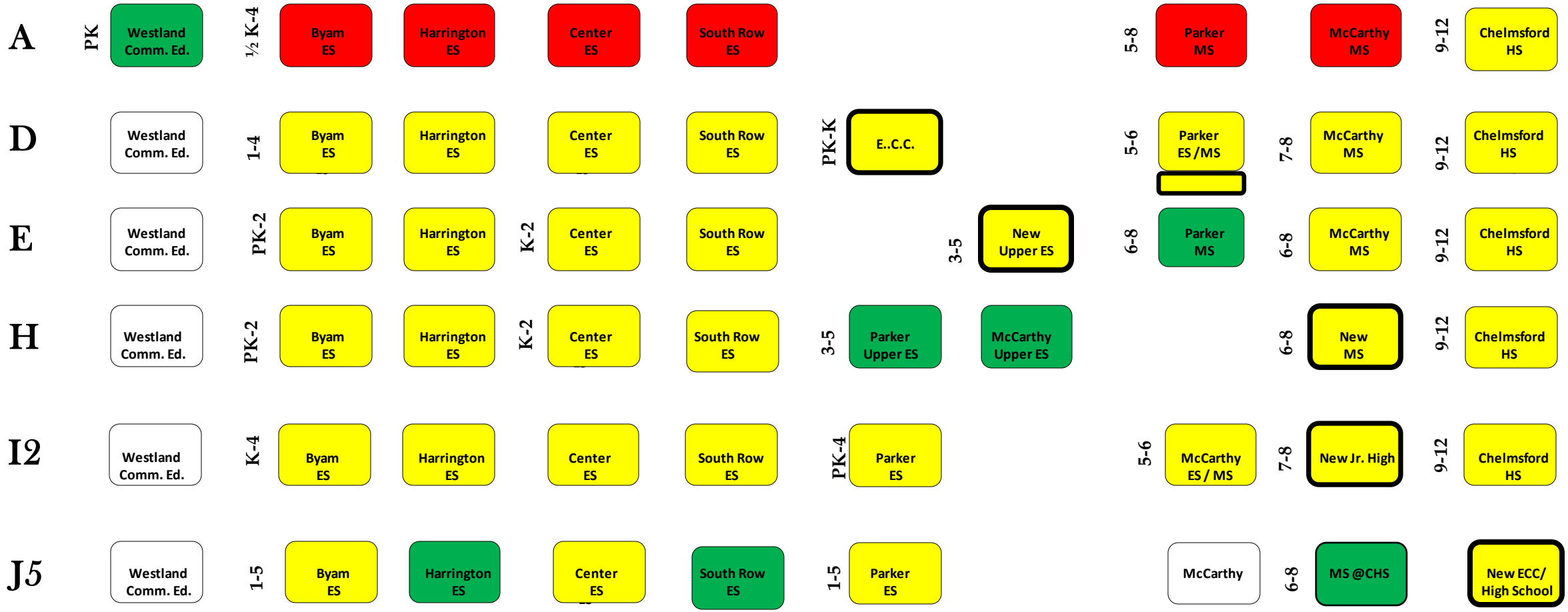


Options Summary



New ECC/ High School

- State of the Art High School that benefits every student
- Combined 5th-8th at Existing High School Improves Facilities and creates parity for middle grades
- Repurposing of Parker as elementary school alleviates overcrowding at elementary schools

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- State of the Art High School that benefits every student
- Combined 5th-8th at Existing High School Improves Facilities and creates parity for middle grades
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Priority MSBA Project

- Submitted Statement Of Interest 2018
  - Not Accepted
- Submitted Statement Of Interest 2019
  - Not Accepted
- Submitted Statement Of Interest 2020
  - Not Accepted

New ECC/ High School

- State of the Art High School that benefits every student
- Combined 5th-8th at Existing High School Improves Facilities and creates parity for middle grades
- Repurposing of Parker as elementary school alleviates overcrowding at elementary schools

Priority MSBA Project

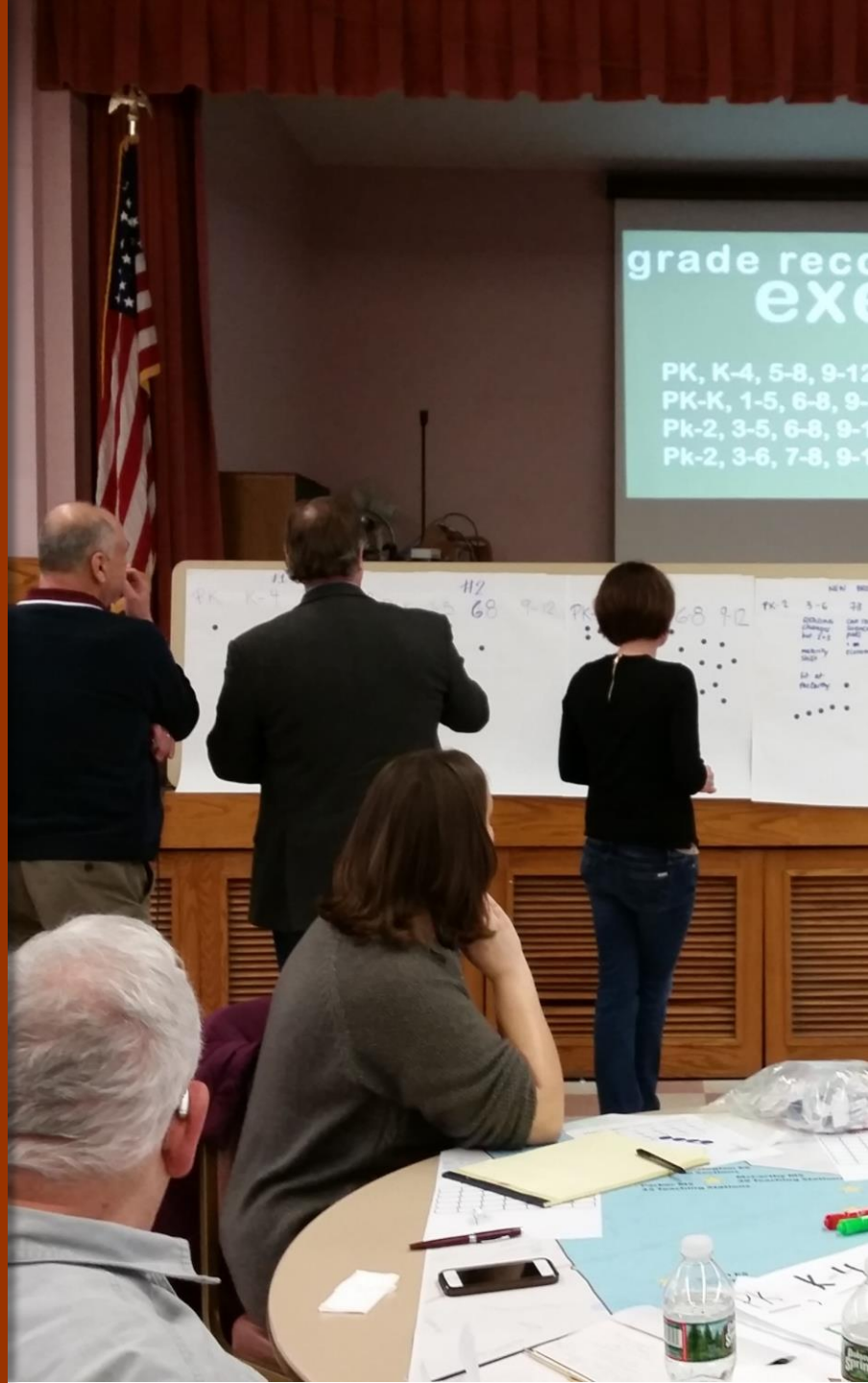
- Submitted Statement Of Interest 2018
  - Not Accepted
- Submitted Statement Of Interest 2019
  - Not Accepted
- Submitted Statement Of Interest 2020
  - Not Accepted

Possible Reasons

- Other facilities in other towns in more need
- Other facilities in Chelmsford in more need

Questions ?

Break



Grade Configuration Exercise

- PK, K-4th, 5th-8th, 9th-12th
- PK-4th, 5th-6th, 7th-8th, 9th-12th
- PK-2nd, 3rd-5th, 6th-8th, 9th-12th
- K-4th, 5th-6th,7th-8th, PK + 9th-12th
- 1st-5th, 6th-8th, PK & K + 9th-12th

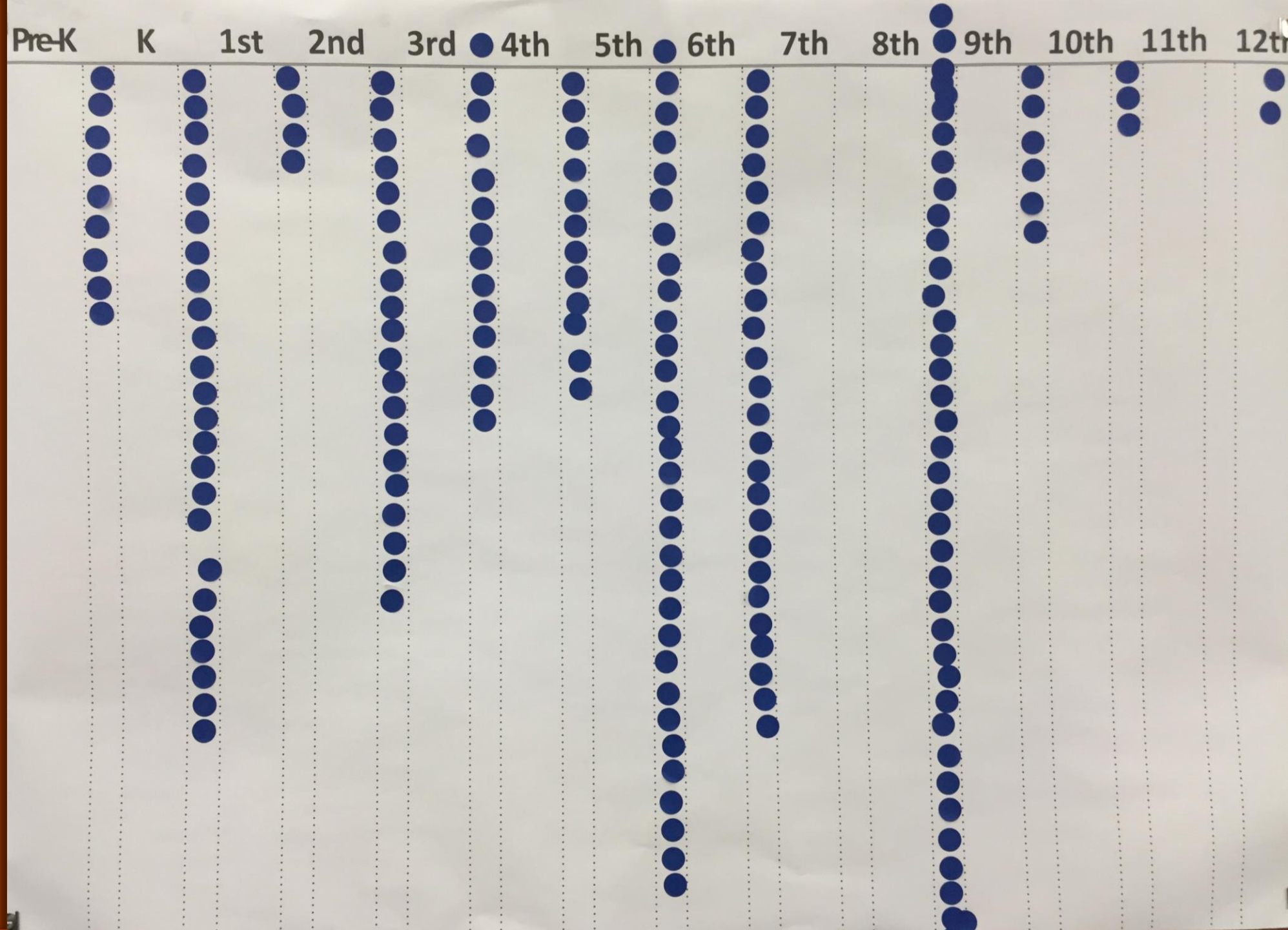
Grade Configuration Exercise

- PK, K-4th, 5th-8th, 9th-12th
- PK-4th, 5th-6th, 7th-8th, 9th-12th
- PK-2nd, 3rd-5th, 6th-8th, 9th-12th
- K-4th, 5th-6th,7th-8th, PK + 9th-12th
- 1st-5th, 6th-8th, PK & K + 9th-12th

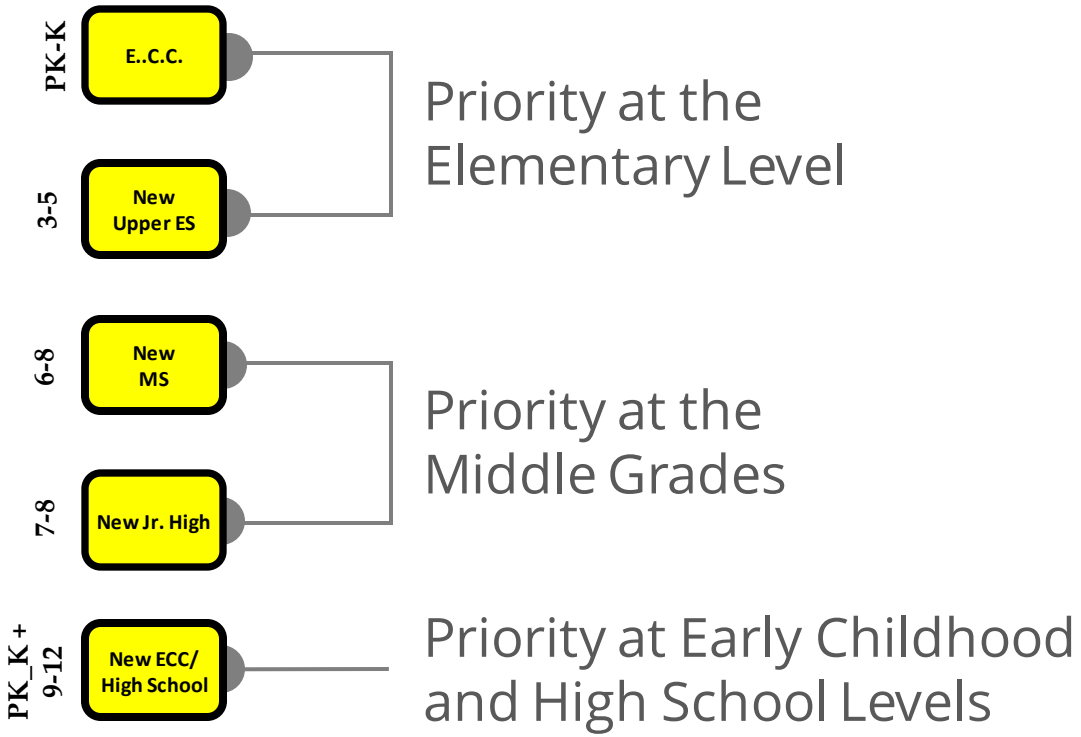
1. **Place a sticker in the gap between grade levels where natural developmental breaks occur.**
2. **What are the advantages & disadvantages?**
3. **Report Out**

2016 Results

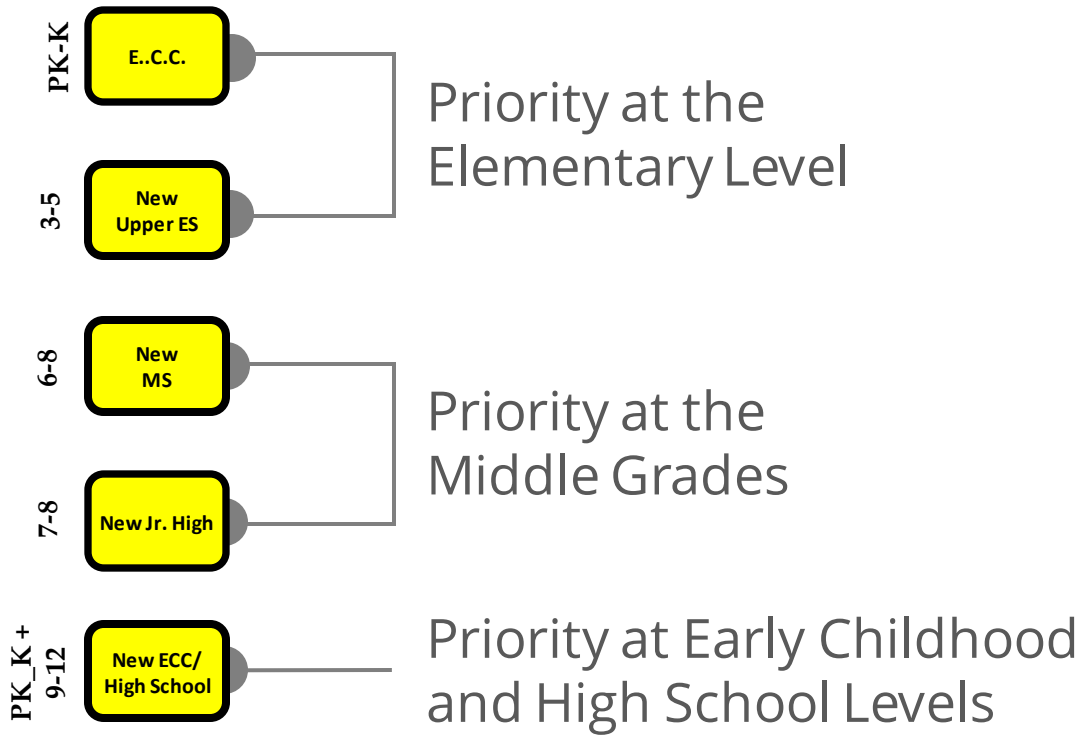
- Latitude for District to explore other grade configurations
- Strong feelings that there should be a break after 8th grade
- Could be breaks after K or 2nd or 5th or 6th



Project Priority Exercise



Project Priority Exercise

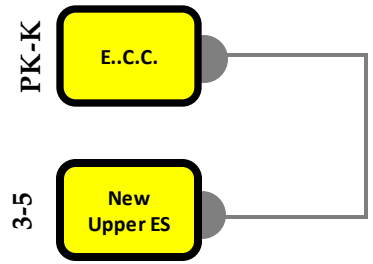


1

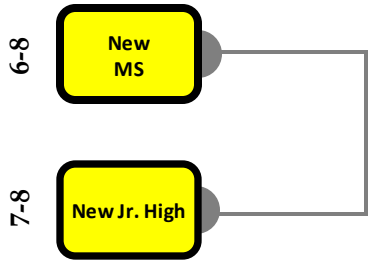
For each Grade Level, discuss your level of support with your table. Record your thoughts.

Project Priority Exercise

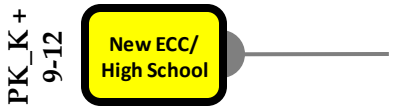
For each Grade Level, discuss your level of support with your table. Record your thoughts.



Priority at the Elementary Level

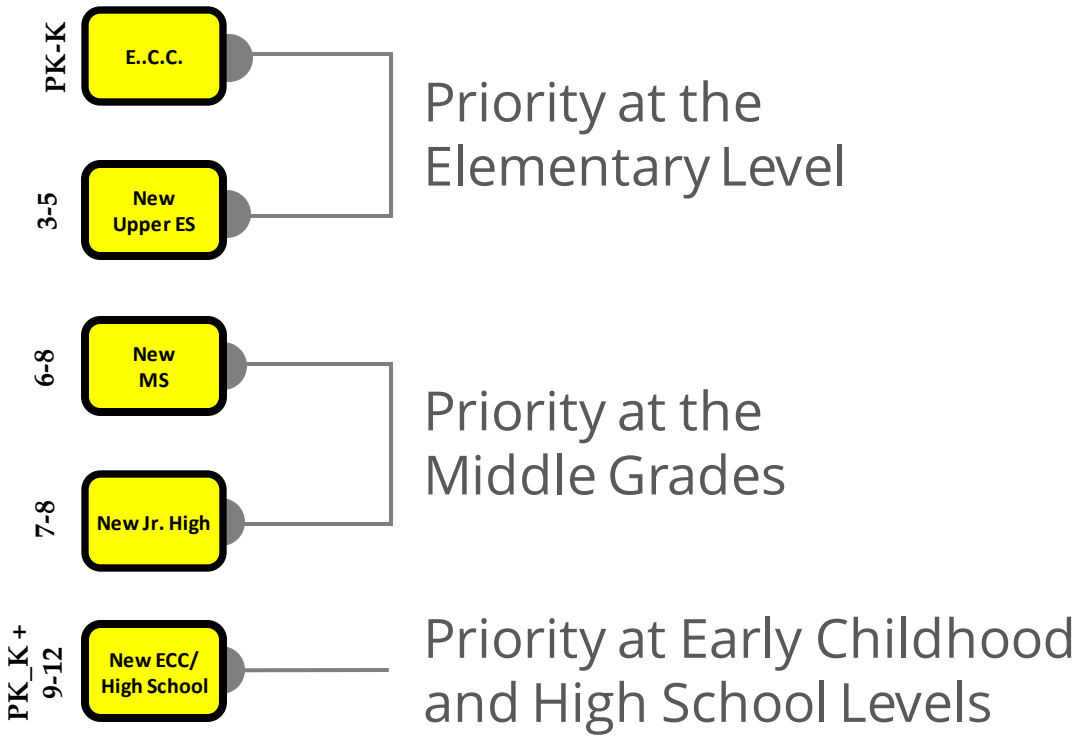


Priority at the Middle Grades



Priority at Early Childhood and High School Levels

Project Priority Exercise

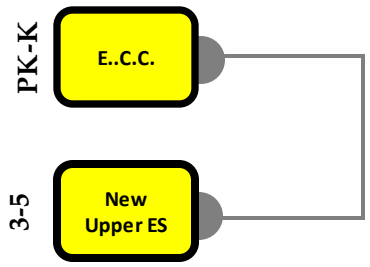


1. For each Grade Level, discuss your level of support with your table. Record your thoughts.

2. As individuals, place the sticker on each Grade Level that best describes your level of support.

3. As individuals, use the post-it notes and the "I like…", "I wish…", "I wonder…" prompts to describe your level of support in more detail.

Project Priority Exercise



Priority at the Elementary Level

As individuals, place the sticker on each Grade Level that best describes your level of support.

Full Support

Partial/ Conditional Support

Little to No Support

Place Your Stickers Here

As individuals, use the post-it notes and the "I like…", "I wish…", "I wonder…" prompts to describe your level of support in more detail.

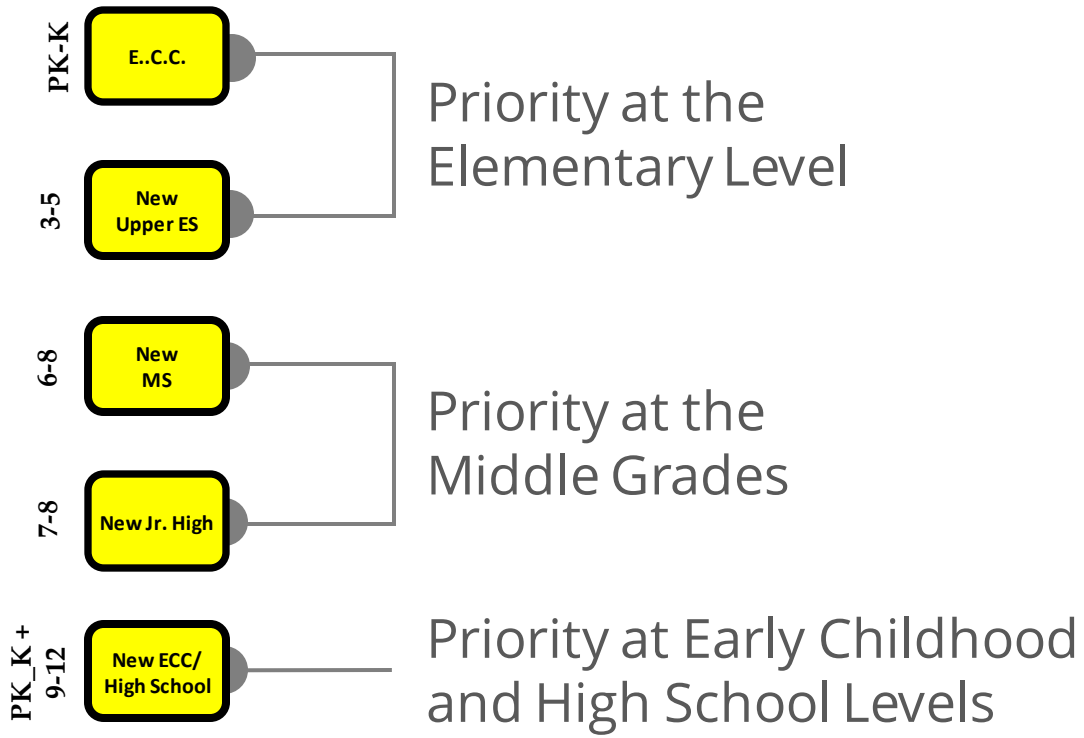
Place Your Post-it Notes Here

I like that an elementary priority addresses the most significant needs first.

I wonder how the District would identify which elementary school would be the one priority?

I wish we could add an elementary school to the District's inventory to address overcrowding at all elementary schools.

Project Priority Exercise



1. For each Grade Level, discuss your level of support with your table. Record your thoughts.
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3. As individuals, use the post-it notes and the "I like…", "I wish…", "I wonder…" prompts to describe your level of support in more detail.
4. **Report Out**

Next Steps

Oct 20th	Faculty, Staff, and Student Input Session
Nov 9th	Public Input Session #2
Nov 16th	School Committee Update
Dec 12th	School Committee Update
Dec 21st	School Committee Update