



# Chelmsford Public Schools Facility Master Plan Update

## Public Input Session #2

11.09.2021

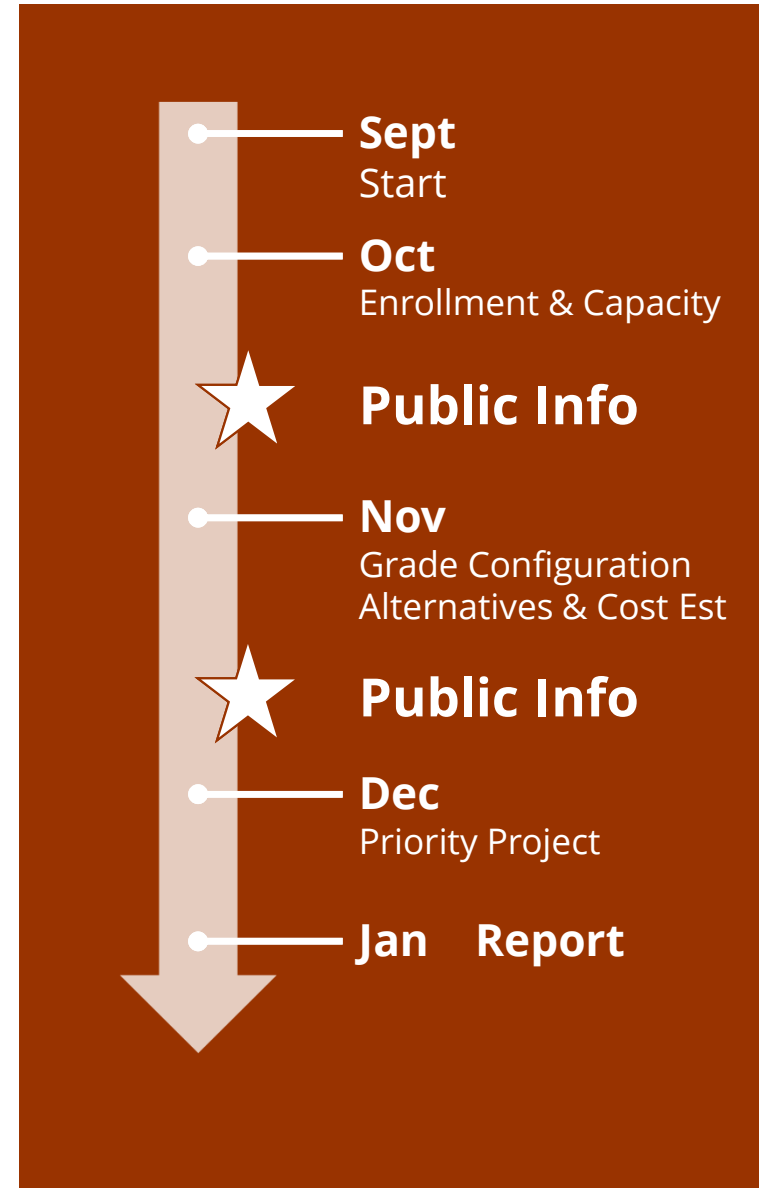


## Master Plan Update Scope

- 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



## Master Plan Update Scope





## **Agenda**

- 2016 Master Plan Refresher
- Emerging Master Plan Options
- Project Priority Discussion & Exercise

# 2016 Master Plan Refresher



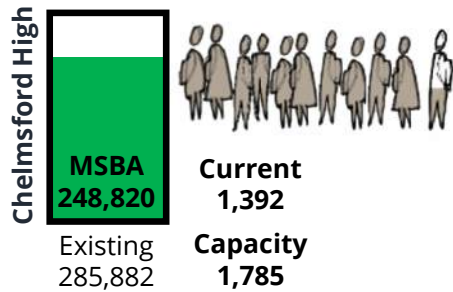
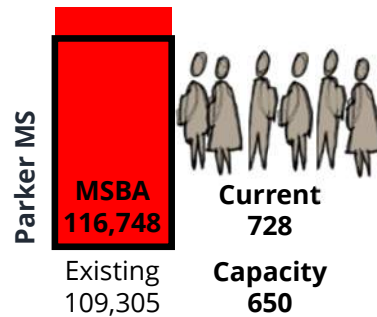
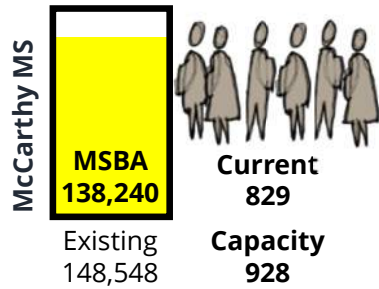
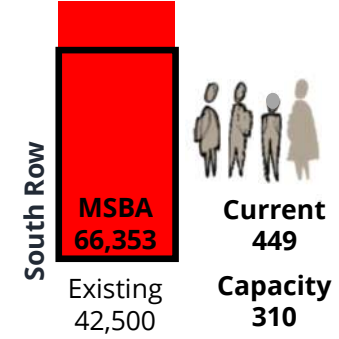
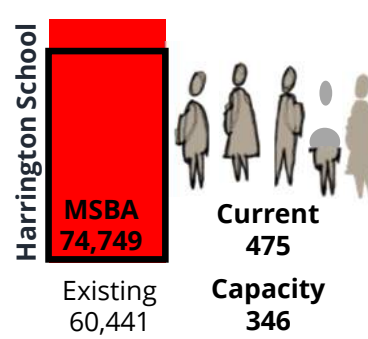
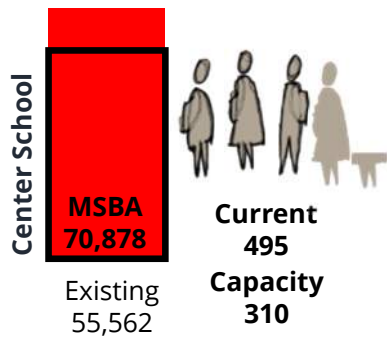
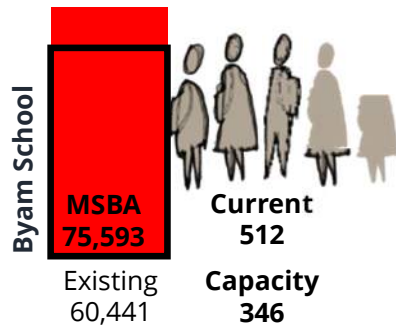


● Excellent  
 ● Good Condition  
 ● Fair / Maintenance  
 ● Repair / Replace  
 ● Poor

LEGEND

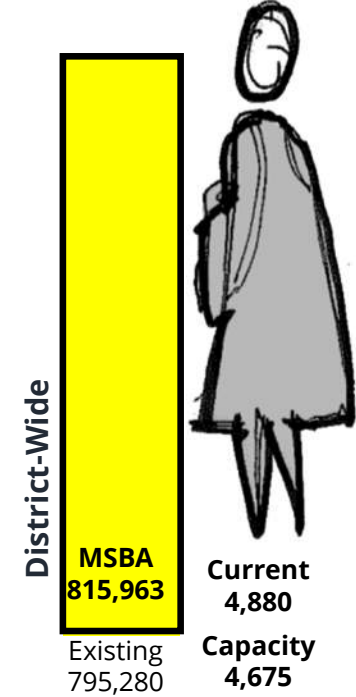
		BYAM	CENTER	HARRINGTON	SOUTH ROW	MCCARTHY	PARKER	C.H.S.	WESTLAND	101 MILL RD
1	Site & Civil	●	●	●	●	●	●	●	●	●
2	Site Accessibility / Play Areas	●	●	●	●	●	●	●	●	●
3	Exterior Building Elements	●	●	●	●	●	●	●	●	●
4	Interior Architectural Elements	●	●	●	●	●	●	●	●	●
5	Accessibility	●	●	●	●	●	●	●	●	●
6	Structural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





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

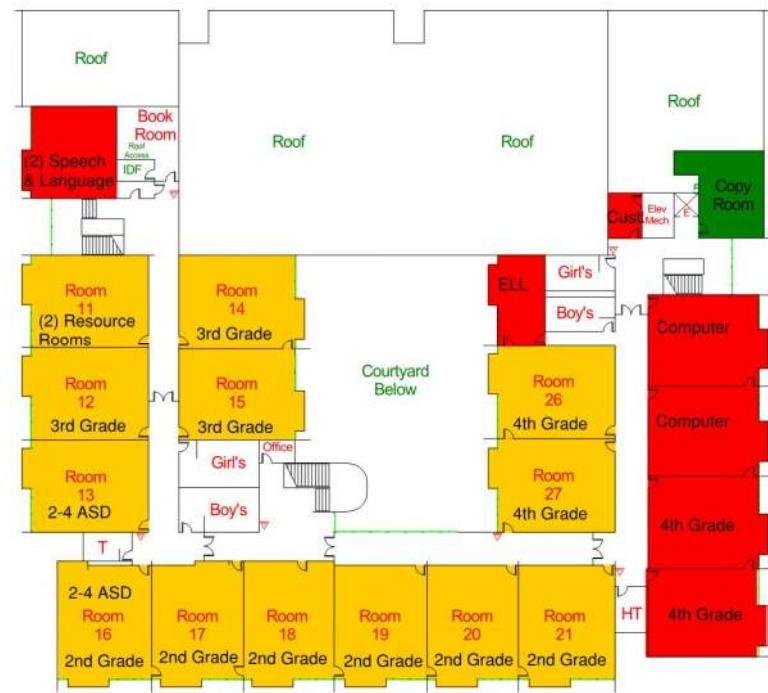
## SF Students



msba comparative analysis



level 1



level 2



Undersized (<90%)



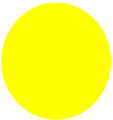
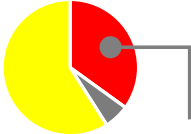

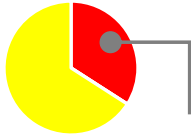




Aligned (90%-110%)





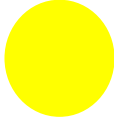

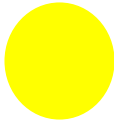

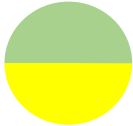

Oversized (>110%)





	Current Enrollment	Capacity by GSF	Capacity by Classroom Count w/o Modulares	Capacity by Classroom Count w/ Modulares	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



	Current Enrollment	Capacity by GSF	Capacity by Classroom Count w/o Modulares	Capacity by Classroom Count w/ Modulares	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



- All buildings have been well maintained and capital improvements continue.
- Modular classrooms at elementary schools have alleviated many of the overcrowding challenges at the elementary schools but are not permanent solutions.
- Byam ES, Harrington ES, and South Row ES are candidates for major renovation or replacement to address needs.
- Parker MS is a candidate for major renovation or replacement.
- McCarthy MS is a candidate for renovation but is generally in better condition than Parker MS and does not currently have overcrowding.
- Chelmsford HS could benefit from improvements but is the newest facility and appears to be in the best physical condition.
- Individual instructional spaces are below MSBA guidelines, but no overcrowding issues exist at Chelmsford HS.



# Key Issues

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

Key Findings ①

- Explore alternative grade configuration
- Pull Pre-K away from free-standing model
- Developmental breaks may be different than where they are today
- Strong ties to neighborhood schools

People are passionate about the school they're in.

②

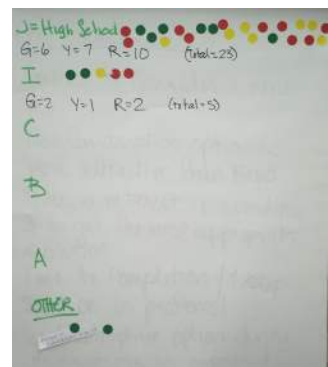
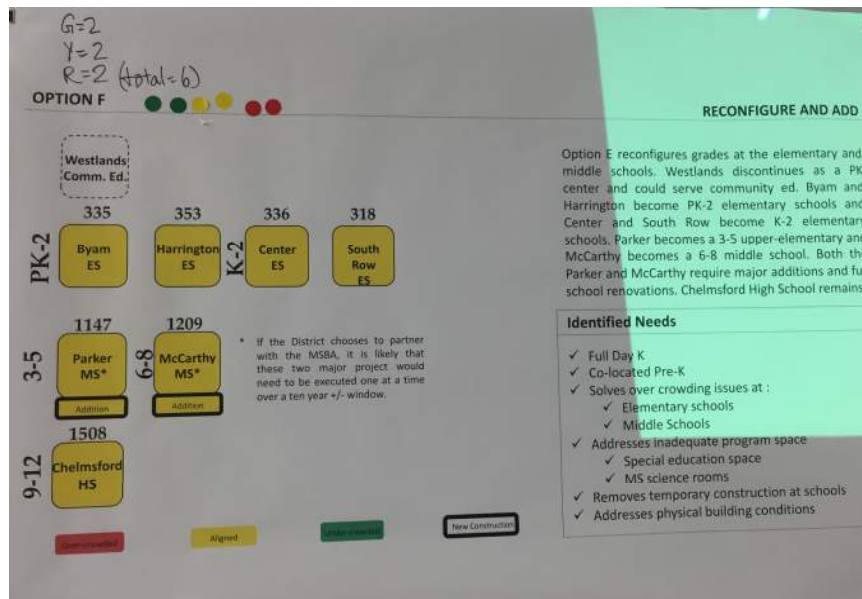
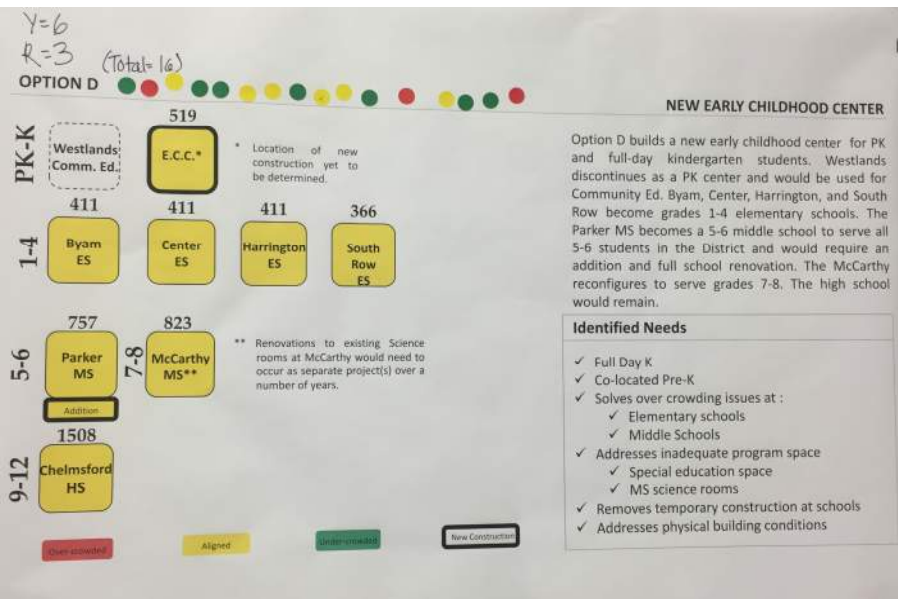
- 'Neighborhood' school tag does not forbid the conversation ~~to~~ about other configurations (in most cases it is just a label)
- Alternative grade configuration may affect time on the bus
- PTOs & Fundraising is very involved in neighborhood school
- FULL DAY K!!
- Look @ impact of transportation costs





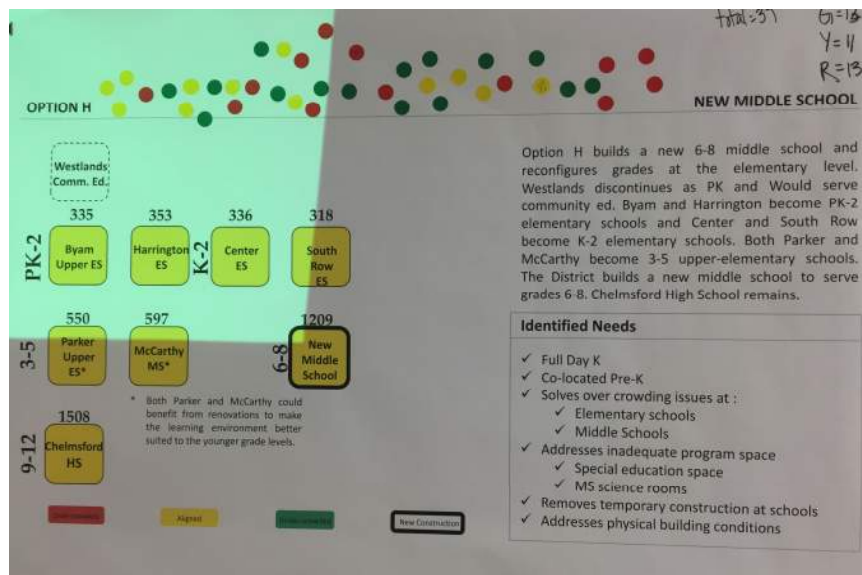
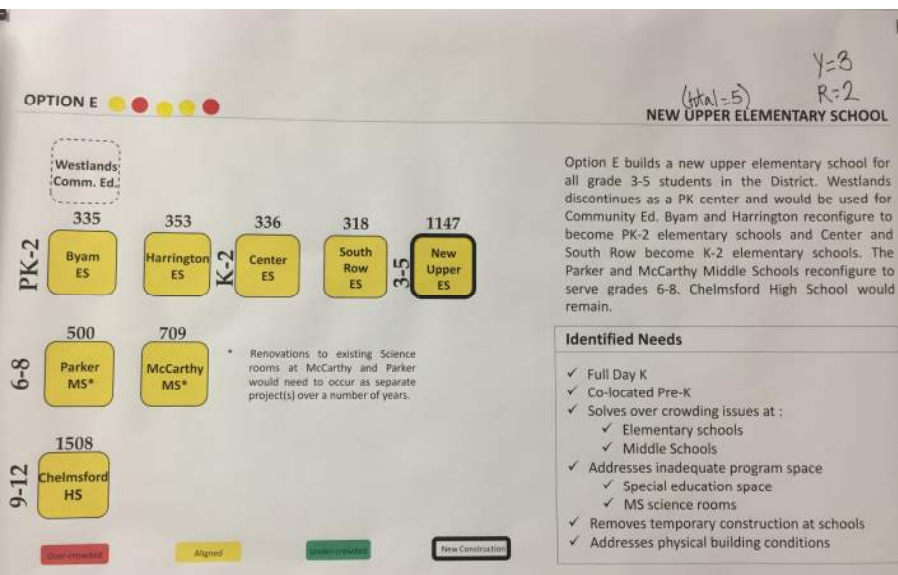






Questions/Comments

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



Advantages

- Com Ed stays ✓
- Leaves All ES life ✓
- Redundant ✓
- Only PK-2 of K ✓
- Elementary school ✓
- Com Ed stays ✓
- For Middle school ✓
- likely cost effective ✓
- new bldg for ECC ✓
- 10 New administrator ✓
- needed - new cert ✓
- rollment the area ✓
- if families could have MS ✓
- PK - 2nd year population ✓
- and grow because more space for K-2 ✓
- could be room for PK-2 too ✓

Disadvantages

- 2 Projects - Parker & McCarthy ✓
- More bldg a lot ✓
- Transportation Costs ✓
- Separate for K-2 ✓
- Does not fit HS ✓
- Doesn't work for HS ✓
- Building ✓
- Too many transitions ✓
- 4-5th not planned ✓
- Change school size ✓
- as 5-6 ✓
- No think ✓
- CURRICULUM NOT ALIGNED ✓

Options Summary

A	PK Westland Comm. Ed.	½ K-4 Byam ES	Harrington ES	Center ES	South Row ES					5-8 Parker MS	McCarthy MS	9-12 Chelmsford HS
D	Westland Comm. Ed.	1-4 Byam ES	Harrington ES	Center ES	South Row ES	PK-K E..C.C.				5-6 Parker ES /MS	7-8 McCarthy MS	9-12 Chelmsford HS
E	Westland Comm. Ed.	PK-2 Byam ES	Harrington ES	K-2 Center ES	South Row ES			3-5 New Upper ES		6-8 Parker MS	6-8 McCarthy MS	9-12 Chelmsford HS
H	Westland Comm. Ed.	PK-2 Byam ES	Harrington ES	K-2 Center ES	South Row ES	3-5 Parker Upper ES		McCarthy Upper ES			6-8 New MS	9-12 Chelmsford HS
I2	Westland Comm. Ed.	K-4 Byam ES	Harrington ES	Center ES	South Row ES	PK-4 Parker ES				5-6 McCarthy ES / MS	7-8 New Jr. High	9-12 Chelmsford HS
J5	Westland Comm. Ed.	1-5 Byam ES	Harrington ES	Center ES	South Row ES	1-5 Parker ES				McCarthy	6-8 MS @CHS	New ECC/ High School

# **New ECC/ High School**

- State of the Art High School that benefits every student
- Combined 5<sup>th</sup>-8<sup>th</sup> 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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## **Priority MSBA Project**

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

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## **Priority MSBA Project**

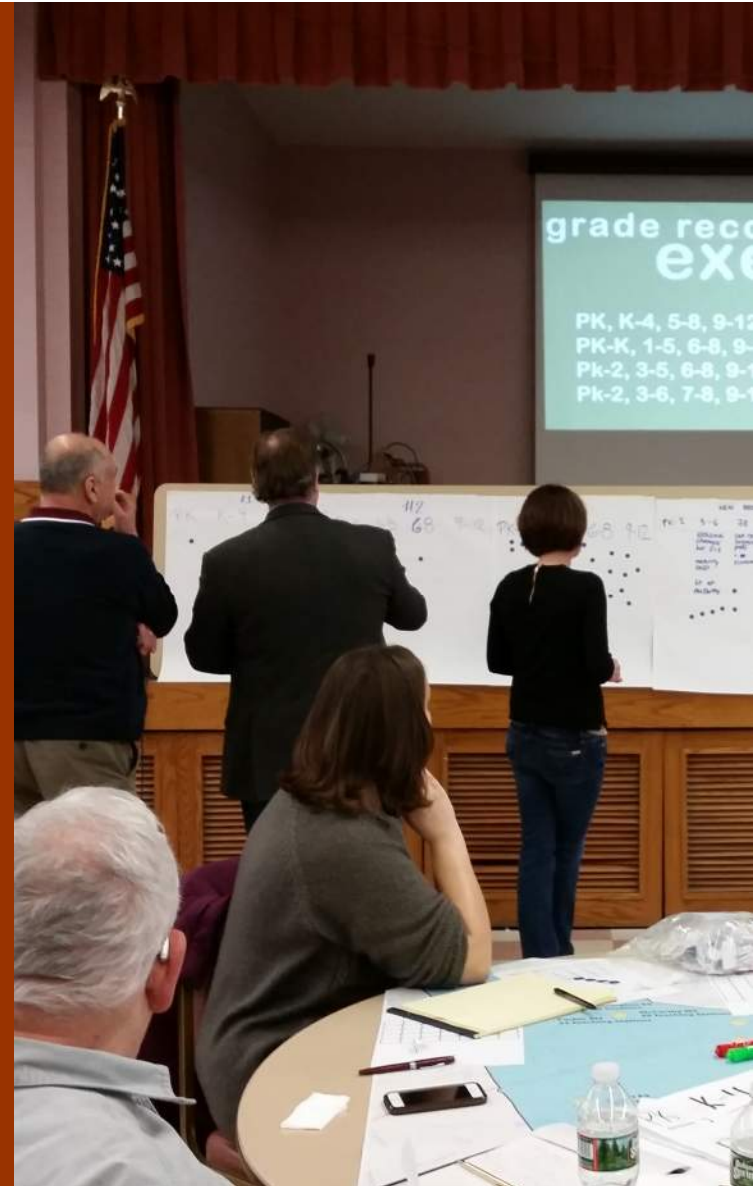
- Submitted Statement Of Interest 2018
    - Not Accepted
  - Submitted Statement Of Interest 2019
    - Not Accepted
  - Submitted Statement Of Interest 2020
    - Not Accepted
- 

## **Possible Reasons**

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



# Questions ?



## Emerging Master Plan Options



## Emerging Master Plan Options

- Chelmsford high school as priority project less likely to get invited into MSBA process.
- Elementary schools in greatest physical need, most deficient on permanent space, and more likely to get invited into MSBA process, but also less likely to get public support one at a time.
- Middle grades most likely best balance to get invited into MSBA process and to gain public support.
- Resolve as many identified issues as possible in the priority project as cost effectively as possible.
- Impact every student directly with project.
- Position the District to resolve the remaining issues over a longer time horizon.



**Options' Considerations  
& Objectives**

### Option: Parker Priority, 7<sup>th</sup>-8<sup>th</sup> Focus

Parker Site	McCarthy Site	Byam Site	Center Site	Harrington Site	South Row Site
New 7 <sup>th</sup> -8 <sup>th</sup>	5 <sup>th</sup> -6 <sup>th</sup>	K-4 <sup>th</sup>	K-4 <sup>th</sup>	K-4 <sup>th</sup>	K-4 <sup>th</sup>

### Option: Parker Priority, 5<sup>th</sup>-6<sup>th</sup> Focus

Parker Site	McCarthy Site	Byam Site	Center Site	Harrington Site	South Row Site
New 5 <sup>th</sup> -6 <sup>th</sup>	7 <sup>th</sup> -8 <sup>th</sup>	K-4 <sup>th</sup>	K-4 <sup>th</sup>	K-4 <sup>th</sup>	K-4 <sup>th</sup>

### Option: Parker Priority, 5<sup>th</sup>-8<sup>th</sup> Focus

Parker Site	McCarthy Site	Byam Site	Center Site	Harrington Site	South Row Site
New 5 <sup>th</sup> -8 <sup>th</sup>	PK-4 <sup>th</sup>	K-4 <sup>th</sup>	K-4 <sup>th</sup>	K-4 <sup>th</sup>	K-4 <sup>th</sup>

### Option: Parker Priority, 4<sup>th</sup>-6<sup>th</sup> Focus

Parker Site	McCarthy Site	Byam Site	Center Site	Harrington Site	South Row Site
New 4 <sup>th</sup> -6 <sup>th</sup>	7 <sup>th</sup> -8 <sup>th</sup>	K-3 <sup>rd</sup>	K-3 <sup>rd</sup>	K-3 <sup>rd</sup>	K-3 <sup>rd</sup>

### Option: Parker Priority, 6<sup>th</sup>-8<sup>th</sup> Focus

Parker Site	McCarthy Site	Byam Site	Center Site	Harrington Site	South Row Site
New 6 <sup>th</sup> -8 <sup>th</sup>	PK-5 <sup>th</sup>	K-5 <sup>th</sup>	K-5 <sup>th</sup>	K-5 <sup>th</sup>	K-5 <sup>th</sup>



## Small Group Exercise

# 30

Min

## Instructions

- Discuss the advantages and disadvantages of each of the five emerging options.
- Document your results on the flip chart paper.
- Identify any additional grade configurations that are worth considering and document their advantages and disadvantages.
- Identify your group's preferred grade configuration.
- Report out findings.



# Next Steps

Nov 16<sup>th</sup> School Committee Update

Dec 12<sup>th</sup> School Committee Update

Dec 21<sup>st</sup> School Committee Update

