

Horace Mann Elementary School

SD Phase

SBC Meeting

February 28, 2022



Raymond
Design Associates



TONIGHT'S AGENDA

Tonight's Agenda

Existing Conditions

Space Summary

Preliminary Conceptual Options A – C

Option D

Option E

Next Steps

Further Development of D & E

Push Addition to Right

Verify Kitchen & Custodial Needs

Visioning Workshop – Unique to Horace Mann

Educational Planner

Landscape Architect

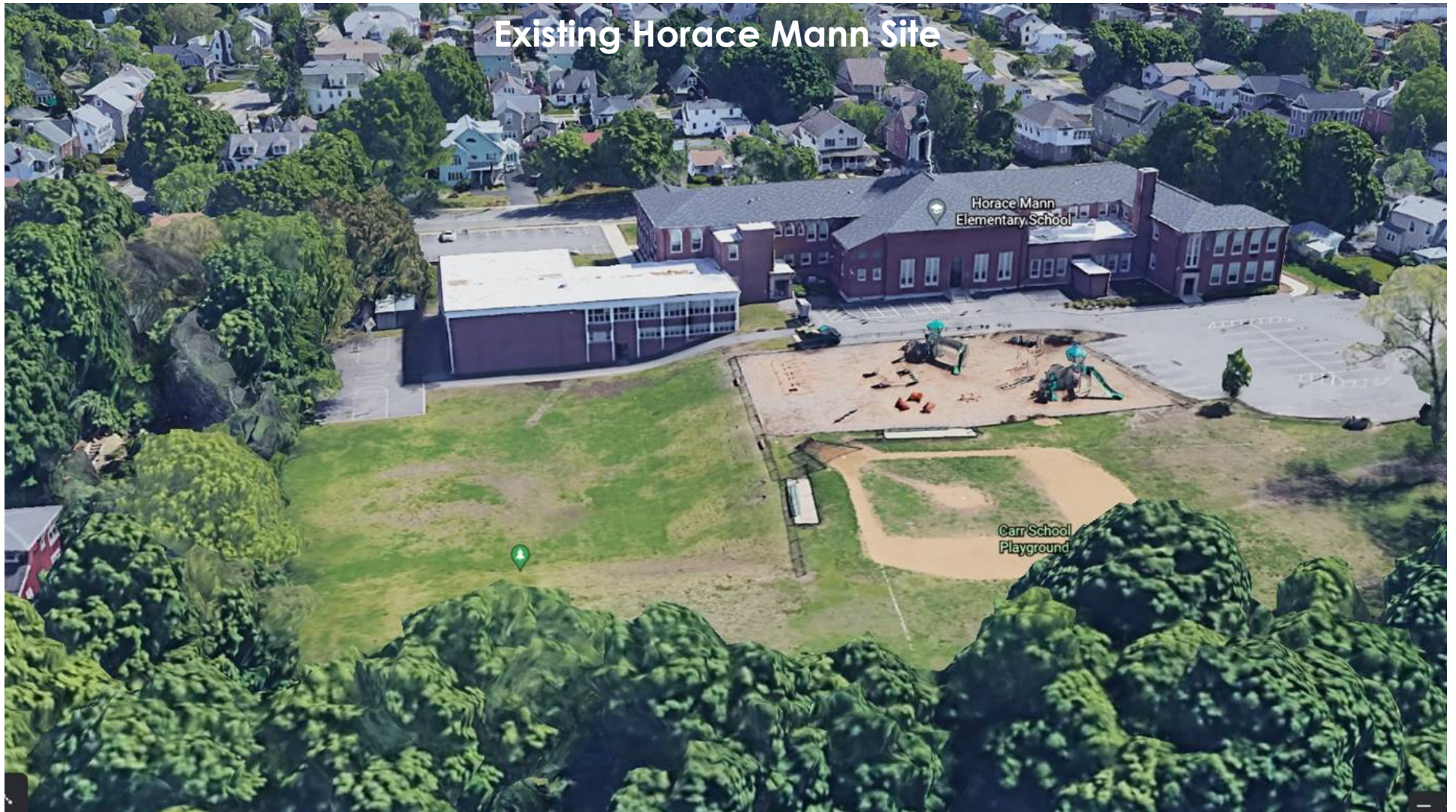
Existing Horace Mann Site



EXHIBIT 1



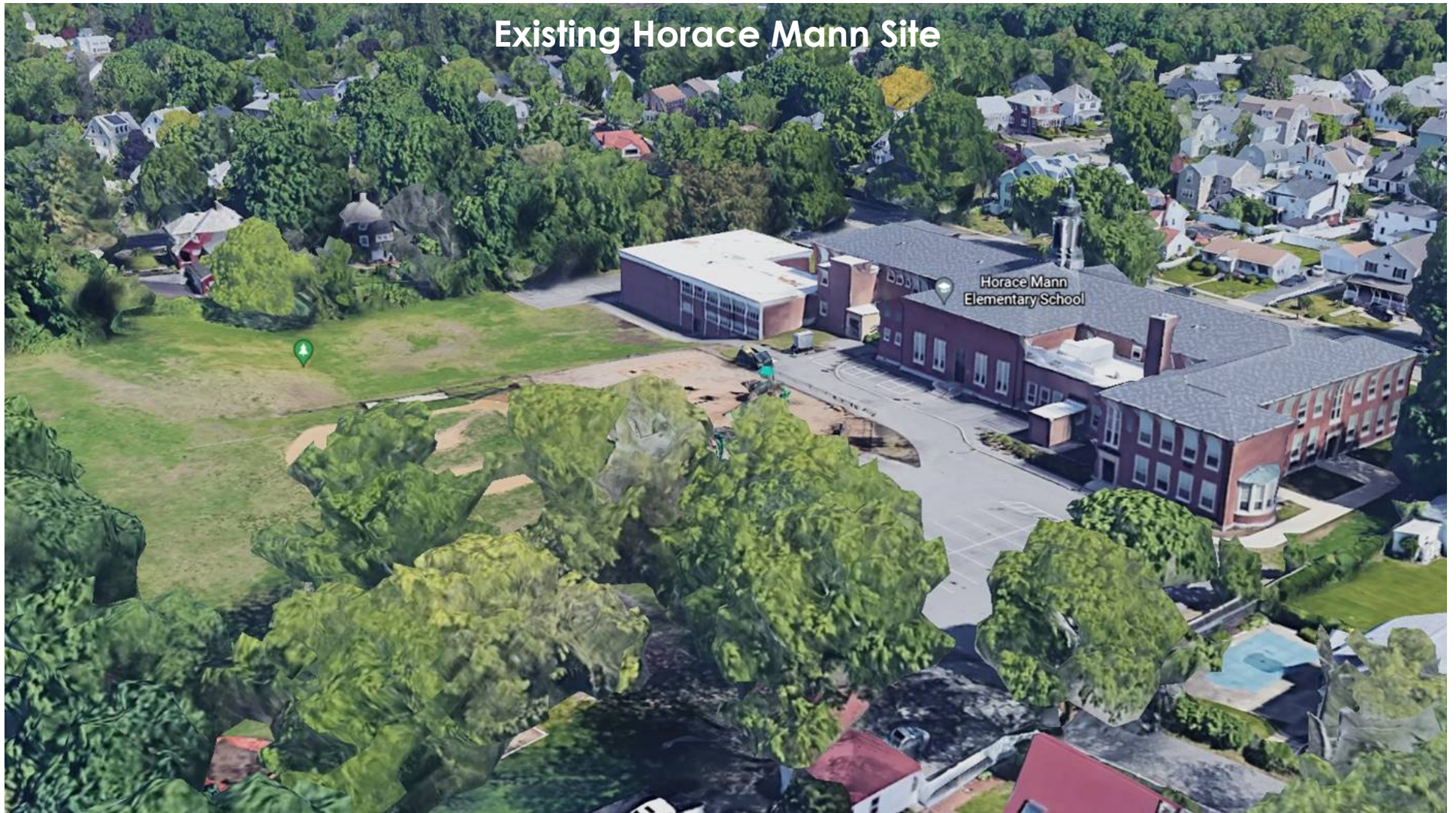
Existing Horace Mann Site



Horace Mann
Elementary School

Carr School
Playground

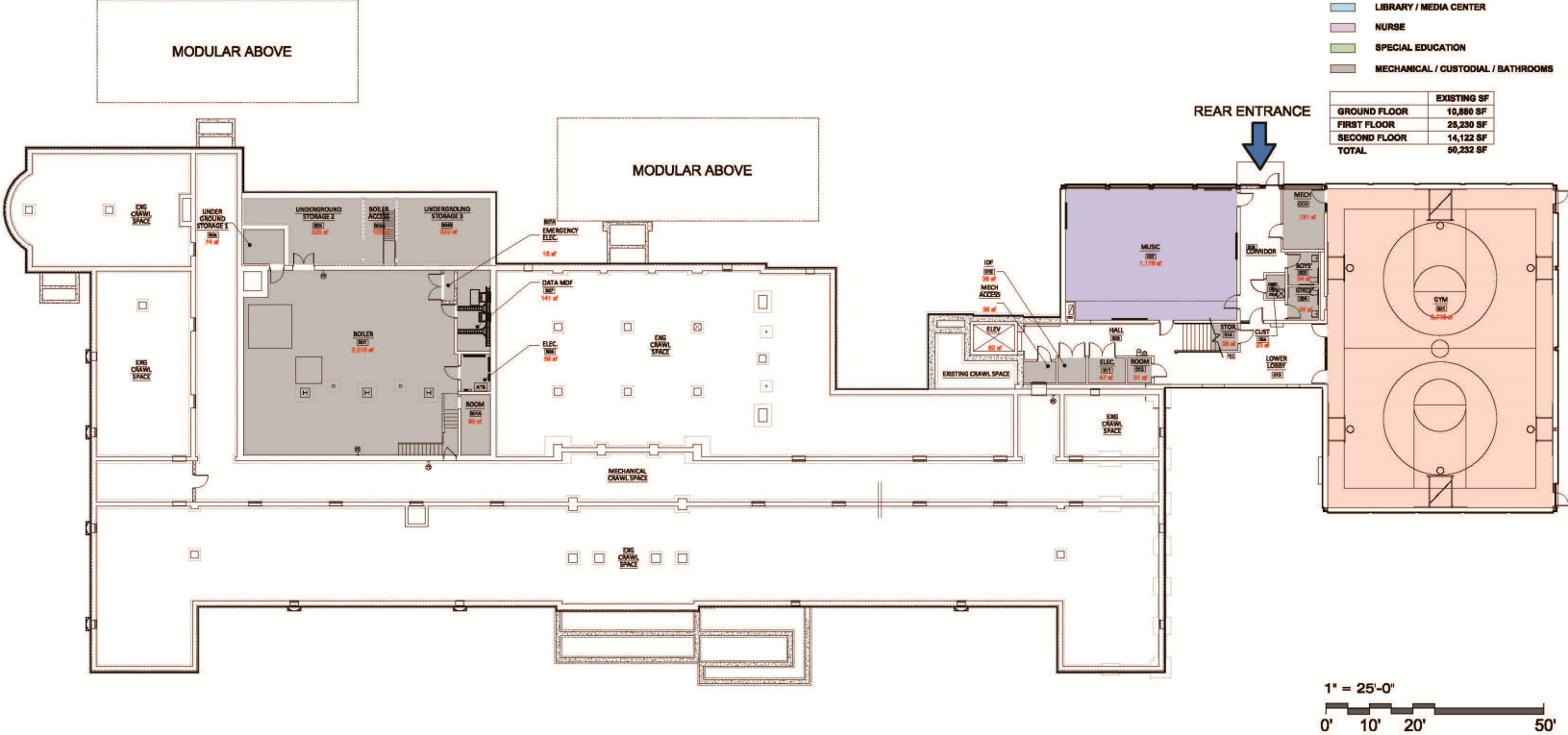
Existing Horace Mann Site



Existing Floor Plans

Ground Floor

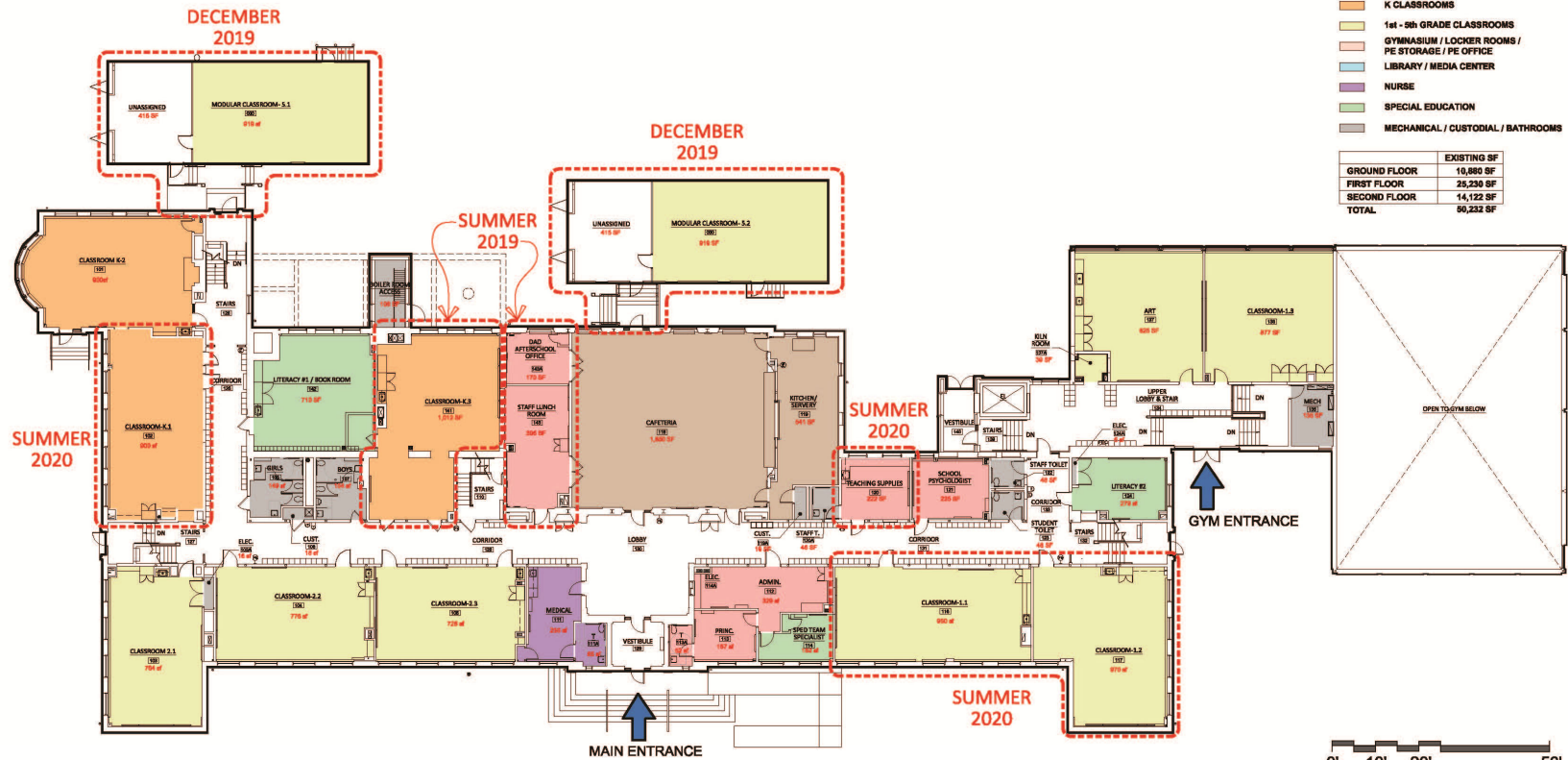
EXHIBIT 2



Existing Floor Plans

First Floor

EXHIBIT 2



RDA **Raymond Design
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60 Ledgewood Place
Rockland, MA 02370

FIRST FLOOR PLAN

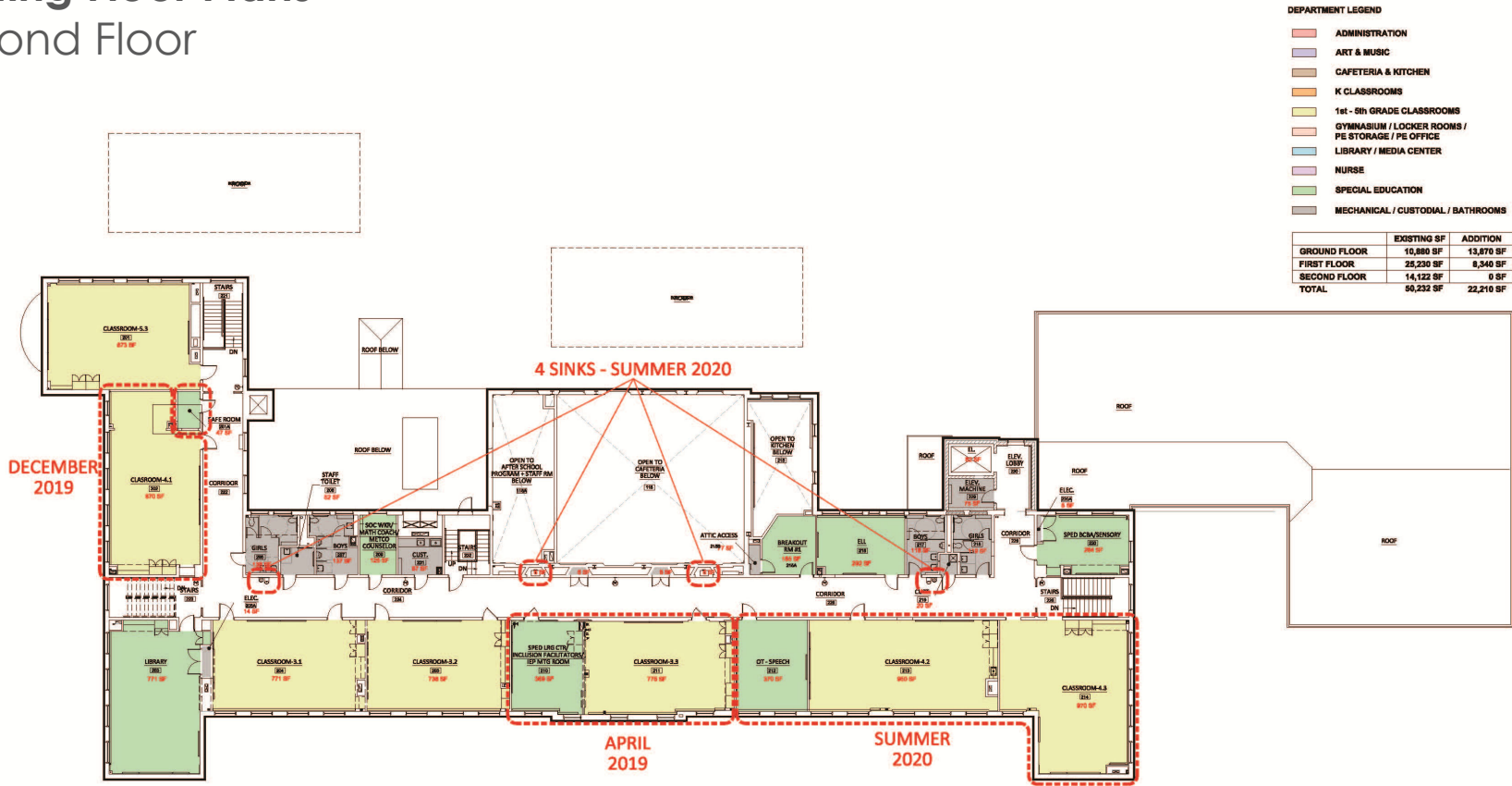
**HORACE MANN ELEMENTARY SCHOOL
EXISTING CONDITIONS AS OF SEPTEMBER 2020
NOVEMBER 11, 2020**

A1.2

Existing Floor Plans

Second Floor

EXHIBIT 2



Space Summary

February 18, 2022 Working Group

Horace Mann	Existing Conditions (as of Sept 2020)		
ROOM TYPE	ROOM NFA ¹	# OF RMS	Area Totals
CORE ACADEMIC SPACES		18	15,727
<i>(List classrooms of different sizes separately)</i>			
Pre-Kindergarten w/ toilet			
Kindergarten w/ toilet	--		
Rm 102	900	1	900
Rm 101	967	1	967
Rm 141	1,012	1	1,012
General Classrooms - Grades 1-5	--		
Rm 105	728	1	728
Rm 205	736	1	736
Rm 103	764	1	764
Rm 204	771	1	771
Rm 211	775	1	775
Rm 104	776	1	776
Rm 202	870	1	870
Rm 201	873	1	873
Rm 136	877	1	877
Classroom	--		
Classroom	--		
Classroom	--		
Classroom	--		
Rms 000 / 000 Modular Classrms (to be removed)	919	2	1,838
Rm 116	950	1	950
Classroom	--		
Classroom	--		
Classroom	--		
Classroom	--		
Rm 213	950	1	950
Classroom	--		
Classroom	--		
Rm 117	970	1	970
Rm 214	970	1	970
Classroom	--		
Science / Technology / Engineering			0
STE Room- Grade 3-6			
STE Storage			
xxx			0
xxx			0
xxx			0
xxx			0

2-18-2022 Program	Opt D	Opt E
16,800	17,487	17,148
1100 SF Each		
K-1	1,200	1,100
K-2	1,200	1,100
K-3	1,200	1,100
900 SF Each		
1st Gr	900	900
1st Gr	900	900
1st Gr	900	900
2nd Gr	877	925
2nd Gr	950	950
2nd Gr	970	970
3rd Gr	900	900
3rd Gr	967	967
3rd Gr	980	980
4th Gr	900	930
4th Gr	950	950
4th Gr	970	970
5th Gr	870	863
5th Gr	873	870
5th Gr	980	873

Programming Notes
No Pre-K program in Horace Mann Most likely easiest to provide in addition due to size and plumbing requirements
900 sf is considered the minimum. Larger CR's may be present in the existing building.
STE Space NOT Required
STE Space NOT Required

ROOM TYPE	ROOM NFA ¹	# OF RMS	Area Totals
SPECIAL EDUCATION, RESOURCE & SUPPORT SPACE			2,803
<i>(List rooms of different sizes separately)</i>			
MSBA Guidelines			
Self-Contained SPED / STE / Flex Classrm	--		
Self-Contained SPED - toilet	--		
Resource Room	--		
Small Group	279	1	279
Newton SPED Programs			
Learning Ctr #1 (K-2)	--		
Learning Ctr #2 (3-5)	--		
Inclusion Facilitator #1 Office + Pull Out	--		
Inclusion Facilitator #2 Office + Pull Out	--		
OT Office + Pull Out	--		
Speech Office + Pull Out	--		
Psychologist Office + Pull Out	--		
Social Worker Office + Pull Out	--		
SPED Team Specialist	162	1	162
Newton Support Services Programs			
Breakout Room #1	165	1	165
Breakout Room #2	--		
Breakout Room #3	--		
Breakout Room #4	--		
Breakout Room #5	--		
Breakout Room #6	--		
Literacy #1: Office + Pull Out / Book Room	710	1	710
Literacy #2: Book Collection Only / Reader Level Books	--		
Literacy #3: Office + Pull Out / Book Room	--		
ELL + Pull Out	292	1	292
Toilet Rm with Changing Table	--		
Quiet Room #1	--		
Quiet Room #2	--		
Math Coach Office + Pull Out	--		
METCO Counselor Office + Pull Out	--		
Behavioral Interventionist Office + Pull Out (new program)	--		
Existing Rooms or Those Shown in Option A, B, C			
OT / Speech	370	1	370
Math Coach / Metco Counselor	--		
Psychologist / Social Worker / Intervention	--		
Learning Ctr / Inclusion Facilitators / IEP Mtg Rm	369	1	369
Safe Space	47	1	47
Safe Space	--		
Sensory Room	--		
Social Wkr / Math Coach / Metco Counselor	125	1	125
BCBA/Sensory Rm	284	1	284
XXX	--		
XXX	--		
XXX	--		

[illegible]

Programming Notes
Not Required (though shown in Options A, B, C)
Not Required (though shown in Options A, B, C)
Not Required in Newton
Not Required in Newton
Locate near K-2 Classrooms
Locate near 3-5 Classrooms
1 staff person serving two-three students - includes home base for aides/behavior therapists
1 staff person serving two-three students - includes home base for aides/behavior therapists
Near Gymnasium with Suspended Equip
one staff and up to 6 students
125-160 sf range one staff with up to 4 students
125-160 sf range one staff with up to 4 students
12-14 Person Conf Rm, Multiple Files, Teaching Wall
Kindergarten / Rm, not Alcove
Grade 1 / Rm, not Alcove
Grade 2 / Rm, not Alcove
Grade 3 / Rm, not Alcove
Grade 4 / Rm, not Alcove
Grade 5 / Rm, not Alcove (not shown in Options A, B, C)
K-2 book collection. Staff person serves K-5 in this space. Serves 4-6 children
3-5 book collection - no staff
Not Required (though shown in Options A, B, C)
Teachers want larger than a CR?? - Other new schools are 350. 2 staff serve students in this room.
proximity to nurse with door to corridor.
1st Flr - One Per any Floor with CR's
2nd Flr - One Per any Floor with CR's
125-160 sf range one staff with up to 4 students
125-160 sf range one staff with up to 4 students
125-160 sf range one staff with up to 4 students
Not Required (though shown in Options A, B, C)
Not Required (though shown in Options A, B, C)
Not Required (though shown in Options A, B, C)
Not Required (though shown in Options A, B, C) - IEP Conf's will happen in the Team Specialist Room
Not Required (though shown in Options A, B, C)
Not Required (though shown in Options A, B, C)
Not Required (though shown in Options A, B, C)
Not Required (though it exists)
Not Required (though it exists)

ROOM TYPE	ROOM NFA ¹	# OF RMS	Area Totals
ART & MUSIC			2,042
Art Classroom - 25 seats	825	1	825
Art Workroom w/ kiln	39	1	39
Art Storage	--		
Music Classroom / Large Group - 25-50 seats	1,178	1	1,178
Music Practice / Ensemble			
Music Practice / Ensemble	--		
HEALTH & PHYSICAL EDUCATION			3,776
Gymnasium	3,776	1	3,776
Gym Storeroom	--		
Health Instructor's Office w/ Shower & Toilet	--		
MEDIA CENTER / LIBRARY			771
Media Center / Library	771	1	771
DINING & FOOD SERVICE			2,787
Cafeteria / Dining	1,850	1	1,850
Stage	--		
Chair / Table / Equipment Storage	--		
Kitchen	541	1	541
Staff Lunch Room	396	1	396
MEDICAL			320
Medical Suite Toilet	65	1	65
Nurses' Office / Waiting Room	255	1	255
Examination Room / Resting	--		
ADMINISTRATION & GUIDANCE			1,835
MSBA Guidelines			
Guidance Storeroom	--		
General Office / Waiting Room / Toilet	329	1	329
Administrative Storage Rm	--		
Teachers' Mail and Time Room	--		
Administrative Supply Rm / Duplicating Room	222	1	222
Records Room/Admin	--		
Principal's Office w/ conf	167	1	167
Principal's Secretary / Waiting	--		
Assistant Principal's Office / Conf rm	--		
Supervisory / Spare Office	--		
Conference Room	--		
School Psychologist / Guidance	235	1	235
Teachers' Work Room 1st flr	--		
Teachers' Work Room 2nd flr	--		
Newton Programmatic Space			
Lactation Room	--		
Principal's toilet	52	1	52
Storage in Modulers / Teaching Supplies	415	2	830
Teacher Storage	--		
Teacher Storage	--		

2-18-2022 Program	Opt D	Opt E
2,578	2,578	2,240
1,000	1,000	1,012
50	0	50
100	150	0
1,178	1,178	1,178
100	100	0
150	150	0
4,176	4,176	4,126
3,776	3,776	3,776
250	250	200
150	150	150
2,700	2,700	2,700
2,700	2,700	2,700
6,300	6,300	6,270
3,000	3,000	3,000
950	950	900
350	350	360
1,500	1,500	1,500
500	500	510
500	500	500
65	65	65
255	255	255
180	180	180
1,669	1,933	2,154
330	330	330
200		
100	200	380
167	167	167
220	250	220
250	270	350
250	284	300
100	100	100
52	52	52
0	280	255

Programming Notes
Kiln Room
Storage Room
Existing is the Right Size. Locate near Cafetorium Stage
Existing is the Right Size. Lacking Storage and Office.
Similar to Recent A, Z, C Newton Elem Sch's / Minimize Built-In Circ Desk (put on castors)
Similar to Recent A, Z, C Newton Elem Sch's
Similar to Recent A, Z, C Newton Elem Sch's
Similar to Recent A, Z, C Newton Elem Sch's
Don't Cook on Site - Could it be 1,400? A = 1,444 / C = 1,966 / Z = 1,605
Locate near Admin / Media Ctr
Existing is Adequate
Existing is Adequate
Need a Private Room
Existing Main Office is sufficient
Half the size of the Modular Storage Rms is Appropriate
Cumulative Records - Near Admin preferable
Existing Main Office is sufficient
Seat, Refrigerator, Sink
Existing Admin Toilet is a Nice to Have
Rotating Materials that don't need to be in a classroom all year long
Rotating Materials that don't need to be in a classroom all year long
Rotating Materials that don't need to be in a classroom all year long

ROOM TYPE	ROOM NFA ¹	# OF RMS	Area Totals
CUSTODIAL & MAINTENANCE			177
General Receiving, Storage, Trash			
Custodian's Office			
Custodian's Workshop			
Custodian's Storage			
Recycling Room / Trash			
Receiving and General Supply			
Storeroom			
Network / Telecom Room	177	1	177
OTHER			170
Other (specify)			
DAD Afterschool Office	170	1	170
Total Building Net Floor Area (NFA)	Including Modular's:		30,408
Total Building Net Floor Area (NFA)	NOT Incl'g Mod's:		27,740
Proposed Student Capacity / Enrollment			396
NON-PROGRAMMED SPACES			22,492
Other Occupied Rooms (list separately)			
The Numbers Below Do NOT Include Modular Classrooms:			
Unoccupied Closets, Supply Rooms & Storage Rooms		Total:	951
Unoccupied MEP/FP Spaces		Total:	2,533
Toilet Rooms (ground flr total)		Total:	108
Toilet Rooms (1st flr total)		Total:	445
Toilet Rooms (2nd flr total)		Total:	564
Circulation (corridors, stairs, ramps & elevators)		Total:	8,400
Remaining ³		Total:	9,491
Total Building Gross Floor Area (GFA) ²			50,232
Grossing factor (GFA/NFA)			1.81

2-18-2022 Program	Opt D	Opt E
177	177	177
1,800	1,800	0
177	177	177
450	400	350
450	400	350
Program	D	E
40,650	42,041	41,055
Program	D	E
71,138	74,712	70,746
1.75	1.78	1.72

Programming Notes
Use 'left over' space for these uses
Work Space & Storage for the Afterschool Program
Net Program Space
Conceptual GSF
Conceptual Net to Gross Ratio

Preliminary Conceptual Options Comparison

Options A, B & C

Additions & Renovations to the

Horace Mann Elementary School

Netwon, MA

Plans Dated November 22, 2021

Option A

Original Concept

Kindergarten CR's:	1,200 sf
Grade 1-5 Classrooms:	870-970 sf
Break Out Space:	937 sf <i>(5 total) 5>120sf</i>
Art & Music:	2,240 sf
Gymnasium:	4,500 sf
Media Center:	1,850 sf
Cafetorium:	2,934 sf
Stage:	807 sf
Administration/Teachers:	1,953 sf
Net Programmatic SF:	40,353 sf

Option B

Smaller Addition/Minimal Reconfiguration

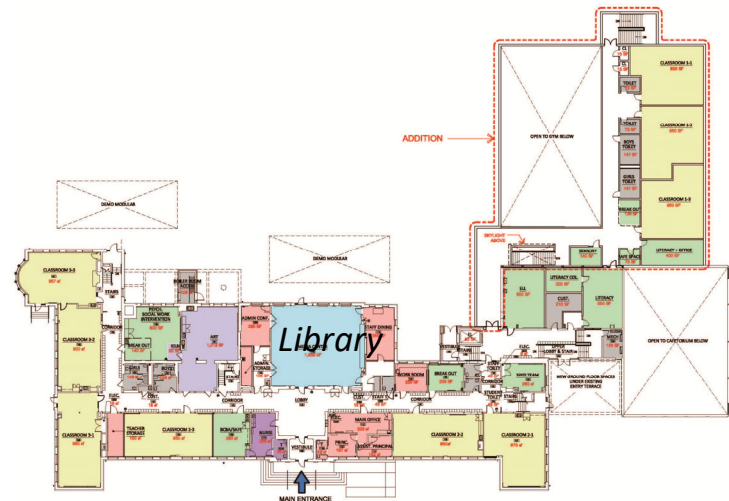
Kindergarten CR's:	900-1,012 sf
Grade 1-5 Classrooms:	728-970 sf <i>(5 CR's) < 850sf</i>
Break Out Space:	604 sf <i>(3 total) 3>160sf</i>
Art & Music:	2,233 sf
Gymnasium:	3,776 sf
Media Center:	2,374
Cafetorium:	3,265 sf
Stage:	817 sf
Administration/Teachers:	1,118 sf
Net Programmatic SF:	36,742 sf

Option C

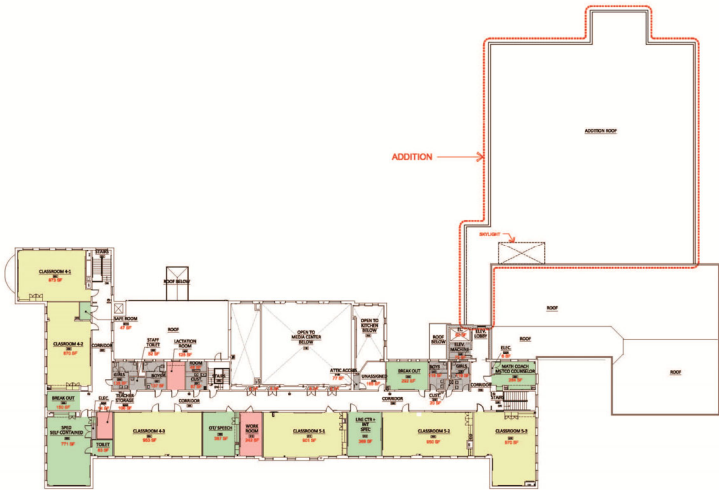
Smaller Addition/More Reconfiguration

Kindergarten CR's:	1,038-1,044 sf
Grade 1-5 Classrooms:	819-967 sf <i>(1 CR) < 850sf</i>
Break Out Space:	1,060 sf <i>(13 total) 2>140sf</i>
Art & Music:	2,240 sf
Gymnasium:	3,776 sf
Media Center:	1,800 sf
Cafetorium:	2,855 sf
Stage:	800 sf
Administration/Teachers:	1,798 sf
Net Programmatic SF:	37,967 sf

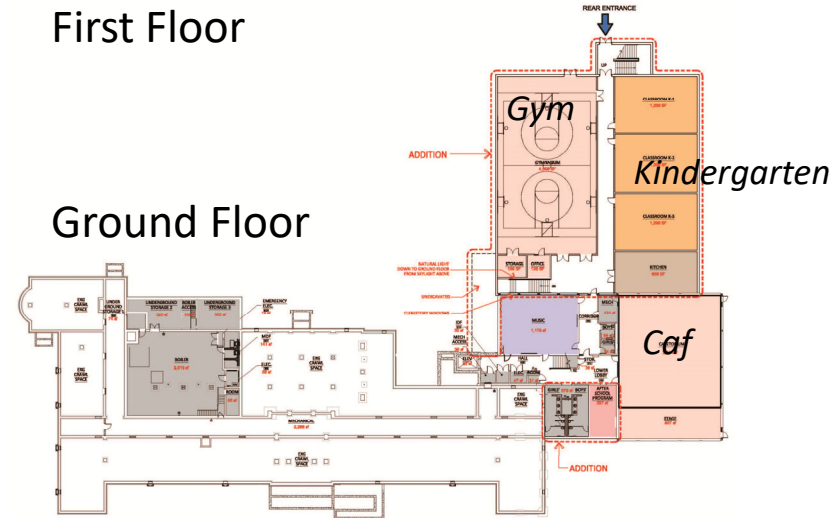
Option A
February 26,



First Floor



Second Floor

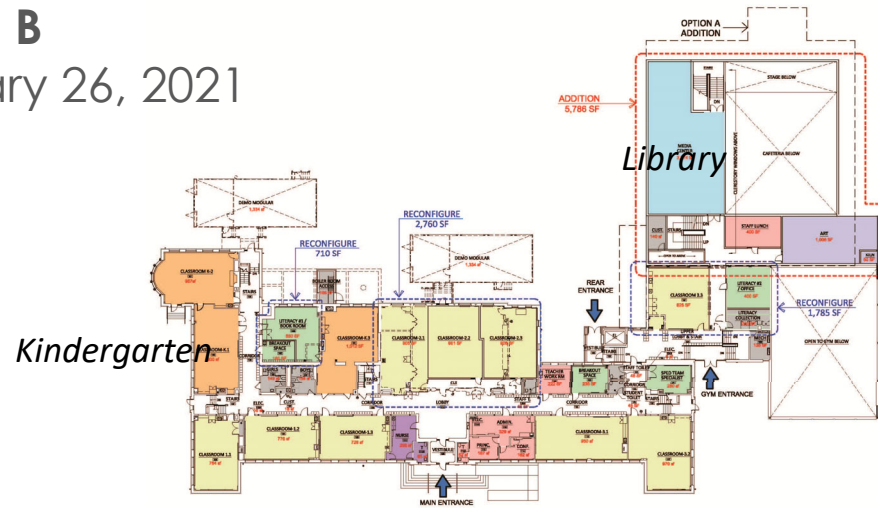


Ground Floor

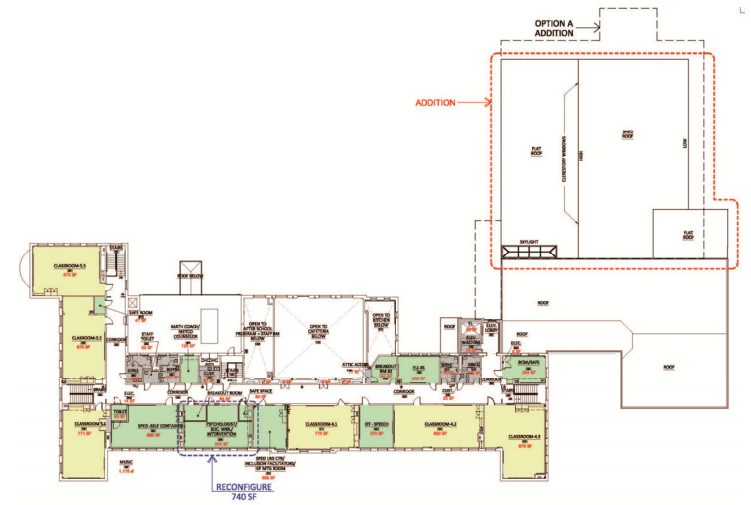
Option A Massing Study



February 26, 2021



First Floor

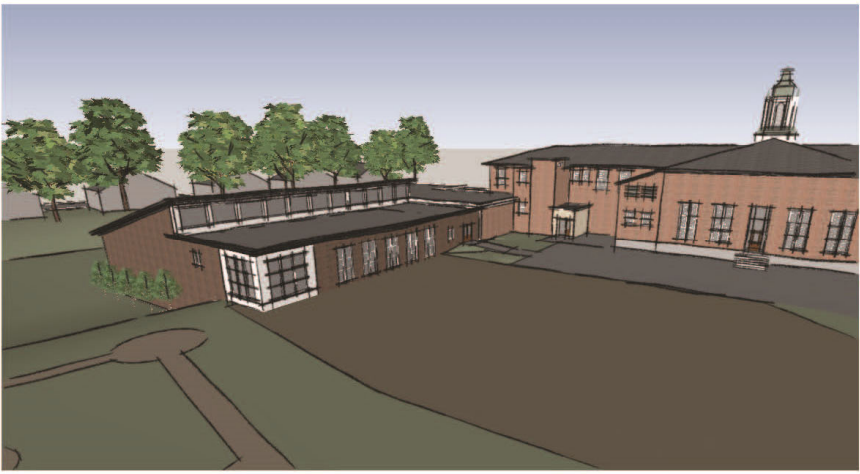


Second Floor

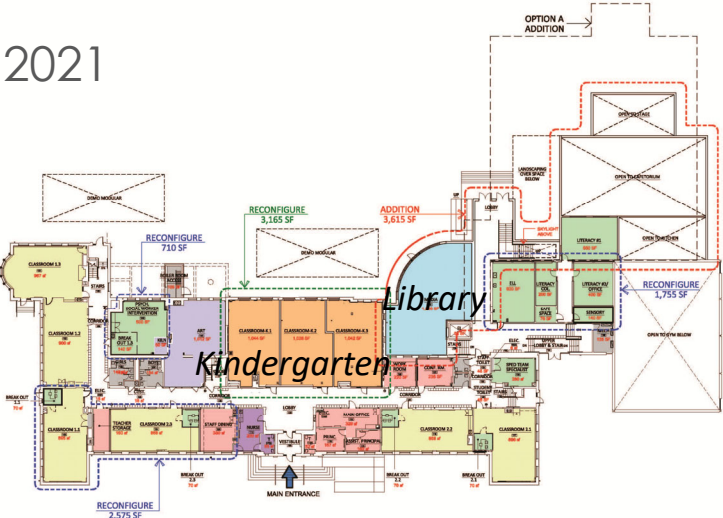


Ground Floor

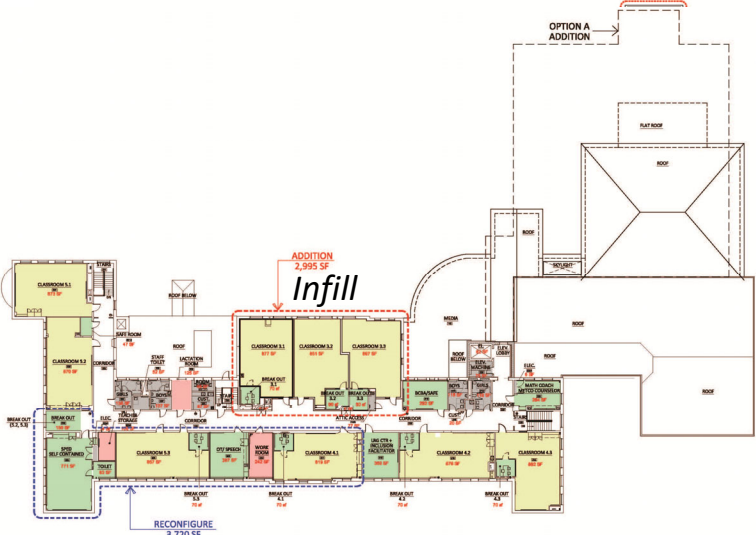
Option B Massing Study



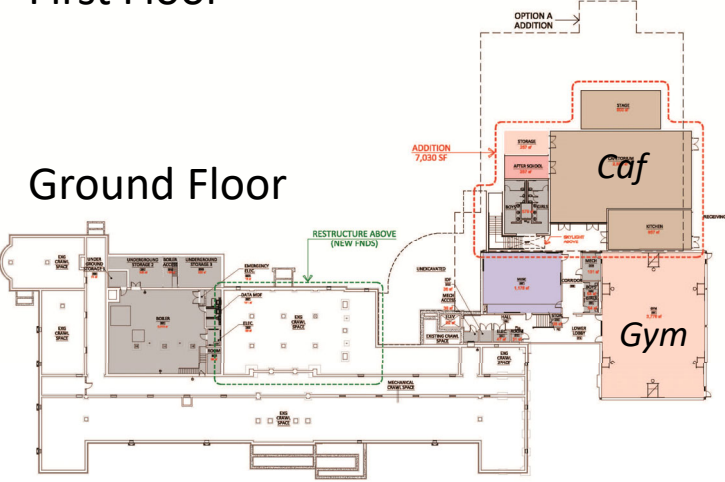
Option C
February 26, 2021



First Floor



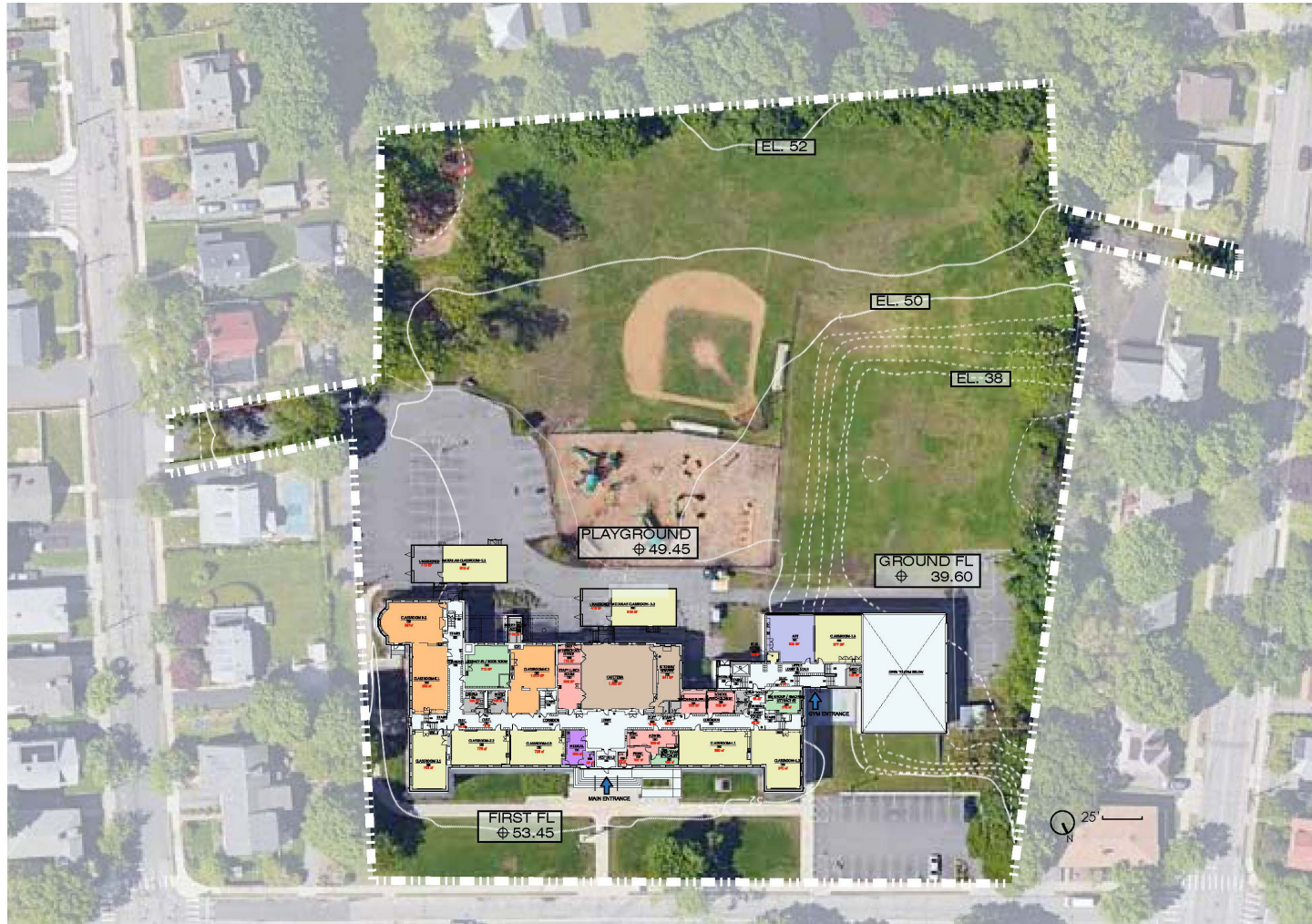
Ground Floor



Option C Massing Study

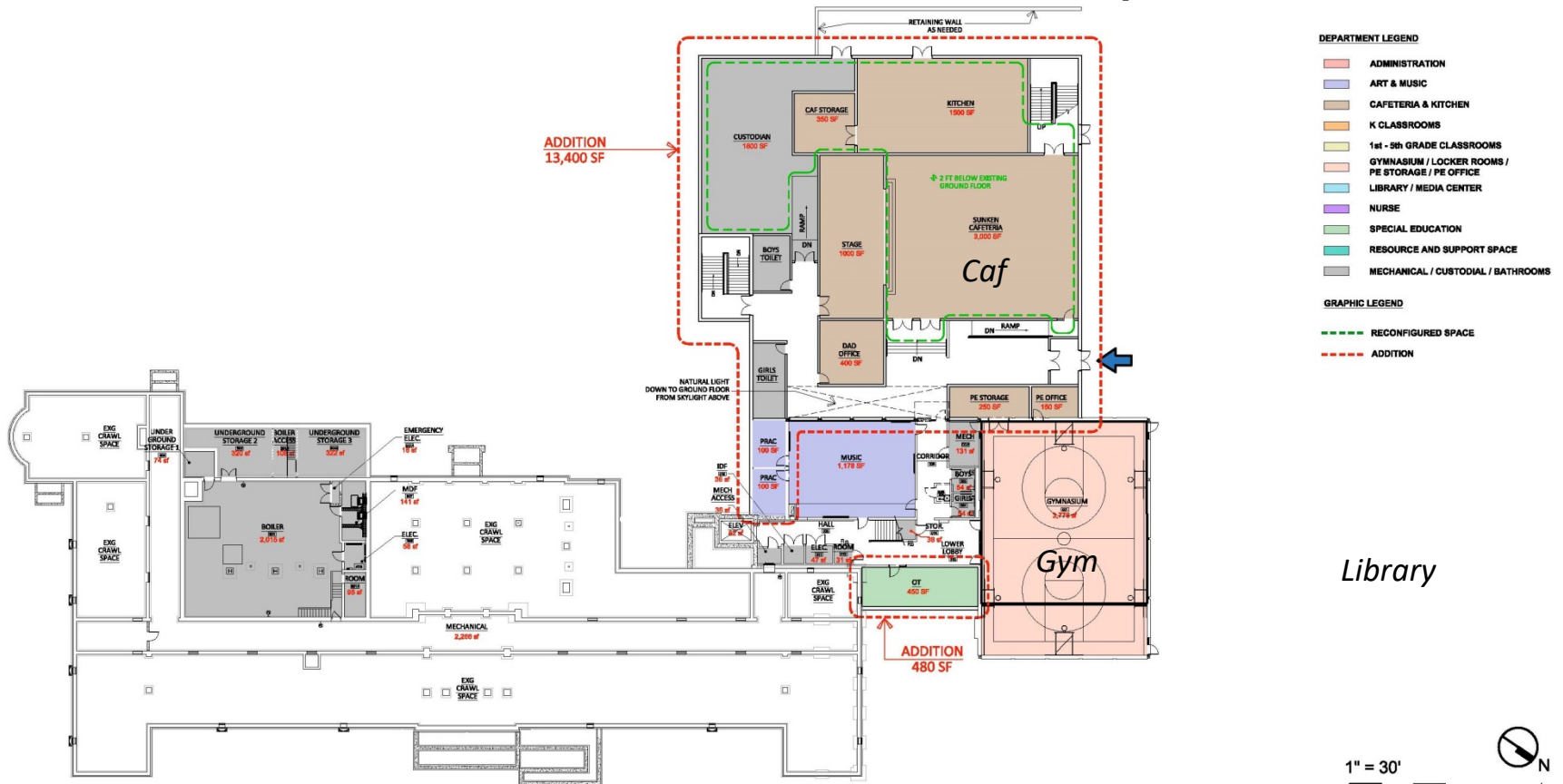


Site Plan Existing




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Option D Ground Floor Plan



Library

1" = 30'

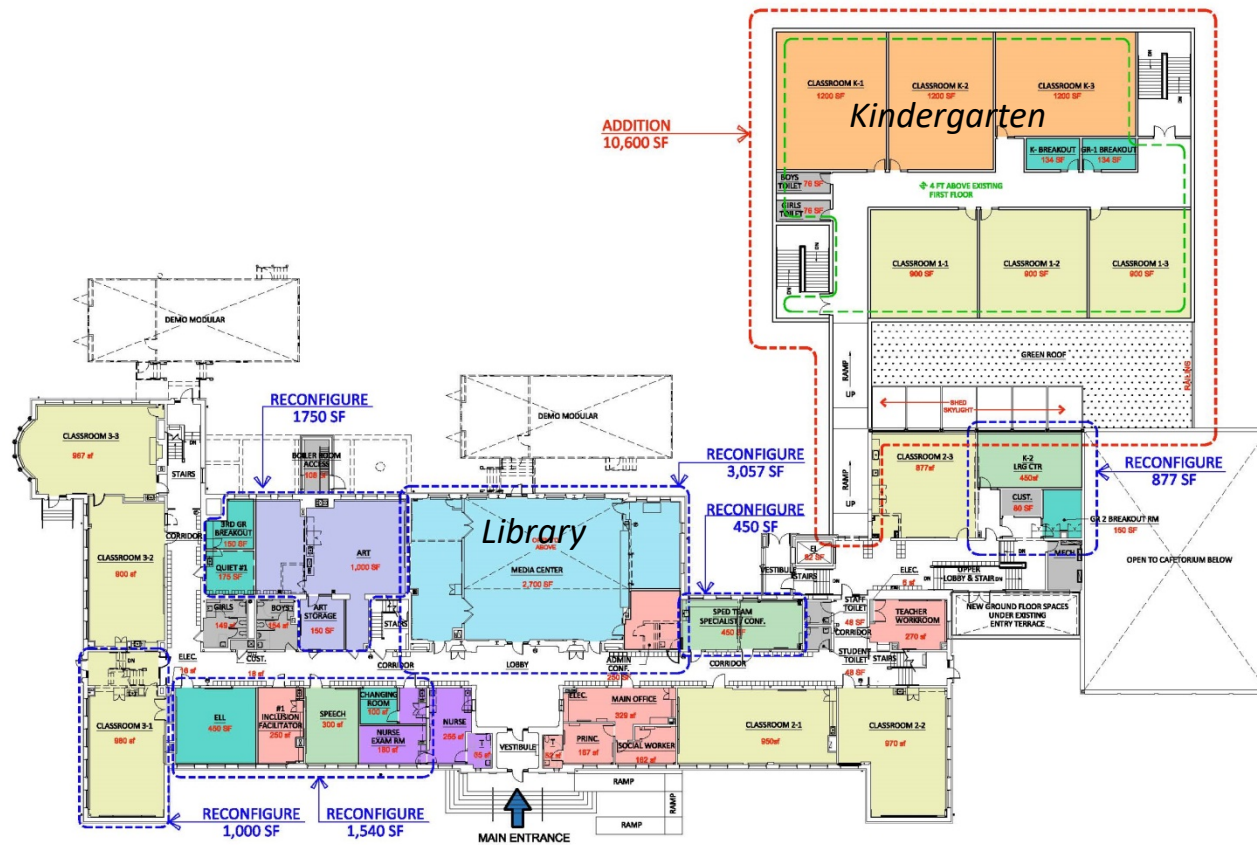


0' 10' 20' 30' 60'

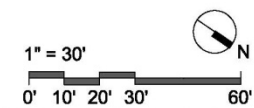
HORACE MANN ELEMENTARY SCHOOL
CONCEPTUAL LONG-TERM PLAN
FEBRUARY 28, 2022

D.1

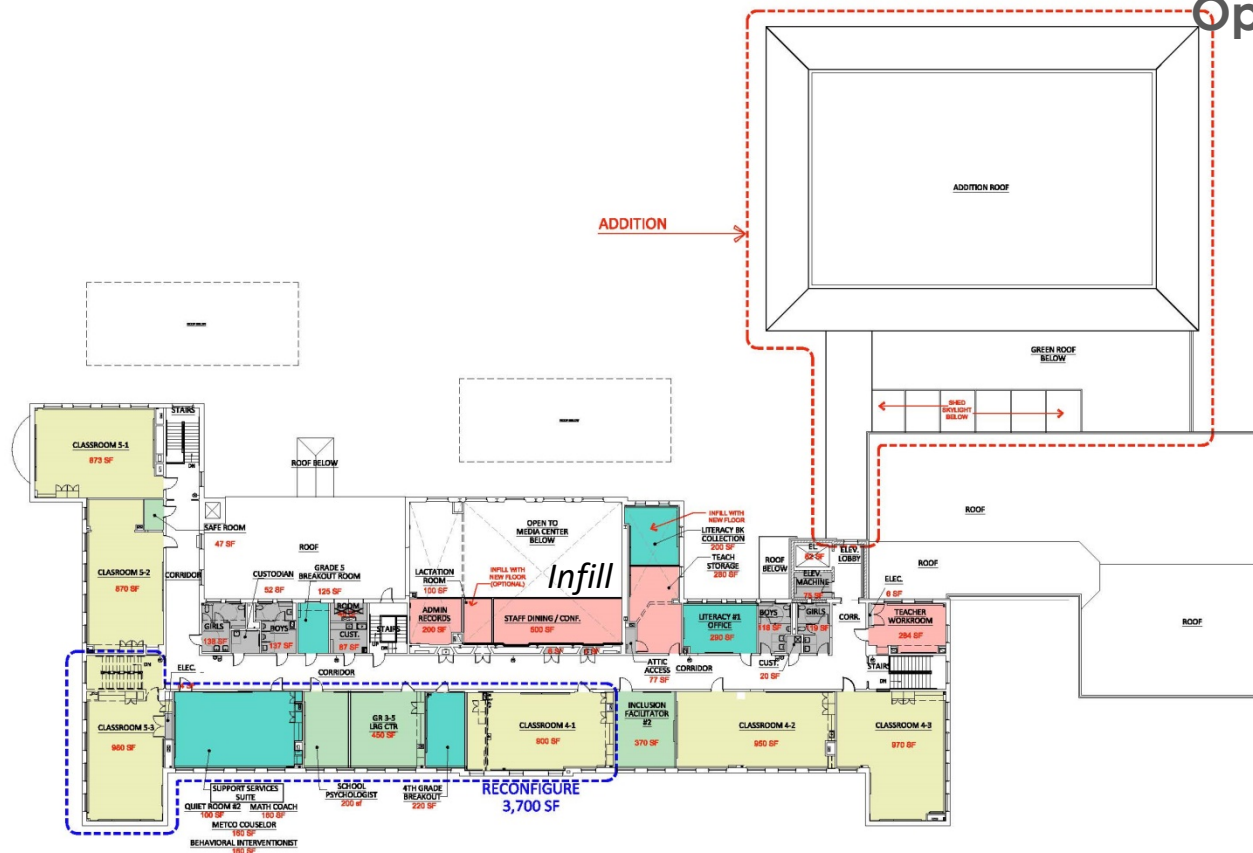
Option D First Floor Plan



- DEPARTMENT LEGEND**
- ADMINISTRATION
 - ART & MUSIC
 - CAFETERIA & KITCHEN
 - K CLASSROOMS
 - 1st - 5th GRADE CLASSROOMS
 - GYMNASIUM / LOCKER ROOMS / PE STORAGE / PE OFFICE
 - LIBRARY / MEDIA CENTER
 - NURSE
 - SPECIAL EDUCATION
 - RESOURCE AND SUPPORT SPACE
 - MECHANICAL / CUSTODIAL / BATHROOMS
- GRAPHIC LEGEND**
- RECONFIGURED SPACE
 - ADDITION



Option D Second Floor Plan



- DEPARTMENT LEGEND**
- ADMINISTRATION
 - ART & MUSIC
 - CAFETERIA & KITCHEN
 - K CLASSROOMS
 - 1st - 5th GRADE CLASSROOMS
 - GYMNASIUM / LOCKER ROOMS / PE STORAGE / PE OFFICE
 - LIBRARY / MEDIA CENTER
 - NURSE
 - SPECIAL EDUCATION
 - RESOURCE AND SUPPORT SPACE
 - MECHANICAL / CUSTODIAL / BATHROOMS
- GRAPHIC LEGEND**
- RECONFIGURED SPACE
 - ADDITION

1" = 30'

0' 10' 20' 30' 60'

N

RDA Raymond Design Associates, Inc. Architects & Planners 60 Ledgewood Place Rockland, MA 02370

SECOND FLOOR PLAN DIAGRAM
OPTION D

HORACE MANN ELEMENTARY SCHOOL
CONCEPTUAL LONG-TERM PLAN
FEBRUARY 28, 2022

D3

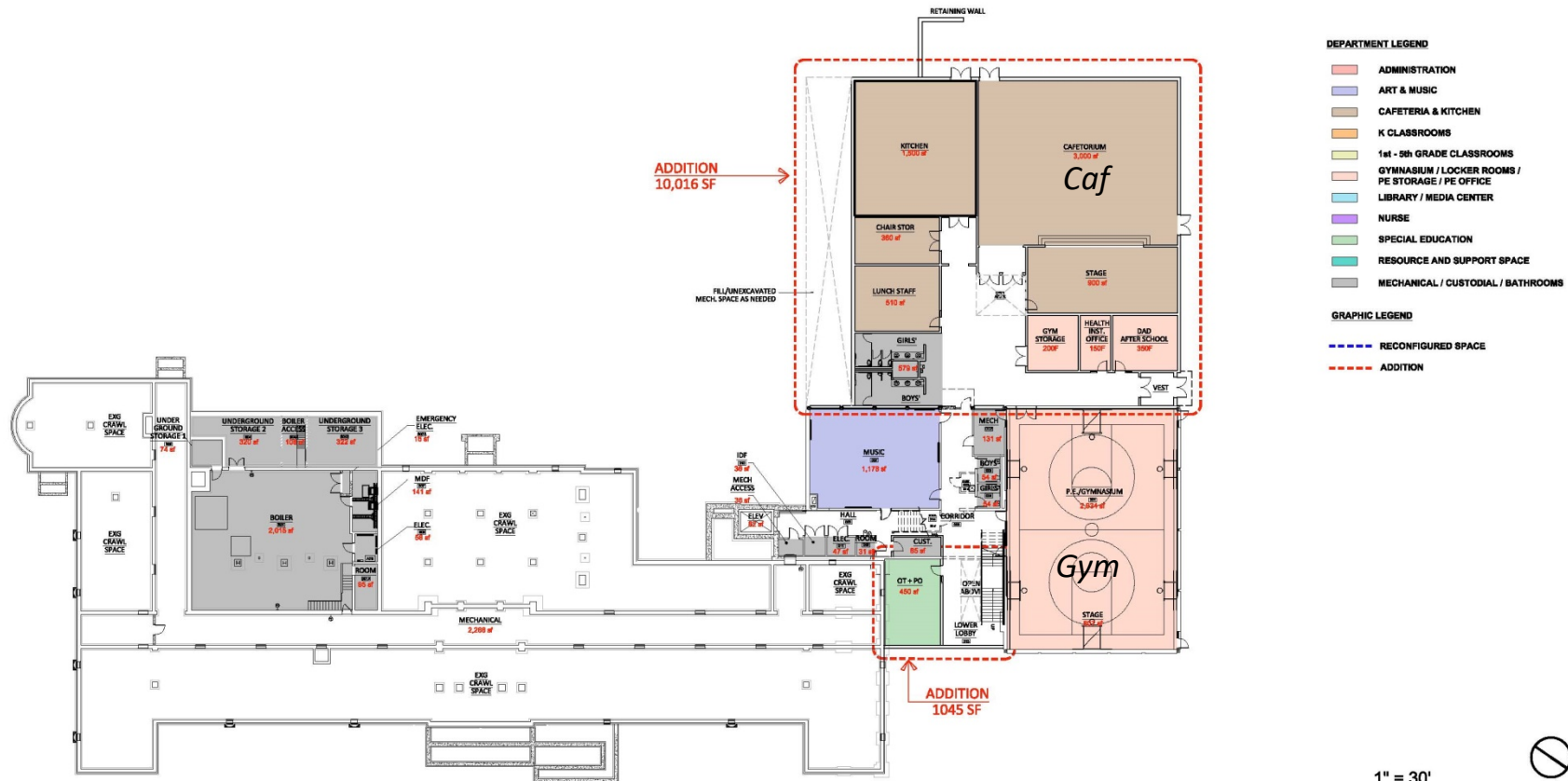
Option D Massing Study



Option E Site Plan



Option E Ground Floor Plan



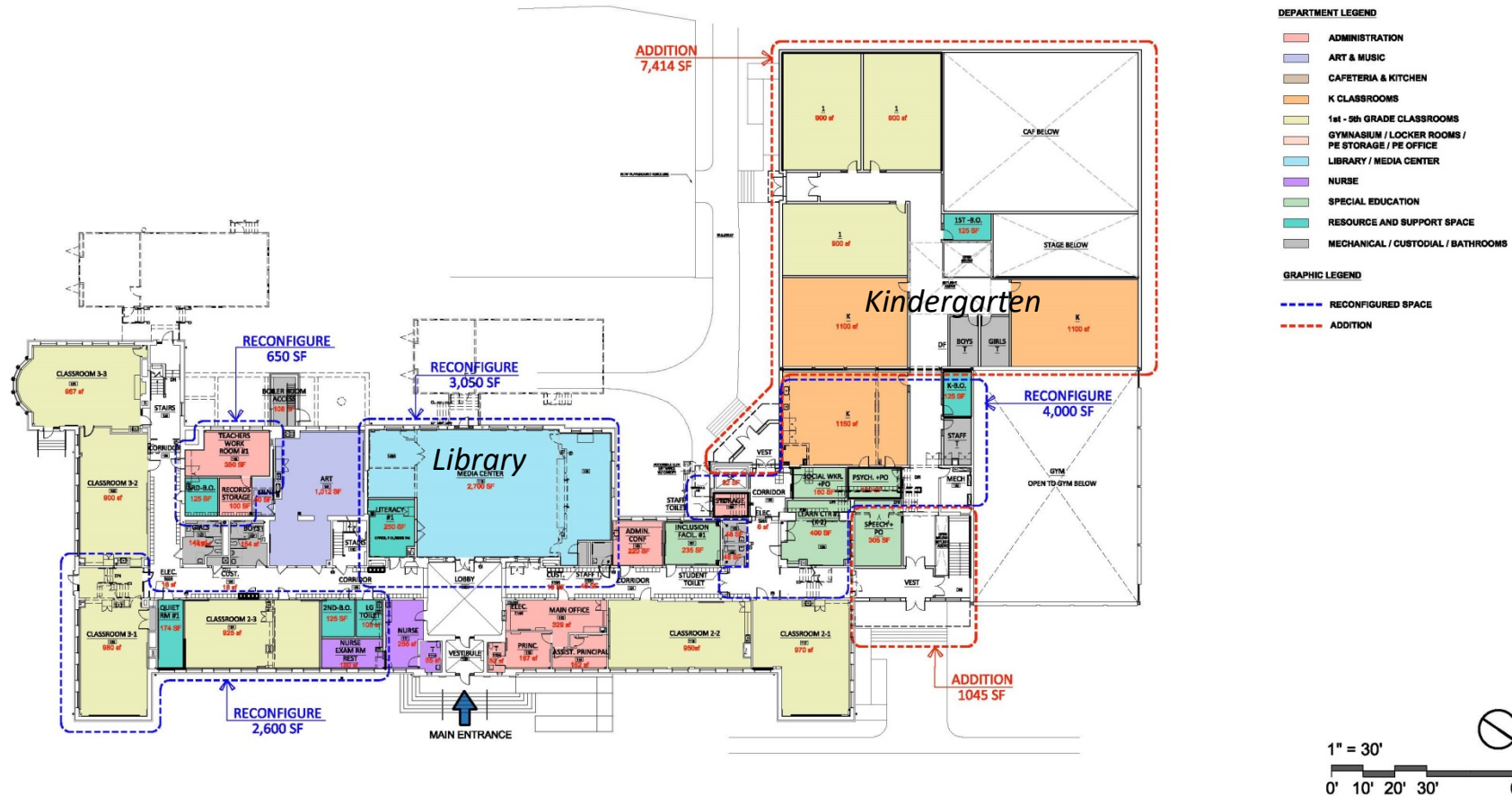
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Rockland, MA 02370

GROUND FLOOR PLAN DIAGRAM
OPTION E

HORACE MANN ELEMENTARY SCHOOL
CONCEPTUAL LONG-TERM PLAN
FEBRURAY 28, 2022

E1

Option E First Floor Plan



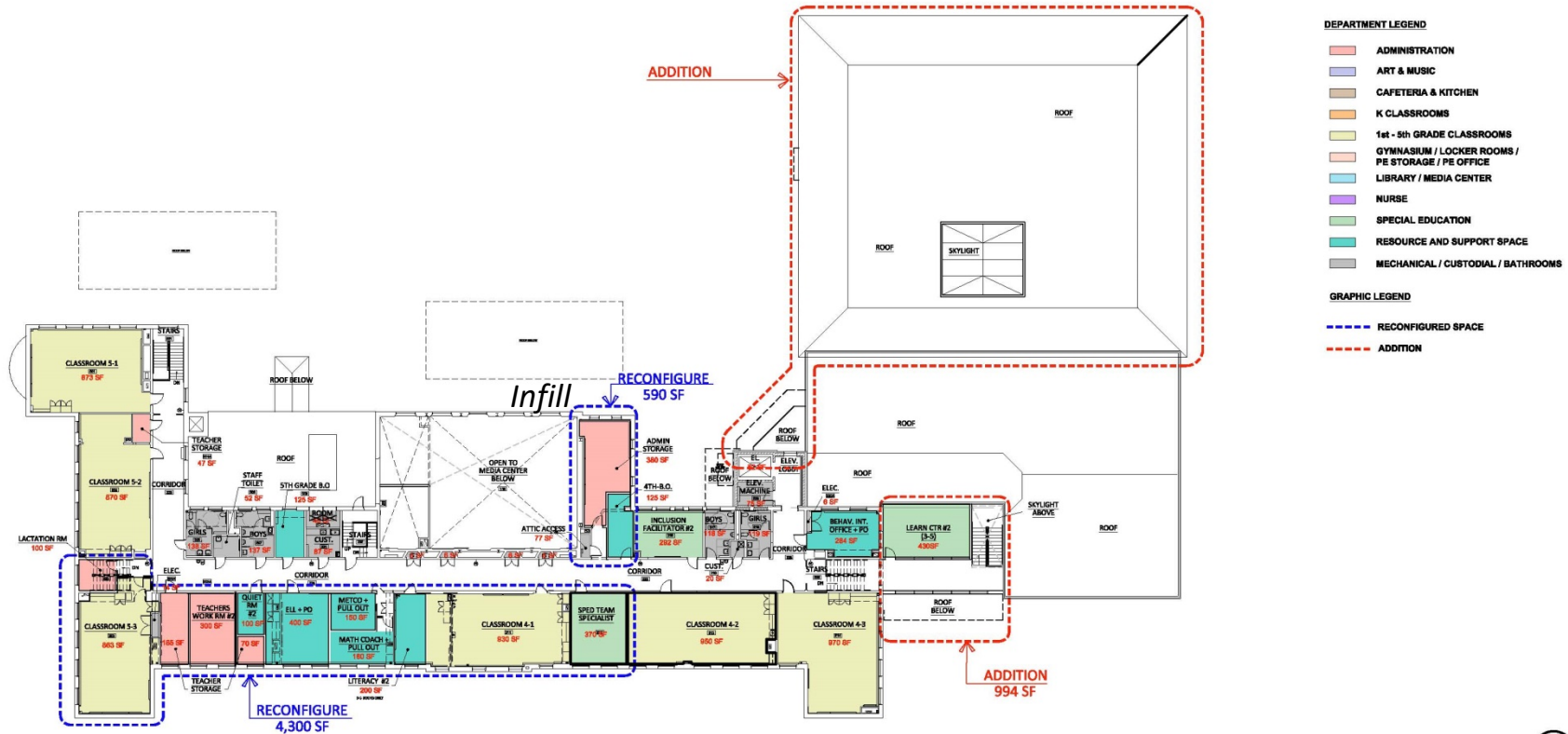
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60 Ledgewood Place
Rockland, MA 02370

FIRST FLOOR PLAN DIAGRAM
OPTION E


HORACE MANN ELEMENTARY SCHOOL
CONCEPTUAL LONG-TERM PLAN
FEBRUARY 28, 2022

E2

Option E Second Floor Plan



1" = 30'



0' 10' 20' 30' 60'

Option E Massing Study



Questions & Comments