

Medford Area Public School District

June 24, 2019

FACILITY ASSESSMENT

Medford Area Senior High School

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PLUNKETT RAYSICH
ARCHITECTS, LLP

Medford Area Senior High School

2019 Facility Assessment

AGENDA

- Introductions
- Facility Assessment Process
- Capital Maintenance Assessment
- Educational Space Analysis
- Space Deficiencies & Needs
- Potential Next Steps



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- Nathan Hiles, Project Manager
- Erika Freeman, Communication Specialist
- Joe Schuchardt, Project Lead
- Denise Krueger, Project Coordinator
- Jake Bartes, MEP Project Manager

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- Steve Kieckhafer, Principal | Education Planner
- Ken Turba, Project Architect
- Molly Cabaj, Project Designer

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FACILITY ASSESSMENT PROCESS

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- Existing plan review
- Administration
- Buildings & Grounds
- Consultant review
 - Interviews with MASH staff
 - Educational adequacy and capacity

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- Site walk / Inspection
 - Site
 - Envelope
 - Interior
 - Systems
- Document deficiencies

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- Establish list of needs
 - Facility inspections
 - District input
 - Existing plans
- Establish costs
- Prioritize projects
- Refine / finalize

CAPITAL MAINTENANCE ASSESSMENT

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SITE

- Asphalt pavement
- Tennis court surface
- Baseball/Softball facilities
- Fencing



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ENVELOPE

- Exterior door and frame
- Exterior brick tuckpointing
- Exterior walls

Continue roof replacement rotation



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INTERIORS

- Plastic laminate casework
- Lockers

Continue interior finishes replacement rotation



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SYSTEMS

- Domestic water distribution
- Hot water pipe
- Fresh air to locker/team rooms
- Main panels/switchgear
- LED lighting
- Equipment



CAPITAL MAINTENANCE PLANNING

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CAPITAL MAINTENANCE ASSUMPTIONS

Budgets are...

- Based on a conceptual scope
- Forecasted in 2019 dollars
- Consistent with costs on similar projects
- Maintenance only
- Comprehensive total project costs
- Include inflation based on priority

Budgets are not...

- Final
- Based on a defined scope of work
- Detailed estimates

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TOTAL MAINTENANCE COST BY CATEGORY

Site: \$1,570,893

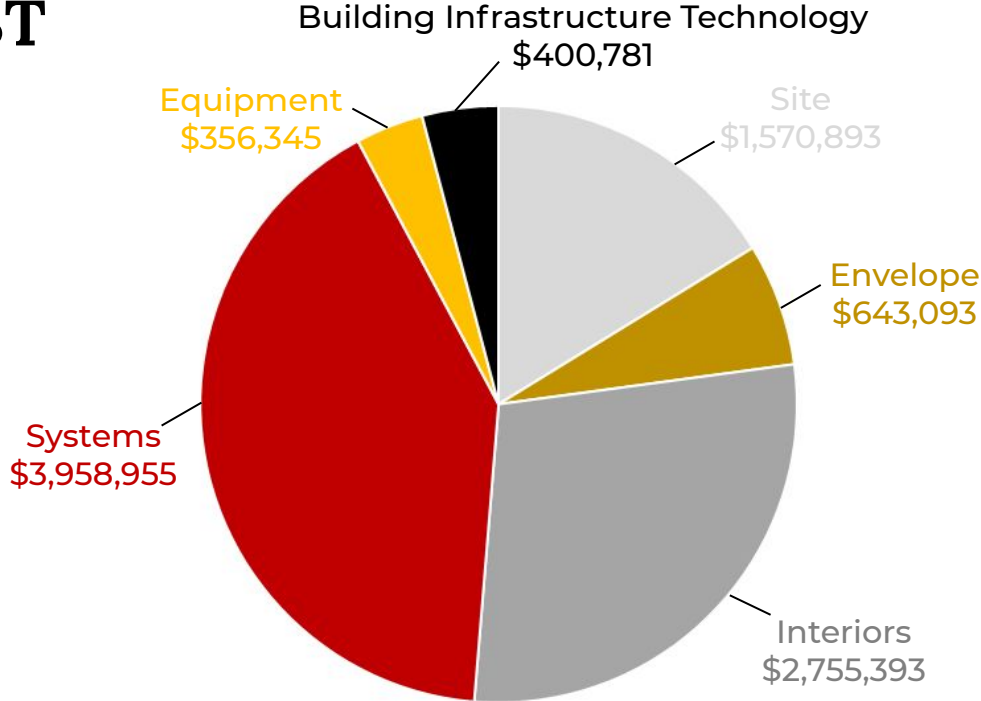
Envelope: \$643,093

Interiors: \$2,755,393

Systems: \$3,958,955

Equipment: \$356,345

Building Infra. Tech: \$400,781



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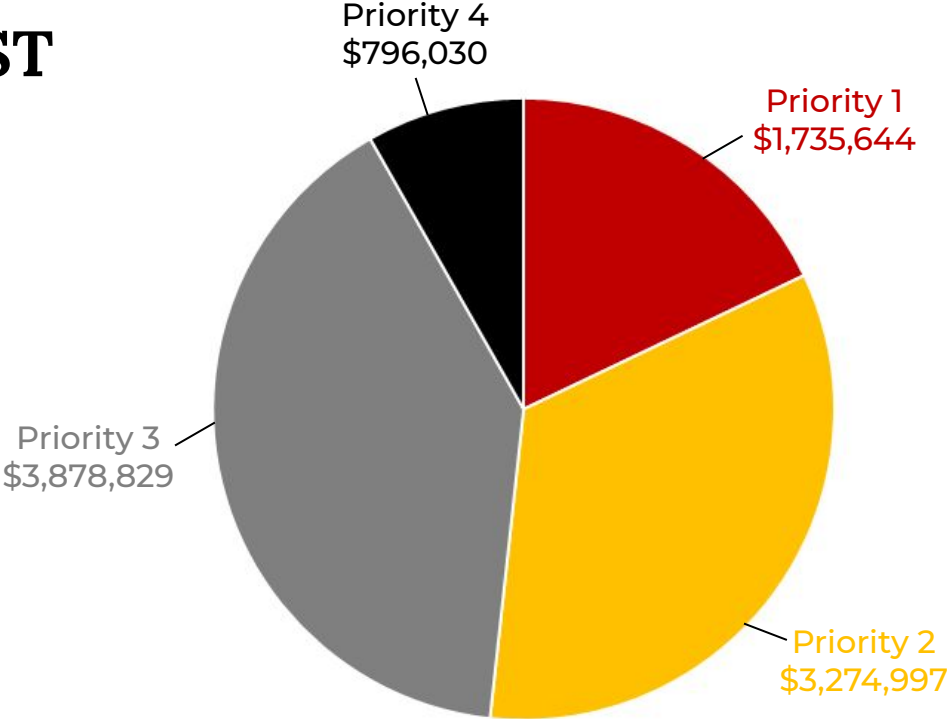
TOTAL MAINTENANCE COST BY PRIORITY

Priority 1 (Immediate) \$1,735,644

Priority 2 (1-2 Years) \$3,274,997

Priority 3 (3-5 Years) \$3,878,829

Priority 4 (6-10 Years) \$796,030



REFLECTION & DISCUSSION

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EDUCATIONAL SPACE ANALYSIS

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EDUCATIONAL SPACE ANALYSIS

- Overview
- Capacities
- Space Deficiencies

Medford Area Public School District Educational Space Analysis Building/Program Capacities				
Capacity Enrollment Summary				
	Maximum Class Size Capacity	Current Capacity Enrollment	Target Class Size Capacity	80%
Medford Area Senior High School	922		738	
Totals:	922	600	738	

	Maximum Class Size Capacity	Current Capacity Enrollment	Target Class Size Capacity	80%
Medford Area Senior High School	836		669	
Totals:	836	600	669	

Medford Area Public School District Educational Space Analysis Building/Program Capacities									
Medford Area Senior High School									
Current Enrollment and Room Usage - Year 2018/19									
Program		Enrollment							
		Enrollment							
Ninth Grade		107							
Tenth Grade		131							
Eleventh Grade		143							
Twelfth Grade		159							
Alternative		included							
Totals:		600							

Enrollment Capacity based on Maximum and Target Class Size									
Num of Rooms	Program	Periods per Day	Periods Used	Usage Factor	Maximum Class Size	Maximum Capacity	Efficiency Factor	Target Capacity	
14	Standard Classrooms	8	6	75%	26	273	80%	218	
5	Study Hall	8	8	100%	26	130	80%	104	
5	Science	8	6	75%	24	90	80%	72	
0	Change from current use	8	6	75%	24	0	80%	0	
24									
1	Played Stations	8	6	75%	27	20	80%	16	
1	Weight/Fitness	8	6	75%	27	20	80%	16	
1	Weight/Fitness	8	6	75%	27	20	80%	16	
1	Swimming Pool	8	0	0%	25	0	80%	0	
1	Health Classroom	8	4	50%	26	13	80%	10	
3	World Language	8	5	63%	26	49	80%	39	
0	Computer Lab	8	4	50%	25	0	80%	0	
1	Multi-Purpose Room/ Gt	8	8	100%	26	26	80%	21	
1	Distance Learning	8	0	0%	25	0	80%	0	
1	Study Hall/ PAC	8	8	100%	26	26	80%	21	
2	Business Education	8	6	75%	24	36	80%	29	
2	Tech. Ed Classroom	8	6	75%	24	36	80%	29	
1	Tech. Ed Classroom	8	6	75%	24	18	80%	14	
1	Project Lead the Way	8	6	75%	24	18	80%	14	
0	Agriculture Classroom	8	4	50%	24	0	80%	0	at School Barn
0	Agriculture Lab	8	4	50%	24	0	80%	0	at School Barn
2	FACIE classroom and lab	8	4	50%	24	24	80%	19	
2	Art	8	4	50%	24	24	80%	19	
1	Graphic Art	8	6	75%	24	18	80%	14	
1	Band	8	1	13%	100	13	80%	10	
1	Concert Band	8	1	13%	50	6	80%	5	
1	Choir	8	2	25%	40	10	80%	8	
1	Show Choir	8	1	13%	25	6	80%	5	
1	Agriculture/Driver Ed	8	3	38%	24	9	80%	7	
0	Special Education	8	6	75%	10	38	80%	30	

Maximum Capacity	922	738
Current Enrollment	600	600

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Enrollment capacity based on target and optimal:

Maximum
Capacity
922

Target
Capacity
738

Enrollment capacity based on space area:

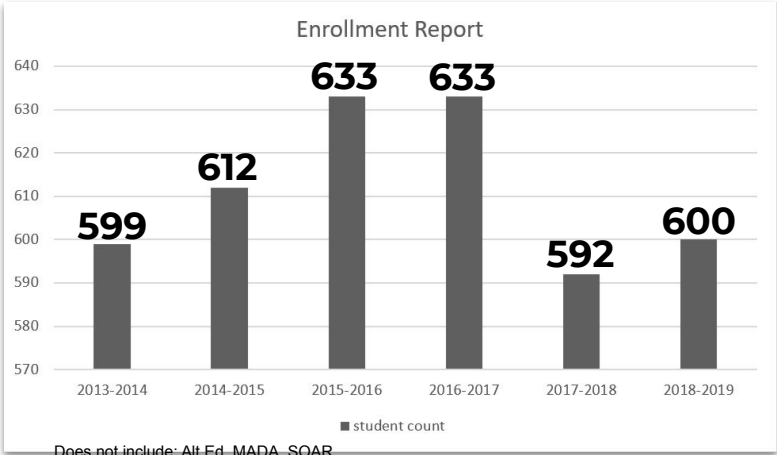
Maximum
Capacity
836

Target
Capacity
669

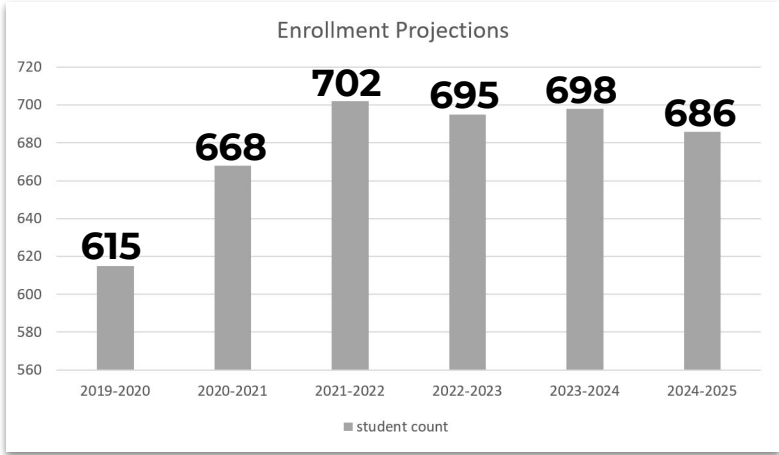
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ENROLLMENT REPORT



Does not include: Alt Ed, MADA, SOAR



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EDUCATIONAL SPACE DEFICIENCY

Total Area (SF)
Deficient
10,820

Educational Space Deficiencies & Capacity based on Space Area									
Function/Grade	Qty.	Area (SF)	Extn. (SF)	Recommended Area (SF)	Exten. (SF)	(SF)/student	Usage %	Maximum Capacity	
Band	1	3,425	3,425	3,500	(75)	100	13%	4	
Concert Band	1	1,576	1,576	1,800	(224)	50	13%	4	
Choir	1	1,430	1,430	1,800	(370)	40	25%	9	
Show Choir	1	1,526	1,526	1,400	126	45	13%	4	
Driver Ed	1	813	813	800	13	50	38%	6	
Special Educator	5	3,552	710	710	0	125	100%	28	
			74,060		(10,820)			836	
				Total Recommended Area	84,880			669	Target Capacity at 80%
				Current Enrollment				600	

Medford Area Public School District									
Educational Space Analysis									
Building/Program Capacities									
Medford Area Senior High School									
Educational Space Deficiencies & Capacity based on Space Area									
Function/Grade	Qty.	Area (SF)	Extn. (SF)	Recommended Area (SF)	Exten. (SF)	(SF)/student	Usage %	Maximum Capacity	
English	1	638	638	800	(162)	31	80%	17	
English	1	680	680	800	(120)	31	80%	18	
English	1	889	889	800	89	31	80%	23	
English	1	1,329	1,329	800	529	31	80%	28 teaching max	
Social Studies	1	1,065	1,065	800	265	31	80%	28 teaching max	
English	1	1,010	1,010	800	210	31	80%	26	
Social Studies	1	842	842	800	42	31	80%	22	
Social Studies	1	786	786	800	(14)	31	80%	20	
Social Studies	1	786	786	800	(14)	31	80%	20	
Math	1	738	738	800	(62)	31	80%	19	
Math	1	688	688	800	(112)	31	80%	18	
Math	1	737	737	800	(63)	31	80%	19	
Math	1	688	688	800	(112)	31	80%	18	
Math	1	689	689	800	(111)	31	80%	18	
Study Hall	1	893	893	800	93	31	100%	28 teaching max	
Study Hall	1	891	891	800	91	31	100%	28 teaching max	
Study Hall	1	624	624	800	(176)	31	100%	20	
Study Hall	1	624	624	800	(176)	31	100%	20	
Study Hall	1	830	830	800	30	31	100%	28 teaching max	
Science	1	1,563	1,563	1,400	163	50	80%	25	
Science	1	1,012	1,012	1,400	(388)	50	80%	16	
Science	1	1,134	1,134	1,600	(266)	50	80%	18	
Science	1	1,485	1,485	1,400	85	50	80%	24	
Science	1	1,465	1,465	1,400	65	50	80%	23	
Physical Education	1	9,687	9,687	10,000	(313)	250	75%	28 teaching max	
Weight/Fitness	1	4,695	4,695	5,000	(305)	250	75%	14	
Weight/Fitness	1	2,513	2,513	4,000	(1,487)	250	75%	8	
Swimming Pool	1	0	0	0	0	0	0%	0	
Health Classroom	1	786	786	800	(14)	31	50%	13	
World Language	1	615	615	800	(185)	31	63%	12	
World Language	1	919	919	800	119	31	63%	19	
World Language	1	770	770	800	(30)	31	63%	16	
Computer Lab	1	0	0	0	0	0	0%	0	
Multi-Purpose Room	1	3,354	3,354	3,500	(146)	150	100%	22	
Distance Learning	1	0	0	0	0	0	0%	0	
Study Hall/IBC	1	2,887	2,887	5,200	(2,313)	150	100%	19	
Business Education	1	737	737	1,400	(663)	50	75%	11	
Business Education	1	748	748	1,400	(652)	50	75%	11	
Tech. Ed. Classroo	1	643	643	800	(157)	50	75%	10	
Tech. Ed. Lab	1	1,620	1,620	1,790	(170)	50	75%	10	
Tech. Ed. Classroo	1	696	696	800	(104)	50	75%	10	
Tech. Ed. Lab	1	2,450	2,450	2,700	(250)	50	75%	11	
Tech. Ed. Classroo	1	724	724	800	(76)	50	75%	11	
Tech. Ed. Lab	1	2,250	2,250	2,480	(230)	50	75%	11	
STEAM Center	1	0	0	1,800	(1,800)	50	75%	14	
Project Lead the W	1	922	922	800	122	50	75%	14	
Agriculture classro	1	0	0	0	0	0	0%	0	
Agriculture lab	1	0	0	0	0	0	0%	0	
FACE classroom a	1	1,174	1,174	1,400	(226)	50	50%	12	
FACE classroom a	1	1,217	1,217	1,400	(183)	50	50%	12	
Art	1	1,008	1,008	1,400	(392)	50	50%	10	
Art	1	1,390	1,390	1,400	(10)	50	50%	14	
Graphic Art	1	689	689	1,400	(711)	50	50%	0	

SPACE DEFICIENCIES & NEEDS

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GENERAL CLASSROOMS

- Undersized classrooms
- Lack of flexibility for collaboration (both space- and furniture-wise)
- Insufficient staff instructional area
- No designated STE(A)M classrooms
- Project Lead the Way could have a much bigger presence
- Lack of natural daylight in some classrooms
- Lack of general storage as well as specific storage (i.e. chemical storage, etc.)
- Insufficient staff storage for personal belongings

STE(A)M could be significantly expanded based on District curriculum

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TECH ED

- Inefficient and potential security concern with separate Tech Ed building
- Tight classroom space for Welding shop
- Inadequate space to do larger projects
- Tight classroom space for Small Engines
- Inefficient and loud ventilation
- Lack of equipment and up-to-date equipment
- Insufficient storage space for projects and supplies



Would like to provide more STE(A)M curriculum to students

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SCIENCE

- Insufficient space makes certain curriculum difficult to teach
- Improper room ventilation
- Insufficient site lines (teacher is not able to see entire class)
- Lack of storage



Would like to provide more STE(A)M curriculum to students

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FAMILY & CONSUMER EDUCATION

- Lack of ventilation
- Insufficient site lines (teacher is not able to see entire class)
- Layout is not ideal
- Outdated finishes and fixtures
- Insufficient storage
- Needs a three compartment sink (students are tested on this)



Would be ideal to have a residential and commercial kitchen

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WORLD LANGUAGE

- Lack of natural daylight
- Inadequate flexibility for collaboration (both space-wise and furniture-wise)
- Insufficient departmental storage
- Lacks temperature / humidity control
- Insufficient toilets in restrooms (especially for teacher use)



Would be ideal to have copiers closer to classrooms

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ART

- Undersized room
- Lacks proximity of Dark Room to Art Department
- Lacks enough computers for the popular Digital / Graphic Arts program
- Needs proximity to Tech Ed Spaces for ideal location



Would like Green Room / Audio Recording Room for needed quiet space

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MUSIC

- Undersized theater (ideal size according to the District is 1,000 seats - 700 main floor, 300 balcony)
- Lack of adequate lighting / acoustics in theater
- Lacks acoustic control in music classrooms
- Insufficient practice rooms (many are used for storage or other purposes)
- Lack of ventilation

Would like piano lab



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MUSIC (CONTINUED)

- Lacks horizontal and vertical space for Show Choir
- Replace built-in risers with flexible riser in the Concert Choir room
- Undersized Concert Band room (100 piece ensemble)
- Lacks sufficient updated technology (i.e. flexible technology, recording capabilities, etc.)
- Undesignated office space (all teachers share one room)



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SPECIAL EDUCATION

- Lack of individual spaces for certain needs
- No safe space / calm room
- Lack of natural daylight in many rooms
- Lack of individual offices is a confidentiality concern (i.e. IEP & Crisis Management)
- Undersized ELL and Social Services areas
- Lack of student services spaces



Would like more special education classes closer to the main office

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SPECIAL EDUCATION (CONTINUED)

- Lack of small group rooms / collaboration rooms around the building
- Lack of acoustically sound rooms
- No testing / counselling space
- Do not have room with swing
- Lack of Mother's Room



Café concept would work well if it were closer to Special Education spaces

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BUSINESS EDUCATION

- Need more efficient power station
- Need upgraded technology
- Lack of storage
- Insufficient classrooms for large equipment
- Lack of natural daylight in some rooms



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LIBRARY

- Lack of space
- Need space for adding new books (very book-heavy district)
- Insufficient flexibility for collaboration (both space- and furniture-wise)
- Lack of quiet spaces for students



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PHYSICAL EDUCATION

- Need more gymnasium space (causes class period and sports conflicts)
- Lack of space and accommodation in women's locker rooms
- Lack of team rooms (only one team room and it's used for men)
- Aging and lack of lockers, especially for women
- Lack of storage (current storage is a catch-all for entire school)
- Lack of technology
- Lack of concessions at gymnasium facility for sporting events

Would be nice to have storage per sport

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STUDENT SERVICES

- Inadequate office space for staff
- Lack of meeting areas for both one-on-one interaction and conferences
- No confidentiality in office spaces
- Shortage of overflow offices for visitors, volunteers, recruiters, etc.
- Lack of separation from main office
- Lack of storage space
- No privacy, accessibility, and separate toilet facility for Health Room
- Need more lockable medication storage
- Underutilized and poor layout for Career Center
- Lack of access to printers / copiers around the building

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MAIN OFFICE

- No secure entrance, multiple unlocked exterior doors throughout the school
- Insufficient office space
- Lack of student privacy for medication distribution

GUIDANCE

- Lack of confidentiality



Would prefer if the main office and student services were separate

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RED ZONE / CONCESSIONS

- Lacks "store-like" look and quality
- Need more shelving for display
- Lack of storage
- Replace concession stand (hard to serve from the high counter and accessibility is a challenge)
- Need for lockable casework



Would like display window so that people are drawn into the space

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I.T.

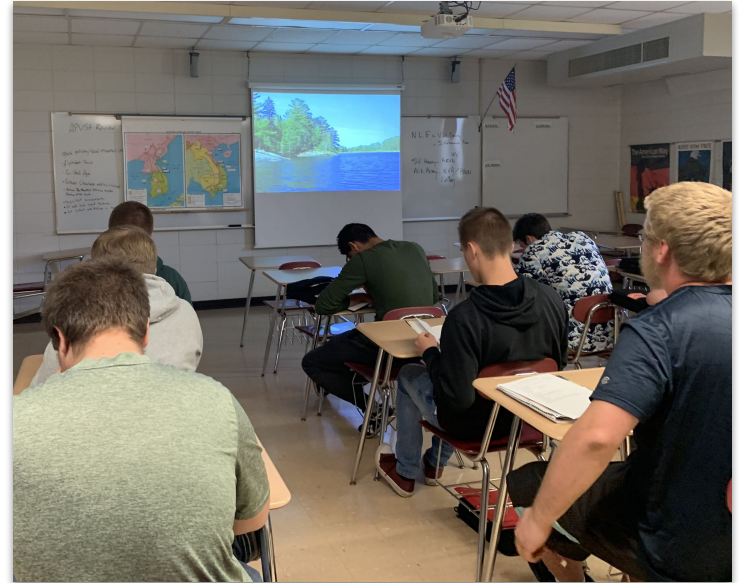
- Need upgrades to security cameras (outdoor & indoor)
- Need public access doors to be connected to network
- Upgrades to Network, fiber, and fire throughout school
- Undersized I.T. closets and housed within classrooms
- Need more power outlets in classrooms

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NEEDS SUMMARY

- Need to upgrade security
- Undersized spaces (classrooms, Gymnasium, Tech Ed, Auditorium, etc.)
- Need to improve adjacencies of spaces school-wide
- Lack of office space for staff
- Lack of flexibility and collaboration (space and furniture)
- Lack of storage
- Lack of natural daylight in many classrooms



REFLECTION & DISCUSSION

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NEXT STEPS

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NEXT STEPS

- Confirm needs
- Begin option development
- Engage survey consultant
- Focus groups/Community engagement
- Prioritize options based on needs and budget ranges



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Questions?