

### 3.3.4 PREFERRED SOLUTION

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#### B. Updated Space Summary

1. Space Summary Template \*
2. Space Summary Template  
Variation Narrative \*
3. Updated Existing vs.  
Proposed Diagram

**\* Updated 02/18/2020**

## Proposed Space Summary - High Schools

UPDATED

Date: 2/18/2020 Preferred Schematic Report

DOHERTY MEMORIAL HIGH SCHOOL			
ROOM TYPE	Existing Conditions		
	ROOM NFA <sup>1</sup>	# OF RMS	area totals
<b>CORE ACADEMIC SPACES</b>			<b>49,686</b>
Classroom - General	41	801	32,841
Teacher Planning	5	295	1,475
Department/Book Storage (included in gross)	141.2	5	706
Small Group Seminar (20-30 seats) (Common Rooms)			
Science Classroom / Lab	10	997	9,970
<b>Biotechnology Lab</b>			
<b>AVID Classroom</b>	0	0	0
Prep Room	2	378	756
Central Chemical Storage Rm	2	369	738
<b>Small group room (EL)</b>	2	873	1,746
<b>Language Lab</b>	0	0	0
<b>Large Group Seminar Room</b>	0	0	0
<b>Computer Science Classrooms</b>	2	727	1,454
<b>SPECIAL EDUCATION</b>			<b>5,340</b>
<i>(List classrooms of different sizes separately)</i>			
SPED Planning	0	0	0
Self-Contained SPED (Life Skills)	1	449	449
<b>Therapeutic Planning</b>	0	0	0
<b>Observation</b>	0	0	0
<b>Adult Daily Living (ADL)</b>	1	214	214
<b>Learning Disability Center</b>			0
<b>SPED Adaptive PE (Sensory / Motor)</b>	0	1	0
<b>STEP Classroom</b>	2	834	1,668
<b>STEP Clinician</b>	0	0	0
Self-Contained SPED Toilet	1	39	39
Resource Room (Learning Center)	6	441	2,646
Small Group Room (Speech)			0
OT/PT	1	324	324
Inclusion SPED	0		0
<b>Vocational Learning Center</b>	0	0	0
<b>SPED Office (Team Chair &amp; Dept. Head)</b>	0	0	0
<b>SPED Conference Room</b>	0	0	0
<b>ART &amp; MUSIC</b>			<b>5,832</b>
Art Classroom - 32 seats	3	798	2,394
<b>Digital Arts Lab</b>	0	0	0
Art Workroom w/ Storage & kiln	1	180	180
Band - 50 - 100 seats	1	1480	1,480
Chorus - 50 - 100 seats	1	1009	1,009
<b>Piano Lab / Music Engineering Classroom</b>	0	0	0

PROPOSED					
New			Total		
ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals
		<b>101,640</b>			<b>0</b>
900	57	51,300			
400	12	4,800			
200	9	0			
900	9	8,100			
1,440	15	21,600			
1,440	1	1,440			
900	1	900			
200	16	3,200			
200	1	200			
900	4	3,600			
900	2	1,800			
2,000	1	2,000			
900	3	2,700			
		<b>32,950</b>			<b>0</b>
260	1	260			
950	2	1,900			
95	1	95			
85	1	85			
1,000	1	1,000			
750	2	1,500			
3,000	1	3,000			
900	4	3,600			
200	2	400			
100	3	300			
900	8	7,200			
450	1	450			
900	1	900			
900	12	10,800			
900	1	900			
150	2	300			
260	1	260			
		<b>12,200</b>			<b>0</b>
1,200	3	3,600			
1,200	1	1,200			
175	4	700			
1,500	1	1,500			
1,500	1	1,500			
900	1	900			

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA <sup>1</sup>	# OF RMS	area totals	Comments
		<b>80,000</b>	
850	56	47,600	825 SF min - 950 SF max
100	56	5,600	
500	4	2,000	3 x85% ut=20 Seats-1 per /day/student
1,440	15	21,600	
200	15	3,000	
200	1	200	
		<b>14,620</b>	
950	12	11,400	825-950 SF equal to surrounding classrooms
			1/2 size Genl. Clrm.
			1/2 size Genl. Clrm.
60	12	720	
500	5	2,500	
		<b>8,350</b>	
1,200	3	3,600	Assumed use - 25% Population - 5 times/week
150	3	450	
1,500	1	1,500	Assumed use - 25% Population - 5 times/week
1,500	1	1,500	



## Proposed Space Summary - High Schools

UPDATED

Date: 2/18/2020 Preferred Schematic Report

DOHERTY MEMORIAL HIGH SCHOOL			
Existing Conditions			
ROOM TYPE	ROOM NFA <sup>1</sup>	# OF RMS	area totals
Family Lockers/Toilets/Shower			
Outdoor Equipment Storage			
Phys. Ed. Storage	114	9	1,026
Athletic Director's Office			
Health Instructor's Office w/ Shower & Toilet	364	2	728
<b>Health Classroom (Heath Ed Teachers)</b>	1	845	845
<b>MEDIA CENTER</b>			<b>4,262</b>
Media Center / Reading Room / <b>Maker Space / Video Editing Studio / Small Group Rooms</b>	1	2975	3,332
<b>Social Emotional Learning Center</b>	310	3	930
<b>AUDITORIUM / DRAMA</b>			<b>6,668</b>
Auditorium	1	4759	4,759
Stage	1	1909	1,909
<b>Theater Classroom / Performance Black Box Theater</b>			
Auditorium / Prop Storage			
<b>Costume Storage (included in gross)</b>			
Make-up / Dressing Rooms / <b>Green Room</b>			
Controls / Lighting / Projection			
<b>Performing Arts Maker Space</b>			
<b>DINING &amp; FOOD SERVICE</b>			<b>7,919</b>
Cafeteria / Student Lounge / Break-out	1	4285	4,285
Chair / Table Storage	0	0	0
Scramble Serving Area	1	551	551
Kitchen	1	2586	2,586
Staff Lunch Room	1	497	497
<b>Satellite Grab &amp; Go</b>	0	0	0
<b>MEDICAL</b>			<b>574</b>
Medical Suite Toilet	1	30	30
Nurses' Office / Waiting Room	1	125	125
Interview Room	0	0	0
Examination Room / Resting	3	85	255
<b>Resting Area (4 beds)</b>	2	37	74
<b>Med Room</b>			
<b>Clean/Soiled/Jan.</b>	0	0	0
<b>Clean Work</b>	0	0	0
<b>Medical/wheelchair stor.</b>	0	0	0

PROPOSED					
New			Total		
ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals
250	1	250			
300	1	300			
500	2	1,000			
150	1	150			
250	2	500			
900	2	1,800			
		<b>11,200</b>			<b>0</b>
10,300	1	10,300			
900	1	900			
		<b>17,500</b>			<b>0</b>
9,000	1	9,000			
2,500	1	2,500			
900	1	900			
2,500	1	2,500			
500	1	500			
400	2	800			
400	1	400			
900	1	900			
		<b>15,936</b>			<b>0</b>
8,350	1	8,350			
568	1	568			
3,000	1	3,000			
3,150	1	3,150			
668	1	668			
200	1	200			
		<b>3,055</b>			<b>0</b>
60	4	240			
400	1	400			
		0			
100	5	500			
280	1	280			
70	1	70			
220	1	220			
60	1	60			
110	1	110			

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA <sup>1</sup>	# OF RMS	area totals	Comments
500	1	500	
150	1	150	
250	1	250	
		<b>10,338</b>	
10,338	1	10,338	
		<b>10,400</b>	<b>Excess Auditorium Spaces Policy</b>
7,500	1	7,500	2/3 Enrollment @ 10 SF/Seat - 750 seats MAX
1,600	1	1,600	
500	1	500	
300	2	600	
200	1	200	
		<b>13,156</b>	
8,350	1	8,350	3 seatings - 15SF per seat
568	1	568	
600	1	600	
2,970	1	2,970	1600 SF for first 300 + 1 SF/student Add'l
668	1	668	20 SF/Occupant
		<b>1,410</b>	
60	1	60	
250	1	250	
100	4	400	
100	7	700	





The following changes have been made to the Space Summary Template since the PDP submission. All changes have been highlighted in red font on the attached Space Summary Template.

#### Academic

- As requested in the MSBA PDP review comments, the Department/Book Storage line item has been removed from the space summary, and will be included in the grossing factor. (-1,800 NSF)

#### Special Education

- In an effort to maximize flexibility and equity, the Vocational Learning Center has been increased to 900 NSF to be consistent with the other full-sized classrooms and labs. (+50 NSF)

#### Art/Music

- No changes since the PDP submission

#### Vocations & Technology

- In an effort to maximize flexibility and equity, the Chapter 74 Related classrooms were increased to 900 NSF to be consistent with other full-sized classrooms and labs (+650 NSF)
- The design team was directed by the school administration that teacher planning spaces are desired in lieu of individual offices. The teacher offices for each of the Chapter 74 programs have been eliminated and one 400 NSF Teacher Planning space has been added. The additional area has been distributed into the classroom spaces, there is no change to the overall area for this category.

#### Physical Education

- No changes from the PDP Submission

#### Media Center/Reading Room

- No changes since the PDP submission.
- Through additional Media Center Program meetings, it was determined that three small group rooms are desired in the Media Center. This terminology has been added to the space summary.

#### Auditorium

- No changes since the PDP submission.

#### Dining/Food Service

- No changes since the PDP submission

#### Medical

- No changes since the PDP submission.

#### Administration

- Per discussions with the school administrative staff, a dedicated Guidance Conference room was added to the space summary (+400 NSF)

#### Custodial and Maintenance

- No changes since the PDP submission.

#### Other

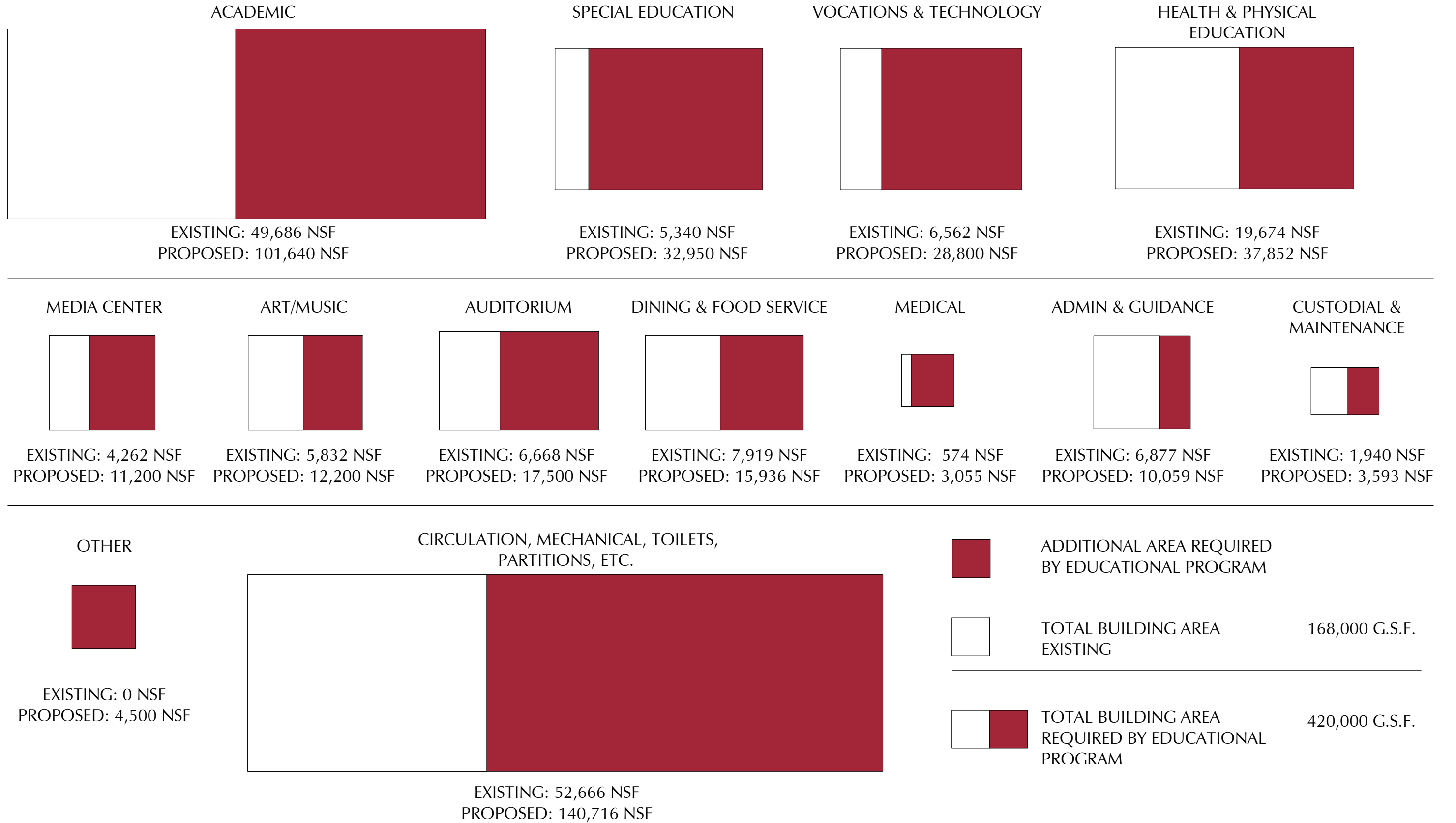
- No changes since the PDP submission.

#### Grossing Factor

The grossing factor is 1.5; no changes since the PDP submission

In summary, since the PDP submission the Total Building Gross Floor Area has not been changed since the PDP submission and remains at **420,000 GSF**.





Doherty Memorial High School

299 Highland Street, Worcester, MA

