- B. Updated Space Summary
 - 1. Space Summary Template *
 - Space Summary Template
 Variation Narrative *
 - 3. Updated Existing vs. Proposed Diagram

* Updated 02/18/2020

						PROPO	SED				Date:	2/18/2020	Preferred Schematic Report
DOHERTY MEMORIAL HIGH	Ex	isting Conditi	ions		New			Total		(refer to MSBA	MSBA Guic Educational Program	delines n & Space Standard Guidelines)
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	Comments
DRE ACADEMIC SPACES			49,686			101,640			0			80,000	
Classroom - General	41	801	32,841	900	57	51,300			,	850	56		825 SF min - 950 SF max
Teacher Planning	5	295	1,475	400	12	4,800				100	56	5,600	
Department/Book Storage (included in gross)	141.2	5	706	200	9	0						0,000	
Small Group Seminar (20-30 seats) (Common Rooms)				900	9	8,100				500	4	2,000	3 x85% ut=20 Seats-1 per /day/student
Science Classroom / Lab	10	997	9,970	1,440	15	21,600				1,440	15	21,600	
Biotechnology Lab				1,440	1	1,440							
AVID Classroom	0	0	0	900	1	900							
Prep Room	2	378	756	200	16	3,200				200	15	3,000	
Central Chemical Storage Rm	2	369	738	200	1	200				200	1	200	
Small group room (EL)	2	873	1,746	900	4	3,600					1		
Language Lab	0	0	0	900	2	1,800					+		
Large Group Seminar Room	0	0	0	2,000	1	2,000							
Computer Science Classrooms	2	727	1,454	900	3	2,000							
	2	121	1,404	000	U	2,700							
ECIAL EDUCATION			5,340			32,950			0			14,620	
(List classrooms of different sizes separately)													
SPED Planning	0	0	0	260	1	260							825-950 SF equal to surrounding classrooms
Self-Contained SPED (Life Skills)	1	449	449	950	2	1,900				950	12	11,400	
Therapeutic Planning	0	0	0	95	1	95						,	1/2 size Genl. Clrm.
Observation	0	0	0	85	1	85							1/2 size Genl. Clrm.
Adult Daily Living (ADL)	1	214	214	1,000	1	1,000							
Learning Disability Center	•		0	750	2	1,500							
SPED Adaptive PE (Sensory / Motor)	0	1	0	3,000	1	3,000							
STEP Classroom	2	834	1,668	900	4	3,600							
STEP Clinician	0	0	0	200	2	400					+ +		
Self-Contained SPED Toilet	1	39	39	100	3	300				60	12	720	
Resource Room (Learning Center)	6	441	2,646	900	8	7,200				500	5	2,500	
Small Group Room (Speech)	0	441	2,040	450	1	450				500	5	2,300	
OT/PT	1	324	324	900	1	450 900					+		
Inclusion SPED	0	324	324								+ +		
Vocational Learning Center	0	0	0	900 900	12	10,800 900							
	0	U	0	900	1	900							
SPED Office (Team Chair & Dept. Head)	0	0	0	150	2	300							
SPED Conference Room	0	0	0	260	1	260							
RT & MUSIC			5,832			12,200			0			8,350	
Art Classroom - 32 seats	3	798	2,394	1,200	3	3,600				1,200	3	3,600	Assumed use - 25% Population - 5 times/week
Digital Arts Lab	0	0	0	1,200	1	1,200							
Art Workroom w/ Storage & kiln	1	180	180	175	4	700				150	3	450	
Band - 50 - 100 seats	1	1480	1,480	1,500	1	1,500				1,500	1	1,500	Assumed use - 25% Population - 5 times/week
Chorus - 50 - 100 seats	1	1009	1,009	1,500	1	1,500				1,500	1	1,500	
Piano Lab / Music Engineering Classroom	0	0	0	900	1	900							

	PROPOSED								Date: 2		
DOHERTY MEMORIAL HIGH SCHOOL	Ex	isting Condit	ions		New Total					(refer to MSBA E	
ROOM TYPE	NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS
General Music Classroom				900	1	900					
Ensemble	0	0	0	175	2	350				200	1
Music Practice	4	49	196	75	6	450				75	8
Music Storage	3	191	573	350	2	700				500	1
Teacher Planning	0	0	0	400	1	400					
Common Room/ Gallery (included in gross)	0	0	0			0					
CATIONS & TECHNOLOGY			6,562			28,800			0		
Technology/Engineering Rooms										1,440	12
Ch. 74 ETA Shop	2	926	1,852	2,700	3	8,100					
Teacher Planning	0	0	0	400	1	400					
Related Classroom / Computer Lab	4	872	3,488	900	4	3,600					
Teacher office	2	158	316	150	4	0					
ETA Storage	6	151	906	300	3	900					
Ch. 74 Programming & Web Development Computer Labs				925	4	3,700					
Help Desk				150	1	150					
Teacher office				150	2	0					
Storage				200	1	200					
Ch. 74 Marketing & Finance School Store (w/ Storage						0					
<u>300SF)</u>				1,000	1	1,000					
Related Classroom				933	3	2,800					
Teacher office				150	2	0					
Storage				200	1	200					
Ch. 74 Teacher Planning				400	1	400					
Ch. 74 Construction Craft Laborer				5,000	1	5,000					
Related Classroom				900	2	1,800					
Teacher office				150	1	1,000 150					
Storage				400	1	400					
EALTH & PHYSICAL EDUCATION			19,674			37,852			0		
Gymnasium	7,200	1	7,200	18,000	1	18,000			Ţ	12,000	1
Alt. PE (Wellness / Project Adv.)	1,486	1	1,486	3,000	1	3,000				3,000	1
Fitness Room	220	1	220	0,000	,	0,000				0,000	
Fitness/ Exercise Room	269	1	220			0			<u> </u>		
Weight Room w/ Storage and training room	842	3	2,526	2500	1	2,500					
Gym / Community Storeroom	114	9	1,026	500	2	1,000				300	1
Locker Rooms - Boys / Girls w/ Toilets (PE & Varsity)	2,174	2	4,348	9,352	1	9,352				9,352	1

2/18/2020	Preferred Schematic Report
MSBA Guid Educational Program	delines n & Space Standard Guidelines)
area totals	Comments
200	
600	
500	
17,280	
17,280	Assumed use - 100% Population - 5 times/week; 825 SF - 2,000 SF
	I
25,552	Excess PE Spaces Policy
12,000	
3,000	
300	5.6 sf/student total
9.352	

				PROPOSED							Date: 2/
DOHERTY MEMORIAL HIGH SCHOOL		isting Condit	ions	New							efer to MSBA Ed
ROOM TYPE	NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS
Family Lockers/Toilets/Shower				250	1	250					
Outdoor Equipment Storage				300	1	300					
Phys. Ed. Storage	114	9	1,026	500	2	1,000				500	1
Athletic Director's Office				150	1	150				150	1
Health Instructor's Office w/ Shower & Toilet	364	2	728	250	2	500				250	1
Health Classroom (Heath Ed Teachers)	1	845	845	900	2	1,800					
MEDIA CENTER			4,262			11,200			0		
Media Center / Reading Room / Maker Space / Video Editing Studio / Small Group Rooms	1	2975	3,332	10,300	1	10,300				10,338	1
Social Emotional Learning Center	310	3	930	900	1	900					
AUDITORIUM / DRAMA			6,668			17,500			0		
Auditorium	1	4759	4,759	9,000	1	9,000				7,500	1
Stage	1	1909	1,909	2,500	1	2,500				1,600	1
Theater Classroom / Performance				900	1	900					
Black Box Theater				2,500	1	2,500					
Auditorium / Prop Storage				500	1	500				500	1
Costume Storage (included in gross)											
Make-up / Dressing Rooms / Green Room				400	2	800				300	2
Controls / Lighting / Projection				400	1	400				200	1
Performing Arts Maker Space				900	1	900					
DINING & FOOD SERVICE			7,919			15,936			0		
Cafeteria / Student Lounge / Break-out	1	4285	4,285	8,350	1	8,350				8,350	1
Chair / Table Storage	0	0	0	568	1	568				568	1
Scramble Serving Area	1	551	551	3,000	1	3,000				600	1
Kitchen	1	2586	2,586	3,150	1	3,150				2,970	1
Staff Lunch Room	1	497	497	668	1	668				668	1
Satellite Grab & Go	0	0	0	200	1	200					
MEDICAL			574			3,055			0		
Medical Suite Toilet	1	30	30	60	4	240				60	1
Nurses' Office / Waiting Room	1	125	125	400	1	400				250	1
Interview Room	0	0	0			0				100	4
Examination Room / Resting	3	85	255	100	5	500				100	7
Resting Area (4 beds)	2	37	74	280	1	280					
Med Room				70	1	70					
Clean/ Soiled/Jan.	0	0	0	220	1	220					
Clean Work	0	0	0	60	1	60					
Medical/wheelchair stor.	0	0	0	110	1	110					

MSBA Guidelines to MSBA Educational Program & Space Standard Guidelines) OF RMS area totals Comments 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
OF RMS area totals Comments OF RMS area totals 1 500	
1 500	
100	
1 250	
10,338	
1 10,338	
10,400 Excess Auditorium Spaces Po	olicy
1 7,500 2/3 Enrollment @ 10 SF/Seat - 750 seats MAX	
1 1,600	
1 500	
2 600	
1 200	
13,156	
1 8,350 3 seatings - 15SF per seat 1 568	
1 600	
1 2,970 1600 SF for first 300 + 1 SF/student Add'l	
1 668 20 SF/Occupant	
1,410	
1 60 1 250	
1 250 4 400	
7 700	

DOHERTY MEMORIAL HIGH SCHOOL	Ex	isting Condit	ions	
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROO
Clinic Office	2	45	90	150
Multipurpose	0	0	0	225
Food Pantry/Clothing Distribution	0	0	0	350
DMINISTRATION & GUIDANCE			6.877	
General Office / Waiting Room / Toilet	1,115	1	1,115	835
Teachers' Mail and Time Room	0	0	0	100
			_	
Duplicating Room	0	0	0	200
Records Room (Vault)	121	1	121	240
Principal's Office w/ Conference Area	256	1	256	375
Principal's Secretary / Waiting	055		0	
_ IO Clerk Assistant Principal's Office - AP1	255 160	1 6	255 960	0 175
Assistant Principal's Office - AP1	100	0	900	175
AP Secretary			0	150
AP Conference Rm	-		0	200
Supervisory / Spare Office MCAS Coord	187	1	187	175
Conference Room	420	2	840	400
_Small Conference/Hearing			0	450
Guidance Office Guidance Waiting Room	<u>83</u> 550	6	498 550	150 100
Guidance Storeroom	550	1	0	100
College & Career Center	896	1	896	900
School Psychologist Office	120	1	120	150
Records Room			0	234
Guidance Conference Room	117	1	117	400
Adjustment Counselor Office Teachers' Work Room	133	4	532	175
School Resource Officer	0	0	0	150
Security Office	0	0	0	150
Job Placement Office (Tech Ed)		0	0	150
Instructional Coach	430	1	430	175
Instructional Coach/MCAS Conference Rm	0	0	0	400
USTODIAL & MAINTENANCE			1,940	
Custodian's Office	1	280	280	250
Custodian's Workshop	0	0	0	250
Custodian's Storage	3	182	546	375
Recycling Room / Trash	1	128	128	400
Receiving and General Supply	1	433	433	568
Storeroom Network / Telecom Room			0	1,000 350
Outdoor Equipment Storage	1	553	553	400
				400
THER			0	
Other (specify)				
Technical Services / IT				4,50
Total Building Net Floor Area (NFA)			115,334	
		1	, -	
Proposed Student Capacity / Enrollment				

		PROPO	3ED		
	New			Total	
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
150	4	600			
225	1	225			
350	1	350			
		10,059			0
835	1	835			
100	1	100			
200	1	200			
240	1	240			
375	1	375			
0	0	0			
0 175	0	1,050			
110		1,000			
150	3	450			
200	3	600			
175	1	175			
400	1	400			
150	12	1,800			
100	12	1,000			
150	1	150			
900	1	900			
150	1	150			
234	1	234			
400 175	1 4	400 700			
175	4	700			
150	1	150			
150	1	150			
150	1	150			
175	2	350			
400	1	400			
		3,593			0
250	1	250			0
250	1	250			
375	1	375			
400	1	400			
568	1	568			
1,000 350	1	1,000 350			
400	1	400			
		4,500			0
4,500	1	0 4,500 0			
		279,284			0
	1	1,670	162.00	1	1

			Preferred Schematic Report
6	refer to MSRA F	MSBA Guid	elines & Space Standard Guidelines)
			d opace otalidard ouldennes)
	# OF RMS	area totals	Comments
		6,041	
835	1	835	
100	+		
	1	100	
200	1	200	
200	1	200	
375	1	375	
125	1	125	
150	1	150	
150	2	300	
	-		
120	1	120	
450	1	450	
150	9	1,350	
100	1	100	
100	1	100	
568	1	568	
004	1	004	
234	1	234	
835	1	835	
		2,878	
150	1	150	
250	1	250 375	
400	1	400	
568	1	568	
935	1	935	
200	1	200	
		0	
		190,024	
		190,024	
		1,670	162
-		,	

						PROPO	SED					Date	:
DOHERTY MEMORIAL HIGH SCHOOL		isting Condit	tions		New			Total			(r	efer to MSB	A
ROOM TYPE	NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals		ROOM NFA ¹	# OF RMS	
													-
NON-PROGRAMMED SPACES					% of GFA	140,716		% of GFA	0				+
Other Occupied Rooms (list separately)					0%	140,110		#DIV/0!		1 1			T
					0%			#DIV/0!					
					0%			#DIV/0!					
					0%			#DIV/0!					
Unoccupied MEP/FP Spaces Unoccupied Closets, Supply Rooms & Storage Rooms					0%			#DIV/0!		-			_
Toilet Rooms					0%			#DIV/0! #DIV/0!					+
Circulation (corridors, stairs, ramps & elevators)					0%			#DIV/0!					-
Remaining ³					34%	140,716		#DIV/0!	0				-
Total Building Gross Floor Area (GFA) ²			168,000			420,000			0				_
			100,000			420,000			0				-
Grossing factor (GFA/NFA)			1.46			1.50			#DIV/0!				
¹ Individual Room Net Floor Area (NFA) ² Total Building Gross Floor Area (GFA)			otage measured outside face of e	from the inside face exterior walls	e of the perimete	er walls and inclu	udes all spec	ific spaces ass	signed to a part	ticular pro	ogram area ir	ncluding such	sp
³ Remaining	rea, it is assu	med to equal	the difference be	etween the Total Bu	ilding Gross Floo	or Area and area	a not account	ted for above.					
Architect Certification		tions and polic	cies of the Massa	rovided in this "Prop achusetts School Bu Firm: <u>Lamoureux P</u>	ilding Authority f	to the best of m							
		Name of	Principal Arobi	itect: Kathryn Croc	ett President								
				AX 1		in							
		Signature of	f Principal Archi		LOULA	//		~					
			T	Date: 18-Feb	-20								

UPDATED

2/18/2020 Preferred Schematic Report MSBA Guidelines

Educational Program & Space Standard Guidelines)

area totals	Comments
	Non-Programmed space areas are
	required to be included in the
	following submittals:
	Schematic Design Submittal
	Design Development Submittal
	60% Construction Documents
	90% Construction Documents
	Final Construction Documents
270,540	
1.42	
1.42	

paces as non-communal toilets and storage rooms.

tts School Building Authority, in accordance with the guidelines,

MSBA Module 3

3.3.4 PREFERRED SOLUTION

Feasibility Study PSR

B. Updated Space Summary

2. Space Summary Template Variation Narrative

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.





Doherty Memorial High School

MSBA Module 3

3.3.4 PREFERRED SOLUTION

Feasibility Study PSR

B. Updated Space Summary

2. Space Summary Template Variation Narrative

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.

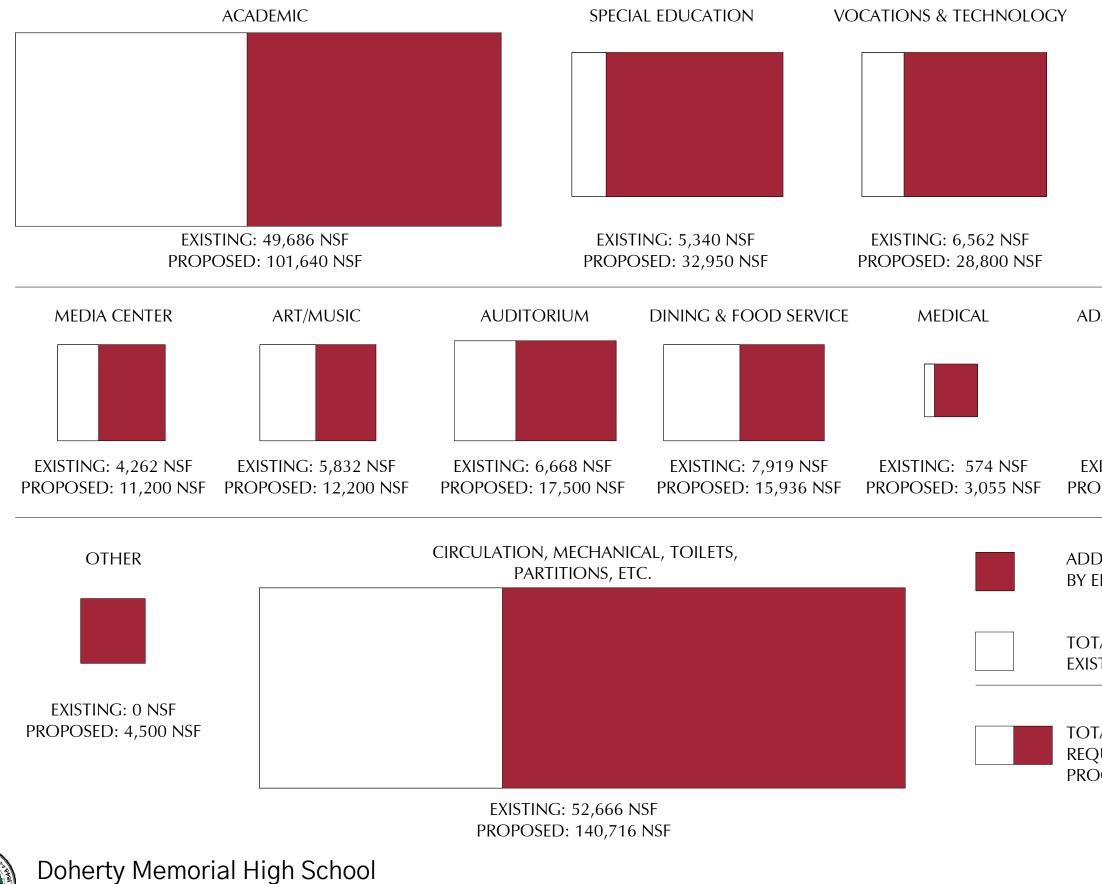
Grossing Factor

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.**



FEASIBILITY STUDY

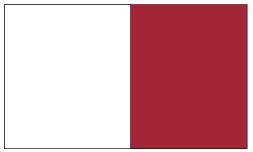


299 Highland Street, Worcester, MA

ster, MA

3.3.4 PREFERRED SOLUTIONB. Updated Space Summary3. Updated Existing vs. Proposed Diagram

HEALTH & PHYSICAL EDUCATION



EXISTING: 19,674 NSF PROPOSED: 37,852 NSF

ADMIN & GUIDANCE



EXISTING: 6,877 NSF PROPOSED: 10,059 NSF CUSTODIAL & MAINTENANCE



EXISTING: 1,940 NSF PROPOSED: 3,593 NSF

ADDITIONAL AREA REQUIRED BY EDUCATIONAL PROGRAM

TOTAL BUILDING AREA EXISTING 168,000 G.S.F.

TOTAL BUILDING AREA REQUIRED BY EDUCATIONAL PROGRAM

420,000 G.S.F.

