

# H M F H A R C H I T E C T S

## SAUGUS DISTRICT-WIDE MASTER PLAN PROGRESS UPDATE

SAUGUS, MASSACHUSETTS

Lori Cowles, AIA Principal

April 28, 2016

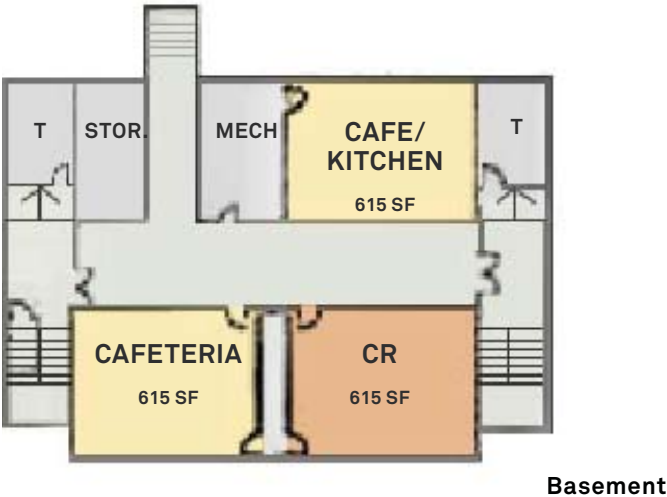
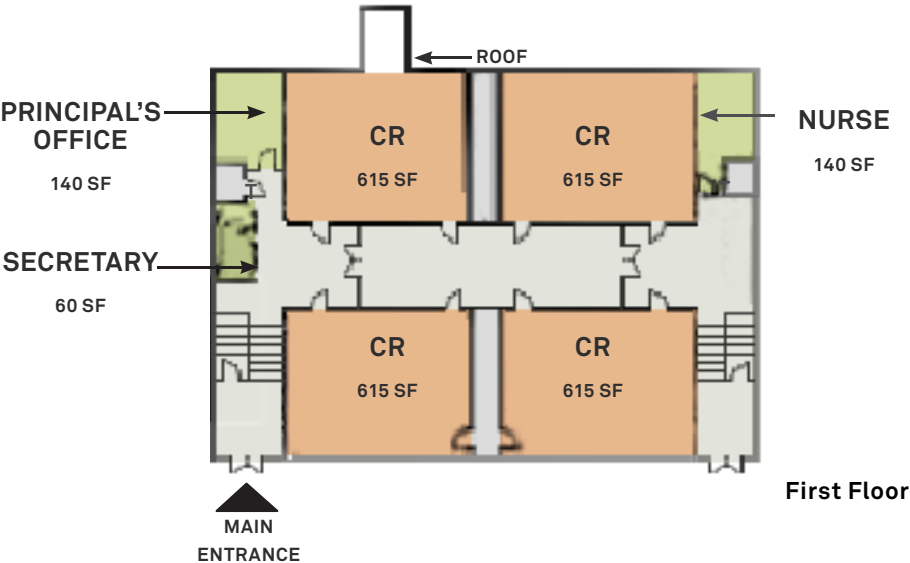
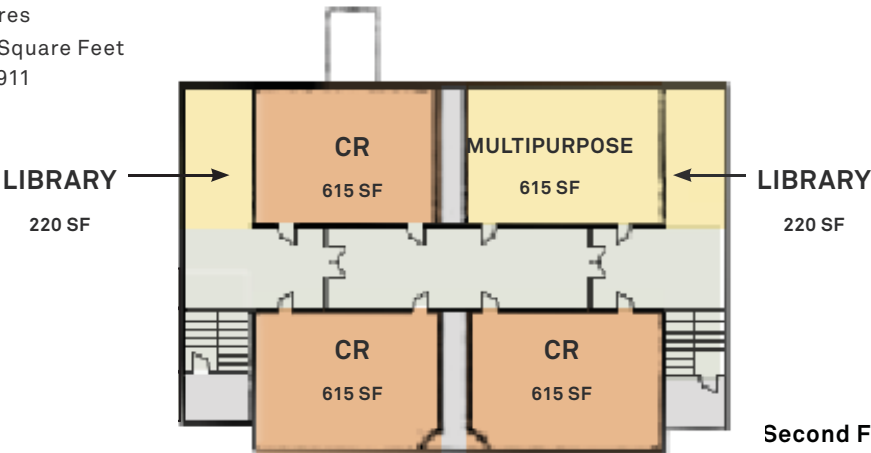
# MASTER PLAN

- Educational Visioning Report (in progress)
- Facility assessment
- Space assessment
- Alternatives
- Conceptual costs



Ballard Early Childhood Center

22 Richard Street  
0.65 Acres  
10,800 Square Feet  
Built: 1911



**Lynnhurst Elementary School**

10 Elm Street

22,360 Square Feet

Built: 1964

- CLASSROOMS
- SHARED
- SUPPORT
- SPECIAL ED
- STORAGE, RESTROOMS, AND MECHANICAL
- CIRCULATION

**First Floor**

**Oaklandvale Elementary School**

266 Main Street

15.76 Acres

22,360 Square Feet

Built: 1962

- SPECIALITY
- SCIENCE
- CLASSROOMS
- SHARED
- SUPPORT
- SPECIAL ED
- STORAGE, RESTROOMS, AND MECHANICAL
- CIRCULATION



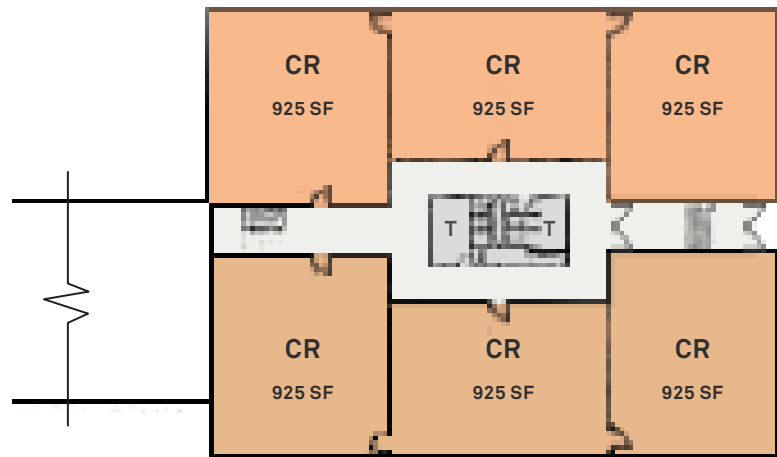
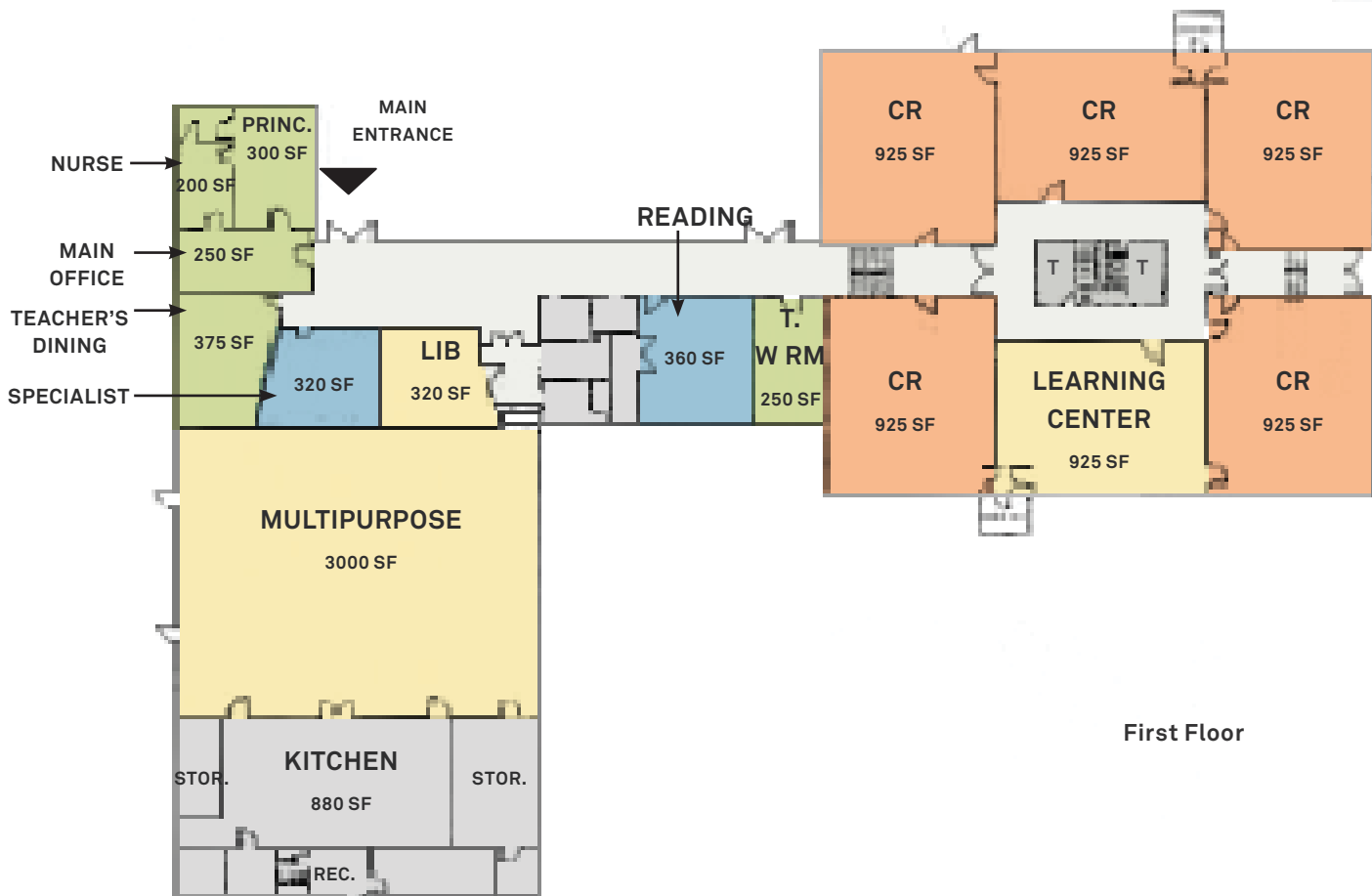
**Waybright Elementary School**

25 Talbot Street

16.66 Acres

27,100 Square Feet

Built: 1965

**Second Floor****First Floor**

39 Hurd Avenue  
1.59 Acres  
80,350 Square Feet  
Built: 2000



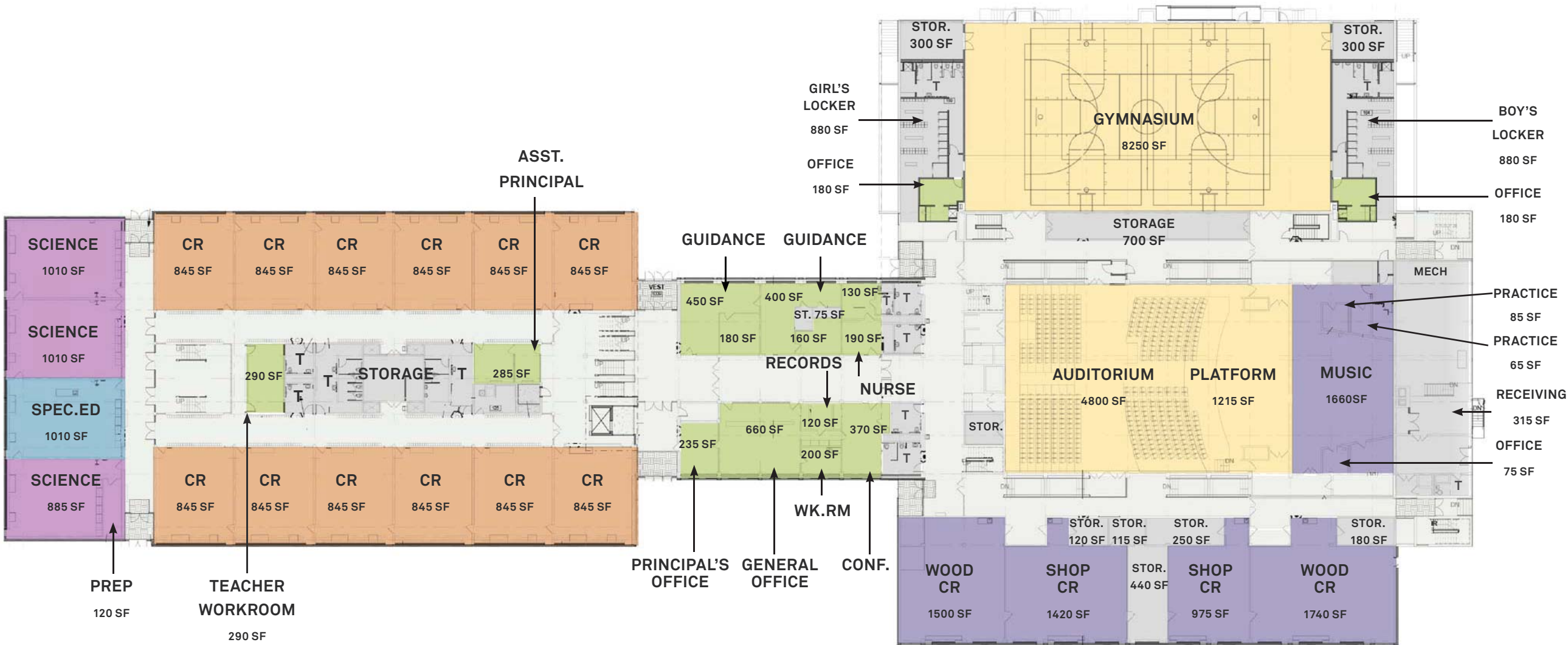




Belmonte Middle School

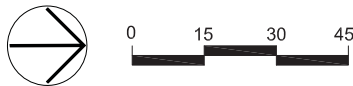
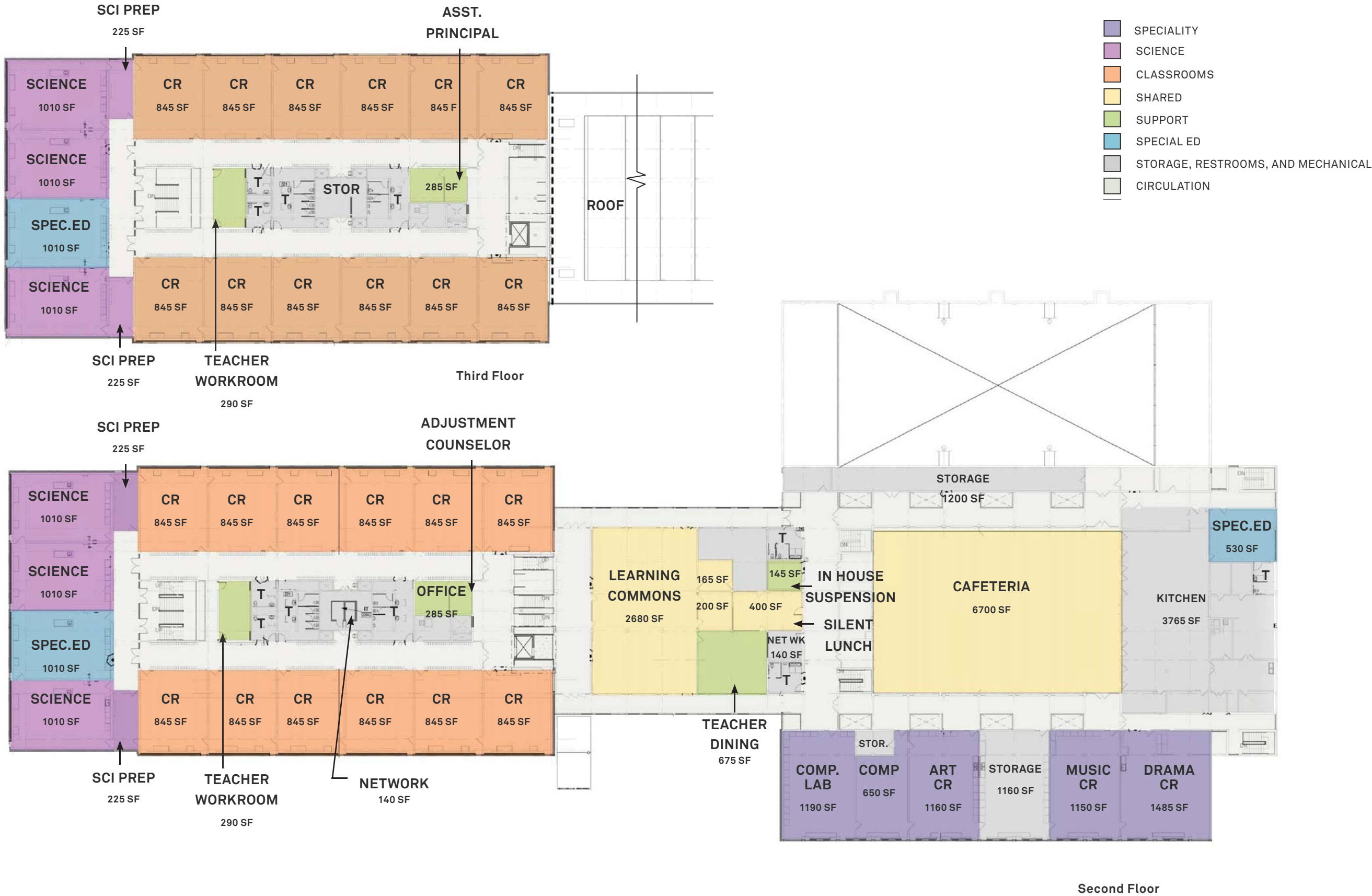
25 Dow Street  
16.70 Acres  
159,800 Square Feet  
Built: 1964, Renovated: 2014

- SPECIALITY
- SCIENCE
- CLASSROOMS
- SHARED
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First Floor







**Roby School Administration**

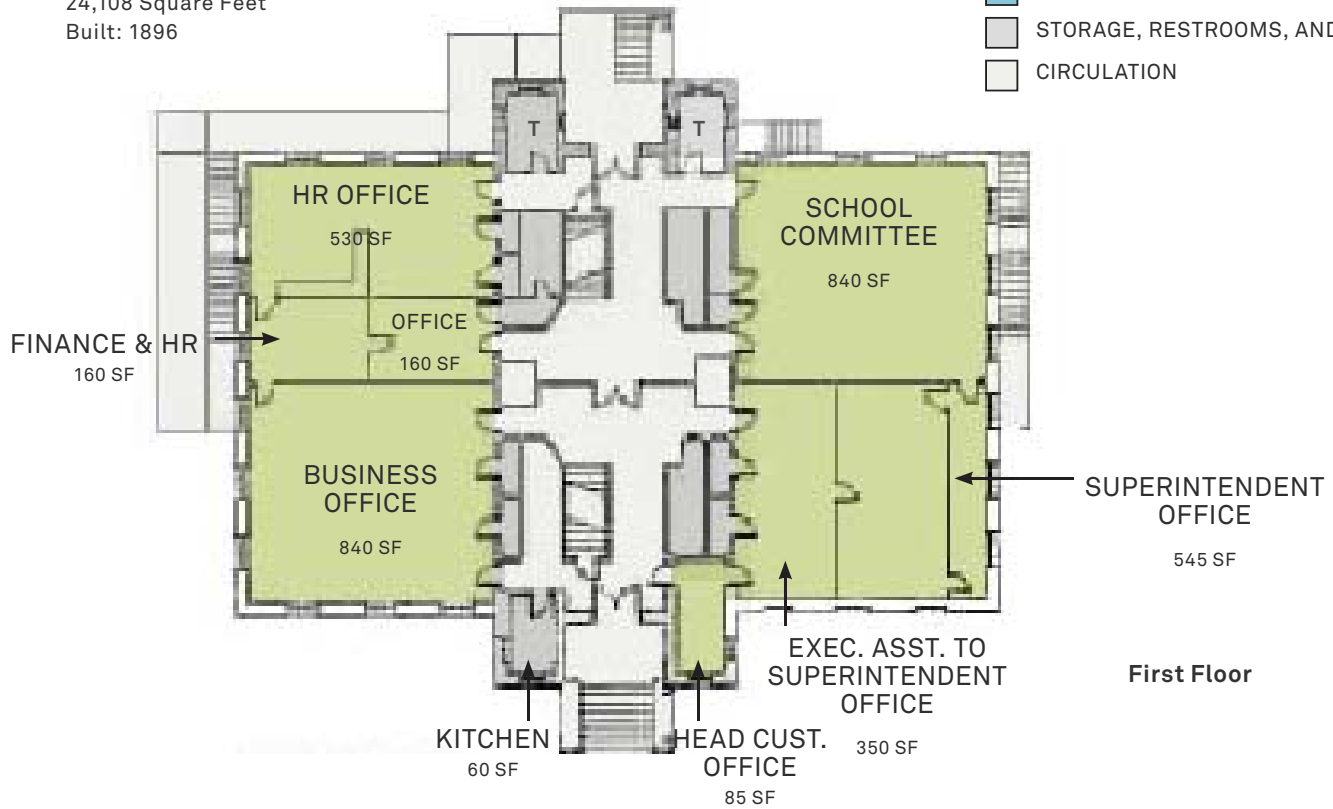
23 Main Street

1.21 Acres

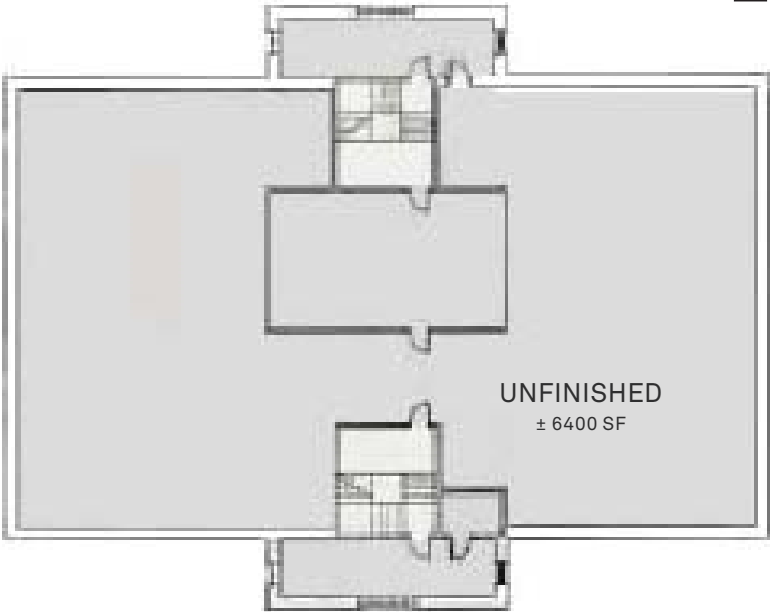
24,108 Square Feet

Built: 1896

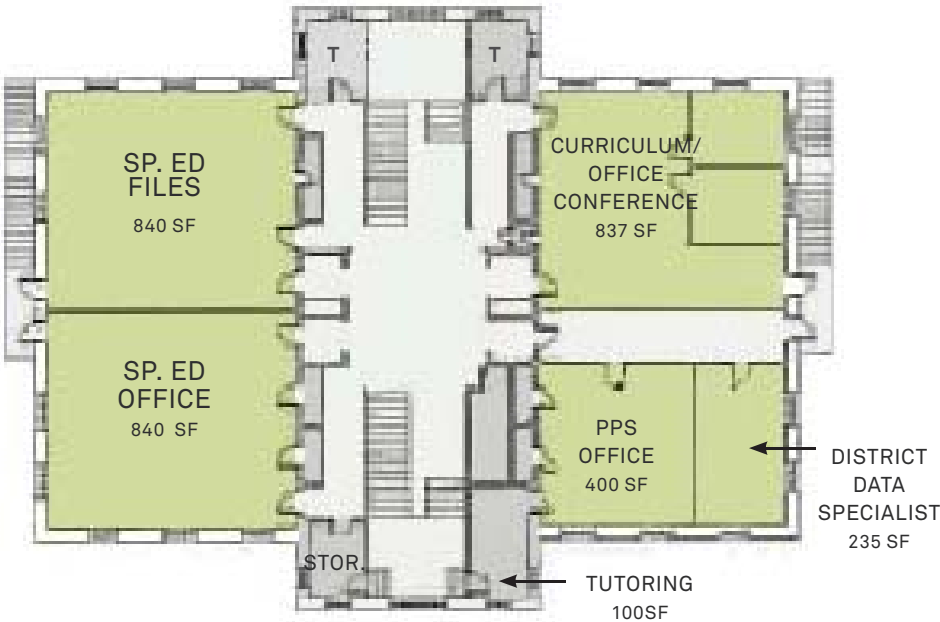
- CLASSROOMS
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- SPECIAL ED
- STORAGE, RESTROOMS, AND MECHANICAL
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- CLASSROOMS
- SHARED
- SUPPORT
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- CIRCULATION



Third Floor



Second Floor



## Proposed Space Summary- Elementary Schools

WAYBRIGHT		Existing Conditions	
ROOM TYPE	ROOM NFA <sup>1</sup>	# OF RMS	area totals
<b>CORE ACADEMIC SPACES</b>			<b>10,175</b>
<i>(List classrooms of different sizes separately)</i>			
Pre-Kindergarten w/ toilet			
Kindergarten w/ toilet	925	1	925
General Classrooms - <b>Grade 1-5</b>	925	10	9,250
General Classrooms - Grade 1-5			
<b>SPECIAL EDUCATION</b>			<b>1,605</b>
<i>(List rooms of different sizes separately)</i>			
Self-Contained SPED			
Self-Contained SPED - toilet			
Resource Room "Learning Center"	925	1	925
Small Group Room / Reading	360	1	360
Specialist area	320	1	320
<b>ART &amp; MUSIC</b>			<b>0</b>
Art Classroom - 25 seats			
Art Workroom w/ Storage & kiln			
Music Classroom / Large Group - 25-50 seats			
Music Practice / Ensemble			
<b>HEALTH &amp; PHYSICAL EDUCATION</b>			<b>0</b>
Gymnasium			
Gym Storeroom			
Health Instructor's Office w/ Shower & Toilet			
<b>MEDIA CENTER</b>			<b>320</b>
Media Center / Reading Room	320	1	320
<b>DINING &amp; FOOD SERVICE</b>			<b>4,255</b>
Cafeteria / Dining	3,000	1	3,000
Stage			
Chair / Table / Equipment Storage			
Kitchen	880	1	880
Staff Lunch Room	375	1	375
<b>MEDICAL</b>			<b>200</b>
Medical Suite Toilet			
Nurses' Office / Waiting Room	200	1	200
Examination Room / Resting			
<b>ADMINISTRATION &amp; GUIDANCE</b>			<b>800</b>
General Office / Waiting Room / Toilet	250	1	250
Teachers' Mail and Time Room			
Duplicating Room			
Records Room			
Principal's Office w/ Conference Area	300	1	300
Principal's Secretary / Waiting			
Assistant Principal's Office			
Supervisory / Spare Office			
Conference Room			
Guidance Office			
Guidance Storeroom			
Teachers' Work Room	250	1	250

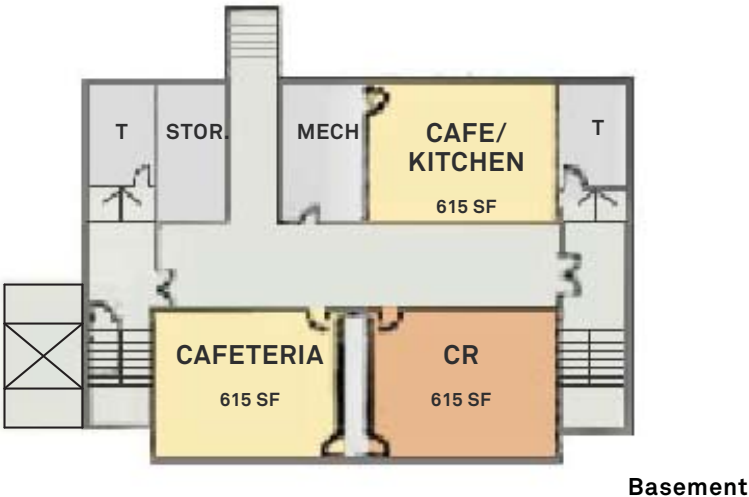
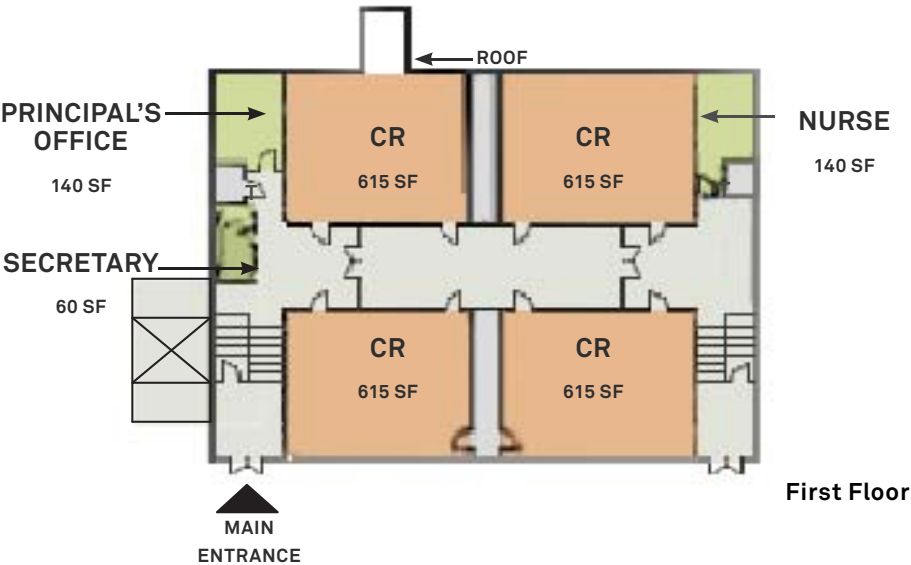
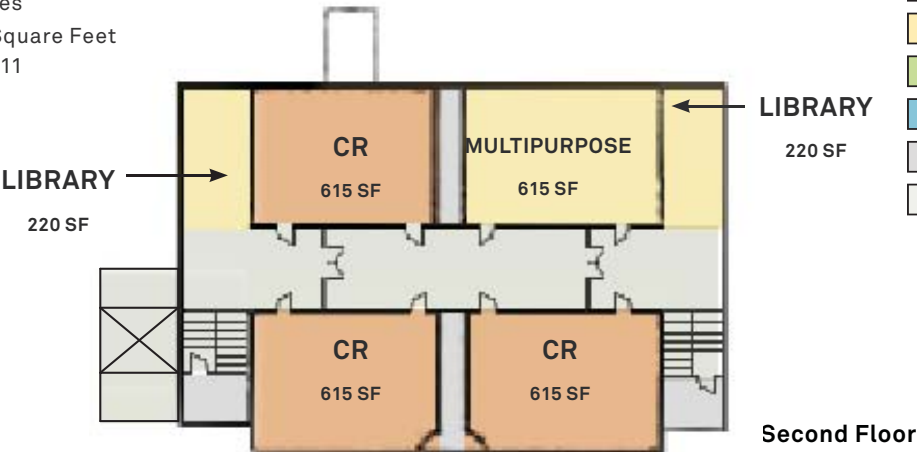
PROPOSED								
Existing to Remain/Renovated			New			Total		
ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals
	<b>6</b>	<b>6,100</b>		<b>6</b>	<b>5,350</b>		<b>12</b>	<b>11,450</b>
1,200	2	2,400						2,400
925	4	3,700	925	5	4,625			8,325
			725	1	725			725
		<b>2,000</b>			<b>1,000</b>			<b>3,000</b>
940	2	1,880						1,880
60	2	120						120
			500	1	500			500
			500	1	500			500
		<b>1,850</b>			<b>0</b>			<b>1,850</b>
925	1	925						925
150	0	-						0
925	1	925						925
75	0	-						0
		<b>0</b>			<b>6,300</b>			<b>6,300</b>
			6,000	1	6,000			6,000
			150	1	150			150
			150	1	150			150
		<b>0</b>			<b>2,020</b>			<b>2,020</b>
			2,020	1	2,020			2,020
		<b>4,850</b>			<b>0</b>			<b>4,850</b>
2,000	1	2,000						2,000
860	1	860						860
190	1	190						190
1,600	1	1,600						1,600
200	1	200						200
		<b>410</b>			<b>0</b>			<b>410</b>
60	1	60						60
250	1	250						250
100	1	100						100
		<b>1,365</b>			<b>300</b>			<b>1,665</b>
300	1	300						300
100	1	100						100
150	0	-						0
110	1	110						110
			300	1	300			300
125	0	-						0
								0
120	1	120						120
250	1	250						250
150	1	150						150
35	1	35						35
300	1	300						300

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA <sup>1</sup>	# OF RMS	area totals	Comments
	<b>11</b>	<b>10,950</b>	
1,200		-	1,100 SF min - 1,300 SF max
1,200	2	2,400	1,100 SF min - 1,300 SF max
950	9	8,550	900 SF min - 1,000 SF max
		<b>3,020</b>	
950	2	1,900	8% of pop. in self-contained SPED
60	2	120	
500	1	500	1/2 size Genl. Clrm.
500	1	500	1/2 size Genl. Clrm.
		<b>2,500</b>	
1,000	1	1,000	assumed schedule 2 times / week / student
150	1	150	
1,200	1	1,200	assumed schedule 2 times / week / student
75	2	150	
		<b>6,300</b>	
6,000	1	6,000	6000 SF Min. Size
150	1	150	
150	1	150	
		<b>2,020</b>	
2,020	1	2,020	
		<b>4,898</b>	
1,898	1	1,898	2 seatings - 15SF per seat
1,000	1	1,000	
200	1	200	
1,600	1	1,600	1600 SF for first 300 + 1 SF/student Add'l
200	1	200	20 SF/Occupant
		<b>510</b>	
60	1	60	
250	1	250	
100	2	200	
		<b>2,015</b>	
300	1	300	
100	1	100	
150	1	150	
110	1	110	
375	1	375	
125	1	125	
120	0	-	
120	1	120	
250	1	250	
150	1	150	
35	1	35	
300	1	300	

Ballard Early Childhood Center

22 Richard Street  
0.65 Acres  
10,800 Square Feet  
Built: 1911

- CLASSROOMS
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- CIRCULATION









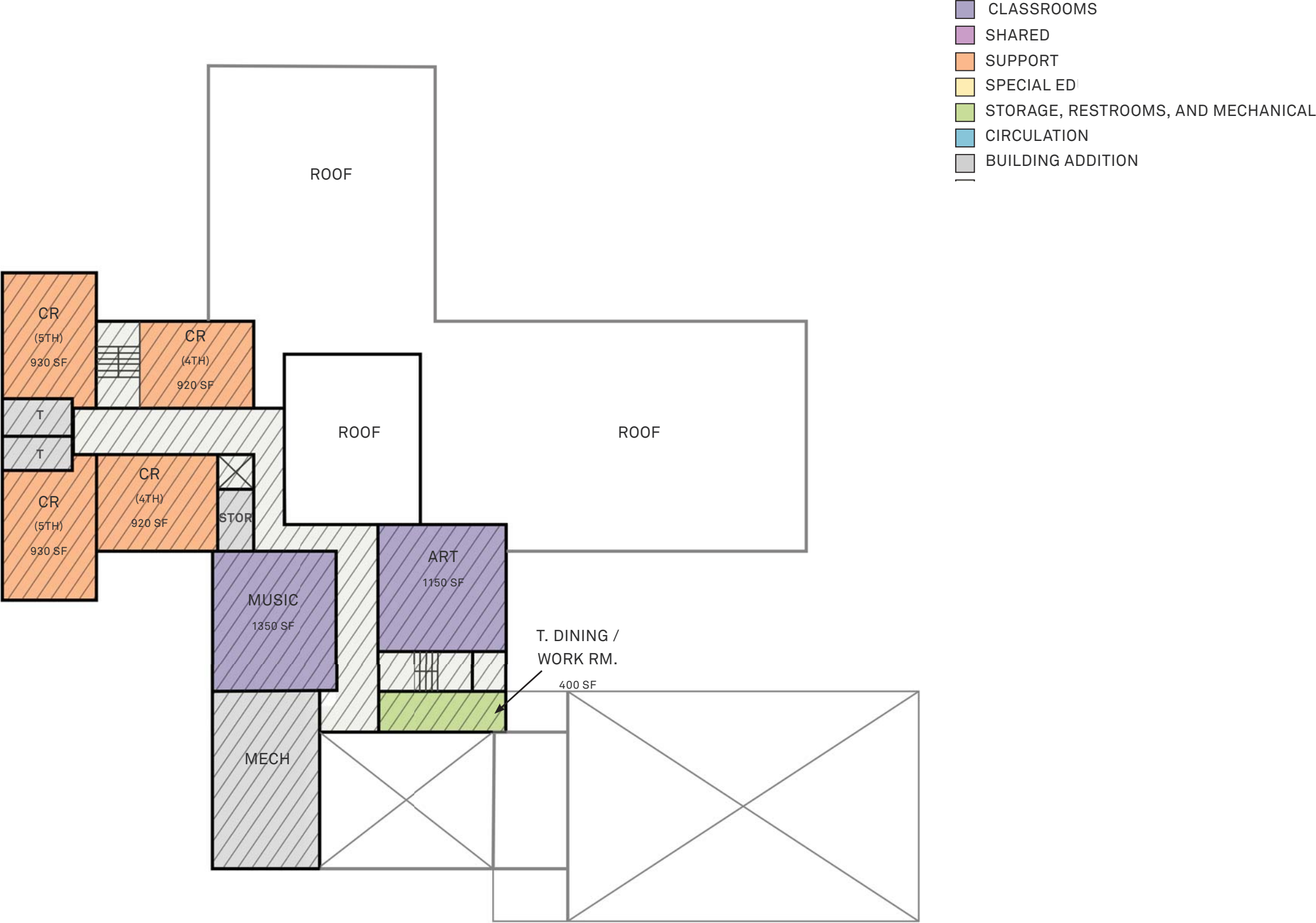
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Built: 1962



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- BUILDING ADDITION





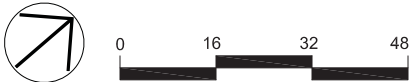
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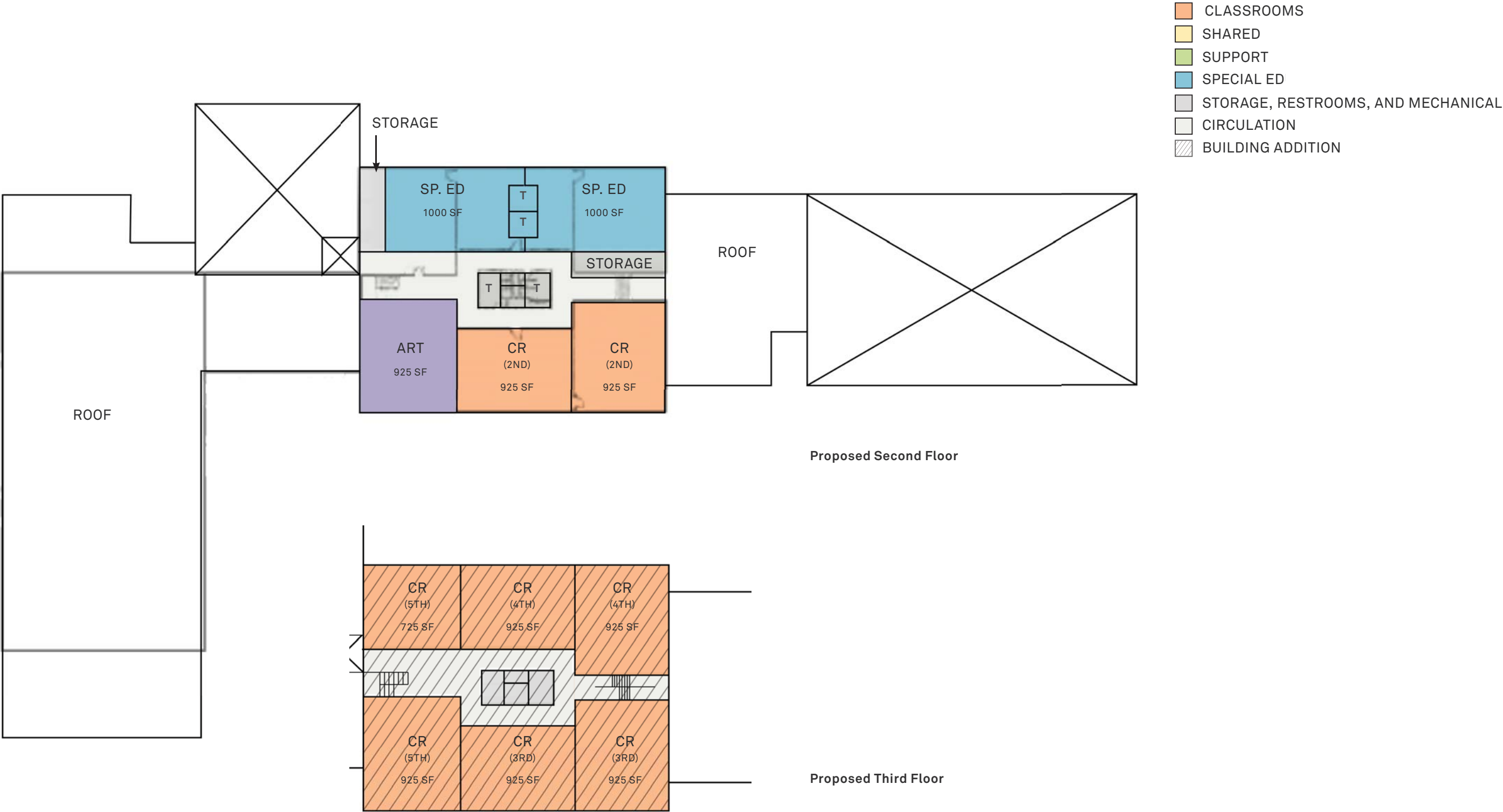
- CLASSROOMS
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Proposed First Floor



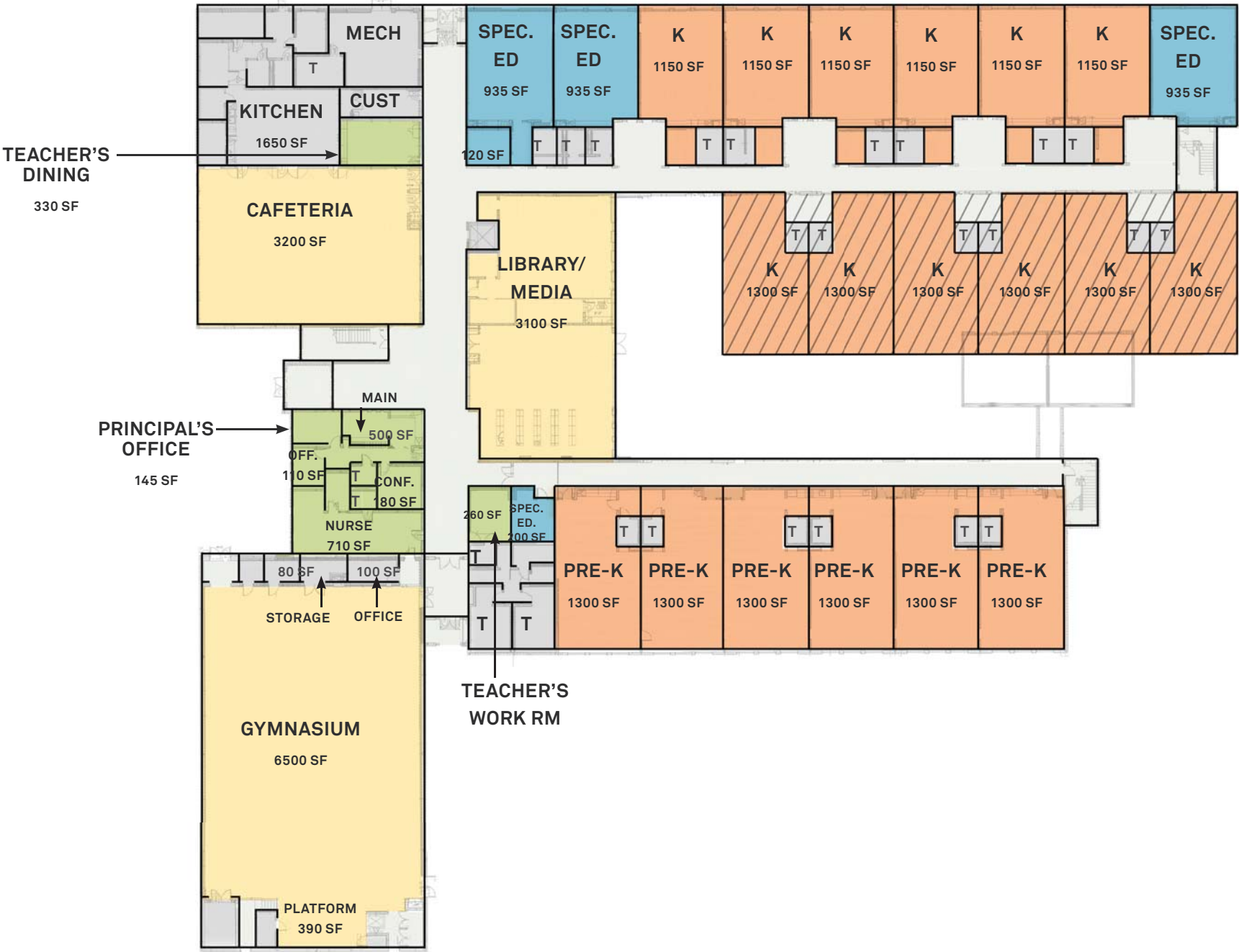




Veterans Memorial Elementary School  
39 Hurd Avenue  
1.59 Acres  
80,350 Square Feet  
Built: 2000

PROPOSED FIRST FLOOR PLAN  
ALTERNATIVE TWO  
GRADES K-2

- CLASSROOMS
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**GUIDANCE**

200 SF

200 SF

435 SF

520 SF

390 SF

STOR

CR 935 SF

CR 935 SF

CR 935 SF

CR 935 SF

CR 935 SF

CR 935 SF

CR 935 SF

CR 935 SF

CR 935 SF

STOR

STOR

STOR

ART CR 1550 SF

CR SF

CR SF

CR SF

CR SF

CR SF

CR SF

TEACHER'S WORK ROOM 300 SF

TIME-OUT

SPEC. OFFICE

PRACTICE 125 SF

MUSIC CR 1250 SF

MUSIC STORAGE 125 SF

PRACTICE 125 SF

150 SF

225 SF

650 SF

985 SF

985 SF

985 SF

985 SF

STOR

T

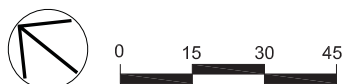
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SPEC. 180 SF

LEGEND:

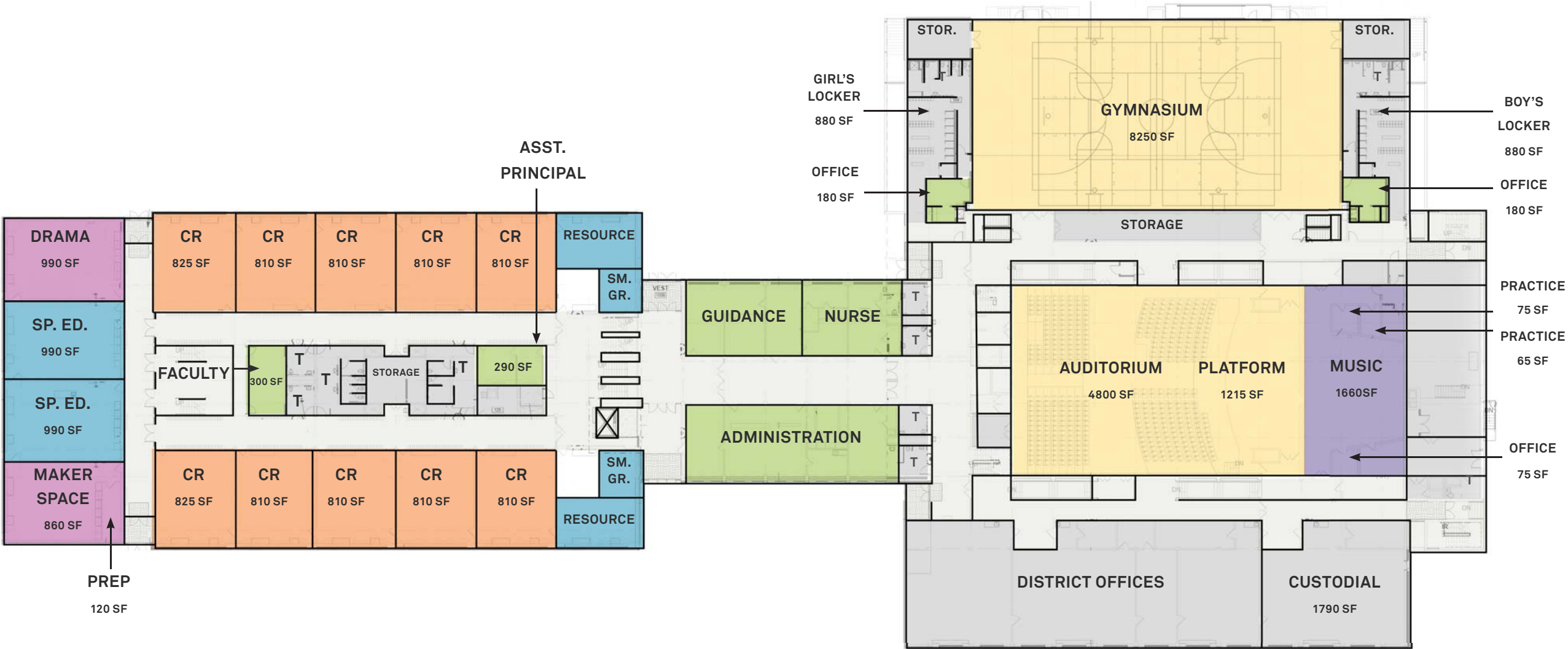
- CLASSROOMS
- SHARED
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- CIRCULATION



**Belmonte Middle School**  
25 Dow Street  
16.70 Acres  
159,800 Square Feet  
Built: 1964, Renovated: 2014

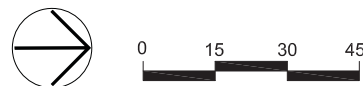
**PROPOSED FIRST FLOOR PLAN**  
**ALTERNATIVE TWO**  
**GRADES 3-5**

- CLASSROOMS
- SHARED
- SUPPORT
- SPECIAL ED
- STORAGE, RESTROOMS, AND MECHANICAL
- CIRCULATION





PROPOSED SECOND  
& THIRD FLOOR PLANS  
ALTERNATIVE TWO  
GRADES 3-5



Veterans Memorial Elementary School  
39 Hurd Avenue  
1.59 Acres  
80,350 Square Feet  
Built: 2000

PROPOSED FIRST FLOOR PLAN  
ALTERNATIVE THREE  
GRADES 3-5

- CLASSROOMS
- SHARED
- SUPPORT
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- STORAGE, RESTROOMS, AND MECHANICAL
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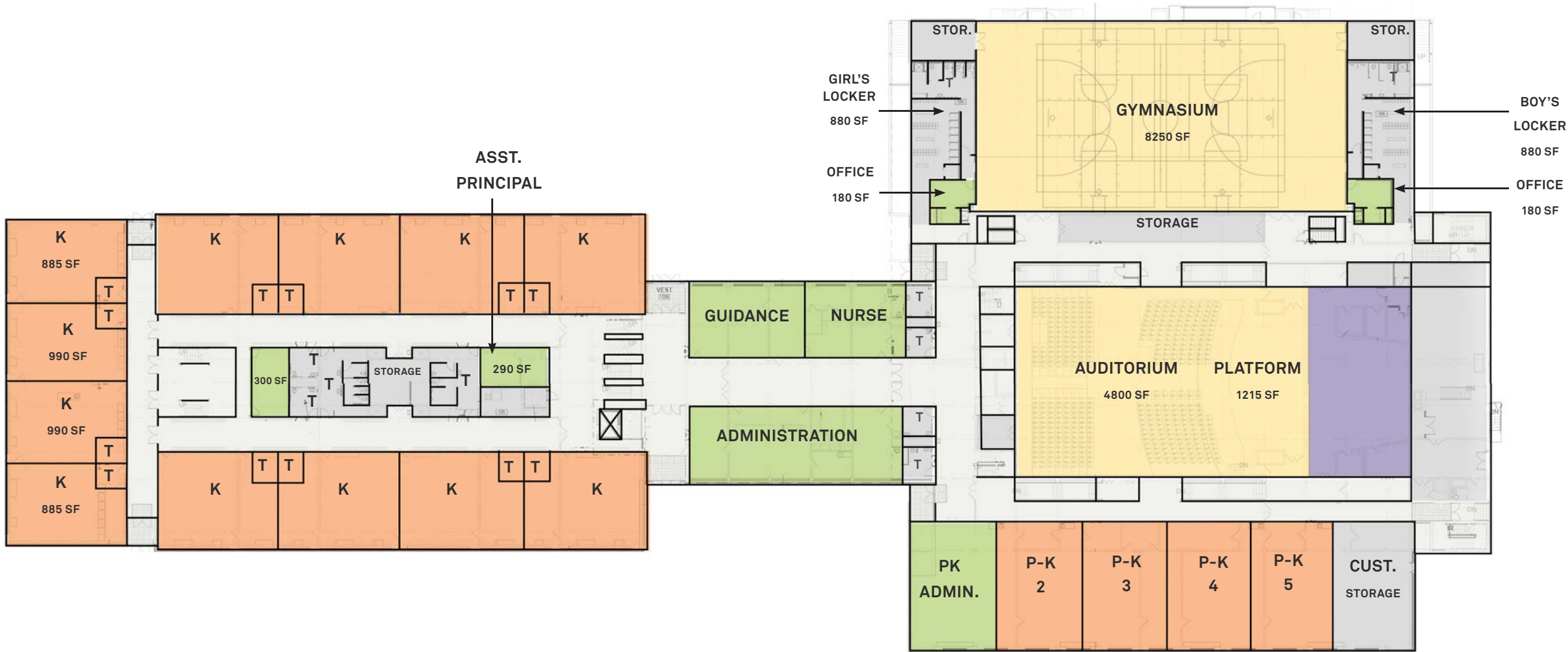




**Belmonte Middle School**  
25 Dow Street  
16.70 Acres  
159,800 Square Feet  
Built: 1964, Renovated: 2014

**PROPOSED FIRST FLOOR PLAN**  
**ALTERNATIVE THREE**  
**GRADES PK-2**

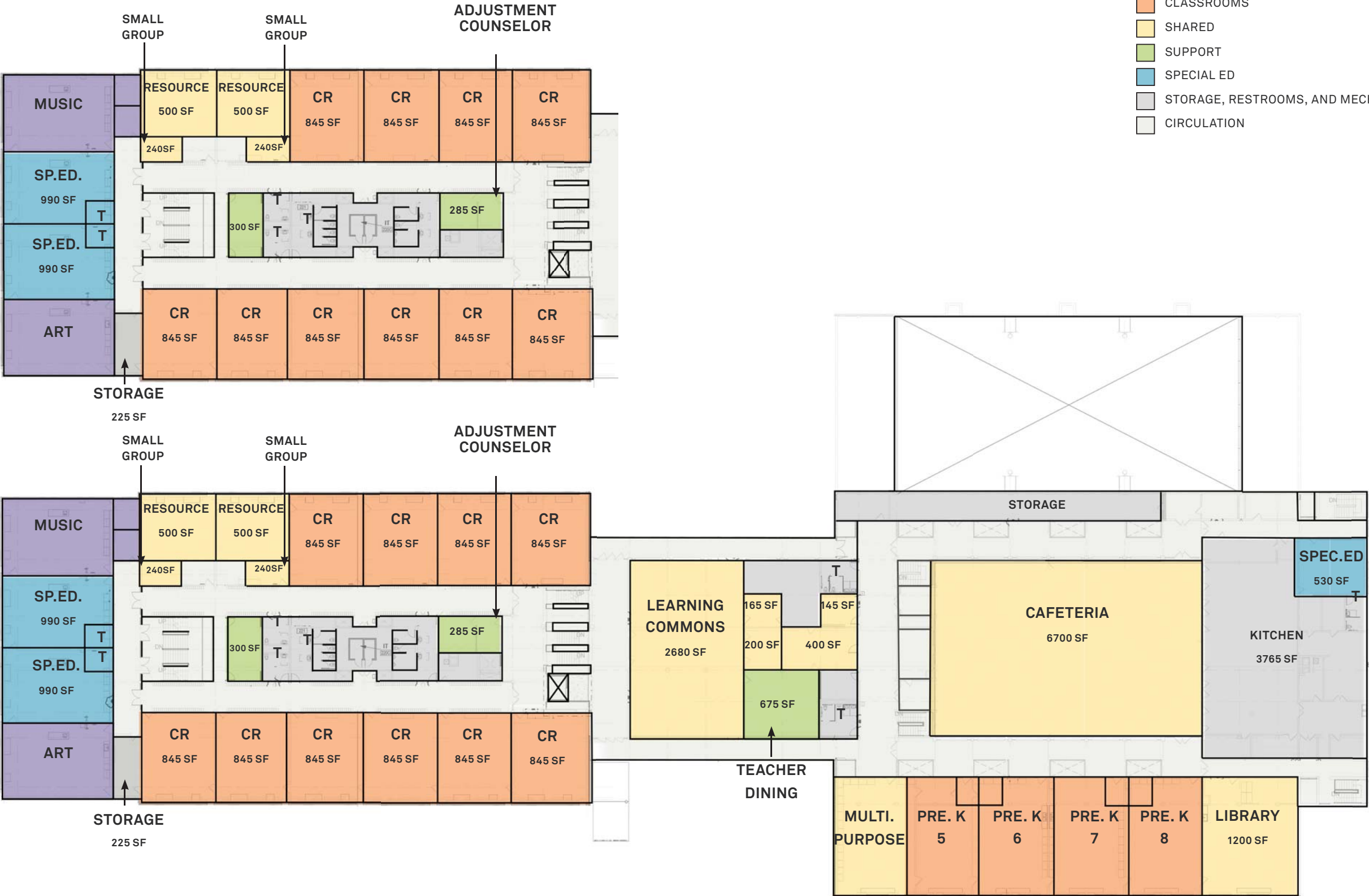
- CLASSROOMS
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PROPOSED SECOND  
& THIRD FLOOR PLANS  
ALTERNATIVE THREE  
GRADES PK-2

- CLASSROOMS
- SHARED
- SUPPORT
- SPECIAL ED
- STORAGE, RESTROOMS, AND MECHANICAL
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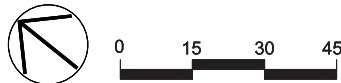
Veterans Memorial Elementary School  
39 Hurd Avenue  
1.59 Acres  
80,350 Square Feet  
Built: 2000

PROPOSED FIRST FLOOR PLAN  
ALTERNATIVE FOUR  
GRADES K-1

- CLASSROOMS
- SHARED
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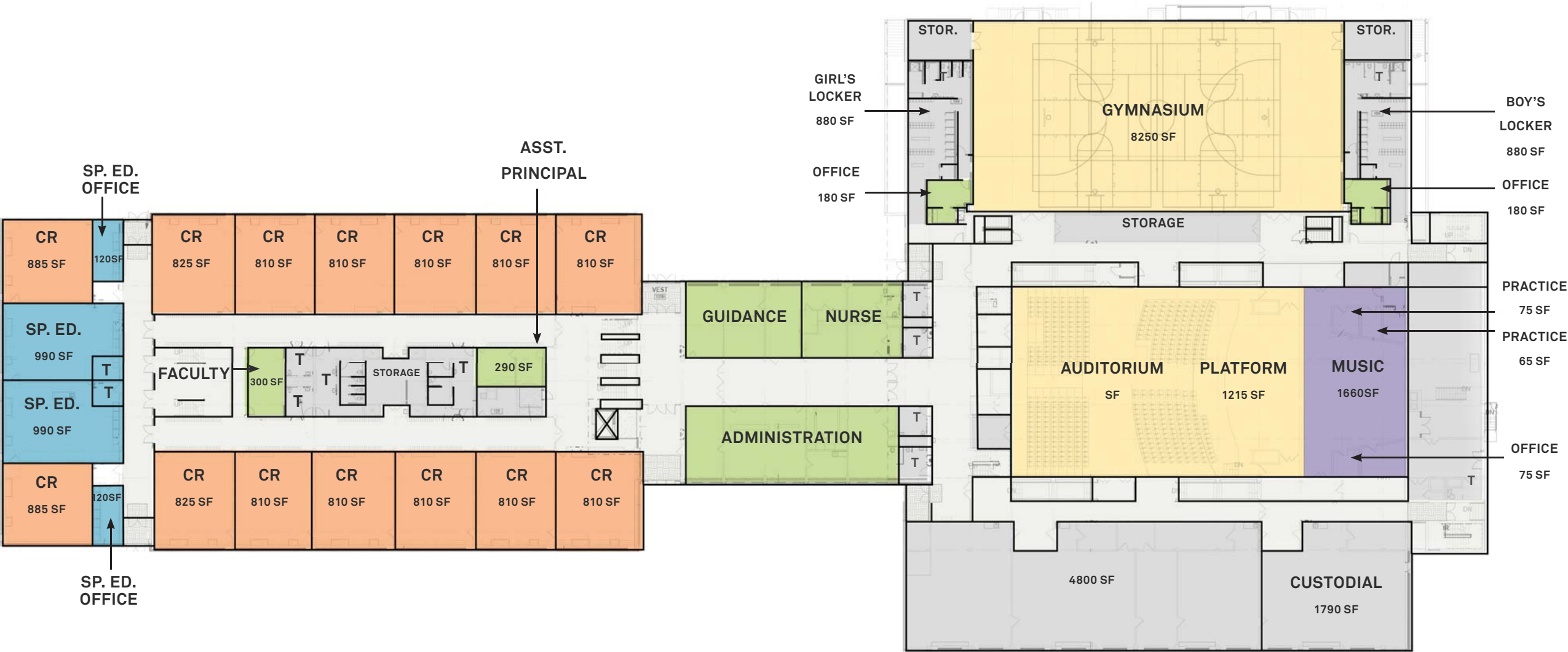
PROPOSED SECOND FLOOR PLAN  
ALTERNATIVE FOUR  
GRADES K-1



**Belmonte Middle School**  
25 Dow Street  
16.70 Acres  
159,800 Square Feet  
Built: 1964, Renovated: 2014

**PROPOSED FIRST FLOOR PLAN**  
**ALTERNATIVE FOUR**  
**GRADES 2-5**

- CLASSROOMS
- SHARED
- SUPPORT
- SPECIAL ED
- STORAGE, RESTROOMS, AND MECHANICAL
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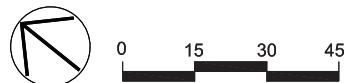
A compass rose with North (N) pointing to the right. Below it is a number line starting at 0 and ending at 45, with major tick marks and labels at 0, 15, 30, and 45. The line is divided into three equal segments by tick marks at 15 and 30.

39 Hurd Avenue  
1.59 Acres  
80,350 Square Feet  
Built: 2000

### PROPOSED FIRST FLOOR PLAN

## ALTERNATIVE FIVE

### GRADES K-5

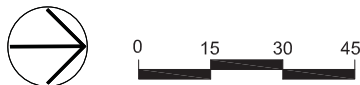
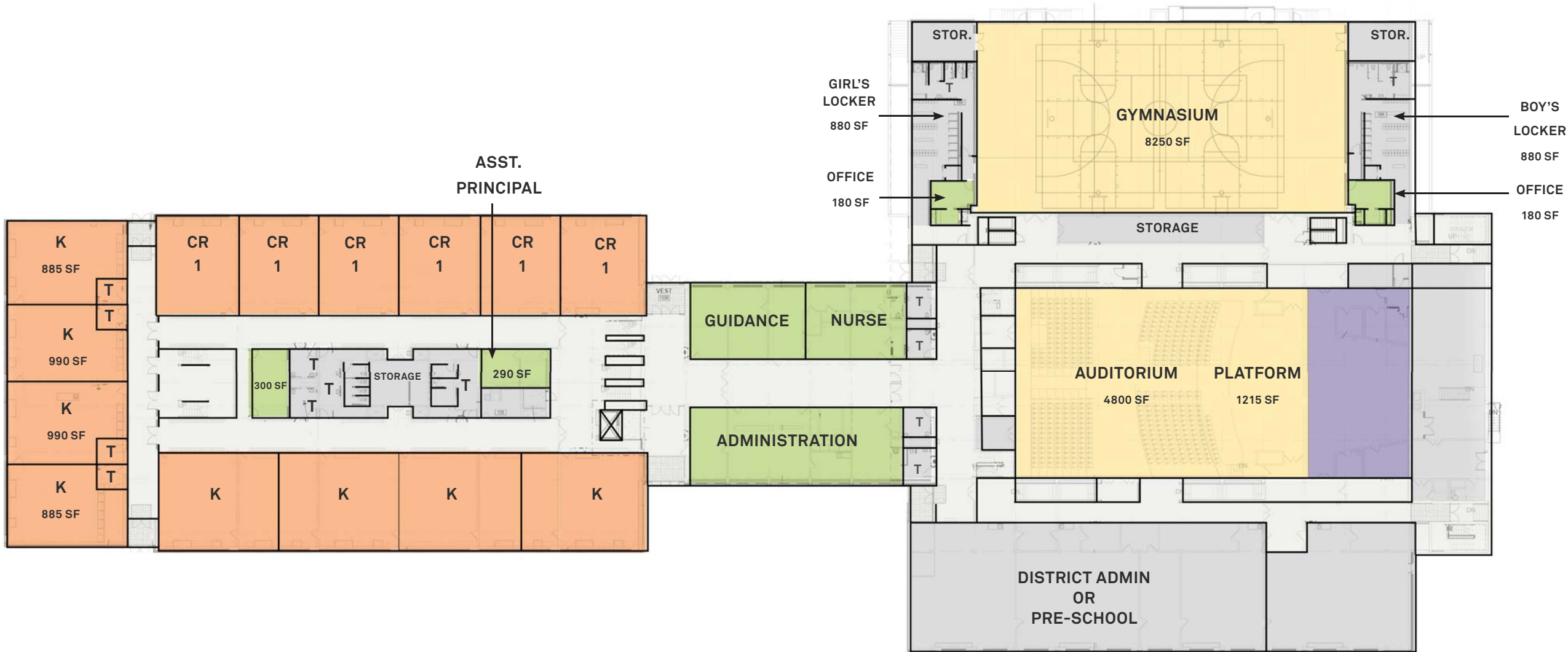




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25 Dow Street  
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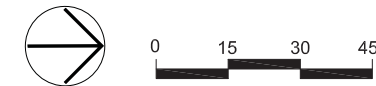
**PROPOSED FIRST FLOOR PLAN**  
**ALTERNATIVE FIVE**  
**GRADES K-5**

- CLASSROOMS
- SHARED
- SUPPORT
- SPECIAL ED
- STORAGE, RESTROOMS, AND MECHANICAL
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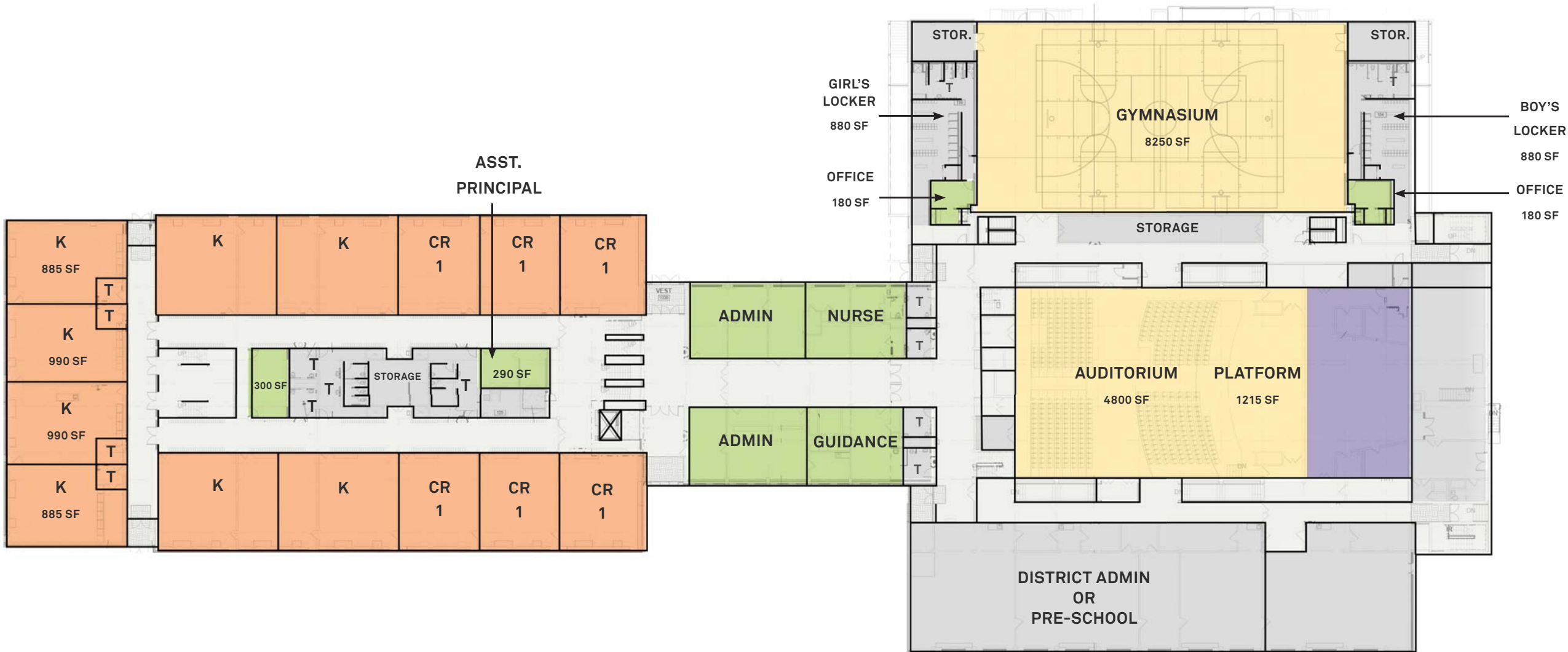
PROPOSED SECOND  
& THIRD FLOOR PLANS  
ALTERNATIVE FIVE  
GRADES K-5



**Belmonte Middle School**  
25 Dow Street  
16.70 Acres  
159,800 Square Feet  
Built: 1964, Renovated: 2014

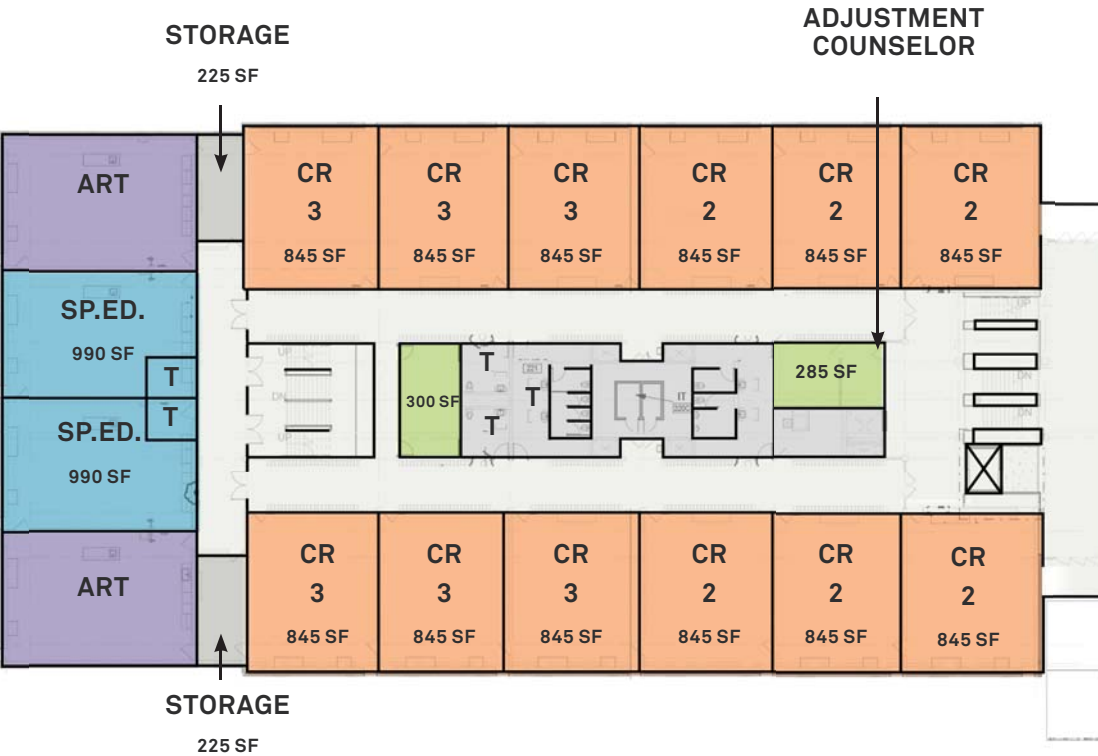
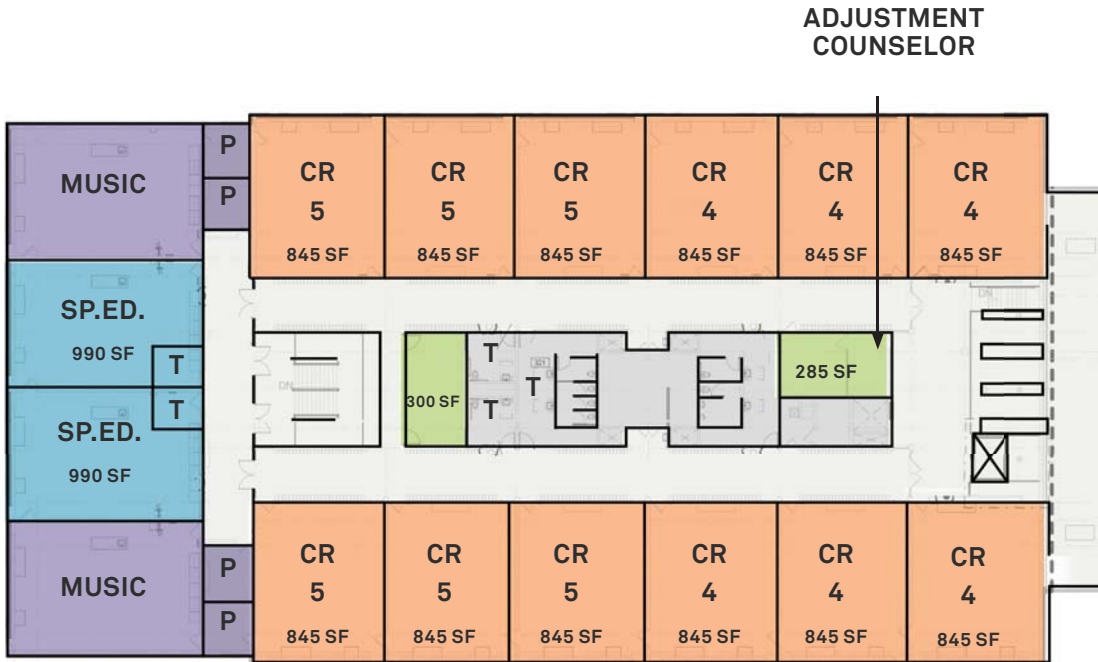
**PROPOSED FIRST FLOOR PLAN**  
**ALTERNATIVE FIVE (A)**  
**GRADES K-5**

- CLASSROOMS
- SHARED
- SUPPORT
- SPECIAL ED
- STORAGE, RESTROOMS, AND MECHANICAL
- CIRCULATION



PROPOSED SECOND  
& THIRD FLOOR PLANS  
ALTERNATIVE FIVE (A)  
GRADES K-5

- CLASSROOMS
- SHARED
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- STORAGE, RESTROOMS, AND MECHANICAL
- CIRCULATION



# H M F H A R C H I T E C T S

## SAUGUS HIGH SCHOOL PRELIMINARY DESIGN PROGRAM PROGRESS UPDATE

SAUGUS, MASSACHUSETTS

Lori Cowles, AIA Principal

April 28, 2016

# SHS PRELIMINARY DESIGN PROGRAM

- Educational Visioning Report (in progress)
- Facility assessment
- Space summary (in progress)
- Potential sites



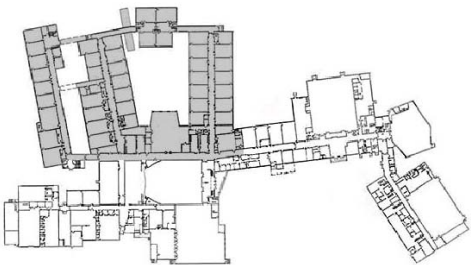
Saugus High School

Pearce Memorial Drive

21.74 Acres

193,200 Square Feet

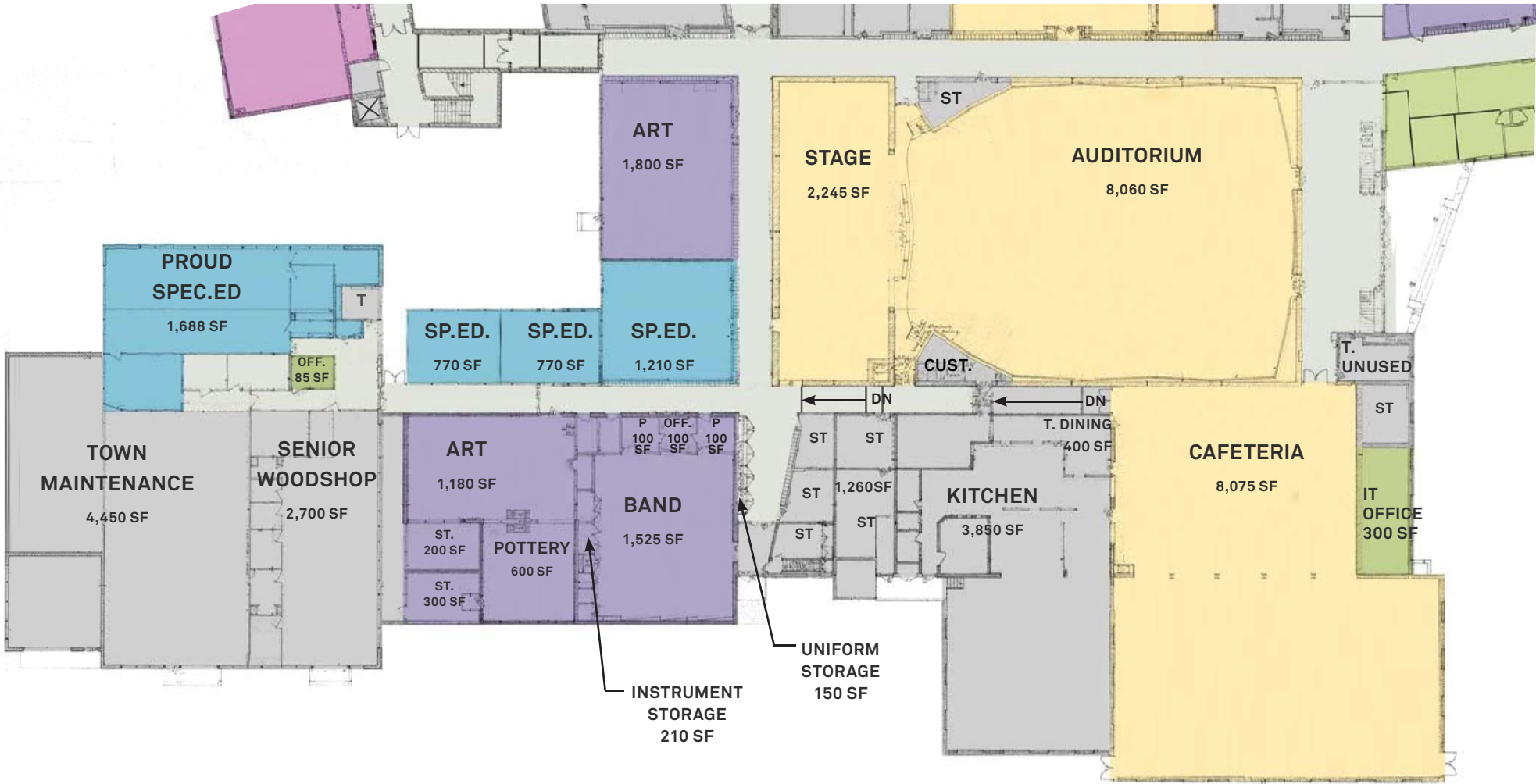
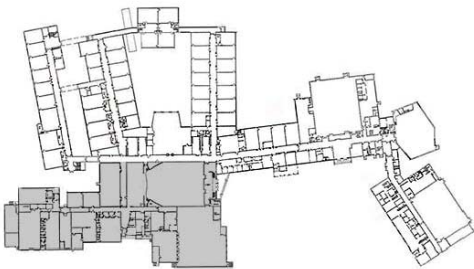
Built: 1954 ; Expanded 1960 and 1972



- SPECIALITY
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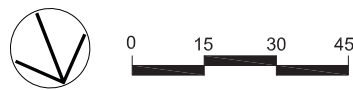
First Floor  
SECTION A





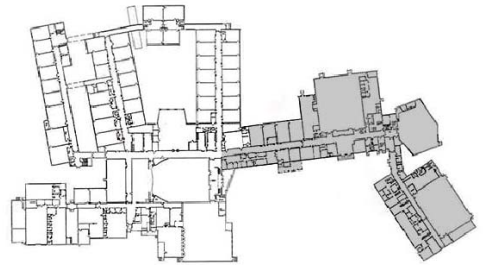
- SPECIALITY
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First Floor  
SECTION B





Built: 1954 ; Expanded 1960 and 1972

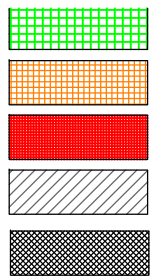


-  SPECIALITY
-  SCIENCE
-  CLASSROOMS
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-  SPECIAL ED
-  STORAGE, RESTROOMS, AND MECHANICAL
-  CIRCULATION

## First Floor

### SECTION C





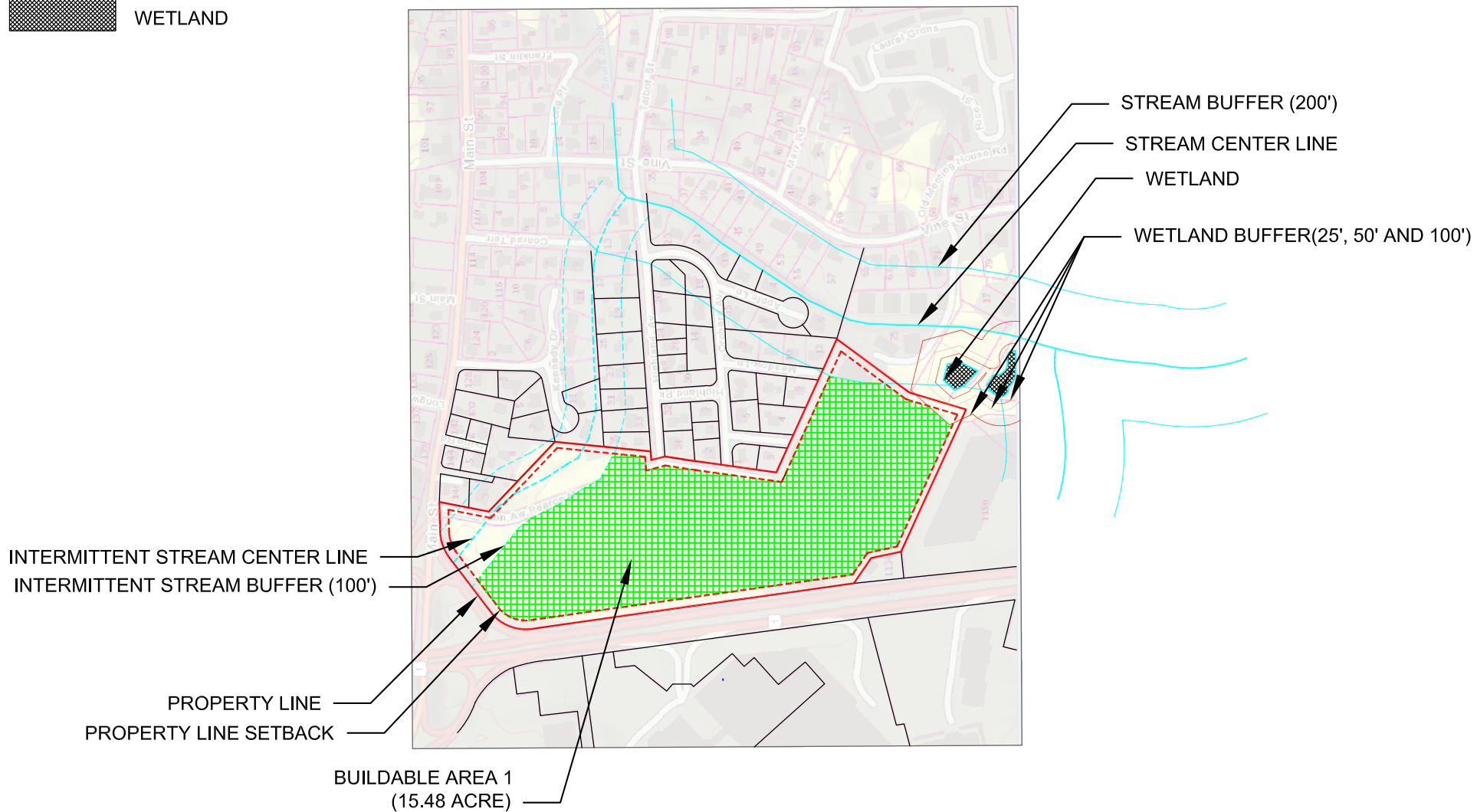
BUILDABLE (SLOPE  $\leq 15\%$ )

MARGINALLY BUILDABLE ( $15\% \leq \text{SLOPE} \leq 25\%$ )

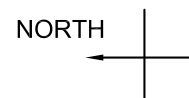
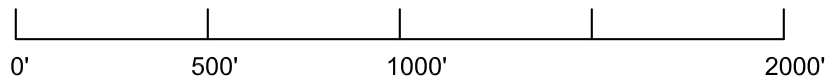
UNBUILDABLE (SLOPE  $\geq 25\%$ )

GRADING INFORMATION NOT AVAILABLE

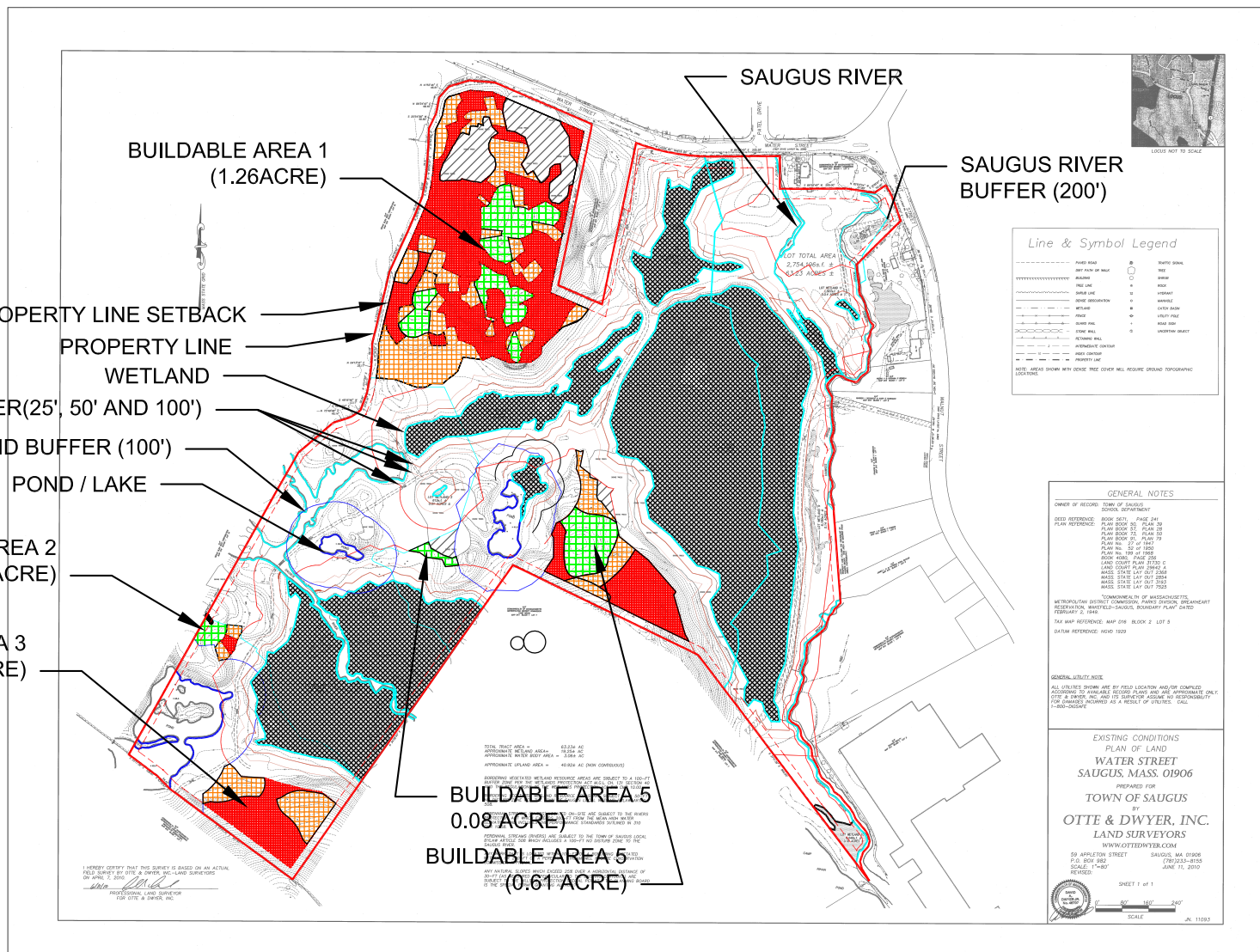
WETLAND



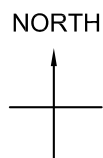
NOTE: EDGES OF STREAM NOT AVAILABLE ON MASS GIS  
SCALE: 1"=500'

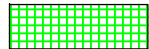










A horizontal scale bar with tick marks at 0', 500', 1000', and 2000'.



-  BUILDABLE (SLOPE  $\leq 15\%$ )
-  MARGINALLY BUILDABLE ( $15\% \leq \text{SLOPE} \leq 25\%$ )
-  UNBUILDABLE (SLOPE  $\geq 25\%$ )
-  GRADING INFORMATION NOT AVAILABLE
-  WETLAND

