

Horace Mann Elementary School

FS Phase

SBC/DRC Meeting

July 14, 2022





Agenda

Schedule – Where are We?

Option D.8 Recap

Preliminary Site Study

Preliminary Ed Program Phasing

Next Meeting

August 25th

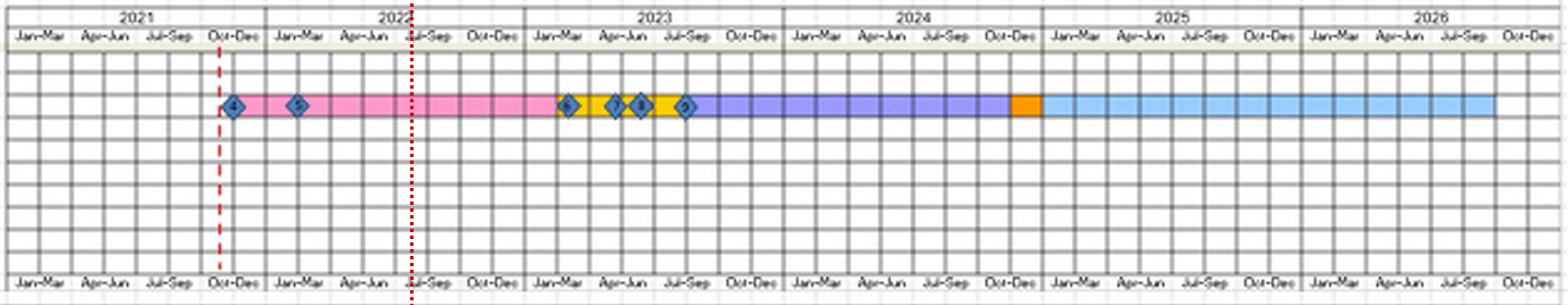
Overall Project Schedule

Horace Mann Elementary School

Tonight

PRELIMINARY TIMELINE FOR HORACE MANN PROJECT

****DRAFT****



Project Phases

- Approvals
- Feasibility / Schematic Design
- Bid / Award
- Design / Documents
- Construction

Milestones

- ◆ Feasibility / Schematic Design Funding Approval
- ◆ Feasibility Study Approval - SBC
- ◆ Schematic Design / Site Plan Approval - SBC & DRC
- ◆ Schematic Design / Site Plan Approval - Public Facilities Cmt.
- ◆ Funding Approval - Finance Cmt.
- ◆ City Council Project Approval

Option D.8 'Preliminary Design' Recap

Site Layout

“D” Options
(right side)

Easiest to Live Thru
During Construction

Parking Lots Remain

Modulars & Playground
Remain ‘In-Use’
During Construction

Retains Part of Sledding Hill

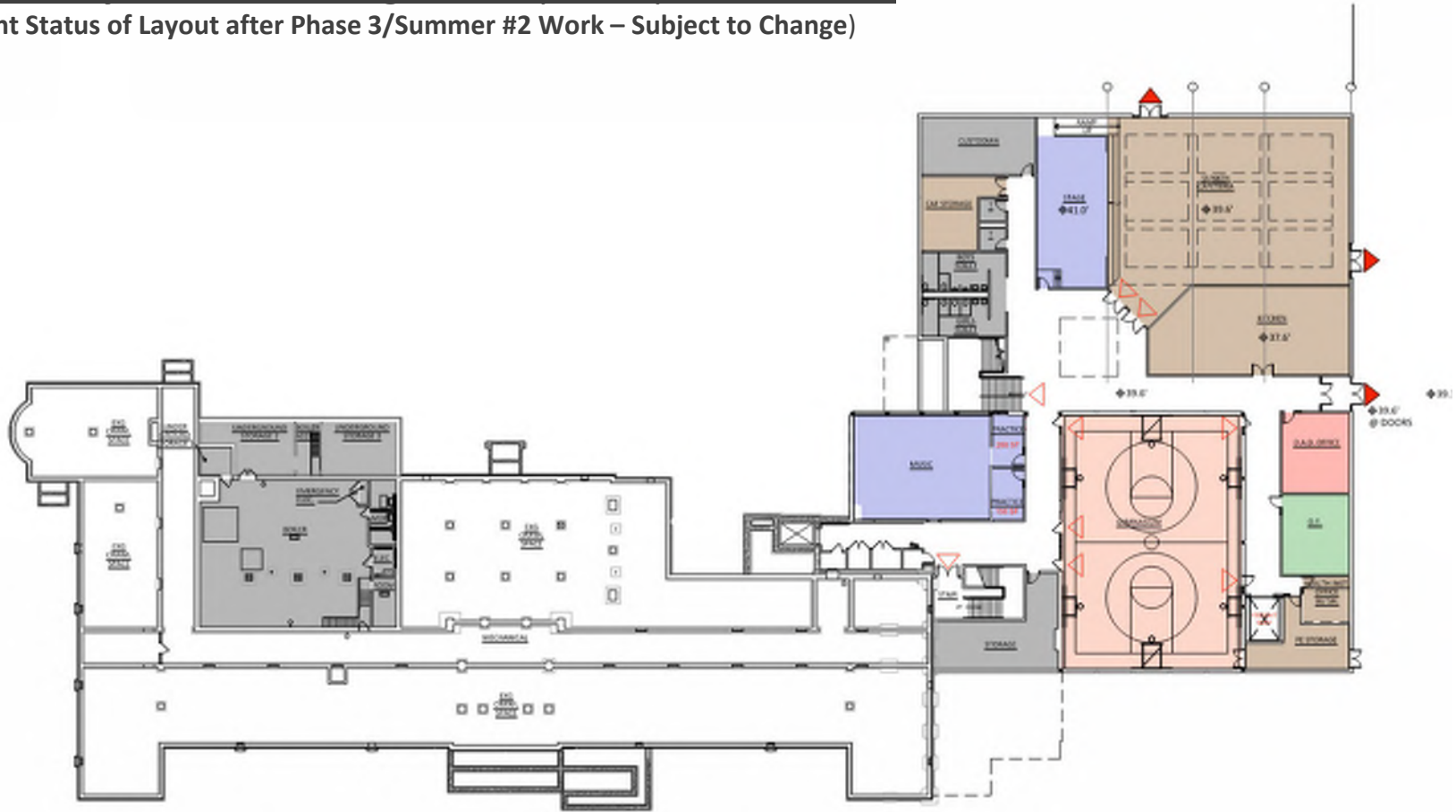
Relocates B-Ball Court

Leaves a Large
Upper Site Plateau
for Pkg/Play Options

1st Floor (front) Receiving



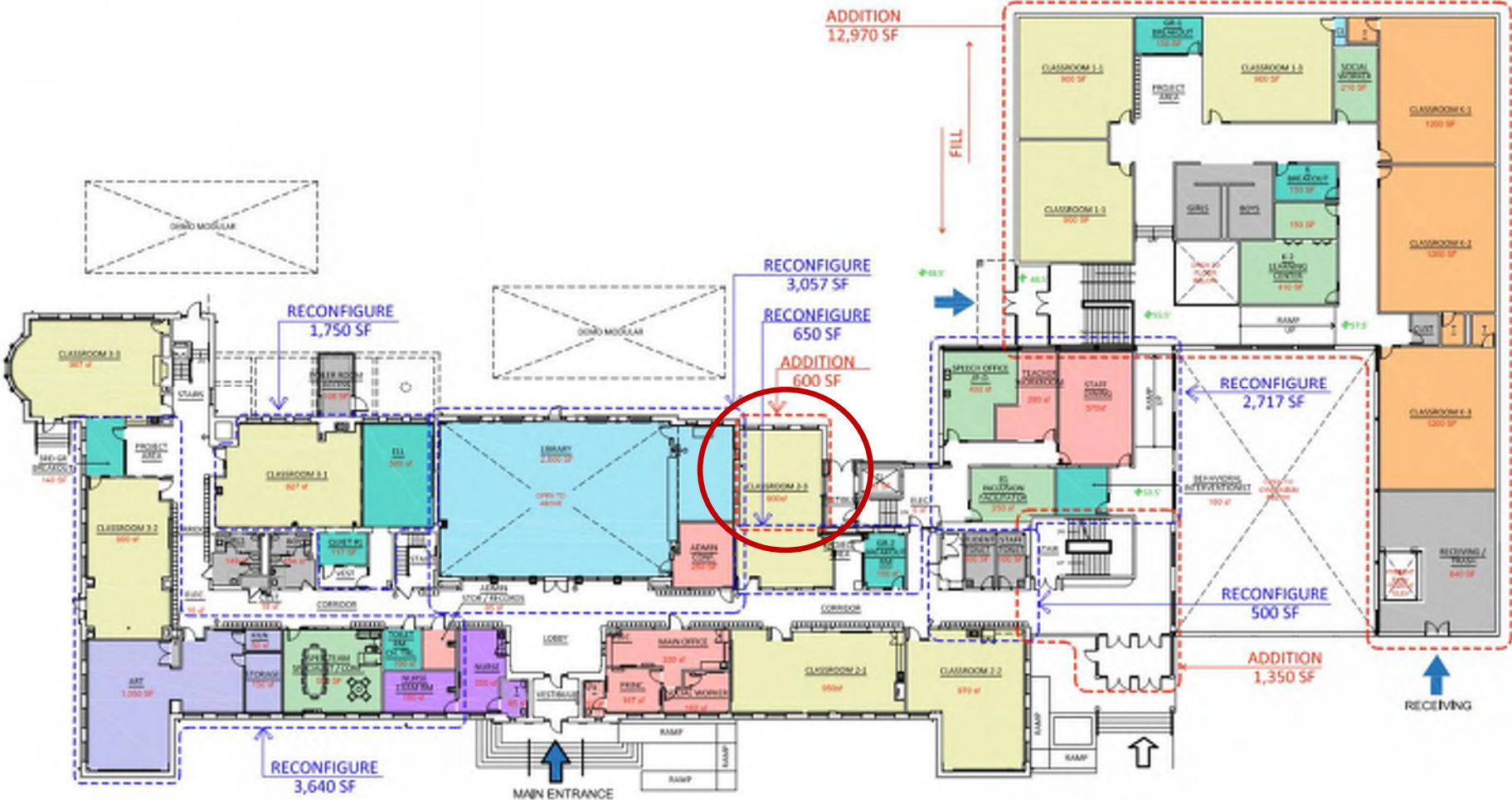
Preliminary D.8 School Program – Open September 2026
(Current Status of Layout after Phase 3/Summer #2 Work – Subject to Change)



LOWER LEVEL

Option D.7 First Floor Plan

ADDITION + RENOVATION AREAS



Preliminary D.8 School Program – Open September 2026

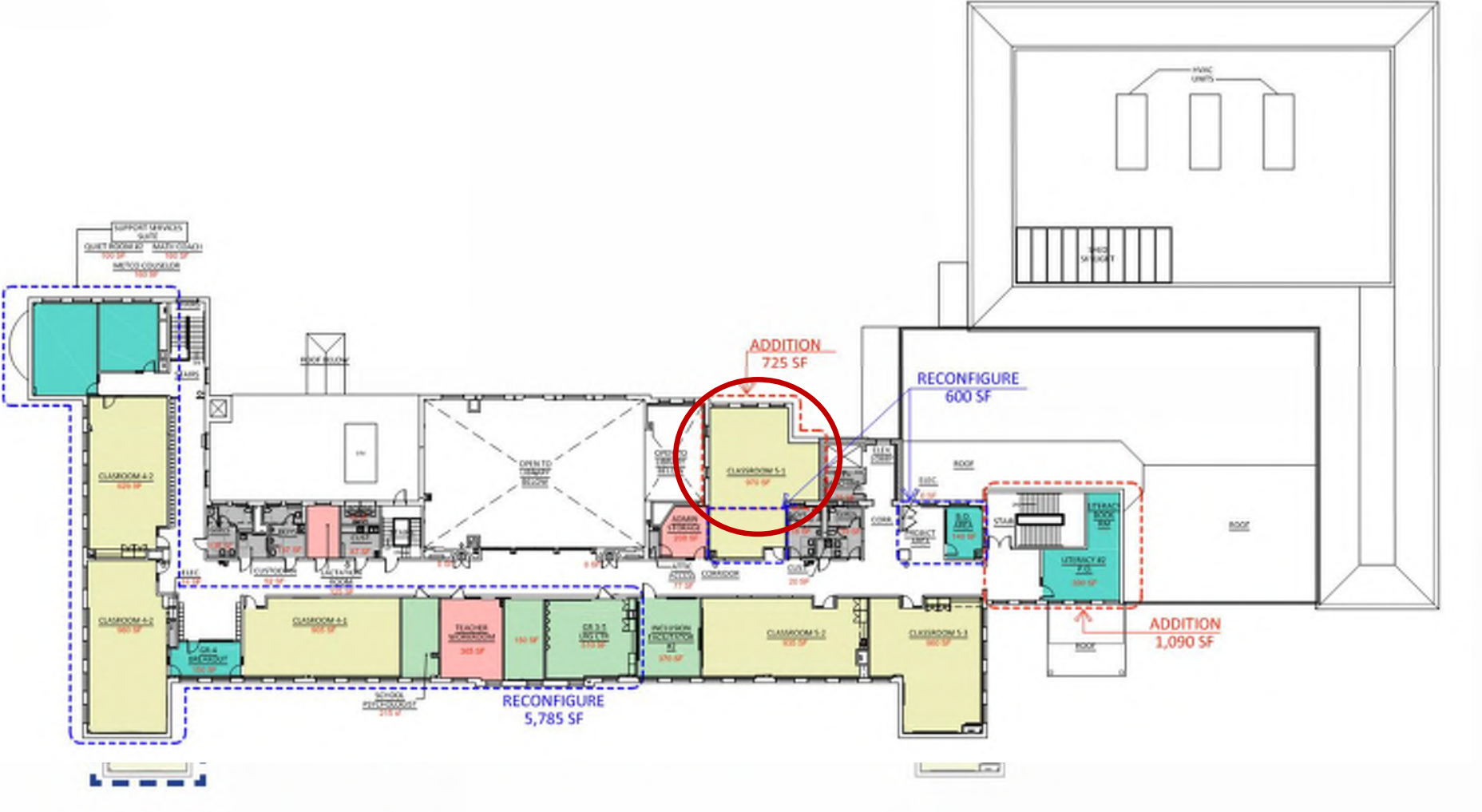
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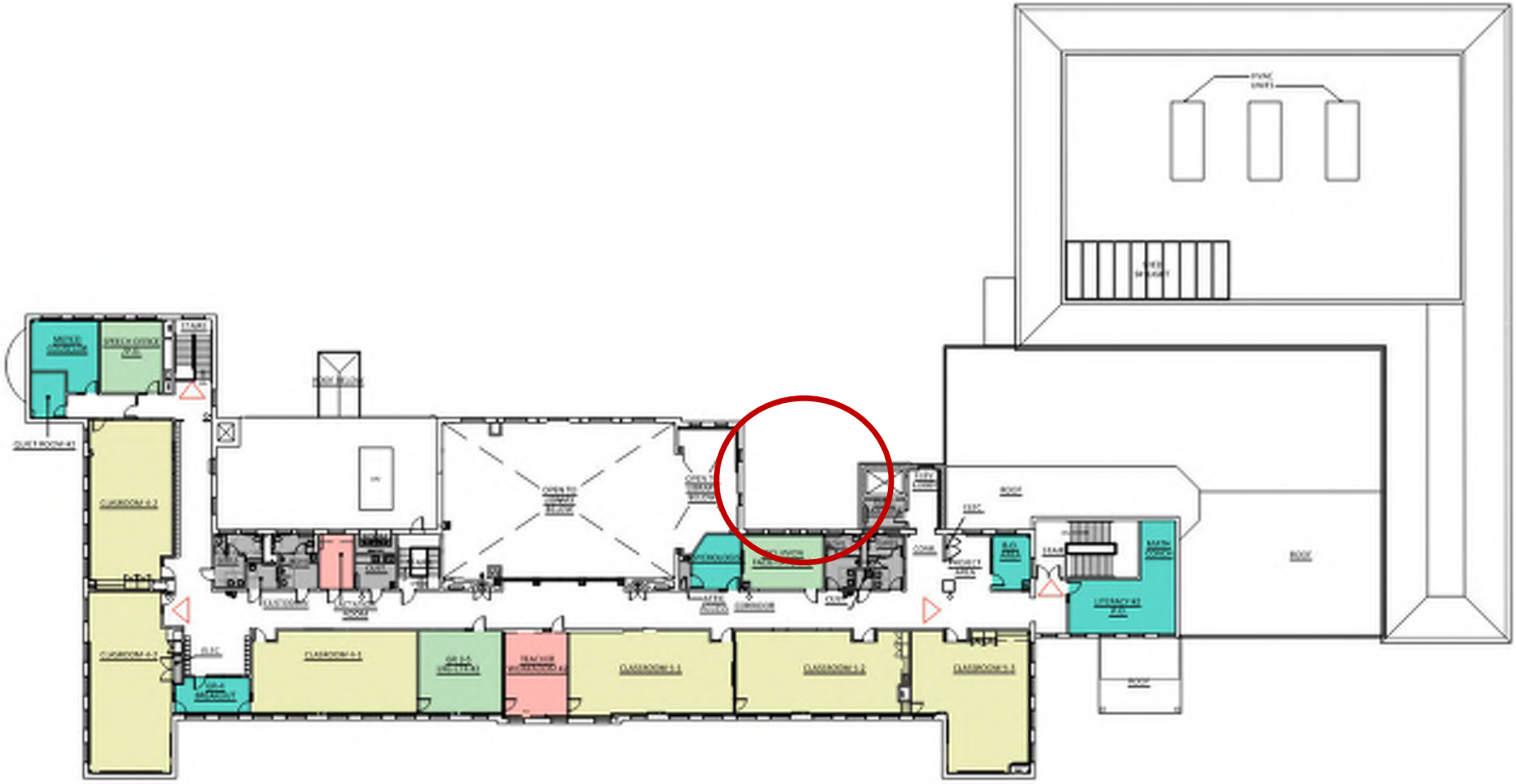
FIRST FLOOR PLAN

Option D.7 Second Floor Plan

ADDITION + RENOVATION AREAS



Preliminary D.8 School Program – Open September 2026
(Current Status of Layout after Phase 3/Summer #2 Work – Subject to Change)



SECOND FLOOR PLAN

Most Recent Elevation & 3-D Studies

Option D.8

Preliminary D.8 Massing Study – Projected Completion September 2026
(Potential Massing after Phase 3/Summer #2 Work – Subject to Change)

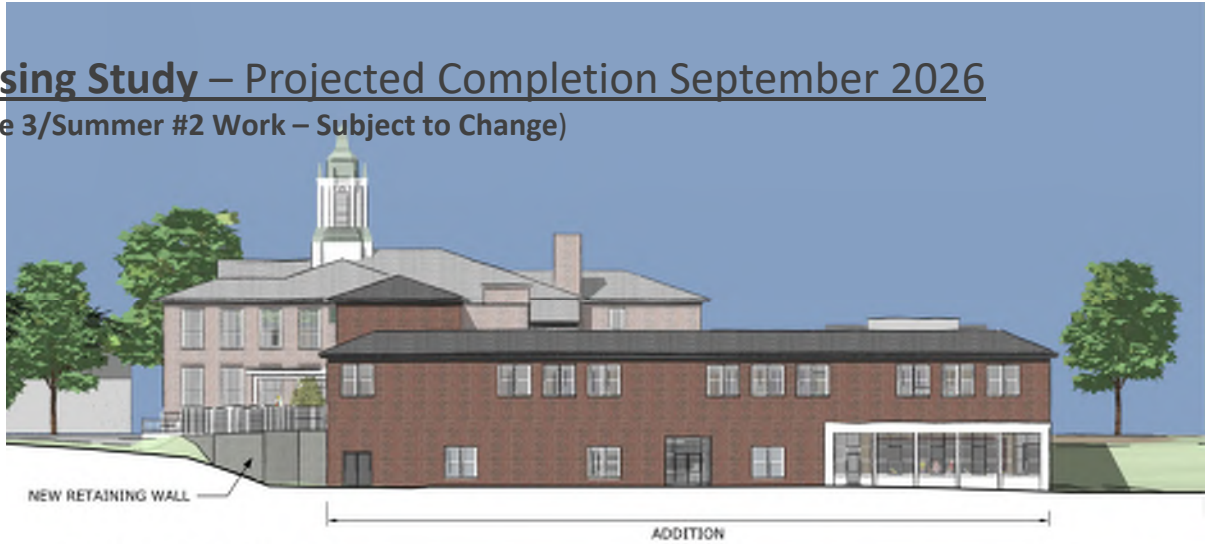


1 Front Elevation (East)
1/16" = 1'-0"



2 Rear Elevation (West)
1/16" = 1'-0"

Preliminary D.8 Massing Study – Projected Completion September 2026
(Potential Massing after Phase 3/Summer #2 Work – Subject to Change)



① North Side Elevation
1/16" = 1'-0"



② Partial South Side Elevation
1/16" = 1'-0"

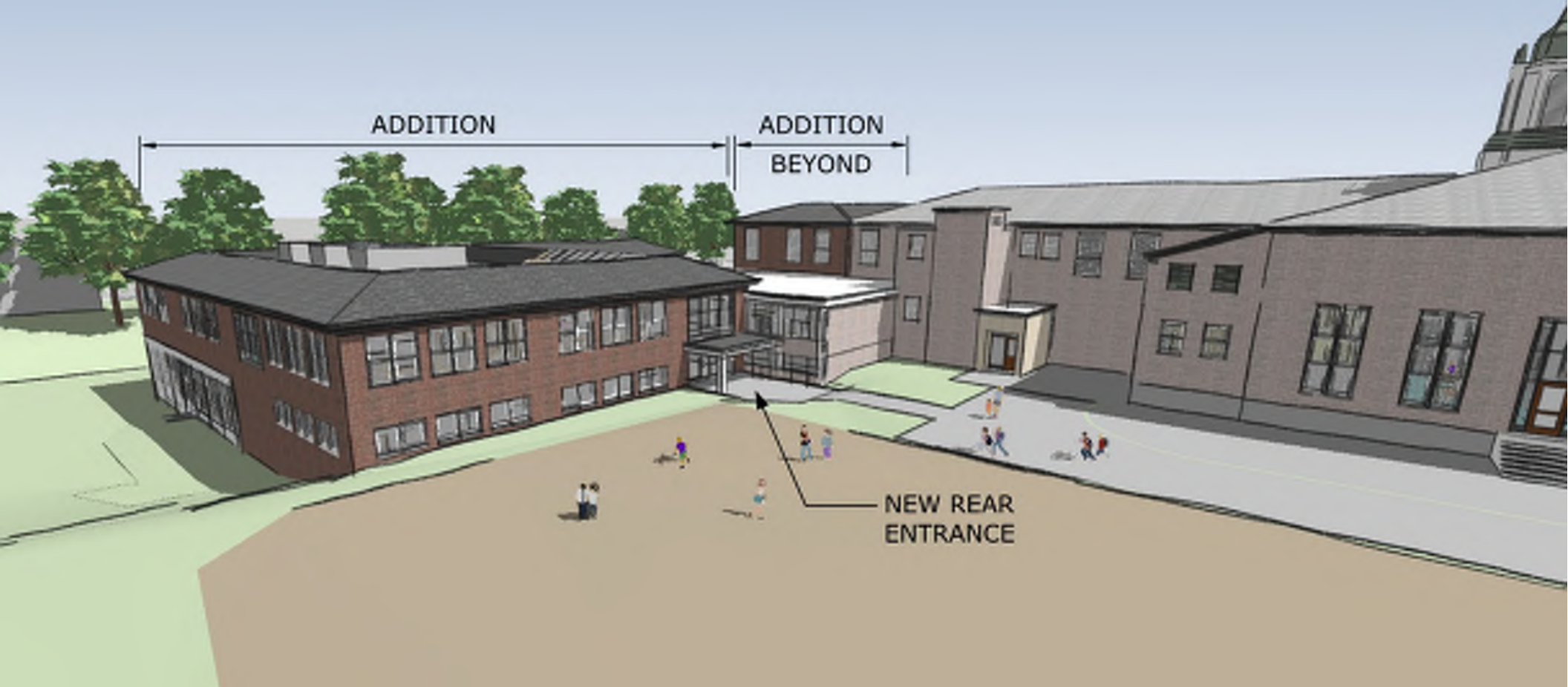
Preliminary D.8 Massing Study – Projected Completion September 2026
(Potential Massing after Phase 3/Summer #2 Work – Subject to Change)



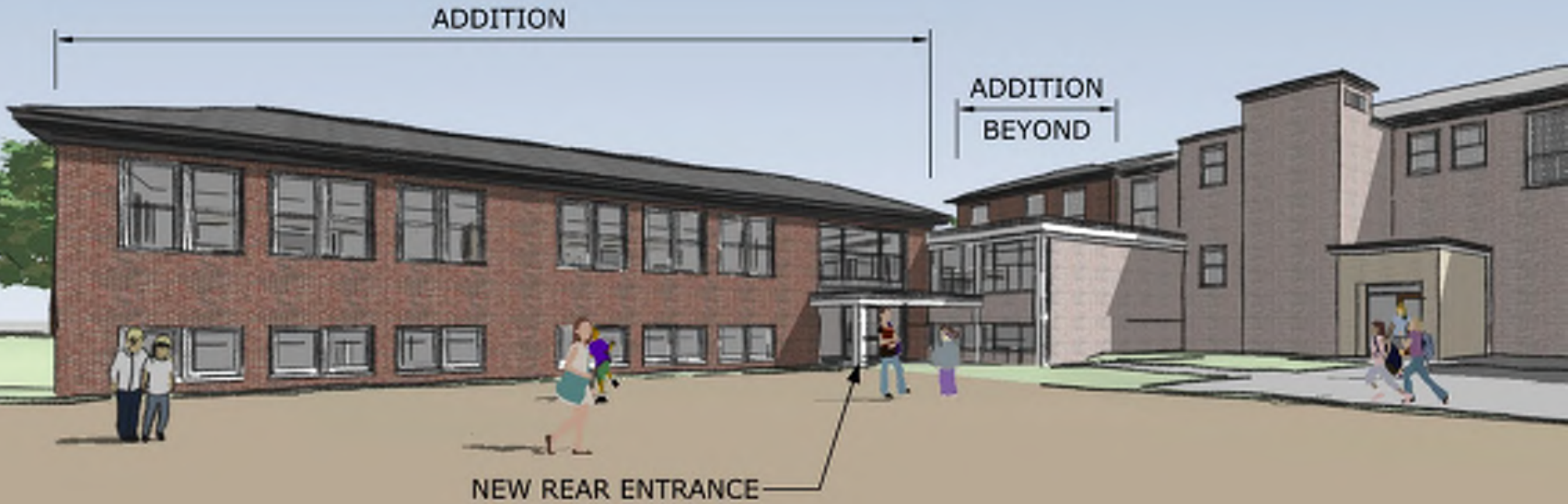
Preliminary D.8 Massing Study – Projected Completion September 2026
(Potential Massing after Phase 3/Summer #2 Work – Subject to Change)



Preliminary D.8 Massing Study – Projected Completion September 2026
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Preliminary D.8 Massing Study – Projected Completion September 2026
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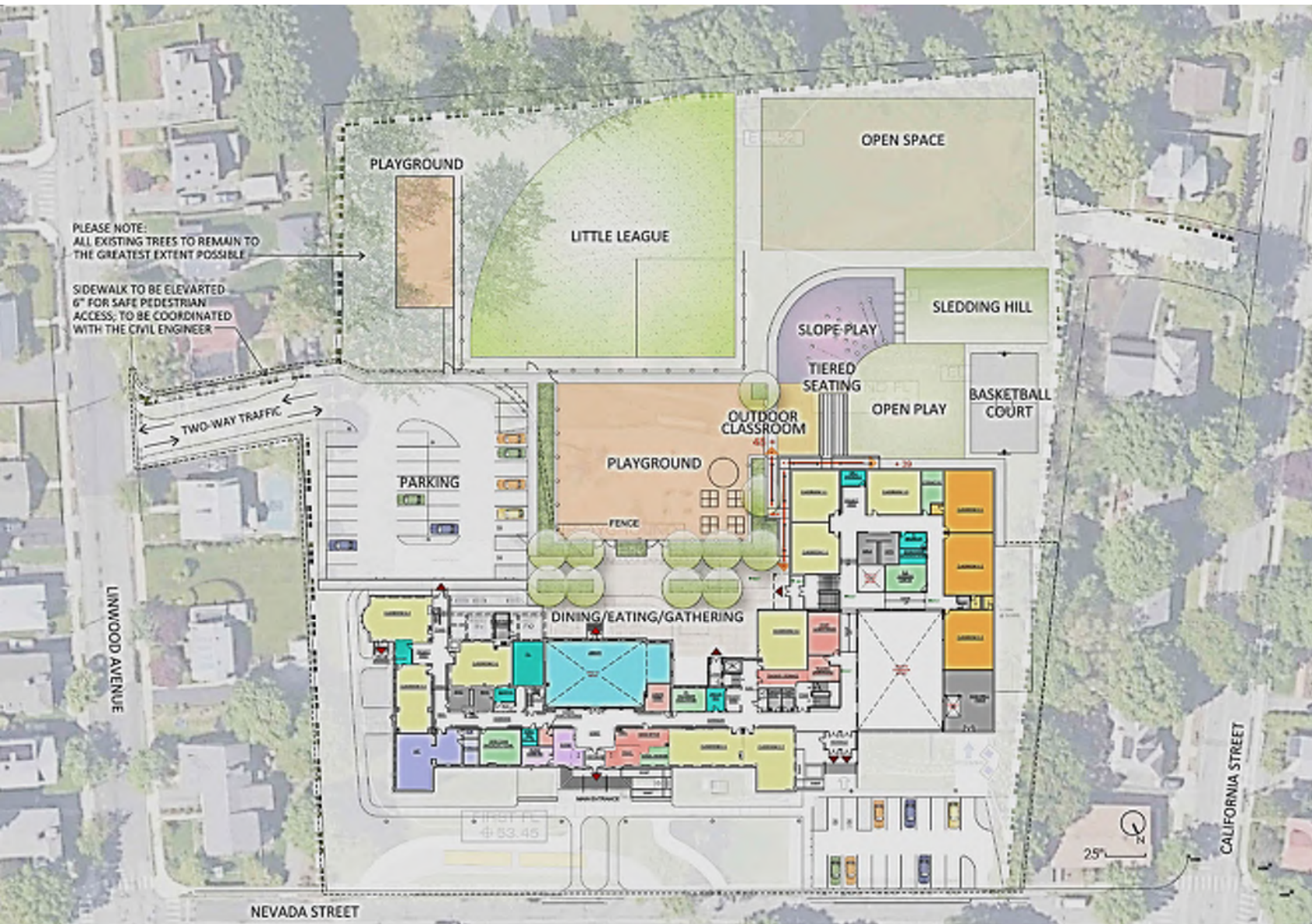
Preliminary D.8 Massing Study – Projected Completion September 2026
(Potential Massing after Phase 3/Summer #2 Work – Subject to Change)



Most Recent Site Study

Option D.8

Preliminary Site Planning Option D.8



- Autoturn/Emergency Vehicle Access Requirements
- ADA/MAAB Requirements – Full Access Across the Site
- Fence Locations
- Smaller Little League Field – Regulation Outfield Overlaps Abutters
- Mature Deciduous Trees

Preliminary Program Phasing Matrix

Phase 0: TBD – Temporary Egress Out of Ground Floor

Phase 1: March 2025 thru August 2026 – Build Addition

Phase 2: July + August 2025 (Summer #1) – Reconfigure the 2nd Floor

Phase 3: July + August 2026 (Summer #2) – Reconfigure the Ground & 1st Floors

(Phases 1 thru 3 = 18 Months)

***Fall 2027 – Playfield Use after three growing seasons for ballfield*

Horace Mann		Existing Conditions (as of Sept 2020)			During Construction			At Completion - Option D.8	
<u>ROOM TYPE</u>	Location	ROOM NFA ¹	# OF RMS	Area Totals	Ph 0 (TBD / 2024)	Location from March 2025 thru June 2025 (During Ph 1)	Location from Sept 2025 thru June 2026 (After Ph 2)	Final Location in Sept 2026 After Ph 3 is Completed	Square Footage at Completion
CORE ACADEMIC SPACES				18	15,657				17,608
<i>(List classrooms of different sizes separately)</i>									
KINDERGARTEN W/ TOILET									
<i>K-1</i>	Rm 102	900	1	900	Rm 102	Rm 102	Rm 102	Addition	1,200
<i>K-2</i>	Rm 101	900	1	900	Rm 101	Rm 101	Rm 101	Addition	1,200
<i>K-3</i>	Rm 141	1,012	1	1,012	Rm 141	Rm 141	Rm 141	Addition	1,200
GRADES 1 - 5									
		--							
<i>1-1 1st Gr</i>	Rm 116	950	1	950	Rm 116	Rm 116	Rm 116	Addition	900
<i>1-2 1st Gr</i>	Rm 117	970	1	970	Rm 117	Rm 117	Rm 117	Addition	900
<i>1-3 1st Gr</i>	Rm 136	877	1	877	Rm 136	Rm 136	Rm 136	Addition	900
<i>2-12nd Gr</i>	Rm 103	764	1	764	Rm 103	Rm 103	Rm 103	Rm 116	950
<i>2-2 2nd Gr</i>	Rm 104	776	1	776	Rm 104	Rm 104	Rm 104	Rm 117	970
<i>2-3 2nd Gr</i>	Rm 105	728	1	728	Rm 105	Rm 105	Rm 105	Rm 137	1,000
<i>3-13rd Gr</i>	Rm 204	771	1	771	Rm 204	Rm 204	Modular	Rm 141 - 142	927
<i>3-2 3rd Gr</i>	Rm 205	736	1	736	Rm 205	Rm 205	Cafeteria	Rm 102	900
<i>3-3 3rd Gr</i>	Rm 211	775	1	775	Rm 211	Rm 211	Cafeteria	Rm 101	967
<i>4-14th Gr</i>	Rm 202	870	1	870	Rm 202	Rm 202	Rm 204 - 205	Rm 204 - 205	905
<i>4-2 4th Gr</i>	Rm 213	950	1	950	Rm 213	Rm 213	Rm 203	Rm 203	960
<i>4-3 4th Gr</i>	Rm 214	970	1	970	Rm 214	Rm 214	Rm 202	Rm 202	929
<i>5-15th Gr</i>	Modular	919	1	919	Modular	Modular	Rm 211 - 212	Rm 211 - 212	905
<i>5-2 5th Gr</i>	Modular	919	1	919	Modular	Modular	Rm 213	Rm 213	935
<i>5-3 5th Gr</i>	Rm 201	870	1	870	Rm 201	Rm 201	Rm 214	Rm 214	960

Horace Mann		Existing Conditions (as of Sept 2020)				During Construction			At Completion - Option D.8	
<u>ROOM TYPE</u>		Location	ROOM NFA ¹	# OF RMS	Area Totals	Ph 0 (TBD / 2024)	Location from March 2025 thru June 2025 (During Ph 1)	Location from Sept 2025 thru June 2026 (After Ph 2)	Final Location in Sept 2026 After Ph 3 is Completed	Square Footage at Completion
SPECIAL EDUCATION, RESOURCE & SUPPORT SPACE					3,038					5,884
<i>(List rooms of different sizes separately)</i>										
Newton SPED Programs										
	Learning Ctr #1 (K-2)	n/a	--			n/a	n/a	n/a	Addition	410
	Learning Ctr #2 (3-5)	n/a	--			n/a	n/a	Rm 205-210	Rm 205-210	465
	Inclusion Facilitator #1 Office + Pull Out	n/a	--			n/a	n/a	Rm 216	Rm 216	300
	Inclusion Facilitator #2 Office + Pull Out	n/a	--			n/a	n/a	Rm 216	Rm 216	300
	OT Office + Pull Out	Rm 212	370	1	370	Rm 212	Rm 212	Modular	Addition	450
	Speech Office + Pull Out	Rm 212	included in above			Rm 212	Rm 212	Rm 201	Rm 201	300
	Psychologist Office + Pull Out	Rm 121	235	1	235	Rm 121	Rm 121	Rm 121	Rm 215A	165
	Social Worker Office + Pull Out	Rm 209	included in below			Rm 209	Rm 209	Rm 114	Rm 114	162
	SPED Team Specialist	Rm 114	162	1	162	Rm 114	Rm 114	** TBD	Rm 104-105	550
Newton Support Services Programs										
	Breakout Room #1 (Kindergarten)	Rm 215A	165	1	165	Rm 215A	Rm 215A	n/a	Addition	150
	Breakout Room #2 (First Grade)	n/a	--			n/a	n/a	Rm 220	Addition	150
	Breakout Room #3 (Second Grade)	n/a	--			n/a	n/a	n/a		150
	Breakout Room #4 (Third Grade)	n/a	--			n/a	n/a	n/a	Rm 102	140
	Breakout Room #5 (Fourth Grade)	n/a	--			n/a	n/a	Rm 204	Rm 204	125
	Breakout Room #6 (Fifth Grade)	n/a	--			n/a	n/a	Rm 220	Rm 220	140
	Literacy #1: Office + Pull Out / Book Room	Rm 142	710	1	710	Rm 142	Rm 142	Rm 142	Addition	300
	Literacy #2: Book Collection Only / Reader Level Books	Rm 124	279	1	279	Rm 124	Rm 124	Rm 124	sm addition	260
	ELL + Pull Out	Rm 216	292	1	292	Rm 216	Rm 216	Modular	Rm 141	485
	Toilet Rm w ith Changing Table	n/a	--			n/a	n/a	n/a	Rm 105	100
	Quiet Room #1	n/a	--			n/a	n/a	n/a	Rm 141	117
	Quiet Room #2	n/a	--			n/a	n/a	Rm 201	Rm 201	100
	Math Coach Office + Pull Out	Rm 209	125	1	125	Rm 209	Rm 209	Modular	sm addition	165
	METCO Counselor Office + Pull Out	Rm 209	included in above			Rm 209	Rm 209	Rm 201	Rm 201	250
	Behavioral Interventionist Office + Pull Out (new program)	n/a	--			n/a	n/a	n/a	Addition	150
Existing Rooms Not Shown in Options D, E, F										
	Learning Ctr / Inclusion Facilitators / IEP Mtg Rm	Rm 210	369	1	369	Rm 210	Rm 210	** TBD	not in program	0
	BCBA/Sensory Rm	Rm 220	284	1	284	Rm 220	Rm 220	** TBD	not in program	0
	Safe Space	Rm 201A	47	1	47	Rm 201A	Rm 201A	** TBD	not in program	0

Horace Mann		Existing Conditions (as of Sept 2020)			During Construction			At Completion - Option D.8	
<u>ROOM TYPE</u>	Location	ROOM NFA ¹	# OF RMS	Area Totals	Ph 0 (TBD / 2024)	Location from March 2025 thru June 2025 (During Ph 1)	Location from Sept 2025 thru June 2026 (After Ph 2)	Final Location in Sept 2026 After Ph 3 is Completed	Square Footage at Completion
ART & MUSIC				2,042					2,628
Art Classroom - 25 seats	Rm 137	825	1	825	Rm 137	Rm 137	Rm 137	Rm 103-104	1,000
Art Workroom w / kiln	Rm 137A	39	1	39	Rm 137A	Rm 137A	Rm 137A	Rm 104	50
Art Storage	n/a	--			n/a	n/a	n/a	Rm 104	150
Music Classroom/ Large Group - 25-50 seats	Rm 007	1,178	1	1,178	Rm 007	Rm 007	Rm 007	Rm 007	1,178
Music Practice / Ensemble	n/a	--			n/a	n/a	n/a	006 Corridor	100
Music Practice / Ensemble	n/a	--			n/a	n/a	n/a	006 Corridor	150
HEALTH & PHYSICAL EDUCATION				3,776					4,316
Gymnasium	Rm 001	3,776	1	3,776	Rm 001	Rm 001	Rm 001	Rm 001	3,776
Gym Storeroom	n/a	--			n/a	n/a	n/a	Addition	370
Health Instructor's Office w / Show er & Toilet	n/a	--			n/a	n/a	n/a	Addition	170
MEDIA CENTER / LIBRARY				771					2,800
Media Center / Library	Rm 203	771	1	771	Rm 203	Rm 203	Modular	Rm 143/118/119	2,800
DINING & FOOD SERVICE				2,787					6,820
Cafeteria / Dining	Rm 118	1,850	1	1,850	Rm 118	Rm 118	**n/a	Addition	3,500
Stage	n/a	--			n/a	n/a	n/a	Addition	950
Chair / Table / Equipment Storage	n/a	--			n/a	n/a	n/a	Addition	370
Kitchen	Rm 119	541	1	541	Rm 119	Rm 119	Rm 119	Addition	1,500
Staff Lunch Room	Rm 143	396	1	396	Rm 143	Rm 143	Rm 143	Rm 136	500
MEDICAL				320					500
Medical Suite Toilet	Rm 111A	65	1	65	Rm 111A	Rm 111A	Rm 111A	Rm 111A	65
Nurses' Office / Waiting Room	Rm 111	255	1	255	Rm 111	Rm 111	Rm 111	Rm 111	255
Examination Room/ Resting	n/a	--			n/a	n/a	n/a	Rm 105	180

Horace Mann		Existing Conditions (as of Sept 2020)				During Construction			At Completion - Option D.8	
<u>ROOM TYPE</u>		Location	ROOM NFA ¹	# OF RMS	Area Totals	Ph 0 (TBD / 2024)	Location from March 2025 thru June 2025 (During Ph 1)	Location from Sept 2025 thru June 2026 (After Ph 2)	Final Location in Sept 2026 After Ph 3 is Completed	Square Footage at Completion
ADMINISTRATION & GUIDANCE					1,600					1,839
MSBA Guidelines										
General Office / Waiting Room / Toilet		Rm 112	329	1	329	Rm 112	Rm 112	Rm 112	Rm 112	330
Administrative Storage Rm		n/a	--			n/a	n/a	n/a	Upper Lobby	225
Records Room/Admin Storage		n/a	--			n/a	n/a	n/a	Rm 105	85
Principal's Office w / conf		Rm 113	167	1	167	Rm 113	Rm 113	Rm 113	Rm 113	167
Conference Room		n/a	--			n/a	n/a	n/a	Rm 119-120A	250
Teachers' Work Room 1st flr		Rm 120	222	1	222	Rm 120	Rm 120	Rm 120	Stair Infill	250
Teachers' Work Room 2nd flr		n/a	--			n/a	n/a	Rm 211	Rm 211	355
Newton Programmatic Space										
Lactation Room		n/a	--			n/a	n/a	Rm 209	Rm 209	125
Principal's toilet		Rm 113A	52	1	52	Rm 113A	Rm 113A	Rm 113A	Rm 113A	52
Storage in Modulares / Teaching Supplies		Modular	415	2	830	Modular	Modular	Pod for Storage	n/a	n/a
CUSTODIAL & MAINTENANCE					177					1,977
General Receiving, Storage, Trash										1,800
Custodian's Office		Spaces Accounted for								
Custodian's Workshop		in Non-Programmed Space 'Category								
Custodian's Storage										
Recycling Room / Trash										
Receiving and General Supply										
Storeroom										
Network / Telecom Room			177	1	177					177
OTHER					170					450
Other (<i>specify</i>)										
DAD Afterschool Office		Rm 143A	170	1	170	Rm 143A	Rm 143A	Rm 143A	Addition	450

Preliminary Phasing Studies

Option D.8

Preliminary Prep Work Scope – Spring 2025

(Ground Floor Exit Access)



- Phase 0: TBD - Temporary Egress Out of Ground Floor
- Phase 1: March 2025 thru August 2026 - Build Addition
- Phase 2: July + August 2025 - Reconfigure 2nd Floor
 - Lunch in Classrooms for 2025 / 2026 School Year
 - Relocate 3rd Grade Classrooms to Cafeteria and (1) Modular
 - Relocate ELL, OT, Math Coach & Library to Modulars
 - Build new Little League & Open Space field in Spring 2025
- Phase 3: July + August 2026 - Reconfigure Ground & 1st Floor
 - Remove Modular at Completion

LEGEND

- ADMINISTRATION
- ART & MUSIC
- CAFETERIA & KITCHEN
- K. CLASSROOMS
- 1st - 5th GRADE CLASSROOMS
- 6th - 8th GRADE CLASSROOMS
- GYMNASIUM / LOCKER ROOMS / PE STORAGE / PE OFFICE
- LIBRARY / MEDIA CENTER
- NURSE
- SPECIAL EDUCATION
- RESOURCE AND SUPPORT SPACE
- MECHANICAL / CUSTODIAL / BATHROOMS

LEGEND

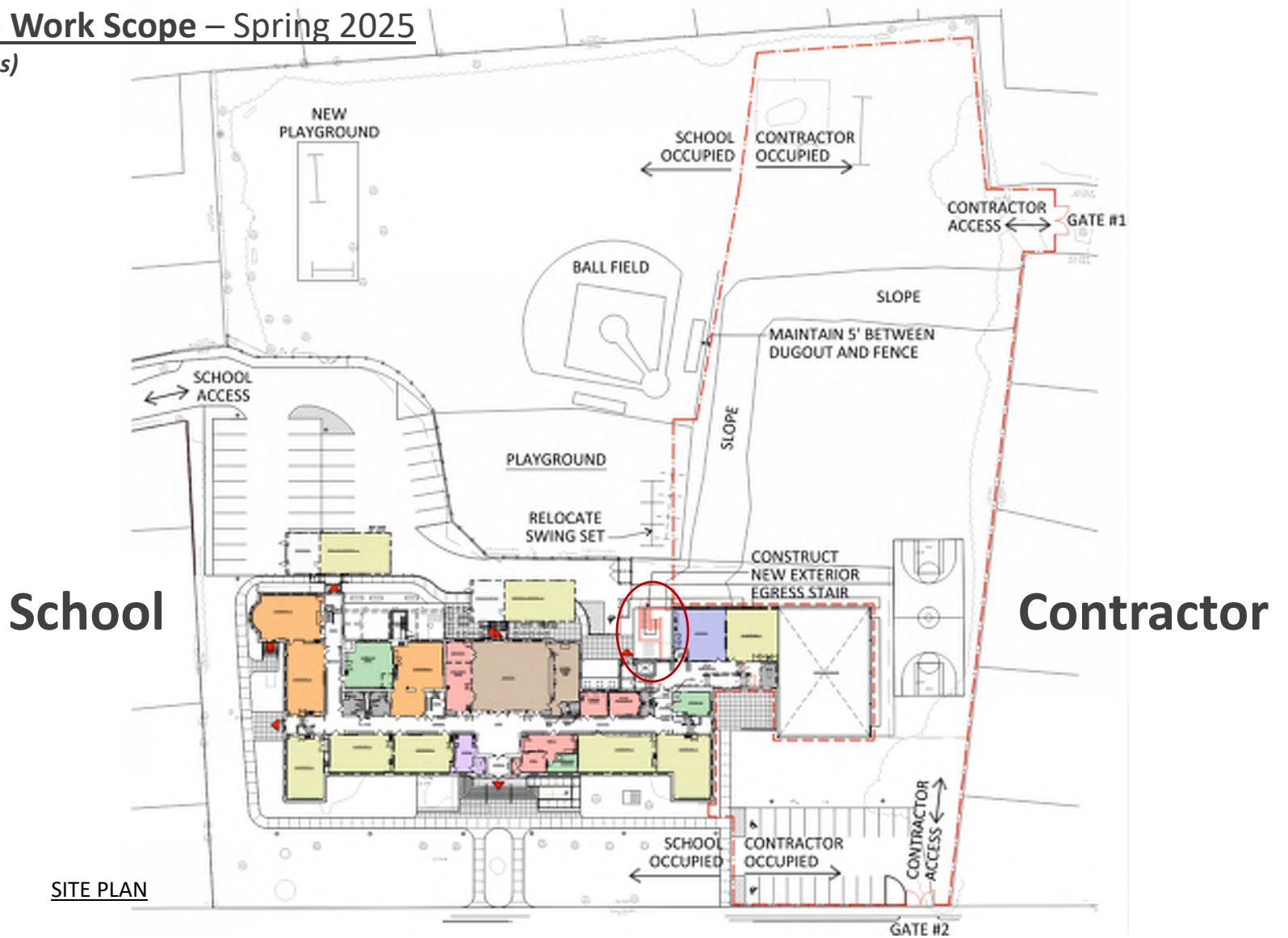
- Access Point
- Exit / Egress Point
- Modular
- Proposed



Horace Mann		Existing Conditions (as of Sept 2020)		Ongoing Construction		At Completion - Option D		
ROOM TITLE	Location	ROOM No.	# of RMS	Area Totals	Location From March 2025 (During Ph 1)	Location From Sept 2025 thru June 2026 (After Ph 2)	Final Location After Ph 3 is Completed (After Ph 3)	Square Footage at Completion
ADDITIONAL SPACE				18	15,687			17,688
MECHANICAL TOILET								
M-101	Re-102	900	1	900	Re-102	Re-102	Access	1,200
M-102	Re-101	900	1	900	Re-101	Re-101	Access	1,200
M-103	Re-141	1,012	1	1,012	Re-141	Re-141	Access	1,200
GRADES 1 - 5								
1-101	Re-116	950	1	950	Re-116	Re-116	Access	950
1-102	Re-117	970	1	970	Re-117	Re-117	Access	950
1-103	Re-136	977	1	977	Re-136	Re-136	Access	950
1-201	Re-103	764	1	764	Re-103	Re-103	Access	950
1-202	Re-104	776	1	776	Re-104	Re-104	Access	950
1-203	Re-105	758	1	758	Re-105	Re-105	Access	1,000
1-301	Re-204	771	1	771	Re-204	Modular	Re-141, 142	927
1-302	Re-205	736	1	736	Re-205	Cafeteria	Re-102	950
1-303	Re-211	775	1	775	Re-211	Cafeteria	Re-101	957
1-401	Re-202	870	1	870	Re-202	Re-104, 205	Re-204, 205	950
1-402	Re-213	950	1	950	Re-213	Re-203	Re-203	950
1-403	Re-214	970	1	970	Re-214	Re-203	Re-203	950
1-501	Modular	919	1	919	Modular	Re-111, 212	Re-211, 212	950
1-502	Modular	919	1	919	Modular	Re-213	Re-213	950
1-503	Re-201	970	1	970	Re-201	Re-214	Re-214	950
SPECIAL EDUCATION RESOURCE & SUPPORT SPACE								5,684
Special Support Services Programs								
Specialist Office #1 (K-2)	Re-215	410	1	410	Re-215	Re-215	Access	410
Specialist Office #2 (3-5)	Re-216	410	1	410	Re-216	Re-216	Access	410
Specialist Office #3 (6-8)	Re-217	410	1	410	Re-217	Re-217	Access	410
Specialist Office #4 (9-12)	Re-218	410	1	410	Re-218	Re-218	Access	410
Specialist Office #5 (K-12)	Re-219	410	1	410	Re-219	Re-219	Access	410
Specialist Office #6 (K-12)	Re-220	410	1	410	Re-220	Re-220	Access	410
Specialist Office #7 (K-12)	Re-221	410	1	410	Re-221	Re-221	Access	410
Specialist Office #8 (K-12)	Re-222	410	1	410	Re-222	Re-222	Access	410
Specialist Office #9 (K-12)	Re-223	410	1	410	Re-223	Re-223	Access	410
Specialist Office #10 (K-12)	Re-224	410	1	410	Re-224	Re-224	Access	410
Specialist Office #11 (K-12)	Re-225	410	1	410	Re-225	Re-225	Access	410
Specialist Office #12 (K-12)	Re-226	410	1	410	Re-226	Re-226	Access	410
Specialist Office #13 (K-12)	Re-227	410	1	410	Re-227	Re-227	Access	410
Specialist Office #14 (K-12)	Re-228	410	1	410	Re-228	Re-228	Access	410
Specialist Office #15 (K-12)	Re-229	410	1	410	Re-229	Re-229	Access	410
Specialist Office #16 (K-12)	Re-230	410	1	410	Re-230	Re-230	Access	410
Specialist Office #17 (K-12)	Re-231	410	1	410	Re-231	Re-231	Access	410
Specialist Office #18 (K-12)	Re-232	410	1	410	Re-232	Re-232	Access	410
Specialist Office #19 (K-12)	Re-233	410	1	410	Re-233	Re-233	Access	410
Specialist Office #20 (K-12)	Re-234	410	1	410	Re-234	Re-234	Access	410
Specialist Office #21 (K-12)	Re-235	410	1	410	Re-235	Re-235	Access	410
Specialist Office #22 (K-12)	Re-236	410	1	410	Re-236	Re-236	Access	410
Specialist Office #23 (K-12)	Re-237	410	1	410	Re-237	Re-237	Access	410
Specialist Office #24 (K-12)	Re-238	410	1	410	Re-238	Re-238	Access	410
Specialist Office #25 (K-12)	Re-239	410	1	410	Re-239	Re-239	Access	410
Specialist Office #26 (K-12)	Re-240	410	1	410	Re-240	Re-240	Access	410
Specialist Office #27 (K-12)	Re-241	410	1	410	Re-241	Re-241	Access	410
Specialist Office #28 (K-12)	Re-242	410	1	410	Re-242	Re-242	Access	410
Specialist Office #29 (K-12)	Re-243	410	1	410	Re-243	Re-243	Access	410
Specialist Office #30 (K-12)	Re-244	410	1	410	Re-244	Re-244	Access	410
Specialist Office #31 (K-12)	Re-245	410	1	410	Re-245	Re-245	Access	410
Specialist Office #32 (K-12)	Re-246	410	1	410	Re-246	Re-246	Access	410
Specialist Office #33 (K-12)	Re-247	410	1	410	Re-247	Re-247	Access	410
Specialist Office #34 (K-12)	Re-248	410	1	410	Re-248	Re-248	Access	410
Specialist Office #35 (K-12)	Re-249	410	1	410	Re-249	Re-249	Access	410
Specialist Office #36 (K-12)	Re-250	410	1	410	Re-250	Re-250	Access	410
Specialist Office #37 (K-12)	Re-251	410	1	410	Re-251	Re-251	Access	410
Specialist Office #38 (K-12)	Re-252	410	1	410	Re-252	Re-252	Access	410
Specialist Office #39 (K-12)	Re-253	410	1	410	Re-253	Re-253	Access	410
Specialist Office #40 (K-12)	Re-254	410	1	410	Re-254	Re-254	Access	410
Specialist Office #41 (K-12)	Re-255	410	1	410	Re-255	Re-255	Access	410
Specialist Office #42 (K-12)	Re-256	410	1	410	Re-256	Re-256	Access	410
Specialist Office #43 (K-12)	Re-257	410	1	410	Re-257	Re-257	Access	410
Specialist Office #44 (K-12)	Re-258	410	1	410	Re-258	Re-258	Access	410
Specialist Office #45 (K-12)	Re-259	410	1	410	Re-259	Re-259	Access	410
Specialist Office #46 (K-12)	Re-260	410	1	410	Re-260	Re-260	Access	410
Specialist Office #47 (K-12)	Re-261	410	1	410	Re-261	Re-261	Access	410
Specialist Office #48 (K-12)	Re-262	410	1	410	Re-262	Re-262	Access	410
Specialist Office #49 (K-12)	Re-263	410	1	410	Re-263	Re-263	Access	410
Specialist Office #50 (K-12)	Re-264	410	1	410	Re-264	Re-264	Access	410
Specialist Office #51 (K-12)	Re-265	410	1	410	Re-265	Re-265	Access	410
Specialist Office #52 (K-12)	Re-266	410	1	410	Re-266	Re-266	Access	410
Specialist Office #53 (K-12)	Re-267	410	1	410	Re-267	Re-267	Access	410
Specialist Office #54 (K-12)	Re-268	410	1	410	Re-268	Re-268	Access	410
Specialist Office #55 (K-12)	Re-269	410	1	410	Re-269	Re-269	Access	410
Specialist Office #56 (K-12)	Re-270	410	1	410	Re-270	Re-270	Access	410
Specialist Office #57 (K-12)	Re-271	410	1	410	Re-271	Re-271	Access	410
Specialist Office #58 (K-12)	Re-272	410	1	410	Re-272	Re-272	Access	410
Specialist Office #59 (K-12)	Re-273	410	1	410	Re-273	Re-273	Access	410
Specialist Office #60 (K-12)	Re-274	410	1	410	Re-274	Re-274	Access	410
Specialist Office #61 (K-12)	Re-275	410	1	410	Re-275	Re-275	Access	410
Specialist Office #62 (K-12)	Re-276	410	1	410	Re-276	Re-276	Access	410
Specialist Office #63 (K-12)	Re-277	410	1	410	Re-277	Re-277	Access	410
Specialist Office #64 (K-12)	Re-278	410	1	410	Re-278	Re-278	Access	410
Specialist Office #65 (K-12)	Re-279	410	1	410	Re-279	Re-279	Access	410
Specialist Office #66 (K-12)	Re-280	410	1	410	Re-280	Re-280	Access	410
Specialist Office #67 (K-12)	Re-281	410	1	410	Re-281	Re-281	Access	410
Specialist Office #68 (K-12)	Re-282	410	1	410	Re-282	Re-282	Access	410
Specialist Office #69 (K-12)	Re-283	410	1	410	Re-283	Re-283	Access	410
Specialist Office #70 (K-12)	Re-284	410	1	410	Re-284	Re-284	Access	410
Specialist Office #71 (K-12)	Re-285	410	1	410	Re-285	Re-285	Access	410
Specialist Office #72 (K-12)	Re-286	410	1	410	Re-286	Re-286	Access	410
Specialist Office #73 (K-12)	Re-287	410	1	410	Re-287	Re-287	Access	410
Specialist Office #74 (K-12)	Re-288	410	1	410	Re-288	Re-288	Access	410
Specialist Office #75 (K-12)	Re-289	410	1	410	Re-289	Re-289	Access	410
Specialist Office #76 (K-12)	Re-290	410	1	410	Re-290	Re-290	Access	410
Specialist Office #77 (K-12)	Re-291	410	1	410	Re-291	Re-291	Access	410
Specialist Office #78 (K-12)	Re-292	410	1	410	Re-292	Re-292	Access	410
Specialist Office #79 (K-12)	Re-293	410	1	410	Re-293	Re-293	Access	410
Specialist Office #80 (K-12)	Re-294	410	1	410	Re-294	Re-294	Access	410
Specialist Office #81 (K-12)	Re-295	410	1	410	Re-295	Re-295	Access	410
Specialist Office #82 (K-12)	Re-296	410	1	410	Re-296	Re-296	Access	410
Specialist Office #83 (K-12)	Re-297	410	1	410	Re-297	Re-297	Access	410
Specialist Office #84 (K-12)	Re-298	410	1	410	Re-298	Re-298	Access	410
Specialist Office #85 (K-12)	Re-299	410	1	410	Re-299	Re-299	Access	410
Specialist Office #86 (K-12)	Re-300	410	1	410	Re-300	Re-300	Access	410
Specialist Office #87 (K-12)	Re-301	410	1	410	Re-301	Re-301	Access	410
Specialist Office #88 (K-12)	Re-302	410	1	410	Re-302	Re-302	Access	410
Specialist Office #89 (K-12)	Re-303	410	1	410	Re-303	Re-303	Access	410
Specialist Office #90 (K-12)	Re-304	410	1	410	Re-304	Re-304	Access	410
Specialist Office #91 (K-12)	Re-305	410	1	410	Re-305	Re-305	Access	410
Specialist Office #92 (K-12)	Re-306	410	1	410	Re-306	Re-306	Access	410
Specialist Office #93 (K-12)	Re-307	410	1	410	Re-307	Re-307	Access	410
Specialist Office #94 (K-12)	Re-308	410	1	410	Re-308	Re-308	Access	410
Specialist Office #95 (K-12)	Re-309	410	1	410	Re-309	Re-309	Access	410
Specialist Office #96 (K-12)	Re-310							

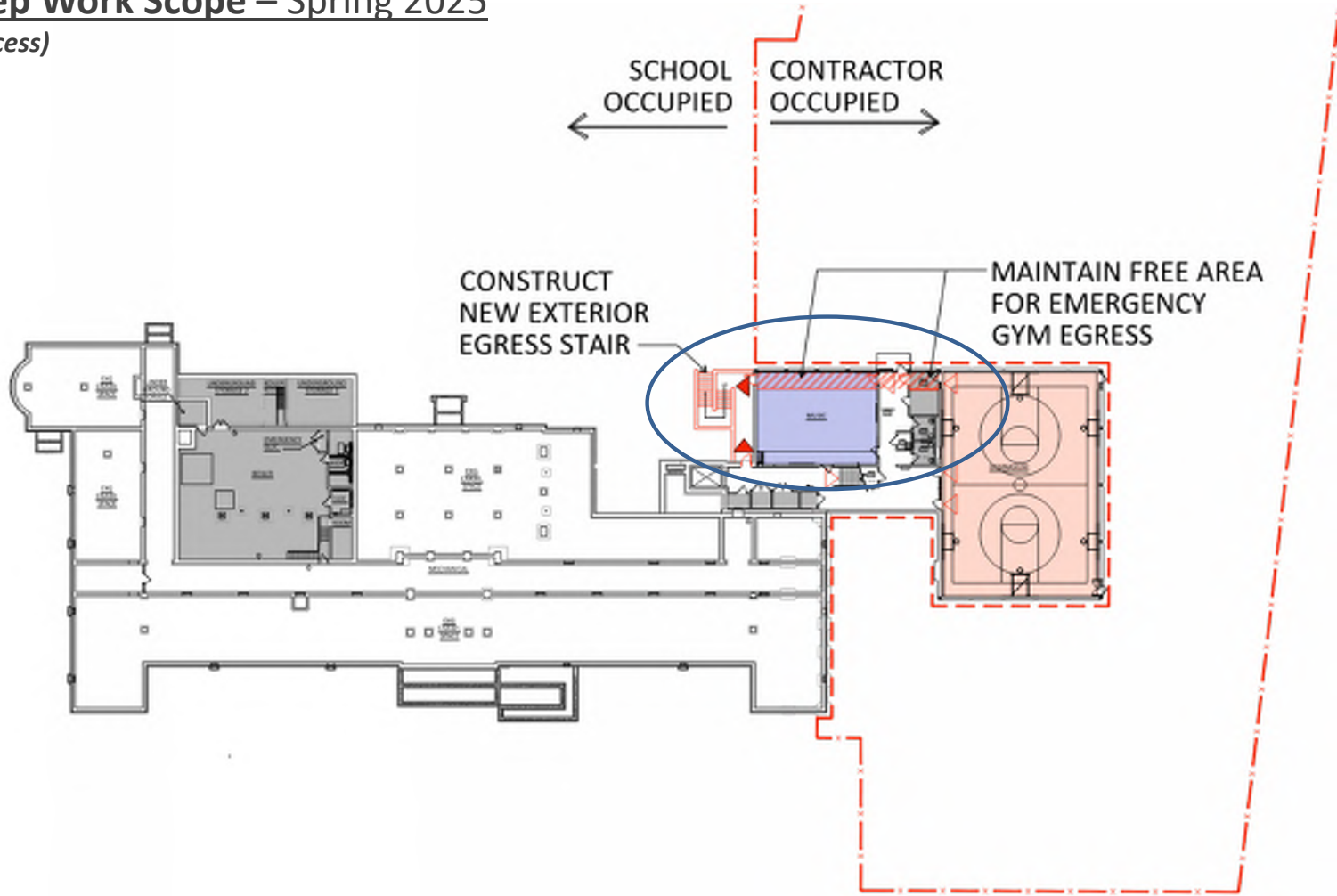
Preliminary Prep Work Scope – Spring 2025

(Ground Floor Exit Access)



Preliminary Prep Work Scope – Spring 2025

(Ground Floor Exit Access)



LOWER LEVEL

Preliminary Phase 1 Construction – March 2025 thru August 2026

(Build Additions)



Phase 0: TBD - Temporary Egress Out of Ground Floor

Phase 1: March 2025 thru August 2026 - Build Addition

Phase 2: July + August 2025 - Reconfigure 2nd Floor

- Lunch in Classrooms for 2025 / 2026 School Year
- Relocate 3rd Grade Classrooms to Cafeteria and (1) Modular
- Relocate ELL, OT, Math Coach & Library to Modulars
- Build new Little League & Open Space field in Spring 2025

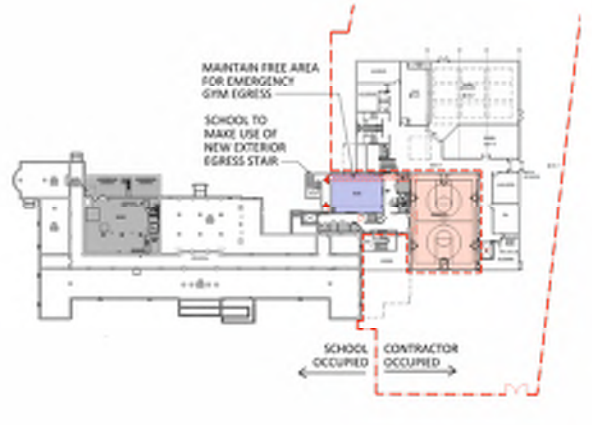
Phase 3: July + August 2026 - Reconfigure Ground & 1st Floor

Remove Modular at Completion

Preliminary School Program Layout – March 2025 through June 2025 (Partial School Year #1)

(During Phase 1 - Additions)

- Phase 0: TBD - Temporary Egress Out of Ground Floor
- Phase 1: March 2025 thru August 2026 - Build Addition
- Phase 2: July + August 2025 - Reconfigure 2nd Floor
 - Lunch in Classrooms for 2025 / 2026 School Year
 - Relocate 3rd Grade Classrooms to Cafeteria and (1) Modular
 - Relocate ELL, OT, Math Coach & Library to Modulars
 - Build new Little League & Open Space field in Spring 2025
- Phase 3: July + August 2026 - Reconfigure Ground & 1st Floor
 - Remove Modular at Completion



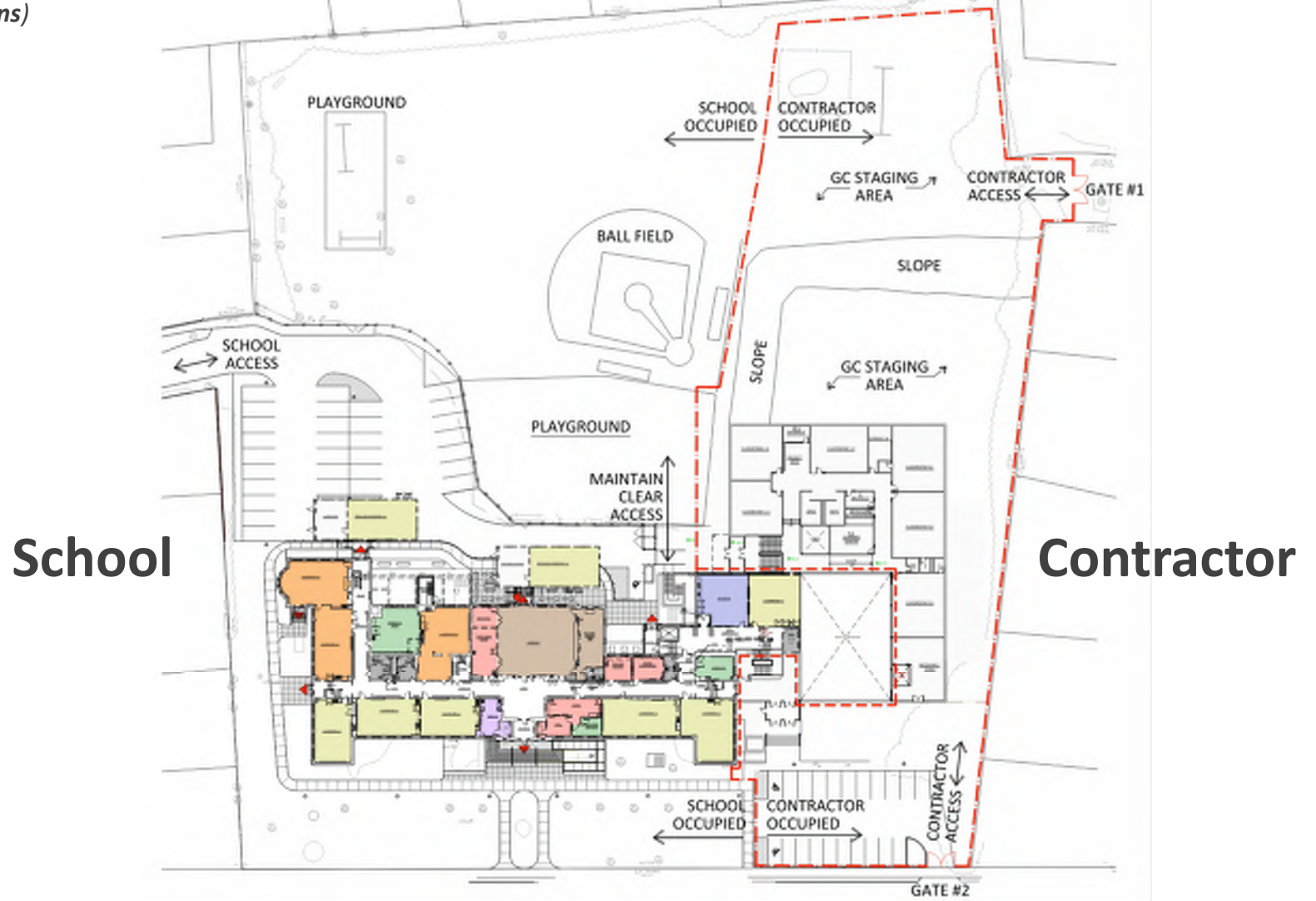
DEPARTMENT LEGEND

- ADMINISTRATION
- ART & MUSIC
- CAFETERIA & KITCHEN
- K CLASSROOMS
- 1st - 5th GRADE CLASSROOMS
- CHIRALSIAU / LOCKER ROOMS / PE STORAGE / PE OFFICE
- LIBRARY / MEDIA CENTER
- MUSIC
- SPECIAL EDUCATION
- RESOURCE AND SUPPORT SPACE
- MECHANICAL / CUSTODIAL / BATHROOMS

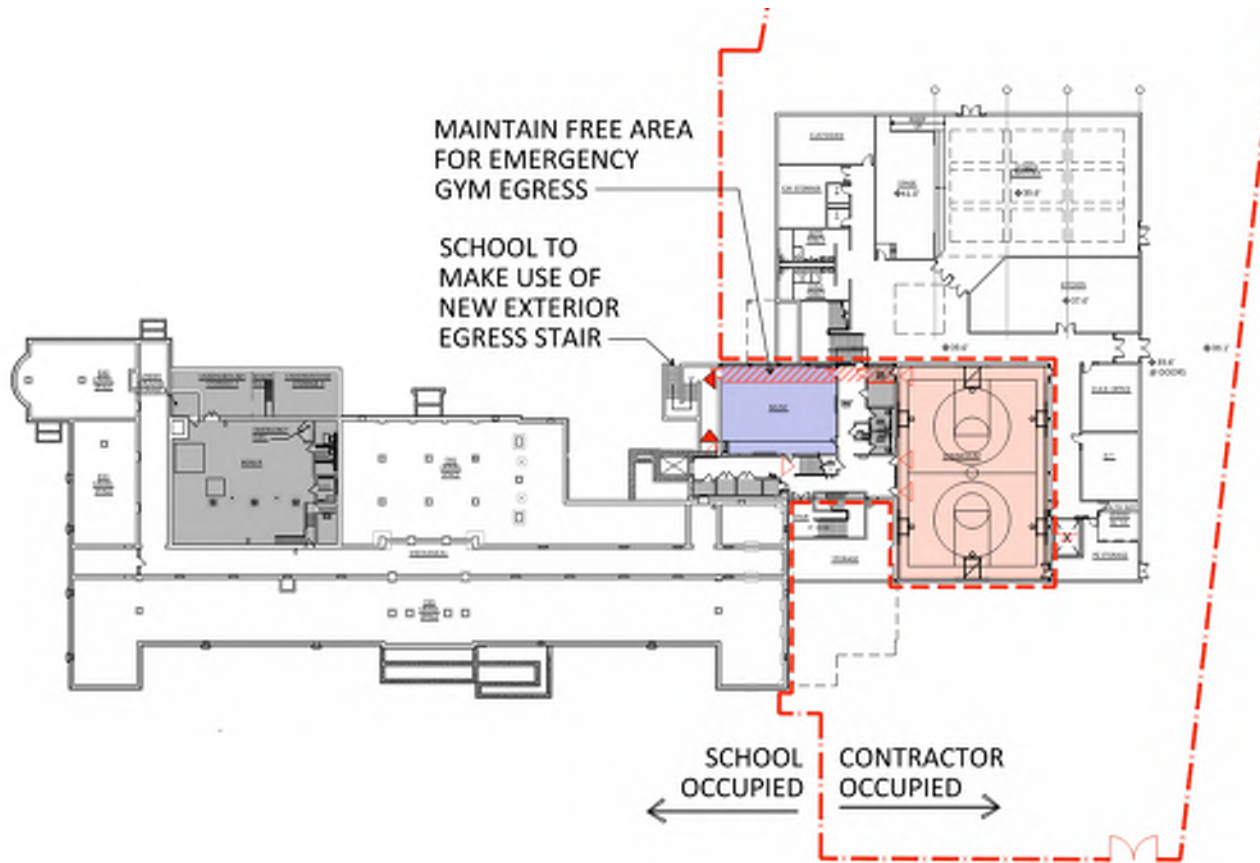


Horace Mann		Existing Conditions (as of Sept 2020)		Phase 1 (March 2025 thru June 2025 After Ph 1)		Phase 2 (July 2025 thru Aug 2025 After Ph 2)		Phase 3 (July 2026 thru Aug 2026 After Ph 3)		At Completion - Option D.8	
ROOM TYPE	Location	ROOM #	SQ FT	Area Totals	Final Location (as of Sept 2025)	Final Location (as of Sept 2025 After Ph 2)	Final Location (as of Sept 2025 After Ph 3)	Final Location (as of Sept 2025 After Ph 3)	Final Location (as of Sept 2025 After Ph 3)	Square Footage at Completion	Notes
CORE ACADEMIC SPACES											
<i>(All classrooms of different size separately)</i>											
ADDITIONAL SPACES											
<i>(All classrooms of different size separately)</i>											
SPECIAL EDUCATION, RESOURCE & SUPPORT SPACE											
<i>(All classrooms of different size separately)</i>											
ART & MUSIC											
<i>(All classrooms of different size separately)</i>											
CAFETERIA & KITCHEN											
<i>(All classrooms of different size separately)</i>											
K CLASSROOMS											
<i>(All classrooms of different size separately)</i>											
1st - 5th GRADE CLASSROOMS											
<i>(All classrooms of different size separately)</i>											
CHIRALSIAU / LOCKER ROOMS / PE STORAGE / PE OFFICE											
<i>(All classrooms of different size separately)</i>											
LIBRARY / MEDIA CENTER											
<i>(All classrooms of different size separately)</i>											
MUSIC											
<i>(All classrooms of different size separately)</i>											
SPECIAL EDUCATION											
<i>(All classrooms of different size separately)</i>											
RESOURCE AND SUPPORT SPACE											
<i>(All classrooms of different size separately)</i>											
MECHANICAL / CUSTODIAL / BATHROOMS											
<i>(All classrooms of different size separately)</i>											

Preliminary Site Organization Study – March 2025 through June 2025 *(Partial School Year #1)*
(During Phase 1 - Additions)

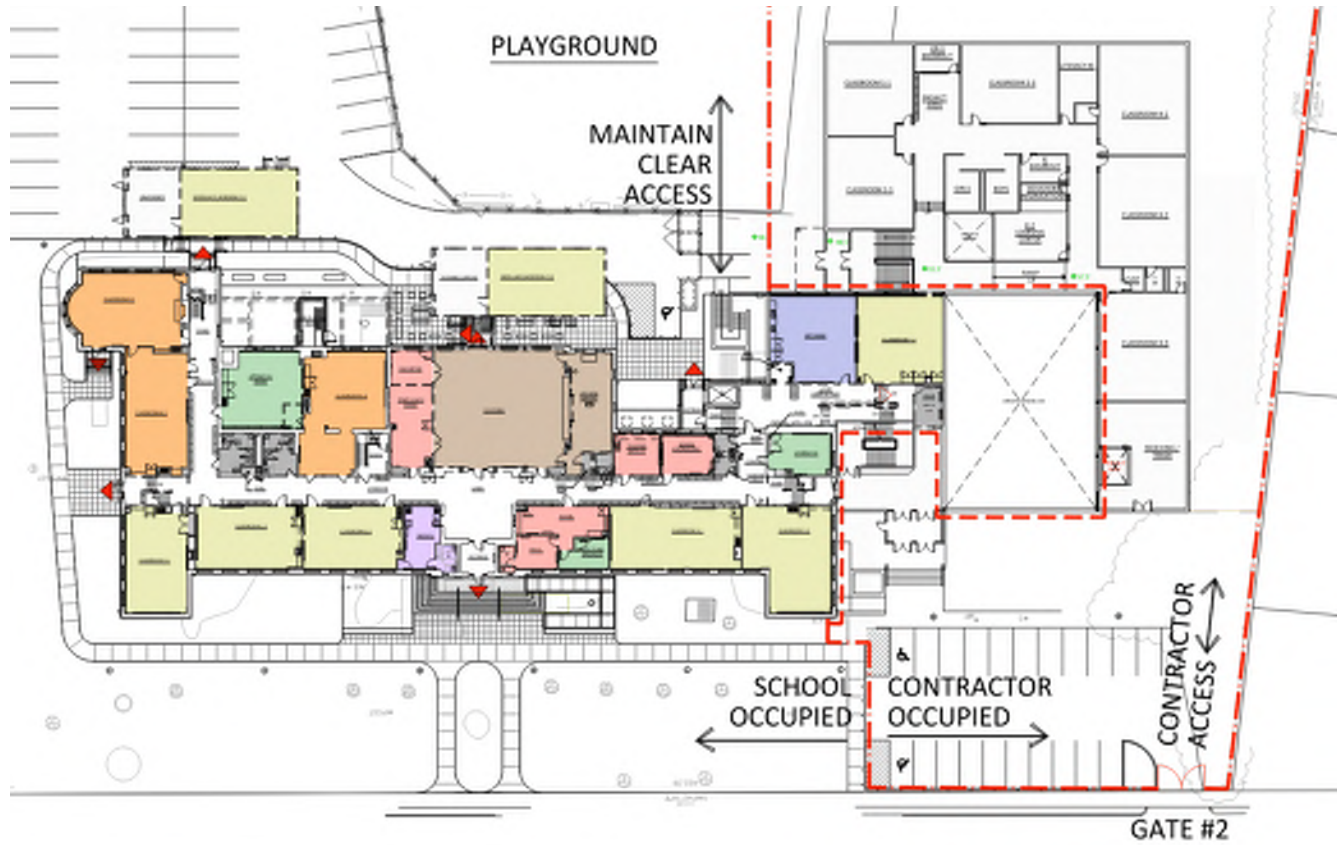


Preliminary Programmatic “Phasing Test Fit” – March 2025 through June 2025 *(Partial School Year #1)*
(During Phase 1 - Additions)



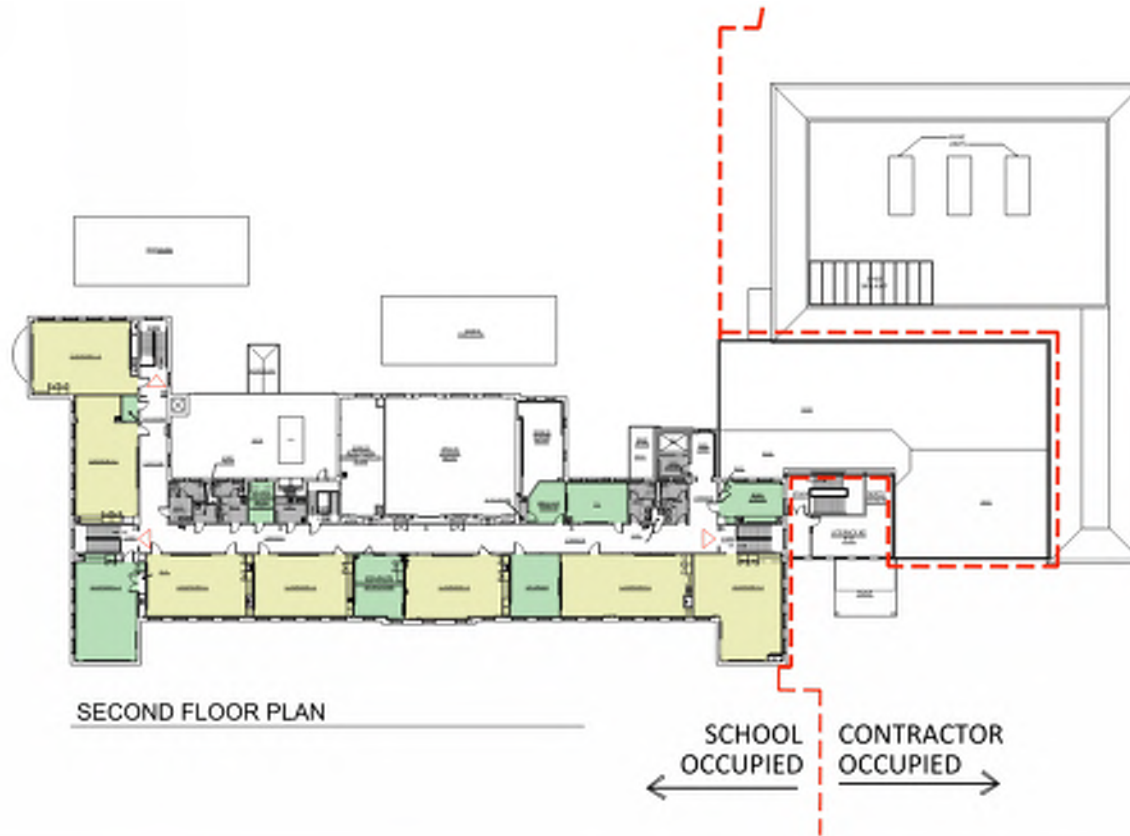
LOWER LEVEL

Preliminary Programmatic “Phasing Test Fit” – March 2025 through June 2025 *(Partial School Year #1)*
(During Phase 1 - Additions)



FIRST FLOOR PLAN

Preliminary Programmatic “Phasing Test Fit” – March 2025 through June 2025 *(Partial School Year #1)*
(During Phase 1 - Additions)



Preliminary Phase 2 Construction – July & August 2025

(Summer #1 – Second Floor Renovations)

Phase 0: TBD - Temporary Egress Out of Ground Floor

Phase 1: March 2025 thru August 2026 - Build Addition



Phase 2: July + August 2025 - Reconfigure 2nd Floor

- Lunch in Classrooms for 2025 / 2026 School Year
- Relocate 3rd Grade Classrooms to Cafeteria and (1) Modular
- Relocate ELL, OT, Math Coach & Library to Modulars
- Build new Little League & Open Space field in Spring 2025

Phase 3: July + August 2026 - Reconfigure Ground & 1st Floor

Remove Modular at Completion

Preliminary Programmatic "Phasing Test Fit" - September 2025 through June 2026 (Full School Year #2)

(After Completion of Phase 2/Summer #1)



- Phase 0: TBD - Temporary Egress Out of Ground Floor
- Phase 1: March 2025 thru August 2026 - Build Addition
- Phase 2: July + August 2025 - Reconfigure 2nd Floor
 - Lunch in Classrooms for 2025 / 2026 School Year
 - Relocate 3rd Grade Classrooms to Cafeteria and (1) Modular
 - Relocate ELL, OT, Math Coach & Library to Modulares
 - Build new Little League & Open Space field in Spring 2025
- Phase 3: July + August 2026 - Reconfigure Ground & 1st Floor
 - Remove Modular at Completion

DEPARTMENT LEGEND

- ADMINISTRATION
- ART & MUSIC
- CAFETERIA & KITCHEN
- K. CLASSROOMS
- 1st - 3rd GRADE CLASSROOMS
- GYMNASIUM / LOCKER ROOMS / PE STORAGE / PE OFFICE
- LIBRARY / MEDIA CENTER
- NURSE
- SPECIAL EDUCATION
- RESOURCE AND SUPPORT SPACE
- MECHANICAL / CUSTODIAL / BATHROOMS

LEGEND

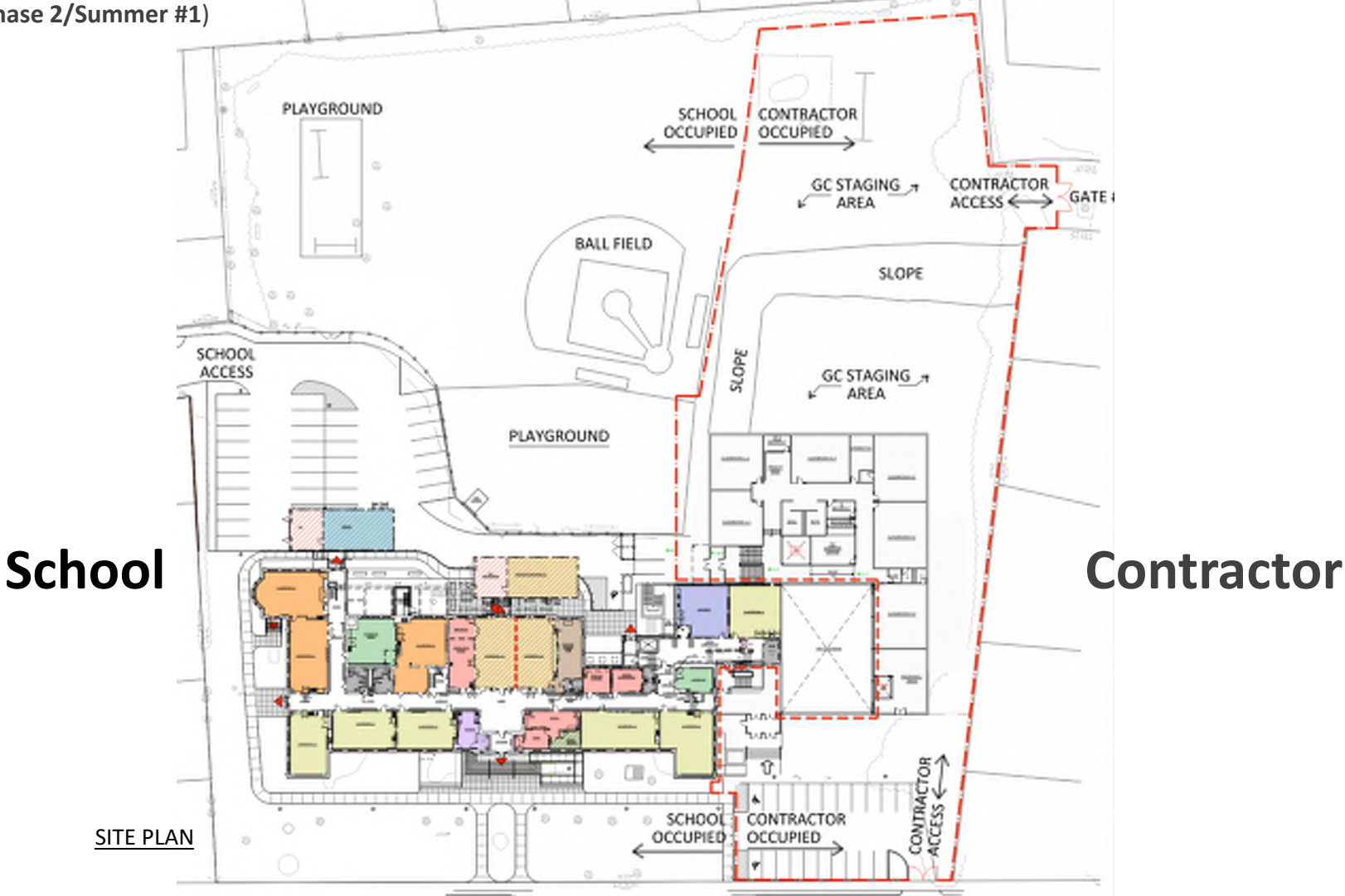
- Existing Condition
- Addition
- Removal
- Relocation



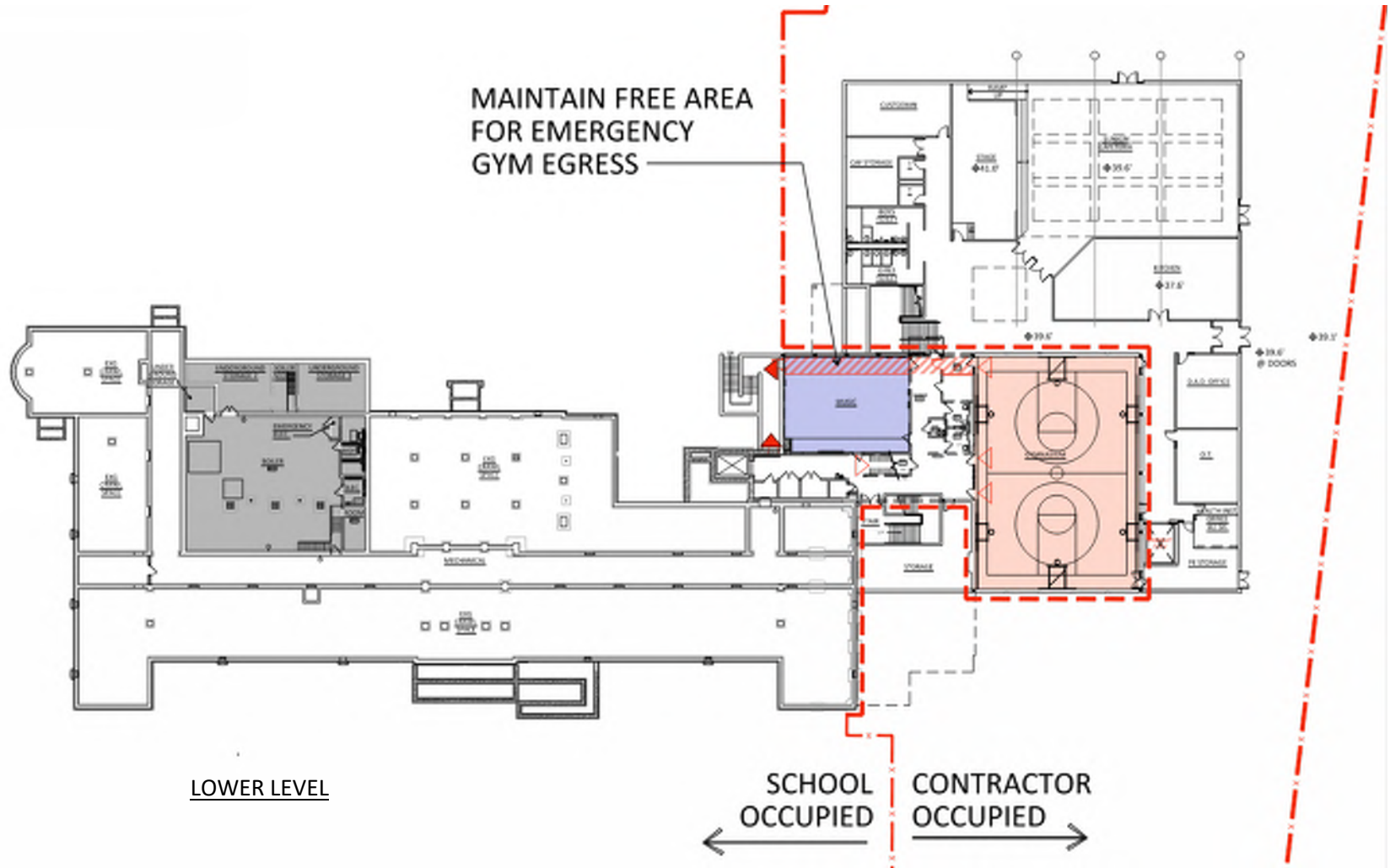
Horace Mann	Existing Conditions (as of Sept 2020)			During Construction		Completion - Option D		
	ROOM TYPE	Location	# OF ROOMS	Area Total	Ph 0 (TBD / 2024)	Location from March 2025 thru June 2025 (During Ph 1)	Final Location after Ph 3 is Completed	Square Footage at Completion
CORE ACADEMIC SPACES			18	13,857				13,858
ADMINISTRATION / OFFICE								
Administration - 1st Floor	Rel 102	Rel 102	1	500	Rel 102	Rel 102	Rel 102	1,200
Administration - 2nd Floor	Rel 101	Rel 101	1	500	Rel 101	Rel 101	Rel 101	1,200
Administration - 3rd Floor	Rel 103	Rel 103	1	1,013	Rel 103	Rel 103	Rel 103	900
GRADES 1 - 5								
1st Grade	Rel 117	Rel 117	1	974	Rel 117	Rel 117	Rel 117	900
2nd Grade	Rel 118	Rel 118	1	974	Rel 118	Rel 118	Rel 118	900
3rd Grade	Rel 119	Rel 119	1	974	Rel 119	Rel 119	Rel 119	900
4th Grade	Rel 120	Rel 120	1	974	Rel 120	Rel 120	Rel 120	900
5th Grade	Rel 121	Rel 121	1	974	Rel 121	Rel 121	Rel 121	900
6th - 8th GRADE CLASSROOMS								
6th Grade	Rel 204	Rel 204	1	771	Rel 204	Rel 204	Rel 204	600
7th Grade	Rel 205	Rel 205	1	771	Rel 205	Rel 205	Rel 205	600
8th Grade	Rel 206	Rel 206	1	771	Rel 206	Rel 206	Rel 206	600
CAFETERIA & KITCHEN								
Cafeteria	Rel 202	Rel 202	1	693	Rel 202	Rel 202	Rel 202	2,000
Kitchen	Rel 213	Rel 213	1	560	Rel 213	Rel 213	Rel 213	600
LIBRARY / MEDIA CENTER								
Library	Rel 201	Rel 201	1	910	Rel 201	Rel 201	Rel 201	900
Media Center	Rel 203	Rel 203	1	910	Rel 203	Rel 203	Rel 203	900
SPECIAL EDUCATION / RESOURCE SUPPORT SPACE								
Special Education	Rel 207	Rel 207	1	600	Rel 207	Rel 207	Rel 207	600
Resource Support Space	Rel 208	Rel 208	1	600	Rel 208	Rel 208	Rel 208	600
GYMNASIUM / LOCKER ROOMS / PE STORAGE / PE OFFICE								
Gymnasium	Rel 214	Rel 214	1	232	Rel 214	Rel 214	Rel 214	232
Locker Rooms	Rel 215	Rel 215	1	100	Rel 215	Rel 215	Rel 215	100
PE Storage	Rel 216	Rel 216	1	100	Rel 216	Rel 216	Rel 216	100
PE Office	Rel 217	Rel 217	1	100	Rel 217	Rel 217	Rel 217	100
CAFETERIA & KITCHEN								
Cafeteria	Rel 218	Rel 218	1	100	Rel 218	Rel 218	Rel 218	100
Kitchen	Rel 219	Rel 219	1	100	Rel 219	Rel 219	Rel 219	100
LIBRARY / MEDIA CENTER								
Library	Rel 220	Rel 220	1	100	Rel 220	Rel 220	Rel 220	100
Media Center	Rel 221	Rel 221	1	100	Rel 221	Rel 221	Rel 221	100
MECHANICAL / CUSTODIAL / BATHROOMS								
Mechanical	Rel 222	Rel 222	1	100	Rel 222	Rel 222	Rel 222	100
Custodial	Rel 223	Rel 223	1	100	Rel 223	Rel 223	Rel 223	100
Bathrooms	Rel 224	Rel 224	1	100	Rel 224	Rel 224	Rel 224	100

Preliminary Programmatic “Phasing Test Fit” – September 2025 through June 2026 *(Full School Year #2)*

(After Completion of Phase 2/Summer #1)



Preliminary School Program “Phasing Test Fit” – September 2025 through June 2026 *(Full School Year #2)*
(After Completion of Phase 2/Summer #1)

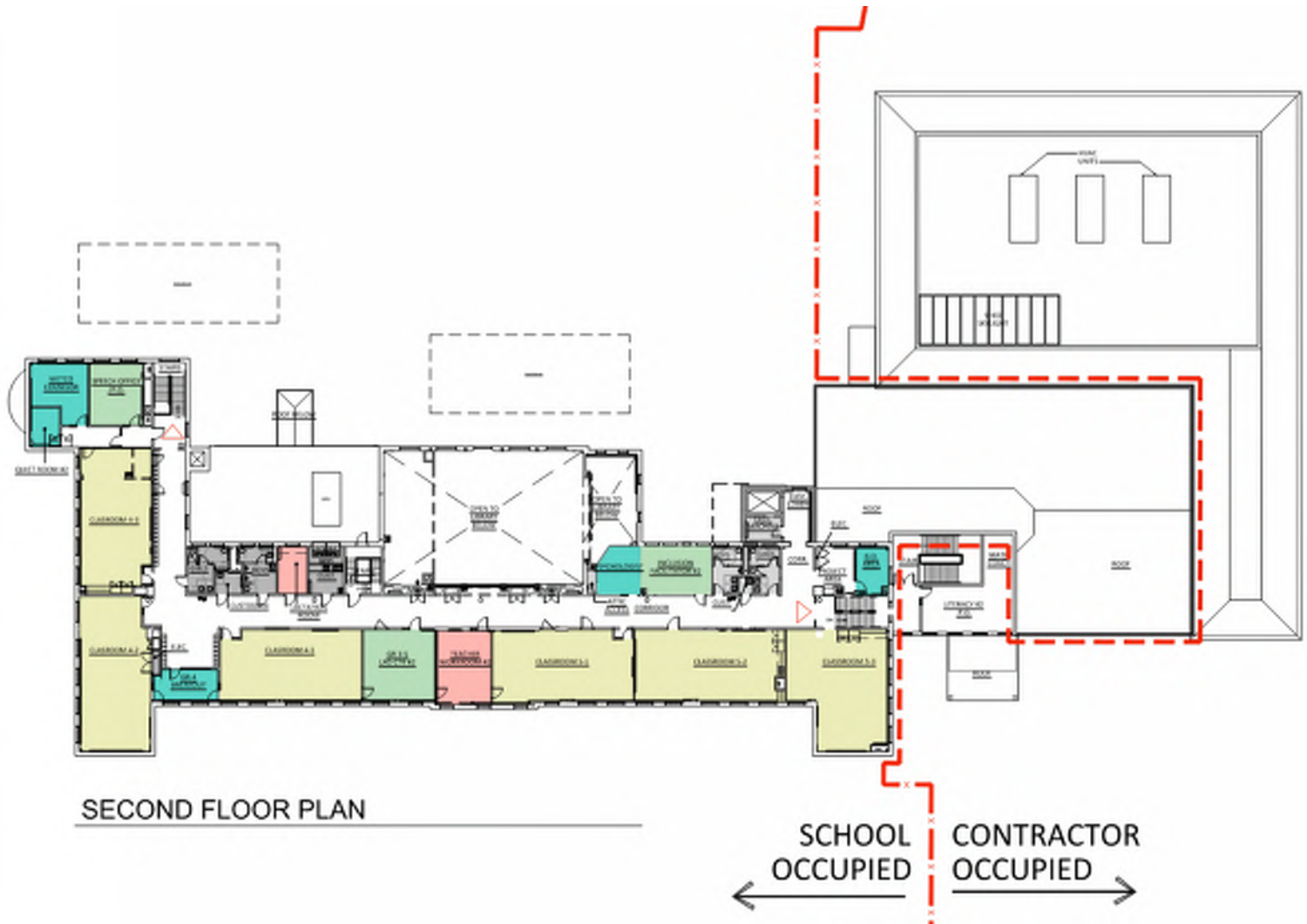


LOWER LEVEL

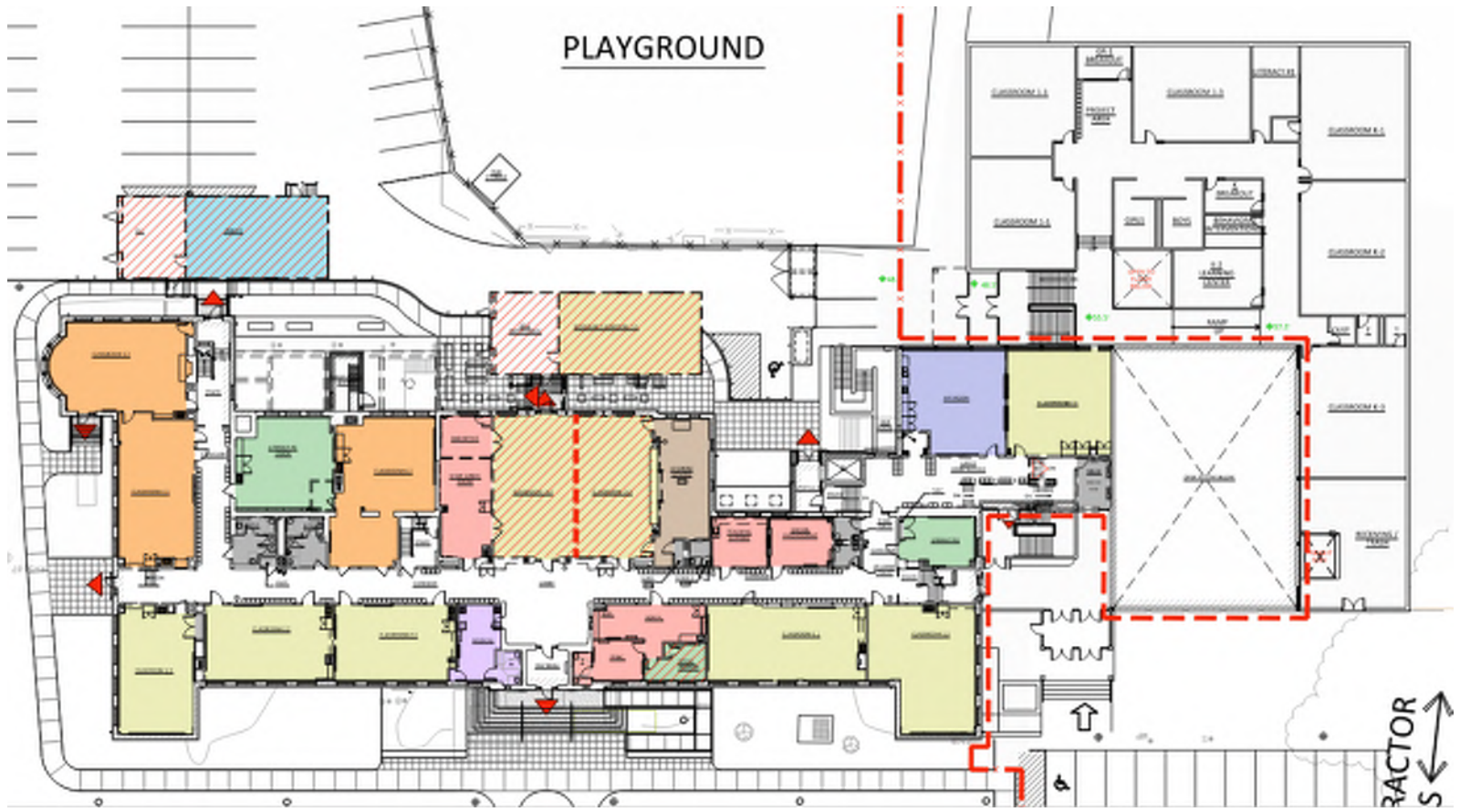
SCHOOL
OCCUPIED

CONTRACTOR
OCCUPIED

Preliminary School Program “Phasing Test Fit” – September 2025 through June 2026 *(Full School Year #2)*
(After Completion of Phase 2/Summer #1)

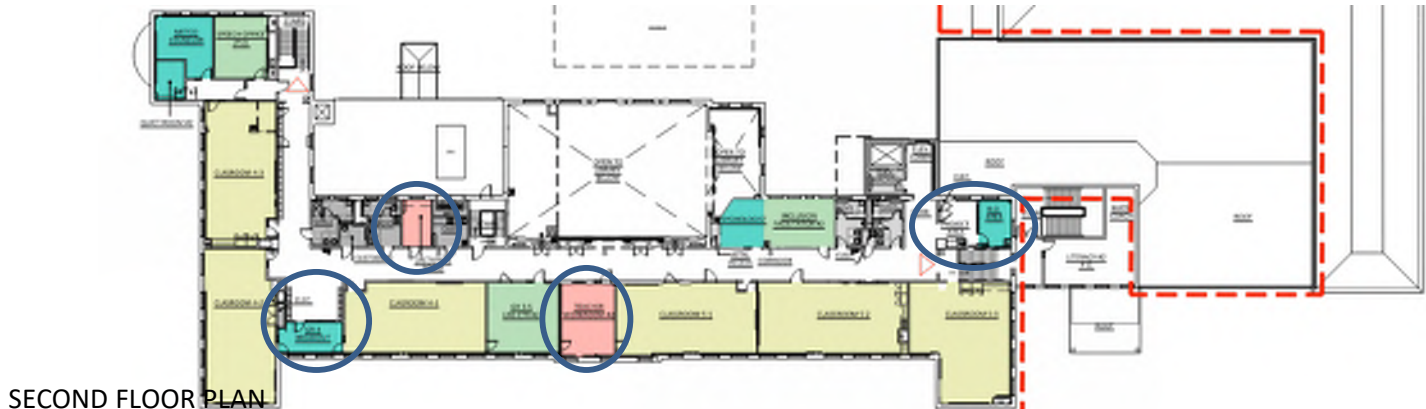


Preliminary School Program “Phasing Test Fit” – September 2025 through June 2026 *(Full School Year #2)*
(After Completion of Phase 2/Summer #1)

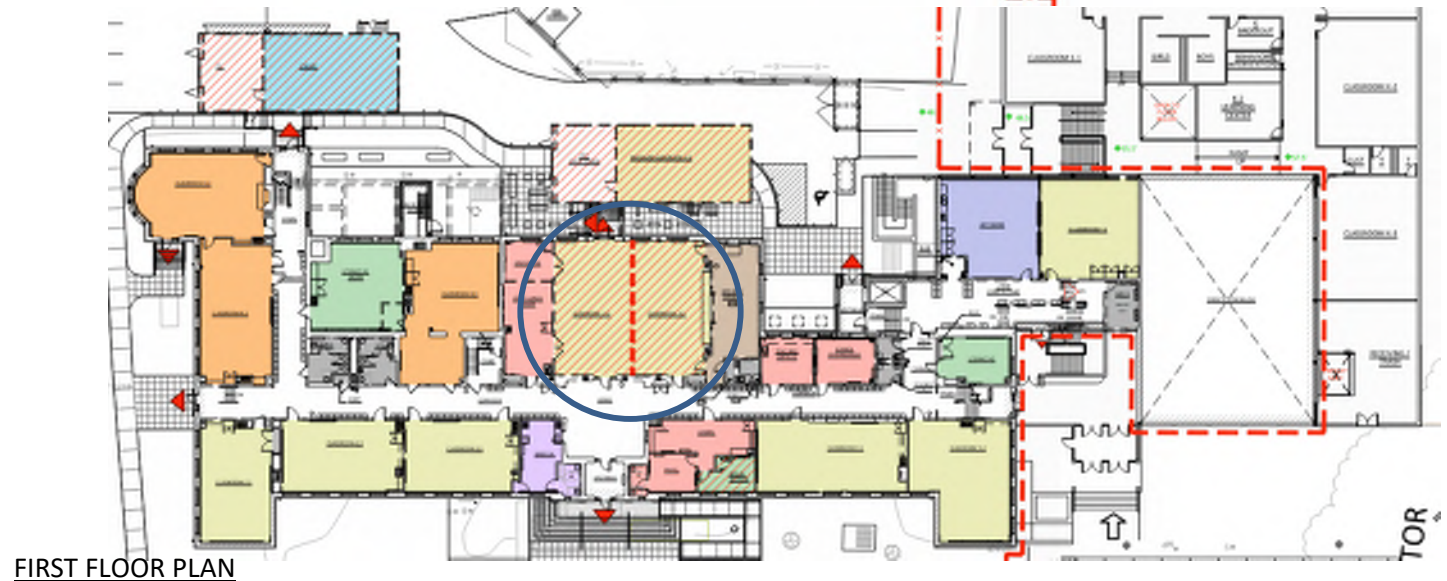


FIRST FLOOR PLAN

Interim Space Uses – September 2025 thru June 2026 (School Year #2)
(After Completion of Phase 2 during Summer #1)



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Preliminary Phase 3 Construction – July & August 2026


(Summer #2 – First Floor Renovations)

Phase 0: TBD - Temporary Egress Out of Ground Floor

Phase 1: March 2025 thru August 2026 - Build Addition

Phase 2: July + August 2025 - Reconfigure 2nd Floor

- Lunch in Classrooms for 2025 / 2026 School Year
- Relocate 3rd Grade Classrooms to Cafeteria and (1) Modular
- Relocate ELL, OT, Math Coach & Library to Modulares
- Build new Little League & Open Space field in Spring 2025

 Phase 3: July + August 2026 - Reconfigure Ground & 1st Floor
Remove Modular at Completion

Preliminary D.8 Site Layout – Completed for September 2026

(After Completion of Phases 1 + 3 during Summer #2)

Playfield Thoughts

Growing Season #1: Spring 2026**

half a school year

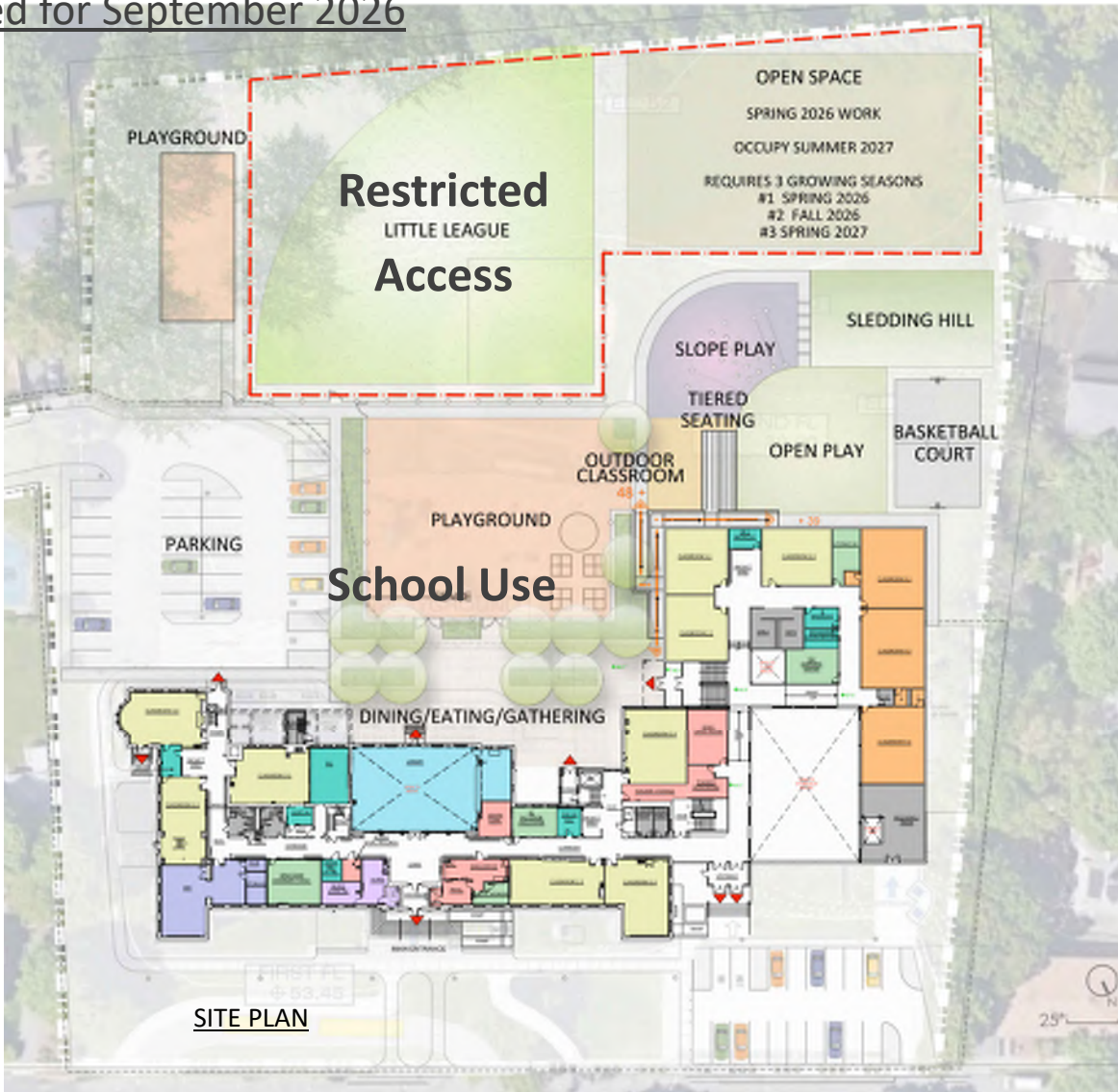
Growing Season #2: Fall 2026 (school completion)

Growing Season #3: Spring 2027

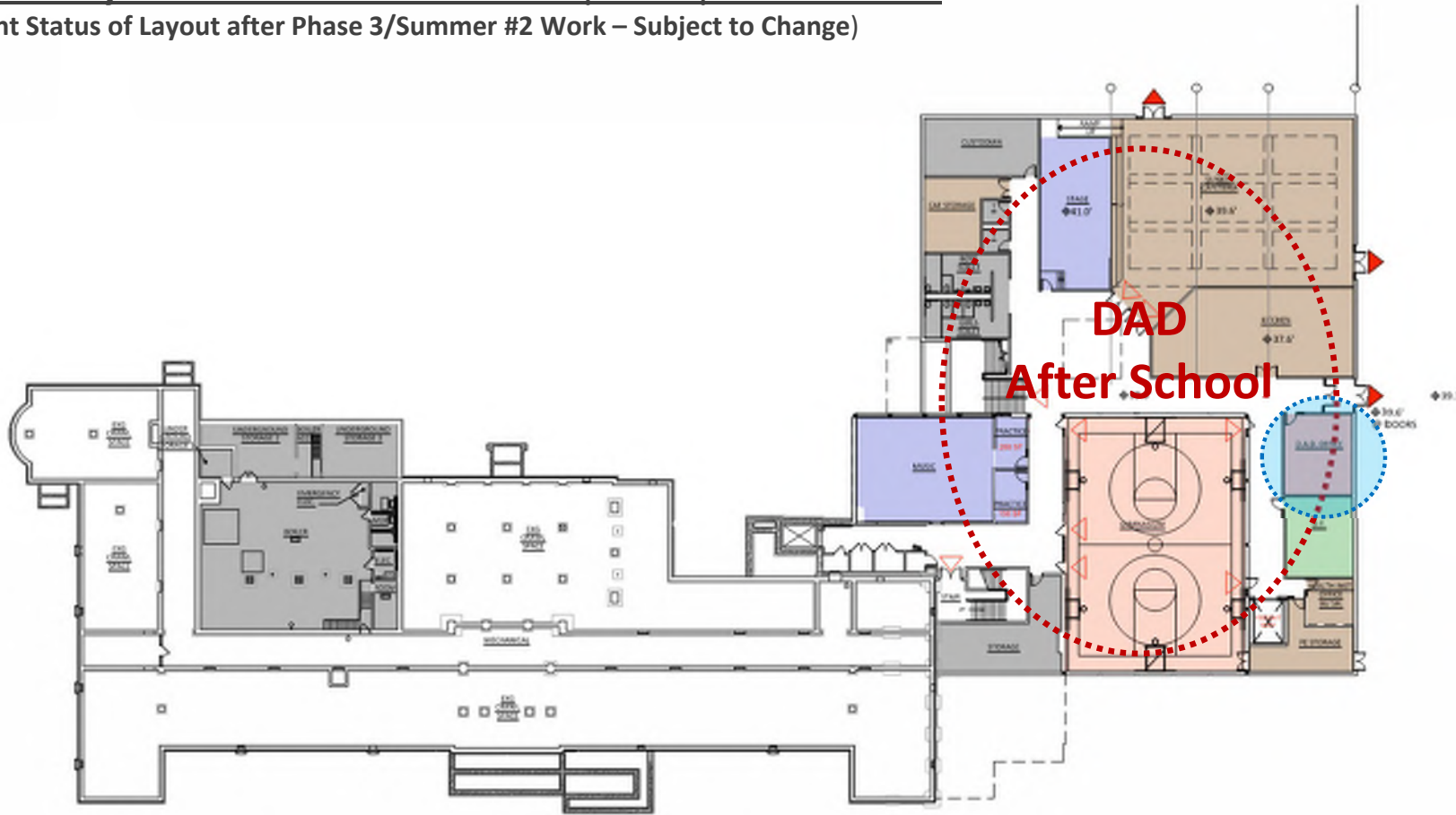
one school year

Ready for Use: September 2027

**Use of Sod Could Facilitate (2) Growing Seasons
(Fall 2026 and Spring 2027)

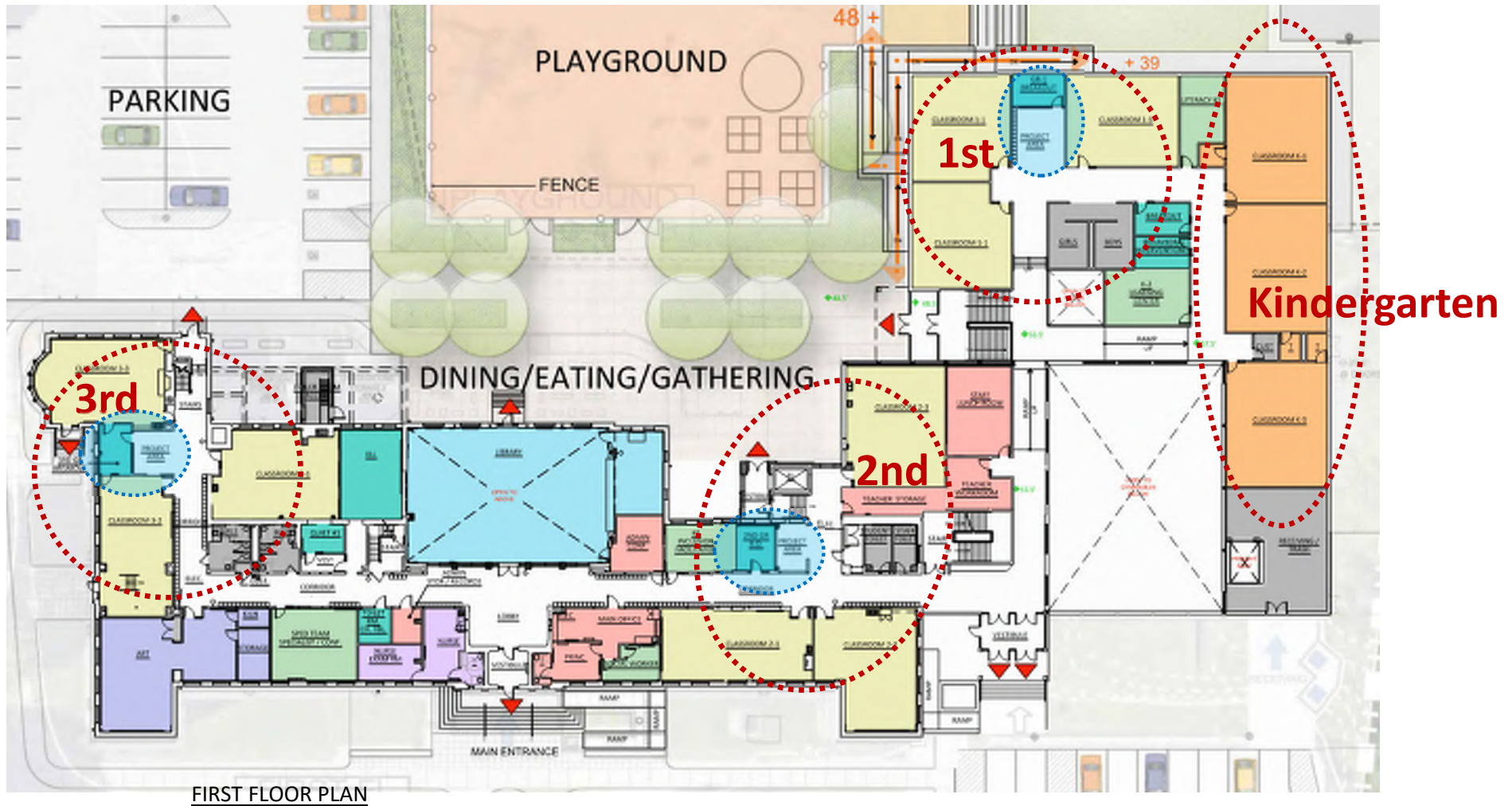


Preliminary D.8 Ground Floor Plan – Open September 2026
(Current Status of Layout after Phase 3/Summer #2 Work – Subject to Change)

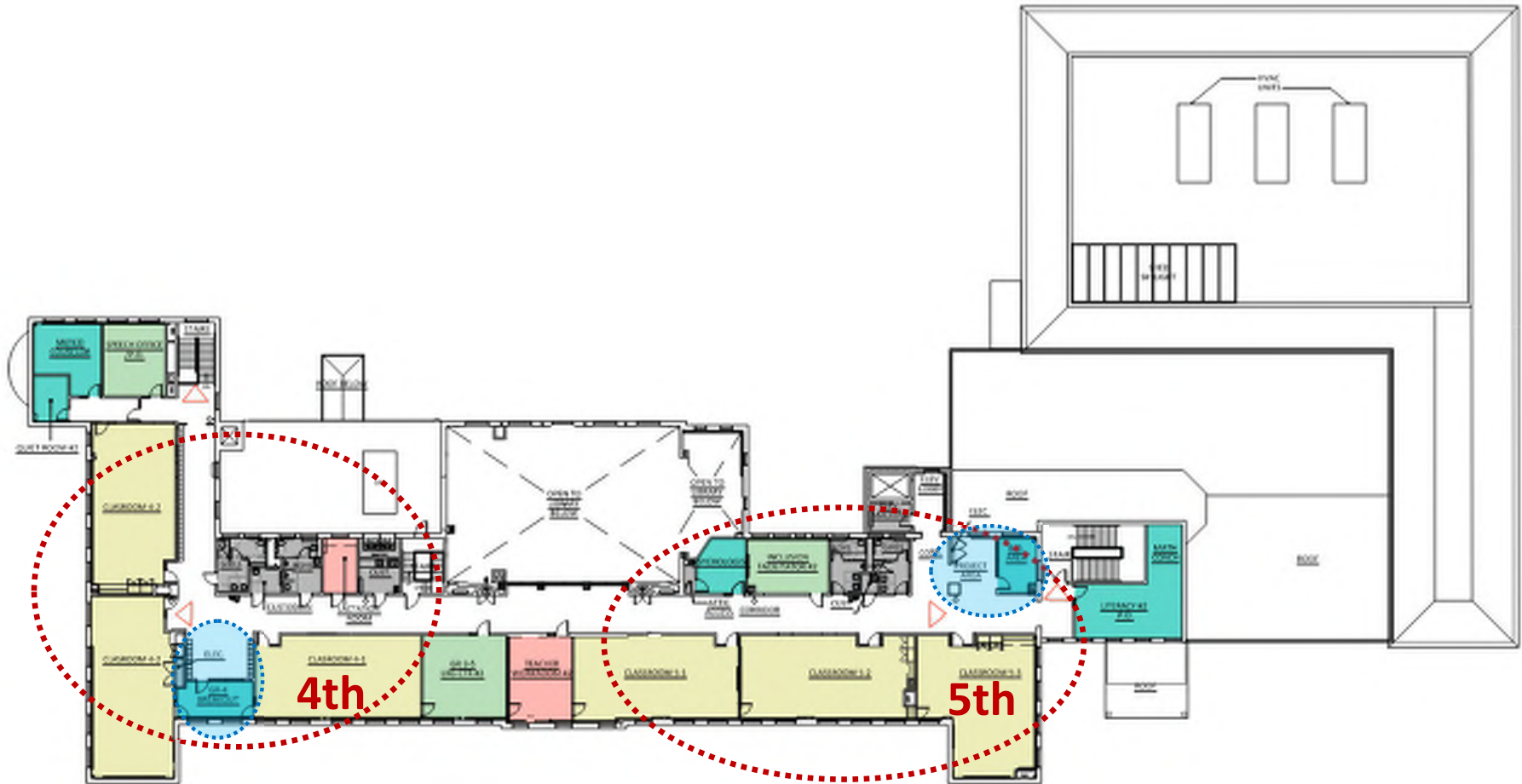


LOWER LEVEL

Preliminary D.8 First Floor Plan – Open September 2026
(Current Status of Layout after Phase 3/Summer #2 Work – Subject to Change)



Preliminary D.8 Second Floor Plan – Open September 2026
(Current Status of Layout after Phase 3/Summer #2 Work – Subject to Change)



SECOND FLOOR PLAN

Questions & Comments