

MSBA Designer Roundtable

November 21, 2024

Site & Landscape
Design & Operations:
Lessons Learned from the
MSBA's POE Program

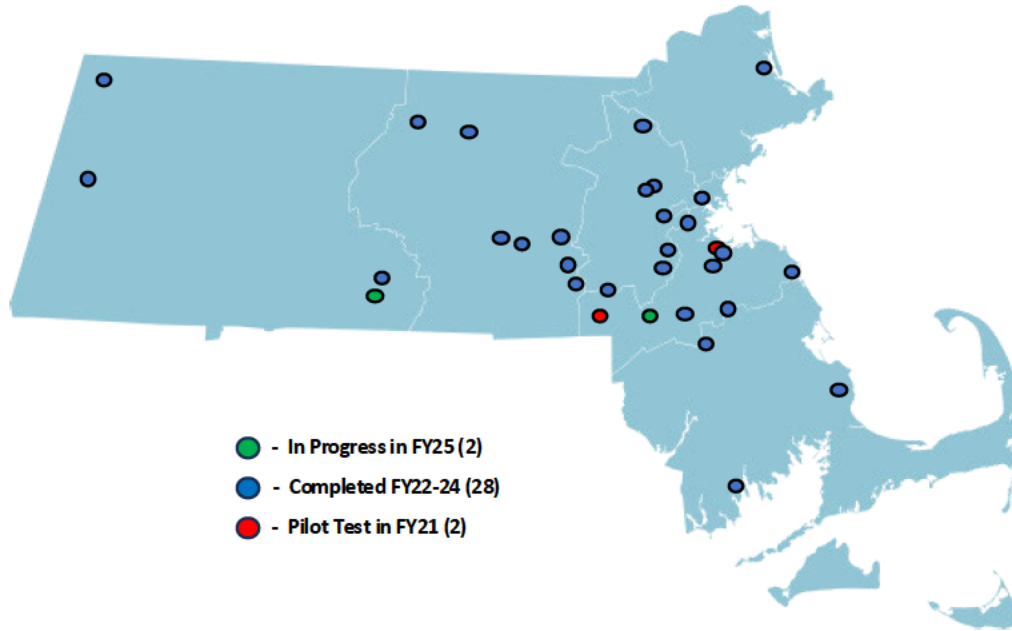
POE Program Timeline & Participants

Piloted
2017-19

Implemented
2020

Commenced
2021

28 Completed
As of FY2024



Abington
Athol-Royalston
Billerica
Braintree
Brookline
Chelsea
Dedham
Foxborough
Franklin
Granby
Hopkinton
Lexington
Ludlow
Marlborough
Milford
Millis
Minuteman RVT
Narragansett
Needham
New Bedford
Newton
Northborough
North Adams
Pittsfield
Plymouth
Quincy
Scituate
Stoughton
Triton
Wachusett RSD
West Bridgewater

POE – What It Is and What It Is Not...

Aims to understand both positive and negative feedback – ✓

Focuses on the not-so-good things and blames the Architect – ✗

Analyzes information to inform future projects – ✓

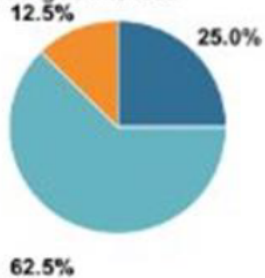
In-depth inspection to correct or fix malfunctioning components – ✗

POE Data Collection Tactics and End-user Feedback

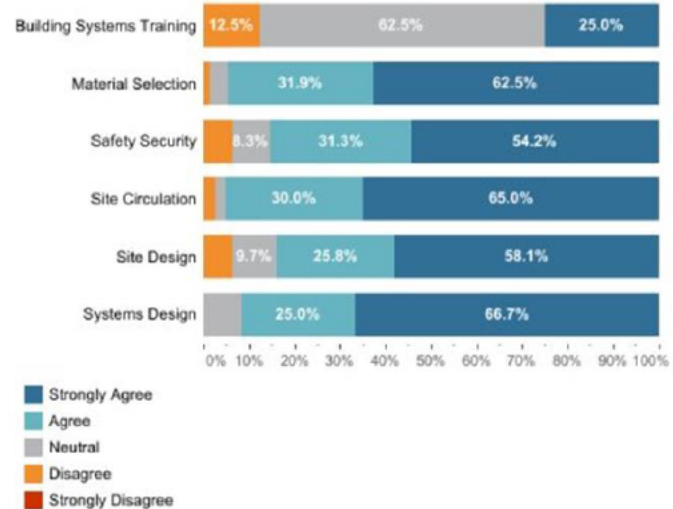
Overall Satisfaction with Learning Environment Provided



The building systems are easy to use and operating as intended



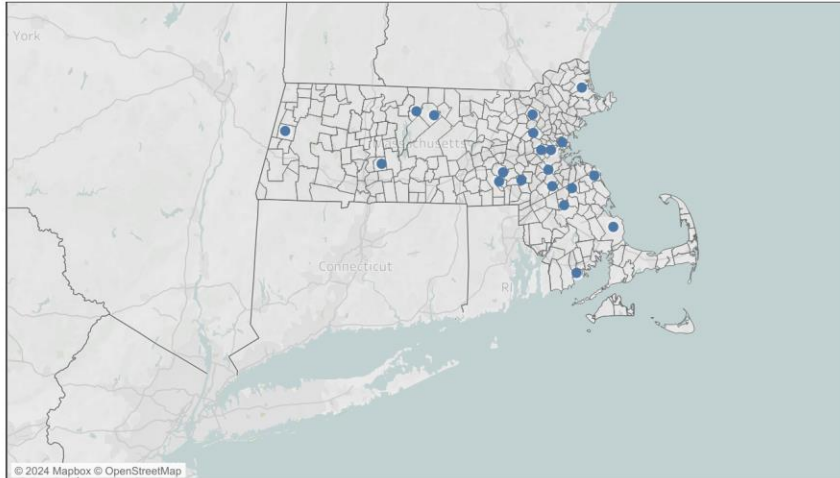
Overall Satisfaction by Topic



POE Dashboard

Project Map & Summary ?

# of Schools with POE's 20	# of Survey Respondents 4,143	Total Project Cost \$1.06B <i>For Final Audit Approved Projects (16 Projects)</i>	Total Funding Grant \$494M <i>For Final Audit Approved Project (16 Projects)</i>
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Total Project Cost and Funding by School Type
For Final Audit Approved Projects (16 Projects)

	Project Count	Total Cost	Avg Cost	Total Grant	Avg Grant
Pre-K/K	1	\$29M	\$29M	\$10M	\$10M
Elementary School	8	\$338M	\$42M	\$158M	\$20M
Middle School	1	\$57M	\$57M	\$36M	\$36M
Middle/High School	2	\$155M	\$78M	\$75M	\$37M
K-8	1	\$113M	\$113M	\$25M	\$25M
High School	3	\$371M	\$124M	\$190M	\$63M

of Survey Respondents by Role

Admin/Support	12
Facilities	27
Leadership	75
Other	19
Parent/Guardian	1,901
Student	1,527
Teacher	582

The information and data contained in this dashboard is based on the MSBA's review of occupancy-related information provided by cities, towns, and regional school districts such as space utilization, student enrollment, maintenance costs, and energy use. This information and data is intended for informational purposes only. The data may have changed since the time of the post occupancy evaluation for any particular school, and the MSBA shall have no responsibility or duty to update any of the information. Please contact the Districts for the most current information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this chart.

Lessons Learned From the MSBA's POE Program

- **Overall Site Zoning, Circulation, Services & Amenities**
 - *Speaker: Nikki Reed, Principal at Harris Brook ES, Ludlow Public Schools*
 - *Speaker: Carl Franceschi, President | Principal, DRA Architects*
- **Outdoor Play & Learning**
- **Plant Selection & Maintenance**
- **Overall Site Maintenance**
 - *Speaker: Monica Lamboy, Executive Director of Admin & Finance, Chelsea Public Schools*
 - *Speakers: Luke McCoy, Principal & Gregory Joynt, Associate Principal, Kaestle Boos Associates*
- **Overall Site Experience**
- **Discussion**

Overall Site Zoning

Overall Site Zoning / Things to Think About

Program Priorities



"The space is on a small plot of land... [and] from what has been done with the drop off and pick up, parking and use of the space, I am satisfied."

– Administrator

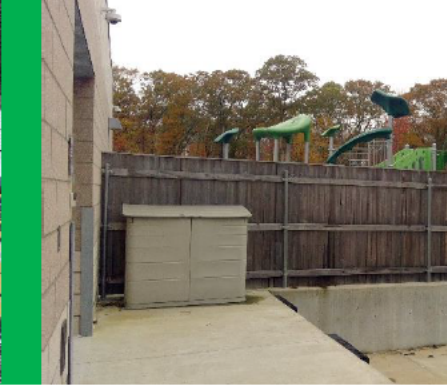
Solar Orientation



"The playgrounds were placed on the shady north side of the building so when it snows heavily it doesn't melt, and [they] can't be used by the students for extended periods."

– Teacher

Service Zones



"I'm nervous about trucks and kids running through [because of proximity of playground to loading dock]."

– Facilities Staff

"No other traffic can come or go during loading and unloading."

– Facilities Staff

Indoor / Outdoor Links



"The cafeteria should have been placed on the first floor to ease the transition from playground to cafeteria. The students lose time in the transition."

– Teacher

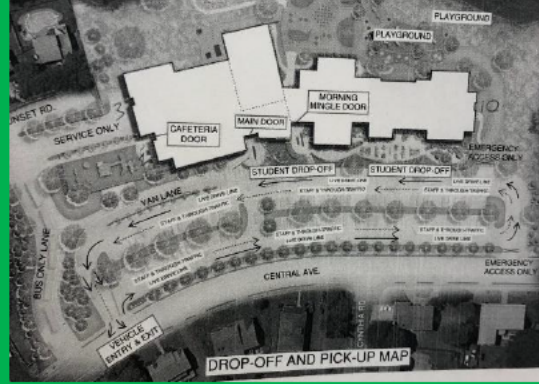
Site Circulation

Site Circulation / Things to Think About

Consider Queuing Space



“It would be helpful if there was a drop-off/pick-up loop on the outskirts of the parking lot rather than cars lining up in all the different parking lot aisles.”
– Parent



“You have to drive through the parking lot to get to the drop off pickup line which is hard and possibly less safe.”
– Parent

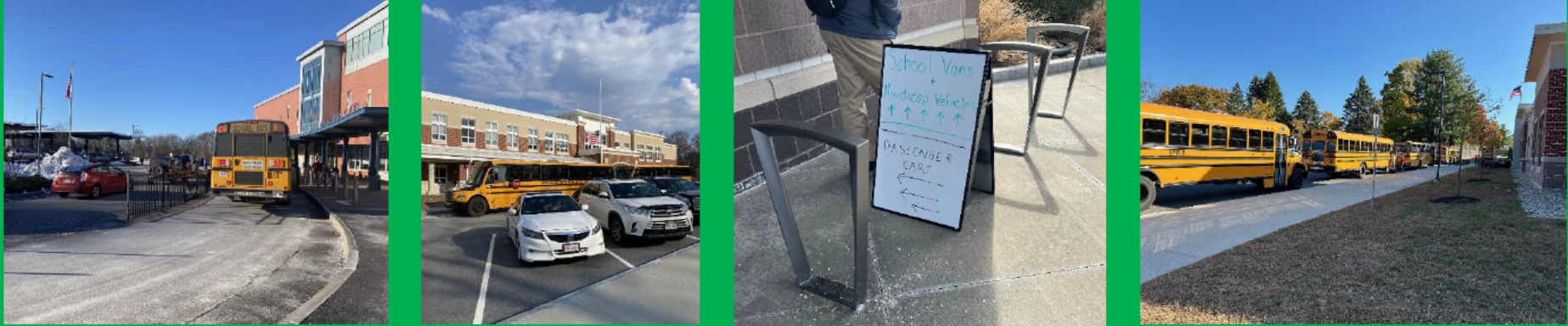
Consider Dimensions & Turning Radii



The radius of the bus loop was initially too tight to allow for efficient circulation of buses. District reworked the surrounding curbs and sidewalk to widen the roadway for better traffic flow.

Site Circulation / Things to Think About

Separate Passenger Car & Bus Traffic



“Drop off/pick up is segregated from the bus line which is great.”

– Parent

“There should be separation between where the buses go in and out and the parking area.”

– Parent

Some districts have “long-standing traffic issues,” including challenges with school bus routes and staffing, and local traffic safety. These issues can impact user experience but have “nothing to do with the [design of the MSBA-funded project].”

– Administrator

“The site was designed with bus drop off/pick up at the front and all other vehicles in the back of the school. After the first year this was changed due to the police wanting to go to a one door system.”

– Administrator

Amenities & Service Zones

Amenities & Service Zones / Things to Think About

Covered Areas at Building Entries



“Wish there was more of a covered area or a bigger lobby where parents could stand while waiting to pick up kids from after-school activities.”

– Parent

“If you pick your child up from school you need to stand outside even if it’s pouring rain with thunder and lightning.”

– Parent

“The portico is hugely valuable” and is used by students during recess and by teachers for outdoor class time. – Administrator

Amenities & Service Zones / Things to Think About

Loading Zone Practicalities



"The curbs are too tight for tractor trailers."

– Facilities Staff



"Items that are really big have to come in the front door."

– Facilities Staff

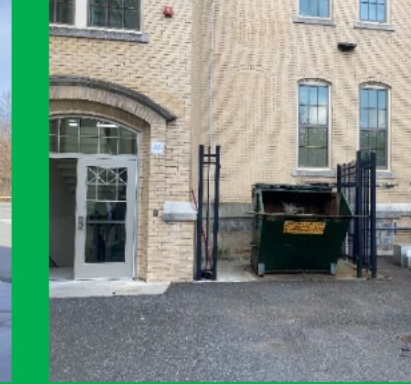


"Loading dock can only be utilized by kitchen and for small deliveries due to the location."

– Facilities Staff



"It would have been preferable to have the loading area on the same level as the kitchen; the current arrangement requires staff to transport kitchen-related deliveries via elevator."



"Loading docks are not to truck level. They are lower than they should be and are a hassle for deliveries."

– Facilities Staff

Nikki Reed
Principal, Harris Brook ES
Ludlow Public Schools



STUDENT DROP OFF LOCATION
Community Entrance
Student Drop Off/Pick Up
Off Chapin Street

**Our Community Entrance will be open for
Parents to Drop Off and Pick Up students.**

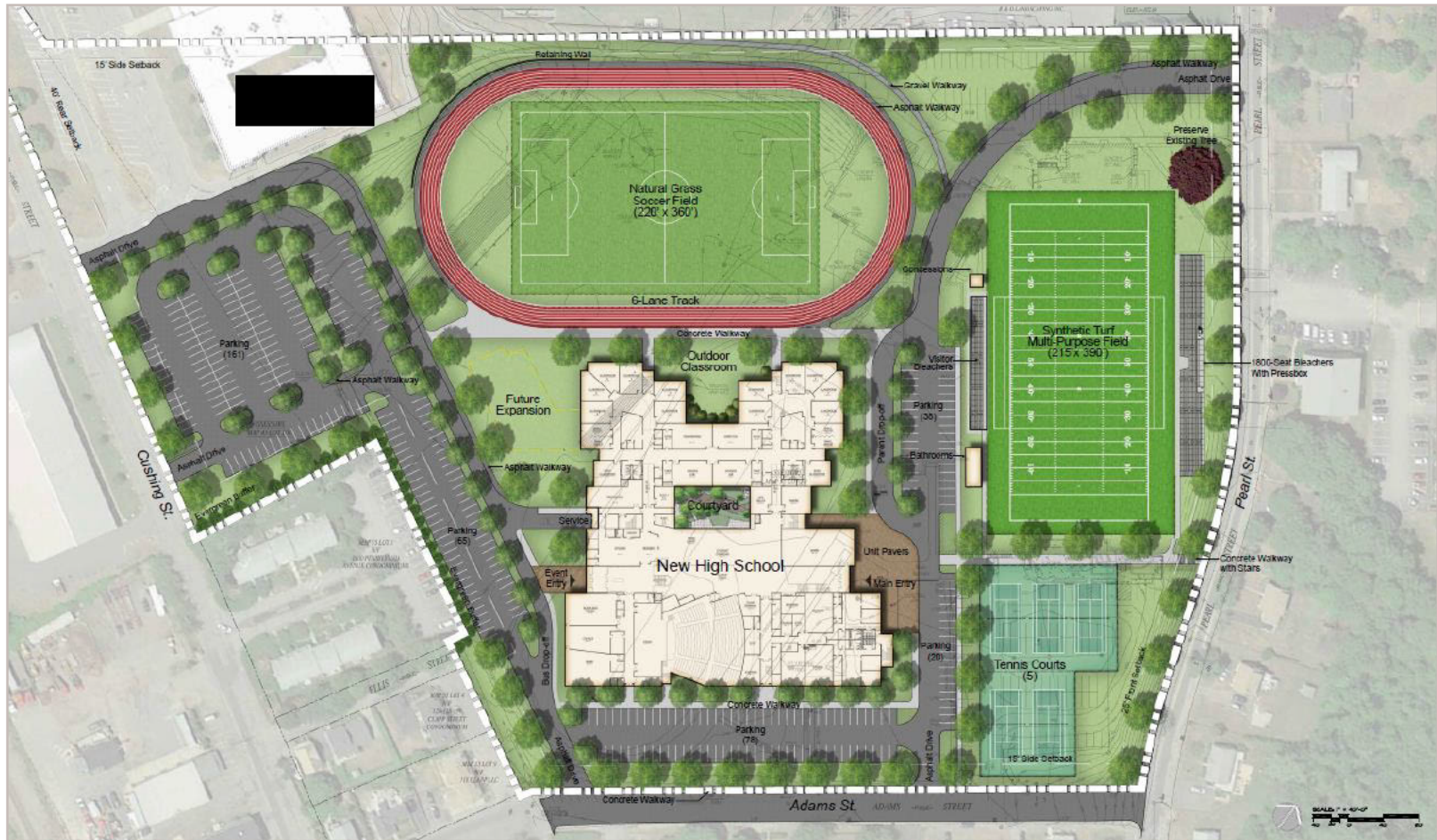
Drop off 8:30

Pick up 3:00

*****DO NOT ARRIVE PRIOR TO 2:45*****

The Fuller Street entrance will be for staff and BUSES ONLY. If you plan to make any changes to your child's arrival/dismissal plan please do so in SDM.

Carl Franceschi, AIA
President | Principal
DRA Architects



Outdoor Play & Learning

Outdoor Play & Learning / Things to Think About

Variety, Quantity, Scale & Utility of Spaces



“This playground hardly gets used. It’s too small for fourth and fifth graders.”
– Administrator



“The design concept is beautiful, but trying to utilize it has been a bit of a challenge.”
– Teacher



One District reports its courtyard is heavily used by students in all but the most severe weather. The space is so popular that the District feels it is well worth the additional effort to maintain.



“We access our outdoor learning spaces when weather permits and have three gardens outside our classroom.”
– Teacher



Outdoor classroom is “gorgeous” but “never used as an actual workspace. It’s just too much of an effort.”
– Administrator

Outdoor Play & Learning / Things to Think About

Solar Orientation & Sun Shading



“Wish they had included shaded areas for the playgrounds. It can get very hot.”

– Parent

“I wish there was more shade on the playground. Benches with shade would allow for community building while parents are watching their children.”

– Parent

“Turf on playgrounds can reach over 100F degrees on warm days.”

– Teacher

“No shade available for the children to cool off.”

– Teacher

“Shade needs to be provided for the playground and needs to be a top priority for future projects.”

– Parent

Outdoor Play & Learning / Things to Think About

Safety & Maintenance



“Rocks are ‘toys for kids to throw.’”

– Facilities Staff



“Rocks on the ground aren’t great with little kids.”

– Administrator



Some Districts have added safety equipment after project completion.



“The whole playground is very splintery.”

– Teacher



“Plantings attract bees.”

– Administrator



“Dirt near playground should have been turf since... it would last longer.”

– Teacher

Outdoor Play & Learning / Things to Think About

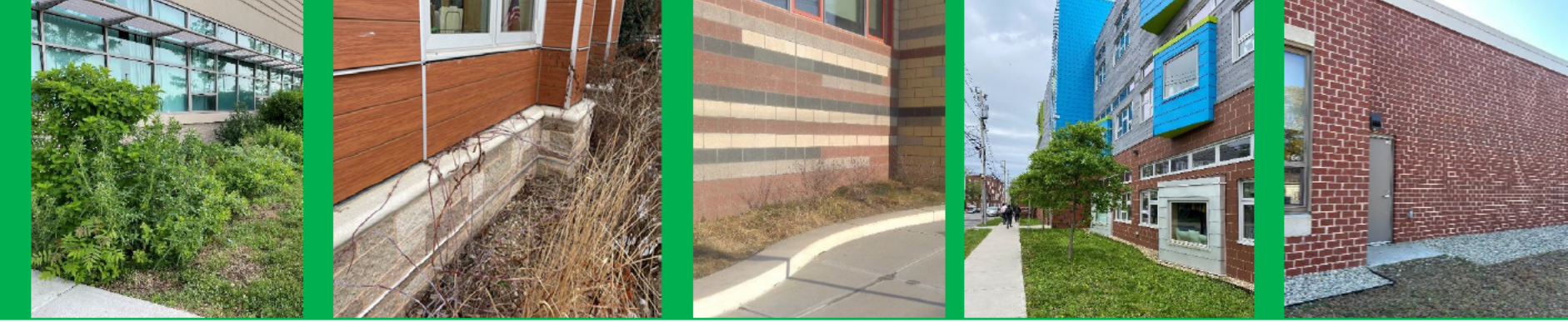
Play Equipment Storage Needs



Plant Selection & Maintenance

Plant Selection & Maintenance / Things to Think About

Plant Selection & Placement



During design and construction, "you're flush," but once the project is over, "you don't have the money to bring in a landscaper or horticulturalist."
– Administrator

"The [landscape] design was fantastic but our capacity to maintain it just wasn't there."
– Administrator

"[Landscape as designed] is labor intensive. I wouldn't have designed it this way."
– Facilities Staff

"We worked hard the first couple of years to make sure [the trees planted as part of the MSBA-funded project] could take off."
– Facilities Staff

"I'm a big proponent of turf. Turf everything."
– Administrator

Overall Site Maintenance

Overall Site Maintenance / Things to Think About

Snow & Ice Removal



“Snow removal is very time consuming. Landscaping islands and wood benches as well as fencing hinder snow removal.”

– Facilities Staff



“Snow removal is our largest site challenge. We have no place to put snow.”

– Facilities Staff



“The ice/snow removal is a city issue.”

– Administrator



“We are unable to use salt since we are on conservation land, so our students can’t play outside when it is icy. I would have hoped they could have installed a water heating system under the blacktop to prevent freezing.”

– Teacher

Overall Site Maintenance / Things to Think About

Storage of Groundskeeping Equipment & Materials



"If I didn't have this [free-standing storage building], my boiler room would be stuffed."
– Facilities Staff

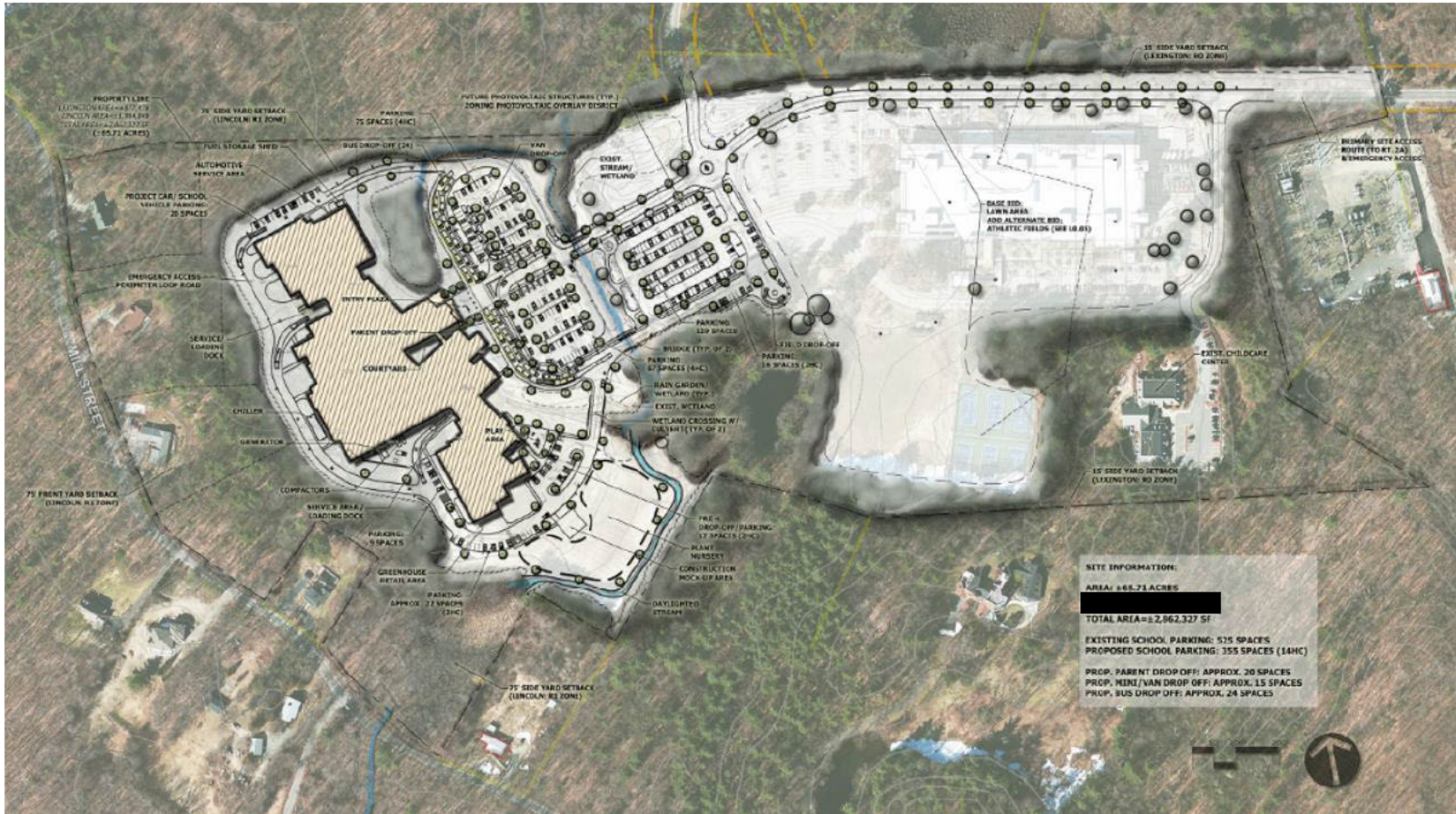
"An outdoor storage space for grounds equipment would be helpful to keep equipment from being stored in the elements."
– Facilities Staff

"Even before the pandemic, storage was an issue. The pandemic exposed storage issues dramatically, hence the storage cubes on the property."
– Administrator

Monica Lamboy
Executive Director of Admin & Finance
Chelsea Public Schools



Luke McCoy, PLA, Principal
&
Gregory Joynt, AIA, Associate Principal
Kaestle Boos Associates



SITE INFORMATION:
AREA: 66.73 ACRES
TOTAL AREA: 3,962,327 SF
EXISTING SCHOOL PARKING: 535 SPACES
PROPOSED SCHOOL PARKING: 355 SPACES (144C)
PROP. PARENT DROP-OFF: APPROX. 20 SPACES
PROP. MINI VAN DROP-OFF: APPROX. 15 SPACES
PROP. BUS DROP-OFF: APPROX. 24 SPACES



Overall Site Experience

Overall Site Experience / Things to Think About

Community Appreciation & Use



"The playground gets a lot of community use."

– Facilities Staff



Outdoor spaces are "fantastic and well-used" by the community.

– Administrator



"The connection of the school to the adjacent park was a wonderful addition."

– Parent



"The grounds are very nice."

– Parent

Discussion

Thank You!