



Project Leaders



September 6, 2023

Colliers Project Leaders

Barnstable Public Schools

Facilities Conditions Assessment – Preliminary Space Utilization Analysis
School Committee Presentation

› Facilities Conditions Assessment Process Overview

- › Summary of current conditions was presented on 6/7/2023

 - › Nine School Buildings and the Facilities Building totaling 1,062,600 GSF

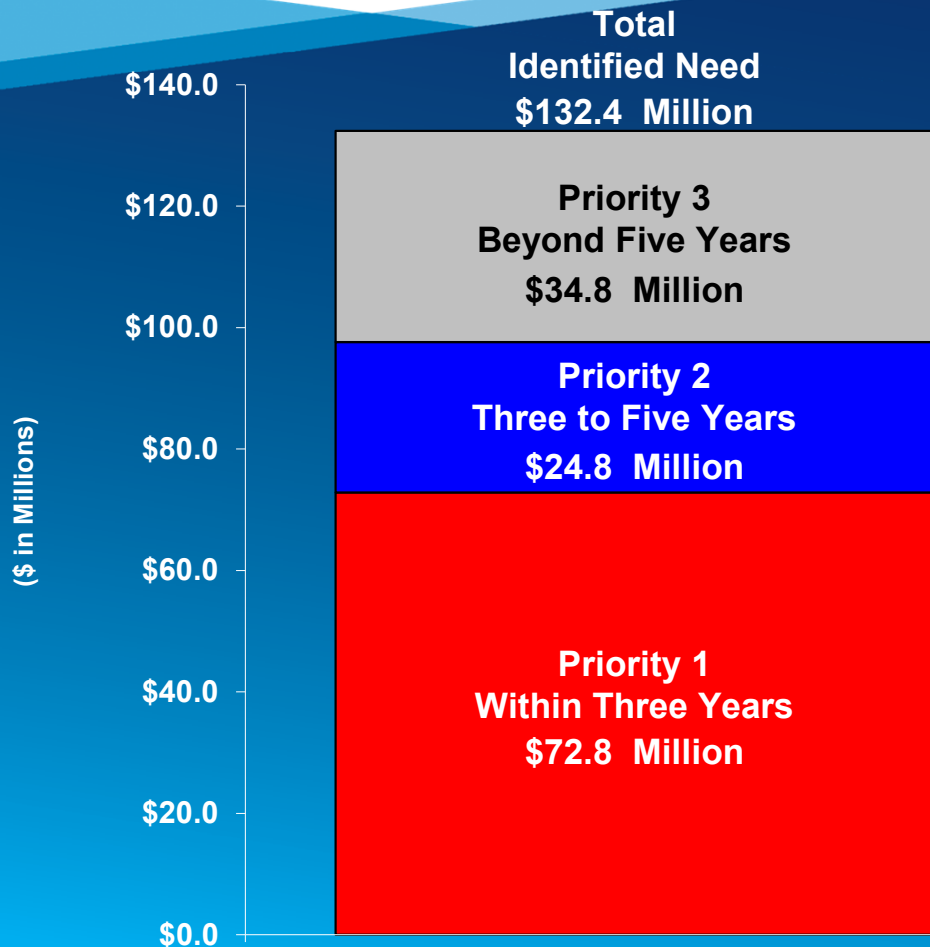
- › Space Utilization Assessment Preliminary Findings

 - › Analyzed classroom and enrichment space schedules and enrollment

 - › Reviewed preliminary findings with district administration and principals

 - › Reviewed impact of peak enrollment based on McKibben Demographics

› Summary of Identified Need

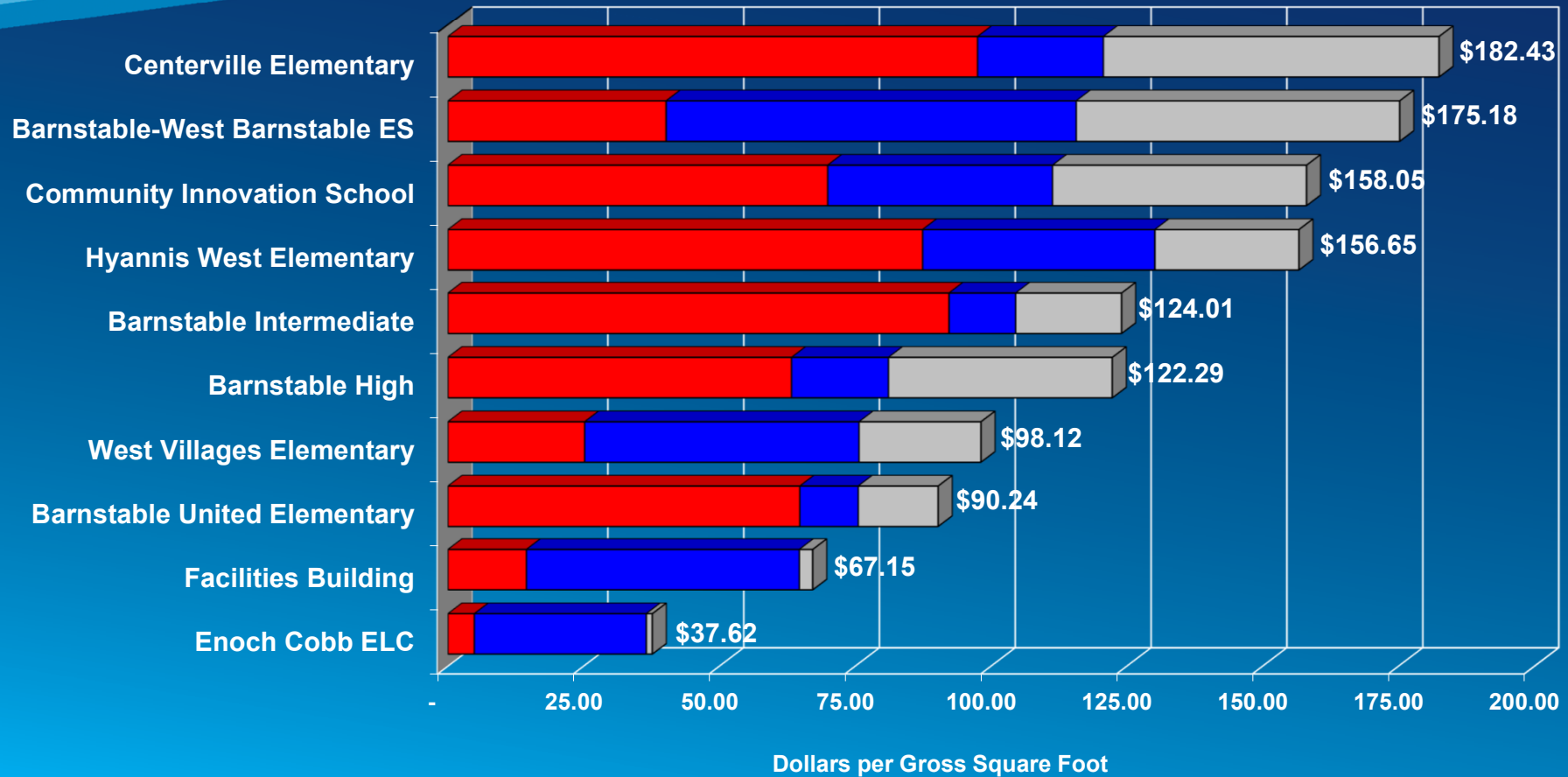


Priority 3 - Deferrable - Projects recognized for the impending nature of their existence. However, at this time, these issues can be deferred until a later date.

Priority 2 - Important - Conditions require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

Priority 1 - High Priority - Projects address issues of asset protection, quality of space, physical environments or regulatory concerns.

› Identified Needs Profile by Building – Cost per GSF



› Current Space Programmatic Impacts

- › District has experienced significant growth in mandated special needs programs
- › Population of students who are learning English has also increased
- › Physical and emotional support for students is growing
- › BPS is undertaking an assessment of the district special education needs
- › Overall enrollment projects are relatively flat over the next 10 years
 - › K-3 is anticipated to grow 2%; however, growth is not equal across villages
 - › Barnstable United is anticipated to grow 7% at peak
 - › Barnstable Intermediate is anticipated to grow 10% at peak
 - › Barnstable High School is anticipated to decrease 2% over time
- › Upcoming legislation will require the provision of lactation rooms in all school buildings

› Facilities Conditions Assessment

Summary of Facilities Needs by School

› Enoch Cobb Early Learning Center: Current Conditions Needs

- › Modular building is starting to show its age
- › Enclose walkway to Hyannis West
- › Replace vinyl floor tile throughout
- › Replace water damaged sink counters in classrooms
- › Investigate and repair recurring sanitary pipe clogging
- › Upgrade wireless access points



› Enoch Cobb Early Learning Center: Space Utilization Summary

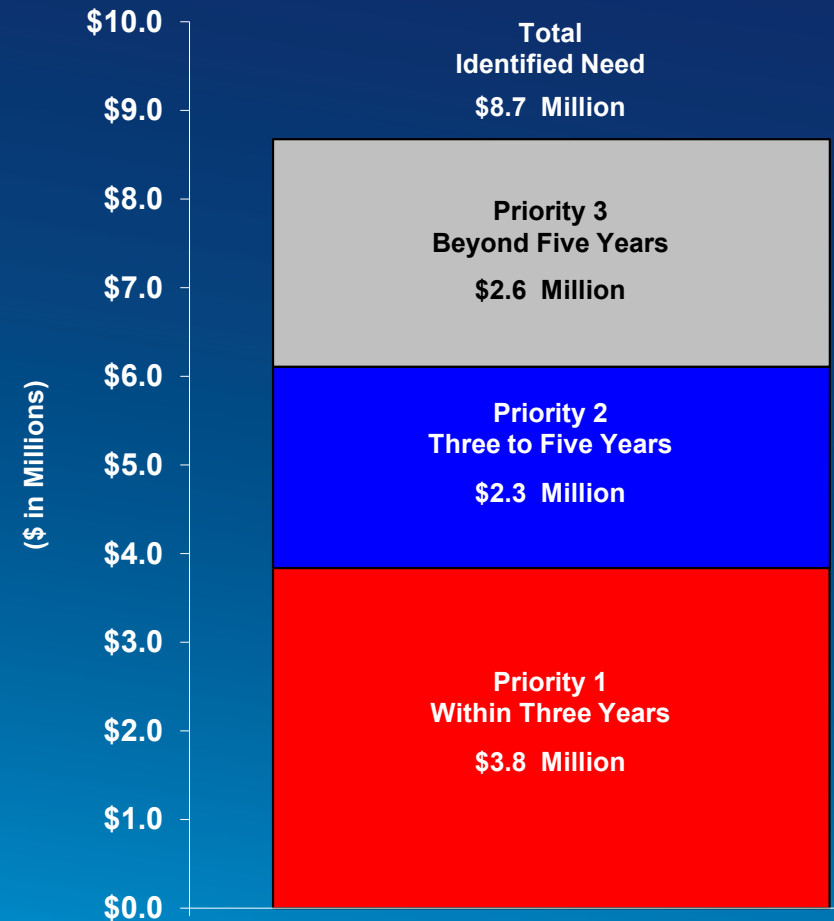
	Barnstable 2022/23 Actual FTE					Current Space Needs				Enrollment Projections (2025/26)				
	# of Spaces	Actual Enrollment	BPS Capacity	% Capacity	FTE/ Classroom	Current Need	FTE/ Classroom	Surplus/ Deficiency	NSF	Peak Enrollment	# of Spaces	% Capacity	FTE/ Classroom	NSF
General Classrooms	9.0	99	135	73%	10.9	9.0	10.9	-	-	121	11.0	73%	11.0	(1,700)
Enrichment (Art, Music, Science, Technology)	-					-		-	-	-				-
Special Education	3.0					4.0		(1.0)	(500)	4.0				(500)
Student Support Spaces	3.0					4.0		(1.0)	(75)	4.0				(75)
Total Space Needs	15.0					17.0		(2.0)	(575)	129.0				(2,275)

Current Space deficiencies:

- Program is half-day due to space limitations
- Pre-K program is growing and the need for (3) additional classrooms is anticipated within three years
- Three speech/language teachers share two spaces
- Special Education Coordinator is in the conference room
- No therapeutic space or flex office

› Barnstable Community Innovation Center: Current Conditions Needs

- › Replace existing windows and trim
- › Repair masonry at joints, lintels, and selected locations
- › Renovate toilet rooms
- › Refurbish wood casework and replace countertops in classrooms
- › Replace door locksets with code-compliant handles
- › Replace acoustical ceiling tiles
- › Upgrade HVAC system to increase ventilation and air conditioning with digital controls
- › Upgrade original electrical service and distribution
- › Upgrade lighting to LED throughout
- › Install sprinkler system
- › Construct elevators to replace railing chair lifts



› Barnstable Community Innovation Center: Space Utilization Summary

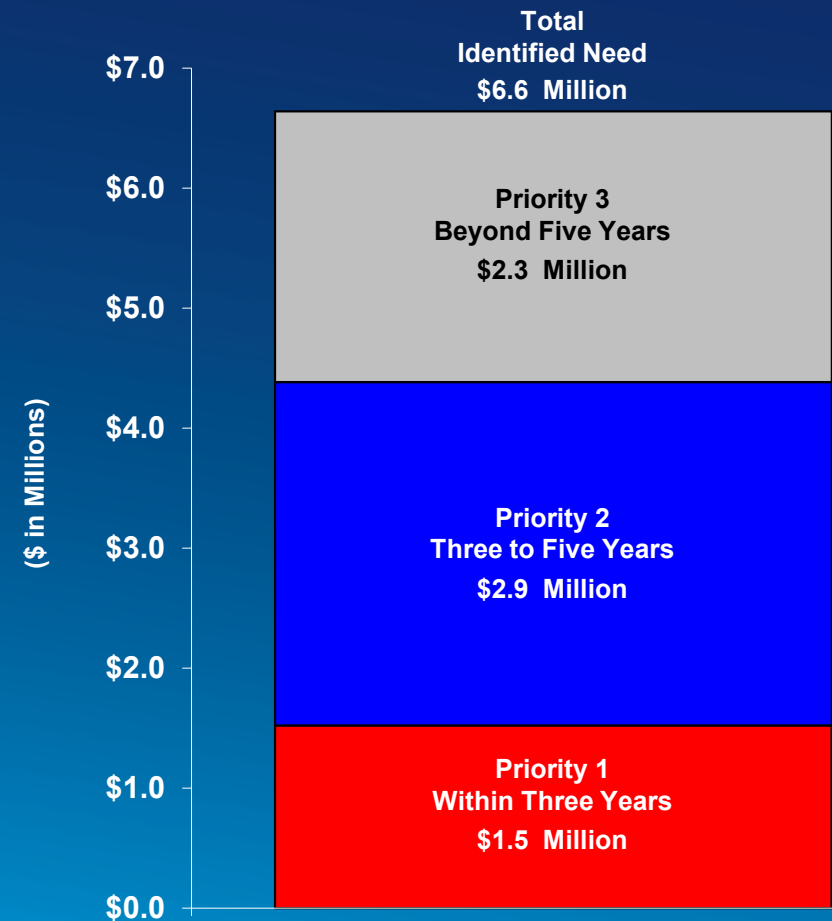
	Barnstable 2022/23 Actual FTE					Current Space Needs				Enrollment Projections (2025/26)				
	# of Spaces	Actual Enrollment	BPS Capacity	% Capacity	FTE/ Classroom	Current Need	FTE/ Classroom	Surplus/ Deficiency	NSF	Peak Enrollment	# of Spaces	% Capacity	FTE/ Classroom	NSF
General Classrooms	16.0	287	320	90%	17.9	16.0	17.9	-	-	308	16.0	96%	19.3	-
Enrichment (Art, Music, Science, Technology)	3.0					3.0		-	-	3.0				-
Special Education	2.0					4.0		(2.0)	(1,175)	4.0				(1,175)
Student Support Spaces	6.0					12.0		(6.0)	(825)	12.0				(825)
Total Space Needs	27.0					35.0		(8.0)	(2,000)	327.0				(2,000)

Current Space deficiencies:

- Art, Music, and Science will be in new modular classrooms
- Special Education resource room shared by (2) teachers
- OT/PT shares with Speech/Language
- Math Intervention and Reading Specialist share space
- No adequate Project Based Learning office, Psychologist office, Family Interpreter, lactation room, or flex office

› Barnstable-West Barnstable Elementary: Current Conditions Needs

- › Construct enclosed walkway to modular building
- › Repair masonry above grilles and recaulk control joints
- › Renovate toilet rooms throughout main building
- › Upgrade interior finishes – ceilings, flooring, painting, and refinishing wood paneling and doors
- › Replace wood floor in gymnasium
- › Convert building heat from steam to hot water; replace boilers and auxiliary equipment; upgrade pneumatic controls to digital; add ventilation and air conditioning
- › Replace air handling units serving the cafeteria and gymnasium
- › Upgrade electrical service and distribution
- › Upgrade lighting to LED
- › Provide and emergency generator and transfer switch
- › Install sprinkler system to serve building
- › Upgrade fire alarm system



› Barnstable-West Barnstable Elementary: Space Utilization Summary

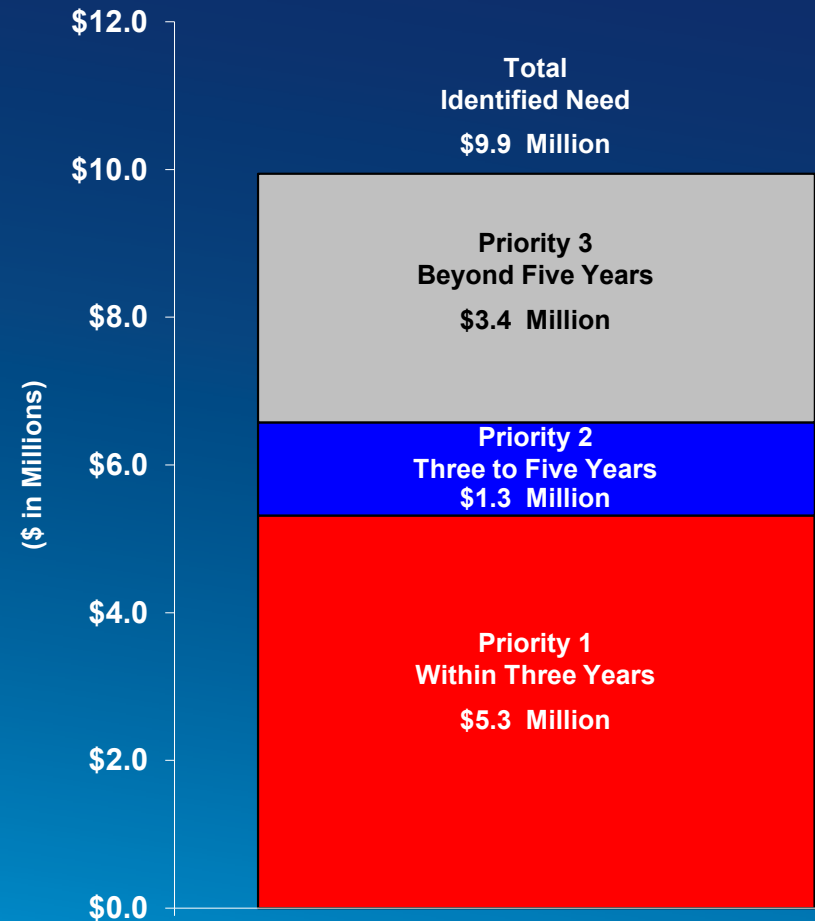
	Barnstable 2022/23 Actual FTE					Current Space Needs				Enrollment Projections (2025/26)				
	# of Spaces	Actual Enrollment	BPS Capacity	% Capacity	FTE/ Classroom	Current Need	FTE/ Classroom	Surplus/ Deficiency	NSF	Peak Enrollment	# of Spaces	% Capacity	FTE/ Classroom	NSF
General Classrooms	13.0	271	325	83%	20.8	12.0	22.6	1.0	850	292	16.0	73%	18.3	(2,550)
Enrichment (Art, Music, Science, Technology)	-					4.0		(4)	(4,800)	4.0				(4,800)
Special Education	3.5					6.0		(2.5)	(1,950)	6.0				(1,950)
Student Support Spaces	4.0					14.0		(10.0)	(1,650)	14.0				(1,650)
Total Space Needs	20.5					36.0		(15.5)	(7,550)	316.0				(10,950)

Current Space deficiencies:

- Art, Music, and Technology are on a cart
- Science is taught on the cafeteria stage
- Special Education resource room and OT/PT are located in inadequate spaces
- EL Teachers and Reading Specialist are in the library
- No adequate Asst Principal office, Social Worker, Special Needs Assistant, lactation room, or flex office

› Centerville Elementary: Current Conditions Needs

- › Replace window wall systems throughout
- › Replace membrane roof at addition and shingle roof at original building
- › Replace fascia and soffits throughout
- › Demolish the modular building and modify the landing dock and walkway to eliminate falling hazard
- › Replace acoustical ceilings in most areas of building
- › Replace casework in classrooms
- › Upgrade HVAC system to include replacement of boilers; upgrading pneumatic controls to DDC; increasing ventilation, and adding cooling
- › Upgrade electrical service and distribution
- › Upgrade lighting to LED
- › Install sprinkler system
- › Upgrade fire alarm system
- › Replace wheelchair lift with elevator
- › Renovate toilet rooms for ADA conformance
- › Provide accessible path to playground



› Centerville Elementary: Space Utilization Summary

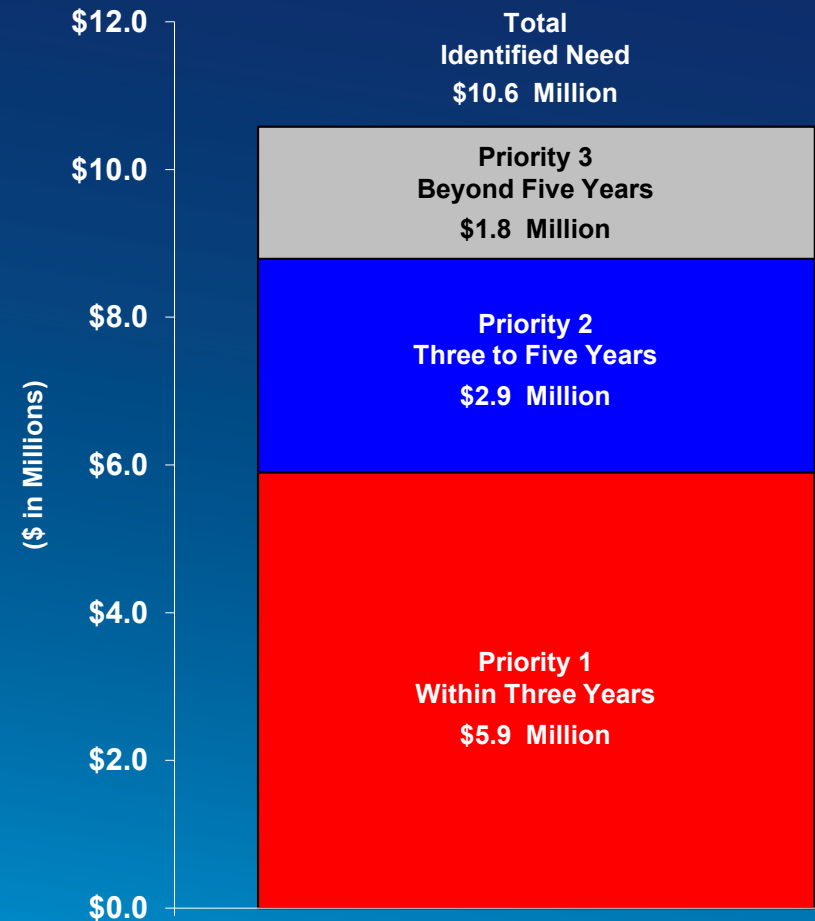
	Barnstable 2022/23 Actual FTE				Current Space Needs				Enrollment Projections (2032/33)					
	# of Spaces	Actual Enrollment	BPS Capacity	% Capacity	FTE/ Classroom	Current Need	FTE/ Classroom	Surplus/ Deficiency	NSF	Peak Enrollment	# of Spaces	% Capacity	FTE/ Classroom	NSF
General Classrooms	13.0	262	325	81%	20.2	13.0	20.2	-	-	262	13.0	81%	20.2	-
Enrichment (Art, Music, Science, Technology)	2.0					4.0		(2.0)	(2,400)	4.0				(2,400)
Special Education	7.0					7.0		-	-	7.0				-
Student Support Spaces	6.0					15.0		(9.0)	(1,275)	15.0				(1,275)
Total Space Needs	28.0					39.0		(11.0)	(3,675)	288.0				(3,675)

Current Space deficiencies:

- Art and Music are on a cart
- Resource Room shared by (2) special education teachers and Speech/Language
- Behavior analyst has a desk in intensive special education room
- Counselor, Psychologist, Social Worker, and Special Education Coordinator share a space
- No adequate therapeutic space, lactation room, Family Liaison office, District Math Coach, or flex office

› Hyannis West Elementary: Current Conditions Needs

- › Replace roof
- › Upgrade toilet rooms throughout
- › Replace acoustical ceiling tile throughout
- › Renovate old locker rooms containing speech and reading rooms
- › Replace metal casework and refinish wood paneling and closet doors in classrooms
- › Upgrade HVAC system – replace boilers and convert heating system from steam to hot water; upgrade controls to digital; replace gymnasium air handling units; increase ventilation, and add cooling
- › Upgrade electrical service and distribution system
- › Upgrade lighting to LED
- › Install emergency generator and transfer switch
- › Mill, repair base, pave and stripe parking areas and entry drives



› Hyannis West Elementary: Space Utilization Summary

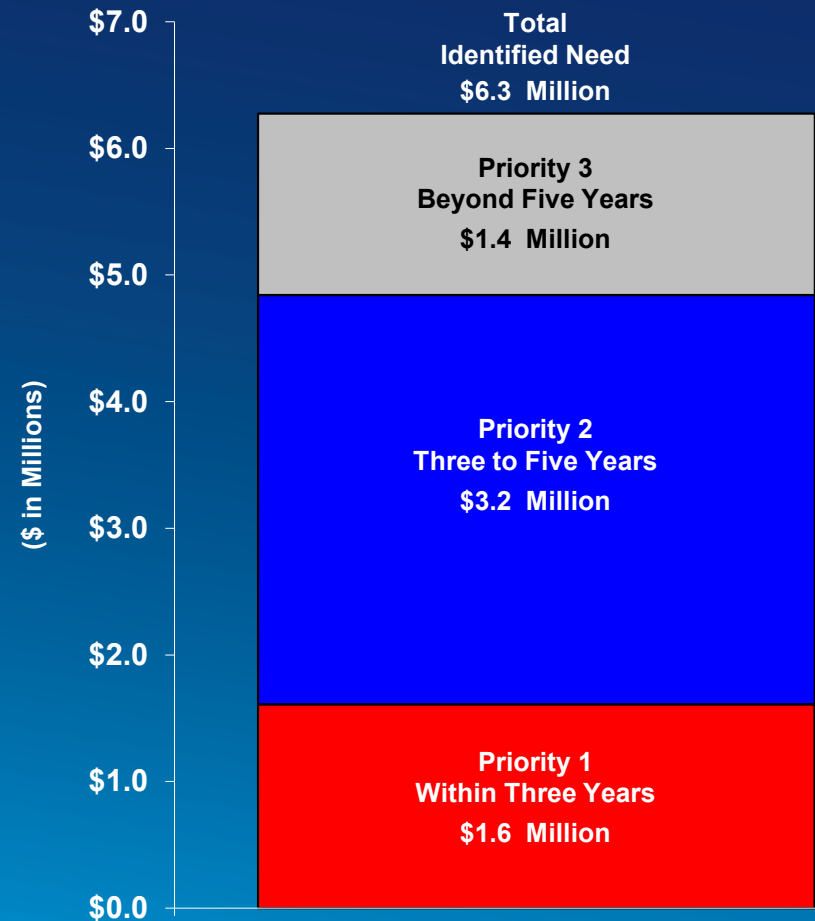
	Barnstable 2022/23 Actual FTE					Current Space Needs				Enrollment Projections (2023/24)				
	# of Spaces	Actual Enrollment	BPS Capacity	% Capacity	FTE/ Classroom	Current Need	FTE/ Classroom	Surplus/ Deficiency	NSF	Peak Enrollment	# of Spaces	% Capacity	FTE/ Classroom	NSF
General Classrooms	16.0	336	400	84%	21.0	16.0	21.0	-	-	339	16.0	85%	21.2	-
Enrichment (Art, Music, Science, Health)	3.0					4.0		(1.0)	(850)	4.0				(850)
Special Education	5.0					6.5		(1.5)	(1,450)	6.5				(1,450)
Student Support Spaces	7.0					15.0		(8.0)	(1,325)	15.0				(1,325)
Total Space Needs	31.0					41.5		(10.5)	(3,625)	364.5				(3,625)

Current Space deficiencies:

- Art, Music, Science, Library, and several student support offices will relocate to modulars
- Nurse's office lacks space
- Crossroads needs additional space and reconfiguration
- Old locker rooms should be renovated for proper space - possible location for OT/PT
- (2) Counselors share a space
- No adequate therapeutic space, lactation room, Family Liaison office, or flex office

› West Villages Elementary: Current Conditions Needs

- › Replace shingle roof
- › Replace acoustical ceilings throughout
- › Replace casework along exterior walls in classrooms
- › Replace boilers with high-efficiency natural gas boilers and auxiliary equipment
- › Replace air handling units serving gymnasium, auditorium, and cafeteria
- › Upgrade original unit ventilators in classrooms
- › Upgrade pneumatic controls to DDC
- › Upgrade electrical service and distribution system
- › Upgrade lighting to LED
- › Mill, repair base, repave, and stripe east lot and play area



› West Villages Elementary: Space Utilization Summary

	Barnstable 2022/23 Actual FTE					Current Space Needs				Enrollment Projections (2023/24)				
	# of Spaces	Actual Enrollment	BPS Capacity	% Capacity	FTE/ Classroom	Current Need	FTE/ Classroom	Surplus/ Deficiency	NSF	Peak Enrollment	# of Spaces	% Capacity	FTE/ Classroom	NSF
General Classrooms	21.0	396	525	75%	18.9	20.0	19.8	1.0	850	400	20.0	80%	20.0	850
Enrichment (Art, Music, Science, Health)	3.0					4.0		(1.0)	(1,200)	4.0				(1,200)
Special Education	3.0					6.0		(3.0)	(2,200)	6.0				(2,200)
Student Support Spaces	4.0					12.0		(8.0)	(1,200)	12.0				(1,200)
Total Space Needs	31.0					42.0		(11.0)	(3,750)	422.0				(3,750)

Current Space deficiencies:

Health is on a cart

Special Education resource room, OT/PT and Speech/Language share room 13

Assistant Principal has a desk in the Principal's office

(2) Psychologists share a space

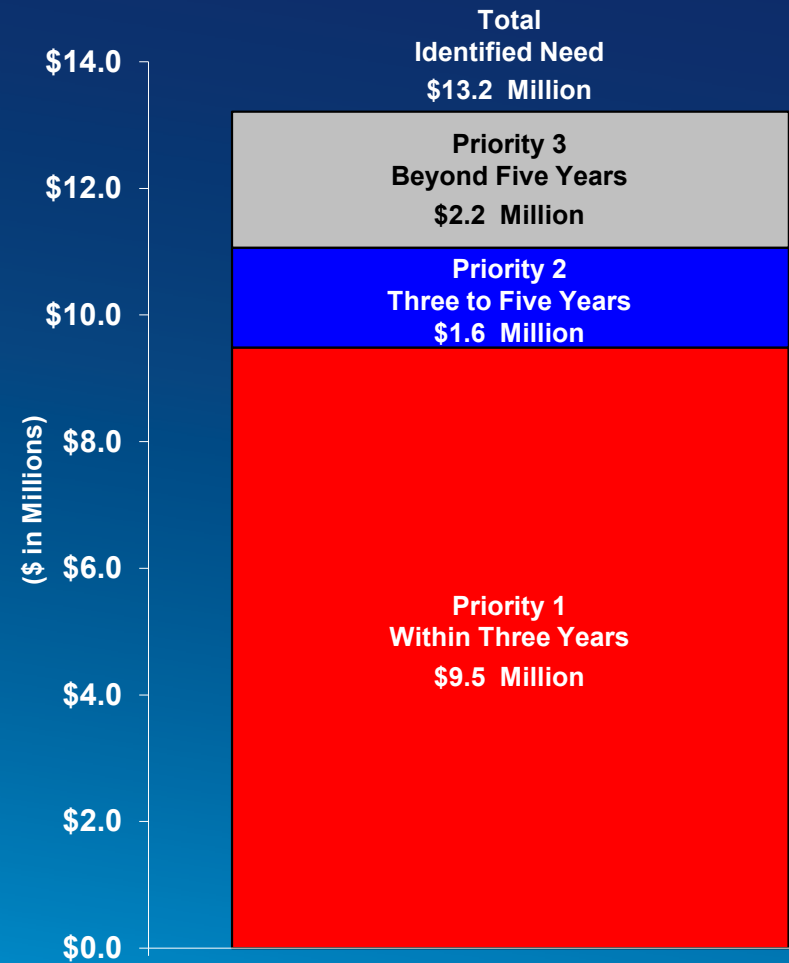
(2) Counselors share a space

Math Intervention is in a storage closet

No adequate special needs assistant office, therapeutic space, lactation room, Family Liaison office, or flex office

› Barnstable United Elementary: Current Conditions Needs

- › Replace membrane roof over gymnasium connector
- › Replace exterior doors and frames
- › Replace acoustical ceiling tiles
- › Replace interior doors and hardware
- › Replace plastic laminate casework in classrooms
- › Renovate toilet rooms throughout
- › Renovate locker room areas to provide program space and storage
- › Upgrade HVAC system including replacing distribution piping and insulation, air handing units, and unit ventilators, and upgrading controls to digital
- › Upgrade lighting to LED
- › Upgrade diesel generator
- › Repave parking areas and roadways
- › Upgrade fire alarm system



› Barnstable United Elementary: Space Utilization Summary

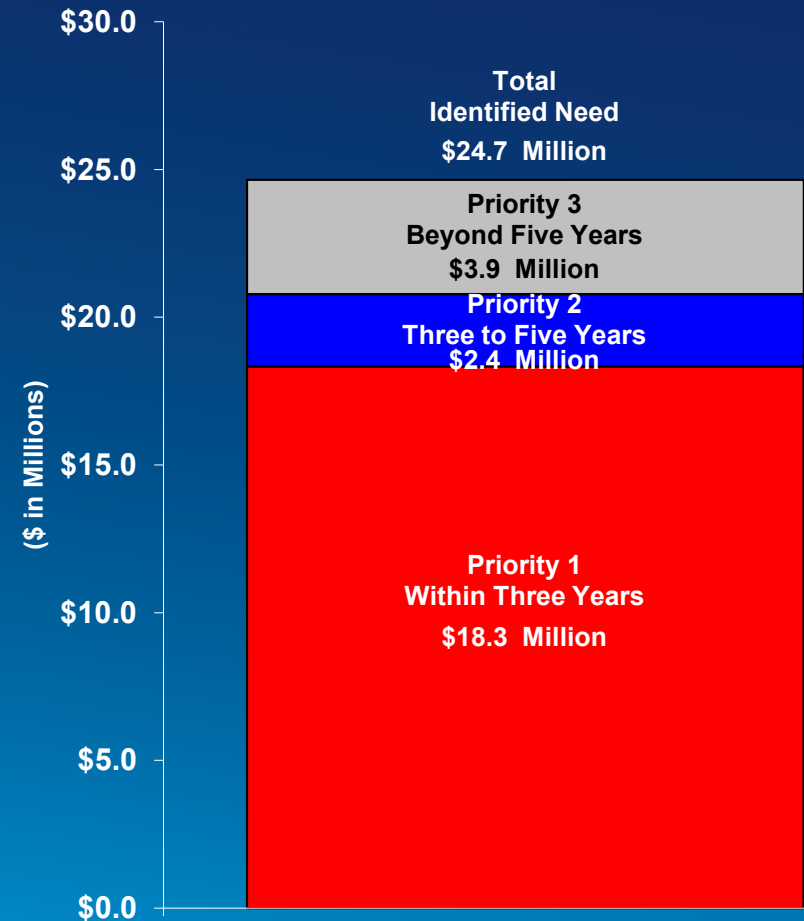
	Barnstable 2022/23 Actual FTE					Current Space Needs				Enrollment Projections (2027/28)				
	# of Spaces	Actual Enrollment	BPS Capacity	% Capacity	FTE/ Classroom	Current Need	FTE/ Classroom	Surplus/ Deficiency	NSF	Peak Enrollment	# of Spaces	% Capacity	FTE/ Classroom	NSF
General Classrooms	36.0	744	900	83%	20.7	36.0	20.7	-	-	787	36.0	87%	21.9	-
Enrichment (Art, Music, Health, Technology)	6.0					7.0		(1.0)	(1,200)	7.0				(1,200)
Special Education	15.0					18.0		(3.0)	(1,850)	18.0				(1,850)
Student Support Spaces	21.0					23.0		(2.0)	(300)	23.0				(300)
Total Space Needs	78.0					84.0		(6.0)	(3,350)	835.0				(3,350)

Current Space deficiencies:

- A "flex" enrichment room is needed to support programs
- OT and Speech/Language share a space
- Additional special education resource room and Gateway classroom are needed
- Additional rooms for math interventionist and therapeutic support are needed
- Library and locker rooms provide opportunities for additional spaces

› Barnstable Intermediate School: Current Conditions Needs

- › Replace membrane roof
- › Replace exterior doors
- › Upgrade interior finishes – acoustical ceilings, floor tiles and carpeting, casework, and moveable partitions
- › Renovate locker rooms
- › Upgrade HVAC system – boilers, VAV boxes, rooftop air handling units, and controls
- › Upgrade electrical service and distribution system
- › Upgrade lighting to LED



› Barnstable Intermediate School: Space Utilization Summary

2022/23 School Year (651 Students)

	# of Rooms	Average # of Students	Classroom Schedule Utilization			Student Enrollment Utilization		
			Available Blocks 35 per Week	Scheduled Blocks per Week	% Utilization	Total # of Students	Total Possible	% Utilization
I. General Classrooms	32.0	18.0	1,120	864	77.1%	15,524	28,000	55.4%
II. Enrichment	16.0	18.0	560	237	42.3%	4,275	14,875	28.7%
III. Special Education	21.0							
IV. Student Services	17.0							

Peak Enrollment Projections - 2028/29 (717 Students - 10% increase)

	# of Rooms	Average # of Students	Classroom Schedule Utilization			Student Enrollment Utilization		
			Available Blocks 35 per Week	Scheduled Blocks per Week	% Utilization	Total # of Students	Total Possible	% Utilization
I. General Classrooms	32.0	19.8	1,120	864	77.1%	17,098	28,000	61.1%
II. Enrichment	16.0	19.9	560	237	42.3%	4,708	14,875	31.7%
III. Special Education	21.0							
IV. Student Services	17.0							

› Barnstable High School: Current Conditions Needs

- › Replace roof throughout
- › Replace Kalwall clerestory windows in fieldhouse
- › Repair and repoint exterior masonry in several locations
- › Upgrade finishes – ceilings and flooring
- › Upgrade HVAC controls to DDC
- › Upgrade entire HVAC system (Priority 3)
- › Upgrade lighting to LED
- › Upgrade electrical service and distribution system
- › Patch, fill cracks, and restripe parking lots and drives



› Barnstable High School: Space Utilization Summary

2022/23 School Year (1762 Students)

	# of Rooms	Average # of Students	Classroom Schedule Utilization			Student Enrollment Utilization		
			Available Blocks 35 per Week	Scheduled Blocks per Week	% Utilization	Total # of Students	Total Possible	% Utilization
I. General Classrooms	81.0	16.0	2,349	1,796	76.5%	28,799	58,725	49.0%
II. Enrichment	27.0	19.1	783	585	74.7%	11,145	19,285	57.8%
III. Special Education	14.0							

Peak Enrollment Projections - 2023/24 (1727 Students - 2% decrease)

	# of Rooms	Average # of Students	Classroom Schedule Utilization			Student Enrollment Utilization		
			Available Blocks 35 per Week	Scheduled Blocks per Week	% Utilization	Total # of Students	Total Possible	% Utilization
I. General Classrooms	81.0	15.7	2,349	1,796	76.5%	28,227	58,725	48.1%
II. Enrichment	27.0	18.7	783	585	74.7%	10,923	19,285	56.6%
III. Special Education	14.0							

› Space Utilization Analysis Conclusions

- › For the most part, the District has enough general classrooms to meet growth projections
- › Modular classrooms are addressing the most urgent needs at Hyannis West and BCIS
- › Space needs are most severe in the elementary schools
- › Classroom and enrichment program spaces are being converted to meet the increasing space needs of mandated special education programs
- › The significant increase in English language learners need additional program space
- › Elementary school enrichment programs, such as art, music, science, technology, health, and project-based learning are on a cart as classroom space has been re-assigned
- › BIS and BHS have space to meet future needs based on current programs; however, the expanding special education population will require additional space as students get older