RSBC: Preliminary Alternatives Progress Review



Colonel John Robinson Elementary School

LAVALLEE | BRENSINGER ARCHITECTS

Visioning Outcomes / Educational Guiding Principles

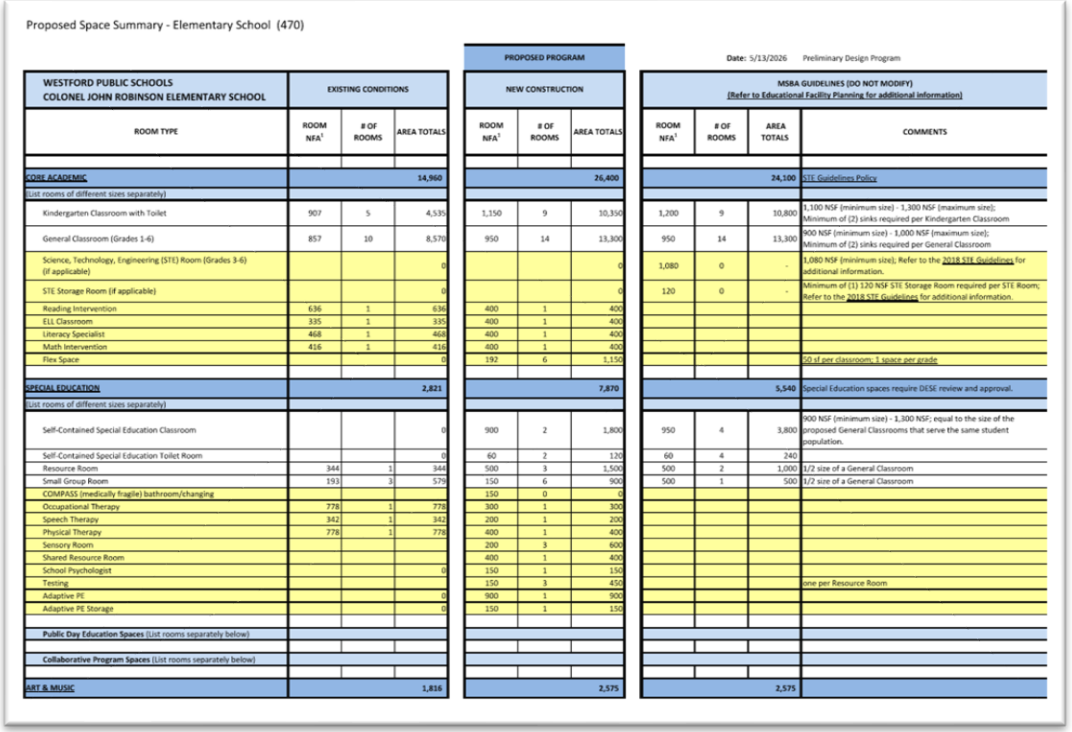
- **Strong school identity,** community connection, and long-term adaptability
- **Safe, welcoming, and belonging-focused** school communities
- **Flexible environments** that support a range of learners and teaching practices
- **Active, student-centered, and meaningful** learning experiences
- **Strong relationships, collaboration, and shared responsibility**
- **Developmentally responsive** PK–5 learning environments
- **Student voice, independence, leadership, and engagement**
- **Shared learning spaces** that support collaboration and flexible grouping
- **Integrated services** - academic, wellness, intervention, and support services
- **Creativity, movement, play,** and **real-world learning** opportunities



SPACE PROGRAM

- Detailed Space Program developed with Westford District Leadership
- Followed MSBA Guidelines and design team experience to develop a program that **maximizes eligible space.**
- The following spaces are anticipated to be ineligible:

Space Name	Net SF
Pre-K Classrooms beyond “neighborhood” classrooms	6,000 NSF
Pre-K Support Spaces	2,270 NSF
Rec Department Storage	150 NSF
Extended Day Storage	200 NSF
Gym storeroom	100-200 NSF



Proposed Space Summary - Elementary School (470)

Date: 5/13/2026 Preliminary Design Program

WESTFORD PUBLIC SCHOOLS COLONEL JOHN ROBINSON ELEMENTARY SCHOOL	EXISTING CONDITIONS			PROPOSED PROGRAM NEW CONSTRUCTION			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
CORE ACADEMIC			14,960			26,400			24,100	STE Guidelines Policy
List rooms of different sizes separately)										
Kindergarten Classroom with Toilet	907	5	4,535	1,150	9	10,350	1,200	9	10,800	1,100 NSF (minimum size) - 1,300 NSF (maximum size); Minimum of (2) sinks required per Kindergarten Classroom
General Classroom (Grades 1-6)	857	10	8,570	950	14	13,300	950	14	13,300	900 NSF (minimum size) - 1,000 NSF (maximum size); Minimum of (2) sinks required per General Classroom
Science, Technology, Engineering (STE) Room (Grades 3-6) (if applicable)			0			0	1,080	0	-	1,080 NSF (minimum size); Refer to the 2018 STE Guidelines for additional information.
STE Storage Room (if applicable)			0			0	120	0	-	Minimum of (1) 120 NSF STE Storage Room required per STE Room; Refer to the 2018 STE Guidelines for additional information.
Reading Intervention	636	1	636	400	1	400				
ELL Classroom	335	1	335	400	1	400				
Literacy Specialist	468	1	468	400	1	400				
Math Intervention	416	1	416	400	1	400				
Flex Space			0	192	6	1,150				60 sf per classroom; 1 space per grade
SPECIAL EDUCATION			2,821			7,870			5,540	Special Education spaces require DESE review and approval.
List rooms of different sizes separately)										
Self-Contained Special Education Classroom			0	900	2	1,800	950	4	3,800	900 NSF (minimum size) - 1,300 NSF; equal to the size of the proposed General Classrooms that serve the same student population.
Self-Contained Special Education Toilet Room			0	60	2	120	60	4	240	
Resource Room	344	1	344	500	3	1,500	500	2	1,000	1/2 size of a General Classroom
Small Group Room	193	3	579	150	6	900	500	1	500	1/2 size of a General Classroom
COMPASS (medically fragile) bathroom/changing				150	0	0				
Occupational Therapy	778	1	778	300	1	300				
Speech Therapy	342	1	342	200	1	200				
Physical Therapy	778	1	778	400	1	400				
Sensory Room				200	3	600				
Shared Resource Room				400	1	400				
School Psychologist			0	150	1	150				
Testing				150	3	450				one per Resource Room
Adaptive PE			0	900	1	900				
Adaptive PE Storage			0	150	1	150				
Public Day Education Spaces (List rooms separately below)										
Collaborative Program Spaces (List rooms separately below)										
ART & MUSIC			1,816			2,575			2,575	

PROGRAM SUMMARY*

Enrollment	470 K-2 + PK		705 K-5 + PK		1065 K-5 + PK	
	NSF	notes	NSF	notes	NSF	notes
Core Academic	26,400		35,500		52,250	
Classrooms		25		33		49
Special Education	7,870		14,460		18,410	
Special Ed Classroom		3		7		10
Special Programs Classroom		2		5		5
Art & Music	2,575		5,075		7,570	
Art Classroom		1		2		3
Music Classroom		1		3		4
Health & Physical Education	6,300		6,400		9,500	
Gym		single		single		1.5x gym
Library/Media Center	2,785		3,843		5,463	
Dining & Food Service	6,869		9,004		12,273	
Medical	510		610		810	
Admin & Guidance	2,505		2,740		3,570	
Custodial	2,070		2,305		2,665	
Other	13,420		13,420		13,420	
Preschool Classrooms**		9		9		9
Total Net Square Feet	**71,304**		**93,357**		**125,931**	
Total Gross Square Feet	**106,956**		**140,036**		**188,897**	

** based on MSBA guidelines*

*** Centralized District-Wide Pre-K*

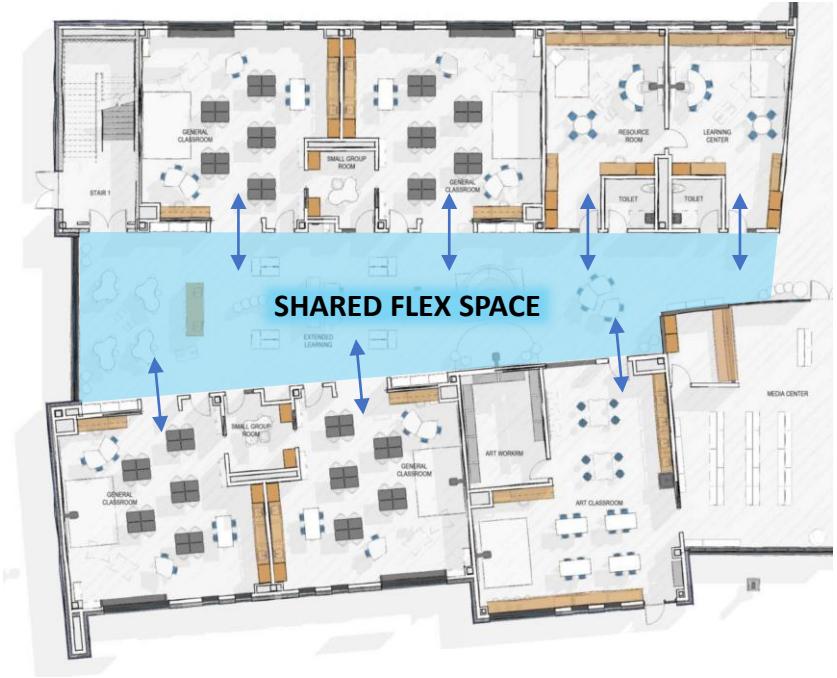
SITE PROGRAM

	470	705	1065
# of cars in queue	49	71	132
Car queue length (ft.)	1,078	1,562	2,904
# of buses	11	16	23
Bus queue length (ft.)	550	800	1,150
# of parking spaces	105	127	194
Total Playground Area (SF)	15,125	21,000	30,000
Playing fields (SF)*	45,000	45,000	45,000
Cafeteria Patio (SF)	5,000	5,000	5,000
Gym outdoor space (SF)	5,000	5,000	5,000

**Little League + U-10/12 Soccer*

SMALL LEARNING COMMUNITIES

Classrooms arranged in grade-level pods with shared flex space between classrooms.

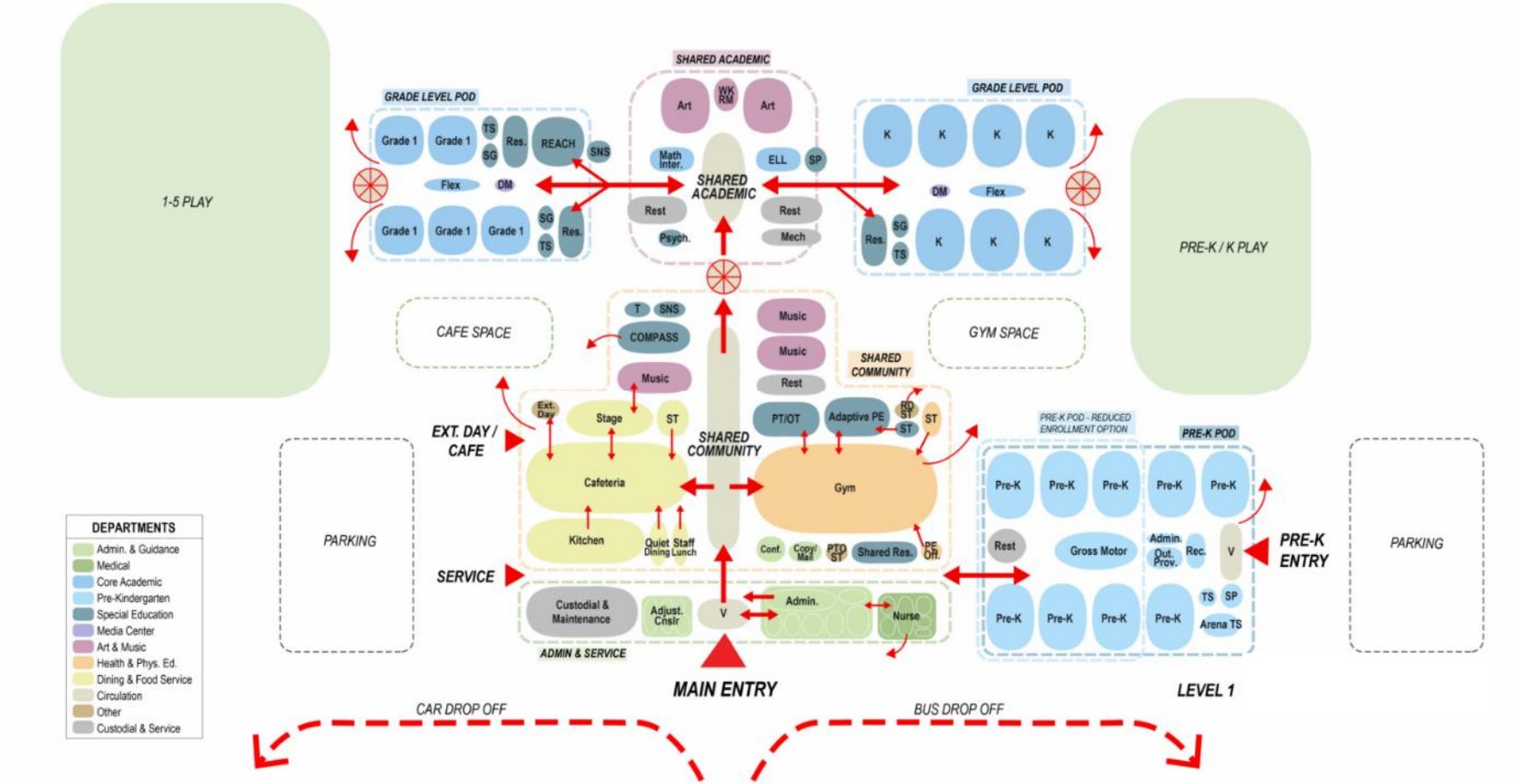






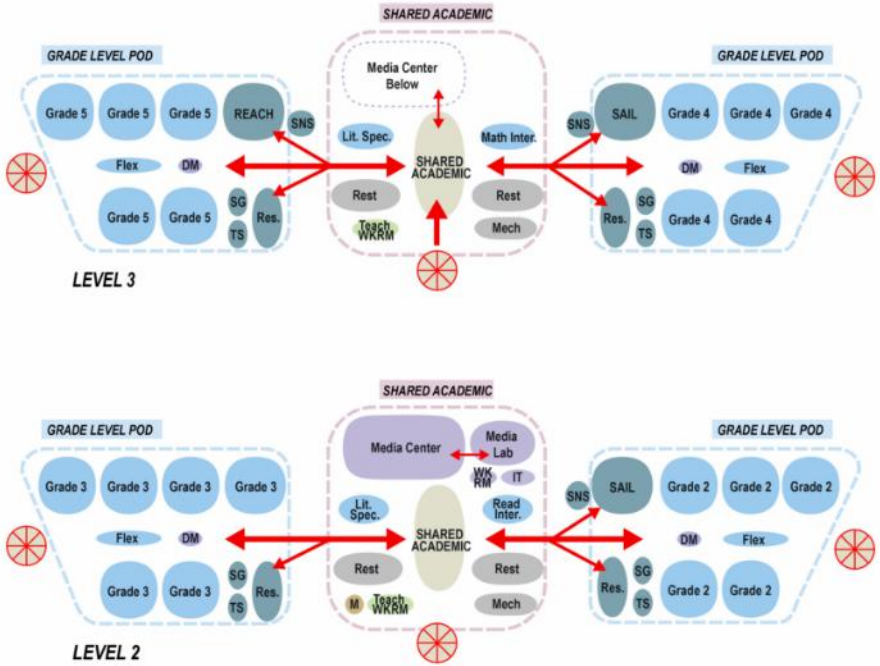
Pine Hill Elementary, Westwood, MA (Dore + Whittier)

ORGANIZATIONAL DIAGRAM*



** Shows ideal program organization based on Educational Visioning; will apply to renovation/addition and new construction options*

ORGANIZATIONAL DIAGRAM*



** Shows ideal program organization based on Educational Visioning; will apply to renovation/addition and new construction options*

18 OPTIONS



Robinson 1
(Base Repair/Code Upgrade)



Robinson 2
(470+PK Add/Reno)



Robinson 3
(470 +PK New)



Robinson 4
(705 +PK Add/Reno)



Robinson 5
(705 +PK New)



Robinson 6
(1065 +PK Add/Reno)



Robinson 7
(1065 +PK New)



Abbot 1
(Base Repair/Code Upgrade)



Abbot 2
(705 +PK Add/Reno)



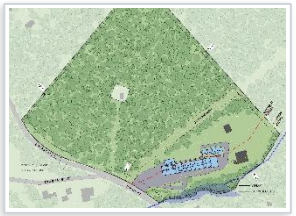
Abbot 3
(705 +PK New)



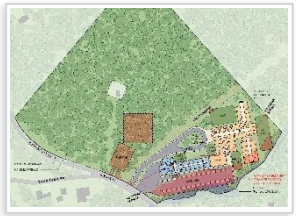
Abbot 4
(1065 +PK Add/Reno)



Abbot 5
(1065 +PK New)



Day 1
(Base Repair/Code Upgrade)



Day 2
(1065 +PK Add/Reno)



Day 3
(1065 +PK New)



Farmer Way 1
(470 +PK New)



Farmer Way 2
(705 +PK New)



Farmer Way 3
(1065 +PK New)

ROBINSON 1 – Base Repair / Code Upgrade

K-5 Enrollment	332
Acres	68.8
Estimated Buildable Acres	7.1
GSF Renovation	55,836
GSF New	0
Total GSF	55,836
Stories	1
Car Queue # *Provided/Needed*	32
# of Parking Spots *Provided/Needed*	81
# of Buses *Provided/Needed*	8
SF Playground	

- Does not meet educational program; does not fit design enrollment



ROBINSON 2 – Addition/Renovation - 470

K-5 Enrollment	470
Acres	68.8
Estimated Buildable Acres	7.1
GSF Renovation	55,836
GSF New	51,120
Total GSF	106,956
Stories	1-2
Car Queue # *Provided/Needed*	49/49
# of Parking Spots *Provided/Needed*	105/105
# of Buses *Provided/Needed*	11/11
SF Playground	15,125

- Does not meet sustainability goals.



ROBINSON 3 – New Construction - 470

K-5 Enrollment	470
Acres	68.8
Estimated Buildable Acres	7.1
GSF Renovation	0
GSF New	106,956
Total GSF	106,956
Stories	1-2
Car Queue # *Provided/Needed*	49/49
# of Parking Spots *Provided/Needed*	105/105
# of Buses *Provided/Needed*	11/11
SF Playground	15,125



LEGEND

- EXISTING BUILDING RENOVATED
- NEW CONSTRUCTION
- EXISTING; RENO NOT IN SCOPE

0' 80' 160' 320' 640'

ROBINSON 4 – Addition/Renovation - 705

K-5 Enrollment	705
Acres	68.8
Estimated Buildable Acres	7.1
GSF Renovation	55,836
GSF New	84,200
Total GSF	140,036
Stories	1-3
Car Queue # *Provided/Needed*	62/71
# of Parking Spots *Provided/Needed*	120/127
# of Buses *Provided/Needed*	16/16
SF Playground	21,000

- Does not meet sustainability goals.
- Moderate queuing on Robinson Rd.



ROBINSON 5 – New Construction – 705

K-5 Enrollment	705
Acres	68.8
Estimated Buildable Acres	7.1
GSF Renovation	0
GSF New	140,036
Total GSF	140,036
Stories	1-3
Car Queue # *Provided/Needed*	49/71
# of Parking Spots *Provided/Needed*	127/127
# of Buses *Provided/Needed*	16/16
SF Playground	21,000

- Moderate queuing on Robinson Rd.



ROBINSON 6 – Addition/Renovation – 1,065

K-5 Enrollment	1065
Acres	68.8
Estimated Buildable Acres	7.1
GSF Renovation	55,836
GSF New	133,061
Total GSF	188,897
Stories	1-3
Car Queue # *Provided/Needed*	62/132
# of Parking Spots *Provided/Needed*	127/194
# of Buses *Provided/Needed*	20/23
SF Playground	30,000

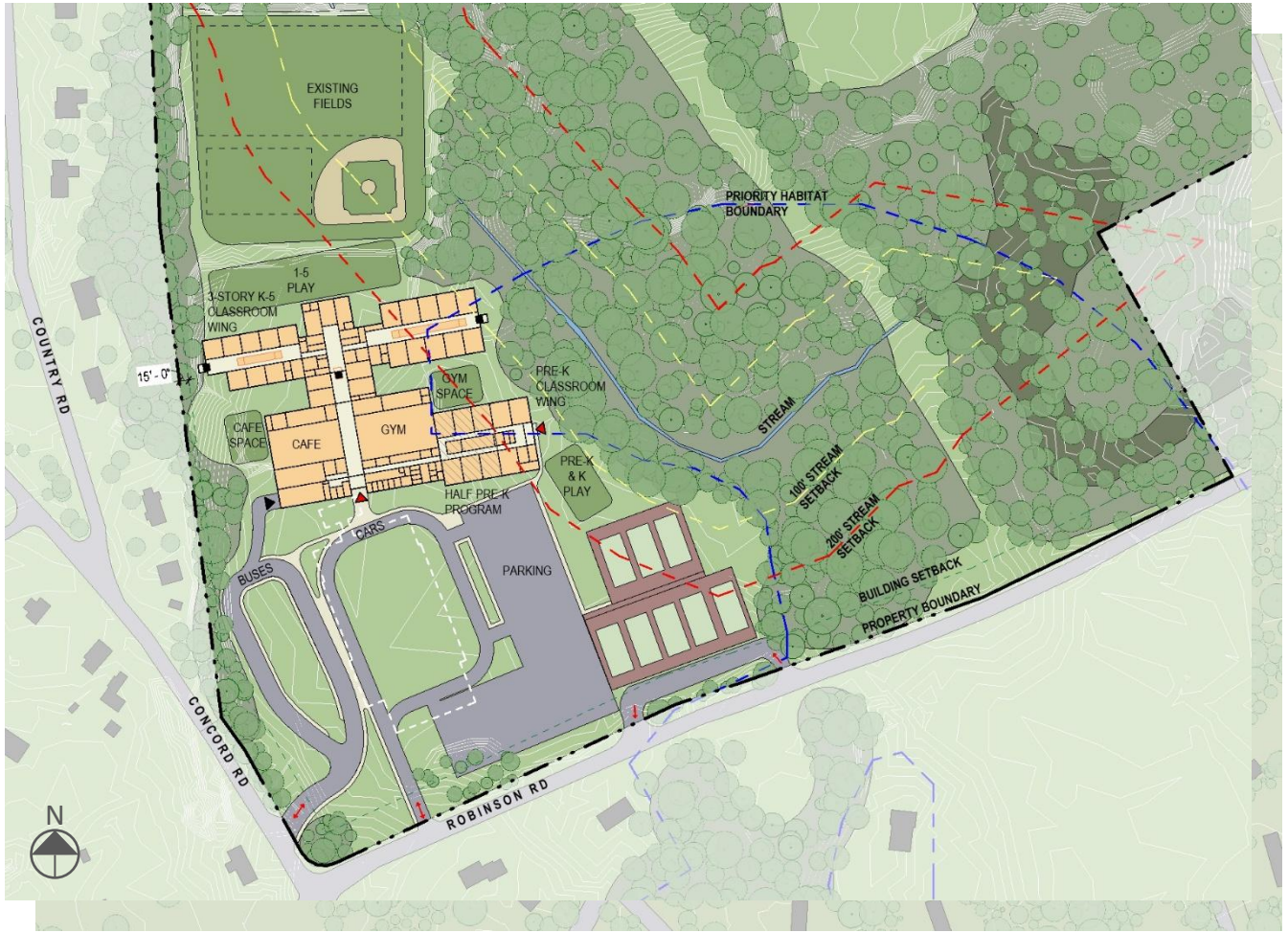
- Insufficient parking.
- Does not meet sustainability goals.
- Long queuing on Robinson Rd.
- Insufficient bus loop.



ROBINSON 7 – New Construction – 1,065

K-5 Enrollment	1065
Acres	68.8
Estimated Buildable Acres	7.1
GSF Renovation	0
GSF New	188,897
Total GSF	188,897
Stories	1-3
Car Queue # *Provided/Needed*	49/132
# of Parking Spots *Provided/Needed*	194/194
# of Buses *Provided/Needed*	22/23
SF Playground	30,000

- Building does not fit (intrudes on 100-ft. stream setback)
- Long queuing on Robinson Rd.
- Insufficient bus loop.



ABBOT 1 – Base Repair/Code Upgrade

K-5 Enrollment	361
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation	56,816
GSF New	0
Total GSF	56,816
Stories	2
Car Queue # *Provided/Needed*	30
# of Parking Spots *Provided/Needed*	65
# of Buses *Provided/Needed*	10
SF Playground	

- Does not meet educational program; does not fit design enrollment



ABBOT 2 – Addition/Renovation – 705

K-5 Enrollment	705
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation	56,816
GSF New	83,220
Total GSF	140,036
Stories	1-3
Car Queue # *Provided/Needed*	68/71
# of Parking Spots *Provided/Needed*	127/127
# of Buses *Provided/Needed*	16/16
SF Playground	21,000



ABBOT 3 – New Construction – 705

K-5 Enrollment	705
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation	0
GSF New	140,036
Total GSF	140,036
Stories	1-3
Car Queue # *Provided/Needed*	43/71
# of Parking Spots *Provided/Needed*	127/127
# of Buses *Provided/Needed*	16/16
SF Playground	21,000

- Long queue extending offsite on Fisher Way.



ABBOT 4 – Addition/Renovation – 1,065

K-5 Enrollment	1065
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation	56,816
GSF New	132,081
Total GSF	188,897
Stories	3
Car Queue # *Provided/Needed*	56/132
# of Parking Spots *Provided/Needed*	194/194
# of Buses *Provided/Needed*	23/23
SF Playground	30,000

- Long queue extending offsite on Fisher Way, beyond intersection with Depot St.



ABBOT 5 – New Construction – 1,065

K-5 Enrollment	1065
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation	0
GSF New	188,897
Total GSF	188,897
Stories	1-3
Car Queue # *Provided/Needed*	44/132
# of Parking Spots *Provided/Needed*	194/194
# of Buses *Provided/Needed*	23/23
SF Playground	30,000

- Long queue extending offsite on Fisher Way, beyond intersection with Depot St.



DAY 1 – Base Repair/Code Upgrade

K-5 Enrollment	285
Acres	40
Estimated Buildable Acres	4.2
GSF Renovation	60,456
GSF New	0
Total GSF	60,456
Stories	2
Car Queue # *Provided/Needed*	
# of Parking Spots *Provided/Needed*	
# of Buses *Provided/Needed*	
SF Playground	

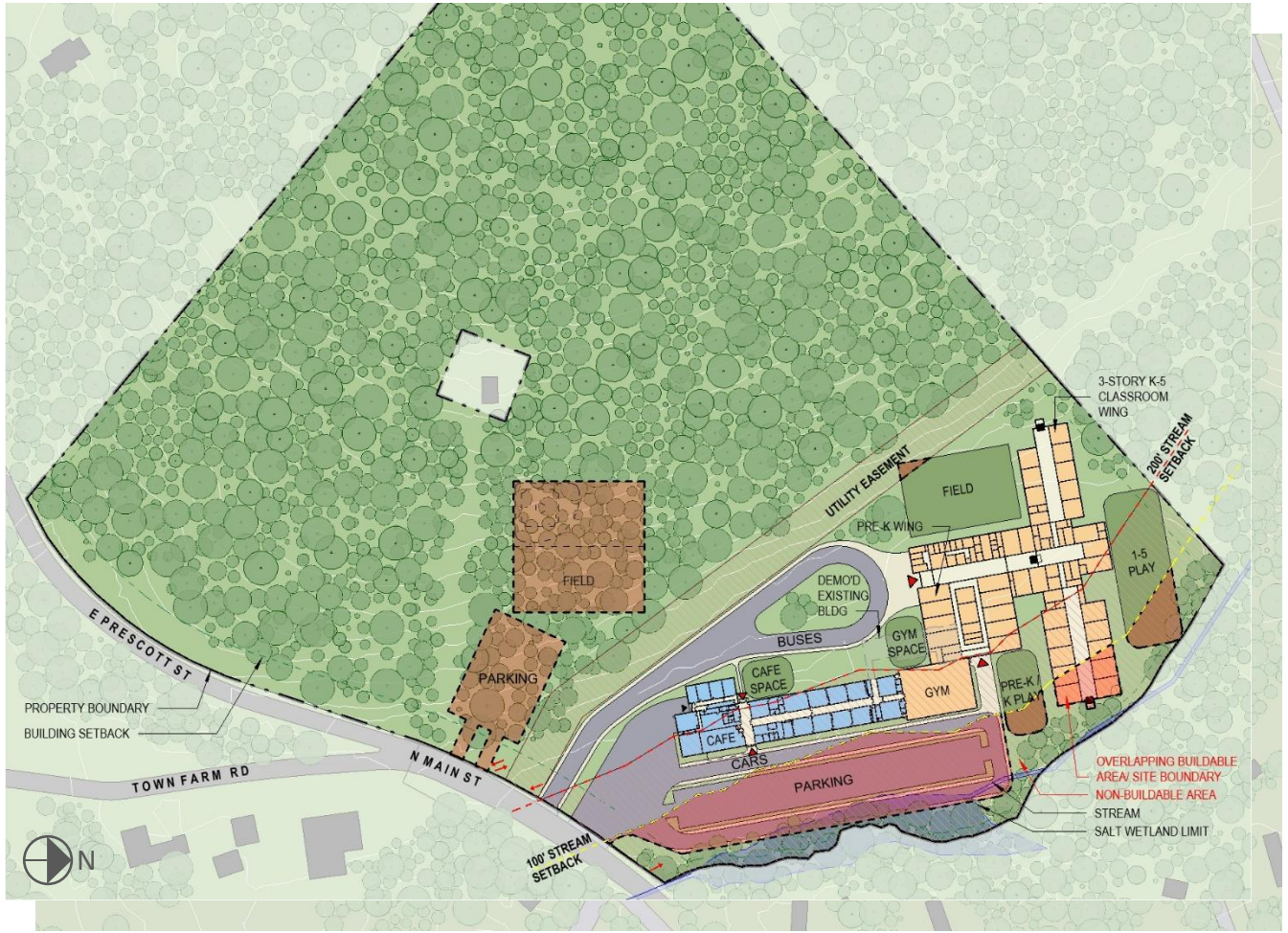
- Does not meet educational program; does not fit design enrollment



DAY 2 – Addition/Renovation – 1,065

K-5 Enrollment	1065
Acres	40
Estimated Buildable Acres	4.2
GSF Renovation	55,000
GSF New	133,897
Total GSF	139,397
Stories	1-3
Car Queue # *Provided/Needed*	0/132
# of Parking Spots *Provided/Needed*	0/194
# of Buses *Provided/Needed*	23/23
SF Playground	30,000

- Building footprint, car queuing, and parking do not fit; within in 100 ft. stream setback (not permitted)
- Insufficient field and parking space.



DAY 3 – New Construction – 1,065

K-5 Enrollment	1065
Acres	40
Estimated Buildable Acres	4.2
GSF Renovation	0
GSF New	188,897
Total GSF	188,897
Stories	3
Car Queue # *Provided/Needed*	57/132
# of Parking Spots *Provided/Needed*	50/194
# of Buses *Provided/Needed*	23/23
SF Playground	30,000

- Building footprint, car queuing, and parking do not fit; within in 100 ft. stream setback (not permitted)
- Insufficient field and parking space.



FARMER WAY 1 – New Construction – 470

K-5 Enrollment	470
Acres	21
Estimated Buildable Acres	11.3
GSF Renovation	0
GSF New	106,956
Total GSF	106,956
Stories	1-2
Car Queue # *Provided/Needed*	49/49
# of Parking Spots *Provided/Needed*	105/105
# of Buses *Provided/Needed*	11/11
SF Playground	15,125



FARMER WAY 2 – New Construction – 705

K-5 Enrollment	705
Acres	21
Estimated Buildable Acres	11.3
GSF Renovation	0
GSF New	140,036
Total GSF	140,036
Stories	3
Car Queue # *Provided/Needed*	71/71
# of Parking Spots *Provided/Needed*	127/127
# of Buses *Provided/Needed*	16/16
SF Playground	21,000



FARMER WAY 3 – New Construction – 1,065

K-5 Enrollment	1065
Acres	21
Estimated Buildable Acres	11.3
GSF Renovation	0
GSF New	188,897
Total GSF	188,897
Stories	3
Car Queue # *Provided/Needed*	74/132
# of Parking Spots *Provided/Needed*	194/194
# of Buses *Provided/Needed*	23/23
SF Playground	30,000

- Long queue, extending onto Groton Rd.



18 OPTIONS



Robinson 1
(Base Repair/Code Upgrade)



Robinson 2
(470+PK Add/Reno)



Robinson 3
(470 +PK New)



Robinson 4
(705 +PK Add/Reno)



Robinson 5
(705 +PK New)



Robinson 6
(1065 +PK Add/Reno)



Robinson 7
(1065 +PK New)



Abbot 1
(Base Repair/Code Upgrade)



Abbot 2
(705 +PK Add/Reno)



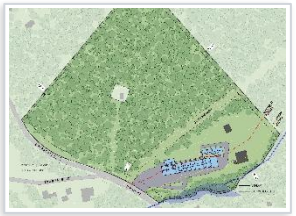
Abbot 3
(705 +PK New)



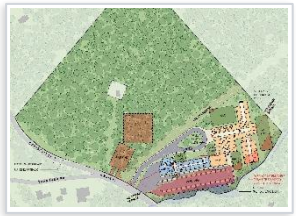
Abbot 4
(1065 +PK Add/Reno)



Abbot 5
(1065 +PK New)



Day 1
(Base Repair/Code Upgrade)



Day 2
(1065 +PK Add/Reno)



Day 3
(1065 +PK New)



Farmer Way 1
(470 +PK New)



Farmer Way 2
(705 +PK New)



Farmer Way 3
(1065 +PK New)

PROPOSED EVALUATION CRITERIA

- Meets Educational Vision
- Fits Scale and Context
- Adaptable and Future Ready
- Meets Play/Outdoor Needs
- Meets Parking & Circulation Needs
- Meets Traffic and Safety Needs
- Minimizes Phasing & Disruption
- Meets Sustainability/Energy Goals
- Impact on Natural Resources
- Supports Community Use
- Site Location & Redistricting Impact
- Cost (Ineligible, Total, Hard/Soft, Site Development, Follow-on Projects)
- Supports Long-Range Master Planning
- Able to Gain Town-Wide Consensus
- Impact to Existing Fields

UPCOMING SCHEDULE

6/22-7/10 - **Cost Estimating**
6/23 – **RSBC Meeting** - Draft of Evaluation Matrix And Preliminary Evaluation
7/10 - **Issue Draft PDP Report** to RSBC
7/14 – **RSBC Meeting** - PDP Alternatives With Costs; Vote to Reduce Options
7/21 - **Tri-board Meeting**; RSBC Vote to Recommend PDP
7/29 - **Submit PDP** to MSBA

Summer - Redistricting Study