



Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

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Executive Director / Deputy CEO

June 4, 2018

Mr. Thomas J. Melia
Northbridge Board of Selectmen
Northbridge Town Hall
7 Main Street
Wittinsville, MA 01588

Re: Town of Northbridge, W. Edward Balmer Elementary School

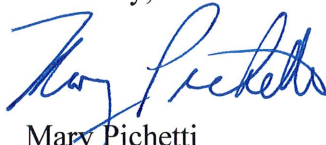
Dear Mr. Melia:

The Massachusetts School Building Authority (the “MSBA”) is forwarding review comments of the Schematic Design submission for the W. Edward Balmer Elementary School project received by the MSBA on May 8, 2018.

Responses to the attached comments shall be forwarded to the assigned Project Coordinator, Jennifer Flynn (Jennifer.Flynn@MassSchoolBuildings.org) through the Owner’s Project Manager. Please review and return responses within 14 days of receipt of this letter.

If you have any questions or comments, please do not hesitate to contact Fernando Garcia (Fernando.Garcia@MassSchoolBuildings.org).

Sincerely,



Mary Pichetti
Director of Capital Planning

Attachments:

Attachment ‘A’ Preferred Schematic Report Review Comments
Attachment ‘B’ Preferred Schematic Report Space Summary Review

Cc: Legislative Delegation
Charles Ampagoomian, Jr., Chair, Northbridge Board of Selectmen
Adam Gaudette, Northbridge Town Manager

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Northbridge Schematic Design Review Comments

Michael LeBrasseur, Chair, Northbridge School Committee

Dr. Catherine A. Stickney, Superintendent, Northbridge Public Schools

Melissa Walker, Director of Business and Finance, Northbridge Public Schools

Josepha Strazzula, Chair, Northbridge School Building Committee

Joel G. Seeley, Owner's Project Manager, Symmes Maini & McKee Associates, Inc.

Lee P. Dore, Designer, Dore & Whitter Architects, Inc.

File: 10.2 Letters (Region 2)

ATTACHMENT A

MODULE 4 – SCHEMATIC DESIGN REVIEW COMMENTS

District: Town of Northbridge

School: W. Edward Balmer Elementary School

Owner's Project Manager: SMMA Project Management

Designer Firm: Dore & Whittier Architects

Submittal Due Date: May 9, 2018

Submittal Received Date: May 8, 2018

Review Date: May 10-30, 2018

Reviewed by: Gienapp Design, F. Garcia, C. Alles, J. Jumpe

MSBA REVIEW COMMENTS

The following comments¹ on the Schematic Design submittal are issued pursuant to a review of the project submittal document for the new construction of the proposed project and presented as a Schematic Design submission in accordance with the MSBA Module 4 Guidelines.

4.1 SCHEMATIC DESIGN SUBMITTAL

Overview of the Schematic Design Submittal	Complete	Provided; <i>Refer to comments following each section</i>	Not Provided; <i>Refer to comments following each section</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
Schematic Design Submittal Notification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OPM Certification of Completeness and Conformity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.1 DESE Submittal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.2 Schematic Design Binder	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.3 Schematic Design Project Manual	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.4 Schematic Design Drawings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note that Module Four states that "MSBA will not accept incomplete submittals, submittals that have not been reviewed by the OPM or submittals for which the estimated project costs exceed the District's project budget. Updates to the Total Project Budget that do not reflect the scope and schedule represented in the Schematic Design submittal will not be accepted. All value engineering activities must be complete, and the results incorporated into the Schematic Design documentation prior to being submitted to the MSBA."

¹ The written comments provided by the MSBA are solely for purposes of determining whether the submittal documents, analysis process, proposed planning concept and any other design documents submitted for MSBA review appear consistent with the MSBA's guidelines and requirements, and are not for the purpose of determining whether the proposed design and its process may meet any legal requirements imposed by federal, state or local law, including, but not limited to, zoning ordinances and by-laws, environmental regulations, building codes, sanitary codes, safety codes and public procurement laws or for the purpose of determining whether the proposed design and process meet any applicable professional standard of care or any other standard of care. Project designers are obligated to implement detailed planning and technical review procedures to effect coordination of design criteria, buildability, and technical adequacy of project concepts. Each city, town and regional school district shall be solely responsible for ensuring that its project development concepts comply with all applicable provisions of federal, state, and local law. The MSBA recommends that each city, town and regional school district have its legal counsel review its development process and subsequent bid documents to ensure that it is in compliance with all provisions of federal, state and local law, prior to bidding. The MSBA shall not be responsible for any legal fees or costs of any kind that may be incurred by a city, town or regional school district in relation to MSBA requirements or the preparation and review of the project's planning process or plans and specifications.

4.1.1 DESE SUBMISSION

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
1	Cover Letter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Special Education Delivery Methodology Letter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Signed Educational Space Summary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Floor Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Special Education Adjacency Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

Please note the Special Education information has been forwarded to DESE for review and approval.

No further review comments for this section.

4.1.2 SCHEMATIC DESIGN BINDER

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response <i>To be filled out by MSBA Staff</i>
1	Introduction				
	a) Summary of the MSBA approved Preferred Schematic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Community outreach overview	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) The District's Total Project Budget for the proposed project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Updated description of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) Site Plan, Floor Plans, and Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) A copy of the MSBA Preferred Schematic Report review and corresponding District response	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Final Design Program				
	a) General and specific architectural characteristics desired	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Educational space summary spreadsheets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Narrative of how the proposed educational space summary supports the educational program	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Instructional technology (existing and proposed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) Functional relationships and critical adjacencies that informed the basis of design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) Security and visual access requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response <i>To be filled out by MSBA Staff</i>
	g) Site development requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	h) Description of desired features of the school	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Traffic Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Environmental and Existing Building Assessment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Geotechnical and Geo-environmental Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Code Analysis and List of Permitting and other Regulatory Filing Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Utility Analysis and Soils Analysis for on-site septic/sewage treatment facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Massing Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Narrative Building Systems Descriptions				
	a) Sustainable design elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Building structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Plumbing and HVAC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Fire Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) Verify adequate water capacity for new system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) Confirm if a fire pump will be required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	g) Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	h) Information Technology	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Sustainable Building Design Guideline Documents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Analysis of the design's compliance with ADA and the MAAB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Timeline associated with filing the Project Notification Form with Massachusetts Historical Commission ("MHC") and obtaining MHC approval prior to construction bids.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Room Data Sheets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Proposed construction methodology (DBB / CMR)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	District's anticipated reimbursement rate w/ incentive points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Total Project Budget spreadsheet and summary of cost reconciliation of the Designer's and OPM's estimates.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Designer's Construction Cost Estimate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	Independent OPM Construction Cost Estimate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19	Updated Project Work Plan – indicating changes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	a) Project Directory	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Roles and Responsibilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Communications and Document Control Procedures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response To be filled out by MSBA Staff
	d) Designer's Work Plan Project Schedule	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20	Local Actions and Approvals Certification				
	a) Completed and signed certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) SBC meeting dates, agendas, and attendees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Certified SBC meeting notes with vote language and vote results	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Description of materials presented at such SBC meetings and where those materials may be viewed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

2b) Please refer to 'Attachment B' for detailed review comments.

2f) The submittal indicates there is vehicular access to the perimeter of the building and multiple locations for safety or fire responders to access the building. However, it is not clear if emergency signage, knox boxes, or other emergency provisions have been incorporated into the scope. Please provide the additional clarification as part of the District's response to these review comments.

5) The submittal indicates the Geo-Environmental Consultant recommends further follow-up testing to be performed in the soils surrounding the existing underground storage tank as a precaution for presence of fuel oil contaminants. Additionally, the submittal states based on the results of the geotechnical analysis; there were no observations of any adverse conditions. Please note, as stated during the Preliminary Design Program submittal, all costs associated with abatement of contaminated soil from any source, and abatement and removal of fuel storage tanks must be itemized in the cost estimates and will be considered ineligible for MSBA reimbursement. Please acknowledge.

13) The room data sheets do not appear to include security features or acoustic requirements. In the District's response to these review comments, please provide updated room data sheets that include security features, acoustic requirements or a descriptive narrative stating no features will be proposed.

No further review comments for this section.

4.1.3 SCHEMATIC DESIGN PROJECT MANUAL

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
1	Outline specifications in Unifomat Divisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Itemization of all proprietary items (if any) with an explanation of each, explanation of the public interest for each item, and certification of local authorization that each item complies with state and local regulations, policies and guidelines.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

2) Please clarify if the District intends to propose proprietary items and provide the information listed above regarding proprietary items. If no propriety items are anticipated, please acknowledge accordingly as part of the District's response to these review comments.

No further review comments for this section.

4.1.4 SCHEMATIC DESIGN DRAWINGS

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
1	Existing site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Site development plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Schematic building floor plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Interior elevations of a typical general classroom, and typical Pre-K/K Classroom and typical Science Classroom/Lab as applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Schematic exterior building elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

2) Please provide updated site development plans that indicate future areas for potential expansion as part of the District's response to these review comments.

5) Please consider how the inclusion of projecting type windows in first floor locations where adjacent to play areas may pose a potential hazard. Please acknowledge.

No further review comments for this section.

Additional Comments:

- *The MSBA issues project advisories from time to time, as informational updates for Districts, Owner's Project Managers (OPM's), and Designers in an effort to facilitate the efficient and effective administration of proposed projects currently pending review by the MSBA. The advisories can be found on the MSBA's website. In response to these review comments, please confirm that the District's consultants have reviewed all project advisories and they have been incorporated into the proposed project as applicable.*

End

ATTACHMENT B

MODULE 4 – SCHEMATIC DESIGN SPACE SUMMARY REVIEW

District: Town of Northbridge

School: W. Edward Balmer Elementary School

Owner's Project Manager: SMMA Project Management

Designer Firm: Dore & Whittier Architects

Submittal Due Date: May 9, 2018

Submittal Received Date: May 8, 2018

Review Date: May 10-30, 2018

Reviewed by: C. Clement, A. Waldron, F. Garcia, C. Alles, J. Jumpe

The following comments¹ on the Schematic Design submittal are issued pursuant to a review of the project submittal document for the new construction of the proposed project and presented as a Schematic Design submission in accordance with the MSBA Module 4 Guidelines.

The MSBA considers it critical that the Districts and their Designers aggressively pursue design strategies to achieve compliance with the MSBA guidelines for all proposed projects in the new program and strive to meet the gross square footage allowed per student and the core classroom space standards, as outlined in the guidelines. The MSBA also considers its stance on core classroom space critical to its mission of supporting the construction of successful school projects throughout the Commonwealth that meet current and future educational demands. The MSBA does not want to see this critical component of education suffer at the expense of larger or grander spaces that are not directly involved in the education of students.

The following review is based on a new construction project with an agreed upon design enrollment of 1,030 students in grades Pre-K-5.

The MSBA review comments are as follows:

- **Core Academic** – The District is proposing to provide a total of 62,850 net square feet (nsf) which exceeds the MSBA guidelines by 18,100 nsf. The proposed area in this category has decreased by 2,150 nsf since the Preferred Schematic Report submittal. The MSBA notes the following variations to guidelines:

¹ The written comments provided by the MSBA are solely for purposes of determining whether the submittal documents, analysis process, proposed planning concept and any other design documents submitted for MSBA review appear consistent with the MSBA's guidelines and requirements, and are not for the purpose of determining whether the proposed design and its process may meet any legal requirements imposed by federal, state or local law, including, but not limited to, zoning ordinances and by-laws, environmental regulations, building codes, sanitary codes, safety codes and public procurement laws or for the purpose of determining whether the proposed design and process meet any applicable professional standard of care or any other standard of care. Project designers are obligated to implement detailed planning and technical review procedures to effect coordination of design criteria, buildability, and technical adequacy of project concepts. Each city, town and regional school district shall be solely responsible for ensuring that its project development concepts comply with all applicable provisions of federal, state, and local law. The MSBA recommends that each city, town and regional school district have its legal counsel review its development process and subsequent bid documents to ensure that it is in compliance with all provisions of federal, state and local law, prior to bidding. The MSBA shall not be responsible for any legal fees or costs of any kind that may be incurred by a city, town or regional school district in relation to MSBA requirements or the preparation and review of the project's planning process or plans and specifications.

- 6,850 nsf of this overage is due to the inclusion of (4) four 1,200 nsf Pre-Kindergarten classrooms, (1) one additional 1,200 nsf Kindergarten classroom, and (3) three 900 nsf general classrooms above guidelines. Based on the information provided, these proposed spaces are consistent with the delivery of the District's educational program. No further action required.
- 9,900 nsf of this overage is due to the inclusion of (7) seven 500 nsf Teacher Planning areas, (6) six 1,000 nsf K-5 Extended Learning areas, and (1) one 400 nsf Pre-K Extended Learning area. Based on the information provided these proposed spaces are consistent with the delivery of the District's educational program. The MSBA accepts this variation to the guidelines.
- 1,350 nsf of this overage is due to one 1,200 nsf Maker Space and 150 nsf associated storage. As previously indicated, the MSBA accepts one 1,200 nsf Maker Space/Project Room and a 150 nsf associated storage space. Based on the information provided, the MSBA accepts this variation to the guidelines. No further action required.
- **Special Education** – The District is proposing to provide a total of 13,530 net square feet (nsf) which exceeds the MSBA guidelines by 2,460 nsf. The proposed area in this category has decreased by 115 nsf since the Preferred Schematic Report submittal. Please note that the Special Education program is subject to approval by the Department of Elementary and Secondary Education (DESE) and that formal approval of the District's proposed Special Education program is a prerequisite for executing a Project Funding Agreement with the MSBA.
- **Art & Music**– The District is proposing to provide a total of 5,150 nsf which is 2,425 nsf below the MSBA guidelines. The proposed area in this category has not changed since the Preferred Schematic Report submittal. Based on the information provided and the District's confirmation that the proposed square footage is sufficient in order to deliver their educational program, the MSBA accepts this variation to the guidelines. No further action required.
- **Health and Physical Education** – The District is proposing to provide a total of 6,298 nsf which is 2 nsf below the MSBA guidelines. The proposed area in this category has decreased by 2 nsf since the Preferred Schematic Report submittal. The MSBA accepts this variation to the guidelines. No further action required.
- **Media Center** – The District is proposing to provide a total of 5,305 nsf which meets the MSBA guidelines. The proposed area in this category has increased by 2 nsf since the Preferred Schematic Report submittal. No further action required.
- **Dining & Food Service** – The District is proposing to provide a total of 11,955 nsf which is 1 nsf below the MSBA guidelines. The proposed area in this category

has not changed since the Preferred Schematic Report submittal. No further action required.

- **Medical** – The District is proposing to provide a total of 810 nsf which meets the MSBA guidelines. The proposed area in this category not changed since the Preferred Schematic Report submittal. No further action required.
- **Administration & Guidance** – The District is proposing to provide a total of 3,040 nsf which is 125 nsf below the MSBA guidelines. The proposed area in this category has decreased by 250 nsf since the Preferred Schematic Report submittal. This decrease is due to moving the Team Chair space to the Special Education category as requested by the MSBA. The MSBA accepts this variation to the guidelines.
- **Custodial & Maintenance** – The District is proposing to provide a total of 2,630 nsf which meets the MSBA guidelines. The proposed area in this category has not changed since the Preferred Schematic Report submittal. No further action required.
- **Other** - The District is not proposing to provide any additional square footage in this category. The proposed area has decreased by 500 nsf since the Preferred Schematic Report submittal due to the elimination of the Family and Community Resource Center. No further action required.
- **Total Building Net Floor Area** – The District is proposing to provide a total of 111,568 nsf which exceeds the MSBA guidelines by 18,007 nsf. The proposed area has decreased by 2,785 nsf since the Preferred Schematic Report submittal. Based on the comments provided above, the MSBA accepts this variation to the guidelines. No further action required.
- **Total Building Gross Floor Area** – The District is proposing to provide a total of 167,352 gsf which exceeds the MSBA guidelines by 18,002 gsf. The proposed area has decreased by 4,178 gsf since the Preferred Schematic Report submittal. Based on the comments provided above, the MSBA accepts this variation to the guidelines. No further action required.

Please note that upon moving forward into subsequent phases of the proposed project, the Designer will be required to provide, with each submission, a signed, updated space summary that reflects the design and demonstrates that the design remains, except as agreed to in writing by the MSBA, in accordance with the guidelines, rules, regulations and policies of the MSBA. Should the updated space summary demonstrate changes to the previous space summary include a narrative description of the change(s) and the reason for the proposed changes to the project.