

VA Master Plan

Evaluation
and
Recommendations
for the
Master Plan
of
Valley Academy
Towson, Maryland

June 1999

Credits:

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The Valley Academy Building Committee

Roy Kirby and Sons, Inc.

DRC, Inc.

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Middle School



Upper School

Valley Academy, of Towson, Maryland, is an accredited co-educational college preparatory school for students in grades five through twelve. The school, founded in 1981, provides a highly individualized, flexible, and challenging educational program for children with a history of academic difficulty, including those with specific learning differences. The school is located on the corner of Bosley and Chesapeake Avenues on a gently sloping site within a mixed-use residential neighborhood. The program is divided into two separate schools, Middle and Upper, located in separate buildings on two adjoining properties owned by Valley Academy.

Valley Academy has experienced a steady increase in demand for its services, requiring an analysis of its current facilities and the outlining of a plan for future expansion. Valley Academy decided to develop a long term master plan to help chart a course for the school to follow as it expanded to serve the surrounding community.

During the summer of 1998, part of the Upper School was renovated, creating two laboratory classrooms and adding an elevator shaft to ready the school for future accessibility compliance. Other cosmetic improvements were undertaken during this period, which included painting and landscaping the Upper School. It was decided that the planning process would use and expand upon these improvements in order to maximize the impact of this initial investment.

Melville Thomas Mobley Architects, Inc. was asked in April 1999 to develop a Master Plan for Valley Academy. A Building Committee was formed by Valley Academy for interaction with representatives from Melville Thomas Mobley Architects, Inc.

This Committee consisted of members from the faculty and staff of Valley Academy, as well as members from the Board of Trustees. The following individuals are the members of the Building Committee: Dan Blanch, Susan Grant, Kathy Morrison, Jay Perry, and Richard Schointuch.

The Committee met regularly with the Architects at various phases of the planning to provide input and help guide the Architects in the formulation of a Master Plan. The Committee provided insight into the needs and concerns of the school.

The existing school was analyzed to develop a detailed look at how the school operates and to determine the efficiency of the existing buildings. This information was taken into account while formulating the Master Plan to allow for a sensible expansion of the school.

This following pages will document the process and subsequent Master Plan that was created. This report includes drawings to help explain the intentions and suggestions relating to this Master Plan. These drawings are diagrammatic in nature and while they offer insight into the possible configurations for additional buildings, they are not schematic level drawings and require additional analysis and design development.

The following report is a guide for the future development of Valley Academy. It outlines a program and building schedule for the institution to follow that will lead to a school that can accommodate 175 students with associated faculty and staff. It also addresses current needs in a way which will build on the efforts and investments incrementally and in a logical sequence.



Aerial Photograph of the Site

After initial consultation, Valley Academy provided an outline program for further development. The initial programming elements were performance based and as follows:

- Student Body of 175
- Classroom Ratio of 7 Students / 1 Teacher
- Office Space
- Tutoring Space
- Multi-Purpose Room
- Gym/Activity Space
- Stage
- Storage
- Common Area
- Faculty Lounge
- Multi-Media Center (Library)
- Computer Labs

This allowed the Architects to develop a space allocation program for a school of 175 students. The outline taken to the Building Committee was as follows:

	Current	Projected
# of Students	100	175
Classrooms	29	51
Offices	13	30
Tutoring Space	?	25
Multi-Purpose Room	0	1
Commons	0	1
Multi-Media Center	0	1

In addition to the draft program, some general questions were formulated for the Building Committee to answer. These included:

- Is the current classroom size sufficient?
- What type of offices are needed?
- Should there be food service?
- Is storage adequate?
- What functions are located in the Multi-Purpose Room?
- What functions are located in the Commons?
- What should the breakdown of classroom/computer labs be?
- Is there interest in acquiring additional land?
- Where should the “front door” of the school be?

Based on input from the Building Committee, the Architects developed a more detailed program and addressed the other issues presented. First, it was determined that office space was needed for the administration staff only. The teachers would continue to use their home rooms as offices. It was determined that the current classroom size varied between 22-29 sf per student, which for most classes is somewhat congested.

Program

The idea of including a gymnasium with a full basketball court was introduced, increasing the scope and size of the Multi-Purpose Room. It was agreed that the space requirements for food service were too large and complex, including trash and waste management, to include in the program. The Multi-Media Center was clarified as a space for computers, magazines, book stacks and other forms of media for the students to explore. It was determined that current storage was insufficient and ill placed and therefore should be considered. Tutoring spaces were deleted from the program because it was decided that tutoring could take place in the classroom spaces on a one to one basis or in small groups.

The Building Committee asked the Architects to look at the impact of including the adjacent parcel to the South of their site in the Master Plan. This was in response to concerns that the current site was insufficient to host the developing program. It was also in response to the phasing concerns related to a large scale building project, which normally takes 9-12 months.

It was determined that 44 faculty and staff could support the expanded student body, which led to a revised classroom count of 45 and an office count of 20.

The school's parking policy was reviewed so that the parking requirement could be accurately determined. The school currently allows students that are juniors and seniors to drive to school, making it necessary to include this population in the parking requirements based on the county requirement of one space for each faculty, staff, and driving student at peak time. It was concluded that 60 parking spaces would be needed for general parking and that an additional 20 parking spaces would be needed for student parking.

Concerns about site circulation were discussed and adopted as an issue to be focused upon in later phases of the planning. This would coincide with the need for additional parking as the student body of the school increased.

Based on this evaluation a revised building program was then assembled. This was the basis for further investigation by the Architects.

	Exisitng	New	Total
Classrooms	13	32	45
Offices	8	12	20
Multi-Purpose		1	1
Media Center		1	1
Commons		1	1
Large Meeting Room		1	1



Figure Ground Representation of the Site and Context



Adjacent Residential Dwellings



Adjacent Office Building

Valley Academy currently occupies two properties on the Southwest corner of Bosley Avenue and Chesapeake Avenue in Towson, Maryland. Bosley Avenue is a high volume thoroughfare, acting as the Towson Bypass. The Bypass is a popular route for motorists wanting to circumvent downtown Towson traffic. It is a divided four lane roadway, incorporating stoplights and turning lanes. Chesapeake Avenue is a low volume, two lane residential street, leading into a neighborhood and various institutions, including a church and retirement home. Bosley Avenue divides the large volume business and civic buildings from the residential neighborhood.

The site is zoned as RO, which is designated for Residential/Office Use. School use is allowable within this zone. It provides a mixed use neighborhood, allowing for various scale buildings throughout the area. The site is bordered on the side by a five story office building. The rear of the site is bordered by a residential building that has been converted to office space. Residential buildings line the opposite side of Chesapeake Avenue.

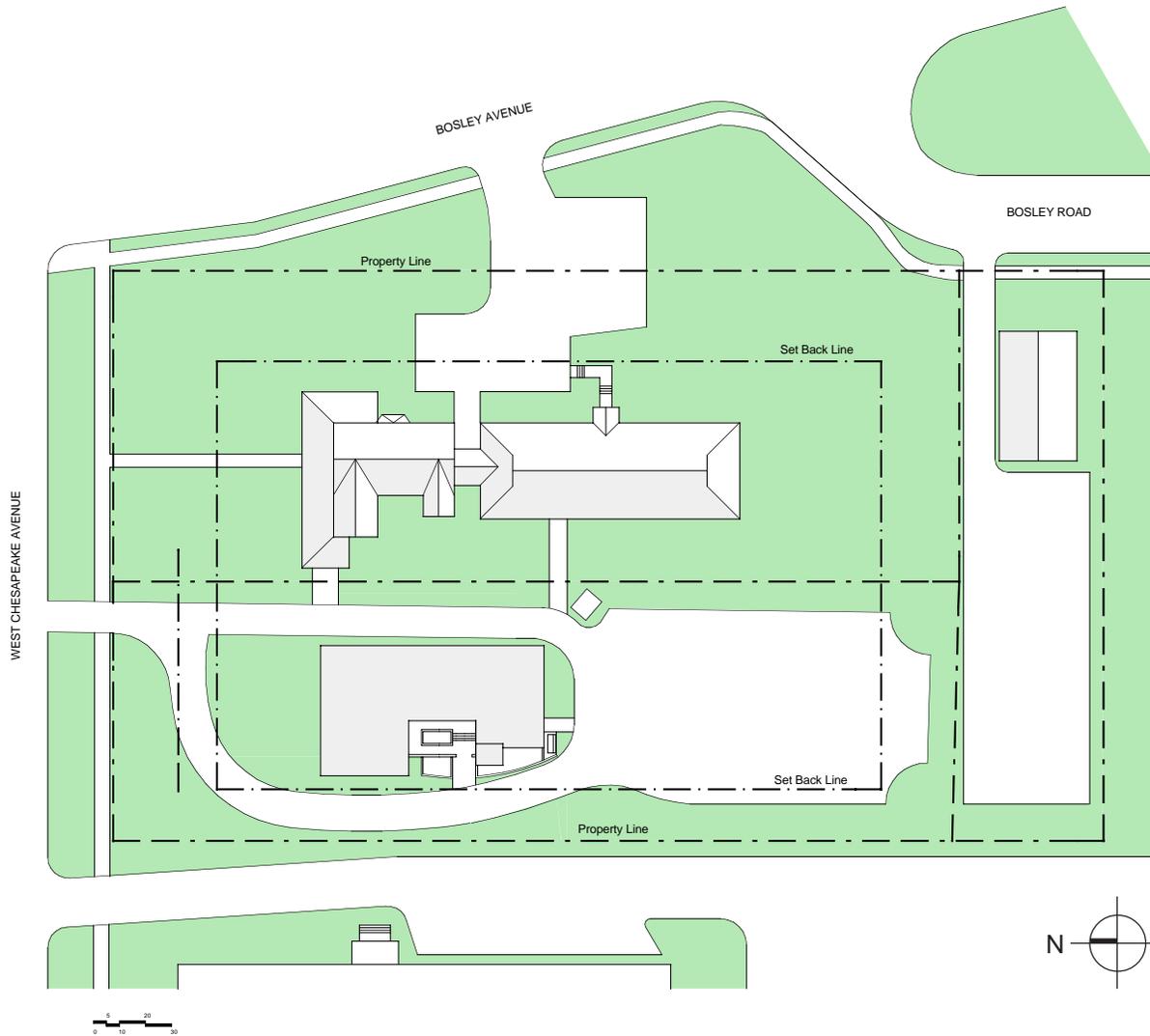
Valley Academy is housed in two buildings. From 1990 until 1995 it rented the Middle School building at the corner of Chesapeake and Bosley Avenues. In 1995, both the Middle School and Upper School buildings were purchased outright. The Upper School is housed in a two and a half story building built in the early 1960's for Children's Aid and Family Service Society of Baltimore County, Inc. It currently sits on a property which is separate from the Middle School. It was modified in the summer of 1998 by adding an elevator shaft and new stair at the Southwest corner. In addition to this, two spaces were created on the second floor to house biology and chemistry labs. Also, minor cosmetic renovations took place, including painting and landscaping.

The Middle School is composed of two parts consisting of a converted residential building and a one story addition. The residential portion is a three story house dating back to the early 1900's, and possibly before. The addition was built in the 1950's as a nursing home. Minor renovations have taken place since the building was occupied in 1990.

The two properties have a combined area of 71,720 square feet. Based on the zoning the setbacks are 40 feet for the front yard, 20 feet for interior side yard, 35 feet for exterior side yard and 30 feet for the rear yard. The area enclosed within the setbacks is 42,475 square feet. The site currently has 41 parking spaces and 27,124 square feet of the site is paved.

The properties currently have individual utility services. Each property has a curb cut. The Middle School has access via Bosley Avenue, while the Upper School uses Chesapeake Avenue for access. The majority of parking is accessed by using the entrance from Chesapeake Avenue. The site has numerous trees, varying in size and species and some limited play area to the South of the Middle School.

An inventory was taken of the existing buildings for analysis and comparison. The buildings were analyzed by space usage and area. General categories were devised to allow for easy comparisons. Any additional or special information was also noted. Occupancy of the spaces was also noted and used for analysis.



EXISTING SITE INFORMATION

Site Area	71,720 sf
Within Setbacks	42,475 sf
Paved Area	27,124 sf
Parking Spaces	41



Adjacent Mixed-Use District



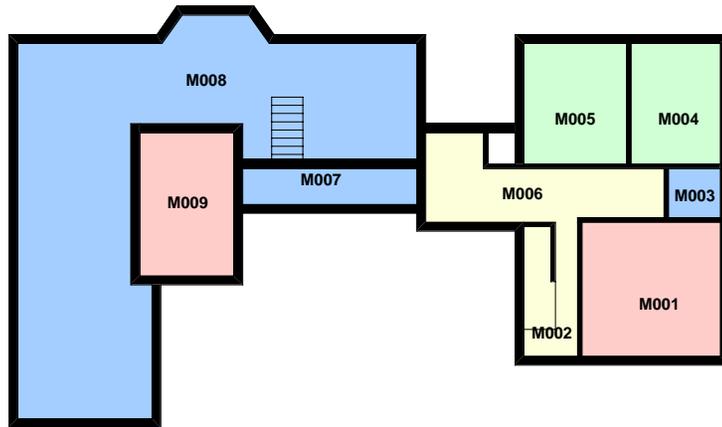
Adjacent Baltimore County Courthouse



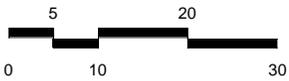
Adjacent Church

Existing Condition Analysis

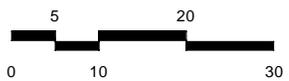
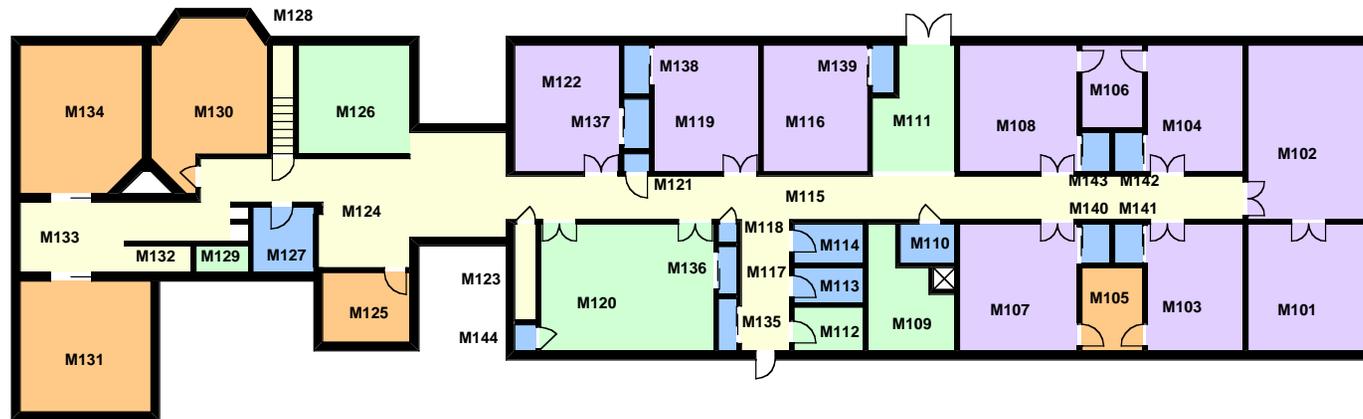
MIDDLE SCHOOL - BASEMENT LEVEL



Usage	Area (sf)	%
Classroom	5,945	34
Office	1,735	10
Support	2,187	13
Storage	1,093	6
Mechanical	2,775	16
Circulation	3,634	21
Total	17,369	100



MIDDLE SCHOOL - LEVEL 1



MIDDLE SCHOOL - BASEMENT LEVEL

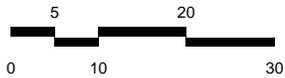
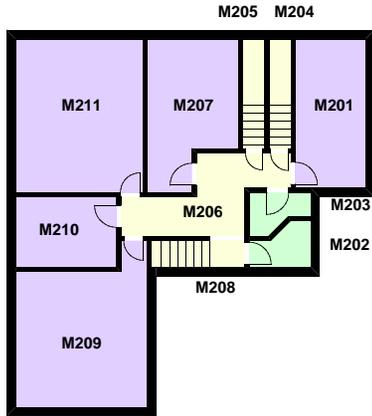
Usage	Rm. No.	Name	Area (sf)	Occupants	Notes
Mechanical	M001	Mechanical	233		
Circulation	M002	Stair	69		
Storage	M003	Storage	32		
Support	M004	Locker Room	135		Shelving
Support	M005	Locker Room	155		35 Lockers
Circulation	M006	Hall	198		
Storage	M007	Storage	78		
Storage	M008	Storage	964		
Mechanical	M009	Mechanical	168		

MIDDLE SCHOOL - LEVEL 1

Usage	Rm. No.	Name	Area (sf)	Occupants	Notes
Classroom	M101	Classroom	203	8	7+1
Classroom	M102	Classroom	280	8	7+1
Classroom	M103	Classroom	15	8	7+1
Classroom	M104	Classroom	15	8	7+1
Office	M105	Office	67		1
Classroom	M106	Comp. Lab	67	4	4 Terminals
Classroom	M107	Classroom	196	8	7+1
Classroom	M108	Classroom	196	8	7+1
Support	M109	Lavatory	102		
Storage	M110	Storage	28		
Support	M111	Library	11		
Support	M112	Lavatory	40		
Storage	M113	Storage	32		
Storage	M114	Storage	36		
Circulation	M115	Hall	423		
Classroom	M116	Classroom	174	8	7+1
Circulation	M117	Hall	83		
Storage	M118	Storage	4		
Classroom	M119	Classroom	174	8	7+1
Support	M120	Assembly	288	30	
Storage	M121	Storage	6		
Classroom	M122	Comp. Lab	174	7	7 Terminals
Circulation	M123	Stair	28		
Circulation	M124	Hall	330		
Office	M125	Classroom	80	5	4+1
Support	M126	Kitchen	159		
Storage	M127	Storage	53		
Circulation	M128	Stair	31		
Support	M129	Lavatory	18		
Office	M130	Office	214	1	
Office	M131	Office	225	1	
Circulation	M132	Stair	34		
Circulation	M133	Hall	139		
Office	M134	Office	230	1	
Storage	M135	Storage	13		
Storage	M136	Storage	12		
Storage	M137	Storage	17		
Storage	M138	Storage	17		
Storage	M139	Storage	14		
Storage	M140	Storage	15		
Storage	M141	Storage	15		
Storage	M142	Storage	15		
Storage	M143	Storage	15		
Storage	M144	Storage	8		

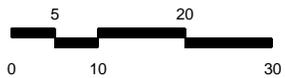
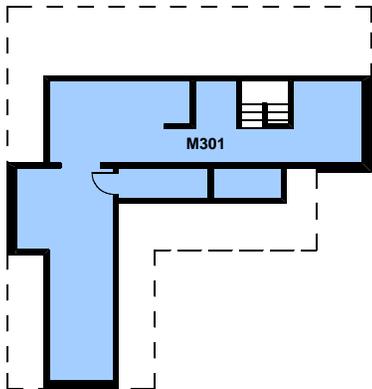
Existing Condition Analysis

MIDDLE SCHOOL - LEVEL 2



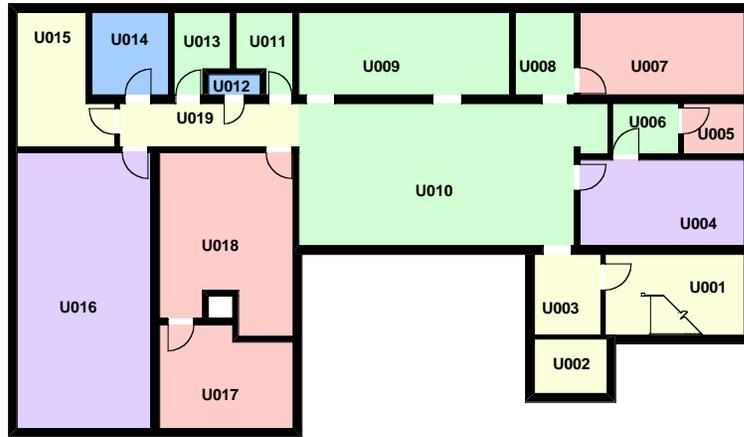
MIDDLE SCHOOL - LEVEL 2						
Usage	Rm. No.	Name	Area (sf)	Occupants	Notes	
Classroom	M201	Comp. Lab	136	7	7 Terminals	
Support	M202	Lavatory	29			
Support	M203	Lavatory	27			
Circulation	M204	Stair	31			
Circulation	M205	Stair	31			
Circulation	M206	Hall	112			
Classroom	M207	Classroom	156	8	7+1	
Circulation	M208	Stair	32			
Classroom	M209	Classroom	243	8	7+1	
Classroom	M210	Comp. Lab	92	7	7 Terminals	
Classroom	M211	Classroom	254	8	7+1	

MIDDLE SCHOOL - LEVEL 3



MIDDLE SCHOOL - LEVEL 3						
Usage	Rm. No.	Name	Area (sf)	Occupants	Notes	
Storage	M301	Residence/Storage	60			
Total			8,473 sf			

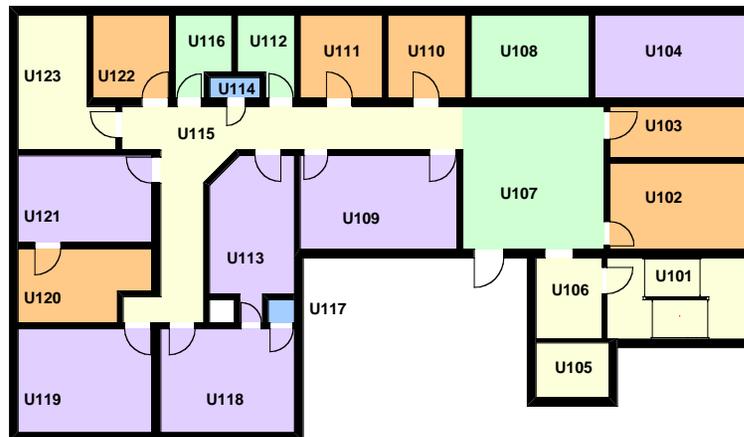
UPPER SCHOOL - BASEMENT LEVEL



UPPER SCHOOL - BASEMENT LEVEL

Usage	Rm. No.	Name	Area (sf)	Occupants	Notes
Circulation	U001	Stair	151		
Circulation	U002	Elevator	53		
Circulation	U003	Elev. Lobby	72		
Classroom	U004	Comp. Lab	188	7	7 Terminals
Mechanical	U005	Elev. Mech.	41		
Support	U006	Server Room	45		
Mechanical	U007	Fire Backflow	182		Class-room?
Support	U008	Snack Room	65		
Support	U009	Locker Room	233		53 Lockers
Support	U010	Lunchroom	547	50	
Support	U011	Lavatory	53		
Storage	U012	Storage	14		
Support	U013	Hall	53		
Storage	U014	Storage	85		Kitchen?
Circulation	U015	Stair	141		
Classroom	U016	Art Room	495	8	7+1
Mechanical	U017	Mechanical	172		
Mechanical	U018	Mechanical	298		
Circulation	U019	Hall	104		

UPPER SCHOOL - LEVEL 1

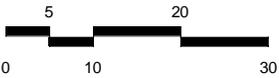
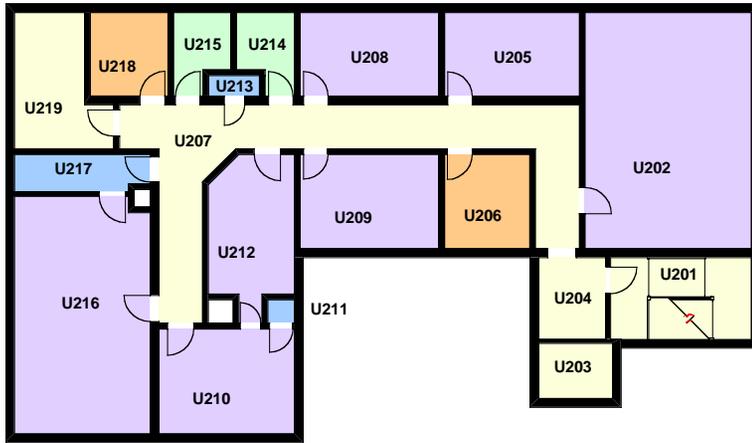


UPPER SCHOOL - LEVEL 1

Usage	Rm. No.	Name	Area (sf)	Occupants	Notes
Circulation	U101	Stair	151		
Office	U102	Office	156	2	
Office	U103	Tudor Office	93		Max 3
Classroom	U104	Comp. Lab	167	7	7 Terminals
Circulation	U105	Elev.	53		
Circulation	U106	Elev. Lobby	72		
Support	U107	Commons	269		
Support	U108	Library	130		
Classroom	U109	Classroom	196	8	7+1
Office	U110	Office	86	1	
Office	U111	Office	90	1	
Support	U112	Lavatory	53		
Classroom	U113	Classroom	160	8	7+1
Storage	U114	Storage	14		
Circulation	U115	Hall	317		
Support	U116	Lavatory	53		
Storage	U117	Storage	8		
Classroom	U118	Classroom	186	8	7+1
Classroom	U119	Classroom	186	8	7+1
Office	U120	Office	118		
Classroom	U121	Classroom	156	8	7+1
Office	U122	Office	85	1	
Circulation	U123	Stair	141		

Existing Condition Analysis

UPPER SCHOOL - LEVEL 2



UPPER SCHOOL - LEVEL 2

Usage	Rm. No.	Name	Area (sf)	Occupants	Notes
Circulation	U201	Stair	151		
Classroom	U202	Bio. Lab	513	8	7+1
Circulation	U203	Elev	53		
Circulation	U204	Elev Lobby	72		
Classroom	U205	Classroom	147	8	7+1
Office	U206	Office	105		
Circulation	U207	Hall	423		
Classroom	U208	Classroom	151	8	7+1
Classroom	U209	Classroom	171	8	7+1
Classroom	U210	Classroom	186	8	7+1
Storage	U211	Storage	8		
Classroom	U212	Classroom	15	8	7+1
Storage	U213	Storage	14		
Support	U214	Lavatory	53		
Support	U215	Lavatory	53		
Classroom	U216	Chem. Lab	416	8	7+1
Storage	U217	Storage	64		
Office	U218	Office	85		
Circulation	U219	Stair	141		

Total **8,896 sf**

After the analysis was completed it was concluded that the existing school was efficient in terms of circulation. However, the Middle School was found to have high maintenance cost, inefficient layout for school use and therefore it was deemed to be near the end of its life cycle.

The Upper School worked well as a school building. In addition, the recently completed renovations increased its usability, although it needs some additional cosmetic alterations to help with the public image of the school.

Based on the analysis of both buildings, the Architects recommended that the Master Plan include reuse of the Upper School building with a phased demolition of the Middle School building.



Upper School after 1998 Renovations

Program Analysis

After completion of the existing condition analysis and programming efforts, a graphic program was developed to confirm that all of the program elements could reasonably fit on the site.

The different program components were developed in plan to create graphic elements that could then be placed on the site for analysis. Some of the elements, notably the Gymnasium and the Multi-Purpose Room, were researched by visiting other facilities in the area and taking a dimensional survey. Others were configured using standard space requirements. Some initial design was done, including ways to tie the new and existing buildings together so that existing and new circulation could be integrated. Parking requirements were also calculated and created as a graphic module to represent the percentage of the site used by parking.

These elements represented the major spaces associated with the program and did not reflect the needs of a complete building, including additional space for circulation and mechanical facilities although they were oversized somewhat to account for these needs.

This graphic program was then presented to the Building Committee by the Architects. It was determined that all of the major spacial elements could fit on the site without a setback variance or the acquisition of additional land. The following are descriptions of the elements contained in the graphic program.

The **Classroom Module** is 240 square feet of instructional and 180 square feet of support space. Each teaching space is 18'x14' accommodating approximately seven students with one teacher, at approximately 30 square feet per occupant. A pair of classrooms is connected by support space between them, providing storage or a small teacher's office.

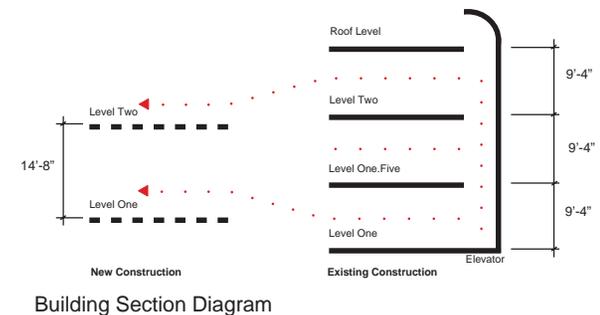
The **Office Module** is 200 square feet with 55 square feet of support spaces. Each office is 11'x18' with a 6'x9' support space, similar to the classroom modules.

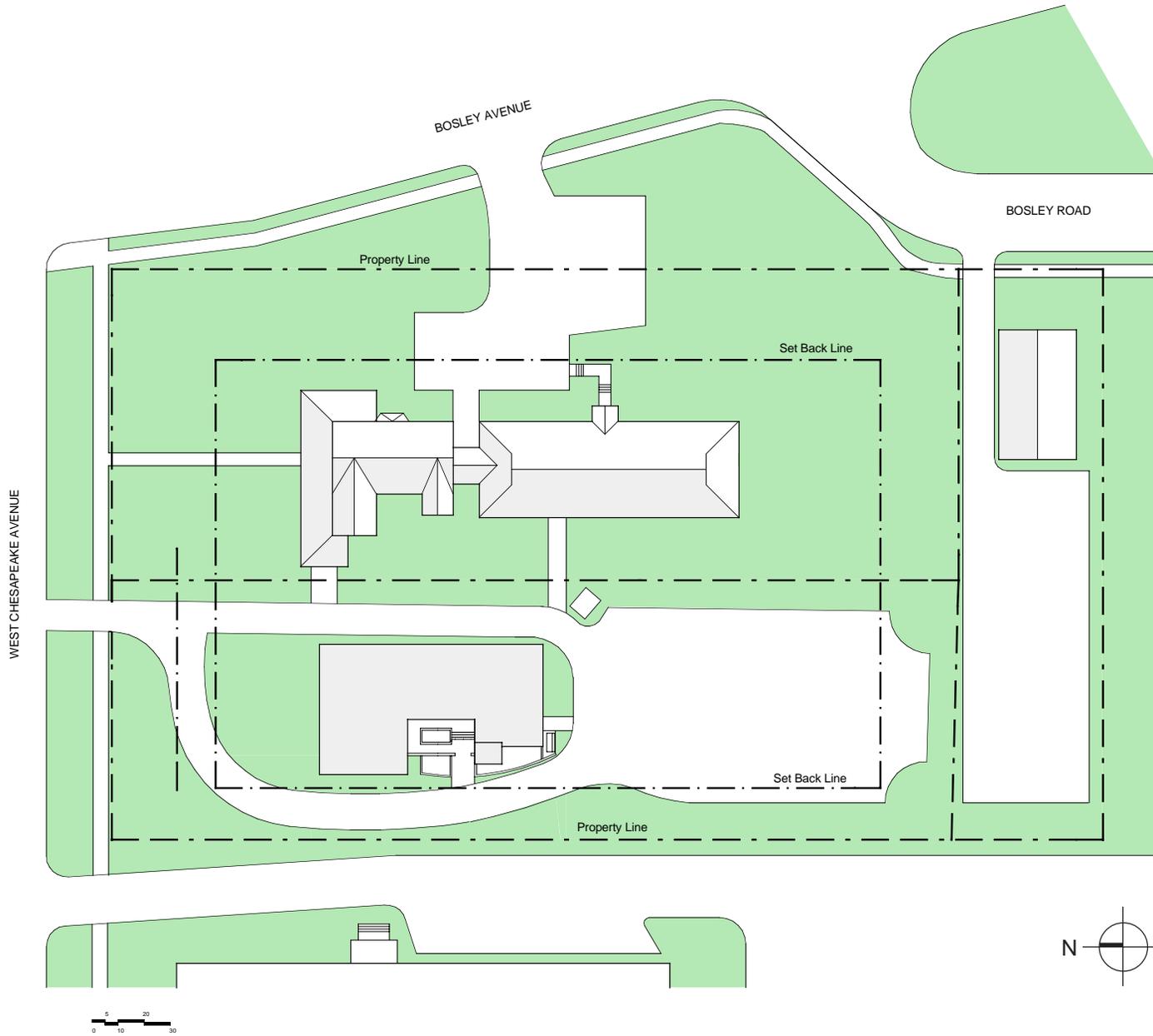
The interior **Commons** is a 2,500 square feet open and informal space connecting the various components of the school buildings. It is a two story high space with tables and seating for 100 students. The Commons serves as a main space for the school.

The **Media Center** is a 1,400 square feet space to hold book stacks, magazines and computers.

The **Multi-Purpose Room** provides a reduced size basketball court with a specialized flooring to accommodate a variety of large group activities within a 2,000 square feet space.

The **Gymnasium** is a 6,000 square feet space housing a full sized basket ball court with modest sideline space.





Once the Architects determined that the program would not exceed the legal boundaries of the site, options for thoughtful phasing and spatial organization were explored. Two options are presented here. These options are diagrammatic and only serve as a starting point for more thorough planning and design. They are not meant to be building plans. The drawings show spatial layouts as well as a schedule of construction to achieve the program.

The Building Committee expressed a desire to achieve a campus-like environment with the proposed additions, creating public and private outdoor spaces as well as an open feeling in the public indoor spaces. Both options achieve this with thoughtful composition of the additions on the site.

Both options use *Phase One* as an opportunity to alleviate many of the immediate concerns of the school, such as redeveloping site circulation and improving the image of the school. These are minor improvements and set the stage for more extensive renovations at a later date.

The phasing is scheduled to take place within a 6 to 8 year period. Valley Academy has had an average enrollment increase of 15 students per year. The school is starting to feel growing pains and needs more space to accommodate the increasing student. Each of the two options introduce more usable space during the second phase of the Master Plan, allowing for increased enrollment and support staff.

The options were presented and discussed by the Building Committee and a final direction was adopted for further development.

The two phasing options are presented on the following pages and the intent and process of each phase is explained.

Phasing Options

OPTION 1 - PHASE ONE

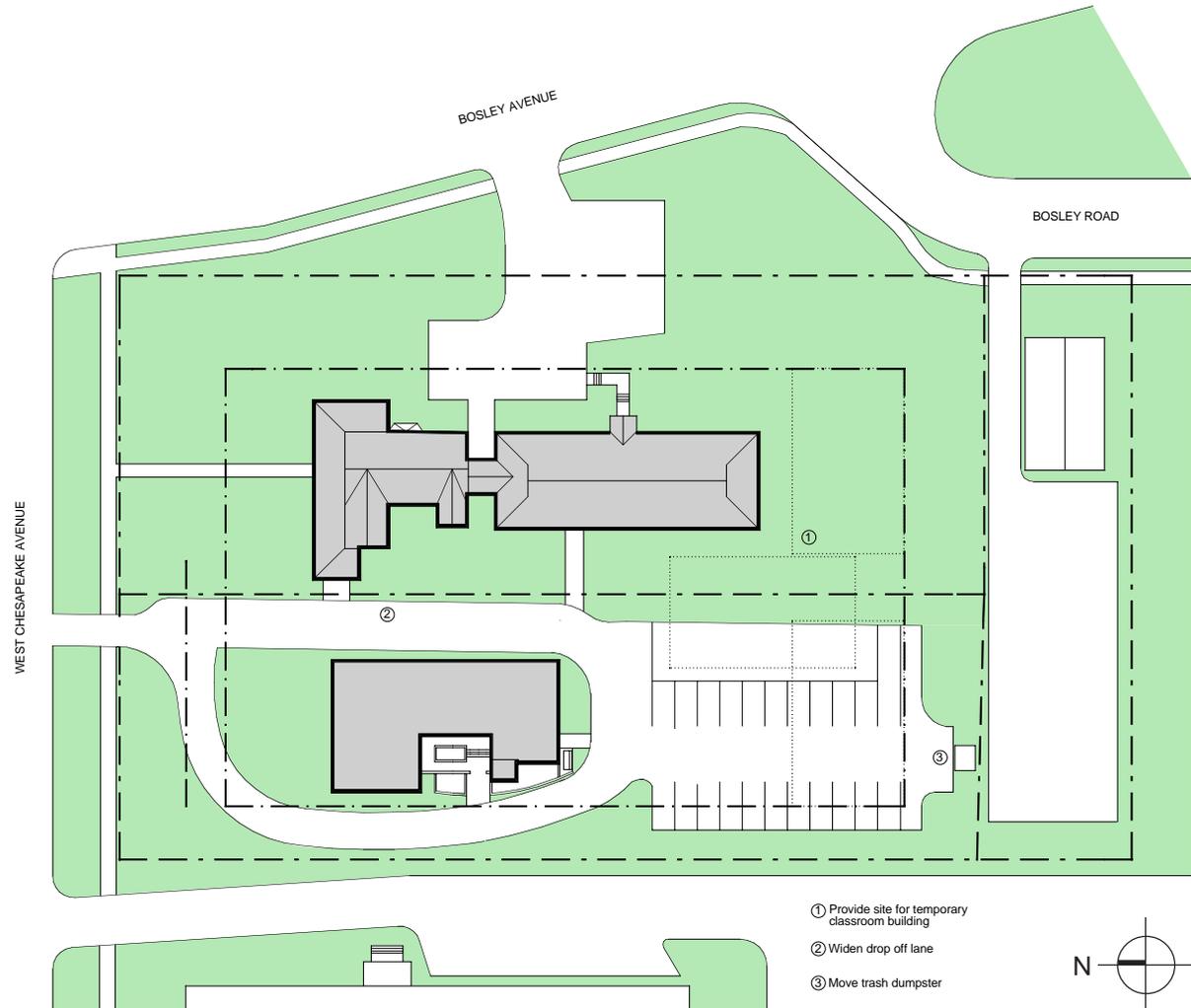
Summer 1999

The improvements made to the site in *Phase One of Option 1* can be accomplished in the summer months while school is not in session. These are minor improvements which address some immediate concerns of the school.

If a temporary facility is deemed necessary, provision for its placement on the site would be made at this time. This phase includes any site work, utility re-location, landscape improvements (walkways, etc.) and placement of the temporary structure.

The driveway accessed from Chesapeake Avenue would be widened to address concerns regarding vehicular traffic and circulation during daily drop off and pick up times. Widening the driveway would allow two vehicles to pass between the Upper School and the Middle School buildings. This would allow a waiting vehicle to sit outside of the circulation path, reducing traffic stacking on the site. This also creates a convenient staging area under the covered porch of the Middle School building.

The trash receptacle would be moved to a less prominent area on the site. The current placement is near a heavily traveled corridor between the Upper School and Middle School and is an eye sore. Moving the receptacle would lessen the visual impact and improve the rear entry to the school.



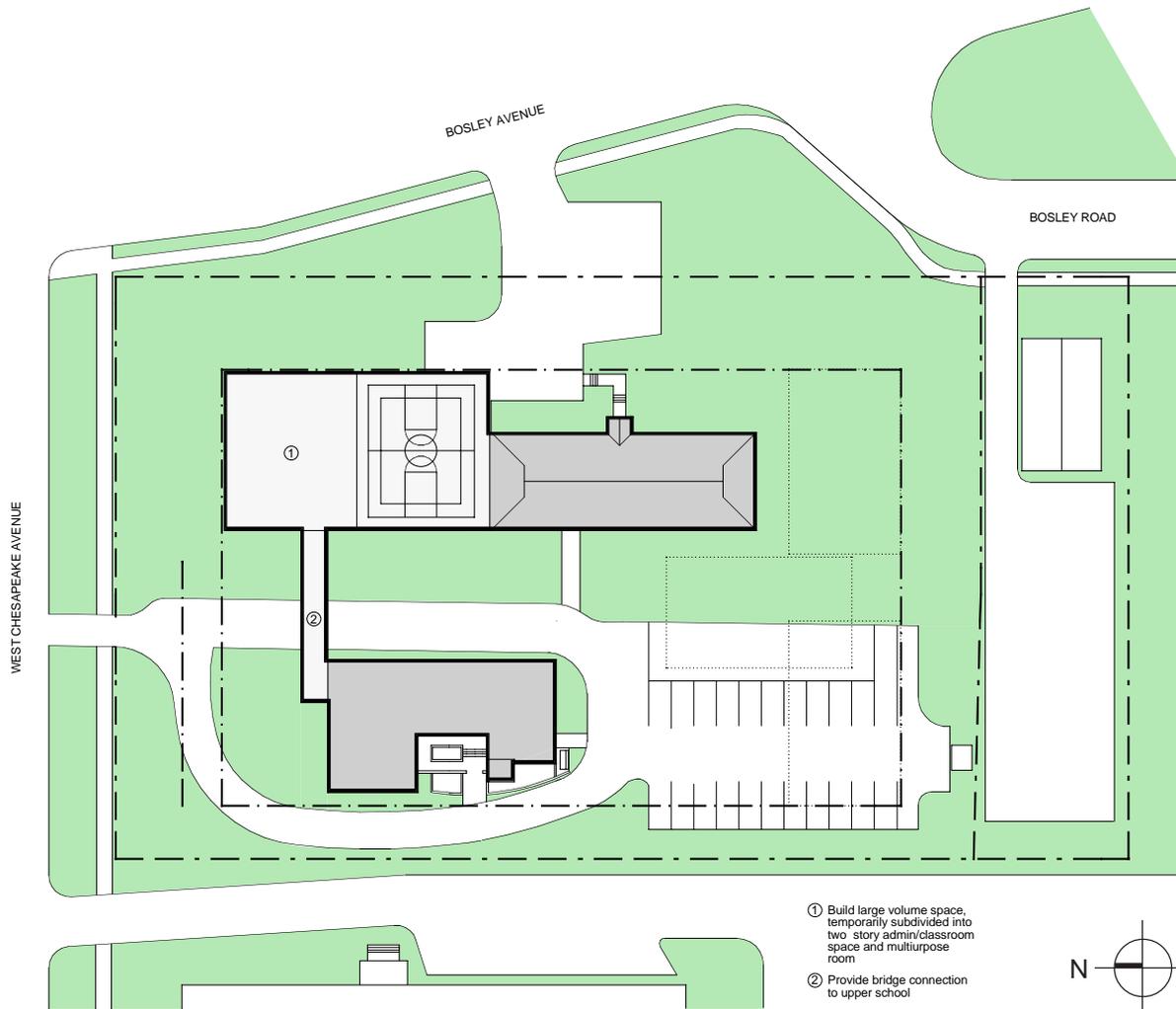
OPTION 1 - PHASE TWO

Summer 2002

Phase Two of Option 1 requires a major renovation of the site. A two story addition would be constructed. This would require the demolition of the residential portion of the Middle School building. The services currently housed in that portion of the facility would need to be relocated for the duration of *Phase Two* construction. Also, the two properties would be consolidated at this time.

The two story addition will include office and classroom space as well as a Multi-Purpose Room. The addition will be connected to the Upper School building by means of a bridge element. This will allow for use of the elevator in the Upper School and will help resolve accessibility problems.

An option during this phase is to build a two story shell. This would then allow for the office and classroom portion of the addition to be built with the intent of removing it at a later stage of the phasing to achieve a full size gymnasium. This would allow for immediate gains in the student body and also provide a Multi-Purpose Room for immediate use by the school.



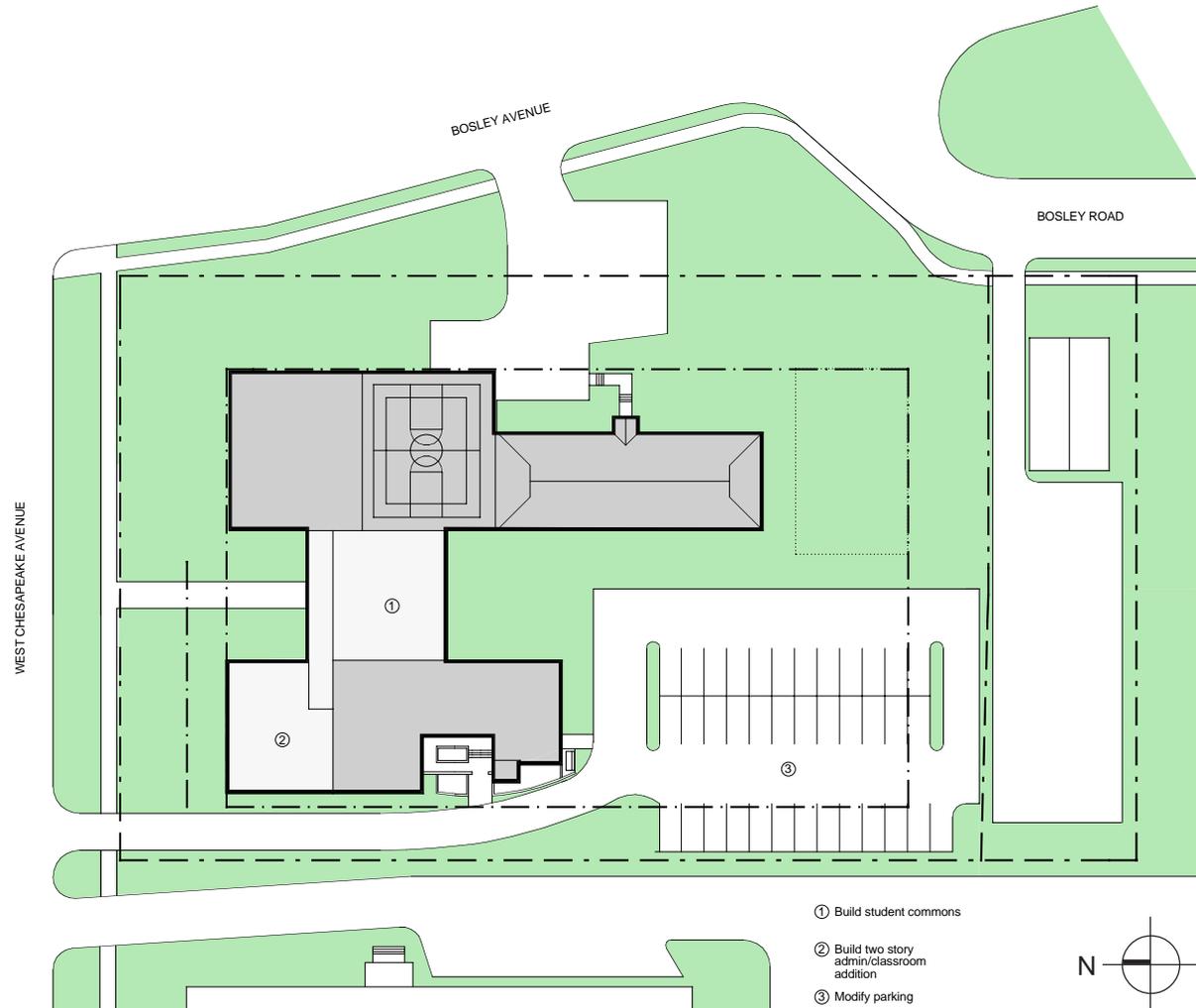
OPTION 1 - PHASE THREE

Summer 2004

Phase Three of Option 1 includes the addition of a Commons as well as more office and classroom space. The bridging element from Phase Two remains intact and becomes a catwalk-like connector enclosed by the Commons.

The additions of the Commons creates a garden space at the South side of the school, mediating the connection from the parking area and school. The school also achieves a new public facade at this stage of the phasing, creating an improved public entry.

The parking on the site is modified to accommodate the new structures, requiring a new curb cut and an improved parking layout.



OPTION 1 - PHASE FOUR

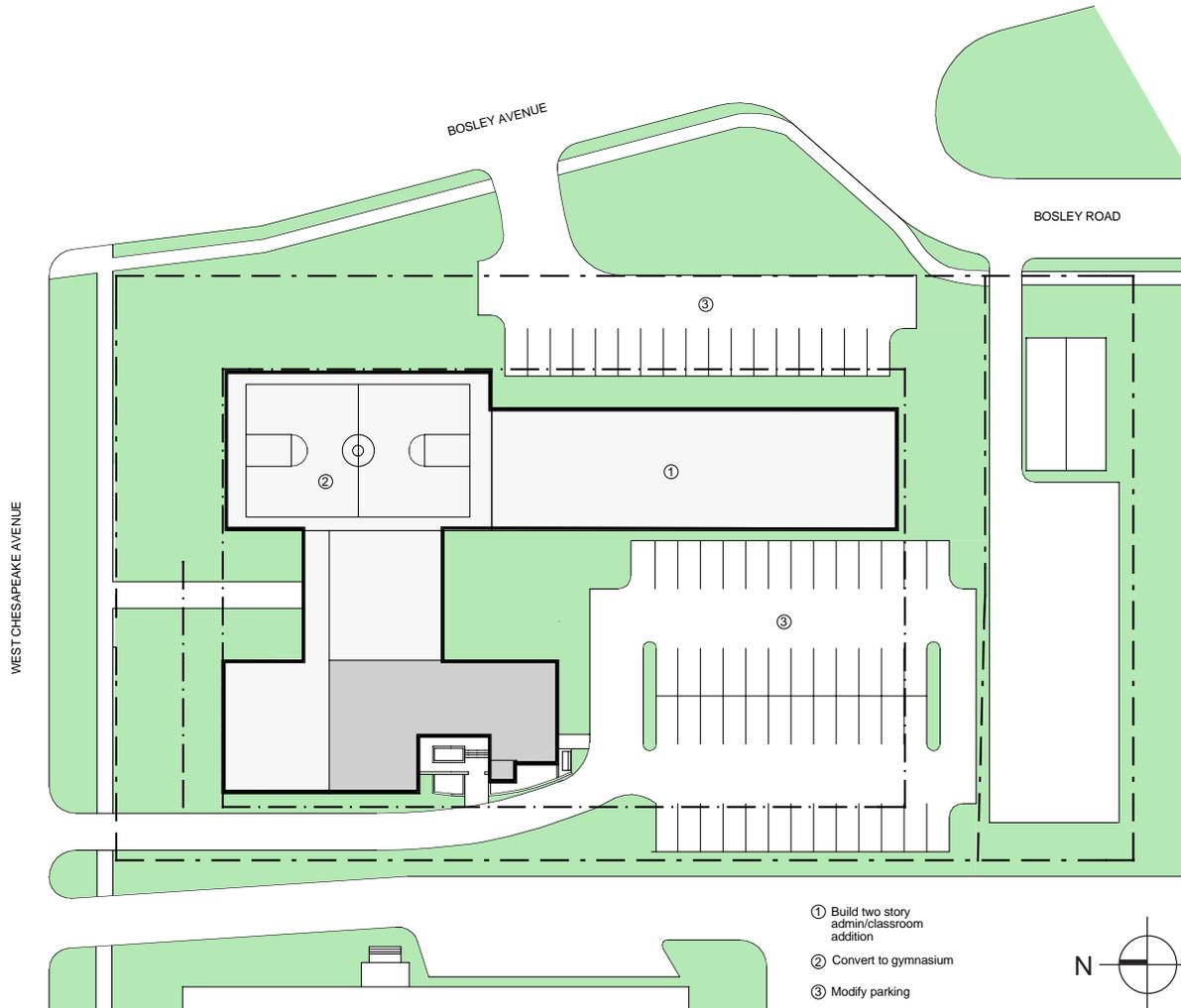
Summer 2006

Phase Four of Option 1 completes the Master Plan. This phase also requires a final renovation of the site.

A two story addition is added, replacing the rest of the existing Middle School building. The classroom/ Multi-Purpose Room addition could be renovated to provide a full size gymnasium.

The parking is once again modified to achieve the total number of spaces needed to satisfy county requirements.

This allows the school to achieve all of the stated goals in the program.



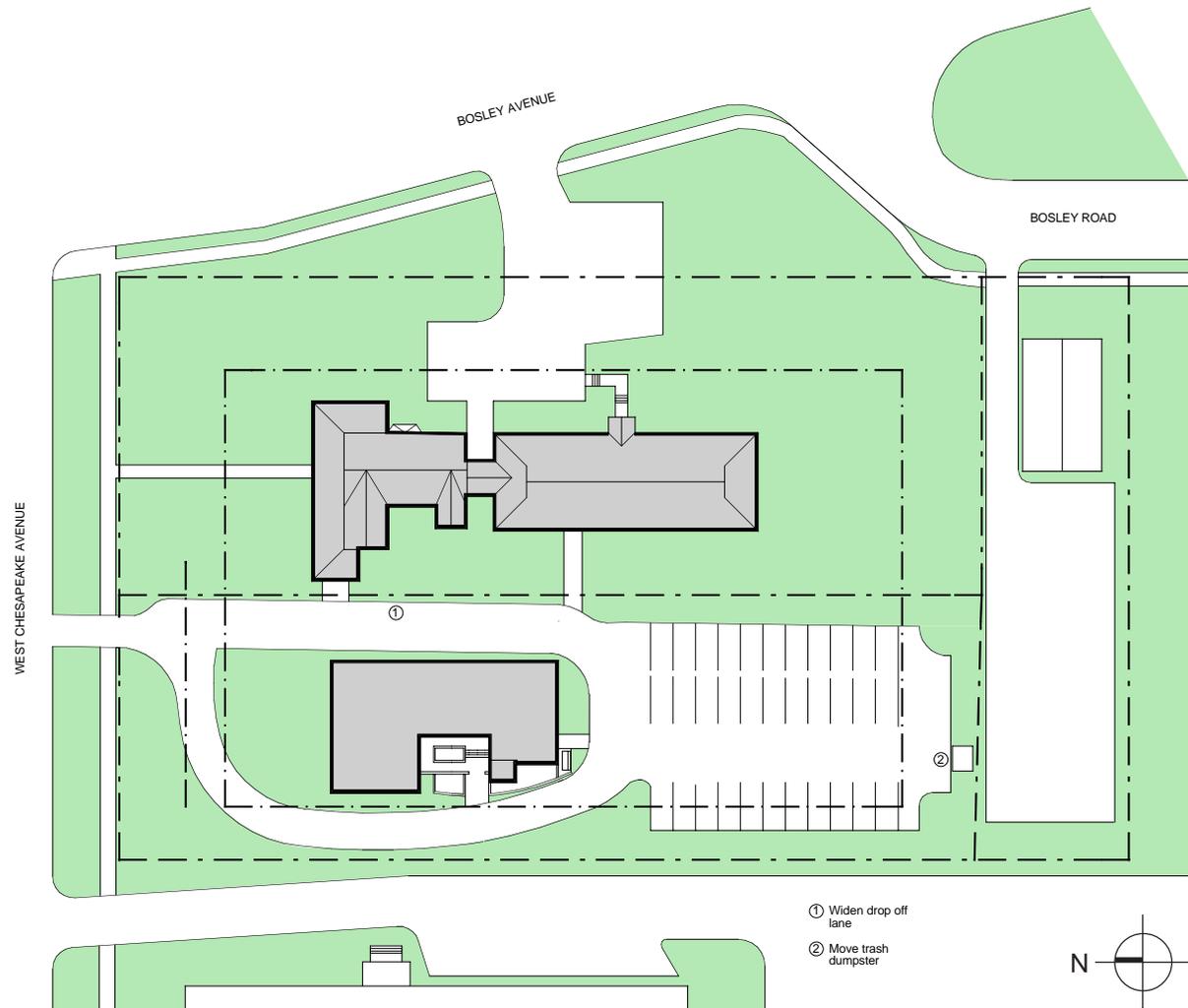
OPTION 2 - PHASE ONE

Summer 1999

Phase One of Option 2 utilizes the same objectives discussed earlier in Phase One of Option One. This includes the widening of the roadway accessed from Chesapeake Avenue to allow for better vehicular circulation. It also uses relocation of the trash receptacle to diminish its visual impact on the site.



Present location of the trash receptacle



OPTION 2 - PHASE TWO

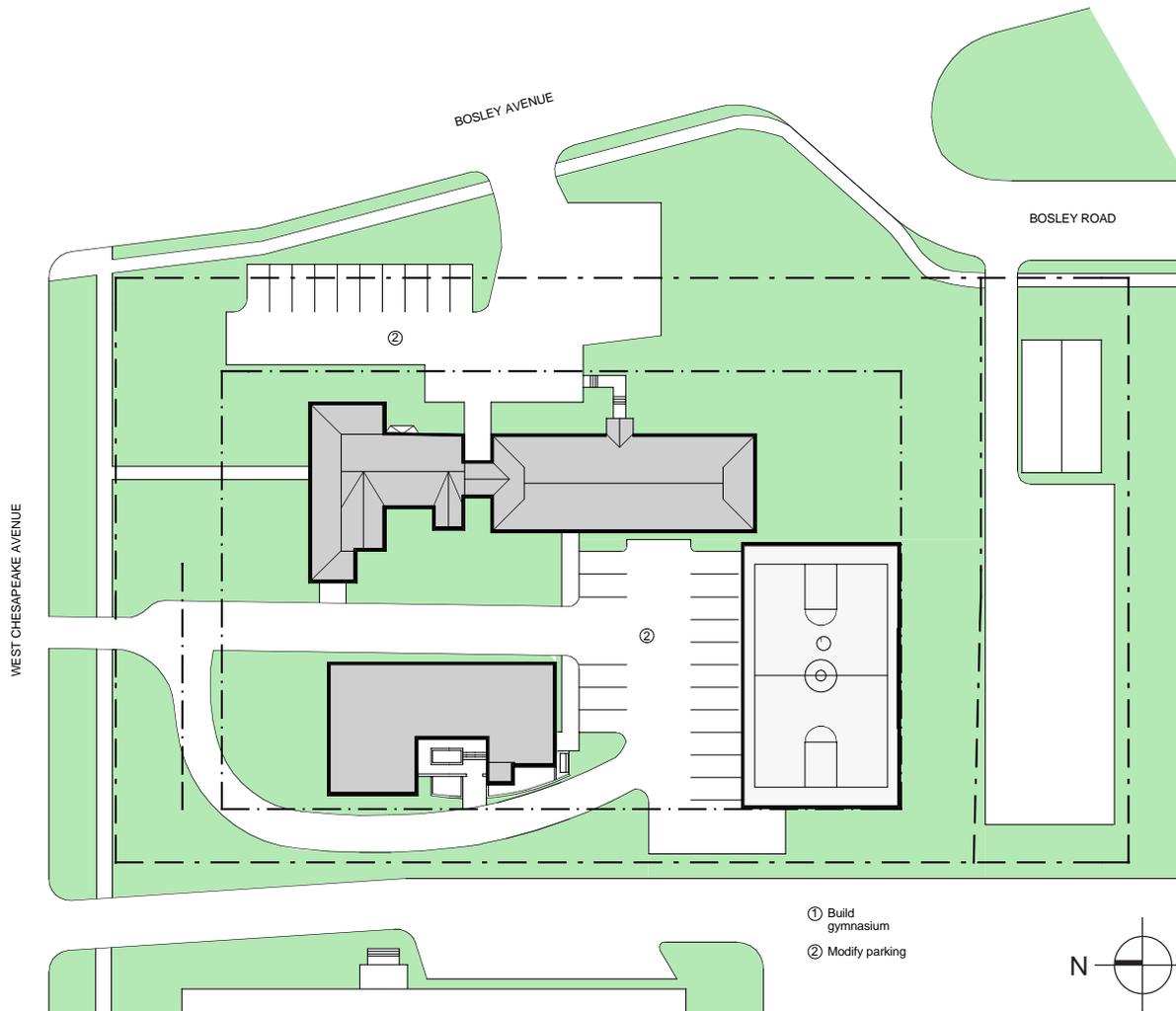
Summer 2002

Phase Two of Option 2 calls for the construction of a Gymnasium on the site. This would be a two story volume and cut into the site to diminish its visual impact and scale on the site.

Since the Gymnasium is placed in the Southwest corner of the site, much of the existing parking would be consumed, requiring modification of the parking areas and a variance from the county.

The construction of a Gymnasium would not disrupt the Upper School or Middle School buildings, eliminating the need for a temporary structure on the site.

Aquisition of the adjacent property would improve parking, site circulation, and provide some flexibility in placing the Gymnasium.



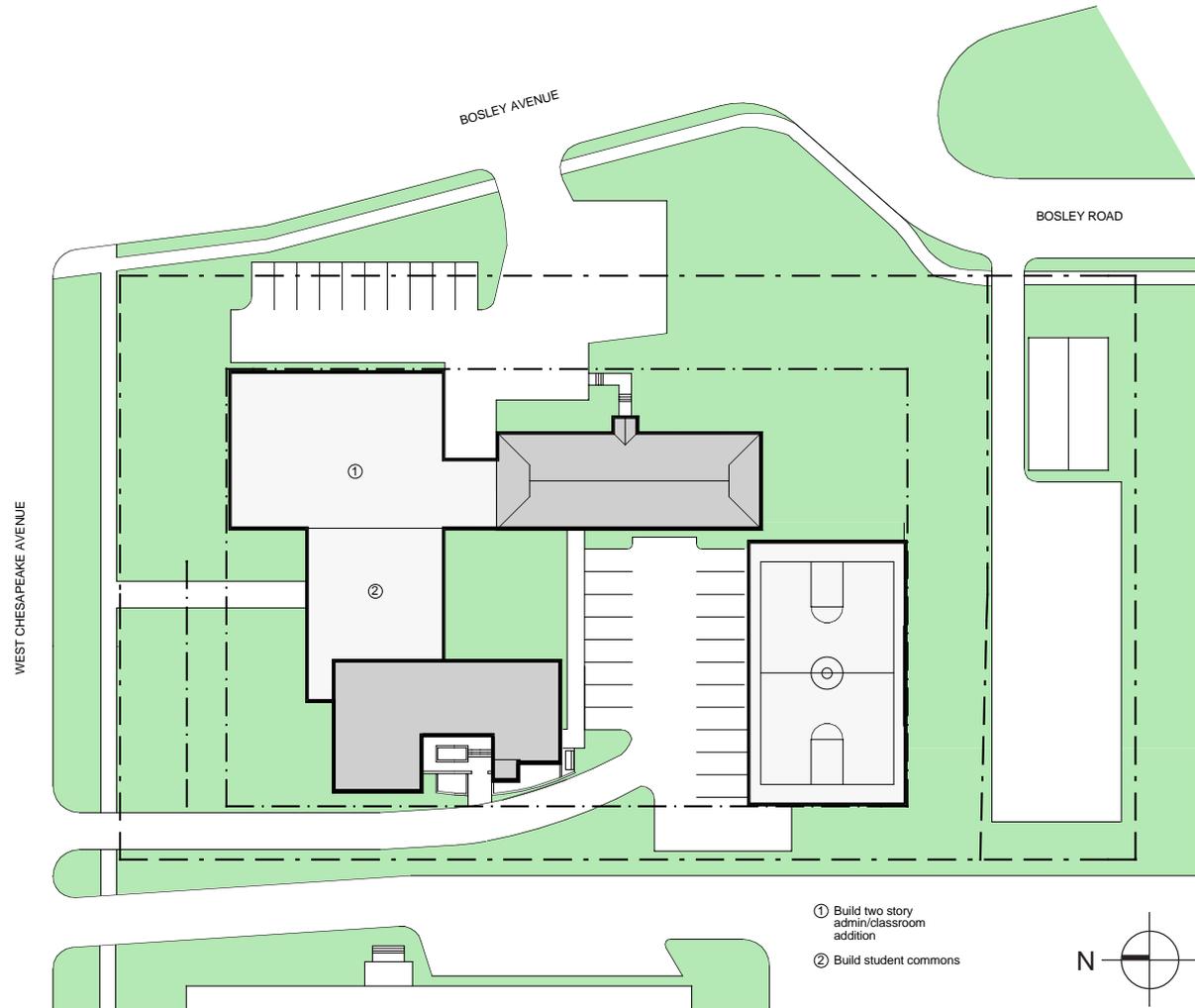
OPTION 2 - PHASE THREE

Summer 2004

Phase Three of Option 2 would include demolition of a portion of the Middle School building to allow for a classroom/office addition as well as a Commons. The Upper School would be connected to the addition to allow for use of the existing elevator for accessibility.

The office/classroom addition would be a two story addition, replacing and increasing the usable space lost by the demolition of the front portion of the Middle School.

The Commons would help create a public entry, as well as a rear garden area. The renovation of the Northeast corner of the site would provide the school with a new public image visible from Bosley Avenue.



OPTION 2 - PHASE FOUR

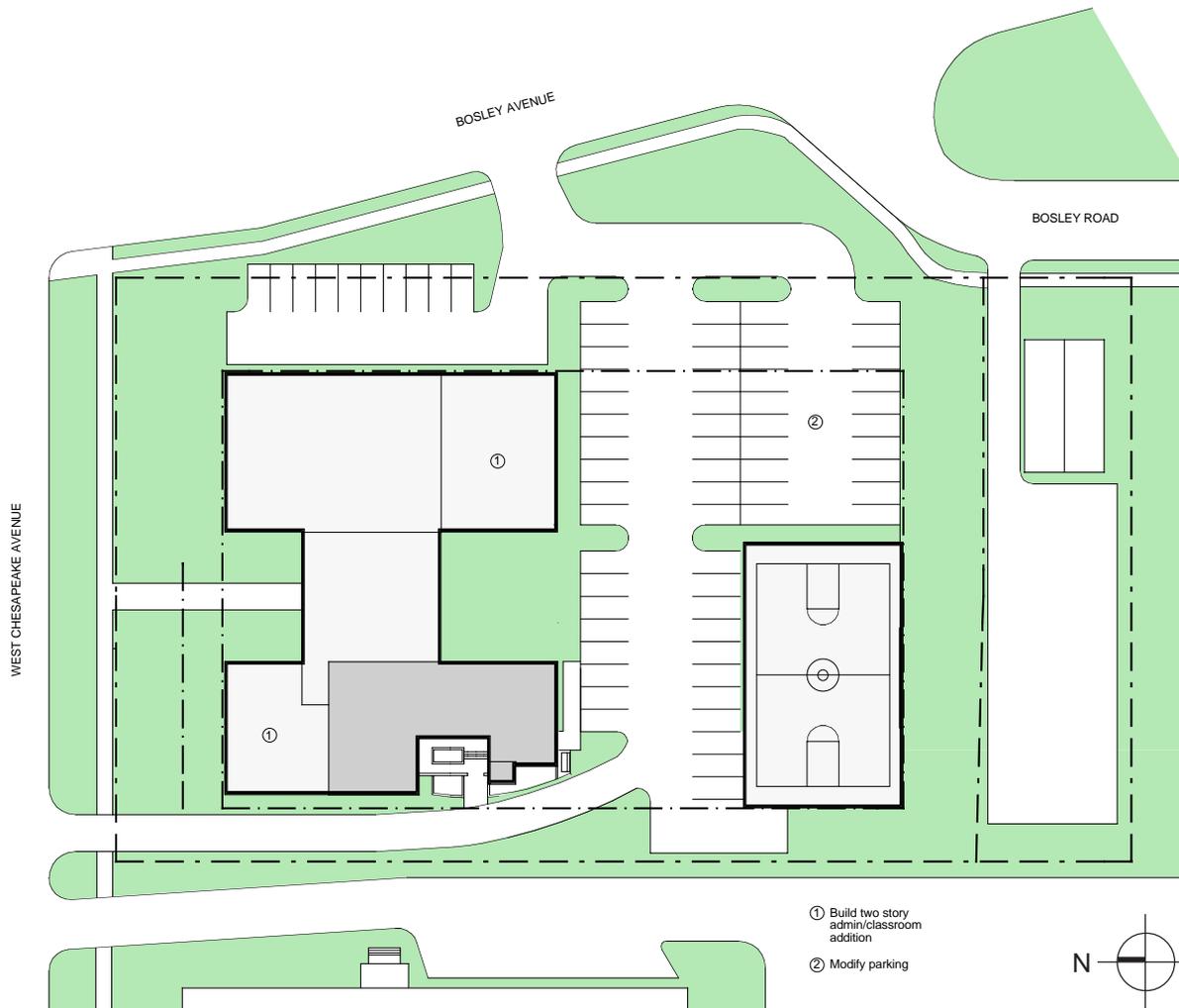
Summer 2006

Phase Four of Option 2 would complete the building program, achieving the goals outlined in the program.

A two story addition would be built at the Northwest side of the school. This addition completes the new public image for the school. Also, an addition would be built at the Southeast of the school to achieve the desired student body.

The remainder of the existing Middle School would be demolished to allow for the addition, completing the demolition work on the site.

The parking and vehicular circulation would be modified and improved to allow for the additional parking needed.



Phasing Options

The Building Committee, along with the Architects, agreed that *Option 1* would make a better phasing plan. Based on current needs and funding possibilities, Phases Two and Three should be combined. Furthermore, the Building Committee felt that the Multi-Purpose Room would fulfill the needs of the school and the conversion of the Multi-Purpose room into a full size gymnasium in the final phase would not be necessary.

Phase One of Option One would remain unchanged, while Phases Two and Three would be combined into one large addition. Phase Three would then be reserved to increase classroom and office space as needed.

The general layout of the spaces appeared to work well. The disposition of elements on the site provided conditions which would allow the architecture to address the public image issues of the school by putting a new addition in front of the existing Upper School building and at the corner of Bosley and Chesapeake Avenues. Furthermore, the layout preserved the courtyard concept identified in a previous development scheme produced in 1996.

Finally, it was determined that the property on the South side of the site could be acquired to facilitate the construction of a full size gymnasium, if needed in the future.

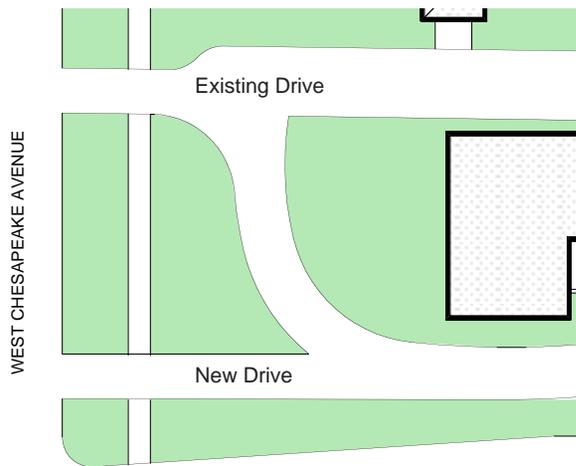
The following pages document the proposed improvements and time line for the expansion and renovation to the school.

The Architects undertook a more detailed planning effort related to Option 1 of the phasing. This was to ensure that the program did not exceed the legal boundaries of the site and that there would be an reasonable layout of the space, including circulation patterns. This is the final phasing plan to be implemented by Valley Academy.

The Phasing has been reduce to three phases. This allows for a more immediate improvement to the school and creates a phasing schedule that allows for recalculation of needs in the final phase. This provides Valley academy with the opportunity to increase or decrease the scope of the final phase based on enrollment predictions.

Phase One of the Master Plan calls for the improvements designated in the phasing options outlined earlier to address the immediate concerns of the school. These include the widening of the roadway to create a drop off lane and the relocation of the trash receptacle, as well as other cosmetic improvements to the school. These have an immediate return on the public image of the school. Roadway modification could also include placing the curb cut required in the later phases. The existing curb cut will remain to create distinct entrance and exit points on Chesapeake Avenue. This would make for an efficient traffic pattern, alleviating the current drop off and pick up congestion and address any stacking concerns.

These improvement have a very short construction schedule and can take place without disrupting the school's schedule by taking place in the Summer of 1999.

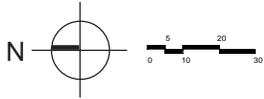


Curb Cut Detail

Master Plan

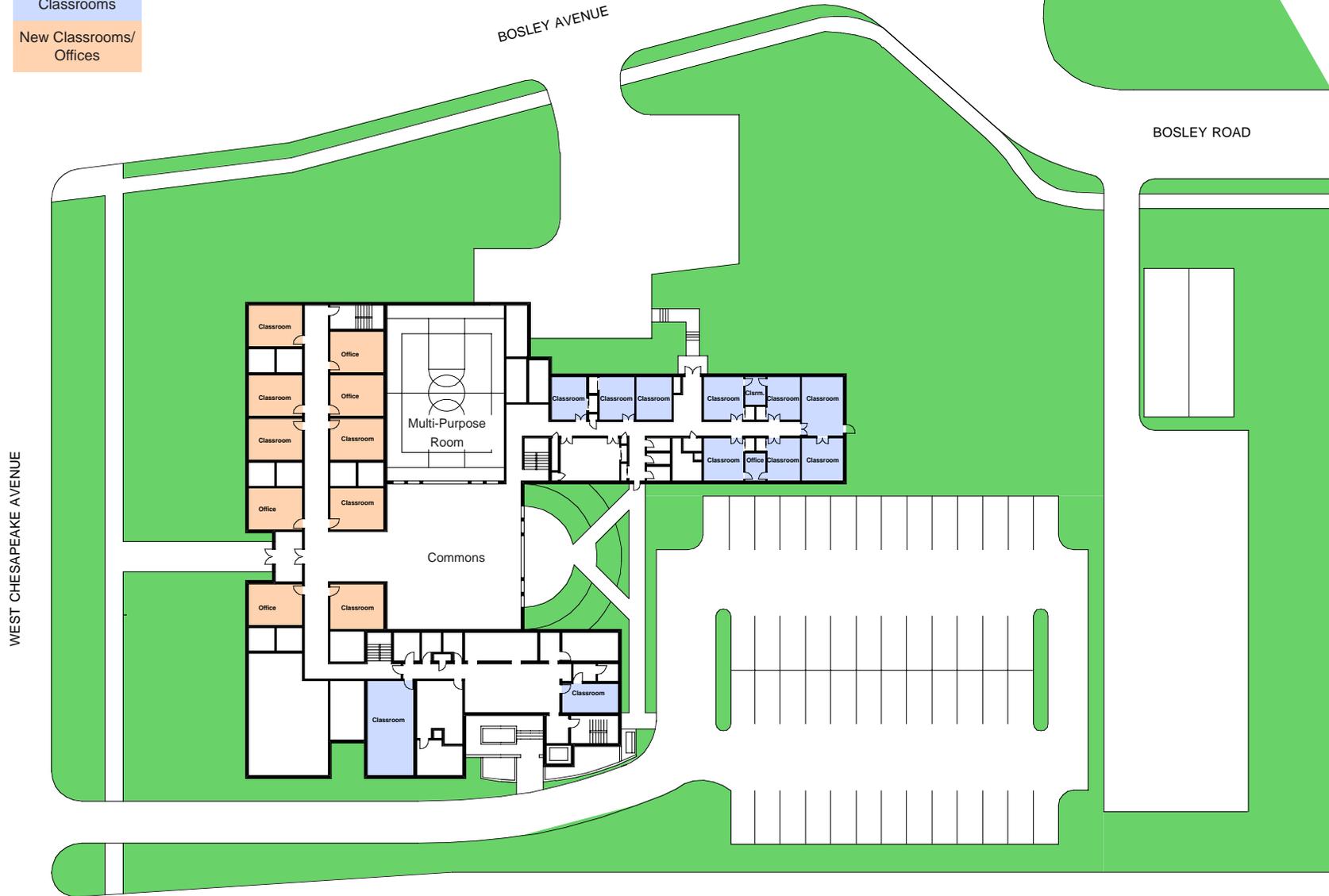
PHASE TWO

Summer 2002



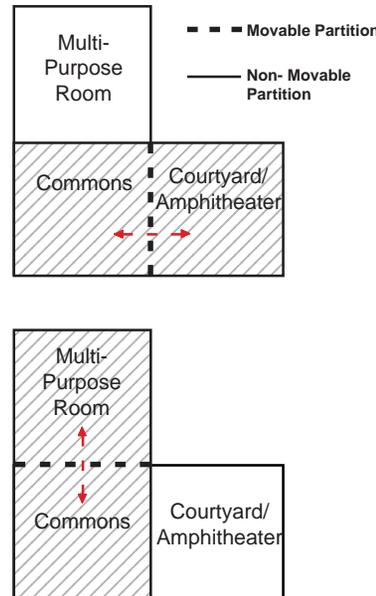
Existing Classrooms

New Classrooms/
Offices



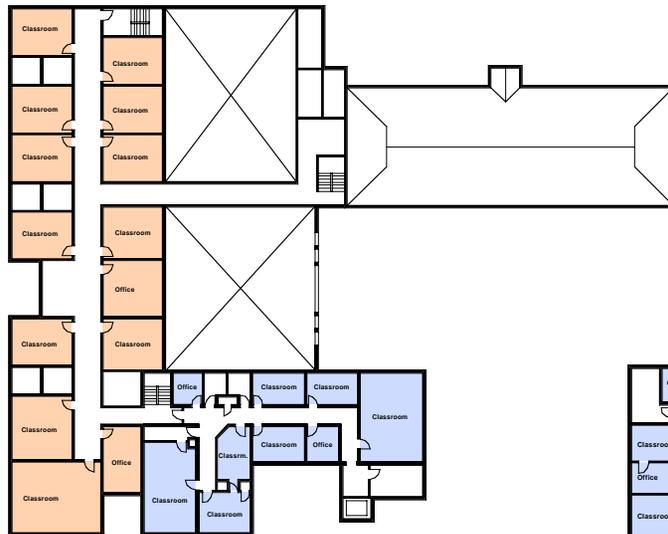
LEVEL 1

	Existing	New	Total
Classrooms	24	18	42
Offices	10	6	16
Multi-Purpose	0	1	1
Media Center	0	1	1
Commons	0	1	1
Large Meeting Room	1	0	1
Average Classroom/Office		250 sf	
Total New Square Footage		19,000 sf	

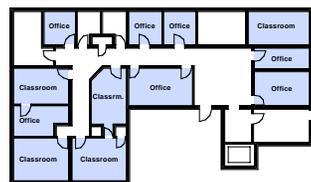
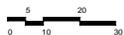


Phase Two of the Master Plan calls for the demolition of the existing residential structure of the Middle School and the construction of the Multi-Purpose Room, a Commons, the Multi-Media Center, and a 24 room office and classroom addition, creating 19,000 square feet of new building. The classes currently housed in the residential portion of the Middle School can be rescheduled and distributed within the existing facility. The school has several options for administrative office relocation, including a temporary building or leasing space in the adjacent office building.

This addition improves the appearance and usability of the school by providing a new front door, as well as a sizeable addition to the number of offices and classrooms available to the student body and faculty. Also, the needs of the school are satisfied with the addition of the Commons as well as the Multi-Purpose Room and Multi-Media Center. The Commons provides a central connection to the Upper School and the new addition. It is also situated on the site to allow for the creation of large spaces by use of moveable partitions. It has the ability to connect with the volume of the Multi-Purpose Room to create a large indoor space suitable for performances and events. The Commons can also open up to the outdoor courtyard/amphitheater space for special events.



LEVEL 2



LEVEL 1.5



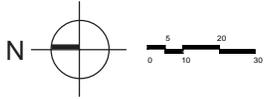
The size of the office spaces have increased to equal the area of the classroom spaces in most cases. This allows for the possibility of offices being shared by occupants or the conversion of office space into usable classroom space.

The location of a curb cut and site circulation are also modified due to the enlargement of the school. The new parking area is designed to allow for vehicles to circulate throughout, providing increased efficiency for vehicular traffic.

Master Plan

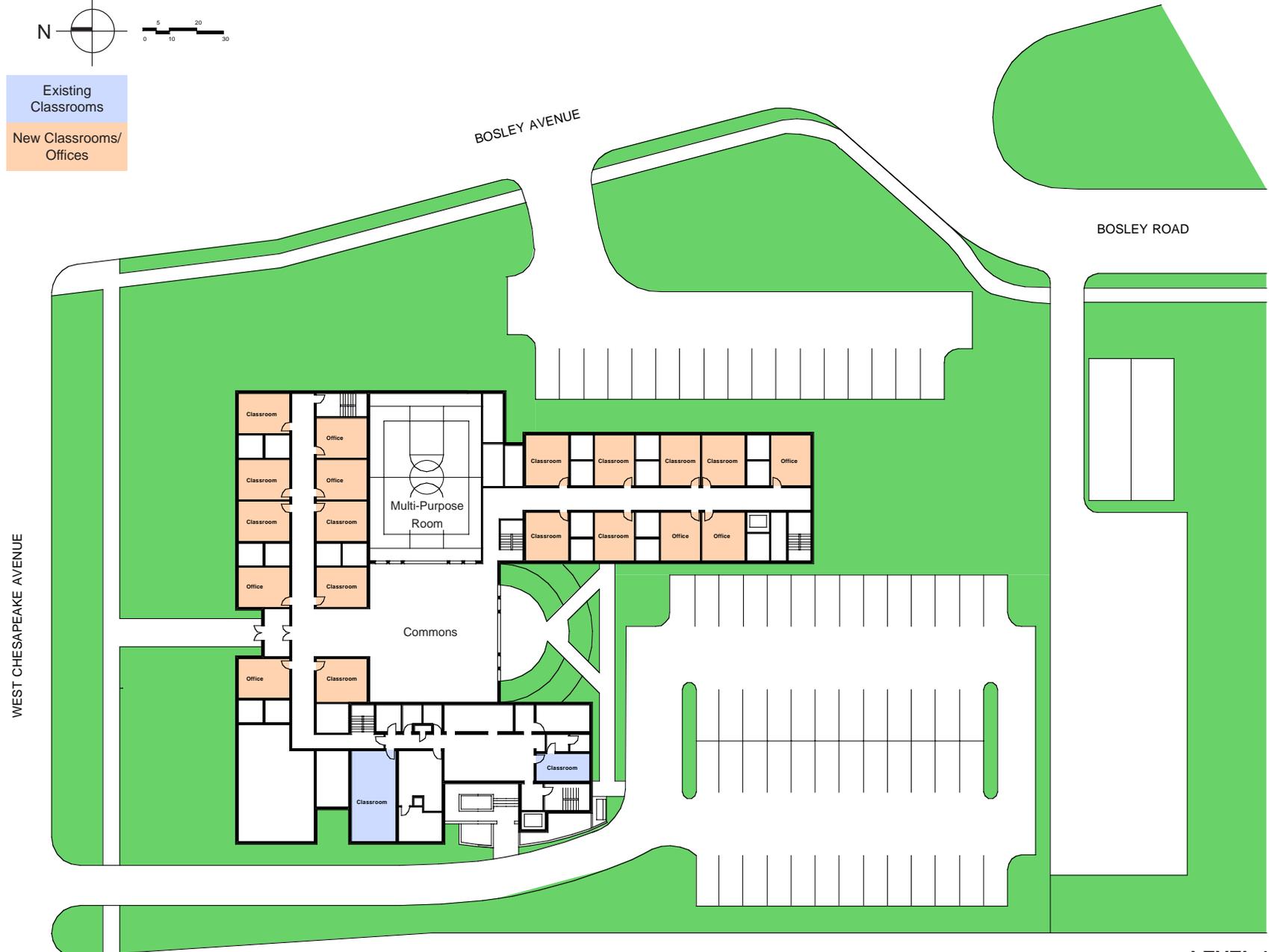
PHASE THREE

Summer 2004



Existing Classrooms

New Classrooms/
Offices



WEST CHESAPEAKE AVENUE

BOSLEY AVENUE

BOSLEY ROAD

Commons

Multi-Purpose Room



LEVEL 1

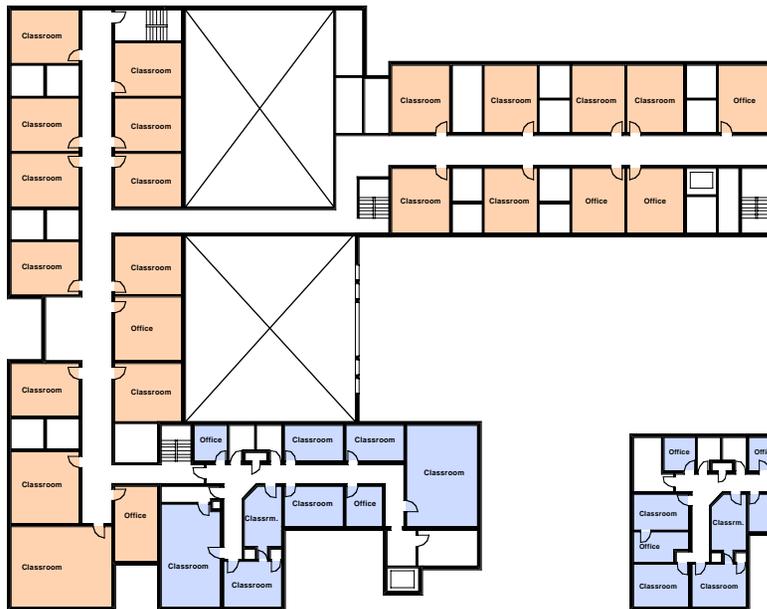
	Existing	New	Total
Classrooms	14	31	45
Offices	9	11	20
Multi-Purpose	0	1	1
Media Center	0	1	1
Commons	0	1	1
Large Meeting Room	1	0	1
Average Classroom/Office		250 sf	
Total New Square Footage		29,000 sf	

Phase Three of the Master Plan will take place four to five years after the completion of Phase Two. This phase calls for the demolition and replacement of the remainder of the existing Middle School. A two story office and classroom addition, totalling 10,000 square feet of new building, will meet the goals of the program and unify the public appearance of the school.

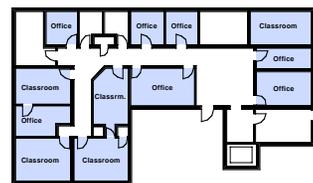
The layout and design of the final addition is expandable along the circulation access, allowing for an increase in scope to meet the needs of the school if it is deemed necessary. The parking is also modified to meet the required number of spaces.

The site still has a large proportion of green space with a campus feel and layout. It also allows for future expansion with the acquisition of the neighboring residential property along the south edge of the site. This would allow for the construction of a full scale gymnasium in the future if the school finds a need for it.

The build out of the Master Plan totals 29,000 sf of new construction. The facilities increase from 17,000+ square feet to a total of 38,000+ square feet, yielding a 55% increase facilities. The new facilities account for 87% of the total building footprint, leaving only the 8,500+ square feet of the Upper School Building without major renovation throughout the building program.



LEVEL 2



LEVEL 1.5



Cost Projections

These costs are based on the master plan drawings (the sketch elevations and section, plans and site plan) indicating the overall scope and size of the project and the Architect's subjective determination of the quality of the construction. The unit cost for the building, demo and site work are based on advice from Roy Kirby & Sons, Contractors and represent costs for current building of similar size and type. The furnishing costs are based on rough approximations per space under consideration. The permit and connection fees are based on advice from DRC, a Baltimore based construction management firm.

	Phase 2 Addition	Phase 3 Addition
Demolition and Site Prep	\$ 25,000	\$ 25,000
Building Shell (@ \$125/sf)	\$ 2,375,000	\$ 1,250,000
Site Work	\$ 250,000	\$ 100,000
Subtotal 1	\$ 2,650,000	\$ 1,375,000
Furnishings		
Classrooms (@ \$ 2,500/room)	\$ 45,000	\$ 7,500
Offices (@ \$ 2,000/office)	\$ 12,000	\$ 8,000
Multi-Purpose Room	\$ 20,000	-
Commons	\$ 18,000	-
Media Center	\$ 10,000	-
Computers (assume 50 stations @ \$1,500/ea)	\$ 75,000	\$ 75,000
Subtotal 2	\$ 180,000	\$ 90,500
Architctural/Engineering Fees	\$ 220,000	\$ 115,000
Building Permit	\$ 15,000	\$ 8,000
Utility Connection Fees	\$ 25,000	\$ 10,000
Inspection Fees	\$ 10,000	\$ 10,000
Subtotal 3	\$ 270,000	\$ 143,000
Contingency (assume 10%)	\$ 310,000	\$ 161,000
Total	\$ 3,410,000	\$ 1,769,500

Melville Thomas Mobley
ARCHITECTS, INC

M E M O

BUILDING COMMITTEE TO VALLEY ACADEMY MASTERPLAN PROJECT 10 MAY 99
rev 13 MAY 99 DATE

Re: Review Meeting #1 Questions and Observations (*revised based on input from Kathy Morrison/Dan Blanch from 5.10.99 meeting*)

Here is some questions for consideration and pertinent information about the project, including a distillation of the program abstract into actual quantities. These are for discussion purposes only and are subject to change.

- The zoning is RO and school use is an allowable. Setbacks are 40' front yard, 20' interior side yard, 35' exterior side yard and 30' rear yard. The parking requirement is 1 space per staff and student (those who are allowed to drive to school) at the peak usage. There do not appear to be any easements through the properties (although this is still open to confirmation). We do not have an official survey of the site. We have shown the new fire line on the site plan. *Kathy will ask Susan Grant if there is any additional survey information available.*

- The program for 175 students looks like this:

	100 Students	175 Students	
Classrooms	28	*45	* Sized to include tutoring space and faculty offices.
Offices	14	*20	* Assumes faculty use the homeroom as their office.
Tutoring Space	2	*25	* Assumes 1 tutoring space per 2 classrooms.
Multi-Purpose Room	0	1	
Commons	0	1	
Media Center	0	*1	* Reading area, computers, magazines, book stacks
Large Meeting Room	*1	1	* Assembly room at Basement Level of Upper School

- What assumptions should be made about the number of offices? Should there be offices for admin staff only, with faculty using their home rooms as offices. Or should there be dedicated offices for everyone? *Administration only.*
- Are the sizes of the current classrooms sufficient? The 7 person classrooms range from 22 to 29 sf/student (not including several large classrooms which are up to 40 sf/student). *Decided to use 240 sf per classroom for planning purposes.*
- What functions are in the multi-purpose room? The commons? *Dan would like a full court basketball court.*
- Should there be provision for food service of any type? *Decided no because of space considerations.*
- What should the breakdown of classroom/computer room be?
- How big should the media center be? What are its functions.
- Verify that there are currently 35 staff and faculty members. Verify projection to 61. *Decided on 44 faculty.*
- How serious is Valley about acquiring the land behind the school?
- Where should the front door of the school be?
- Is current storage adequate? Should there be lockers or locker rooms for student? *Storage is not adequate.*

600 Wyndhurst Ave ■ SUITE 245 ■ Baltimore, MD 21210 TEL: 410.433.4400 FAX: 410.433.4719 E-MAIL: TMArch@charm.net

Melville Thomas Mobley
ARCHITECTS, INC

M E E T I N G R E P O R T

BUILDING COMMITTEE TO VALLEY ACADEMY MASTERPLAN PROJECT 14 MAY 1999 DATE

Present:

Kathy Morrison - Valley Academy
Jay Perry - Valley Academy
Richard Schointuch - Valley Academy
George Thomas - Melville Thomas Mobley
Brian Frank - Melville Thomas Mobley

Re: Regularly scheduled progress meeting to review status of masterplan and make decisions for further development. The following items were discussed and decisions made:

- George Thomas (GT) reviewed the preliminary documentation presented to Kathy Morrison (KM) and Dan Blanch (DB) at the 5.10.99 meeting including the site plan and the existing conditions drawings and space inventory.
- GT reviewed the program and the assumptions leading to its conclusions. Jay Perry (JP) questioned the decision to tutor in the classrooms, rather than smaller dedicated spaces. KM indicated that the classrooms work well for it and that she would rather not have a lot of small specialty spaces to deal with.
- JP suggested that the new commons may not be a good place for dining, since the function generates some housekeeping problems.
- The group concluded that the masterplan should focus on the development of a full size gym rather than a smaller multi-purpose room.
- GT indicated that based on information obtained from the county zoning office, the building setbacks are not as indicated on the Ruebling site plan. GT will discuss a setback variance with the county prior to developing initial design schemes.
- No one at the meeting had strong feelings with respect to what should be the new "front door" for the campus, although JP suggested that there must be easy access from the parking area.
- Richard Schointuch (RS) discussed the issues related to Morgan State donating a temporary classroom building to Valley and described the physical characteristics of the building itself. He indicated that Valley will have to take the structure by early June. He presented a preliminary site plan showing a possible location. GT will study this as part of the phase 1 masterplan work and see what works best with respect to the placement of subsequent buildings in later phases.
- KM and JP discussed the issues related to co-joining the upper and middle school properties including what position the financing agreement may have in the outcome of this action. JP suggested that this work should be done immediately.

M E E T I N G R E P O R T - P A G E 2

- KM indicated that site circulation for automobiles does not work well. GT suggested widening the road between the two school buildings and using it for pick-up and drop-off. GT will show this on the site plan under the phase 1 masterplan work.
- The meeting adjourned at 10:00 a.m. The next meeting is scheduled for 8:00 a.m. on 5.24.99.

Respectfully submitted,

MELVILLE THOMAS MOBLEY ARCHITECTS, INC.

George N. Thomas, AIA
Principal

xc: Attendees
Susan Grant
Dan Blanch

Melville Thomas Mobley
ARCHITECTS, INC

MEETING REPORT

BUILDING COMMITTEE	VALLEY ACADEMY MASTERPLAN	24 MAY 1999
TO	PROJECT	DATE

Present:

- | | |
|--|---|
| Kathy Morrison (KM) - Valley Academy | Dan Blanch (DB) - Valley Academy |
| Jay Perry (JP) - Valley Academy | George Thomas (GT) - Melville Thomas Mobley |
| Richard Schointuch (RS) - Valley Academy | Brian Frank (BF) - Melville Thomas Mobley |
| Susan Grant (SG) - Valley Academy | |

Re: Regularly scheduled progress meeting to review status of masterplan and make decisions for further development. The following items were discussed and decisions made:

- GT reviewed the preliminary documentation with Susan Grant and Dan Blanch including the existing conditions drawings and space inventory (EC1), the site plan (EC2) and the graphic program (EC3).
- GT briefed the meeting on the issues related to the building set backs and the comments from the county zoning official (Mitch Kellman) about the possibility of getting a set back variance along Chesapeake Ave.
- GT then presented two phasing options for consideration indicated as MP1 and MP2. Both schemes respected the required building set backs without need for a variance.

MP1 consists of 4 phases as follows:
Phase 1 - minor site improvements for the summer of 1999.
Phase 2 - replace the white frame house with a new two story admin/classroom building and a multi-purpose room.
Phase 3 - addition at the front of the upper school building for classrooms.
Phase 4 - replace the middle school classroom building with a new two story classroom building. Convert the phase 2 building into a full size gym.

MP2 also consists of 4 phases:
Phase 1 - same as above.
Phase 2 - build a full size gym building at the rear corner of the site.
Phase 3 - replace the white frame house with a new two story admin/classroom building.
Phase 4 - addition at the front of the upper school building and replace the middle school classroom building with a new 2 story classroom addition.
- DB indicated that the school could reasonably absorb an increase in the enrollment of 10-15 students/years.
- Richard Schointuch and Jay Perry questioned the reality of building a temporary two story space in phase 2 of MP1. GT agreed that the conversion to a full sized gym in phase 4 would be a major renovation project.
- GT and RS agreed that a new full size gym would cost between \$800k to \$1m. Merits of the new gym were discussed including alternate siting options and possible connections to the existing upper school building. GT indicated that a two story temporary development of the gym similar to MP1 would be difficult to accomplish because of the problems associated with connecting the upper level of the temporary gym space to the new upper school elevator.

- GT indicated that the property next door would be particularly useful in MP2 because it would provide easy access to the new gym, additional parking and more flexibility in siting the gym.
- Valley Academy will not take possession of Morgan State's temporary classroom building and therefore MTMA will not consider it in the masterplan development.
- SG questioned the need for a full size gym and upon further discussion the group came to the conclusion that MP1 is the more appropriate direction for future planning because it satisfies the immediate needs of the school more directly including better classroom space and a new building at the most prominent corner of the site. In addition MP1 does not preclude a full size gym if future growth justifies the need. MTMA will continue with more detailed design work based on phasing option MP1.
- The meeting adjourned at 9:45 a.m. The next meeting is scheduled for 8:00 a.m. on 6.4.99.

Respectfully submitted,
MELVILLE THOMAS MOBLEY ARCHITECTS, INC.

George N. Thomas, AIA
Principal

xc: Attendees


Melville Thomas Mobley

ARCHITECTS, INC

M E E T I N G R E P O R T

BUILDING COMMITTEE

VALLEY ACADEMY MASTERPLAN

4 JUNE 1999

T O

P R O J E C T

D A T E

Present:

Kathy Morrison (KM) - Valley Academy
 Jay Perry (JP) - Valley Academy
 Susan Grant (SG) - Valley Academy

Brian Frank (BF) - Melville Thomas Mobley
 George Thomas (GT) - Melville Thomas Mobley

Re: Regularly scheduled progress meeting to review status of masterplan and make decisions for further development. The following items were discussed and decisions made:

1. GT reviewed the plan scheme for the detailed implementation of the master plan including drawings MP2 and MP3. These drawings indicated the layout of the various program elements including the office space, the classrooms, the multi-purpose room, the commons, the exterior courtyard and the site circulation and parking. MP2 included the phase 2 addition consisting of approximately 19,000 sf of new construction. MP3 included the phase 3 addition consisting of approximately 10,000 sf and represented the full build out of the master plan.
2. The Building Committee approved the conceptual design and phasing implementation as presented.
3. There was discussion about building cost at about \$150/sf. This number will be refined based on input from other sources and presented at a later date.
4. The Building Committee indicated that during construction the administrative staff and their associated functions could be housed in either a temporary building on site or in leased space in the office building next door.
5. SG and KM suggested that design sketches for presentation purposes should be very generic for now.
6. GT will present the master plan to the Board of Trustees on 6.27.99.

Respectfully submitted,

MELVILLE THOMAS MOBLEY ARCHITECT, INC.

George N. Thomas, AIA
 Principal

xc: Attendees

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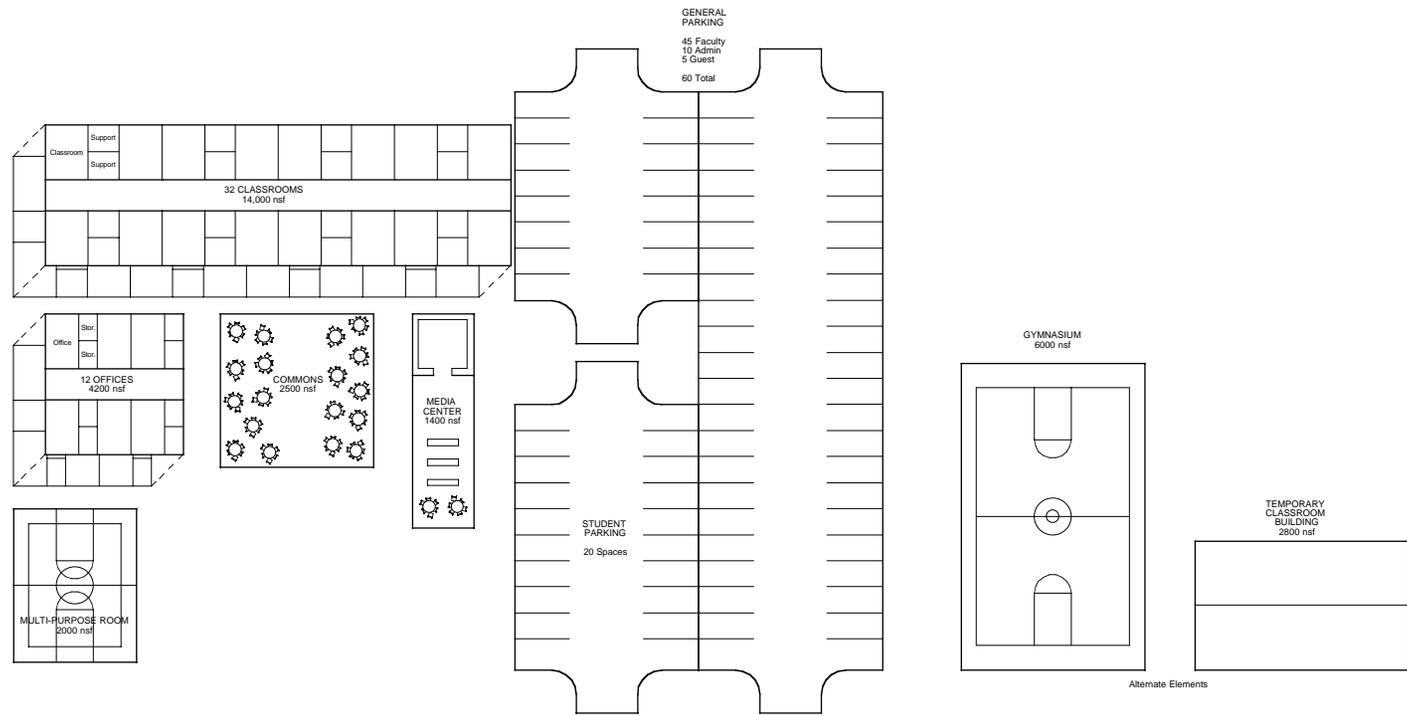
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Graphic Program